

**MEETING MINUTES
CITY OF FARMINGTON HILLS
HISTORIC DISTRICT COMMISSION
CITY HALL – COMMUNITY ROOM
APRIL 10, 2019**

CALLED MEETING TO ORDER: CHAIRMAN KEN KLEMMER 7:30 PM

MEMBERS PRESENT: Ken Klemmer, Bryan Brincat, Steve Olson, Paul Sewick, John Trafelet, and Wedad Ibrahim

MEMBERS ABSENT: Lisa Martin

OTHERS PRESENT: Angeline Lawrence, HDC Liaison, Tonya & Hunter Poole, owners of HDC #319, Joe & Judy Derek, owners of Lambert Seller Barn HDC #521, Katherine Kolokithus, State Historic Preservation Office

APPROVAL OF AGENDA:

Chair Klemmer recommended that the Road Construction on Omenwood issue be moved up to New Business (as b), thereby accommodating homeowners, who were present, and moving Election of Officers down to c under new business.

Agenda revised accordingly.

**MOTION BY: B. BRINCAT
SUPPORT BY: W. IBRAHIM**

TO APPROVE REVISED AGENDA OF APRIL 10, 2019

MOTION CARRIED: 6-0-0

NEW BUSINESS:

- A. CERTIFICATE OF APPROPRIATENESS 19-3 HISTORIC DISTRICT #319 BADE HIRED MAN'S HOUSE

Homeowners Tonya and Hunter Poole presented drawings and schematic for a wood picket fence 'up to 4' that would run along a part of the property - the front in line with the house - to provide some security, discourage dogs or children from reaching 11 Mile Road.

Motion to approve new picket fence per the application and schematic. Fence to run East-West in line with the front of the house, then South along the driveway until it terminates at the rear of the property (chain link fence). Fence to meet all City Code regulations as regards height, etc. Supported by Secretary of Interior Standards for Rehabilitation #2 and #9.

**MOTION BY: OLSON
SECOND BY: TRAFELET**

TO APPROVE CONSTRUCTION OF NEW FENCE AS SUBMITTED WHILE MEETING ALL CITY REGULATIONS. SUBMITTED AS SATISFYING SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION #2 AND #9.

MOTION CARRIED: 6-0-0

B HD #521 LAMBERT SELLERS BARN - ROAD CONSTRUCTION ON OMENWOOD.

Owners Joe and Judy Derek provided background: Omenwood, which runs to the rear of the district and very close to the barn, is being repaved. Omenwood dead ends and the road end does not allow for easy turnaround by large vehicles and delivery trucks. Currently a steel guardrail provides protection to the barn, which is just 3' from the road. In discussions with the city, it was implied that the guardrail would not be replaced and 'we'll see what happens.' In discussion, the Commissioners noted that continuing protection is warranted and that a more attractive option would be preferred (i.e., boulders, or similar, etc.).

Paul Sewick to draft letter of support from the HDC for providing continuing protection.

C. ELECTION OF OFFICIERS

Pursuant to the new City Ordinance and to bring all HDC Officers to the same schedule following slate was proposed:

Chairman	Ken Klemmer
Vice Chair	Bryan Brincat
Secretary	Lisa Martin

**MOTION BY: OLSON
SECOND BY: IBRAHIM**

MOTION CARRIED: 6-0-0

OLD BUSINESS:

**A. KATHERINE KOLOKITHUS, SURVEY COORDINATOR
STATE HISTORIC PRESERVATION OFFICE**

Survey Coordinator Katie Kolokithus presented a PPT orientation on Historic District Surveys: the various levels of survey (Full, Reconnaissance and Windshield), value and needs for National Register and at Local Level, etc. The State Preservation Office is seeking all raw survey data be provided to augment the State files. Site Form provided and discussed. Recommended using A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture by Virginia Savage McAlester for terminology. Chicago Manual of Style is the preferred guide.

Pre-Windshield Survey (PPT) of two (2) sections by Commissioners Brincat and Olson reviewed. Discussion suggested that more interesting houses include: 25201 Harcourt, 31881 Staman Court, 31521 Staman Circle, 24672 Glen Orchard, 24821 Ivywood & 24246 Springbrook.

Consider visiting Official Windshield Survey to be conducted 4/15 and Site Forms and initial photos to be taken for each deemed of consideration.

The Commission thanked Ms. Kolokithus for the presentation and guidance.

POINTS OF INTEREST/UPDATES:

WORKSHOP FOR HISTORIC PRESERVATION 101 - FOR RESIDENTS WITH MICHIGAN HISTORIC PRESERVATION NETWORK

As previously noted, district owners will benefit from education regarding Historic Preservation responsibilities, rights, the Certificate of Appropriateness process. Discussed bringing MHPN speaker / presentation to Spicer House, target 3rd week of September, with refreshments. Budget would include \$300 for Michigan Historic Preservation Network plus instructor mileage and \$300 for refreshments. Possible theme: Celebrating Our History.

Motion to approve budget for Historic Preservation 101 Workshop at \$600 with \$300 for MHPN plus instructor mileage and \$300 for refreshments.

**MOTION BY: OLSON
SECOND BY: BRINCAT**

TO APPROVE BUDGET FOR HISTORIC PRESERVATION 101 WORKSHOP WITH \$300 PLUS INSTRUCTOR MILEAGE FOR MICHIGAN HISTORIC PRESERVATION NETWORK AND \$300 FOR REFRESHMENTS.

MOTION CARRIED: 6-0-0

CORRESPONDENCE:

HISTORICAL SOCIETY MEMBERSHIP RENEWAL.

Motion to approve Historical Society Member annual renewal of \$50.00.

**MOTION BY: IBRAHIM
SECOND BY: TRAFELET**

TO APPROVE RENEWAL OF ANNUAL MEMBERSHIP FOR HISTORICAL SOCIETY FOR \$50.00.

MOTION CARRIED: 6-0-0

HD #308 HALSTED APPLE BARN - CONCERN ABOUT VACANT STATUS

District appears to be vacant due to health and personal issues of the owners. Concerns had been expressed regarding maintenance by a neighbor. Zoning Code Enforcements has visited the property and determined no issues for enforcement.

RESPONSE LETTER FROM EHM SENIOR SOLUTIONS REGARDING SARAH FISHER HOME PROPERTY HD# 507

Liaison Lawrence provided letter from EHM Senior Executive Dennis Purdy inviting the Commission to visit their facility in Saline. The Economic Development Authority offered to provide transportation. The letter failed to address the HDC's request to access HDC# 507 former Sarah Fisher Site to check the property status.

Liaison Lawrence to follow-up: coordinate trip to Saline with interested Commissioners; inform City Council Liaison Valerie Knol that EHM has not complied, such that she may escalate the issue with the City Manager.

PUBLIC COMMENT:

No public present.

COMMISSIONER'S COMMENTS:

Commissioner Sewick inquired about the upcoming reconnaissance survey. Stated he could do a preliminary drive of sections such as, 21, 22 or 23. Staff suggested driving section 21.

APPROVAL OF MARCH 13, 2019 MEETING MINUTES:

Approved with correction to date in header.

Motion to approve minutes with correction to date in header to March 13, 2019.

MOTION: Olson

SECOND: Trafelet

TO APPROVE MEETING MINUTES WITH

MOTION CARRIED: 6-0-0

ADJOURNMENT:

Chairman Klemmer declared the meeting adjourned at 9:30 p.m.

KEN KLEMMER – CHAIR