

**Village of Franklin
Historic District Commission
Regular Meeting
Monday, August 6, 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 7:30 P.M.

II. ROLL CALL

Present: Madeline Haddad, Garrett Keais, Mike Brassfield, Gary Roberts, May Ann Liut,
Bonnie Cook

Absent: Pat Burke

Also Present: Eileen Pulker, Clerk; Amy Sullivan, Administrator; Bill Dinnan, Building
Official; Amanda Davis, Consultant

III. ADOPTION OF AGENDA

Adoption of the Agenda was unanimous.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of July 10, 2012

Cook corrected the “table” Motion by Roberts on page 2 to include a “supported by Keais”.

Adoption of the minutes as amended was unanimous.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. NEW BUSINESS

A. Review of Barn Development at the rear of 32749 Franklin Road.

Dan Costello, owner of the barn, brought a picture board of materials for HDC.

Roberts informed the HDC that this will be the first of several opportunities in town to renovate some under-utilized properties, especially some of the outbuildings, and as such, should be treated and considered very carefully.

Roberts cautioned that the HDC be cognizant of the Secretary of the Interior’s 10 Standards for Rehabilitation, as the HDC’s decision might set a precedence for the future. He felt that Standards #9 and #10 were the most applicable to this project and should be looked at very closely. They relate to new construction, differentiating the old, and preserving items that are in a certain architectural character. Costello and Bill Finnicum, architect, expounded on the proposed materials for the interior and exterior.

There was a discussion about the dormers on the roof. Liut asked if the top windows on the gable facade opened (affirmative) and if shutters could be added? (negative)

Vic Cestare, Franklin Road, asked what was the Village’s position and attitude to changing the character of the Franklin business district by zoning changes. He stated that he is opposed to zoning changes for commercial use, specifically the residence next to his house. The real issue is that it changes the whole historic look of the little village.

Roberts acknowledged a letter TO the HDC, Village Council, Planning Commission, and ZBA received from Roger McClow, Franklin Rd., relative to zoning matters.

Roberts continued the discussion about the application by referring to #10 of the Ten Standards for Rehabilitation (“principle of reversibility”) referencing the steel staircase and the 2nd floor independent structure of the interior. He, too, expressed his concern about the window at the end of the gambrel and Haddad’s concern about the location of the stairway.

Dinnan noted some building code issues, including the upper part of the loft not being a useable space for several reasons.

Roberts introduced the subject of dormers on the North roof vs. flat skylights on the South roof. Impact on the neighboring property was also discussed.

Roberts asked Costello what was the time-frame for the project. Costello explained the MEDC grant and how it worked. The application deadline is September and he needs approval from the different commissions.

Roberts, speaking on behalf of the HDC, stated that the access stairway and the windows on the gambrel end are subjects the HDC needs to address and discuss. Cook added that attention should be paid to #1 and #2 of the Standards. She is also concerned about the dramatic change of the lower level doors.

Motion by Kaeis, supported by Cook to table until the next HDC meeting to review the architectural specifics of the project for the Barn Development at the rear of 32749 Franklin Road based on comments of this meeting.

Motion was approved unanimously.

Roberts clarified that the HDC wanted to look into moving the stairway to the South side, and the options for the windows on the Gambrel end, and the detail of the doors on the lower level.

Cook and Davis will be meeting Wednesday, August 8, 2012 to review CLG requirements.

VII. ADJOURNMENT

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

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk