

**Village of Franklin
Historic District Commission
Special Meeting
Wednesday, October 8, 2014 7:30 P.M.
At the Franklin Village Hall – Broughton House
32325 Franklin Road, Franklin, MI**

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 7:30 P.M.

II. ROLL CALL

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

Absent: Laura Witty

Also Present: 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 September 3, 2014.

**Motion by Harryvan, seconded by Wilke to approve the minutes of the Regular Meeting of September 3, 2014 as presented.
Motion was approved unanimously.**

V. PUBLIC COMMENTS

No comments were made at this time.

VI. NEW BUSINESS

A. Consider the Sign Application for 32800 Franklin Road (Event Bliss).

Roberts led a discussion concerning the new sign and its proposed location of 19 ft. south of the north driveway to the Carriage House. The entire sign will be similar but smaller in height (4 ft.) than the original large multi-tenant sign (9 ft.). The panel will be 9 inches x 4 ft. attached to 2 posts with small metal tops.

Motion by Timmis, seconded by Wilke to approve the Sign Application for 32800 Franklin Road (Event Bliss) as submitted. The colors of the posts, panel, and text will be consistent with the original multi-tenant sign of the Van Every Building: Valspar green posts with black lettering on a cream background. Approval is contingent on the removal of all temporary signage. This application is in compliance with the Secretary of the Interior's Standards for Rehabilitation.

Motion was approved unanimously.

B. Consider the Sign Application at 32751 Franklin Road (Abbott-Kinney).

Mrs. Pettibone, part owner of the store explained that the store will have trendy clothing lines and accessories all made in the USA. She is requesting a panel be added to the multi-tenant sign.

**Motion by Harryvan, seconded by Timmis to approve the Sign Application at 32751 Franklin Road (Abbott-Kinney) as submitted, with the addition of the word “apparel” added to the lower right corner of the panel. The panel will have black lettering on a white background that matches the other panels in the multi-tenant sign, with the exception of “Honey Yoga”. This application is in compliance with the Secretary of the Interior’s Standards for Rehabilitation.
Motion was approved unanimously.**

C. Consider Demolition Application at 26985 Charles Lane.

Roberts led a discussion about the house’s 1940’s contemporary design. He has a concern about approving its demolition without further study as to its significance.

Enzo Casadei, representing Casadei Custom Homes, stated he was responsible for the demolition process. Changing of weather was the only urgency for approval, but he stated that the Franklin Fire Department would like use it for training purposes before it is taken down. He provided photographs of the house.

In Amanda Davis’s absence, Harryvan reminded the HDC of the State Historic Preservation Office’s concern that too many homes which have a unique modernistic style, are being torn down at an alarming rate. However, as Roberts stated the condition of the home is also a factor.

Motion by Roberts, seconded by Brassfield, to postpone the application for demolition for the property at 26985 Charles Lane, until further research can be conducted by Amanda Davis, Consultant. This item will be placed on the agenda of the next HDC meeting, Wednesday, November 5, 2014.

Roberts explained the process if the application is denied by the HDC.

Motion was approved unanimously.

There were clarifications of and discussions about several items: Event Bliss sign on north side of the Van Every Building, blue tarp on the gas station sign, how to track demolition and rebuilding of particular structures (i.e., shed behind Franklin Grill), repairs to the barn behind Smile Builders, and the Ice House behind Gorback’s, landscaping at the HUDA School, and the deterioration of the barn behind Dr. Z’s office.

Pulker to advise Bill Dinnan, Building Official, of the HDC’s concerns.

Harryvan asked about the formation and meeting of a committee to discuss the expansion of the Historic District. According to Roberts, Davis has an action plan. Council needs a formal request to appoint the Special Committee, consisting of 2 HDC members, a Planning Commission member, a citizen at-large, and someone from Historical Society to look at the district. Pulker reminded the members about the existence of the 1999 study of historic farm houses completed by the Historic Study Committee.

VII. ADJOURNMENT

The meeting was adjourned at 8:02 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk