

**Village of Franklin  
Historic District Commission  
Regular Meeting  
Monday, October 7, 2013 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 District Commission was called to order by Gary Roberts, Chairman, at the Franklin Village Hall, 32325 Franklin Rd, Franklin, MI at 7:40 P.M.

**II. ROLL CALL**

Present: Mike Brassfield, Garrett Keais, Gary Roberts, Gayle Timmis, Jill Wilke,  
Absent: Eileen Harryvan, Laura Witty  
Also Present: Bill Dinnan, Village Building Official; Amanda Davis, Consultant, Eileen Pulker, Clerk; Amy Sullivan, Village Administrator

**III. ADOPTION OF AGENDA**

Roberts informed the Commissioners that the agenda should be amended to include a discussion on Mid Century Modern Movement.

**IV. ADOPTION OF THE MINUTES**

**A. Regular Meeting of August 5, 2013.**

Postponed until later in the meeting.

**V. PUBLIC COMMENTS**

After listening to the HDC training seminar prior to the regular meeting, Pat Burke, Franklin Ct., reminded the HDC that Main Street Franklin (MSF) held a Preservation Workshop in April. On Oct. 24 at 7 PM in the Church, the 2<sup>nd</sup> meeting of the MSU Small Town Design Initiative will be held; the results from which will help in developing the Design and Sustainability Guidelines for Franklin. Burke added that everyone is encouraged to attend. Burke also spoke to the idea of the Mid-Century Modern Movement and Michigan's impact in it. She listed several pertinent events, including the seminar at Cranbrook and Southfield's tour of their own buildings. Burke opined that Franklin should be trying to protect its examples which are on the edge of the Historic District.

**VI. UNFINISHED BUSINESS**

**A. Consider Fence Application for 32635 Franklin Road.**

Roberts made a new motion for this item which had been previously approved at the August 5, 2013 meeting. The new motion reduces the height of the fence from 36 inches to 30 inches.

**Motion by Roberts, seconded by Wilke, to approve the fence application for 32635 Franklin Rd. The fence will be completed in the back of the property. It will be repaired and/or replaced and painted where deemed necessary, and the height will be lowered to 30 inches due to safety concerns. The location of the fence is exactly as submitted. This application is in conformance with the Secretary of the Interior's Standards for Rehabilitation.**

**Motion was approved unanimously.**

**IV. ADOPTION OF THE MINUTES**

**A. Regular Meeting of August 5, 2013**

**Motion by Brassfield, seconded by Wilke, to approve the minutes of the Regular Meeting of August 5, 2013 as amended earlier in this meeting (10/7/2013) as it pertains to the fence application for 32635 Franklin Rd, lowering the fence height from 36 inches to 30 inches.**

**Motion was approved unanimously.**

**VII. NEW BUSINESS**

**A. Consider Sign Application for 32802 Franklin Road (“Event Bliss”).**

Roberts advised that no application has been submitted by the owners, Susan Siegal and Terri Trepeck, who were present at the meeting, conveyed their desire to discuss their design plan with the HDC. According to the owners the sign maker has done many signs in downtown Franklin thus he knows all the rules and regulations and what is suitable in the Village.

The owners showed the HDC members a conceptual drawing of an oval with “Event Bliss” on it. It would be mounted on a pole and located on the north side of the driveway.

It was pointed out to the owners that the “Welcome to Franklin” signs are made of high density urethane wood grain-like material and are very durable. A suggestion was made that the background of the sign would be white with the store logo in whatever color it normally uses.

Roberts stated that there are no pending applications for signs for “Event Bliss”. The sign application process was explained to the applicants

**B. Consider Window and Door Replacements at 26111 W. 14 Mile Road**

Craig Paholak, Sales Rep for Renewal by Andersen, represented and spoke on behalf of the building owner, who was in the audience. He is proposing to replace all the windows and doorwalls with ones of upgraded material which he described in detail, but keep the same color. He passed around a sample of a cross-section of the new replacement.

**Motion by Keais, seconded by Brassfield, to approve the replacements of all the windows and doorwalls by Renewal by Anderson at 26111 W. 14 Mile Road. The new windows and doorwalls will be made of Fiber X material, using the exact same color as the current windows and doorwalls. This application is in conformance with the Secretary of the Interior’s Standards for Rehabilitation.**

**Motion approved unanimously.**

Davis gave an overview of the idea of forming a Study Committee which would review the limits of the Historic District. The committee would consist of Village residents who have an interest in and knowledge of Franklin but should not be entirely of HDC members. She outlined the purpose and duties of the study committee. The committee would submit a preliminary report to the Village Council (VC), Planning Commission (PC), HDC, and the State Historic Preservation Office and hold a public hearing on the preliminary report findings. The timing of the numerous committee activities was discussed.

Davis will be the author of the report.

The composition of the committee would be: several HDC members, 1 from PC, 1 from VC, 1 from Historical Society, and a member at-large, adding up to 7 members.

Roberts informed Sullivan that HDC will have to request money for this budget item for next year. Sullivan stated that she will need an estimated amount by this coming February. or March to enable it to be included in the budget

#### **VIII. ADJOURNMENT**

The meeting was adjourned at 8:05 P.M.

Submitted,

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Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk