

**Village of Franklin  
Historic District Commission  
Regular Meeting  
Monday, May 7, 2012, 7:30 P.M.  
At the Franklin Village Hall – Broughton House  
32325 Franklin Road, Franklin, MI**

**I. MEETING CALLED TO ORDER**

The Regular Meeting of the Historic Commission was called to order by Gary Roberts, Chairman, at the Franklin Village Hall, 32325 Franklin Rd., Franklin, Michigan at 7:35 P.M.

**II. ROLL CALL**

Present: Garrett Keais, Mike Brassfield, Gary Roberts, Pat Burke, Bonnie Cook  
Absent: Madeline Haddad (excused), Mary Ann Liut  
Also Present: Eileen Pulker, Village Clerk; Bill Dinnan, Village Building Official; Amy Sullivan, Village Administrator

**III. ADOPTION OF AGENDA**

Roberts suggested that a second item be added under **VII. Discussion – Huda school plans**. Burke also suggested a third item be added under **VII. Discussion – MSF and Charette and Design Sustainability update**.

**Motion to approve the amended Agenda was approved unanimously.**

**IV. ADOPTION OF THE MINUTES**

**A. Regular Meeting of April 2, 2012**

**Motion by Burke, supported by Roberts, to approve the Minutes of April 2, 2012 Regular Historic Commission Meeting.**

**Motion was approved unanimously.**

**V. PUBLIC COMMENTS**

No comments were made at this time.

**VI. NEW BUSINESS**

**A. Application to enclose porch at 32750 Franklin Road (Déjà vu).**

Ruth Kochensparger (property owner) was present as was the architect, Roger Young. Young explained the plans to enclose the rear porch with an added unisex bathroom and storage room. He is proposing that the new construction would remain consistent with the old, even in terms of the paint scheme, thus honoring the Secretary of the Interior's Standards. Referring to the plans which were given to the Commissioners, he mentioned that the owners want to keep the new construction unified with the old and not distinctly different. In doing so he pointed out that there is an existing corner board and header trim board which would allow for a separation between "new" and "old". He expounded on the materials which would be used. There are no projections out from the building.

Roberts pointed out that he believed that the covered porch area was added on in the 1970's and the line in the roof can be detected delineating the "old" and the "new" portions. He agreed with an earlier point and confirmed HDC's desire to differentiate "old" from "new" either through a piece of trim board or paint color.

Referencing one of the Sec. of Interior's Standards, Cook asked if he anticipated any changes in the current exterior walls which, when enclosed, would become interior walls. Young replied in the negative.

**Motion by Burke, supported by Cook to approve the April 19, 2012 plans as submitted for 32750 Franklin Road to enclose the existing porch be adopted with the**

**addition of an additional trim piece that would be added to the North wall to delineate “old” and “new” of the structure and that everything would be painted in the existing colors. Such plans which were prepared by Young and Young Architects and would include the reversal of directions.**

**Motion was approved unanimously.**

**B. Application to paint exterior siding, wood trim and foundation, and replace damaged/rotten wood in kind as necessary, 26128 German Mill.**

Roberts acknowledged the Commissioners’ receipt of the informational note the owner had sent. Laura Witty, owner, presented her plan, explaining the many dangers of lead paint removal, noting the environmental, safety, and cost concerns of its removal. She felt it was more cost effective and safer to remove and replace the wood siding (approximately 20 ft. on the front section of the East side of the house) and the covered porch floorboards, as a large amount of the wood is damaged. The siding would be replaced with cedar and the floor would be replaced with an appropriate hardwood which would be stained natural wood, sealed, and not painted. The entire house which was built around 1922, would be painted its original colors.

Witty has chosen colors from the Benjamin Moore Historic Colors Collection: Chelsea Gray for the siding, White Dove for the trim, and Kendall Charcoal for the foundation block. In summary, Roberts clarified that all the rotted wood would be replaced with wood. In the case of the porch floor boards, they would be replaced with new wood, natural wood stained and sealed. The porch detailing and the balustrade would remain white. Everything white will remain white and the rest of the building would be painted with the selected colors. Witty agreed.

There was discussion regarding the foundation blocks; those original to the house and those from the 1997 porch addition.

Cook asked if the contractor had discussed any other methods of removing the lead paint other than scraping and sanding. Other than using heat, the answer was no. Cook advised the owner of other options she might want to consider. Witty will consult with her contractor. Cook clarified that the railings would not be replaced, just sanded and painted.

**Motion by Keais, supported by Burke to approve the application for 26128 German Mill as submitted, which will include replacement and painting the exterior siding, painting the wood trim and foundation. The siding color would be Benjamin Moore Chelsea Gray; the trim would be White Dove; and the foundation would be Kendall Charcoal. Approval is also for any replacement and repair of damaged or rotten wood with cedar siding and the staining of the front porch floor boards.**

**Motion was approved unanimously.**

**C. Application for Demolition at 30442 S. Greenbriar.**

David Younger, owner of the property, would like to demolish the existing house and replace it with a new one. The pool would remain with a fence around it.

He would like to begin the demolition and rebuilding process as soon as possible. Finding no historic value to the house, Roberts asked for a motion.

**Motion by Brassfield, supported by Burke to approve the application for demolition at 30442 S. Greenbriar, as it had been determined that there was no historic value to the home.**

**Motion was approved unanimously.**

Younger asked what the next step in this process would be and was advised that a Demolition Permit must be submitted and approved by the Village Council.

Roberts inquired if it would be possible to request that architects submit pdf plans and pictures as was done with the previous application.

## **VII. DISCUSSION – REVIEW OF ITEMS NECESSARY FOR CGL DESIGNATION**

### **A. Review of Items necessary for CGL Designation**

Since Davis was not in attendance, the discussion was postponed until the next meeting.

### **B. Huda School**

Roberts explained that the HDC was having this informal discussion now because on May 16, 2012, the Planning Commission will be reviewing the matter and has invited the HDC to attend if so desired. By doing it in this manner both commissions could have their questions, concerns, and comments addressed at the same time. He noted that great progress has been made on this issue.

Sullivan stated that the PC meeting would be like a refresher, the only agenda item and no vote would be taken. The meeting would be an informational one only and a public hearing would be scheduled for their next meeting. Following the May 16<sup>th</sup> meeting, both PC and HDC would need to schedule a separate and/or a combined meeting to vote on recommendations which would be referred to the Council to either approve the site plan, to deny the site plan, or to approve the plan with conditions. The Council would then take those recommendations from both PC and HDC under advisement, deliberate, and make its' decision. The scheduling of all these meetings is very tight because the Council needs to make a final decision at its June meeting.

Roberts expressed his opinion that he would like to attend the informational meeting but he would prefer that HDC handle its own deliberations and decisions in its own separate June meeting. Burke questioned if HDC should have a special meeting for the Huda School in anticipation that other items might arise that need HDC attention at its regular June meeting.

Pulker explained that the May 16, 2012 Planning Commission meeting would be an open meeting, not a public hearing, and the public can make comments.

### **C. Main Street**

Burke provided an update on the official Charette review and the RFP for the Design and Sustainability Plan for the Village Center. She is planning to present it to HDC, PC, and Village Council at their perspective June meetings. The RFP for the Franklin Village Center Comprehensive Design and Sustainability Guidelines Manual was put together by Pam Hansen when she was PC Chair, Bill Finnicum, and Vivian Carmody, Main Street Franklin Administrator, with input from the MSF Design Committee. The design guidelines will cost around \$14,000. It is hoped that the monies needed for this project can be raised through a pledge drive, grants, or the Certified Local Government Program (CLG) which is all about preservation. This manual is preservation-based. Everything about this is centered around preserving the existing downtown.

Roberts ascertained that the HDC could give her some input but won't vote on anything related to it.

**VIII. ADJOURNMENT**

The meeting was adjourned at 8:30 P.M.

Submitted,

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Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk