

**MEETING MINUTES
HISTORIC DISTRICT COMMISSION
CITY OF FARMINGTON HILLS
August 10, 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, Bryan Brincat, Gania Kandalaft, Joan Barber</p> <p>MEMBERS ABSENT: Michael Hegarty, Steve Olson, David Johnston</p> <p>OTHERS PRESENT: Staff Liaison Stec and Lawrence</p>	
3.	APPROVAL OF AGENDA:		<p>MOTION BY: BRINCAT SUPPORT BY: KANDALAFT</p> <p>MOTION CARRIED: 4-0</p>
4A.	<p>CERTIFICATE OF APPROPRIATENESS 16-1: DISTRICT #508 Spicer House LOCATION: 24915 Farmington Road PARCEL ID: 23-21-401-001 ACTION: Approval of work on the Nature Center/Day Camp building within 100' of historic Spicer House building. REQUESTED BY: Bryan Farmer, Farmington Hills Department of Special Services</p>	<p>Bryan Farmer of Special Services discussed the proposed improvements to the Nature House. Work includes replacement of existing windows with double pane energy efficient windows, ADA accessible front entrance with push button doors, and replacement of lobby floor tile with polished concrete. Existing sign would be replaced to match other signs in the Nature Center.</p> <p>If approved construction would begin at end of August. The center had 10,000 visitors in 2009. Since then the visitors increased to 24,000.</p> <p>At this time a motion was made by commissioner Brincat and supported by Kandalaft to approve the replacement of windows, installation of American with Disabilities Act (ADA) compliant front entrance with push button doors, replacement of building sign, replacement of lobby floor tiles with polished cement floors and work outlined in the application. The motion passed 4-0.</p>	<p>MOTION BY: BRINCAT SUPPORT BY: KANDALAFT</p> <p>MOTION TO APPROVE THE REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR WORK ON THE NATURE CENTER/DAY CAMP BUILDING WITHIN 100' OF HISTORIC SPICER HOUSE</p> <p>MOTION PASSED: 4-0</p>

#	AGENDA ITEM	DISCUSSION SUMMARY/PERTINENT INFO	FORMAL MOTIONS:
4B.	CERTIFICATE OF APPROPRIATENESS 16-2: DISTRICT #17 Lone Ranger House LOCATION: 24105 Locust Street PARCEL ID: 23-21-452-010, 23-21-452-009 ACTION: Request to rebuild and expand front porch REQUESTED BY: Chris Newman, Property Owner	<p>Carl Gaiser, the Architect, introduced the project. The historic home was the residence Earle Graser, the first voice of the Lone Ranger radio show, which aired worldwide in the 1940s. In recent years it was a bed and breakfast.</p> <p>The existing porch, sized 5x5, is sinking and in need of replacement. The porch will be replaced and extended out 4 feet. The covered porch will be extended 8ft. It will include a flat roof with asphalt shingles. The gable will match the material of the existing home.</p> <p>The materials used include the TREK system, cedar siding to match existing, bead-board ceiling, and block back-up with stone face for the foundation.</p>	MOTION BY: BRINCAT SUPPORT BY: KANDALAFT MOTION TO APPROVE CERTIFICATE OF APPROPRIATENESS FOR REPLACEMENT AND EXTENSION OF FRONT PORCH WITH TREX MATERIAL, CEDAR SIDING AND EXTENSION OF COVERED PORCH IN ACCORDANCE TO THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION NUMBERS 1 AND 9. MOTION CARRIED: 4-0
5A.	POINTS OF INTEREST/UPDATES: ELIMINATION OF DISTRICT #7 HISTORIC DISTRICT: #7, David Simmons House LOCATION: 22000 Haggerty PARCEL ID: 23-31-101-020 OWNER: Vicki White	<p>During May 11, 2016 meeting the HDC approved the HDC Study Committee recommendation not to eliminate the historic classification from the property. HDC Liaison Mark Stec informed commissioners of a pending sale for the property.</p> <p>The potential buyers wanted the historic classification to remain on the property. A City Council public hearing was tentatively scheduled for August 22 was postponed at the request of the proponent.</p>	
5B.	POINTS OF INTEREST/UPDATES: Sidewalk work on western boundary of HD #910 West Farmington Cemetery	<p>Update given regarding the fence in disrepair and brick pavers that posed a trip hazard. DPW replaced the brick pavers with stamped concrete.</p> <p>The work was not approved by the HDC prior to completion. Work completed was not done in compliance with policy of HDC for brick pavers in front of historic sites. Also, if concrete had to be used, it should have been pigmented instead of stamped.</p> <p>City Manager acknowledged it was a mistake to complete work before submitting to HDC for approval. Commissioners request that all work proposed in historic districts be formally submitted to HDC.</p>	

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6C.	POINTS OF INTEREST/UPDATES: Nomination and election of new Secretary	Nominations were opened for a secretary. No one was nominated. Commissioners decided to wait until more members were present and reopen nominations.	
6D.	POINTS OF INTEREST/UPDATES: HISTORICAL MARKERS	<p>Liaison Stec updated the commission on the selection of 4 historic markers for refurbishing. DPW staff inspected the markers and requested for HDC to select new ones, because they appeared to be in good condition.</p> <p>The markers included: HD 508, The Spicer House HD 13, The John Dallas Harger House HD 306, Michael-Marlett-Charles Wixom House HD 310, Ward Eagle House</p> <p>Planning Department staff conducted site visits and determined one out of the four would need work.</p> <p>The Hager House was selected. Commissioners and staff will update the database. Three additional markers will be selected by the commissioners for work. The purchase order is from last year's budget and the funds must be used.</p>	
7.	Public Comment:	<ul style="list-style-type: none"> No comments 	
8.	CORRESPONDENCE:	HDC received numerous magazines and periodicals from historic preservation publications.	
8.	COMMISSIONER COMMENTS:	No comments	
9.	APPROVAL OF MINUTES: May 11, 2016		<p>MOTION BY: KANDALAFT SUPPORT BY: BRINCAT</p> <p>MOTION TO APPROVE May 11, 2016 HDC MINUTES AS MINOR GRAMMATICAL CORRECTION</p> <p>MOTION CARRIED: 4-0</p>
10.	ADJOURNMENT:	Meeting adjourned at 8:45 pm	
	MINUTES PREPARED BY	Angeline Lawrence, HDC Staff Liaison	