

MEETING MINUTES
HISTORIC DISTRICT COMMISSION
CITY OF FARMINGTON HILLS
December 14, 2016 – 7:30 pm
FARMINGTON HILLS CITY HALL – South Conference 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:	MEMBERS PRESENT: Ken Klemmer, Bryan Brincat, Joan Barber, Gania Kandalaft, Steve Olson MEMBERS ABSENT: Michael Hegarty and David Johnston OTHERS PRESENT: Staff Liaison Lawrence, Gary Mekjian, Jim Cubera, Kevin McCarthy, Karen Mondora	
3	APPROVAL OF AGENDA:	Commissioner Brincat moved to approve the agenda. Agenda approved.	MOTION BY: BRINCAT SUPPORT BY: KANDALAFT MOTION CARRIED: 4-0
4A.	AGENDA ITEM: PRESENTATION ON ALTERNATIVE MATERIALS FOR REPAIR/REPLACEMENT OF BRICK PAVER SIDEWALKS IN FRONT OF HISTORIC SITES	Representatives from City Manager’s office, Engineering, Public Works and Public Services presented cost and alternative materials for replacement of brick paver sidewalks. Representatives desired to partner with HDC for alternative materials for road construction and sidewalks that pose a safety hazard. Materials discussed included stamped concrete, concrete and colored concrete. Commissioners questioned if brick pavers were in non-historic districts, how many of the 14 districts with pavers need repair, can you use a concrete base underneath the pavers, what is cost for brick paver sidewalk repair/replacement and what is life cycle of brick pavers. Representatives stated it cost \$135 per square yard to repair/replace brick paver sidewalks.	No action taken. HDC members will discuss information presented and visit sites in surrounding communities with stamped concrete in the place of pavers.
4B.	OLD BUSINESS: CERTIFICATE OF APPROPRIATENESS 15-2 HISTORIC DISTRICT: HD#312 Sherman Goodenough House LOCATION: 24705 Farmington Road PARCEL ID: 23-21-40-10-05	On June 10, 2015, Jeff Hotchkiss, Department of Public Services, requested a C of A to replace the exterior door of the dining hall. He could not obtain an estimate for a wood door replacement in the dining hall at Sherman Goodenough House. HDC tabled the request. Bryan Farmer resubmitted request with quote for a wood grain, fiber glass, and classic white door to replace the existing door. Fiberglass door is \$3000 less than a wood door. Commissioners asked about location of	MOTION BY: KANDALAFT SUPPORT BY: BRINCAT MOTION TO APPROVE C OF A 15-2 FOR HDC#312 SHERMAN GOODENOUGH HOUSE DINING ROOM DOOR REPLACEMENT TO COMPLY WITH SIMILAR AESTHETIC OF WHITE DOOR AND MULLION SIMULATED DIVIDER SYSTEM IN ACCORDANCE WITH

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		<p>door, funds to pay for door, if storm doors and steps would be replaced and repaired if door would be molded in color.</p> <p>The storm door and steps will not be replaced. Funds were donated by a non-profit group that conducts fundraisers to maintain the facility.</p>	<p>SECRETARY OF THE INTERIOR STANDARDS #9 AND #6. MOTION CARRIED: 5-0</p>
5A.	<p>NEW BUSINESS: HDC#603 CARL LICHT HOUSE 26291 PILLSBURY ROAD BLUE BOOK PAGE</p>	<p>Commissioners discussed the update for the new historic district in the Blue Book. Commissioner Olson volunteered to create page. Requested staff to forward copy of the study group report.</p>	
5B.	<p>PAYMENT OF MEMBERSHIP DUES FOR ASSOCIATIONS</p>	<p>Staff presented four associations the HDC needed to renew memberships that included Michigan Historic Preservation Network, Historic Society of Michigan, National Alliance of Preservation Commissions, and National Trust for Historic Preservation. Commissioners questioned the benefit of paying a high level membership for the national organization.</p> <p>Commissioners requested staff to pay for the staff/commissioner membership level for National Trust for Historic Preservation at \$95 instead of \$250.</p>	
5C.	<p>PAYMENT FOR UPDATE TO HDC PLAQUE PAST AND CURRENT COMMISSIONERS</p>	<p>The HDC Plaque needs to be updated. Staff provided an estimate for the engraving of name plates for a total of eight (8) past and present HDC commissioners. The cost is \$35 to engrave the terms on the plates of new and existing members.</p>	<p>MOTION BY: BRINCAT SUPPORT BY: KANDALFT</p> <p>MOTION TO ACCEPT BID TO ENGRAVE NAME PLATES OF CURRENT AND PAST HDC COMMISSIONERS.</p> <p>MOTION CARRIED: 5-0</p>
6A.	<p>POINTS OF INTEREST/UPDATES</p>	<p>HDC staff provided an update on the development of the HD#507 Sarah Fisher House. The property was purchased by Evangelical Homes of Michigan. The company builds assisted living and independent housing for seniors.</p> <p>The conceptual site plan was approved by the Planning Commission on March 29th, 2016. The developer has not moved forward with finalizing their PUD agreement, which must be approved by City Council. Upon approval of the agreement, a final site plan must be</p>	

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		submitted to HDC and Planning Commission for approval.	
6B.	POINTS OF INTEREST/UPDATES: HDC#7 David Simmons House	HDC staff provided an update on the development and sale of HDC #7 David Simmons House. Staff and Commissioner Klemmer met with potential developer Mike Huszti on December 8 th . He will continue to work on a site plan that includes the historic home and the hotel development.	
7	POINTS OF INTEREST/UPDATES: New HDC#603 The Carl Licht House 26291 Pillsbury	Commissioner Klemmer provided an update regarding designation of the new HD #603 Carl Licht House. He presented the report along with Planning staff at the City Council on Monday, November 14, 2016 at 7:30 pm.	
	PUBLIC COMMENT:	None	
	CORRESPONDENCE:	HDC received a letter from the Historic Halsted Homeowners Association regarding the HDC #308 Halsted Apple Barn. The HHH has issue with the current condition of the stone wall. Commissioners will visit site independently to view condition.	
	COMMISSIONER COMMENTS:	None	
	APPROVAL OF MINUTES: November 9, 2016		MOTION BY: BRINCAT SUPPORTED BY: OLSON MOTION TO APPROVE NOVEMBER 9, 2016 HDC MINUTES WITH MINOR CORRECTIONS MOTION CARRIED: 5-0
	ADJOURNMENT	MEETING ADJOURNED AT 9:15 PM	
	MINUTES PREPARED BY	Angeline Lawrence, HDC Staff Liaison	