

**MEETING MINUTES  
CITY OF FARMINGTON HILLS  
HISTORIC DISTRICT COMMISSION  
September 12, 2018**

**CALLED MEETING TO ORDER: VICE CHAIRMAN MICHAEL HEGARTY 7:30 p.m.**

**MEMBERS PRESENT:** Ken Klemmer, Michael Hegarty, Bryan Brincat, Steve Olson, Paul Sewick

Valerie Knol, City Council Liaison  
Angeline Lawrence, HDC Liaison

**MEMBERS ABSENT:** Lisa Martin (unexcused), Gania Kandalaft (Resigned)

**APPROVAL OF AGENDA:**

**MOTION BY: OLSON  
SUPPORT BY: HEGARTY**

TO APPROVE AGENDA OF SEPTEMBER 12, 2018

MOTION CARRIED: 5-0-0

**NEW BUSINESS:**

**A. WELCOME NEW COMMISSIONER LISA MARTIN (ABSENT)**

**B. UPDATE REGARDING AUGUST 15<sup>TH</sup> MEETING WITH MS. RABIDOUX (SARAH FISHER HOME)**

Commissioner Klemmer, Former Commissioner and pro bono consultant Donna Smolinski and HDC Staff Liaison Angeline Lawrence attended a meeting at City Hall with Ms. Rabidoux, CEO of EHM Senior Solutions, Tim Swope, Director of Capital Campaign Initiatives and Community Relations, and Jason Dyer, Project Supervisor of Ronnisch Construction Group to discuss the project.

Commissioner Klemmer recapped the meeting and informed the HDC he emphasized the requirement of the developer, EHM Senior Solutions to protect all of the buildings and not only the three they are going to keep. Otherwise, they are in violation of the agreement. He informed the HDC of an upcoming open house by the developer at Longacre House. In addition, he stated that a site visit and walk through will be scheduled once the site and buildings are cleared of debris.

Commissioners inquired about attending the open house, the status of removing the historical statues, what duties the caretaker on the property performs and condition of the roofs since the winter. Commissioner Klemmer stated that once site is cleared of debris, a company will inventory, catalog and prepare statues for storage. In addition, the roofs were in disrepair and rotting. Contractors used a truck with a bucket to cover the roofs. Interior roofs will be removed and will clean up inside of buildings.

Commissioner Klemmer mentioned that photos of the site can be taken with a drone for HD quality pictures. Commissioner Hegarty wants item brought back for October meeting.

**C. REVIEW AND UPDATE RECONNAISSANCE SURVEY OF 2013 FOR POSSIBLE HISTORIC DISTRICT RESEARCH AND DESIGNATION**

Commissioner Olson provided overview of reconnaissance survey conducted in 2013. Staff provided photos of homes that were surveyed. Commissioner Olson explained the process of selecting the sections of the City based on the age of the homes that were 50 years or older. Commissioners selected a day for the survey and used the city van to conduct the windshield survey of homes. An evaluation form was completed for each property.

Once assessment was complete, staff wrote letters to homeowners that meet the criteria for their interest in a local historic designation. Commissioner Olson recalled that the homeowner at 29046 Millbrook expressed interest. As a result the survey, HD# 603 Carl Licht House at 26291 Pillsbury received a local designation.

Commissioner Olson recommended HDC to schedule a tour for spring of 2019. Staff provided maps of homes built from 1940-1968. The home on Millbrook was too young for designation in 2014-2015. Commissioners mentioned other houses to consider such as homes in Woodcreek subdivision off Middlebelt between Ten and Eleven mile road.

Commissioner Olson recommended HDC create a list of potential properties to survey for the spring. Commissioners agreed to conduct a survey on Saturday, April 13 from 9 am – 11:30 am.

**OLD BUSINESS:**

**A. REVIEW OF NARRATIVES FOR HD#513 HENRY BACH HOUSE AND HD#307 HAMILTON JONES HOUSE**

Commissioners reviewed the narrative for HD#307 Hamilton Jones House. Commissioner Sewick recommended that an architectural description should be added to the narrative. Commissioner Klemmer will review and add an architectural description.

Commissioners questioned if there were existing photos, if the home was moved, and if the foundation was taken with it. Commissioner Sewick will conduct additional search from more information. The narrative for HD #513 was not completed. Commissioner Klemmer is still working on the narrative. He noted that work proposed for the home had not started. A building permit had not been pulled.

**B. JOINT MEETINGS WITH FH-HISTORICAL COMMISSION**

HDC Staff Liaison Lawrence is the liaison for the Historical Commission. She suggested a joint meeting in November. Commissioner directed staff to email the Chair of the commission to schedule a joint meeting in November of 2018.

**POINTS OF INTEREST/UPDATES:**

**A. UPDATE PLASTER REPAIR AND WEATHERIZATION WORKSHOP**

HDC Staff Liaison Lawrence provided update for Plaster Repair Workshop. She stated 20 people registered for workshop. The gross sales were \$540.38 and the net profit was \$445.50. Expenses included Eventbrite fees and 10% administration fee for Michigan Historic Preservation Network.

Staff contacted Michigan Historic Preservation Network (MHPN) regarding weatherization workshop. It will be Saturday, October 27, 2019 from 10 am – 12 pm at the Spicer House in Heritage Park. MHPN recommended charging a fee for people to value of the information given and remember to show up for something they purchased. A fee of \$10-\$15 was recommended. The HDC directed staff to charge \$15 for the workshop.

Commissioners asked what room the workshop would be conducted and the capacity. Staff stated that the Resource room holds 30-50 people. Commissioner Hegarty wants staff to provide budget with expenditures for future workshops.

**B. HEAVY TRUCK TRAFFIC ON HALSTED ROAD**

Former Commissioner Donna Smolinski contacted staff regarding heavy truck traffic on Halsted Road off Twelve Mile Road. The traffic makes her home vibrate. Commissioner Klemmer stated that it may be due to heavy construction in the area with construction on Thirteen mile road. Commissioner Hegarty stated that Thirteen mile road construction project brought in a lot of material. HDC directed staff to contact Ms. Smolinski to find out if there was a change in the traffic and to contact Police Department for enforcement of speed limit.

**C. BEAUTIFICATION AWARD NOMINATION**

City of Farmington Hills is hosting its annual Beautification awards. Staff Liaison Lawrence inquired of the HDC about a nominee for the Historic Preservation award. Commissioner Klemmer opened the floor for nominations. Commissioners nominated Chris Bidigare, owner of HD#16 Mark Arnold House located on 26490 Drake Road. He completed the renovation work on the home and the renovation incorporated the old shed. They felt the renovation was nicely done.

**D. HD#504 KIRBY WHITE HOUSE 24200 FARMINGTON ROAD EXTERIOR PAINT**

Staff Liaison Lawrence updated commissioners about status of exterior paint on HD#504 Kirby White House. The homeowner has not taken action to repaint home. He indicated he would install new siding. However, the house is in the same condition. Zoning officer issued a citation to the homeowner. He will have to appear in court. Commissioners indicated they will support the city with enforcement action.

**E. NEW MAILING FOR HISTORIC MARKER PROGRAM**

Staff Liaison Lawrence provided revised resident letter for historic marker program. Commissioners accepted revision with updated photo of recent historic marker and increase in resident investment cost from \$500 to \$600. Staff indicated increase in cost of sign so resident investment increased.

**Motion to accept revised historic marker program resident letter as presented and send out mailing.**

**MOTION BY:** HEGARTY  
**SUPPORT BY:** OLSON

TO APPROVE THE REVISED HISTORIC MARKER PROGRAM RESIDENT LETTER AS PRESENTED AND SEND OUT MAILING.

MOTION CARRIED: 5-0-0

**CORRESPONDENCE:**

Brandon Jackson, a Western Michigan University History student contacted Staff Liaison Lawrence regarding an internship. He emailed his resume and a copy of a historic district survey completed as a school project.

Staff Liaison informed Mr. Jackson that it would be unpaid. Staff also contacted the Human Resources department for requirements to engage an intern. Intern must have a scope of work, a place to work, access to computer and records, a supervisor and signed agreement with the City.

Staff informed the HDC that the Planning Office currently does not have any open desks for the intern. Commissioner Olson stated that intern could be in the field and could update the Sarah Fisher Reconnaissance Survey. HDC directed staff to find out if the intern was still available and when the internship had to be completed.

Commissioner Gania Kandalajt submitted a resignation letter. She has moved out of the city to be closer to her job. HDC staff contacted City Manager's office regarding notice for vacancy.

Staff Liaison Lawrence presented a copy of State Historic Preservation Office (SHPO) Certified Local Governments survey response with attachments to Commissioners. Survey response was mailed in July of 2018.

**PUBLIC COMMENT:**

Paul Zachos, a resident expressed interest in the HDC. He is an appraiser and property manager. He is looking to serve on a board and wanted to find out what role the HDC plays in the city. He is considering serving on another board and has not decided if he wants to be a part of the HDC.

**COMMISSIONER COMMENTS:**

Commissioner Sewick inquired about the Hillel School application for a preservation grant through the State Historic Preservation Office (SHPO). Staff informed the HDC that the Little Red School House is not on the National Register of Historic Places, which is a requirement for application for SHPO grants.

Representative of Hillel School is working on national designation.

Commissioner Klemmer informed HDC about the Emily Butterfield lecture at his home on September 20, at 6:30 pm with Preservation Farmington.

**APPROVAL OF MINUTES:**

Minutes from June 13, 2018 meeting were not approved due to errors. Staff directed to revise and bring back to October meeting.

**ADJOURNMENT:**

Chairman Klemmer declared the meeting adjourned at 9:00 p.m.

KEN KLEMMER – CHAIR

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