

**Village of Franklin  
Historic District Commission  
Regular Meeting  
Wednesday, April 1, 2015 7:00 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 7:02 P.M.

**II. ROLL CALL**

Present: Mike Brassfield, Garrett Keais, Gary Roberts, Gayle Timmis, Laura Witty  
Absent: Eileen Harryvan, Jill Wilke  
Also Present: Eileen Pulker, Clerk; Amanda Davis, Consultant; Bill Dinnan, Building Official;  
Mira Stakhiv and Judy Moenck, Library Board Members

**III. ADOPTION OF AGENDA**

**Motion by Roberts adopt the agenda as presented.**

**Motion was approved unanimously.**

**IV. ADOPTION OF THE MINUTES**

**A. Regular Meeting of Wednesday, March 4, 2015.**

**Motion by Timmis, seconded by Brassfield to approve the minutes of the Regular Meeting of March 4, 2015 as presented.**

**Motion was approved unanimously.**

**V. PUBLIC COMMENTS**

Judy Moenck, Meadow Dr., inquired about the milk cans placed throughout the Village and if they could be removed for now. Discussion ensued. The Village Administration will remedy the situation.

**VI. NEW BUSINESS**

**A. Consider Application for Library Expansion and Alterations at 32455 Franklin Road.**

Due to a conflict of interest (Roberts is Project Manager of this expansion), Chairman Roberts recused himself and vacated the dais, with Vice Chairman Keais presiding over the discussion of this particular agenda item.

The fundamental design question being discussed tonight was to determine if, with the expansion of 14 feet, the building could still be considered a “contributing structure”?

Bill Finnicum, project architect, Finnicum Brownlie Architects, utilized slides and blueprints of the site plan, floor plan, and elevations to highlight the proposed alterations: Enhance entrance on East (Franklin Rd.) which at the moment is not prominent; Enclose the outside stairway on North (Wellington Rd.); construct double French doors on West (currently Children’s Reading) where windows are currently; all shutters would be removed; large window of new

addition on East (Franklin Rd.) would have a similar glass pattern as the older smaller window. He explained the proposed reconfigurations to the interior space.

Dinnan reminded the Commissioners that a number of years ago the existing roof had an overlay of material applied which raised the roof line and questioned if it would be duplicated on the new addition. Finnicum replied that the new fascia boards would match the old and that the roof lines would match.

Roberts introduced the question of whether the addition supports the concept of a “contributing structure”. Davis provided her opinion on the subject and expressed her concerns about the details of the Franklin Road main entrance, including the addition of the shed roof dormers and transom above the doors, the large window, and the siding of the new addition. Taking into consideration the lack of definitive facts about the structure, the determination of whether it is either “contributing or non-contributing” is questionable but the National Registry designated it as “contributing”.

Finnicum showed a slide of an alternative front entrance and large window in the addition which the HDC favored.

Roberts suggested that this issue be postponed until the next meeting after he and Finnicum have looked into other alternatives incorporating the Commission’s suggestions, and presented the plans to the Library Board.

**Motion by Witty, seconded by Timmis to postpone further discussion on the Library Expansion and Alterations until next meeting.  
Motion was approved unanimously.**

Roberts returned to the dais and assumed his position as Chairman

**B. Consider Application for Storage Shed at 32749 Franklin Road.**

Bill Finnicum, Finnicum Brownlie Architects, represented the owner, Dan Costello. He provided plans for the Commissioners. Using slides he explained the new proposed shed which is slightly larger than the previously proposed one. He noted the colors and the vertical board and batten he is proposing for the structure. An interesting addition is the sedum which will be growing on a slightly tilted roof of the shed and will be visible to the neighbors.

The subject of lighting was introduced.

**Motion by Keais, seconded by Witty to approve the Application for Storage Shed at SW corner of 32749 Franklin Road as submitted with the understanding that it will be in the range of a dark grey stain which will distinguish it from the original red barn. If a light is added it will be an (agricultural-style) down-shielded mounted so that it is not visible above the fence. This application is in compliance with the Secretary of the Interior’s Standards for Rehabilitation.  
Motion was approved unanimously.**

Dinnan advised that communication has begun with the owner of Glamour Puss with regards to resolving the issue with the store's sign.

**VII. ADJOURNMENT**

The meeting was adjourned.

There being no further business, the meeting was adjourned at 8:15 P.M.

Submitted,

Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk