

**MEETING MINUTES
CITY OF FARMINGTON HILLS
HISTORIC DISTRICT COMMISSION
CITY HALL – COMMUNITY ROOM
JANUARY 8, 2020**

CALLED MEETING TO ORDER: CHAIRMAN KEN KLEMMER 7:31 PM

MEMBERS PRESENT: Ken Klemmer, William White, Steve Olson, Lisa Martin, JohnTrafélet, Jim Paulson, Bryan Brincat

MEMBERS ABSENT: None

OTHERS PRESENT: Angeline Lawrence, HDC Liaison
Valerie Knol, City Council Liaison
Thomas Hosinski, President and CEO, EHM Senior Solutions (Sarah Fisher)
Scott Elliot, Realtor (Newmark Knight Frank) (Sarah Fisher)
Tia Spicer (Student, Northville High School)

APPROVAL OF AGENDA:

Motion to approve agenda for January 8, 2020

**MOTION BY: BRINCAT
SUPPORT BY: TRAFELET**

MOTION CARRIED: 7-0-0

NEW BUSINESS:

The following refers to the #507 Sarah Fisher site located at 27400 Twelve Mile Road, parcel id 23-12-47-60-08

Reference is made to correspondence from Thomas A Hosinski, President and CEO of EHM Senior Solutions dated December 27, 2019 and proposal to EHM Senior Solutions from JD Candler Roofing Company dated December 17, 2019. Mr. Hosinski was repeatedly and sincerely apologetic about past issues that occurred prior to his tenure beginning in July, 2019 after a 25 year position held by his predecessor. The property is actively being held for sale (see below).

Concerns by the Commission follow, with promised follow up by Thomas Hosinski or Angeline Lawrence, as relevant:

- Is the roof warranty transferable to a new owner?
- Start and completion date? 50% deposit to Candler to be made by EHM immediately with immediate permit request. Farmington Hills permit process is 16 business days for completion. Start of process within 2 weeks after permit issue. Weather related issues on timing acceptable.

- The Farmington Hills Building Department will address any Candler proposal/construction issues in connection with issuing permit.
- Staged photos of construction process urged.
- The FHHDC requests that a representative Commissioner partner with Farmington Hills Building Inspector with regard to project.

CERTIFICATE OF APPROPRIATENESS 20-1:

Motion regarding the #507 Sarah Fisher site located at 27400 West 12 Mile, Farmington Hills that the proposal for roof repair on the main building be accepted, based on proposal by JD Candler Roofing (dated December 17, 2019) provided work is commenced within 2 weeks of permit issue with Farmington Hills Building Department to review specifics. Weather related delays are acceptable. This approval is supported by Secretary of Interior Standards #6 and #9.

**MOTION BY: BRINCAT
SUPPORT BY: TRAFELET**

MOTION CARRIED: 7-0-0

POINTS OF INTEREST/UPDATES:

Update on Progress Report for Former Sarah Fisher Site:

Mr. Hosinski referenced the December 27, 2019 correspondence. Minor issues have been addressed, and are in the process of being addressed in a timely manner. Increased presence by groundskeeper has been obtained by EHM. Warning notice from Judy Fletcher, Farmington Hills Building Inspector regarding siding has been addressed and cleared.

EHM engaged Scott Elliot of Newmark Knight Frank to sell the property. Mr. Elliot reported a high level of interest with a potential pending sale being negotiated. All interested purchasers were advised of the historic status of property and the requirement to work with the Historic District Commission.

Process for Demolition by Neglect:

Staff Liaison Lawrence reported that information may be provided by the City's lawyer at a future meeting.

Cemetery Survey Committee Update – Draft of Scope Services

Deferred maintenance efforts have been significant on Farmington Hills owned properties. Commissioners Olson and Trafelet presented a Scope Discussion Guide: Elements to Bid divided into 3 categories discussed below. They will also attend a Tombstone Trail Oakland joint meeting in Pontiac on Monday, January 13, 2020.

1. Cemetery Presentation Guide/Consultant – Lawrence will research consultants and charge.
2. Historic District Commission & City Resources: Ms. Knol needs a list as the 2020/2021 fiscal year budget discussions are beginning. Upon receipt, she will meet, along with appropriate Commission representatives with Kevin McCarthy, Superintendent, Farmington Public Works to assure continuing upkeep is addressed and inclusion of proposed capital improvement addressed.
3. Professional Services – To execute program for responsible gravestone and monument repair/conservation – see item 2 and ongoing.

Staff Liaison Lawrence discussed Certified Local Government (CLG) support of project regarding grants. Contact is S. Alan Higgins, Michigan Economic Development Commission; SHPO Chair Klemmer has contact information.

Oral History Committee Update

Martin reported that after a holiday lag, the Committee is aggressively moving ahead with the project. Of particular concern are identifying interviewees with several already identified and identified videographer (current alternatives are Farmington Hills Video Department and Brian Golden with meetings scheduled with both). Martin requested the Commission's input regarding potential interviewees. The following were identified:

Jeff Stuart – Trafelet to contact

John Willyard – Klemmer to contact

Lee Cox – Lawrence has already contacted – Martin to follow up.

CORRESPONDENCE:

Staff Liaison Angeline Lawrence stated the CLG Annual Report is due 3/1/20. It will be on the agenda for February Commission meeting for review and approval. **HOMEWORK** for Commission is to focus on goals (pages 6&7 of prior year report) and on pages 11&12 of current year report, and be prepared to discuss at February meeting.

Ms. Lawrence administratively approved a Certificate of Application for the David Simmons House HD #7, 22000 Haggerty by applicant M2B2, LLC for heat pump condenser unit to be installed on rear elevation at SE corner of house, provided screening was provided.

PUBLIC COMMENT:

Tia Spicer, a Northville High School student, attended the meeting as an assignment from her Civics class. Commissioners thanked her for her attendance, as well as encouraged her to engage in local civics matters. She thanked the HDC for allowing her to attend.

COMMISSIONER'S COMMENTS:

Commissioner Martin suggested exploring Local Historic District status for contiguous projects in the community. After discussion, it was determined that this would create conflict based on Farmington Hills policy of no designation without homeowner approval.

City Council Liaison Knol cautioned Commissioners to avoid making decisions via email interactions that could constitute a quorum. These interactions are subject to the “open meetings” act and are subject to discovery in the event of a legal issue. Caution is urged and an appropriate response to such emails would be “interesting, let’s discuss at the upcoming meeting”.

APPROVAL OF 11/23/2019 MINUTES

Correction of Wilson motion to White.

Motion to approve 11/23/2019 minutes with above correction.

MOTION BY: White

SUPPORT BY: Brincat

MOTION CARRIED: 5-0-2

ADJOURNMENT:

Meeting adjourned at 9:02 PM by Chairman Klemmer