

**Village of Franklin
Historic District Commission
Regular Meeting
Wednesday, May 6, 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 7:00 P.M.

II. ROLL CALL

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

Absent: None

Also Present: Eileen Pulker, Clerk; Amanda Davis, Consultant; Bill Dinnan, Building Official; Mira Stakhiv, Library Board Member

III. ADOPTION OF AGENDA

Keais suggested adding discussion items under **VII. New Business:** *C. Expansion of the Historic District to include houses outside the Historic District, and D. Update on items, which had been previously approved (HUDA School)*. Roberts suggested an additional discussion item: *E. Street Signs*.

Motion by Harryvan, seconded by Wilke to adopt the agenda, as amended. Motion was approved unanimously.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of Wednesday, April 1, 2015.

Referencing an email from Judy Moenck (5/1/15, Re: Revision to HDC Minutes, 4-1-4015), sent to him and the Village Clerk, Roberts requested Pulker to explain the process of amending the minutes of Village Commissions' Meetings. She stated that only the members of each commission can amend its own minutes. Discussion ensued about Moenck's suggested changes.

Motion by Witty, seconded by Brassfield to approve the minutes of the Regular Meeting of April 1, 2015, as originally presented.

Motion was approved unanimously.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. UNFINISHED 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.

Bill Finnicum, project architect, Finnicum Brownlie Architects, began the discussion by summarizing the April 1, 2015 meeting in which the HDC felt that the proposed addition did not express the existing structure strongly enough. Using slides and blueprints, he showed the revised proposed façade alterations, incorporating those suggestions from the April meeting:

enhancement of the entrance on East (Franklin Rd.) to make it more prominent, new location of the front door with a transom above it and the area for the library sign and book drop, tipping up the small roof overhang above the front door by using small brackets, large window in the additions similar to the one in the original structure, and the addition will have new 4 inch horizontal lap siding so as to distinguish from the existing board and batten.

Davis opined that the new treatment of the entrance has less of a visual impact and is in favor of this rendition. Keais referenced Standard #10 “Principle of Reversibility” in terms of the transom.

Roberts summarized what makes a structure “contributing”.

Taking into consideration that the door is not original it was suggested that it have a natural stain so as to distinguish it.

Motion by Timmis, seconded by Wilke to approve the Application for Library Expansion and Alterations at 32455 Franklin Road, as submitted on 4/20/2015. The application is in compliance with the Secretary of the Interior’s Standards for Rehabilitation. The consultant believes that it does not jeopardize the contributing nature of the building. Motion was approved unanimously.

Roberts outlined the next steps in the process.

Roberts returned to the dais and assumed his position as Chairman.

VII. NEW BUSINESS

A. Consider Application for Roof Replacement at 26025 Carol.

Brian and Audrey Seifman, owners, detailed the damage to the existing cedar roof and their reasoning for replacing the current cedar shingles with cedar-looking asphalt shingles, as many of their neighbors have done.

Motion by Keais, seconded by Brassfield to approve the application for a roof replacement at 26025 Carol. It will be of GAF asphalt shingles, Shakewood color. The application is in compliance with the Secretary of the Interior’s Standards for Rehabilitation.

Motion was approved unanimously.

B. Consider Demolition Application for 32890 Whatley.

Bryan Campbell, owner of Rock Homes, LLC. and owner of the property, stated that as little of the wooded area as possible would be destroyed during the relocation and building of the new home.

Motion by Witty, seconded by Wilke to recommend to Village Council the approval of the demolition application for the house at 32890 Whatley and issue a demolition permit, as they have found that there is no historic significance to the structure. This determination is subject to the Secretary of the Interior’s Standards for Rehabilitation.

Motion was approved unanimously.

C. Discussion Items

1. Expansion of the Historic District

Roberts explained and detailed the process for such a project, emphasizing the importance of such an endeavor and the fact that it had not been done in many years. **Ordinance 1230.09 Establishment, Modification or Elimination of a Historic District** was referenced. He identified possible properties that might be noteworthy.

2. HUDA School and The Franklin Grill

HUDA's lack of compliance with approved site plans, ie .maintenance and removal of dead trees/shrubs were discussed. Dinnan will send a letter regarding the landscaping being out of compliance with the site plan.

The out-building belonging to the Franklin Grill has never been rebuilt. Discussion ensued. The paperwork regarding this issue will be researched.

3. Street Signs

Roberts mentioned that at the corner of Franklin Road and Scenic Hwy. is a prototype street sign identifying Scenic. It has a dark grey background with reflective white lettering. He asked the Commissioners to drive by it and voice their opinions.

Harryvan had questions about the outside lighting in the upstairs tenant area of the Costello barn. Dinnan advised that it was an ordinance/owner issue.

VIII. ADJOURNMENT

The meeting was adjourned at 7:50P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk