

MINUTES
FARMINGTON HILLS HISTORIC DISTRICT COMMISSION
CITY OF FARMINGTON HILLS
NOVEMBER 12, 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 6:27 p.m.
2. Roll Call

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

Members Absent: None

Others Present: Diane Mulville-Friel (Planning & Community Development Department), Valerie Knol (Farmington Hills City Councilperson), John and Nancy Willard, Ismet Vata

3. Approval of Agenda

Motion to approve amended agenda, move old business ahead of new business, by Steve Olson, support by John Trafelet.

Motion carried 7-0.

4. Old Business

A. Sidewalk Replacement - HD # 2 - John Garfield House (35810 West 13 Mile)

Their sidewalk and driveway have pavers, and the sidewalk pavers have been damaged through utility work. The city wants to replace the pavers with new stamped concrete. The owners would like to keep their pavers and not have concrete. The original sidewalk was installed in 1989.

Diane Mulville-Friel reported that previous HDC directions to the Engineering Department was to replace sidewalks, when needed, with stamped concrete. She suggested that the Commission should send clear direction to the Engineering Department on the matter.

Motion to have the HDC support making repairs to the existing paver sidewalk in lieu of replacement by Steve Olson, support by John Trafelet. This motion is consistent with Department of Interior standards #2 and #6.

Motion carried 7-0.

5. New Business

A. Certificate of Appropriateness 25-7

HD Site: #207 – NEHEMIAH HOYT HOUSE

Location: 36668 HOWARD

Applicant: Ismet Vata

Owner: Ismet Vata

Proposal: Construct addition on rear of house, replace exterior walls, siding, windows and window trim, and repair damaged roof.

The owner has replaced some walls that were rotted and added an addition to the 2nd floor (approximately 5x12 feet). The addition would make the upstairs wall flush with the back of the house.

All the siding is being replaced on the entire house with LP Smart siding.

All the windows are being replaced with new vinyl windows. New window openings are being added to the building too.

Ken Klemmer indicated the need to see window specs for the windows being replaced and new windows being added.

Motion to support the proposed 2nd story addition as submitted along with new LP Smart siding for the entire house – matching the current reveal exposure dimensions and building trim by Steve Olson, support from John Trafelet. This motion is consistent with Department of Interior standards #2, #5, and #10.

Motion carried 6-1.

Ken Klemmer asked for clarification regarding the exact dimensions and specifications for the windows being placed in the house.

Motion to have the homeowner file a new Certificate of Appropriateness for a future meeting that describes the specific details and drawings for all windows (dimensions and design) and front door by Steve Olson, support from John Trafelet.

Motion carried 7-0.

6. Points of Interest/Updates

A. Cemetery Monument Restoration Project Update

Steve Olson reported that he met with the city to discuss ways to manage the bidding for cemetery repairs in the Spring. Work will resume when the weather improves.

Marleen Tulas reported the wreaths were being donated from the Farmer's Market for display at both city cemeteries.

Emily Howard is working a story featuring volunteer work for the next year.

7. Correspondence

Diane Mulville-Friel reported that a resident reported the deterioration of a stone wall outside the historic home on Halsted. The discussion centered on why the damage was created – perhaps when the watermain was hit during the installation of fiber optics. Diane is going to investigate the issue a bit more and report back.

8. Public Comment

None

9. Commissioner Comments

Howard – None.

Klemmer – None.

Olson – None.

Paulson – Asked about the status of the Sarah Fisher development. Valerie Knol reported that the Council recently approved the brownfield plan for the site.

Thomson – None.

Trafelet – None.

Tulas – None.

10. Approval of Minutes – October 8, 2025

Motion to approve minutes with corrections (removal of Jim Paulson as being in attendance) made by Jim Paulson, supported by Steve Olson.

Motion carried 7-0.

11. Adjournment

Motion to adjourn the meeting made by Steve Olson, supported by Marleen Tulas.

Motion carried 7-0.

Adjournment at 7:53 pm.