



32325 Franklin Road, Franklin, Michigan 48025

FAX: (248) 626-0538 | OFFICE: (248) 626-9666

[www.franklin.mi.us](http://www.franklin.mi.us)

## **HISTORIC DISTRICT COMMISSION REGULAR MEETING**

**Wednesday, January 3, 2024, 7:00 P.M**  
**Franklin Village Hall, Broughton House**  
**32325 Franklin Road, Franklin, MI**

### **A G E N D A**

- I. Meeting Called to Order
- II. Roll Call
- III. Adoption of Agenda
- IV. Adoption of Minutes
  - A. Regular Meeting of December 6, 2023
- V. Public Comments
- VI. Old Business
  - A. Discuss 32767 Franklin Road, the Franklin Village Dental Office's Barn
- VII. New Business
  - A. Consider the Bicentennial Signs Application
- VIII. Adjournment

Posted: December 27, 2023 William Dinnan, Building Official/Historic District Commission Facilitator

### **POSTED IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)**

The Village of Franklin will provide necessary, reasonable auxiliary aids and services to individuals with disabilities requiring such services. All requests must be made to the Village Clerk at least five (5) business days before a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the Village of Franklin in writing at 32325 Franklin Road, Franklin, MI 48025, or by calling the Village Clerk's Office at (248) 626-9666.



**VILLAGE OF FRANKLIN  
HISTORIC DISTRICT COMMISSION  
REGULAR MEETING  
WEDNESDAY, December 6, 2023, 7:00 P.M.  
32325 Franklin Road, Franklin, Michigan 48025**

**I. MEETING CALLED TO ORDER**

The Regular Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman, at 7:00 P.M.

**II. ROLL CALL**

Present: Gary Roberts, Alex Stchekine, Gayle Timmis and Laury Witty

Absent: Mike Brassfield and Alek Kokoszka

Also Present: Roger Fraser, Village Administrator, and Dana Hughes, Village Clerk

**III. ADOPTION OF AGENDA**

**Motion by Timmis, seconded by Stchekine to approve the agenda to include the Discussion of 32767 Franklin Road under New Business.**

**Ayes: Roberts, Stchekine, Timmis and Witty**

**Nays: None**

**Motion carried.**

Fraser explained to the Commissioner that the Building Official had been in contact with the owner and had received a drawing of how they intended to enclose the barn. Copies of the drawing was handed out to the Commissioners.

**VI. ADOPTION OF THE MINUTES**

**A. Regular Meeting of November 1, 2023**

**Motion by Stchekine, seconded by Witty to approve the minutes of the Regular Meeting of November 1, 2023, as presented.**

**Ayes: Roberts, Stchekine, Timmis and Witty**

**Nays: None**

**Motion carried.**

**V. PUBLIC COMMENTS**

No comments.

**VI. NEW BUSINESS**

**A. Consider Installation of Fence at 26041 Carol Ave.**

Roberts explained that the homeowner, Lynn Sabbagh, is installing a black aluminum fence, that is four feet tall. He also stated that her neighbors have a similar type of fence already up. The placement of the fence will be in the backyard behind the garage. This will be a replacement for the current rotted wood fence.

Discussion followed.

**Motion by Timmis, seconded by Stchekine for the approval of the fence application dated November 7, 2023, for 26041 Carol Avenue for a black aluminum picket style fence not to exceed four feet in height, 190 feet in length in accordance with the Secretary of Interior Standard Number Nine (9) for Rehabilitation.**

**Ayes: Roberts, Stchekine, Timmis and Witty**

**Nays: None**

**Motion carried.**

#### **B. Consider New Applicant for the Historic District Commission**

This item was an informational item informing the Commissioners that an applicant had applied to fill the vacancy on the board left by Jill Wilke's passing.

Witty explained that the applicant is her neighbor and stated that she is interested in contributing to the Historic District. Roberts added that she is very interested in historic preservation.

Witty would like to have a proclamation for Jill Wilke's family for her dedication to the Village.

#### **C. Discussion of 32767 Franklin Road, the Franklin Village Dental Office's Barn**

Roberts stated the Commission needs to prepare to authorize the Building Official to move forward with a citation on this property. This would be the first step in the demolition by neglect process. Earlier in the day, Dinnan has had met with the new architect, who assures him that new plans are coming. Part of those plans includes the drawing the Commissioners received at this meeting. This matter is administratively tabled until the next regular Historic District Meeting.

Discussion followed.

### **VII. ADJOURNMENT**

**Motion by Roberts, seconded by all to adjourn the meeting.**

The meeting was adjourned at 7:10 P.M.

Submitted,

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Dana Hughes, Village Clerk



# SIGN/HDC APPLICATION

PERMIT No. \_\_\_\_\_

DATE STAMP **RECEIVED**

**DEC - 5 2023**

VILLAGE OF FRANKLIN, MI

32325 Franklin Rd • Franklin MI 48025-1199 • Phone (248) 626-9666 • Fax (248) 626-0538

Location of Sign (Address) FRANKLIN RD - EVELYN TO ROMANY (SEE ATTACHED)  
Zoning District \_\_\_\_\_

Type of Sign:

X Ground \_\_\_\_\_ Wall \_\_\_\_\_ Projecting \_\_\_\_\_ Awning \_\_\_\_\_

Size of Sign: 5 - LIFE SIZE PORTRAITS & 5 - 19"X15" GROUND SIGNS

\_\_\_\_\_ Ground (include support structure height) \_\_\_\_\_ Wall \_\_\_\_\_

\_\_\_\_\_ Projecting \_\_\_\_\_ Awning Indicate size of lettering

Sign material to be used:

WOOD

Sign Contractor:

Name: FAST SIGNS Address: 27615 HALSTEAD, FARM HILLS

Phone: 248-936-6780 Email: FASTSIGNS.162@FASTSIGNS.COM

Property Owner Signature : \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant Name : FRANKLIN HISTORICAL SOCIETY Phone: 248-538-0273

## SIGN CHECKLIST

\_\_\_ Completed Permit Application as provided by the Village of Franklin, including:

\_\_\_ An application fee of **\$40.00** (non-refundable)

\_\_\_ Location of proposed sign and distance to property lines and/or nearest road

\_\_\_ Two (2) copies of drawings illustrating dimensions, design, materials to be used, colors

\_\_\_ Written description of the method of construction and attachment to the building or in the ground

\_\_\_ Such further information as the Building Official or Council may require.

**The applicant shall be responsible for 100% of all consultant fees incurred by the Village PLUS a 10% administrative fee.**

## **Portraits of the Past – Five life-size paintings**

### **1. Rust General Store – Southeast corner of Franklin & German Mill**

Rust's general store (1861 to 1900) on the southeast corner of Franklin & German Mill Roads, was place where men could enlist in the 10<sup>th</sup> Michigan Cavalry, Company B. Captain Roderick Bryan was the enlisting officer. Three local boys – Warren Barber, Joseph Bowden & Joseph Van Every – pledged their allegiance to the Union Army here. Barber became a bugler. The other two were privates. All served four years.

Tea, coffee, rice, sugar, molasses and crackers were sold in barrels. Bolts of calico sold for six cents a yard. Nails were kept in open bins.

Villagers picked up their mail on a weekly basis and caught up on local gossip at the same time!

### **2. Lincoln Pole Raising - Now Comerica Bank**

It was common during an election year to have a pole raising. On August 13, 1860 such an event occurred in Franklin. Pictures of Abraham Lincoln and his running mate Hannibal Hamlin were draped on patriotic bunting and suspended between 2 poles. The speaker podium was center stage ready for Stephen Durkee, father of Civil War vet Philip, to speak.

The setting was an apple orchard. People were eating and conversing - just waiting for the cannon to be fired and the words of Durkee spoken. Unknown to the Republicans, some democrats had filled the cannon with vegetables so when it was fired, they came spewing out!

Sam Lock ran to the Congleton shop down the street to get a ramrod to clear the cannon. Down went the bag of powder. The ensuing blast shook the ground and knocked over the speaker's stand. And so, it was a celebration for both parties!

### **3. Skunked - Franklin School**

Arnold Bingham was the son of George Bingham who built and operated the Brick Store. Arnold attended the brick school around 1915. On their way to school, Arnold and his friends would try to catch a skunk and get bathed in the terrible odor so the teacher would send them home.

### **4. Play Ball! - FCA Park**

There was always time for a Saturday game at the William Barnum place near Thirteen Mile and Inkster, Sammy Green's pasture on the village green or the flat land on Haverford Street.

In the 1870's, The Wood boys, Milton and William, played for the Franklins. They were the grandsons of Daniel Wood, an original Franklin landowner. Around 1900, The Franklin Unions Club was formed and later the Michigan League. Will Leet, Puss Fleetham, Jason Reed, Howard King and Frank Adams were notables.

Harry German was a pitcher for the Toledo Mudhens from 1902 to 1904. Fred Blanding was a Cleveland Nap (1910 – 1914). The Naps later became the Cleveland Indians.

## **5. Susan Congleton - Deja Vu**

Susan Congleton was the wife of George Congleton who built buggies in his shop next door to their home. Susan, her husband, five children and her Mother lived here in the 1850's.

She hung clothes on low bushes in the yard and paused to stir apple butter bubbling in an iron pot over the fire on the ground. She wore a long dress gathered at the tight-fitted waist. It was a soft brown lindsey-woolsey she had woven herself with linen warf and woolen weft. The purple, red and deep yellow stripes in the fabric come from weed and vegetable dyes. A light shawl covers her shoulders to keep off the autumn air. The sound of horses and clanging of iron on iron were heard as she worked.

20 x 15

**Franklin on Foot – Five 30" by 40" wood signs mounted at an angle three feet from the ground**

### **1. Broughton Buggy Shop – now the Post Office**

Daniel Broughton, an Englishman, was a wagon maker. He built a two-story brick building on this site in 1866 where he built wagons, carriage and surreys and shipped them to many parts of Michigan. He retired from buggy making in 1885 and became a farmer in Bloomfield Township. It is not known when the buggy works building was torn down but the lot stood empty for many years.

The current post office building was constructed in 1959.

### **2. The Village Green – Area near the library**

Imagine a different village green with 24 townhouses in two rows, each one 20 by 100 feet. This was the vision of George Wellington Smith, a realtor in the village. The land was zoned and plotted for this purpose.

Move ahead to 1957 when Smith's dream became his nightmare. He was forced to sell his land to pay back taxes. Four Franklin families, Ed and Marian Green, Bob and Sadie Hampson, Donald and Violet Green and Benjamin and Louise Kronlund would relieve Smith of his burden and benefit the village.

They purchased the property and in turn sold it to the village for the amount they had paid for it. Our village green was made possible because of the vision and generosity of these families.

We have a place to hang out on quiet mornings, lazy afternoons and pleasant evenings.

### **3. Dry roasted peanut invented in Franklin – Buel/Slade House**

In the 1940's and 50's, Samuel Buel Slade, grandson of Dr. Julian Buel, developed the first dry roasted peanut ever made in a shed behind this family home. They were sold in prestigious stores in Chicago, Seattle and San Francisco. He later sold the process to American Home Products for a million dollars.

### **4. Cemetery Society**

The cemetery is part of a sandy ridge that runs through Franklin. The ridge was the shoreline of Lake Maumee (our Village Green) which preceded the Great Lakes in the deglaciation of the area around 11,000 B.C. On May 11, 1852, a group of Villagers met at the red schoolhouse on Franklin Road to organize the Cemetery Society. There was a motion to obtain a blank book not to exceed one dollar for the purpose of recording the minutes of the Cemetery Society. A committee was appointed to draw a plan for the grounds as well as for fencing, clearing and improving the grounds.

### **5. Community Hall Fire – now the Fire Department Building**

On this site, six units battled a fire which soared through part of the Franklin Community Hall. On Tuesday, January 28, 1958, the Community Hall that had welcomed dances, parties, oyster suppers, plays, festivals and meetings had burned down.

The hall was "raised" through a bee. It was built so fast that they forgot to put in a stairway! It was built on the outside of the structure.



PORTRAITS OF  
THE PAST  
EXAMPLE

Brighton Area Historical Society



## FRANKLIN ON FOOT EXAMPLE



**We acknowledge** the waters and lands the Leelanau Conservancy cares for and owns are located on the ancestral, traditional, and contemporary lands of the Anishinaabeg—the Three Fires Confederacy of the Ojibwe, Ottawa, and Potawatomi peoples. Since time immemorial, the Anishinaabeg have lived, worked, honored, and respected these lands. We further acknowledge that the land known today as Leelanau County is comprised of lands acquired under the 1836 and 1855 treaties between the United States and the Ottawa and Chippewa Nation of Indians.

**Our recognition** of the full history of the land we cherish and work to protect is an expression of gratitude and appreciation to those on whose ancestral lands we reside. We give thanks to the generous care with which the Anishinaabeg, and those of the Grand Traverse Band of Ottawa and Chippewa Indians, have given and continue to give to this land and our Leelanau community.





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### **VILLAGE COUNCIL**

Second Monday of Each Month at 7:00 PM

January 8, 2024  
February 12, 2024  
March 11, 2024  
April 8, 2024  
May 13, 2024  
June 10, 2024

July 8, 2024  
August 12, 2024  
September 9, 2024  
October 14, 2024  
November 11, 2024  
December 9, 2024

### **WASTE WATER MANAGEMENT BOARD**

January 8, 2024

August 12, 2024

### **PLANNING COMMISSION**

Third Wednesday of Each Month at 7:00 PM\*

(\*Except when otherwise noted)

January 17, 2024  
February 21, 2024  
March 20, 2024  
April 17, 2024  
May 15, 2024  
June 19, 2024

July 17, 2024  
August 21, 2024  
September 18, 2024  
October 16, 2024  
November 20, 2024  
December 11, 2024 (\*2<sup>nd</sup> Wednesday)

### **HISTORIC DISTRICT COMMISSION**

First Wednesday of Each Month at 7:00 PM

January 3, 2024  
February 7, 2024  
March 6, 2024  
April 3, 2024  
May 1, 2024  
June 5, 2024

July 3, 2024  
August 7, 2024  
September 4, 2024  
October 2, 2024  
November 6, 2024  
December 4, 2024

### **ZONING/SIGN BOARD OF APPEALS**

Third Thursday of Each Month at 7:00 PM\*

(\*Except when otherwise noted)

January 18, 2024  
February 15, 2024  
March 21, 2024  
April 18, 2024  
May 16, 2024  
June 20, 2024

July 18, 2024  
August 15, 2024  
September 19, 2024  
October 17, 2024  
November 21, 2024  
December 12, 2024 (\* 2<sup>nd</sup> Thursday)

**All Special Meetings and Public Hearings of the Village Council, Commissions, Committees, and Boards are posted as they are scheduled. All Meetings are held at the Franklin Village Office, 32325 Franklin Road, Franklin, Michigan 48025.**

Posted: December 13, 2023