

MINUTES
FARMINGTON HILLS HISTORIC DISTRICT COMMISSION
CITY OF FARMINGTON HILLS
MAY 14, 2025 @ 6:30 P.M.
FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBERS
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 6:30 p.m.

2. Roll Call

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

Members Absent: Emily Howard

Others Present: Diane Mulville-Friel (Planning & Community Development Department), Valerie Knol (Farmington Hills City Councilperson), (Brandon Schram (HD# 602), Kevin Berry (HD# 304), John Budrys (Resident - Oaklands Subdivision), Steve Freidman (Resident - Oaklands Subdivision), Bill Hass (Resident - Oaklands Subdivision), Andrea Rossman (Resident - Oaklands Subdivision), Theresa Rich (Mayor Farmington Hills)

3. Approval of Agenda

Motion to approve agenda by Olson, support by Paulson.
Motion carried 5-0.

4. New Business

A. Certificate of Appropriateness 25-3

Historic District: HD#602 – Arthur Beckwith House

Location: 31765 Franklin Fairway ST.

Applicant: Brandon Schram

Owner: Brandon Schram

Proposal: Demolish existing detached accessory building (pool house) and construct new (192 sq ft) accessory building

The project involves the destruction of an existing structure (not original to the house). The new building will be slightly smaller than the existing structure.

Motion by Olson, support by Tulas to approve COA (25-3) for the Arthur Beckwith House with the demolition of the existing structure and construction of a new building in accordance with the submitted plans. The work is aligned with the Secretary of Department of Interior standards #9 and #10.

Motion carried 6-0.

B. Certificate of Appropriateness 25-4

Historic District: HD#304 – John Pettibone House

Location: 36400 W 12 Mile Rd.

Applicant: Kevin Berry, Fast Signs

Owner: Deuteronomy 11:11 LLC

Proposal: New freestanding monument sign

The project involves adding a new double-sided business sign to the front of the property. The sign is made of a dense foam. Its dimensions are 8 feet wide by 5 feet tall.

Motion by Tulas, support by Olson to approve COA(25-4) for the new sign at the John Pettibone House as submitted in the proposal. The suggestion from HDC was to have the owners consider selecting a stone color that more closely matches the stone on the house (gray). The work is aligned with the Secretary of Department of Interior standards #9 and #10.

Motion carried 5-1.

5. Old Business

None

6. Points of Interest/Updates

A. Oaklands Subdivision Paving Project

Chair Klemmer introduced the topic to the Commission. The subdivision has a large concentration of historic homes in the neighborhood and while the residents want to pave the road, the new city road standards require a 22 ft wide road. This new width would significantly change the character of the neighborhood.

The residents at the meeting expressed a desire to see the Commission support the residents desire to have the city pursue some of the following alternatives (narrower road, deliberate misalignment of the new road's centerline, alternate ditch arrangements).

Paulson asked if the 22 foot width was an inflexible requirement. Klemmer responded that the city has stated this to be the case.

Neighborhood residents argued that the changes would disrupt the country character of the subdivision. They argued that the existing ditches are sufficient to handle water runoff.

John Budrys indicated that many people come from outside the subdivision to walk and enjoy the setting.

Steve Friedman indicated that he was an original supporter of the paving project, but given the impact, he is considering changing his mind.

Resident Andrea Rossman shared pictures of other neighborhoods that have recently have their roads redone and how it has changed the communities.

Council member Knol asked how many residents supported the original petition to pave the neighborhood. She asked if the project was really about two paving projects. Klemmer clarified that this effort was limited to only one of the two proposals. She also pointed out that the move to a standard road width is done in part to ensure that the roads will properly handle fire trucks.

Council member Knol encouraged residents to chat with the Fire Department, seek support from residents, and engage the HDC.

There was a discussion as to whether or not residents would be able to see the full scope of the project impact before they approve it.

Bill Hass inquired as to how the determination is made to have ditches or curbs to accommodate water runoff.

Tulas raised the point that designating the road as a natural beauty road might be an option for consideration

Motion by Olson, support by Tulas for the HDC to support a letter from the Oaklands Subdivision residents to seek a paving solution that allows for preservation of the historic nature of the neighborhood.

Motion carried 6-0.

B. Event Planning – Spicer House Open House and Tour

Diane indicated that there was only 11 RSVPs for the event. It was discussed if the event should be postponed to build up more interest/support for the event. Tulas suggested that we should stick with the event and move forward. The event will proceed.

C. Event Planning – 100th Anniversary Celebration

Klemmer noted that the event for August, at his home (Oakewood Cottage), is still on track. Tulas made the suggestion that a list be created of all the homes in the city that have now turned at least 100 years old.

D. Cemetery Monument Restoration Project Update

Olson reported that the recent work day was a success. Three quotes for David Carter work have been approved. Olson did walk the cemetery and noted 23 sites that needed to be added to the epoxy repair process. Trafelet reported that a curb cut will be included for the Utley Cemetery as the new 12 mile road paving project proceeds.

7. Correspondence

None received.

8. Public Comment

Andrea Rossman inquired about preserving the tile in her bathroom during a renovation project.

9. Commissioner Comments

Howard – None.

Klemmer – None.

Olson – None.

Paulson – None.

Thomson – None.

Trafelet – None.

Tulas – None.

10. Approval of Minutes – April 9, 2025

Motion to approve minutes made by Oslon, supported by Trafelet.

Motion carried 6-0.

11. Adjournment

Motion to adjourn the meeting made by Thomson, supported by Paulson.

Motion carried 6-0.

Adjournment at 7:48 pm

Submitted by Alec Thomson (5/15/2025)