

**Village of Franklin  
Historic District Commission  
Regular Meeting  
Monday, February 7, 2011, 7:30 P.M.**

**I. MEETING CALLED TO ORDER**

The Regular meeting of the Franklin Historic Commission was called to order by Gary Roberts, Chairman, at the Franklin Village Hall, 32325 Franklin Rd., Franklin, Michigan at 7:30 P.M.

**II. ROLL CALL**

Present: Madeline Haddad, Garrett Keais, Mike Brassfield, Gary Roberts, Pat Burke, Bonnie Cook, Mary Ann Liut

Also Present: Amy Sullivan, Village Administrator; Eileen Pulker, Village Clerk; Bill Dinnan, Village Building Official; Bill Lamott, Village Council Liaison to Historic Commission; Amanda Davis, Consultant

**III. ADOPTION OF AGENDA**

Roberts requested that Items **VI. C.** and **VI. D.** be switched.

**Motion by Roberts, supported by Liut, to approve the agenda as amended.**

**Motion was approved unanimously.**

**IV. ADOPTION OF MINUTES**

**A. Regular meeting of December 6, 2010**

**The minutes of the Regular Historic Commission meeting was approved unanimously as submitted and published.**

**V. PUBLIC COMMENTS**

No comments were made at this time.

**VI. NEW BUSINESS**

**A. Consider Application to Restore Look and Feel of Façade at 32654 Franklin Road.**

Steve Showers, owner of the Market Basket (Golfdale LLC), introduced Gary Cooper, architect, Cooper Design, Inc, who had been recommended by Oakland County Main Street, for the restoration of the Market Basket façade. Showers prefaced Cooper's remarks with an overview of the project, past and future, and the current concerns of safety.

Cooper highlighted the issues related to the long awning on the front of the building, i.e. casting a large dark shadow on the building during the afternoon, obscuring the historical architectural details of the store façade. He proposed that the large awning be removed and a shorter one installed over the windows in the northern portion of the building which is an addition to the original storefront. A rectangular sign, similar to those on the sides of the building minus the circular logo, would be attached above the exposed structural steel (?) of the storefront, in lieu of a cornice which the building does not have. It would be mounted approximately 6 (six) inches from the building. The lighting would be similar to those illuminating the existing signs on the north and south elevations of the building. Two wall sconces, almost identical to the existing lantern hanging over the main door, would be mounted on the piers at each corner of the building. The lights would be translucent and would throw most of the light down on the pavement. Down lighting would be hidden by the new awning on the north addition and thus not be visible. The sign over the door to the second floor is still under consideration and will be brought before the HDC at a later date.

The south side of the building has two alternatives. Both would have painted trellises with slats set up against the side of the building: one with small lights, vines, and plants; one with small lights and historical photos of Franklin. Either alternative could be removed without damaging the building itself.

Burke made a comment that although the sign is quite pleasing the placement over the door obscures the architectural detail of the windows and sill. The applicant said that the sign could be altered to fit below the window sill. The fixtures are appropriate.

Roberts confirmed that the "Fitness Driven" sign has been withdrawn.

Dinnan mentioned that there are two (2) zoning issues that need to be addressed. Presently, the existing awning extends past the property line. The new smaller awning would do the same, thus, needing a variance. If approved, the HDC might want to make a recommendation to the ZBA. The other issue is the lighting. Ordinance 1470.01(a)(1) states, "...No part of the source shall be visible from any adjoining property, nor shall any shadows be cast upon adjoining properties..." The lights that are shielded and light the face of the building are not a problem. However, the lantern-type lights might be a problem because they might throw light across Franklin Rd. Cooper explained that, because the lights have translucent lenses, they are more decorative than functional and would "glow". The majority of the light would be "thrown" down.

Burke asked for clarification of the material of the awning. Cooper said that it would be canvas-like, manufactured by Sunbrella, Moss Classic #4911.

There was a discussion about the south side of the building in regards to the interpretation of several guidelines of The Secretary of the Interior's Ten Standards for Rehabilitation.

**Motion by Cook, supported by Brassfield, to approve Concept #C with the trellises on the side of the building with the historic photographs on panels, provided they are not attached, other than bolts into the mortar and not into the bricks themselves and subject to further review and approval of the materials used for the photographs.**

**Roll Call Vote was taken.**

**No: Haddad, Keais, Burke, Liut**

**Yes: Brassfield, Cook**

**Motion was denied.**

**Motion by Burke, supported by Haddad, to deny the south side improvements as submitted subject due to the non-conformance to Standards #1, #2, and #9 of the published Secretary of the Interior's Ten Standards for Rehabilitation.**

**Motion was approved.**

**Motion by Keais, supported by Liut to approve the restoration of the west façade at 32654 Franklin Road (Market Basket), to include the removal of the old awning, the installation of a new awning (made by Sunbrella, Moss Classic #4911) above the windows on the northern portion of the building; the sign placed below the upper windows' sill; the "Fitness Driven" sign being withdrawn; and subject to ZBA approval for the awning.**

**Motion was approved unanimously.**

**B. Discussion regarding Lattice and Flower boxes, 32334 Franklin Road.**

The Commission was provided with a memo written by Sullivan, Village Administrator, asking the HDC for some direction as to how to proceed with this matter. Roberts summarized the history of this issue. Roberts stated that the question was if any exterior changes at that facility need to be brought before the HDC for approval, and it was determined that it would be required and what was on the roof had not been approved. Dinnan will write a letter to Mr. Meyer advising him he needs HDC approval for the exterior changes.

**C. Consider Parking Lot Improvements, 32220 Franklin Road.**

Stephen Vaglica, of Gateway Engineering Services provided a brief background of the firm's involvement with the improving of the existing parking lot problems with an emphasis on design, functionality and safety. The firm had submitted a design to the Planning Commission that addressed all the principle problems. Some elements of that design, such as materials which might be used, require the approval of the HDC. In addition to the parking lot, the firm is proposing to create a patio area with a pond, lighting, and brick pavers. All of the trees that needed to be removed during the construction of the new parking lot will be replaced, plus adding additional trees to the site, which the firm showed to the PC. Exterior lighting along Franklin Rd. needs to be addressed in such a manner as to not create any "light pollution". The firm is suggesting a similar lamppost that it has installed in downtown Shelby Township and downtown Rochester Hills. The brick pavers would be dark brown in color. Instead of repairing the existing wall that runs along the parking lot, they are proposing to build a new one using an interlocking, mortar-less block system in a dark earth-tone color. As for the trees, they will abide with the Village's codes.

Roberts summarized an email which he had sent to all HDC members listing nineteen (19) concerns, eg., the visual impact on Franklin Rd., trees, retaining wall, parking lot aisles, curbing, pavers, grading, proposed sidewalk, irrigation plan, steel bollards, location of the dumpster, gate material, traffic related signs, concrete block retaining wall on Romany Way, lighting, chain link fence, impact of car headlights in the neighborhood. Mr. Vaglica addressed each item.

Liut asked about the student and staff population numbers. Ezra Ali, principal at HUDA School, said they have 300 students (K-8) and approximately 44 staff members teachers. Drop off/ Pick Up is and will be in the front and back lots.

Cook had concerns about the visual impact of the double bank of parking in the lot off Franklin Rd. Burke confirmed that the pond would be 6 inches deep and also expressed her concern about the proposed removal of 5 healthy heritage trees.

Keais questioned whether there was a complete application. The answer was "No", in as much as there were no samples provided.

Keais suggested that the engineering company provide the HDC with a landscape rendering looking East off Franklin Rd. and North off Romany Way.

Dinnan alerted the HDC that there is an issue that is not part of the plan but is outstanding and unresolved. It involves the guardrail around the mechanical equipment. Roberts mentioned that he addressed that issue at the end of his notes which he prepared and distributed to the members of the HDC. It is a "sight" issue but not an "onsite" issue.

**Motion by Burke, supported by Haddad, to table the issue until next month's meeting so the applicant can resubmit and address the HDC's comments.**

**Motion was approved unanimously.**

**D. Discussion of Main Street Design Initiatives.**

Roberts summarized the Main Street initiatives that are important to the HDC. Given the fact that the Village Council charged the Planning Commission with studying the parking situation, HDC will need to discuss pedestrian circulation, lighting, signage, etc. One of the Main Street initiatives is to gather support to hire Johnson, Johnson, and Roy of Ann Arbor to address these issues more comprehensively. He also explained the concept of Main Street's Design Charrette which will be scheduled this Spring. It is to be a Design "input" session about the issues that relate to the design of downtown.

**VII. ADJOURNMENT**

The meeting was adjourned at 9:30 P.M.

Respectfully Submitted,

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Gail Beke, Recording Secretary



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Eileen Pulker, Clerk