

MEETING MINUTES
CITY OF FARMINGTON HILLS
HISTORIC DISTRICT COMMISSION
CITY HALL – COMMUNITY ROOM
MARCH 11, 2020

CALLED MEETING TO ORDER: Chairman Ken Klemmer 7:30 PM

MEMBERS PRESENT: Ken Klemmer, William White, Steve Olson, James Paulson, JohnTrafelet, Bryan Brincat

MEMBERS ABSENT: Lisa Martin

OTHERS PRESENT: Angeline Lawrence, HDC Liaison
Valerie Knol, City Council Liaison
Rudy Grace, Warner Mansion
Linda Deskins, Volunteer Warner Mansion

APPROVAL OF AGENDA:

Motion to approve agenda for March 11, 2020

MOTION BY: TRAFELET
SUPPORT BY: BRINCAT

MOTION CARRIED: 5-0-0

NEW BUSINESS:

- A. Volunteers from the Friends of the Governor Warner Mansion presented the Holiday Tour to benefit Friends of Governor Warner Mansion, Dec. 4, 2020 10 am – 4 pm. Need 5 to 6 residents of older and historic homes to be a part of the tour. Seeking sponsorships for merchants in Farmington and Farmington Hills. Working with a local coffee house, Blue Hat, Masonic Temple Coffee Shop, vender boutique offer as part of price of ticket. Ticket price is \$25-\$30 with a target of 250 visitors. A few commissioners volunteered to promote the event and help with planning.
- B. Commissioner Steve Olson presented the flier and volunteer for interested people to work on the cleaning and repair of headstones. Dates set for volunteer work were April 6, May 9, and June 1. Commissioners suggested adding to the form that the dates are subject to change due to the threat of the Covid-19 pandemic. Commissioners' questions included how the flier would be distributed, if local businesses become sponsors, and whether the HDC could receive donations for the event. Staff Liaison Lawrence will check into the sponsorship and donations.

Motion to approve volunteer release from and volunteer form and dates with amendments.

MOTION BY: OLSON
SUPPORT BY: TRAFELET

MOTION CARRIED: 5-0-0

OLD BUSINESS

A. CERTIFICATE OF APPROPRIATENESS 20-2 - HISTORIC DISTRICT #507 SARAH FISHER HOME

Mr. Thomas Hosinki presented the revised cost estimate for roof repair. The cost of roof repair by JD Candler was increased to \$125,000 as a result of the specifications to use historic material as stated on the Certificate of Appropriateness 20-1 approved at the January 2020 HDC meeting.

Chairperson Klemmer stated that the Commission approved the Certificate of Appropriateness 20-1, subject to compliance with Secretary of the Interior's Standards for Rehabilitation #6 and #9. The standards require that distinctive features must be replaced. In addition, exterior alterations shall not destroy historic features. The JD Candler quote stated that the work would not be done according to specifications.

Mr. Hosinski stated that EHM made a \$20,000 deposit on 2/3/20 (undocumented and per Mr. Hosinski) with J.D. Candler based on prior approval and contingent upon compliance with noted Department of Interior Standards.

Mr. Hosinski further stated that upon HDC approval of revised C of A, an additional 50% deposit shall be immediately made. JD Candler anticipates a 2 to 4 week start with an approximate 30 day completion, excepting any weather related issues. Anticipated completion is in no later than April, 2020.

Mr. Hosinski, EHM, notes that the cost of this roof repair represents a significant financial hardship for EHM, but has every intention to comply. Commission indicated no intention for ANY further extensions.

Additional discussion was held regarding site unrelated to roof repairs. See Public Comments below.

Motion to accept Application for Historic District Commission Review dated 1/31/20 as submitted and received on February 3, 2020, correcting previous errors, subject to adherence to Department of Interior Standards #6 and #9.

MOTION BY: OLSON
SUPPORT BY: TRAFELET

MOTION CARRIED: 6-0-0

POINTS OF INTEREST/UPDATES:

HDC and Staff Protocol

Staff Liaison Angeline Lawrence presented the protocol for commissioners to communicate with office directors and other staff. All communication must come through the liaisons when requesting or presenting information. She also discussed the HDC's current budget, which was \$10,000. City Council Liaison Valerie Knol stated that project costs for cemetery should be put out for bid. Commissioner Olson stated that funding

efforts for cemetery to come out of HDC budget. City Council Liaison Knol informed HDC that if funds are not used by June 2020, then money will go back to the general fund. She further stated that she spoke with the City Manager about the project. City Council and City Manager are getting organized and get them to that point.

Volunteer Event Historic Cemetery Survey Committee Update

Commissioners Olson and Trafelet provided an update on committee work. They stated that the preservation contractors are currently booked. One contractor will come out and do a walk through to develop a proposal.

Sarah Fisher Update

Staff Liaison Lawrence presented the written update from EHM Senior Solutions regarding the Sarah Fisher property. The issues of the roof repair, brick wall repair and sale of property were addressed. EHM Senior Solutions paid a deposit to the contractor on March 6, 2020. Work expected to start once permit obtained from the city. Brick wall repair is complete. As of March 4, 2020, EHM had a signed purchase agreement for the Sarah Fisher property, but the potential buyer was not disclosed in the update.

Homeowner Letter for Historic Designation

Commissioner Klemmer will continue to revise the letter for potential home owners for historic designation.

Oral History Committee Update

Commissioner Martin was not present. An update was not given.

CORRESPONDENCE:

Approval for Renewal of Memberships

Staff Liaison Lawrence presented renewal notices for National Trust and Historical Society of Michigan for \$95 and \$50 respectively.

Motion to approve payment of membership fees for National Trust and Historical Society of Michigan for \$95 and \$50 respectively.

**MOTION BY: BRINCAT
SUPPORT BY: TRAFELET**

MOTION CARRIED: 6-0-0

PUBLIC COMMENT:

Joe Derek, a resident, thanked the commission for the letter written on his behalf to the engineering office to stop trucks from traveling down his street using it as a turn around. A ball put at end of the street. Truck traffic has eased and the street was paved with asphalt with a guardrail placed near his property. It has helped to preserve his barn. A berm was also constructed. He thanked the HDC again for the letter of support.

Second, he brought up concerns regarding the condition of the Spicer House. The pipes burst a few months ago. Commissioner Brincat asked if the house was heated. Commissioners informed Mr. Derek they would investigate.

Commissioners formed a roof committee for the Spicer house, which includes James Paulson, Bryan Brincat and Ken Klemmer. Staff directed to gain access to Spicer House for a tour. Roof is in disrepair with thick moss.

COMMISSIONER'S COMMENTS:

Commissioners Martin and Brincat announced that they have been reappointed to the HDC effective 2/1/2020 through 2/1/2023.

APPROVAL OF 2/12/2020 MINUTES

Replace “on” with “of” under Points of Interest/Updates and addition of quotation mark in around “Points of Interest/Updates,” under Approval of 1/8/2020 Minutes.

Motion to approve 2/12/2020 minutes with above corrections.

MOTION BY: White

SUPPORT BY: Brincat

MOTION CARRIED: 6-0-0

ADJOURNMENT:

Meeting adjourned at 8:45 PM by Chairman Klemmer