

**Village of Franklin  
Historic District Commission  
Regular Meeting  
Monday, March 3, 2014 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 7:30 P.M.

**II. ROLL CALL**

Present: Gayle Timmis, Garrett Keais, Mike Brassfield, Gary Roberts, Eileen Harryvan, Laura Witty

Absent: Jill Wilke

Also Present: David Murphy, Interim Administrator; Eileen Pulker, Clerk

**III. ADOPTION OF AGENDA**

**Motion by Roberts to adopt the agenda as presented. Motion was approved unanimously.**

**IV. ADOPTION OF THE MINUTES**

**A. Regular Meeting of February 3, 2014.**

**Motion by Harryvan, seconded by Brassfield to approve the minutes of the the Regular Meeting of February 3, 2014.**

**Motion was approved unanimously.**

**V. PUBLIC COMMENTS**

No comments were made at this time.

**VI. NEW BUSINESS**

**A. Consider the Sign Application for 32767 Franklin Road (Dr. Zelazny).**

Lisa Chapdelaine, Office Manager of Dr. Zelazny's office, addressed the HDC. She stated that the dentist is proposing a new design for his sign and constructing a new post, as the old lamppost is weak and would have to be replaced anyway. The proposed signposts are replicas of those on the porch of the house. The dentist would also like to change the location of the new sign to be closer to Franklin Road, but setback 15 ft., as is the neighbor's in-ground sign.

The proposed colors are teak background with white lettering and black tracing around the border of the sign itself. The sign posts would be white. Lisa gave HDC color sample chips. The color scheme follows that of the office, letterhead, website, and business cards.

Up-lighting of the sign is proposed.

**Motion by Witty, seconded by Keais to approve the sign at 32767 Franklin Road (Dr. Zelazny) as submitted, using the colors, Peacock Blue #WGB11, Glidden for the background with white lettering and black for the scroll work and outline of the sign. The up-lighting of the sign will be recessed such that the source of the lights are not visible and that the lights will not encroach on the traffic. This application is in compliance with the Secretary of the Interior's Standards for Rehabilitation.**

**Motion was approved unanimously.**

**C. Discussion Item: Preliminary Design for Addition at 26040 German Mill.**

Mr. Mader, owner, gave a brief background of his ownership of the property and asked for feedback from the HDC. Included in the HDC packet were architectural renderings for the addition.

On behalf of Amanda Davis, HDC consultant who could not be at the meeting, Roberts stated that she has advised that this is a contributing structure to the Historic District and that every effort needs to be made to setback the addition to the north so as to make a definite distinction between it and the original house.

Materials and color of the house and the pitch of the different roofs were discussed.

Roberts addressed his concerns: 1. The setback of the addition should be as far back as possible (10 ft. would be better). 2. If the future gathering room could be lowered by a few more steps the ridge of the roof could be lowered. As it is currently drawn the ridge of the proposed roof is so much higher than the original house that scale of old versus new is an issue. 3. He suggested that shed dormers on the south roof would help to visually lower the mass and if the shed dormer roofs could be of the same pitch as the existing roof, which would assist in tying the elements together.

Roberts also mentioned the importance of the site plan in reference to the setbacks.

Keais expressed concern that unlike most residential additions, this project is entirely in the front yard area therefore has considerable impact. He advised Mader that his architect needs to understand and comply with the Secretary of the Interior's Standards for Rehabilitation. Mader indicated that he would be selecting a new color scheme for the entire structure to be presented to the HDC.

**B. Consider the Sign Application for 32644 Franklin Road (Farmhouse Coffee & Ice Cream).**

Referring to the materials in the HDC packet, Roberts explained that the application is for a temporary sandwich board sign.

**Motion by Harryvan, seconded by Keais, to approve the conforming temporary sandwich board sign for 32644 Franklin Road (Farmhouse Coffee & Ice Cream) as submitted.**

**Motion was approved unanimously.**

There was a brief discussion of CLG and where the HDC stands. Roberts also mentioned the importance of the Interpreting the Secretary of the Interior's Standards Review program in March which he emailed the HDC.

Roberts also mentioned that Amy Sullivan, former Village Administrator, obtained a Main Street grant for a private training session with Ellen Thackery from the Michigan Historic Preservation Network and the National Trust for Historic Preservation to continue the training that the HDC

started in the Fall 2013 and focus on the exchanging of materials and demolition by neglect. The session will be in September. or October of 2014.

**VII. ADJOURNMENT**

The meeting was adjourned at 8:10 P.M.

Submitted,

Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk