

**Village of Franklin
Historic District Commission
Special Meeting
Wednesday, November 5, 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: Eileen Harryvan, Garrett Keais, Gary Roberts, Gayle Timmis,
Jill Wilke, Laura Witty

Absent: Mike Brassfield

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

III. ADOPTION OF AGENDA

Harryvan would like to add **VII. New Business, D. CLG Update.**

Motion by Roberts to adopt the agenda as amended.

Motion was approved unanimously.

IV. ADOPTION OF THE MINUTES

A. Special Meeting of Wednesday, October 8, 2014.

Motion by Harryvan, seconded by Wilke to approve the minutes of the Special Meeting of October 8, 2014 as presented.

Motion was approved unanimously.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. UNFINISHED BUSINESS

A. Consider Demolition Application at 26985 Charles Lane.

Howard Luckoff, representing the property owner, stated that since the last HDC meeting he has learned about the community concerns about the property. It is acceptable to all those involved that appropriate entities, which are interested in preserving elements of the house or even the house itself may, at their own expense, take whatever is of interest to them before the house is demolished.

Roberts led a discussion concerning the research done on the house, the purpose of HDC, and the process of determination. He also gave a brief history of the house, including the significance of the architect and landscape architect. Davis recounted her interactions with Cranbrook archivists.

A representative from the Executive Committee of Docomomo-US/Michigan, read into the record a letter dated Nov. 5, 2014, written by Deborah Goldstein, Chair, Docomomo-US/MI.

Harryvan asked if the applicant had considered any other use of the home to which the answer was no. Roberts asked if the applicant would consider any other use to which the answer was no.

Mr. Luckoff stated that the owner is appreciative of the historical importance of the house and would be open to any community-minded group to do with the house as it wished, i.e. removal of historically significant portions of the house or even moving it to a different site.

Roberts explained that HDC could make two (2) recommendations to Council: 1. Deny the application, but 2. Make a follow up recommendation that the application revert back to HDC so more time to search for those people who have ideas about relocation or salvage and documentation for those who have ideas about archiving it at Cranbrook. HDC wants to have an archive file for Franklin.

Motion by Harryvan, seconded by Keais to recommend to the Franklin Village Council that the requested demolition permit for 26985 Charles Lane be denied because the property has historic significance. This opinion is supported by the fact that the building was designed in the late 40s or 1950 by a highly awarded Cranbrook architect and student of Saarinen, is a classic example of the high period of “Modern” architecture which is a very rare architectural style remaining in the Village, the design integrity has been verified by local experts as advisors to the HDC, and that the house appears in two national publications (see attached) detailing its exemplary design characteristics for the period and having been built and owned by two significant persons (the Fortunas) and designed by Elliott and Eichstedt.

We further recommend that the Village Council refer the applicant back to the HDC so the the HDC can further evaluate disposition alternatives, including possible restoration, relocation, selective dismantlement, and/or preparation of a detailed archive file with the owner.

Roll Call Vote

Harryvan	Aye
Keais	Aye
Roberts	Aye
Timmis	Aye
Wilke	Aye
Witty	Aye

Motion was approved unanimously.

VII. NEW BUSINESS

A. Consider the Application for Building Addition/Alternative at 26005 Carol

Bill Finnicum, architect, presented the project, explaining the proposal of adding 2 porch roofs (over the South porch and over the East porch) and installing 9 new exterior lighting fixtures. He provided site plans, elevations with the locations of the fixtures, and photos of the lighting fixtures. The curved wood brackets on the East porch vs. the arches in the front differentiates the old construction from the new construction. Colors and roofing are the same.

Motion by Keais, seconded by Wilke to approve the application for Building Additions/Alternatives at 26005 Carol and light fixtures as submitted. Drawings are dated

11-04-14. This application is in compliance with the Secretary of the Interior's Standards for Rehabilitation.

Motion was approved unanimously.

B. Consider Sign Application at 32751 Franklin Road (Village Yoga).

M.J. McDonald, representing Village Yoga, presented the design for the sign on the building. Discussion ensued about the size and colors. Sign and letter dimensions and location will be similar to those of the former Glamour Puss sign. Colors will be black letters on a taupe background.

(Sign Application as yet to be formally approved)

C. Consider request to Change Meeting Date and Time for Regular Meetings in Calendar Year 2015.

Motion by Roberts, seconded by Harryvan to request to change meeting date and time for regular meetings to 1st Wednesday of the month at 7 P.M.

Motion was approved unanimously.

Roberts requested that if a commissioner was unable to make a meeting, please email the rest of Commissioners and the Village Clerk.

D. CLG Update

Davis gave a brief history of the application submission. Katherine White, MSF Executive Director, suggested several contacts at SHPO for her to contact.

Several outstanding items were discussed: the condition of the Mullins barn and the sign on the northside of the Van Every House. Roberts confirmed with Dinnan that letters had been sent concerning these issues. Davis also confirmed that the photo file of all buildings (all 4 sides) and signs in the Historic District is almost complete.

Eileen Pulker, Village Clerk was congratulated on her election to 2 more years.

VII. ADJOURNMENT

The meeting was adjourned at 8:30P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk