

**Village of Franklin  
Historic District Commission  
Special Meeting  
Wednesday, July 8, 2015, 7:00 pm  
At the Franklin Village Hall – Broughton House  
32325 Franklin Road, Franklin, Michigan**

**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 Road, Franklin, Michigan at 7:00 PM.

**II. ROLL CALL**

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

**III. ADOPTION OF AGENDA**

**Agenda approved unanimously.**

**IV. ELECTION OF OFFICERS**

The Commissioners decided to allow those serving as officers to remain in their positions: Gary Roberts, Chairman; Garrett Keais, Vice Chairman; Mike Brassfield, Secretary.

**V. ADOPTION OF MINUTES**

**Motion by Haryvan supported by Keais to approve the minutes of the Regular Meeting of June 3, 2015, as presented.**

**Motion was approved unanimously.**

**VI. PUBLIC COMMENTS**

Peter Nagle, who owns a home in the Historic District, was seeking information about submitting projects for the Commission's review. Dinnan and Pulker responded to his queries, noting that any applications would first be submitted to the Building Department, at least two (2) weeks prior to a regularly scheduled meeting.

**VII. NEW BUSINESS**

**A. Consider Application for Change of Color and Materials for Renovation at 26040 German Mill,**

Mrs. Mader explained that their builder had explained that due to the many trees present on their property it was extremely difficult to maintain the cedar and other wood siding and roofing materials that they had planned to use for their approved renovation and addition to their home. She requested that she be given approval to instead use Hardee Board as siding on the house, and asphalt Land Mark Pro Design shingles for the roof. Dinnan stated that he had spoken with Mr. Mader previously and he had indicated that the boards on the existing part of the house also needed to be replaced and that they would prefer to use the Hardee Board planks throughout the project, the rest of the project remains as approved. Mrs. Mader was unsure which of the paint and roofing colors were planned to be used and was seeking direction on what the Commissioners would prefer.

Roberts stated that the Hardee Board and architectural/dimensional asphalt shingle products had been used on other projects within the district with good results, and as such advised Mrs. Mader that they understood and agreed that the alternate materials would suffice. However, it was noted that while they conceptually approve the materials proposed, specific colors for the siding, trim, windows and roof would need to be approved at a later date.

**B. Consider Demolition Application for 30633 N. Greenbriar.**

The owner/builder, Egor Kourlianotchik was present to address any questions or concerns that the commissioners might have. Dinnan and Kourlianotchik explained that previously applications and plans had been submitted for renovation and additions to the existing house, but further review showed that the condition of the house was not as good as it had seemed, so the only way to proceed was to demolish the house and build new construction.

**Motion by Harryvan supported by Witty to recommend to the Village Council that the application for demolition for 30633 N. Greenbriar, should be approved, as there is no historic significance to the property according to the guidelines provided by the Secretary of the Interior's Standards for Rehabilitation.**

**Ayes: Brassfield, Harryvan, Keais, Roberts, Timmis, Witty**

**Nays: None**

**Absent: Wilke**

**Motion carried.**

**C. Consider Sign Application for 32716 Franklin Road (Village Boutique).**

The new owner, Mrs. Cooper, indicated that there were two (2) new signs to be approved, one a hanging sign closer to the street and the other one a wall sign. She provided paint color samples and described the new design for the signs.

**Motion by Witty supported by Timmis to approve the two signs for 32716 Franklin Road, a hanging sign and a wall sign, contingent upon the Building Official's review for correct size and placement of signs. Colors are a family of colors, which include Sherwin Williams Lemon Mint Leaf (#HGSW1227), Celtic Green (#HGSW2274) and Pretty Purple (#HGSW1432), as submitted, that comply with the requirements of the Secretary of the Interior's Standards for Rehabilitation.**

**Ayes: Brassfield, Harryvan, Keais, Roberts, Timmis, Witty**

**Nays: None**

**Absent: Wilke**

**Motion carried.**

**D. Consider Demolition Application for 27115 Wellington.**

Eric Bean, owner, described the current condition of the house, noting that it had been completely gutted down to the studs by a previous owner, adding that it is his intention to demolish the home and build a new dwelling for his family to reside in. Mr. Bean also stated

that he was unaware that the home was listed as a historically significant property in the Village, but he did know that it was not in the Historic District, nor was it labeled as a Historic home. He stated that it was not economically possible to renovate the home, and would be impossible to finance.

Several commissioners asked the applicant to consider saving the house, noting that many other properties within the Village had been similarly treated and subsequently rehabbed with great results adding that it was the role of the Commission to maintain and preserve these resources. Roberts noted that the preservation of the resources, a character defining element such as this one in particular, is supported by the Village's Master Plan.

Davis stated that this is a historic resource; it is significant to both the neighborhood that it sits in and to the community at large and opined that the demolition would be a loss to the community. The number of this style of home, Tudor, remaining in the Village was discussed, to which it was noted that seven remain, with this one dating back to the 1930's.

When asked again, Mr. Bean reiterated that it was not economically feasible to maintain the exterior of the house and renovate the interior, and that the remaining structure was not suited to rehabbing due to the condition and the interior layout as it is now.

**Motion by Keais supported by Harryvan to recommend to the Franklin Village Council that the application for a demolition permit for 27115 Wellington be denied because the property is of historical architectural significance to the community as a character-defining element. This structure is a 1937 classically designed English Tudor to which only a handful of examples exists within the Village limits. The opinion is supported by the 2006 survey documentation prepared by Jennifer Wendler Lovell, historic preservation consultant, identifying it as among the 31 most historically significant properties outside of the Historic District. Further, the importance of preserving historic character and maintaining uniqueness in the community are identified in nearly half of the goals set forth in the currently proposed Master Plan to which this property contributes.**

**Roll Call Vote:**

<b>Brassfield</b>	<b>aye</b>
<b>Harryvan</b>	<b>aye</b>
<b>Keais</b>	<b>aye</b>
<b>Timmis</b>	<b>aye</b>
<b>Witty</b>	<b>aye</b>
<b>Roberts</b>	<b>aye</b>

**Motion carries.**

**VIII. ADJOURNMENT**

**The meeting was declared adjourned.**

There being no further business, the meeting adjourned at 7:37 PM.

Respectfully submitted,

Eileen H. Pulker, Clerk