

**MEETING MINUTES
HISTORIC DISTRICT COMMISSION
CITY OF FARMINGTON HILLS
July 14, 2015 – 7:30
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MI**

#	AGENDA ITEM	DISCUSSION SUMMARY/PERTINENT INFO	FORMAL MOTIONS:
1.	CALL TO ORDER:	The meeting was called to order at 7:30 pm	
2.	ROLL CALL:	<p>MEMBERS PRESENT: Steve Olson, Ken Klemmer, Don Millington, Michael Hegarty, Joan Barber, David Johnston</p> <p>MEMBERS ABSENT: Ken Weikal</p> <p>OTHERS PRESENT: Staff Liaison Sec, City Council member Valerie Knol</p>	
3.	APPROVAL OF AGENDA:	It was determined to hear New Business Items first.	<p>MOTION BY: MILLINGTON SUPPORT BY: HEGARTY</p> <p>APPROVE WITH HEARING NEW BUSINESS ITEMS FIRST</p> <p>MOTION CARRIED: 6-0</p>
4A.	<p>UNFINISHED BUSINESS: <u>CERTIFICATE OF APPROPRIATENESS</u> 15-2 HISTORIC DISTRICT: HD#312 Sherman Goodenough House LOCATION: 24705 Farmington Road PARCEL ID: 23-21-401-004 PROPOSAL: Replace exterior door APPLICANT: Dept. of Public Services OWNER: City of Farmington Hills</p>	No new information was presented by the applicant.	<p>MOTION BY: MILLINGTON SUPPORT BY: HEGARTY</p> <p>MOTION TO TABLE TO DATE UNCERTAIN</p> <p>MOTION CARRIED: 6-0</p>

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4B.	UNFINISHED BUSINESS: <u>PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT</u> LOCATION: 26291 Pillsbury PARCEL ID: 23-15-351-020	The final draft of the report was presented and approved with one grammatical correction. The next steps in the designation process will begin. It was determined that a member of the Study Committee should be present when the designation is presented to City Council for approval.	MOTION BY: JOHNSTON SUPPORT BY: KLEMMER MOTION TO APPROVE MOTION CARRIED: 6-0
4D.	UNFINISHED BUSINESS: <u>FARMINGTON HILLS CEMETERY FINDINGS REPORT</u>	Discussion deferred to when a draft copy is complete.	
5A.	NEW BUSINESS: <u>CERTIFICATE OF APPROPRIATENESS 15-5</u> HISTORIC DISTRICT: HD#303 Samuel Davis House LOCATION: 32330 12 Mile Road PARCEL ID: 23-10-378-011 PROPOSAL: Replace existing freestanding sign APPLICANT: Harmon Sign Corporation OWNER: FOGMA LLC D	Proponent presented a rendering of the planned sign with details of its installation. Photos of other signage along 12 Mile Road were furnished to the Commission for comparison.	MOTION BY: MILLINGTON SUPPORT BY: BARBER MOTION TO APPROVE AS PRESENTED CITING SECRETARY OF THE INTERIOR STANDARDS 9 & 10 MOTION CARRIED: 6-0
5B.	NEW BUSINESS: <u>NOTICE TO PROCEED 15-6</u> HISTORIC DISTRICT: HD#507 Sarah Fisher Home LOCATION: 27400 12 Mile Road PARCEL ID: 23-12-476-008 PROPOSAL: Demolition of several historic structures APPLICANT: John Shekerjian for Sarah Fisher Holding, LLC OWNER: St. John Providence	Proponent presented a detailed description of the potential uses of the remaining buildings and what the newly constructed building would be used for. The presented site renderings were tentative in that final site plan approval rests with the Planning Commission and City Council. The tentative plan did have one or more newly constructed buildings intruding into the remaining "historic district". That issue will have to be resolved through the HDC.	MOTION BY: MILLINGTON SUPPORT BY: KLEMMER MOTION TO APPROVE THE DEMOLITION OF ALL HISTORIC STRUCTURES EXCEPT FOR THE ADMINISTRATIVE BUILDING, COTTAGES 4 & 5, AND THE WALL WITH SIGNAGE AT THE CORNER OF 12 MILE AND INKSTER. THE APPROVAL CONTAINED THE FOLLOWING CONDITIONS: 1. THE NOTICE TO PROCEED SHALL NOT BECOME

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			<p>EFFECTIVE, AND NO WORK/DEMOLITION SHALL COMMENCE IN THE HISTORIC DISTRICT, UNLESS AND UNTIL:</p> <ul style="list-style-type: none"> • THE PROPOSED REDEVELOPMENT HAS RECEIVED ALL FINAL APPROVALS FROM THE CITY COUNCIL AND THE PLANNING COMMISSION REQUIRED UNDER FARMINGTON HILLS CODE, INCLUDING ZONING ORDINANCES; AND • THE CITY HAS ISSUED ALL REQUIRED PERMITS FOR THE COMMENCEMENT OF CONSTRUCTION ON THE HISTORIC RESOURCES AND NEW BUILDINGS IN ACCORDANCE WITH THE CITY COUNCIL APPROVALS AND PERMITS AND THE CONDITIONS OF THIS APPROVAL BY THE HDC <p>2. MATERIALS FROM THE BUILDINGS TO BE RAZED SHALL BE REUSED AS MUCH AS POSSIBLE TO CONSTRUCT THE NEW ENTRANCE AND REHABILITATE THE BUILDINGS TO BE PRESERVED.</p> <p>3. EXISTING WOOD WINDOWS IN THE HISTORIC BUILDINGS SHALL BE RETAINED, PRESERVED, AND REUSED IN SO FAR</p>

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			<p>AS POSSIBLE. AN APPROPRIATE NUMBER OF WOOD WINDOWS FROM DEMOLISHED BUILDINGS SHALL BE SAVED AND STORED ON SITE AND PROTECTED FROM THE WEATHER, IN THE EVENT THAT THEY ARE NEEDED FOR FUTURE RESTORATION PURPOSES. REMOVAL OF SAID WINDOWS TO BE CARRIED OUT PRIOR TO ANY DEMOLITION WORK.</p> <p>4. IF THE FINAL PLANS FOR THE REDEVELOPMENT OF THE SITE PLANS APPROVED BY THE PLANNING COMMISSION OR THE CITY COUNCIL RESULT IN AMENDMENT TO WHAT STRUCTURES AND/OR PORTIONS OF STRUCTURES ARE RAZED OR RETAINED THE PROPOSAL SHALL BE RETURNED TO THE HDC FOR REVIEW AND APPROVAL.</p> <p>MOTION CARRIED: 6-0</p>
6A.	POINTS OF INTEREST/UPDATES: 2016 Historic Home Tour Discussion		
6B.	POINTS OF INTEREST/UPDATES: Video Productions	Commissioner Hegarty will contact John Glick to set a date for the video of HD#311 The John Glick Pottery and Home.	

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6C.	POINTS OF INTEREST/UPDATES: Landscape improvements to property adjacent to West Farmington Cemetery HD #910	No objection to any of the landscape improvements along the eastern property line of the cemetery. However, the west side of the wall facing the cemetery should not be painted. No objection to the installation of a limestone cap.	
7.	CORRESPONDENCE:		
8.	PUBLIC COMMENTS:	No public present	
9.	COMMISSIONER COMMENTS:	No comments	
10A.	APPROVAL OF MINUTES: June 10, 2015		MOTION BY: HEGARTY SUPPORT BY: KLEMMER APPROVED WITH MINOR GRAMMATICAL CORRECTIONS MOTION CARRIED: 6-0
11.	ADJOURNMENT:	Meeting adjourned at 9:45	
	MINUTES PREPARED BY	Don Millington, Secretary	