

**MEETING MINUTES
CITY OF FARMINGTON HILLS
HISTORIC DISTRICT COMMISSION
January 9, 2019**

CALLED MEETING TO ORDER: CHAIRMAN KEN KLEMMER 7:29 p.m.

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

OTHERS PRESENT: Angeline Lawrence, HDC Liaison

MEMBERS ABSENT: None

APPROVAL OF AGENDA:

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

TO APPROVE AGENDA OF JANUARY 9, 2019

MOTION CARRIED: 7-0-0

NEW BUSINESS:

- A. WELCOME NEW COMMISSIONER JOHN TRAFELET**
- B. PRESENTATION BY PUBLIC SERVICES FOR PROPOSED WORK ON 12 MILE AND HALSTED AND WEST CEMETERY**

Representatives from the Department of Public Works presented the plans for road construction along Halsted to begin in the spring of 2019. As a result of the road construction, Karen Mondora, James Cubera, Kevin McCarthy and staff presented the background and existing conditions of the West Cemetery including the deterioration of the retaining wall, fencing and tombstones.

Ms. Mondora stated that due to the road construction the side walk along Halsted Road would be replaced with stamped concrete, a new cement block retaining wall would be installed, and the existing fencing would be replaced.

Kevin McCarthy stated that the existing wrought iron fence has been hit by cars several times. He stated that ongoing maintenance of the existing wrought iron fence is a major concern. He stated the office lacks the materials, manpower and a welder (retired) to repair the fence's damaged sections. He also stated in the past several years, the corroded fence was painted using court workers.

Commissioners inquired about the type of materials for the fence, color for the proposed retention wall and the fence installation. Other questions included the maintenance costs for the existing fencing, cost for proposed fencing, identification of grave tombs; relocation of grave tombs during construction, timeline of construction, and the method for fence and brick wall installation.

Public Services staff responded that a grayish-colored cement block will be used for the retention wall and powder coated aluminum would replace the wrought iron fence. Kevin McCarthy stated it will cost \$60,000 to install new aluminum fencing.

James Cubera stated that a consultant reviewed the existing gravesites and headstones and determined the headstones would be damaged if they were moved. He also added that the cost to move the graves was prohibitive and it was difficult to reach surviving relatives.

Mr. Cubera added that the installation of the retaining wall would not be invasive, but will be 1 ½ block deep for footing. The wall will be 24 to 30 inches high. The fencing will be installed with a flat bracket and drilled on top of wall.

Public services staff stated they will retain the existing overhead entrance sign. They also indicated that fencing is not required on south edge of the cemetery; it is required at Halsted and Twelve Mile Road. Some savings can be gained if fencing along south edge is not replaced. Staff indicated that there are no issues with vandalism at the site.

Public Services staff presented a sample of the aluminum fencing. Commissioners expressed concerns regarding the proposed fence material and style, continued maintenance and lifecycle of an aluminum fence. Commissioners provided resources for wrought iron fencing such as Iron Fence Works in Detroit. Commissioner Klemmer stated that the use of steel fencing has a life span of 40-50 years. Commissioner Brincat suggested use of rustoleum and galvanizing a steel fence.

Commissioner Klemmer stated Iron Garden structures would cost \$150 per foot installed and contractor could install 60-feet a day or \$500 installation a day.

Commissioner Olson was in agreement with stamped concrete to replace sidewalk and grayish color retention wall. He put forth a motion to support the proposed sidewalk replacement and retaining wall. However, he suggested that Public Services work with a subcommittee of the HDC to determine the style of the fence.

Motion to promote support the installation of stamped concrete sidewalk and a grayish-brown cement block retention wall at the West Cemetery and for Public Services staff to work with HDC subcommittee to select a historically appropriate style of replacement fence.

**MOTION BY: OLSON
SUPPORT BY: TRAFELET**

TO APPROVE INSTALLATION OF STAMPED CONCRETE SIDEWALK AND GRAYISH-BROWN CEMENT BLOCK RETENTION WALL AT WEST CEMETERY AND FOR PUBLIC SERVICES STAFF TO WORK WITH HDC SUBCOMMITTEE TO SELECT A HISTORICALLY APPROPRIATE STYLE OF REPLACEMENT FENCING.

MOTION CARRIED: 7-0-0

C. CERTIFICATE OF APPROPRIATENESS 19-1 HD#508 SPICER HOUSE

Jeff Hotchkiss of Special Services presented the proposed asphalt shingles to replace the existing cedar shake roof on the Nature Center/Day Camp roof. Mr. Hotchkiss indicated that the existing roof leaks and is difficult to maintain.

Commissioner Klemmer stated that the building is not historic, but it is located within 100-feet of the historic Spicer House. Commissioners inquired about the use of other materials and costs, change in appearance of roof, the color of proposed roof, and the timeline for work.

Mr. Hotchkiss stated that it would cost six times more to replace the roof with one that is metal. The cost for replacement of roof and fascia is \$45,000 to \$50,000. The color is grayish-brown, but he could come back when the bid for the work is in place with a color. The project will begin late spring of 2019.

Motion to approve certificate of appropriateness for HD#508 Nature Center/Day Camp for replacement of cedar shake shingles with grayish colored asphalt shingles for the roof.

MOTION BY: OLSON
SUPPORT BY: MARTIN

TO APPROVE CERTIFICATE OF APPROPRIATENESS FOR HD#508 NATURE CENTER/DAY CAMP AS SUBMITTED FOR REPLACEMENT OF CEDAR SHAKE SHINGLES WITH GRAYISH COLORED ASPHALT SHINGLED ROOF.

MOTION CARRIED: 7-0-0

D. REAPPOINTMENT OF HDC COMMISSIONERS – K. KLEMMER, S. OLSON, P. SEWICK

Commissioner Klemmer asked Commissioners Olson and Sewick if they responded to the City Manager's office regarding their desire to be reappointed on the Historic District Commission. Commissioner Olson responded and wanted to be reappointed. Commissioners Sewick and Klemmer also wanted to be reappointed.

Commissioner Klemmer asked if a person could serve on more than one commission at the same time. Staff Liaison Angeline stated that a person can serve on more than one commission simultaneously. However, it is up to the Mayor to appoint an individual to more than one commission.

E. ELECTION OF SECRETARY

Commissioner Klemmer opened the nominations for secretary. Commissioner Martin stated she would be willing take the role, however, during tax season she is unavailable. Commissioner Olson stated he could take the role during the high demand months of tax season to assist Commissioner Martin.

Motion to elect Commissioner Lisa Martin as Secretary with assistance from Commissioner Olson.

MOTION BY: TRAFELET
SUPPORT BY: BRINCAT

TO APPROVE THE ELECTION OF COMMISSIONER LISA MARTIN TO SERVE AS SECRETARY WITH ASSISTANCE FROM COMMISSIONER STEVE OLSON.

MOTION CARRIED: 7-0-0

OLD BUSINESS

A. HD#7 DAVID SIMMONS HOUSE – 22000 HAGGERTY ROAD RENOVATIONS UPDATE

Mike Hutzi, development representative for the project, provided an update regarding the renovation of HD#7 David Simmons House. He informed commission that the interior renovations were completed, which included asbestos abatement. Most of the windows were preserved or repaired with two windows that had to be replaced.

The roof was also replaced. The stone foundation will be preserved. The front door will be relocated. The house will be converted into a commercial office. The brick pavers, front porch and window shutters will also be preserved. Some of the siding on the house will be replaced and some will remain.

Commissioner Klemmer stated that no action was required by the HDC. He thanked Mr. Hutzi for the update. Commissioner Olson requested to video the house when it is relocated and repositioned on the site.

POINTS OF INTEREST/UPDATES

A. STATUS OF HD#504 KIRBY WHITE HOUSE – 24200 FARMINGTON ROAD ENFORCEMENT ACTION

Staff Liaison Angeline Lawrence updated the HDC regarding the progress and requirements for the work to be completed at HD#504 Kirby White House. Staff stated that the installation of the siding was completed. However, the zoning enforcement officer required all the work to be done within 6 months from the time the ticket was issued.

Due to the weather, the owner is unable to paint the home. Commissioner Klemmer advocated for the owner not to receive a ticket because most of the work was completed with the exception of the painting. Staff was directed to talk with zoning officer regarding leniency due to the weather.

CORRESPONDENCE:

Staff provided National Trust for Historic Preservation, Preservation Leadership Forum membership renewal. Staff requested to make payment of \$95.00 for membership.

Motion to make payment of \$95.00 for National Trust for Historic Preservation, Preservation Leadership Forum.

MOTION BY: HEGARTY
SUPPORT BY: MARTIN

TO APPROVE PAYMENT OF \$95.00 FOR NATIONAL TRUST FOR HISTORIC PRESERVATION, PRESERVATION LEADERSHIP FORUM.

MOTION CARRIED: 7-0-0

PUBLIC COMMENT:

None

COMMISSIONER COMMENTS:

Commissioner Olson discussed his concern for protecting the buildings at the former Sarah Fisher site. He stated that he visited the site and did not see any protection for the administration building or the two cottages that would be preserved. He mentioned that the statues were removed. He directed staff to compose a follow up letter regarding protecting the roofs of the buildings.

APPROVAL OF MINUTES:

Minutes from November 14, 20109 meeting were approved with a minor edits to name change in the minutes from Knoll to Knol.

TO APPROVE THE MINUTES OF THE NOVEMBER 14, 2019 HISTORIC DISTRICT COMMISSION WITH CORRECTION FROM OF NAME FROM KNOLL TO KNOL.

MOTION BY: BRINCAT
SUPPORT BY: MARTIN

MOTION CARRIED 6-0-1

ADJOURNMENT:

Chairman Klemmer declared the meeting adjourned at 9:05 p.m.

KEN KLEMMER – CHAIR

/kk/al/