

**Village of Franklin
Historic District Commission
Regular Meeting
Wednesday, September 7, 2016 7:00 P.M.
At the Franklin Community Center/Kreger House
26225 Carol Avenue, Franklin, MI**

I. MEETING CALLED TO ORDER

The Regular Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman, at the Franklin Community Center/Kreger House, 25225 Carol Avenue, Franklin, MI at 7:00 P.M.

II. ROLL CALL

Present: Mike Brassfield, Garrett Keais, Gary Roberts, Gayle Timmis, Laura Witty, Jill Wilke (7:01 PM)

Absent: Eileen Harryvan

Also Present: Eileen Pulker, Village Clerk; Bill Dinnan, Building Official; Amanda Davis, Consultant

III. ADOPTION OF AGENDA

Roberts requested that the following items be added to the agenda: **VII. NEW BUSINESS, D. Broughton House Grant** and **VIII. DISCUSSION ITEM, C. Parking Lot behind the Jones Building.**

Motion by Timmis, seconded by Witty to adopt the agenda, as amended to add items VII. NEW BUSINESS, D. Broughton House Grant and VIII. DISCUSSION ITEM, C. Parking Lot behind the Jones Building.

Motion was approved unanimously.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of August 3, 2016.

Motion by Keais, seconded by Brassfield to approve the minutes of the Regular Meeting of August 3, 2016, as presented.

Motion was approved unanimously.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. UNFINISHED BUSINESS

A. Consider Building Addition/Renovation at 26040 German Mill.

James Wolfenbarger, builder of the project, and Bjorn Mader, owner of the property were present. Referring to the revised blueprints, Wolfenbarger pointed out the items dealing with the roof changes (pitch, setback, and plane) and the shed dormers which had been requested at the May 23, 2016 HDC meeting. Roberts inquired about the removal of the outside staircase which had been part of the original motion (May 23, 2016) but was still on the most recent plans.

A complete list of materials and colors were submitted with the most recent plans: 'Hardi Board' siding and trim on existing structure and addition, Benjamin Moore 'Waterbury Cream' siding with Benjamin Moore 'Monterey White' trim; Asphalt roof shingles - Owens Corning or

GAF in 'Weathered Wood', 'Shenandoha' or equivalent color; Garage doors fiberglass or metal, lights per plan - CHI brand 'Accent' series or equivalent, matching the new entrance door; Windows – Jeld Wen 'Siteline' series, double hung, wood construction with simulated divided lights, white exterior' Entrance door – Jeld Wen 'Aurora Estate' fiberglass, mahogany or equivalent color matching garage doors, flat top with grille, oil rubbed bronze hardware and round clavos – design exactly per architect's plan not available in desired material and quality.

Roberts stated that with the staircase crossed out on the plans, all the requirements, including the materials and colors, had been met as stated in the May 23, 2016 motion.

VII. NEW BUSINESS

A. Consider Sign Application for 32751 Franklin Road (Village Yoga).

Merrily McDonald, owner of Village Yoga, presented a drawing of the sign for the building. It would be installed above the main front window of Village Yoga. The horizontal and vertical dimensions would be identical to those of the previous sign for Glamour Puss and would be placed in the same position above the window. It would have a black background with antique gold lettering.

Dinnan stated that he has pictures and sizes of all the old signs.

Motion by Wilke, seconded by Brassfield to approve the Sign Application for 32751 Franklin Road (Village Yoga) as submitted, with the understanding that it would have a black background with gold leaf-style lettering. The vertical and horizontal dimensions would not exceed those of the former GlamourPuss sign.

Motion was approved unanimously.

Roberts led a discussion about the panel for the multi-tenant sign. McDonald stated she had been speaking with the owner of the building about repainting the sign with its original color when it was installed. Lamott, who was present and one of the constructors of the sign, said he would give the paint to McDonald so she could do the painting.

B. Consider Paint Color change for 26175 Carol.

Roberts said that this project appeared to be more than color changes as all the gable ends of the house have Tyvek sheeting on them. His concern was that aluminum siding might be put up instead of approved actual wood or Hardie Plank. HDC did not have any confirmation of such.

Pulker stated she had a chip of the new color, "SW 7068 Grizzle Gray". The question remained how the new color relates to the current color.

Motion by Witty, seconded by Keais to approve the use of wood siding or Hardie Plank siding to replace and to match the existing and damaged materials on the house, with the color SW 7068 (Grizzled Gray). The complete color scheme to be clarified at the next HDC meeting.

Motion was approved unanimously.

C. Consider Demolition Application for the Barns in the Common Area for Franklin Farms.

Roberts reminded the Commissioners about receiving a letter dated September 21, 2015, sent by and signed by all the Franklin Historical Society Board Members, urging the Commission to take whatever steps are necessary to preserve the barn. He opined that this barn, which sits on Telegraph Road., like the rest of the barns within the Village, are character-defining elements of the Village. Even though the age cannot be determined, Davis has toured the barn and has found components of it to be at least 100-150 years old. Roberts mentioned that there might be a variety of real estate legal issues relative to the ownership of a common area owned by the Condo Association. The question is, whether or not the HDC recommends a Demolition Permit be issued.

Yvonne Lake, President of the Franklin Farms Drive Homeowners Association, was present. She expressed the wishes of the other Officers to demolish the barn because it is an “attractive nuisance”. Concerns include the liability for the association (unwanted visitors hanging out in it, locks have been broken off) and the safety issues due to lack of lighting.

Roberts stated that it was his understanding that an Association member was interested in securing the barn, restoring it, and making use of it. Lake stated that it was her understanding that that particular resident was not interested in the project due to monetary constraints, as well as, some dissent amongst the Homeowners Association members.

Roberts explained the process the HDC must go through in determining to recommend or not to recommend the demolition of a building within the Village. The HDC determines if a structure has any historic contribution to the community. Brassfield added that when he was on the Planning Commission, one of the conditions for the approval for the development of the property was that the property would be maintained. The original owners sold the property with that condition. Pulker will research the Planning Commission and Village Council minutes from around 1994-5.

There was a discussion about the original Condominium Association documents.

Lake stated that she, personally, would like the barn demolished.

Bill Lamott, member of the Franklin Historic Society, commented that he has spoken with the Patels several times and they still want to refurbish the barn with conditions of control. It is Roberts’ understanding that Mrs. Patel has consulted a prominent Real Estate attorney who lives in the Village for assistance on this issue.

Davis described what she observed when touring the interior of the barn. Lake commented that she had proof that the whole barn was built between 1937 and 1940 and there was nothing on that site before that.

Roberts read into the record a portion of the letter, dated September 21, 2015 sent to HDC and signed by the Historical Society's Board.

Motion by Timmis, seconded by Witty to recommend to Village Council to deny the application for a demolition permit, dated August 26, 2016, for the large red barn in the common area for Franklin Farms, as they have found that it is both an historical significance to the Village of Franklin and is a significant character defining element of the Village architecture.

Motion was approved unanimously.

D. Broughton House Grant

Pulker and Roberts met with a well-known Window Restorer who toured the entire Broughton House. He will give Davis a price who will then apply for a Certified Local Government (CLG) Grant to restore all the windows. The Restorer would set up a woodshop in the Kreger barn and even hold local classes on how to do window restorations. From the grant perspective the HDC needs to lend its support to the project. The Village would still have to contribute 40% of the cost which, according to the Village Administrator is doable.

Motion by Keais, seconded by Wilke to support the initiative to restore the windows at the Broughton House, funded by the Certified Local Government (CLG) grant through Michigan State Historic Preservation Office (SHPO).

Motion was approved unanimously.

VIII. DISCUSSION ITEM.

A. QR Codes for Historic Homes.

Davis explained the concept of the QR Codes, how she programmed in the Historic Franklin Properties and demonstrated how the program worked. The Commissioners programmed and practiced on their personal devices. She also explained additional options which were available with the program.

There was a discussion as to what information would or could be included in the codes and how a structure would be identified as having a code.

Witty will research historic plaques and the appropriateness for Franklin buildings.

B. Discuss Expiration Date for Building Permits or Site Plans.

Dinnan has contacted Staran, Village attorney, about this issue but does not have a definite answer. This item will be carried over.

C. Parking Lot behind the Jones Building.

The owner of the building would like to pave the graveled lot behind the building. It was decided that HDC should review the plans before the project commences.

Keais inquired about the carriage house that used to be behind the Franklin Grill before it was torn down. Roberts recalled the meeting and conversation at the site that he had had with

Kochensparger, owner of the Grill. Discussion ensued. After seeing the minutes regarding this issue, Keais will draft a letter to the owners.

Maintenance of the landscaping at the Huda School was discussed.

Because there have been new projects, Davis will update the photo file with photos of some of the houses but she will wait until the leaves fall.

IX. ADJOURNMENT

Motion by Witty to adjourn the meeting.

Motion was approved unanimously.

The meeting was adjourned at 8:25 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk