

**FARMINGTON HILLS HISTORIC DISTRICT COMMISSION
CITY OF FARMINGTON HILLS
NOVEMBER 9, 2022 - Minutes**

1. Meeting Called to Order (6:30 p.m.)
2. Roll Call

Present - Ken Klemmer, John Trafalet, Steve Olson, Alec Thomson, Marleen Tulas

Absent: Jim Paulson, Lisa Martin

Guests: Clara Seymour (Daughter of John and Adele Seymour), Ellen Schnackel (Director of Special Services), Adrianna Melchior (Hubbell, Roth and Clark), Brian Moran (Special Services Deputy Director)

3. Approval of Agenda
 - A. Updates to agenda
 - A. Old Business - Certificate of Appropriateness 22-2
 - B. Points of Interest - Spicer House Subcommittee Report
 - B. Moved by John Trafalet. Seconded by Marleen Tulas
 - A. Unanimous Approval
4. New Business

A. Certificate of Appropriateness 22-5

Historic District: HD#3—Lemuel Botsford House

Location: 24414 Farmington Road

Applicant: John Seymour

Owner: John and Adele Seymour

Proposal: Replacement of asphalt shingle roof, aluminum gutters, and wood and plastic shutters with asphalt shingle roof intended to simulate wood shake, new seamless aluminum gutters, and new functional cypress wood shutters

Update to the application presented by Clara Seymour.

- Painting is completed.
- Shutters were originally going to be functional, but the new one, due to depth of current windows will be screwed to siding (non-functional). They will be the same color and style as was presented in the proposal. New wood is Spanish Cedar. Commissioner Klemmer suggested adding shutter dogs back to the house even if the new shutters are non-functional. Owner was called on phone to discuss shutter dog status. He agreed that he would add the shutter dogs (decorative).
- Gutters are being replaced due to deterioration

- Landscaping will be undertaken in spring, but not subject to approval by Historical District Commission.

Motion to approve updated Certificate of Appropriateness (22-5) applying Secretary of Interior Standards #6 and #9 submitted by Alec Thomson. Seconded by John Traftalet. Unanimous approval.

5. Old Business

A. Certificate of Appropriateness 22-2 Spicer House

Based on feedback from the Historic District Commission's last meeting, Adrianna Melchior presented a report regarding several proposed options to address the roof at the Spicer house along with cost estimates. See attached report for full details. The following is a brief summary of the options as presented by Adrianna.

1. Option #1 (Rehabilitation of roof) was not endorsed. It was stated that the current roof was not a good candidate for rehabilitation. City does not have staff or budget to maintain a wood shake roof. It is financially prohibitive to rehabilitate the roof and its life expectancy is not long.
2. Option #2 . (New cedar shake roof) Maintenance here is again a problem for the city. Cedar Preservation Systems provided an initial quote.
3. Option #3 (Synthetic Cedar Shake).
4. Option #4 (Asphalt Shingle) Most economical

The job estimates do not cover additional areas that would need to be addressed (chimney, gutter, etc...)

There is no maintenance plan in place (to date) for the property. The commission asked if there was a plan to create and implement one? Ellen Schnackel stated that the goal is to restore the building and make it usable to committees, groups, and residents, but it should be noted that the original deed does not allow for property to be rented out.

Commission requested additional information regarding cedar shake restoration, maintenance and replacement including cost estimates. Additionally, it was requested for addresses within the area where the proposed asphalt and synthetic shingles had been installed so the Commission could see them installed.

Commissioner Klemmer did reach out to a couple different cedar roofing companies to look at options for Cedar roof job. They included Pomaville along with Butcher and Butcher.

Motion by John Traftalet to table the matter to a later date. Seconded by Marleen Tulas

Unanimous approval.

6. Points of Interest/Updates

A. Plans for Tour

Commissioners Olson, Tulas and Thomson are going to conduct a neighborhood survey of Section 11 and a portion of 14 (north of 696) on Saturday (November 12) at 9 a.m. They will be looking to identify properties that might be considered for inclusion in the Historic District.

B. Cemetery Project

Commissioners along with Scouts from Troop 179 worked to reset and clean approximately 30 different headstones at Farmington East Cemetery on October 29th. There is still a need for more maintenance at both Utley and West cemeteries. Steve Olson suggested that it might be a one or two year timeline for projects to reset stones. Commissioners Olson and Klemmer are working on a proposal for stainless steel channels to fix stones that are broken.

Commissioner Tulas proposed adding roping to cemetery fencing/gates for winter holiday season.

C. Spicer House Subcommittee

Much of this report was given during the Spicer House Certificate of Appropriateness discussion. Commissioners Olson and Trafalet visited the property and engaged in some cleaning and survey efforts to ascertain options to address roof decay. See attached report for details.

7. Correspondence

None

8. Public Comment

None

9. Commissioner Comments

There was a discussion about approaching Wayne Elliot to see if he might be interested in serving on the Commission. Commissioner Klemmer was going to reach out to him.

10. Approval of Minutes

Minutes from October 12th meeting approved with noted corrections.
Moved by Alec Thomson. Seconded by Marleen Tulas.
Unanimous approval.

11. Adjournment

Motion by Steve Olson. Seconded by John Trafalet.
Unanimous approval. Adjourned 8:22 pm.

Submitted by Alec Thomson (11/18/22)