

**Village of Franklin
Historic District Commission
Special Meeting
Wednesday, September 12, 2012, 7:30 P.M.
At the Franklin Village Hall – Broughton House
32325 Franklin Road, Franklin, MI**

Prior to the meeting, the Oath of Office was administered to Mike Brassfield, Eileen Harryvan, and Laura Witte.

I. MEETING CALLED TO ORDER

The Special Meeting of the Historic District 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: Laura Witty, Garrett Keais, Mike Brassfield, Gary Roberts, Mary Ann Liut, Eileen Harryvan
Absent: Pat Burke
Also Present: Eileen Pulker, Clerk; Amy Sullivan, Administrator; Bill Dinnan, Building Official; Amanda Davis, Consultant

III. ADOPTION OF AGENDA

**Motion by Keais, supported by Liut to adopt the agenda as submitted.
Motion was approved unanimously.**

IV. ADOPTION OF THE MINUTES

**A. Regular Meeting of August 6, 2012.
Adoption of the minutes was unanimous.**

V. PUBLIC COMMENTS

No comments were made at this time.

VI. OLD BUSINESS

A. Consider Final Landscaping and Rock Wall Design at 32220 Franklin Road (Huda School and Montessori).

Sullivan gave a brief history of the project for the benefit of the new members of the Commission and explained the changes which have been made to the plans. The Village Council approved a revised plan adding a stone wall which would block the car headlights and modified the landscaping to offset part of the wall construction, all of which the HDC will consider. She noted that the out dated tree inventory (2010) has some modifications.

Discussion ensued about the ultimate design of the dry stack stone wall in the Romany Way lot, speaking specifically about water drainage. A photograph of the general appearance of the wall was included in the Commissioners' packet.

Motion by Liut, supported by Brassfield to accept the HUDA School Landscaping Plan dated August 13, 2012 from the June 4, 2012 meeting be accepted with the following notes: 1. The 22 Norway Spruce proposed for the Romany Way parking lot be interspersed with another appropriate conifer, such as Concolor Fir, a dense White Spruce or Serbian Spruce, but not Blue Spruce due to the prevalence of disease. The goal is to create a more random and naturalized look and to minimize the probability of a disease wiping out all the trees at once. 2. On the landscaping inventory, please note the correct species should read: Norway Spruce-Piceaabies. Delete the Blue Spruce from the inventory which is incorrectly identified anyway as it should be Piceapungens. 3. That all

of the serviceberry and arborvitae along Romany Way will be clumped per the landscape inventory, not in a straight line per the landscape plan. The goal is a naturalized look. 4. That the dry stacked stone will be segmented, overlapped, and “meandering” as on the enclosed rendition and not the straight line depicted in the plan. 5. That proper drainage points will be interspersed within the stone wall.

Ayes: Brassfield, Harryvan, Roberts, Liut

Nays: Keais

Abstain: Witty

Motion carries.

VII. NEW BUSINESS

A. Consider Plans to Correct the following items at 32455 Franklin Road (Franklin Public Library): 1) ADA compliant entry/egress on emergency exit door; 2) Modify grade on rear parking lot to eliminate hazards; 3) Replace brickpaver walk to correct problems.

Judy Moenck, member of the Library Board of Trustees, gave a brief review of the issues, supported by plans and color photos which were included in the packets. Tom Ford, engineer, Hubbell, Roth & Clark, was present. She explained that the catalyst behind this effort was safety and accessibility. The library wanted to be pro-active on the hazards. Water drainage is a big concern and the natural cycles of freezing and thawing have caused deterioration of the walkways.

HRC has given the Library two options in dealing with the parking lot. 1. To mill and overlay. 2. To take it all the way down to dirt then re-grade from bottom up. Ultimately, this will be a business decision for the Library to make.

HRC is proposing re-doing the pavers with the correct layers of sand and build up from there. It will include a slight slope up to the entry door to comply with ADA.

The old bricks will be reused when possible and the new ones will match the old color.

Motion by Keais, supported by Witty to approve the plan as submitted on June 26, 2012 for the Franklin Public Library, 32455 Franklin Road. The brick color will match as close as possible to the old bricks.

Motion was approved unanimously.

B. Consider Plans to Modify the Two East-Side Bay Door Openings at 32707 Franklin Road (Franklin-Bingham Farms Fire Department).

Roberts presented this project to the HDC, commenting that the letter from the Fire Chief and color photos details the public safety nature of the project. The impetus for this structural modification is that the modern designed quint fire apparatus are higher and would not be able to fit into the current building. To accommodate this problem the Fire Dept. is proposing to modify the bay door jambs, keeping the center of each door the same in height and squaring off the current sloping corners. The top and side framing would be narrower and the keystone would be maintained, as shown in the photo of the south side far bay door.

Motion by Harryvan, supported by Liut to approve the application to modify the two east-side bay door openings at 32707 Franklin Road (Franklin-Bingham Farms Fire Department) as submitted in the Fire Chief's letter dated August 8, 2012.

Motion was approved unanimously.

C. Consider Site Plan Revisions of Barn Development at Rear of 32749 Franklin Road (Zieban Mare/Smile Builders).

Dan Costello, owner, presented the modifications to the previously proposed barn proposal, including the window on the gambrel side which will be shuttered, the stairs originally on the north side of the building will be relocated to the south side, and an additional door on the ground level on the north side with an awning has been proposed.

Bill Finnicum, architect for the project, explained the different trade-offs with moving the stairs to the other side of the barn. He explained that the window on the gambrel end will be hinged to open inward and the shutters will be wood slats much like the battens on the side of the barn, thus allowing light to come through. The slats would be the same or similar color as the exterior of the barn. Due to the relocation of the stairs, the deck would not be cantilevered but supported by a column.

Discussion about the surrounding properties ensued. The Building Official raised some building issues which need to be addressed.

Motion by Keais, supported by Harryvan to approve the restoration/renovation of the barn at the rear of 32749 Franklin Road (Zieban Mare/Smile Builders), the color scheme, and materials as submitted on the plan dated 8/29/12, with the exception of the steel fence which will be labeled as a guardrail, to add plant material to the south side of the barn, and subject to any and all open code items. It should also be noted that the owner has made every effort to preserve the distinct features of the barn (Standard #5), to not to destroy the historic materials that characterize the property (Standard #9) while keeping the essential form and integrity of the barn.

Motion was approved unanimously.

VIII. DISCUSSION – REVIEW OF ITEMS NECESSARY FOR CLG DESIGNATION

For the benefit of the new HDC members Roberts summarized the purpose of the CLG. Davis continued by giving them an historical background of Franklin's involvement/participation in the program.

Davis reviewed the 3 measurable goals for the basic requirement #5 for CLG application that she and retired HDC member Bonnie Cook worked on. Consensus of the HDC was favorable. She will now finalize the application and submit it.

Roberts mentioned the flyer about the free Historic Preservation Training being held in Farmington on September 26.

IX. ADJOURNMENT

The meeting was adjourned at 8:50 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk