

**MEETING MINUTES
HISTORIC DISTRICT COMMISSION
CITY OF FARMINGTON HILLS
May 11, 2016 – 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: Ken Klemmer, Steve Olson, Michael Hegarty, Ken Weikal, Joan Barber</p> <p>MEMBERS ABSENT: Don Millington, David Johnston</p> <p>OTHERS PRESENT: Staff Liaison Stec</p>	
3.	APPROVAL OF AGENDA:		<p>MOTION BY: WEIKAL SUPPORT BY: KLEMMER</p> <p>MOTION CARRIED: 5-0</p>
4A.	<p>PUBLIC HEARING: ELIMINATION OF DISTRICT #7 HISTORIC DISTRICT: #7, David Simmons House LOCATION: 22000 Haggerty PARCEL ID: 23-31- 101-020 ACTION: Public hearing for the consideration of request to eliminate Historic District #7, David Simmons House OWNER: Vicki White</p>	<p>Discussion was held prior to opening the public hearing. The proponent (Mr. Derek White) indicated that there is currently an offer to purchase the property for \$300,000. However that offer is contingent on the historic designation of the home being removed so that the home could be demolished. The potential purchaser desires to redevelop the property as a hotel.</p> <p>Mr. White asked about the progress of a marketing event that the HDC indicated that they would be willing to hold to assist in the sale of the entire property or of the home for relocation. Reference was made to discussion held at the 2/25/16 Planning Commission meeting (minutes cited) when it was stated by HDC Chair Olsen that... "They (HDC) were looking at May..." to hold the event. Chair Olsen responded that he would not be willing to participate in any marketing initiative that was valuing the property at a commercial rate. Commissioner Hegarty added that it was not in the purview of the HDC to assist property owners in receiving the highest possible monetary value for</p>	<p>MOTION BY: KLEMMER SUPPORT BY: WEIKAL</p> <p>MOTION TO CALL A SPECIAL MEETING TO STRATEGIZE AN EFFORT TO MARKET THE HOME FOR PRESERVATION OR POSSIBLE RELOCATION</p> <p>MOTION FAILED: 3-2 -----</p> <p>MOTION BY: HEGARTY SUPPORT BY: WEIKAL</p> <p>MOTION IN SUPPORT OF THE STUDY COMMISSION RECOMMENDATION TO DENY ELIMINATION OF THE HISTORIC DESIGNATION</p> <p>MOTION CARRIED: 4-1 -----</p>

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		<p>their property.</p> <p>At this time a motion was made by commissioner Klemmer and supported by Weikal to call a special meeting to strategize on a marketing effort. The motion failed 2-3. Mr. White felt that the HDC was now backing out of what they previously agreed to do and that he and his wife were looking toward the HDC as the “experts” who would know of more venues to make contact with other people who might be interested in purchasing a historic property such as this.</p> <p>Further discussion was held on what constituted fair market value for this property. The City Assessor’s records for this property were presented showing that the assessed value of the property is \$85,690, the taxable value is \$48,750, the SEV is \$85,680 and the Fair Market Value of the property based on the SEV is \$171,360. Based on these numbers, the current list price of \$300,000 is approximately \$128,640 over the fair market value of the property. Debate on the potential value of the property as a residence versus a commercial/office property ensued.</p> <p>A second motion was made and passed in support of the Historic District Study Committee finding that the designation should not be eliminated.</p> <p>The Public Hearing was opened. One member of the public, Gania Kandalraft of Farmington Hills was present and spoke but stated that she was present only to observe the meeting. A letter dated November 3, 2015 submitted by Alex Smith in support of the designation not being eliminated was read.</p>	
5A.	<p>NEW BUSINESS: <u>DISCUSSION</u> HISTORIC DISTRICT: #501 Springbrook Farmhouse LOCATION: 31000 Drake PARCEL ID: 23-04- 151-002 REQUEST: Discussion of new sidewalk installation along Drake</p>	<p>A presentation provided by the engineering division on the proposed location of a new concrete sidewalk along the Drake Road frontage of the home was reviewed and discussed. It was discussed that this project is being funded with Federal dollars and that Federal funding would not cover the cost of a brick paver walk.</p> <p>It was determined that due to the orientation of the home with the front facing the north as opposed to fronting on Drake Road that a concrete sidewalk instead of a brick paver sidewalk would be appropriate for this instance.</p>	<p>MOTION BY: WEIKAL SUPPORT BY: HEGARTY</p> <p>MOTION TO ACCEPT THE INSTALLATION OF A CONCRETE SIDEWALK ALONG THE DRAKE ROAD FRONTAGE AS PRESENTED IN THE PLANS PROVIDED BY HRC. THE MOTION INCLUDED THAT THE EXISTING MATURE TREES AND RETAINING WALL IN</p>

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	Road REQEUSTED BY: Farmington Hills Engineering Division		THE AREA ARE MAINTAINED. MOTION CARRIED: 5-0
5B.	<u>HISTORIC MARKER</u> <u>MAINTENANCE</u>	<p>The conditions of several markers were evaluated. It was determined that the following markers were in need in refurbishment:</p> <ul style="list-style-type: none"> • #508 The Spicer House: refurbish only • #13 The John Dallas Harger House: refurbish only • #306 Michael Marlett-Charles Wixom House: refurbish + new 7' post • #310 Ward Eagle House: refurbish + new 7' post <p>The posts for these markers are the old aluminum wrapped concrete posts which are now deteriorating. It was determined that 2 of the existing metal posts in storage would be used to replace those for #508 and #13. New posts would need to be purchased for #306 and #310</p>	MOTION BY: WEIKAL SUPPORT BY: HEGARTY MOTION TO AUTHORIZE THE EXPENDITURE OF \$3850 TO SEWAH STUDIOS FOR THE REFURBISHMENT AND PURCHASE OF NEW POSTS AS FOLLOWS: <ul style="list-style-type: none"> • HD#508, THE SPICER HOUSE: REFURBISH • HD#13, THE JOHN DALLAS HARGER HOUSE: REFURBISH • HD#306, MICHAEL MARLETT-CHARLES WIXOM HOUSE: REFURBISH + NEW 7' POST • HD#310, WARD EAGLE HOUSE: REFURBISH + NEW 7' POST MOTION CARRIED: 5-0
6A.	POINTS OF INTEREST/UPDATES: Display of Orange Risdon Map at The Heritage and History Museum	It was determined that a print of the map would be provided on long-term loan for display at the Heritage and History Museum. A second print would also be provided to the Historical Society on long-term loan for display. The location of the display would have to be confirmed by Brian Golden. This was seen as a good way to advertise/promote the sale of the map to the public and other historical organizations.	MOTION BY: KLEMMER SUPPORT BY: HEGARTY MOTION TO PROVIDE TWO PRINTS OF THE ORANGE RISDON MAP ON PERMENANT LOAN FOR DISPLAY AT THE HERITAGE AND HISTORY MUSEUM AND BY THE HISTORICAL SOCIETY MOTION CARRIED: 5-0
6B.	POINTS OF INTEREST/UPDATES: 2016 Historic Home Tour	The tour was cancelled due to a lack of interest by homeowners.	

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6C.	POINTS OF INTEREST/UPDATES: Video Productions	The video of the Orange Risdon Map is on hold until Commissioner Johnston is able to participate.	
6D.	POINTS OF INTEREST/UPDATES: Commission Vacancy	Liaison Stec updated the commission on the potential time line for appointments by the Mayor. It was also discussed that Commissioner Millington is interested in stepping down from the commission if another resident is interested in taking his spot.	
7.	ELECTION OF OFFICERS:	The following office appointments were made: <ul style="list-style-type: none"> • Chair: Ken Klemmer • Vice-Chair: Michael Hegarty • Secretary: Donald Millington 	MOTION BY: WEIKAL SUPPORT BY: HEGARTY MOTION TO ACCEPT OFFICER APPOINTMENTS: <ul style="list-style-type: none"> • CHAIR: KEN KLEMMER • VICE-CHAIR: MICHAEL HEGARTY • SECRETARY: DONALD MILLINGTON MOTION CARRIED: 5-0
8.	CORRESPONDENCE:	A receipt in the amount of \$95 was presented for reimbursement to Commissioner Klemmer for attendance at the Michigan Local History conference.	MOTION BY: OLSON SUPPORT BY: HEGARTY MOTION TO AUTHORIZE THE EXPENSE OF \$95 TO REIMBURSE COMMISSIONER KLEMMER FOR ATTENDANCE AT THE MCHIGAN LOCAL HISTORY CONFERENCE MOTION CARRIED: 5-0
8.	COMMISSIONER COMMENTS:	No comments	
9.	APPROVAL OF MINUTES: February 10, 2016		MOTION BY: WEIKAL SUPPORT BY: OLSON MOTION TO APPROVE FEBRUARY 10, 2016 HDC MINUTES AS PRESENTED MOTION CARRIED: 5-0
10.	ADJOURNMENT:	Meeting adjourned at 9:35	

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	MINUTES PREPARED BY	Mark Stec, HDC Staff Liaison	