

**Village of Franklin  
Historic District Commission  
Special Meeting  
Wednesday, August 5, 2015 6:30 P.M.  
At the Franklin Village Hall – Broughton House  
32325 Franklin Road, Franklin, MI**

Clerk Pulker swore in Eileen Harryvan, Laura Witty, and Mike Brassfield for another term of three (3) years.

**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 Rd, Franklin, MI at 6:30 P.M.

**II. ROLL CALL**

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

Absent: Garrett Keais

Also Present: Amanda Davis, Consultant; Eileen Pulker, Clerk; Bill Dinnan, Building Official

**III. ADOPTION OF AGENDA**

Roberts added under VI. A. Consider Application for a New Roof and Gutters at 26128 German Mill.

**Motion by Roberts to adopt the agenda, as amended.**

**Motion was approved unanimously.**

**IV. ADOPTION OF THE MINUTES**

**A. Special Meeting of Wednesday, July 8, 2015.**

**Motion by Timmis, seconded by Harryvan to approve the minutes of the Special Meeting of July 8, 2015, as presented.**

**Motion was approved unanimously.**

**V. PUBLIC COMMENTS**

No comments were made at this time.

**VI. NEWBUSINESS**

**A. Consider Application for a New Roof and Gutters at 26128 German Mill.**

Due to a conflict of interest, (Laura Witty is owner of property), Witty recused herself and vacated the dais, for the discussion and vote on this matter.

Witty explained that due to leakage she would like to replace a 3-tab 20-year-old organically based shingle with a GAF architectural shingle, Charcoal color, which is almost identical to what it will replace. It would be a dimensional GAF Timberline Series in Dark Charcoal. Rounded gutters with under hung style brackets to be used in white to match. The entire fascia board will also be replaced and painted with Benjamin Moore Historic Colors Collection, White

Dove, which had been previously approved at the May 7, 2012 HDC meeting. The gutters will be replaced in the same areas with half round aluminum which are a more historically accurate type of gutter than is presently on the house.

**Motion by Harryvan, seconded by Wilke to approve the Application for a New Roof at 26128 GermanMill using the GAF Shingle in the Timberline Series in Dark Charcoal and using the half-round gutter with brackets painted “White Dove”. Any fascia replaced will be painted to match the existing trim. This determination is in compliance with the Secretary of the Interior’s Standards for Rehabilitation. Motion was approved unanimously.**

**B. Consider Demolition Application for 25305 Canterbury.**

Brian Leith, co-owner of Luxe Homes, Birmingham, MI, which will be demolishing the existing home and constructing the new one, was present to address any questions, noted that the house is in very poor condition.

**Motion by Witty, seconded by Timmis to recommend to Village Council for the approval of the demolition application for the house at 25305 Canterbury and to issue a demolition permit, as they have found that there is no historic significance to this property. This determination is subject to the Secretary of the Interior’s Standards for rehabilitation. Motion was approved unanimously.**

**C. Consider Building Addition Application for 32750 Franklin Road (Déjà Vu Upscale Designer Resale).**

Dinnan advised the Commissioners that this application had not gone before the Planning Commission for any review or approval.

Lisa Dunn, the owner of the business, but not of the building, introduced herself. She stated that she has approval from the owner to alter the structure. The purpose of the addition is to increase the retail exposure to those using the Franklin Grill patio and enhance the façade of the rear side of the building. She credited Ron Campbell of Main Street Oakland County with the sketches.

Roberts commented that he had no objections conceptually but did have some architectural concerns as illustrated in the drawings presented. The proposed addition, with the heavy entablature and column capitals is Classic Greek or neo classical architecture, whereas the rest of the structure is in the simplified Greek Revival style as exemplified on the gabled end of the building and the small windows on the second floor. The proposed addition is a mix of too many styles and provided some suggestions as to how to achieve a simpler and more appropriate solution.

Ms. Dunn withdrew her application, citing more work to be completed on the plans, and conveyed her agreement with a more simplified look to the plans for the addition.

**VII. ADJOURNMENT**

The meeting was adjourned at 6:55 P.M.

Submitted,

Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk