

**MEETING MINUTES
CITY OF FARMINGTON HILLS
HISTORIC DISTRICT COMMISSION
October 10, 2018**

CALLED MEETING TO ORDER: CHAIRMAN KEN KLEMMER 7:30 p.m.

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

Angeline Lawrence, HDC Liaison

MEMBERS ABSENT:

APPROVAL OF AGENDA:

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

TO APPROVE AMENDED AGENDA OF OCTOBER 10, 2018
AGENDA AMENDED TO ADD APPLICATION FOR CERTIFICATE OF
APPROPRIATENESS FOR HD#303 SAMUEL DAVIS HOUSE

MOTION CARRIED: 5-0-0

NEW BUSINESS:

A. WELCOME NEW COMMISSIONER LISA MARTIN

Commissioners welcomed new commissioner. Commissioner Martin introduced herself and provided a summary of her professional and historic preservation background.

B. UPDATE REGARDING SEPTEMBER 14TH OPEN HOUSE FOR THE FORMER SARAH FISHER HOME SITE

Commissioner Klemmer provided a summary of the event. It was well attended with various stakeholders, city officials and potential buyers in attendance. Commissioner Olson and his wife, Staff Liaison Lawrence and City Council Liaison Valerie Knoll also attended. The concept is called, "friend raising." EHM Senior Solutions is holding events across Metropolitan Detroit to share their new concept for senior living.

Commissioner Klemmer explained that the proposed number of units on the previously approved plan will decrease, no congregate housing, a mix of cottages, duplexes, detached homes, and amenities such as a library, fitness center, restaurants and post office that will be accessible to the public. Interior of buildings were cleaned up and debris was removed. Liaison Lawrence is still awaiting a date for a walk through for commissioners. Commissioner Olson stated that EHM Solutions is taking a different approach to senior housing and using the Town Center approach.

C. CERTIFICATE OF APPROPRIATENESS 18-4 HD 504 KIRBY WHITE HOUSE

Mr. Elliot and his wife presented their proposal to remove and repair sections of façade with deteriorated wood. He will replace the sections with painted wood siding and install a new Tyvek to separate the wood from the vapor barrier. Mr. Elliot passed out samples of the building materials.

Commissioners inquired about the cause of the moisture problem, the type of material used, the location of damaged wood to be replaced, the timeline for repair and year the home was built. Mr. Elliot inquired about next steps and whether a building permit would be required for the work.

Motion to approve application of HD#504 for replacement of wood on the south face, garage face on Ten Mile and Farmington Road and replace deteriorated wood and put new Tyvek and furring strip to float wood away from the vapor barrier.

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

TO APPROVE CERTIFICATE OF APPROPRIATENESS FOR HD#504, TO REPLACE WOOD ON THE SOUTH FACE, GARAGE FACE ON TEN MILE AND FARMINGTON ROAD AND REPLACE DETERIORATED WOOD AND INSTALL NEW TYVEK AND FURRING STRIP TO FLOAT WOOD AWAY FROM THE SIDING.

MOTION CARRIED: 6-0-0

D. CERTIFICATE OF APPROPRIATENESS 18-3 HD# 506 GLEN OAKS COUNTRY CLUB

Jenifer Meyer, Oakland County Architect, presented the proposal to remove and replace the front entry exterior doors with a custom made door with glass beveled inserts.

Commissioners inquired about the status of a previous plan to renovate the front entrance and parking lot, the size of the existing door, if there was a photograph of the original door, if the current doors were functional and how the diamond shaped glass pane interface the arched doorway. Other questions included whether there was a lintel above the door opening, if the doorway was arched, and how the entry way looked without the canopy.

Ms. Meyer stated the door measured 82-inches. She presented an alternative design with a diamond shaped pane that goes up to the glass. The commissioners preferred the alternative design.

Motion to approve application as presented with the second design example shown in meeting upon receipt of final shop drawing in accordance to Secretary of the Interior's standards 2, 9 and 10.

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

TO APPROVE CERTIFICATE OF APPROPRIATENESS FOR HD#506, TO REPLACE EXISTING ENTRY DOOR WITH ALTERNATIVE DESIGN UPON RECEIPT OF THE FINAL SHOP DRAWINGS IN ACCORDANCE TO SECRETARY OF THE INTERIOR'S STANDARDS 2, 9 AND 10.

MOTION CARRIED 6-0-0

E. CERTIFICATE OF APPROPRIATENESS 18-5 HD#303 SAMUEL DAVIS HOUSE

Joel Lerman presented proposal to replace deteriorated cement porch, steps, hand rail and guard rails with cement pavers on the porch and steps, new guard rails, and hand rails to code.

Commissioners inquired about the height and color of the guard and hand rails, the material of steps, the color and style of porch columns, and the condition of the existing porch. Commissioners recommended that the handrail and guardrail be tied into the column, and for the applicant to consider changing the shape of the existing columns to be compatible with the façade.

Mr. Lerman stated that the guardrails and handrails will be installed according to building code requirements of 42-inches for the guardrails. The columns will be custom made. Commissioner also asked what type of material will be used for the railings.

Motion to approve application for HD#303 Samuel Davis House including replacement of concrete porch with pavers, replace guardrail at 42-inches, replace the steps with concrete pavers, replace two handrails, and consideration of using mustard color on guard and hand rails that match color of background house according to Secretary of the Interiors Standards 2, 9 and 10.

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

TO APPROVE CERTIFICATE OF APPROPRIATENESS FOR HD 303 SAMUEL DAVIS HOUSE TO REPLACE DETERIORATED CONCRETE PORCH WITH CONCRETE PAVERS, REPLACE GUARDRAILS AT 42-INCHES, REPLACE STEPS WITH CONCRETE PAVERS, REPLACE TWO HANDRAILS AND CONSIDER THE USE OF MUSTARD COLOR ON GUARDRAILS TO MATCH COLOR OF BACKGROUND HOUSE IN ACCORDANCE WITH SECRETARY OF THE INTERIORS STANDARDS 2, 9 AND 10.

MOTION CARRIED 6-0-0

OLD BUSINESS:

A. STATUS OF REVISED NARRATIVES FOR HD#513 HENRY BACH HOUSE AND HD#307 HAMILTON JONES HOUSE

Commissioners reviewed the narrative for HD#513 Bach House. Commissioners inquired about the type of out house on the property. Commissioner Martin suggested adding location of district, such as Northwest corner of 13 mile and Orchard Lake.

Commissioner Klemmer presented revised narrative for HD#207 Hamilton Jones House that included architectural description. Commissioners accepted both narratives and will submit revisions for the historic markers.

B. JOINT MEETINGS WITH FH-HISTORICAL COMMISSION

HDC Staff Liaison Lawrence contacted the Farmington Hills Historical Commission regarding topics for the joint meeting. The topics for discussion submitted by the Historical Commission included the following: maintenance of historic markers and funding. Historic District Commissioners selected topics including the following: Spring Reconnaissance Survey, history of Farmington Hills Map and oral histories of senior residents.

POINTS OF INTEREST/UPDATES:

A. UPDATE WEATHERIZATION WORKSHOP

The weatherization workshop will be Saturday, October 27, 2019 from 10 am – 12 pm at the Spicer House in Heritage Park. Sign-ups for registration were low. Commissioner Klemmer provided a summary of the plaster workshop. There were twenty people in attendance and feedback was positive.

B. ADMINISTRATIVE C OF A HD#506 GLEN OAKS COUNTRY CLUB

Staff provided applications and a summary of the proposal for replacement of two roof top air conditioning units. Application was approved by staff September 20, 2018.

C. ADMINISTRATIVE C OF A HD#501 SPRINGBROOK FARMHOUSE

Staff provided application and a summary of the proposal for replacement of asphalt/fiberglass shingled roof. Application was approved by staff October 2, 2018.

CORRESPONDENCE:

Staff contacted the City Manager's office regarding potential applicants for the vacant seat on the Historic District Commission. Two people expressed interest and their letter and/or resume was forwarded to staff for consideration by HDC.

PUBLIC COMMENT:

John Trafelet, a former City Planning Commissioner, introduced himself and expressed interest in serving on Historic District Commission. Jason Cerbin, a professional mechanical engineer, introduced himself and expressed interest in serving on the Historic District Commission.

David Woo, an urban planning student at Eastern Michigan University, observed the meeting as a class requirement.

COMMISSIONER COMMENTS:

None

APPROVAL OF MINUTES:

Minutes from June 13, 2018 and September 12, 2018 meeting were approved with minor correction to change motion by Sewick to Brincat for June meeting.

TO APPROVE THE MINUTES OF THE JUNE 13, 2018 AND SEPTEMBER 12, 2018 HISTORIC DISTRICT COMMISSION WITH MINOR CORRECTION TO JUNE 13, 2018 MEETING.

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

MOTION CARRIED 5-0-1

ADJOURNMENT:

Chairman Klemmer declared the meeting adjourned at 9:25 p.m.

KEN KLEMMER – CHAIR

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