

MEETING MINUTES
CITY OF FARMINGTON HILLS
HISTORIC DISTRICT COMMISSION
MAY 09, 2018

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

MEMBERS PRESENT: Michael Hegarty, Bryan Brincat, Gania Kandalajt, Paul Sewick, Steve Olson

Angeline Lawrence, HDC Liaison

MEMBERS ABSENT: Ken Klemmer, Melanie Goerke

APPROVAL OF AGENDA:

**MOTION BY: BRINCAT
SUPPORT BY: SEWICK**

TO APPROVE THE AGENDA OF MAY 09, 2018, AS SUBMITTED.

MOTION CARRIED: 4-0-0

NEW BUSINESS:

A. NOTICE TO PROCEED 18-1

HDC Liaison Lawrence presented the commissioners with the proposed project. The homeowners have an existing shed that they want to be removed. There is no historic context to the shed itself, although it is located within 100 feet of the historic district property. None of the commissioners saw any issue with this proposed demolition.

Motion to approve the demolition of the shed at HD #510 Frank Steele House.

**MOTION BY: SEWICK
SUPPORT BY: OLSON**

TO APPROVE THE DEMOLITION OF THE EXISTING SHED LOCATED WITHIN 100 FEET OF HD #510 FRANK STEELE HOUSE SITE.

MOTION CARRIED: 5-0-0

B. CERTIFICATE OF APPROPRIATENESS 18-2

Homeowner Comerford was present for meeting. He described the proposed projects for his home at HD #513 Henry Bach House. The exterior renovation includes a few portions. The portico was clad in aluminum at some point of the house's history. Mr. Comerford proposed to remove aluminum cladding and restore portico with wood, which has started to sag in. He has been unable to find historical photos of the home. Mr. Comerford proposed to replace columns with two pairs of columns of wood cladding,

believing this would be respectful of the historic home's context and style. The next proposed renovation is the porch. It is currently poured concrete with inlay tiles that are sagging. Mr. Comerford wants to restore with brick pavers, believing brick to be the original material for that porch. The porch would use a basket weave field pattern with a slight overhang at the edge. The third proposed renovation includes the storm windows. The house has its original double hung windows. The homeowner is in the process of restoring them. Some tracks have been bent and the paint started to chip at the storm windows. Three track double hung windows are proposed, which are all to be white. These replacements will be more efficient windows, but still looks the same. The final renovation area is the pathway. The challenge is the hedges and questioning what will happen to them when walk is taken out. The hedges might not make it during construction and are already showing their age. The pavers are to match porch, but with a herringbone pattern.

Commissioner Sewick asked what companies are doing the windows. Homeowner Comerford shared that it is a company in Berkley. Commissioner Brincat commented that restoring original sashes are difficult to get airtight. He suggested getting storm windows to prevent drafts from occurring. Commissioner Olson commented this is a very thorough presentation and is much appreciated for a smooth process with the commission. He questioned what parts are original. The homeowner thought the upper shape is, but not the bottom portion of the porch and portico. Comerford believed the hanging light to be the original. Olson reinforced that once the homeowner strips back cladding, the homeowner might find something unexpected and urges homeowner to rethink plan and consider anything found that needs fixing to be matched to original and keep true to historic context. Homeowner Comerford mentioned the pathway is to be regraded, which is another reason hedges might not survive. Commissioner Kandalaft asks whether brick is material typically used in neighborhood. Mr. Comerford clarifies that another porch and walkway in the neighborhood, Chair Klemmer, uses brick.

HDC Liaison Lawrence explained the next step is to send the Certificate of Appropriateness to the homeowner, which he will then show to the building department when obtaining permit.

Motion to approve the Certificate of Appropriateness for HD #513 Henry Bach House, with reference to #5 and #2 of the Secretary of the Interior's Standards for Rehabilitation.

**MOTION BY: SEWICK
SUPPORT BY: BRINCAT**

TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR HD #513, WITH THE AMENDMENT TO RETAIN ORIGINAL WINDOWS AND OTHER ORIGINAL ELEMENTS TO THE HOUSE.

MOTION CARRIED: 5-0-0

OLD BUSINESS:

A. Review and approval of press release for Historic Marker program

HDC Staff Liaison Lawrence expressed concerns about the resident investment cost for a historic marker shown in the press release. Every two years, the cost increases an additional \$80. She recommended increasing the cost from \$500 to \$600 to cover the increase. Commissioner Olson recommended changing the amount shown from \$500 to "approximately \$600" to accommodate this biannual increase. Commissioner Sewick noted that parking and getting to house might be confusing to visitors and should

be clarified. HDC Staff Liaison Lawrence will clarify directions in press release. Ms. Lawrence talked to property owner about the event to occur on June 6th at 5:30 pm. Vice-chair Hegarty questioned the “relaunching” text used in the press release. He suggested changing the sentence to “...(HDC) has a Historic Marker Program to designate...” instead.

Motion to approve the press release provided with minor revisions to cost, parking directions and relaunching phrasing.

MOTION BY: OLSON
SUPPORT BY: KANDALAFT

TO APPROVE THE PRESS RELEASE WITH MINOR REVISIONS.

MOTION CARRIED: 5-0-0

B. Approval of dates for Historic Marker HD #314 William Gates House unveiling ceremony

HDC Staff Liaison Lawrence to confirm with remaining commissioners the date and time of event, as discussed in previous motion.

Motion to approve the ceremony of HD #314 William Gates House marker installation.

MOTION BY: KANDALAFT
SUPPORT BY: HEGARTY

TO APPROVE THE COORDINATION OF HD #314 WILLIAM GATES HOUSE MARKER INSTALLATION CEREMONY.

MOTION CARRIED: 5-0-0

POINTS OF INTEREST/UPDATES:

ADMINISTRATIVE CERTIFICATE OF APPROVAL OF 1-18 HD #603 CARL LICHT HOUSE GENERATOR APPROVAL

Ms. Lawrence informed the Commissioners that the mechanical unit is located at back wall of property, which is not as easy to see from public viewing.

EXTERIOR OF HD #504 KIRBY WHITE HOUSE

HDC Staff Liaison Lawrence distributed letter given to homeowner about peeling paint. Olson asked who reported about the matter. Ms. Lawrence stated it was Amanda Grenanco, a Zoning Officer, since it is within her inspection area. Olson informed commission that neighbors were not happy of house moving to area. It is obvious that paint is peeling since it is seen by people driving by, as Hegarty mentioned that he sees it daily when he is driving by. Hegarty suggested bringing the matter back at the August meeting to follow up.

CONTINUE HISTORIC MARKER PROGRAM WITH RESIDENTS ON WAITING LIST

Homeowner Comerford is next on the waiting list, with only two markers in budget per year. Commissioners did not see any issues with moving forward with program and approving two markers on waiting list.

MICHIGAN HISTORIC PRESERVATION NETWORK RESOLUTION REQUEST FOR SB 469

HDC directed staff to create a memorandum to send to city council. This memo is a request from MHPN to the city council. The HDC will inform city council of support towards the SB 469.

Motion to approve HDC in support of reinstating bill 469, and we encourage forward through channels for review at city council.

**MOTION BY: OLSON
SUPPORT BY: BRINCAT**

TO APPROVE THE MEMO TO CITY COUNCIL INFORMING OF HDC'S SUPPORT TOWARDS SB 469.

MOTION CARRIED: 5-0-0

CORRESPONDENCE:

Correspondence provided and distributed.

HDC Staff Liaison Lawrence reached out to homeowner from previous month's discussion about homeowners that want to sell their historic properties. She suggested using a template similar to the one used by the Michigan Historic Preservation Network (MHPN) for homeowners to submit on the Farmington Hills city website when they are ready to sell their house. Ms. Lawrence is to contact IT department and manager to make sure we can use the template. Hegarty asked if other cities use this sort of template. No one is sure whether other cities use such template.

PUBLIC COMMENT:

No public comments.

COMMISSIONER COMMENTS:

Olson commented that Klemmer asked about the next workshop. Ms. Lawrence will follow up with Commissioner Klemmer and MHPN about an instructor for a plaster workshop. MHPN offers other workshops to choose from as well.

Motion to allocate funds up to \$500 for a future workshop to be held for homeowners with the location and date to be determined.

**MOTION BY: OLSON
SUPPORT BY: SEWICK**

TO APPROVE THE FUND ALLOCATION OF \$500 FOR A FUTURE WORKSHOP.

MOTION CARRIED: 5-0-0

Commissioner Olson asked about any updates from the Sarah Fisher project. HDC Liaison Lawrence noted that there is nothing to update so far.

Lawrence suggested we have formal motion to continue marker program. HDC needs to use budget by end June for 2018. Vice-chair Hegarty does not feel it necessary to give formal motion since the minutes already show HDC approval of two homeowners on waiting list.

APPROVAL OF MINUTES:

Minutes of April 11, 2018 Commission Meeting were reviewed. Minor revision suggested on page 2.

Motion to approve the Minutes of the April 11, 2018 Historic District Commission with minor correction.

**MOTION BY: OLSON
SUPPORTED BY: BRINCAT**

TO APPROVE THE MINUTES AS SUBMITTED WITH MINOR REVISIONS.

MOTION CARRIED: 5-0-0

ADJOURNMENT:

Vice Chairman Hegarty declared the meeting adjourned at 8:28 p.m.

KEN KLEMMER – CHAIR

/kk/al/