

**APPROVED**

**CORRECTED**

**11-9-2016**

**MEETING MINUTES  
HISTORIC DISTRICT COMMISSION  
CITY OF FARMINGTON HILLS  
September 14, 2016 – 7:30  
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM  
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MI**

<b>#</b>	<b>AGENDA ITEM</b>	<b>DISCUSSION SUMMARY/PERTINENT INFO</b>	<b>FORMAL MOTIONS:</b>
<b>1.</b>	<b>CALL TO ORDER:</b>	The meeting was called to order at 7:30 pm	
<b>2.</b>	<b>ROLL CALL:</b>	<b>MEMBERS PRESENT:</b> Ken Klemmer, Bryan Brincat, Gania Kandalaft, Michael Hegarty, Steve Olson  <b>MEMBERS ABSENT:</b> Joan Barber , David Johnston  <b>OTHERS PRESENT:</b> Staff Liaison Lawrence	
<b>3.</b>	<b>APPROVAL OF AGENDA:</b>	Commissioner Olson motioned to amend the agenda to add nomination of secretary to new business.  Modified agenda approved.	<b>MOTION BY:</b> OLSON <b>SUPPORT BY:</b> HEGARTY  <b>MOTION CARRIED: 5-0</b>
<b>4A.</b>	<b>NOMINATION OF BOARD SECRETARY</b>	Nominations opened for Board Secretary. Commissioner Kandalaft was nominated and she accepted. Board approved Commissioner Kandalaft.	<b>MOTION BY:</b> OLSON <b>SUPPORT BY:</b> HEGARTY  <b>MOTION CARRIED: 4-0</b>
<b>4B.</b>	<b>CERTIFICATE OF APPROPRIATENESS 16-3: DISTRICT #301 Lawrence Simmons House LOCATION: 33742 Farmington Road PARCEL ID: 23-09-479-015 ACTION: Approval of addition of handicap accessible ramp from parking lot to front entrance. REQUESTED BY:</b>	Subburaman Sivakumar owner of the property discussed the scope of work for the handicap accessible ramp. Work includes construction of poured concrete ramp, ADA accessible entrance with components made of brass, replacing and repairing existing slate tiles on the walkway and use of a rubber 16 inch expansion joint to separate the ramp from the front porch.  Commissioners inquired about the height of the porch, the type of material used for the ramp and if it would have rails. They also asked if any historic features would be removed. Owner indicated that railings would not be used, the porch is 16 inches high and all historic features would remain intact.	<b>MOTION BY:</b> OLSON <b>SUPPORT BY:</b> HEGARTY  MOTION TO APPROVE THE REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF POURED CONCRETE HANDICAP ACCESSIBLE RAMP ACCORDING TO SECRETARY OF INTERIORS STANDARDS NUMBERS 9, 10 AND 5.  <b>MOTION CARRIED: 5-0</b>

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	<b>Sivakumar Properties, LLC, Owner</b>	<p>At this time a motion was made by commissioner Olson and supported by Hegarty to approve the construction of the handicap accessible concrete ramp in the front of the building according to the Secretary of the Interior's Standards numbers 5, 9, and 10. The motion passed 5-0.</p>	
<b>4C.</b>	<b>REDEVELOPMENT PROPOSAL: HISTORIC DISTRICT #07 David Simmons House LOCATION: 22000 Haggerty Road PARCEL ID: 23-31-101-020 ACTION: Discussion on potential redevelopment with preservation of historic home REQUESTED BY: Mike Huszti, Developer/Purchaser</b>	<p>Proposal to restore historic house while developing a new 4-story resident hotel with 125 rooms and 130 surface and underground parking spaces. The lot will be split to maintain the RA-1 district for the home and OS-4 for the hotel.</p> <p>Commissioners inquired about the proposed use of the historic property, access by emergency vehicles and if the rear addition would be demolished. They also asked if the hotel franchise had a signage package and if any of the trees would be preserved in the front of the home.</p> <p>Commissioners also pointed out the historic features of the home that should be refurbished such as the fireplace, the t-shaped addition, the doll house and gazebo.</p> <p>Mike Huszti stated that the new walkway to the home will be installed with combination of concrete and strip of brick pavers. Commissioners suggested that the brick paver in the driveway could be reused on the site as well.</p> <p>Commissioners suggested the use of shared parking with adjacent property owners to improve site access and appearance for the hotel development.</p> <p>There was no action taken. Applicant presented to HDC for informational purpose.</p>	
<b>4D.</b>	<b>CERTIFICATE OF APPROPRIATENESS 16-4: DISTRICT #205 Elliott Sprague House LOCATION: 26445 Drake Road PARCEL ID: 23-17-401-035 ACTION: Request to build two foot extension of reverse gable in second floor bathroom</b>	<p>Applicant will extend bathroom 2-feet to allow for more usable space. The reverse gable will remain the same height. The extension will have the same siding as the existing building addition. Part of the extension would touch a portion of the existing house addition below. He would run deflectors below it to keep snow from piling up.</p> <p>Commissioners asked if the gable roof was a part of the original building, and if the windows in the rear bathroom were original to the home.</p> <p>Applicant stated the reverse gable was installed</p>	<p><b>MOTION BY: OLSON SUPPORT BY: HEGARTY</b></p> <p>MOTION TO APPROVE CERTIFICATE OF APPROPRIATENESS TO BUILD TWO FOOT EXTENSION OF REVERSE GABLE IN SECOND FLOOR BATHROOM ACCORDING TO SECRETARY OF INTERIORS NUMBERS 9 AND 10. <b>MOTION CARRIED: 3-1</b></p>

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	<b>REQUESTED BY:</b> <b>Bryan Brincat,</b> <b>Applicant</b>	when the roof was redone a few years ago. The original windows were replaced in the 1930s or 1940s. He recently upgraded the windows. Commissioners were concerned about possible leaks from the extension onto the house addition underneath. Some were also concerned that it would impact the historic character of the home. Others felt it would improve the look of rear elevation. Commissioner Olson motioned to approve the extension of the second floor bathroom with rear facing façade according to the Secretary of the Interiors #9 and #10.	<b>BRINCAT ABSTAINED DUE TO CONFLICT OF INTEREST</b>
<b>5A.</b>	<b>POINTS OF INTEREST/UPDATES: HISTORICAL MARKERS</b>	Staff presented recommendations for refurbishment of historical markers in August. Commissioners selected the Harger House marker.  Staff presented another recommendation of the Samuel Davis House marker for refurbishment and commissioners agreed.  Staff will send current list of markers to commissioners to survey markers and update list.	
<b>5B.</b>	<b>POINTS OF INTEREST/UPDATES: Nomination and selection of Preservationist of the Year for Farmington Hills Beautification Awards</b>	Nominations were opened for local historic preservationist of the year. Commissioner Olson nominated Sivakumar Properties, LLC – owner of Lawrence Simmons House. They also discussed property owners, such as the owner of the Mark Arnold House. It was pointed out that the project was not complete.  After some discussion, Commissioner Hegarty supported the motion to nominate the owner of the Lawrence Simmons House. Motion was approved by the commissioners 5-0.	<b>MOTION BY: OLSON</b> <b>SUPPORT BY: HEGARTY</b>  MOTION TO NOMINATE SIVAKUMAR PROPERTIES, LLC AS HISTORIC PRESERVATIONIST OF THE YEAR FOR THE FARMINGTON HILLS BEAUTIFICATION AWARDS  <b>MOTION CARRIED: 5-0</b>
<b>6.</b>	<b>Public Comment:</b>	<ul style="list-style-type: none"> <li>• No comments</li> </ul>	
<b>7.</b>	<b>CORRESPONDENCE:</b>	HDC received numerous magazines and periodicals from historic preservation publications.	
<b>8.</b>	<b>COMMISSIONER COMMENTS:</b>	Commissioners inquired about the sidewalk in front of the West Cemetery and the progress of the Sarah Fisher House.	
<b>9.</b>	<b>APPROVAL OF MINUTES: August 10, 2016</b>		<b>MOTION BY: BRINCAT</b> <b>SUPPORT BY: HEGARTY</b>  MOTION TO APPROVE August 10, 2016 HDC MINUTES AS MINOR GRAMMATICAL CORRECTION

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			<b>MOTION CARRIED: 5-0</b>
<b>10.</b>	<b>ADJOURNMENT:</b>	Meeting adjourned at 9:00 pm	
	<b>MINUTES PREPARED BY</b>	Angeline Lawrence, HDC Staff Liaison	