

Minutes
Farmington Hills Historic District Commission
City of Farmington Hills
January 14, 2026 @ 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 6:30 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: James Renaud (JFR Architect), Bradley Detwiler (Frank Rewold and Sons), Ismet Vata (Homeowner -3668 Howard Rd.), Kirsten Mellem (Planning & Community Development Department), Mark Adams (Oakland County Parks and Recreation), Valerie Knol (Farmington Hills City Councilperson)

3. Approval of Agenda

Motion to approve the agenda by Trafelet, supported by Tulas.
Motion carried 6-0.

4. New Business

A. Certificate of Appropriateness 26-1

HD Site: #207 – NEHEMIAH HOYT HOUSE

Location: 36668 Howard Rd.

Applicant: Ismet Vata

Owner: Ismet Vata

Proposal: Replace windows and doors

This Certificate is a follow-up to the Certificate of Appropriateness (25-7) from November 2025. At that time, the HDC asked the homeowner to provide dimensions and other specifics for the replacement windows and doors. The front and back doors will match (both have a half-lite design). The replacement windows (W1) will match the current windows (design 4x4 lite).

Commissioner Tulas posed the question as to whether or not all the changes to the building would allow one to still consider it as an historic structure.

Motion by Olson to approve the certificate as submitted with the following noted changes - east windows are sliding (not double hung), and entry doors (front and back) will match (half lite), supported by Trafelet. This motion is consistent with Department of Interior Standards #2, #5, and #9.

Motion carried 5-1.

B. Certificate of Appropriateness 26-2

HD Site: #506 – GLEN OAKS COUNTRY CLUB

Location: 30500 W. 13 Mile Rd.

Applicant: Bradley Detwiler, Frank Rewold & Sons

Owner: Oakland County Parks & Recreation

Proposal: Replacement of slate roof with alternate EnviroShake product

Mark Adams presented the need for the replacement of the slate roof on the Country Club. The slate on the roof was last replaced in the 1980s. In lieu of using slate, he is proposing the use of EnviroShake – due mostly to weight-carrying issues associated with a slate roof (new slate is thicker than the current material). The new material is a recycled natural materials product. The life cycle of the new material is estimated at 50 years. Gutters and downspouts are to be replaced, too.

Motion by Tulas to approve the certificate as submitted, supported by Trafelet. This motion is consistent with Department of Interior Standards #1, #2, and #9.

Motion carried 6-0.

5. Old Business

None

6. Points of Interest/Updates

A. 2025 CLG Annual Report

Kirsten Mellem provided an overview of the report and sought input for the establishment of goals, objectives, and initiatives for 2026. The Commission suggested the following:

1. Host a public engagement event to educate the public about the HDC.
2. Present a workshop for historic property owners dedicated to property maintenance (perhaps a focus on roofing).
3. Promote locally available historic preservation workshops.
4. Focus on recruiting new homes for inclusion in the district as representatives of mid-century modern design.

5. Continued assistance with the ongoing restoration and repair of the Spicer House exterior.
6. Continue collaboration between the Historic District Commission and the City's Department of Public Works in implementing the cemetery preservation plan, including additional monument cleaning and resetting.
7. Continue editing and updating the HDC "Blue Book".
8. Provide updates to the HDC website.

This report will be submitted and presented to the City in February.

B. Palmer Sherman Historic Marker – Recommend Location to Install

It has been suggested to place the sign in a rock circle where a tree once stood, in front of the building. The marker is from the History Commission, not the HDC.

C. Cemetery Monument Restoration Project Update

Commissioner Olson noted that the Department of Public Works put out a bid notice to complete restoration work. However, only one bid was received, and the deadline was extended. This work could start once the temperatures are above 60°F.

He will be circulating work dates for volunteers to be on site at Utley in the spring.

D. Education and Social Events for 2026

This was covered in the CLG Annual Report section.

7. Correspondence

None received

8. Public Comment

None

9. Commissioner Comments

Klemmer – Shared a draft copy of a letter from the HDC asking the City to be flexible in its road standards to preserve the historic character of the neighborhood.

Motion by Olson to approve the letter being sent to the City on behalf of the HDC, supported by Trafelet.

Motion carried 6-0.

Olson – He will be recirculating the list of HDC properties that commissioners have agreed to take inventory on and note changes/problems for HDC consideration.

Paulson – None.

Thomson – None.

Trafelet – None.

Tulas – Noted that at the William Gates House (#314) the historic marker is not currently on its stand. It was speculated that the sign was standing next to the house. Kirsten will locate the property owner/manager and get in touch with them about reposting the sign.

Councilperson Knol reported that Halsted Road – north of 12 mile – is slated for replacement. There are several historic homes along that stretch with stone walls that should be documented before road construction starts.

10. Approval of Minutes – November 12, 2025

Correct the spelling of Wyllyard (Willard).

Motion to approve minutes, as amended, made by Olson, supported by Trafelet.
Motion carried 6-0.

11. Adjournment

Motion to adjourn the meeting made by Paulson, supported by Tulas.
Motion carried 6-0.

Adjournment at 7:48 pm