

**Village of Franklin  
Historic District Commission  
Special Meeting  
Wednesday, April 29, 2020 7:00 P.M.  
Remote Zoom.us meeting**

**I. MEETING CALLED TO ORDER**

The Special Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman, via Remote Zoom.us meeting at 7:03 P.M.

**II. ROLL CALL**

Present: Mike Brassfield, Eileen Harryvan, Alek Kokoszka, Gary Roberts, Gayle Timmis,  
Laura Witty

Absent: Jill Wilke

Also Present: Eileen Pulker, Village Clerk; Doreen Martin, Deputy Clerk; Amanda Davis,  
Historic Preservation Consultant; Roger Fraser, Village Administrator; Fred  
Gallasch, Liaison; Tad Krear, Land Design Studio

Roberts thanked everyone for participating in this online meeting. It was his intention to comply with the Open Meetings Act. He intended to give everyone time to speak who wanted to speak. He requested that those in attendance to please “mute” their microphone unless speaking.

**III. ADOPTION OF AGENDA**

**Motion by Timmis, seconded by Witty to approve the agenda, as presented.**

**Roll Call Vote**

Harryvan	Aye
Witty	Aye
Brassfield	Aye
Timmis	Aye
Kokoszka	Aye
Roberts	Aye

Absent: Wilke

**Motion carried.**

**IV. ADOPTION OF THE MINUTES**

**A. Regular Meeting of February 5, 2020**

**Motion by Harryvan seconded by Kokoszka to approve the minutes of the Special Meeting of February 5, 2020, as presented.**

**Roll Call Vote**

Harryvan	Aye
Witty	Aye

Brassfield Aye  
Timmis Abstained, She stated that she was not at the meeting.  
Kokoszka Aye  
Roberts Aye

Absent: Wilke

**Motion carried.**

Roberts commented that the fence on Carol St. had been repaired nicely; however, the fence on the homeowner's east property line/the neighbor's west property line was falling down and looked terrible. He requested that Pulker speak with Dinnan and request that he contact the neighbor about making repairs to the fence.

**V. PUBLIC COMMENTS**

Roberts requested that those online who would like to make comments on issues not on the agenda to "raise" their hand. They would then be recognized. Those wishing to speak to an agenda item would have an opportunity to speak at that particular time. No one came forward.

**VI. NEW BUSINESS**

**A. Consider the Village Franklin Road Streetscape Plan.**

- 1. Lighting**
- 2. Landscaping**

Roberts reminded the Commissioners that they would be focusing on the Second (2<sup>nd</sup>) Standard of the Secretary of the Interior's Standards for Rehabilitation and talking about the work primarily in the Franklin Road right-of-ways through the Village, north of the cemetery to 14 Mile Road. He also set the procedural order for the meeting discussions. Tad Krear, Project Planner and Landscape Architect, and he would "walk" through the plans for Franklin Road, south to north, starting at the Broughton House/Village Offices to 14 Mile Rd. Krear would explain some of the design concepts and theory behind which some of the decisions had been made to develop this plan. Then he would ask Davis, Historic District Commission Consultant to make comments about the Standard #2. Following Davis, he would acknowledge all the emails received and then Public Comments could be made. Comments should be limited to 2-3 minutes. HDC members would then have individual comments and/or questions relative to the Krear's presentation. He would then call for a Motion.

Roberts reminded everyone that the primary functions of this project were: 1. Improve the pedestrian circulation throughout the downtown area and beyond; 2. Improve the landscaping and the low plant material that was in and around the intersections and at the crosswalks. The material and treatment was based on SHPO guidelines; 3. Improve the tree canopy, particularly on the east side; and 4. Create some pedestrian crosswalks that were lit and designed to be safely maneuvered at all hours of the day and night.

Krear presented pages of the plans and briefly explained the Landscape Plans for the Franklin Road Improvements, L-1 through L-6; Landscape Details L-7; Retaining Wall Details L-8; and Lighting Details 1-2. The plans presented were prepared by Land Design, dated 4.23.20. He explained that the large red circles on the pages were the proposed 14 ft., high street lights and the large green circles were areas for future simple bollards. Roberts further explained that the plan was a limited number of 14' pole lights at or near cross walks with supplemental lights by low bollard. Krear added details of the streetlights. Both streetlights and bollards were identified on each sheet.

With each sheet Krear provided details of proposed sidewalk construction including the ADA required "bump outs", and where noted, crosswalks of lightly tinted textural concrete material banded by regular concrete to define the path itself and plant materials. The sidewalks would be of lightly tinted standard concrete. He reminded the Board that it had been decided to go with four (4) ft. sidewalks, which were somewhat consistent with those already in the downtown. He emphasized that changes to the design could be made.

Krear addressed Roberts' concern about the tree canopy and found that a lot of the historic tree canopy existed on private property, especially on the east side. Krear would be reaching out to those property owners to get approval to plant trees in various proposed locations. Granite curbs were being proposed on the west side in front of the four (4) existing residential homes to provide a softer character (L-3). Krear pointed out the gravel shoulder on the east side of the road, the base of which would be re-enforced and covered with top soil and sod. It was his opinion that it would be a visual improvement of the area.

As seen on L-4 in front of the Fire Station, the sidewalk would be carried through the asphalt (which would be reinforced for the fire trucks), and delineated as a pedestrian walkway. The parking spots for Just Guys had been reduced to two (2), thus providing area for a sidewalk and landscaping. The two (2) remaining spots would now provide parallel parking spots on Franklin Road.

L-5 showed a future proposed promenade, which would replace the driveway between the Franklin Grill and Déjà vu, would cross Franklin Road, and then could run between the Franklin Hotel and the Village Dental in a later phase. This was suggested by Kochensparger and would safely accommodate her wait staff going between the Grill and its outdoor patio. Due to his inability to connect with the owner of the Franklin Hotel to discuss such a plan, the driveway between it and the Village Dental would remain. Originally, there had been three (3) parking spots in front of the clothing store. One of which would be displaced to accommodate landscaping and a sidewalk. The sidewalk on the west side would end at Evelyn Ct. and on the east side, the rocks in front of the Van Every House would be removed and the hillside would be regraded and landscaped with a boulder retaining wall around the existing tree in this area.

L-6 showed the "Welcome" sign and the historic sign on the west side would be relocated and surrounded by plantings.

L-7 showed mailbox details in front of the residential homes, which would need to be relocated. The Postmaster has been consulted about the locations.

Although not in the Historic District area, south of the cemetery masonry walls were being proposed along the sidewalks and Krear elaborated on them.

Roberts read the Secretary of the Interior's Standards for Rehabilitation #2 into the record. This would be the only Standard that would be applicable to this meeting. Amanda Davis, Consultant, stated she did not see any conflict with Standard #2 or any other Standards. Professionally speaking as a Historic Preservationist Consultant, her opinion was that it did not take away from the Historic District's look and feel, but rather it enhanced the Historic District.

### **Public Comments**

Because of the length of this meeting, Roberts stated that he would ~~only~~ acknowledge those people who had sent an email or letter, etc. to the HDC members; twenty-three (23) had been received. Roberts read the author's name from each correspondence assuring them that their information had been conveyed to each member of the HDC. He instructed those not listed to verbally express their opinions at this Zoom meeting.

One of the letters was from John Staran, Village Attorney, who noted there was some pending litigation regarding this issue; however, he advised HDC to continue its process.

Richard Cherkasky, Hawthorne Dr., confirmed HDC had received emails from particular residents. He wanted to see this project move forward.

Pulker instructed Cherkasky about how to use a phone to get into the meeting and express opinions.

Kathy Erlich, Crestwood, would like to know about the purpose of the bollards. In her opinion they look very modern; they did not fit in with the character of the Village and she didn't understand their purpose. She preferred gentle up-lighting on the trees, which would look more natural than the modern structures.

Nancy Sheffield "raised her hand" but was unable to communicate because she did not have the latest version of Zoom. Martin suggested she put her comments in "Chat". Sheffield wanted the phone number to connect with the Zoom meeting.

### **Board Deliberations**

Roberts asked for any HDC comments and questions.

Roberts commented from a design perspective, which he thought important. There had been a lot of communication and correspondence with the SHPO office. One such letter was from Alan Higgins from the SHPO office who told HDC that this was a local matter. SHPO had some guidelines but did not have jurisdiction here. Roberts personally was confident that HDC was adhering to the Standards, especially Standard #2; regarding the general aesthetics and that the design plan fit the character of the Village. He also pointed out that the Village Council was the policy maker and was in charge of the finances and budget of the Village. Thus, all opinions regarding finances needed to be directed to the Council. This plan addressed many specific Master Plan items, which had been approved by the Planning Commission and Council,

including pedestrian connectivity. It was his opinion that the downtown area had moved from “quaint and charming” and “rough around the edges” to “shabby”. The time was now to make some progress. He felt that the proposed work cleaned up some disjoined sidewalks and other issues which are a distraction to our historic downtown. He intended to support this plan.

Witty stated she had carefully read over all the letters the Commissioners had received, all of which deserved consideration. She acknowledged that residents of different parts of the Village had different concerns; however, HDC had the responsibility to look at Franklin as a whole, taking into consideration safety and accessibility. She supported this plan.

Harryvan questioned Krear regarding the proposed color of the cement for the crosswalks? Krear stated it would be understated with a “broom” finish. Roberts specified that the final material and color of the sidewalk would be the same as the border for a crosswalk, which would have a contrasting warmer grey color in the middle.

Brassfield commented this was a long time in coming and was glad it was coming to fruition. He stated it was a well thought out plan.

Timmis thanked Roberts, Krear, the Commissioners, the Village Council, and all those who had devoted so much time to work out a plan that addressed or took into consideration all the diverse opinions on this and tried to meet everyone’s needs. She felt there had been no loss of historic integrity or harm to the overall character of the downtown district. She also felt it conformed to Standard #2 and agreed with Roberts’ the project conforms to the standard#2 and that downtown as moved toward shabby and rundown. Safety, usability, and efficiency were important. It was a great plan with compromises.

Kokoszka had some questions about the plan regarding the rocks on Franklin Road opposite Vincennes Ave. Krear acknowledged that the area was outside of the right-of-way and needed to be addressed with the owners of the condominiums. Kokoszka inquired if there had been any discussions about the signage throughout the downtown? Krear explained the Village had hired an engineering consultant to do a sign analysis for the entire Village. There had been some preliminary feedback. Kokoszka was interested in the rain garden. Krear provided some details. Roberts added that all the sidewalks from the Cider Mill to the Cemetery would be new. Hopefully, the current planters (plastic buckets) which were randomly placed and adding to the “tackiness” of some areas, would be removed and replaced with plantings. Kokoszka mentioned the subject of maintenance of the downtown buildings, the cost to maintain the landscaping, and inquired if there was a long term plan for it? Roberts said he had spoken with several Council members about this landscaping issue. There was a movement on the Council’s part to get Johnson Landscaping under contract to maintain the right-of-ways, including all the plant materials. The President of the Council had assured him that this would be accomplished. Kokoszka suggested that whatever motion was introduced and voted on today a contingency about maintenance should be included.

From a background standpoint and referencing a couple of the letters received, Kokoszka made some comments. At one point he had been on the Downtown Design Committee with Roberts and others, but left that Committee because he was going to be on HDC. His home was also one

of the four (4) properties in the downtown commercial district area, which would be directly impacted by the Streetscape design. As such, he felt it was a conflict of interest and thought it wise to recuse himself from voting. He posed that question to the HDC. Roberts addressed that issue by explaining that when the Council President sought out people for the Design Committee she specifically wanted one (1) or two (2) HDC member(s) on that committee. As far as the conflict went, Roberts further explained that the committee members were not the “designers” but had “input” into the design. If as a homeowner he felt uncomfortable, Roberts could understand it might put him in an awkward situation with his neighbors. If so, Kokoszka could recuse himself from voting as there would still be a quorum. Kokoszka decided not to recuse himself.

Roberts returned to Erlich’s earlier question about the bollards and up lights. He explained that the design of the bollards followed the SHPO Guidelines and regarding the possibility of up-lighting, he liked the idea and it might be considered in the future.

Martin stated there were several people who were trying to participate in this conversation. Nancy Sheffield was having problems logging into the Chat Room but would like the Greens to make some comments.

Marilyn Green, Carol St., resident for over 50 years, calling from N.C., didn’t understand the idea of sidewalks all the way down to the Village. People can safely walk anywhere in Franklin. She didn’t see any encouragement to be walking on Franklin Road.

**Motion by Harryvan, seconded by Timmis to accept the Franklin Road improvement project by Land Design Studio as submitted on April 23, 2020. The project plans were in accordance of with the Secretary of the Interior’s Standards for Rehabilitation and specifically Standard #2.**

After review and consideration of the project as a whole, Harryvan found that it did not detract from, adversely alter, or affect the historic character of the historic resources, the historic properties, and the historic district. In fact, it enhanced the characteristics.

**Roll Call Vote**

<b>Harryvan</b>	<b>Aye</b>
<b>Witty</b>	<b>Aye</b>
<b>Brassfield</b>	<b>Aye</b>
<b>Timmis</b>	<b>Aye</b>
<b>Kokoszka</b>	<b>Aye</b>
<b>Roberts</b>	<b>Aye</b>

**Absent: Wilke**

**Motion carried.**

Roberts replied to Kokoszka’s request to consider adding the subject of “maintenance” to the motion. Roberts stated this item would be considered later after the Council discussed this issue.

## **VII. DISCUSSION ITEMS**

### **A. Report on Historic Study Committee Progress.**

Due to the Governor's "Stay at Home" order, the Consultant has not been able to make any progress. However, Roberts did hear from a resident on Wellington who had heard that the Church was going to become part of the Historic District. This resident might be interested in placing her house in the District. Roberts would follow up.

Davis stated that she has not been able to move forward with the plan due to the current Covid-19 situation. The next step would be to take photographs.

Nena Downing, Bruce Lane, inquired about the status of Madeline Haddad's home. Roberts answered that the status was unchanged. Madeline had a letter on file and her daughter was very supportive of the HDC application. Downing offered her help and support in any way. Downing further stated that she had forwarded her oral interview with Madeline to the team. Due to some members not receiving it, Downing would email it again.

## **VIII. ADJOURNMENT**

**Motion by Roberts to adjourn the meeting.**

### **Roll Call Vote**

<b>Harryvan</b>	<b>Aye</b>
<b>Witty</b>	<b>Aye</b>
<b>Brassfield</b>	<b>Aye</b>
<b>Timmis</b>	<b>Aye</b>
<b>Kokoszka</b>	<b>Aye</b>
<b>Roberts</b>	<b>Aye</b>

**Absent: Wilke**

**Motion carried.**

There being no further business, the meeting was adjourned at 8:21 P.M.

Submitted,

Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk