

MINUTES
FARMINGTON HILLS HISTORIC DISTRICT COMMISSION
CITY OF FARMINGTON HILLS
APRIL 9, 2025 @ 6:30 P.M.
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336
WEBSITE: WWW.FHGOV.COM : PHONE (248)871-2540

1. Meeting called to order by Chair Klemmer at 6:29 p.m.

2. Roll Call

Members Present: Jim Paulson, Alec Thomson, John Trafelet, Marleen Tulas, Steve Olson, Ken Klemmer

Members Absent: Emily Howard

Others Present: Valerie Knol (Farmington Hills City Councilperson), Diane Mulville-Friel (City of Farmington Hills Staff Liaison), Brian Golden (Farmington Hills History Commission), Brian Moran (City of Farmington Hills Special Services)

3. Approval of Agenda

Motion to approve agenda by Trafelet, support by Tulas.

Motion carried 6-0.

4. New Business

5. Old Business

A. Certificate of Appropriateness 25-2

Historic District:	HD #: 508 – Spicer House
Location:	24711 Farmington Road
Applicant:	Brian Moran
Owner:	City of Farmington Hills
Proposal:	Exterior maintenance and miscellaneous repairs

Brian Moran presented a proposal from National Restoration for needed repairs at Spicer House totaling \$715,000. However, the city has only \$75,000 in available funds for current work.

The previous gutter restoration work is stalled awaiting approval of gutters/hangers. The desire of the HDC is to use as much existing gutter as possible and the old hangers. Some new gutters and hangers will be needed. This work should be completed after the new proposed restoration work is undertaken.

Chair Klemmer inquired as to why there is only one coat of paint on exterior window frames. Brian is going to revisit this part of the quote.

Commissioner Tulas inquired if the reference to plaster in the bid was meant to reference stucco. Brian Moran was going to follow up on the matter.

Chair Klemmer raised the question of how the Spicer House fascia boards were being replaced. These need to be addressed as part of the roof and gutter updating.

Motion by Olson, support by Trafelet to approve the COA (25-20 for the Spicer House (#508) for the exterior maintenance and repairs as noted in the application (11 bulleted items under the heading of Proposed Scope of Work Based on Budgetary Limitations) based on the available \$75,000 budget. The commission requests that the proposed painting should be two coats instead of one. Additionally, the proposed exterior plaster repairs should be stucco that is compatible with existing materials. The Commission also recommends that the fascia of the home be replaced and clarified that this is included in the previous roof work. In conjunction with the fascia work, the existing house gutters and hangers should be used as much as possible. This work is aligned with the Secretary of the Department of Interior standards #2, #5, and #6.

Motion carried 6-0.

6. Points of Interest/Updates

A. Event Planning – Spicer House Open House and Tour

Brian Golden presented a layout map of the Spicer House floor plan and display cases to accommodate the Historical Commission moving into the home. The library will be a lockable space to house important artifacts. The remaining house will have display cases (no items mounted to the walls) throughout the building to share artifacts and stories. Brian proposed that some of the display space should be utilized by the HDC to share details about the district and the commission's work. He suggested reaching out to the Michigan State Historical Preservation Office (SHPO) to see about securing a grant to fund the proposed display cases and arrangements. This work will not unfold until after the interior renovations are complete. For the open house on May 20th, the History Commission will put up display boards to share the vision for the interior.

A mailing announcing the May 20th event is about to be mailed out to all HDC property owners. The event is an open house to bring the community together and highlight the work of the HDC. We will have Bluebook revisions available for property owners to add to their personal books. Copies of Farmington Hills historical map will be available for sale too. Refreshments will be provided.

B. Event Planning – 100th Anniversary Celebration

Chair Klemmer is hosting an event at his home (Oakewood Cottage) an Emily Butterfield design on August 2nd. Anyone interested in volunteering as a docent should contact Ken. This will mark the 100th anniversary of the home's creation. More details will be forthcoming.

C. Cemetery Monument Restoration Project Update

The city has put out the purchase orders for two jobs with David Carter. These were previously approved by the HDC. The DPW will be tackling two more restoration quotes in the coming months. Steve Olson and John Traftlet are going to walk through the cemeteries and flag the remaining headstones that need repair.

D. Nehemiah Hoyt House Status Update

Diane Mulville-Friel reported that the city is still working with HUD on securing the property. HUD did place a new tarp on the roof and cut a few tree branches, but little has changed at this point.

7. Correspondence

None received.

8. Public Comment

None

9. Commissioner Comments

Howard – None.

Klemmer – None.

Olson – None.

Paulson – None.

Thomson – None.

Traftlet – Can we get a digital display to run a slideshow of HDC properties at the Spicer House? May 20th Open house too?

Tulas – None.

Valerie – Reported that updates to our HDC website can be handled by sending materials and idea to Diane Mulville-Friel. We will add this to the June HDC agenda for brainstorming ideas for HDC website.

10. Approval of Minutes – January 8, 2025 and March 12, 2025

Motion to approve January 8 minutes made by Trafelet, supported by Tulas.
Motion carried 6-0.

Motion to approve March 12 minutes with following revisions made by Trafelet, supported by Tulas.
Motion carried 5-0
Thomson abstained.

(Correct spelling of Community in title. Remove comma after Mahaffrey. Correct spelling of Thomson.)

11. Adjournment

Motion to adjourn the meeting made by Thomson, supported by Olson.
Motion carried 6-0.

Adjournment at 7:50 pm

Submitted by Steve Olson (4/10/2025)