



32325 Franklin Road, Franklin, Michigan 48025

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

www.franklin.mi.us

HISTORIC DISTRICT COMMISSION REGULAR MEETING

**Wednesday, June 5, 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 May 1, 2024
- V. Public Comments
- VI. New Business
 - A. Consider Fence and Replacement of Rotten Rear Entrance Ramp Application for 32325 Franklin Road.
 - B. Consider Garage Addition for 26086 Carol.
 - C. Consider Replacement of Windows, Siding and Brick Pavers for 26091 German Mill.
 - D. Consider the Rehabilitate Existing Restaurant and Supporting Structures.
- VII. Adjournment

Posted: May 29, 2024 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, May 1, 2024, 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: Mike Brassfield, Angie Nagle, Gary Roberts, Alex Stchekine, and Laura Witty

Absent: Alek Kokoszka

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

III. ADOPTION OF AGENDA

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

Ayes: Brassfield, Nagle, Roberts, Stchekine, and Witty

Nays: None

Motion carried.

VI. ADOPTION OF THE MINUTES

A. Regular Meeting of February 7, 2024

Motion by Nagle, seconded by Stchekine to approve the minutes of the Regular Meeting of February 7, 2024, as presented.

Ayes: Brassfield, Nagle, Roberts, Stchekine, and Witty

Nays: None

Motion carried.

V. PUBLIC COMMENTS

Pam Hansen, Liaison

- Hansen updated the Commissioners on the revised Historic District Ordinance. She then discussed the Historic District Amendment and explained that the FCA did not want its properties to be included in the amended Historic District. She also got an update on the Pickering Barn. She stated that the Council is considering reconstructing the barn in the Village Center.

Discussion included:

- Potential storage options, developing retail space near the Cider Mill and potential ownership options for the Village and Main Street.

VI. NEW BUSINESS

A. Consider Paint Change to House and Garage at 26243 Vincennes Ave.

Michelle Zielinski, 26243 Vincennes Ave.

The homeowner explained the paint color for the House and garage will be the exact same color as the house on German Mill, known as the Perry House. She also explained that the areas shown on the pictures she provided, that were white will remain white and the field color will be James Hardie's Evening Blue.

Discussion followed.

Motion by Witty, seconded by Nagle to approve the paint color as describe here at 26243 Vincennes Ave. as presented with being James Hardie's Evening Blue for exterior color and Pure White (SW 2829) for trim to be in accordance with the Secretary of Interior Standard Number Nine (9) for Rehabilitation.

Ayes: Brassfield, Nagle, Roberts, Stchekine, and Witty

Nays: None

Motion carried.

The group discussed the condition of the property at 26091 German Mill that was brought to their attendance by Bill Dinan, the Building Official. This letter is the first step to putting the property owner on notice of the violations on the property and their means to rectify the situation.

Discussion followed.

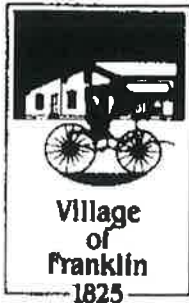
VII. ADJOURNMENT

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

The meeting was adjourned at 7:29 P.M.

Submitted,

Dana Hughes, Village Clerk



HISTORIC DISTRICT APPLICATION

INSPECTIONS (248) 626-1601

DATE STAMP

RECEIVED

MAY 13 2024

VILLAGE OF FRANKLIN, MI

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

The undersigned hereby applies for a permit to (describe project)

replace rotten split rail
around garden / replace rear entrance ramp - rotted.
Current market value of project \$ 2,600

SUBMIT CHECKLIST WITH APPLICATION

I. LOCATION OF PROJECT		Historic District ? yes / no		Zoning District R1	
Address: 32325 Franklin Rd.		Village Hall			
Village: FRANKLIN	Township: SOUTHFIELD	County: OAKLAND	Zip Code: 48025		
Between Carol Ave.		And Franklin Rd			
II. PARCEL IDENTIFICATION # 2408257022					
A. OWNER OR LESSEE					
Name: Village of Franklin		Telephone No: 248-626-9666			
Address: 32325 Franklin		City: Franklin	State: MI	Zip Code: 48025	
B. ARCHITECT OR ENGINEER					
Name:		Telephone No:			
Address:		City:	State:	Zip Code:	
License No:		Expiration Date:			
C. CONTRACTOR					
Name: Johnson Landscaping		Telephone No:			
Address: 32325 Franklin Rd		City: Franklin	State: MI	Zip Code: 48025	
License No:		Expiration Date:			
Federal Employer Number or Reason for Exemption:					
Worker's Comp Insurance Carrier or Reason for Exemption:					
MESC Employer Number or Reason for Exemption:					
III. TYPE OF IMPROVEMENT AND PLAN REVIEW					
A. TYPE OF IMPROVEMENT					
<input type="checkbox"/> New Building <input checked="" type="checkbox"/> Addition / Remodel <input type="checkbox"/> Demolition <input type="checkbox"/> Property <input type="checkbox"/> Other					
B. REVIEW(s) TO BE PERFORMED					
<input checked="" type="checkbox"/> Building / Trades <input type="checkbox"/> Engineering <input type="checkbox"/> Arborist <input type="checkbox"/> Legal <input type="checkbox"/> Other					

03/15/2014

IV. PERMIT PROPOSAL	
A. RESIDENTIAL BUILDING – show most recent use	
<input type="checkbox"/> One Family	<input type="checkbox"/> Detached Condominium - number of units _____
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage <input type="checkbox"/> Other (describe) _____
B. NON-RESIDENTIAL BUILDING – show most recent use	
<input type="checkbox"/> Church, Religious	<input type="checkbox"/> Public Utility
<input type="checkbox"/> Service Station	<input type="checkbox"/> School, Library, Educational
<input checked="" type="checkbox"/> Office, Bank, Professional	<input type="checkbox"/> Store, Mercantile
	<input type="checkbox"/> Restaurant <input type="checkbox"/> Grocery <input type="checkbox"/> Other (describe) _____
C. PROPERTY – Describe proposal in detail	
Tear out old split rail fence and a new split rail fence.	
V. SELECTED CHARACTERISTICS FOR BUILDING PERMIT	
A. PRINCIPAL TYPE OF FRAME	
<input type="checkbox"/> Masonry, Wall Bearing	<input checked="" type="checkbox"/> Wood Frame
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Other (describe) _____
B. PRINCIPAL TYPE OF HEATING FUEL	
<input type="checkbox"/> Gas	<input type="checkbox"/> Oil
<input type="checkbox"/> Electricity	<input type="checkbox"/> Coal
	<input type="checkbox"/> Other _____
C. TYPE OF SEWAGE DISPOSAL	
<input type="checkbox"/> Pressure Sewer System	<input checked="" type="checkbox"/> Septic System
D. TYPE OF WATER SUPPLY	
<input type="checkbox"/> Public or Private Company	<input type="checkbox"/> Private Well or Cistern
E. TYPE OF MECHANICAL	
Will there be air conditioning? <input type="checkbox"/> yes <input type="checkbox"/> no	Will there be an elevator? <input type="checkbox"/> yes <input type="checkbox"/> no
F. DIMENSIONS	
First Floor (sq ft) _____	Garage / Accessory (sq ft) _____
Second Floor (sq ft) _____	Total Building Area (sq ft) _____
Basement (sq ft) _____	Total Land Area (sq ft) _____
G. NUMBER OF OFF-STREET PARKING SPACES	
Enclosed _____	Outdoors _____

VI. APPLICANT INFORMATION:

Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:

Name: Village of Franklin Telephone No. _____

Address: 32325 Franklin Rd City: Franklin State: MI ZIP: 48025

Federal ID no. (if applicable) _____

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

Section 23a of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on a residential building or a residential structure. Violators of Section

Roger [Signature]
Signature of Applicant

5/9/24
Application Date

VII. FOR INTERNAL USE ONLY

	REQUIRED	APP / REJ	DATE	BY
A ~ BUILDING PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
B ~ CULVERT PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
C ~ FENCE PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
D ~ FLOODPLAIN PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
E ~ LANDFILL PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
F ~ SOIL EROSION PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
G ~ TREE REMOVAL PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
H ~ WETLANDS PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
I ~ HISTORIC DISTRICT	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
J ~ ZONING BOARD **	<input type="checkbox"/> Yes <input type="checkbox"/> No			

** Zoning District _____ Required Setback _____ Front _____ / _____ Side _____ Back _____

Proposed Setback _____ Front _____ / _____ Side _____ Back _____

VIII. VALIDATION**DATE STAMP**

Approved by:

(signature)

VILLAGE OF FRANKLIN BUILDING OFFICIAL

HISTORIC DISTRICT CHECKLIST

14 COPIES EACH OF THE FOLLOWING:

- ☐ Completed Permit Application
 - ☐ Proof of ownership (ie: copy of title insurance policy)
 - ☐ Homeowner's Permit requires signed and dated Home Owner's Affidavit on file
 - ☐ Builder's Registration – copy builder's license and driver's license on file
- ☐ Copy of certified plot plan indicating:
 - ☐ Dimensions of all property lines – indicate any easements
 - ☐ Dimensions of existing and proposed work
 - ☐ Setback dimensions of all yards
 - ☐ Notation of any historic or natural resources on site
 - ☐ Location of well and septic system
- ☐ A descriptive text of the proposed work to be done
- ☐ Application complies with Zoning Ordinance requirements?
 - ☐ yes
 - ☐ no – complete Zoning Appeals Application for review
- ☐ Photographs of the existing conditions and/or structures being considered
- ☐ Provide detail drawings, moldings, profiles, color samples, materials (etc.) to be used
- ☐ Such further information as the Commission or Building Official may require

PLEASE NOTE:

- Applicant must be present at Historic District Commission meeting
- Permits must be obtained after Historic District Commission approval
- Applicant shall be responsible for 100% of all consultant fees incurred by the Village PLUS a 10% administration fee.

JOHNSON LANDSCAPING

Remove and replace the rotten wooden ramp outside the Village Hall entrance.

Will be identical in appearance and made from 2x6 Wolmanized wood.



HISTORIC DISTRICT APPLICATION

INSPECTIONS (248) 626-1601

DATE STAMP

RECEIVED

MAY 13 2024

VILLAGE OF FRANKLIN, MI

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

The undersigned hereby applies for a permit to (describe project)

PUT AN ADDITION ON A 1 CAR GARAGE TO MAKE IT
A 2 CAR GARAGE.

Current market value of project \$ 50,000.00

SUBMIT CHECKLIST WITH APPLICATION

I. LOCATION OF PROJECT		Historic District ? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		Zoning District R-3	
Address: 26086 CAROL					
Village: FRANKLIN		Township: SOUTHFIELD		County: OAKLAND	
Between		And		Zip Code: 48025	
II. PARCEL IDENTIFICATION # 2406277007					
A. OWNER OR LESSEE					
Name: GARRETT & KATHY KEAIS				Telephone No: 248-798-9191	
Address: 26086 CAROL		City: FRANKLIN		State: MI Zip Code: 48025	
B. ARCHITECT OR ENGINEER					
Name: DAVID MASKO ARCHITECT				Telephone No: 248-737-1717	
Address: 26071 GERMAN MILL		City: FRANKLIN		State: MI Zip Code: 48025	
License No: 1301032619				Expiration Date: 12/17/25	
C. CONTRACTOR T.B.D.					
Name:				Telephone No:	
Address:		City:		State: Zip Code:	
License No:				Expiration Date:	
Federal Employer Number or Reason for Exemption:					
Worker's Comp Insurance Carrier or Reason for Exemption:					
MESC Employer Number or Reason for Exemption:					
III. TYPE OF IMPROVEMENT AND PLAN REVIEW					
A. TYPE OF IMPROVEMENT					
<input type="checkbox"/> New Building <input checked="" type="checkbox"/> Addition / Remodel <input type="checkbox"/> Demolition <input type="checkbox"/> Property <input type="checkbox"/> Other					
B. REVIEW(s) TO BE PERFORMED					
<input type="checkbox"/> Building / Trades <input type="checkbox"/> Engineering <input type="checkbox"/> Arborist <input type="checkbox"/> Legal <input type="checkbox"/> Other					

IV. PERMIT PROPOSAL**A. RESIDENTIAL BUILDING - show most recent use**

- ☐ One Family ☐ Detached Condominium - number of units _____
☐ Attached Garage ☒ Detached Garage ☐ Other (describe) _____

B. NON-RESIDENTIAL BUILDING - show most recent use

- ☐ Church, Religious ☐ Public Utility ☐ Restaurant
☐ Service Station ☐ School, Library, Educational ☐ Grocery
☐ Office, Bank, Professional ☐ Store, Mercantile ☐ Other (describe) _____

C. PROPERTY - Describe proposal in detail

ADD A 12' X 24' ADDITION TO A 1 CAR GARAGE
TO MAKE IT A 2 CAR GARAGE

V. SELECTED CHARACTERISTICS FOR BUILDING PERMIT**A. PRINCIPAL TYPE OF FRAME**

- ☐ Masonry, Wall Bearing ☒ Wood Frame ☐ Structured Steel
☐ Reinforced Concrete ☐ Other (describe) _____

B. PRINCIPAL TYPE OF HEATING FUEL

- ☐ Gas ☐ Oil ☐ Electricity ☐ Coal ☒ Other NONE

C. TYPE OF SEWAGE DISPOSAL

- ☐ Pressure Sewer System ☐ Septic System NONE

D. TYPE OF WATER SUPPLY

- ☐ Public or Private Company ☐ Private Well or Cistern NONE

E. TYPE OF MECHANICAL

- Will there be air conditioning? ☐ yes ☒ no Will there be an elevator? ☐ yes ☒ no

F. DIMENSIONS

- First Floor (sq ft) _____ Garage / Accessory (sq ft) 12' X 24' = 288 SF
Second Floor (sq ft) _____ Total Building Area (sq ft) _____
Basement (sq ft) _____ Total Land Area (sq ft) _____

G. NUMBER OF OFF-STREET PARKING SPACES

- Enclosed 2 Outdoors 2

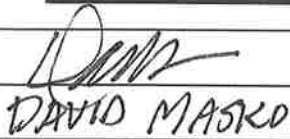
VI. APPLICANT INFORMATION:

Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:

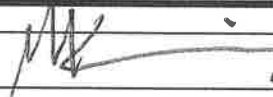
Name: **DAVID MASKO** Telephone No. **248-737-1717**
 Address: **26071 GERMAN MILL** City: **FRANKLIN** State: **MI** ZIP: **48025**
 Federal ID no. (if applicable)

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

Section 23a of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.


DAVID MASKO

Signature of Applicant

 **GARRETT KRAIS** **5-8-24**

Application Date

VII. FOR INTERNAL USE ONLY

	REQUIRED	APP / REJ	DATE	BY
A ~ BUILDING PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
B ~ CULVERT PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
C ~ FENCE PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
D ~ FLOODPLAIN PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
E ~ LANDFILL PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
F ~ SOIL EROSION PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
G ~ TREE REMOVAL PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
H ~ WETLANDS PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
I ~ HISTORIC DISTRICT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
J ~ ZONING BOARD **	<input type="checkbox"/> Yes <input type="checkbox"/> No			

** Zoning District

Required Setback _____ Front _____/_____ Side _____ Back

Proposed Setback _____ Front _____/_____ Side _____ Back

VIII. VALIDATION
DATE STAMP

Approved by:

(signature)

VILLAGE OF FRANKLIN BUILDING OFFICIAL

HISTORIC DISTRICT CHECKLIST

14 COPIES EACH OF THE FOLLOWING:

- ☒ Completed Permit Application
 - ☐ Proof of ownership (ie: copy of title insurance policy)
 - ☐ Homeowner's Permit requires signed and dated Home Owner's Affidavit on file
 - ☐ Builder's Registration – copy builder's license and driver's license on file
- ☒ Copy of certified plot plan indicating:
 - ☐ Dimensions of all property lines – indicate any easements
 - ☐ Dimensions of existing and proposed work
 - ☐ Setback dimensions of all yards
 - ☐ Notation of any historic or natural resources on site
 - ☐ Location of well and septic system
- ☒ A descriptive text of the proposed work to be done
- ☒ Application complies with Zoning Ordinance requirements?
 - ☐ yes
 - ☒ no – complete Zoning Appeals Application for review
- ☒ Photographs of the existing conditions and/or structures being considered
- ☒ Provide detail drawings, moldings, profiles, color samples, materials (etc.) to be used
- ☒ Such further information as the Commission or Building Official may require

PLEASE NOTE:

- Applicant must be present at Historic District Commission meeting
- Permits must be obtained after Historic District Commission approval
- Applicant shall be responsible for 100% of all consultant fees incurred by the Village PLUS a 10% administration fee.

D A V I D
M A S K O
A R C H I T E C T

Village of Franklin
Historic District Commission

May 8, 2024

Design Narrative for Garage Addition at 26086 Carol Street

Garrett and Kathy Keais have an existing 1 car garage on their property accessed off of Kelvin Street. The existing garage is slightly longer than a typical garage, as we believe it was once used as a work shop, of sorts, for Bert Wood, the builder of the home back in 1918. Bert Wood is a well known Franklin resident and builder of several structures in the Historic District, including the front portion of my home on German Mill.

The Keais' goal is to have a 2 car garage for their vehicles, as most homes in the District have. The addition is 12' x 24', a typical sized 1 car garage addition.

The existing home is a beautifully maintained classic **American Four Square** style home. The existing garage nicely coordinates with the home, with matching siding, roofing and paint colors. The new addition, with a 'double gable' roof approach, will be done to match the existing garages' materials, colors, and roof slope.

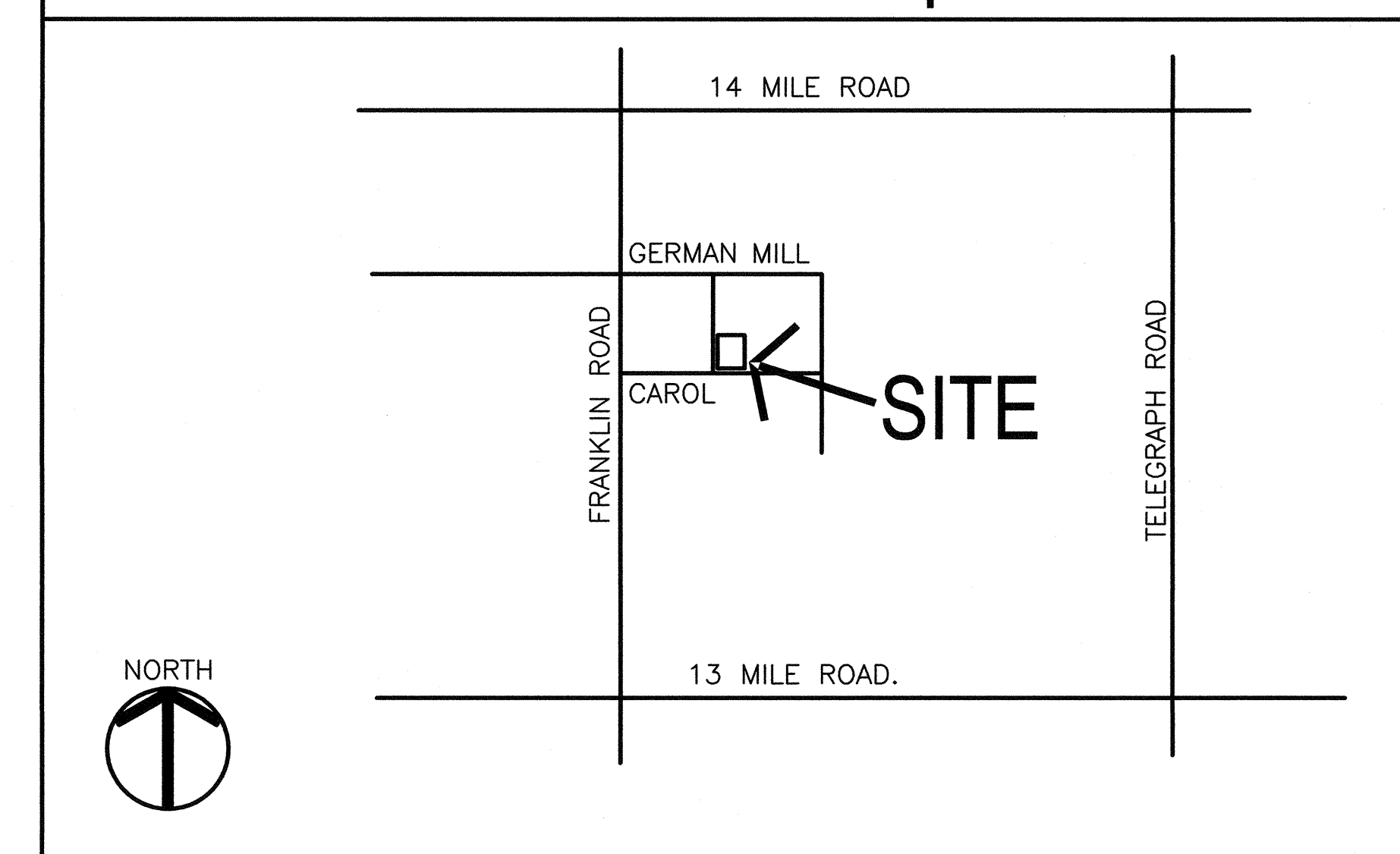
An existing concrete block chimney, used once perhaps as a chimney for Bert Woods wood burning stove, is no longer needed. Rather than tear it down, we propose 're-purposing' it, by cladding it in siding and capping it with a 'lantern' feature.

David Masko Architect 248-737-1717 dm@davidmaskoarchitect.com







[illegible]

TS

5-1-24

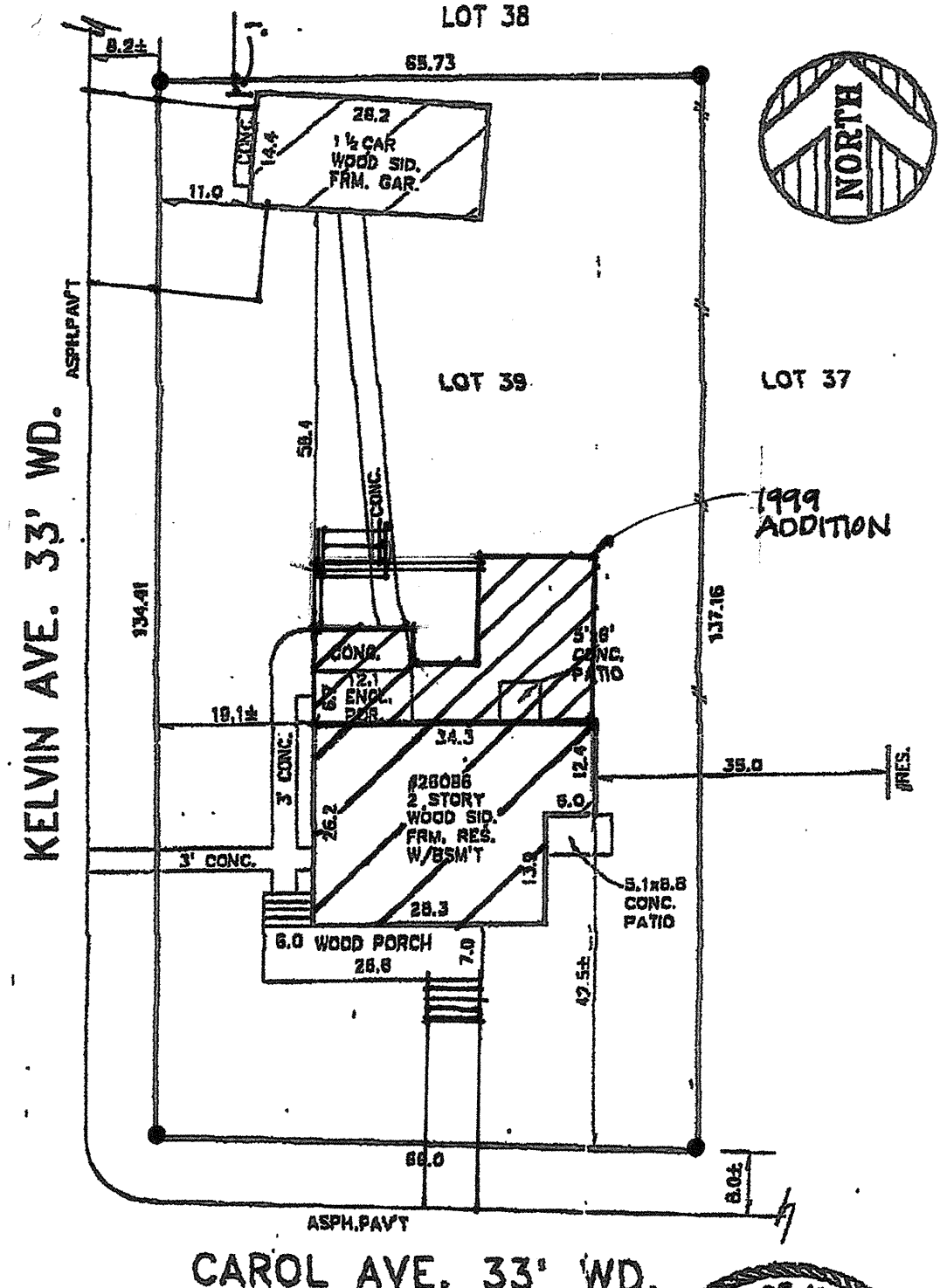
SITE
SURVEY

SITE
ANALYSIS

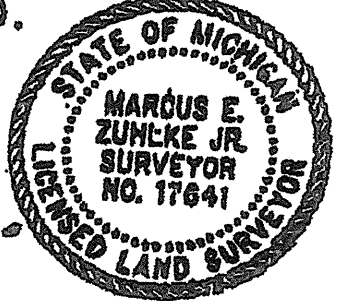
SITE
PLAN

MORTGAGE SUR.

Lot 39; SUPERVISOR'S PLAT NO. 8, a subdivision of part of N.E. 1/4 of Sec. 6, and part of N.W. 1/4 of Sec. 5, T.1 N., R.10 E., Southfield Twp. (now Village of Franklin), Oakland County, Michigan, as recorded in Liber 48 of Plats, Page 25 of Oakland County Records.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the aforementioned applicants, mortgagee, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no claims having been set at any of the boundary corners.

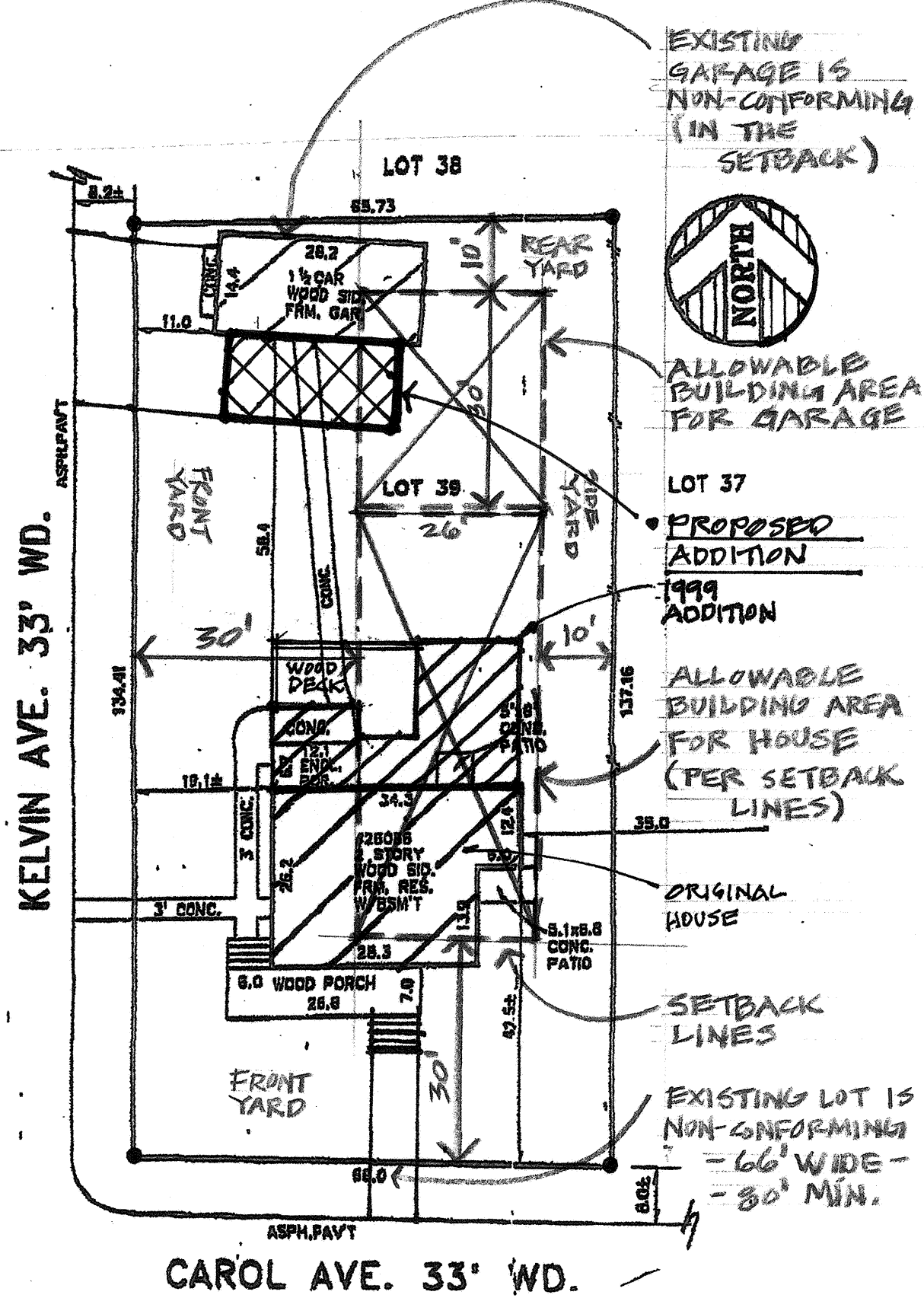


KEM-TEC LAND SURVEYORS
22556 Charles Avenue
Eastpointe, MI 48021-2519
(913) 772-2322
FAX: (913) 772-0418

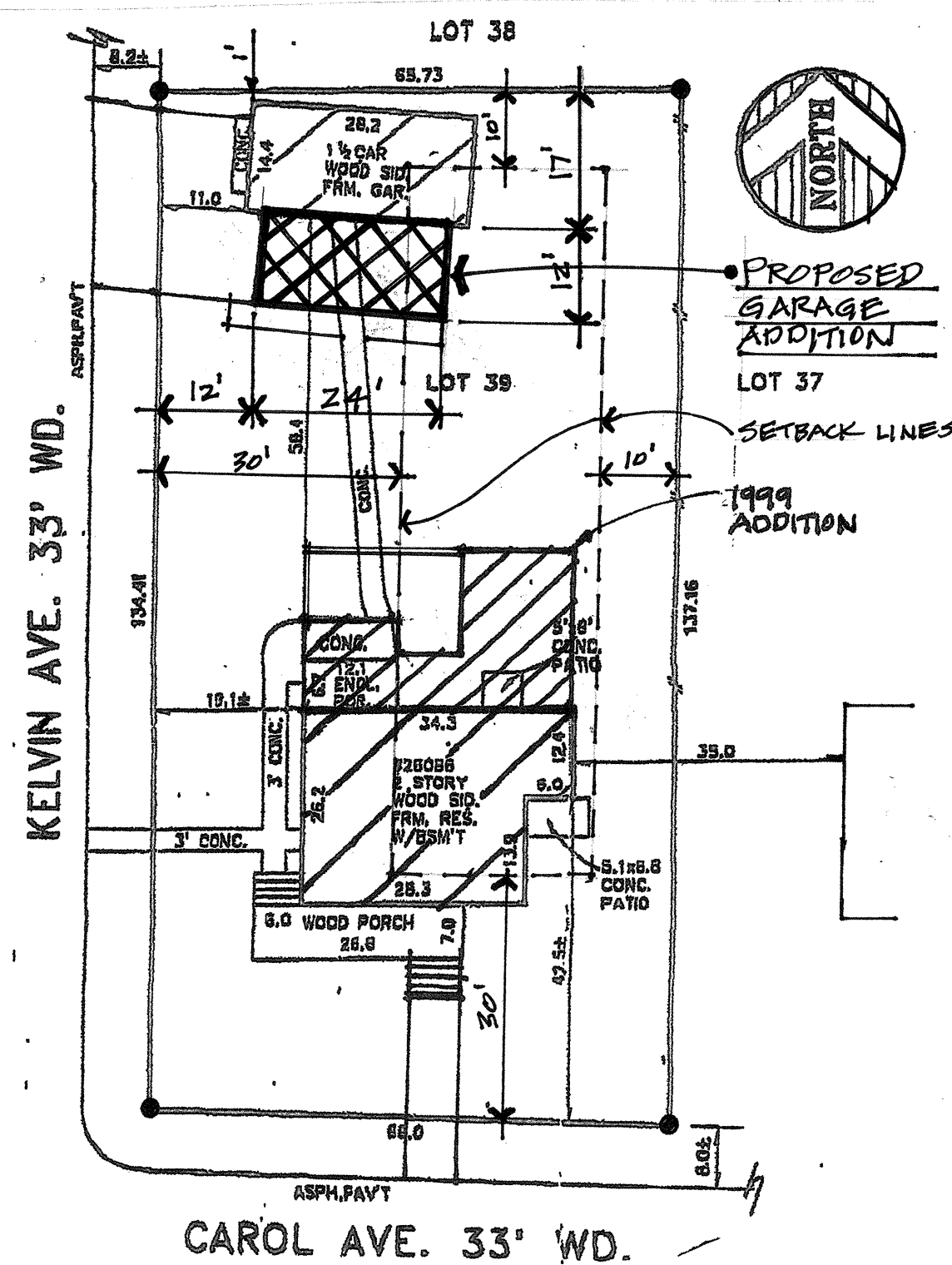
KEM-TEC WEST LAND SURVEYORS
600 E. Stadium
Ann Arbor, MI 48104-1412
(734) 994-0888 • (800) 432-6133
FAX: (734) 994-0667

JOB NO: 99-22922 SCALE: 1"=20'
DATE: 8-10-99 DR BY: RS

SITE SURVEY
SCALE 1" = 20'



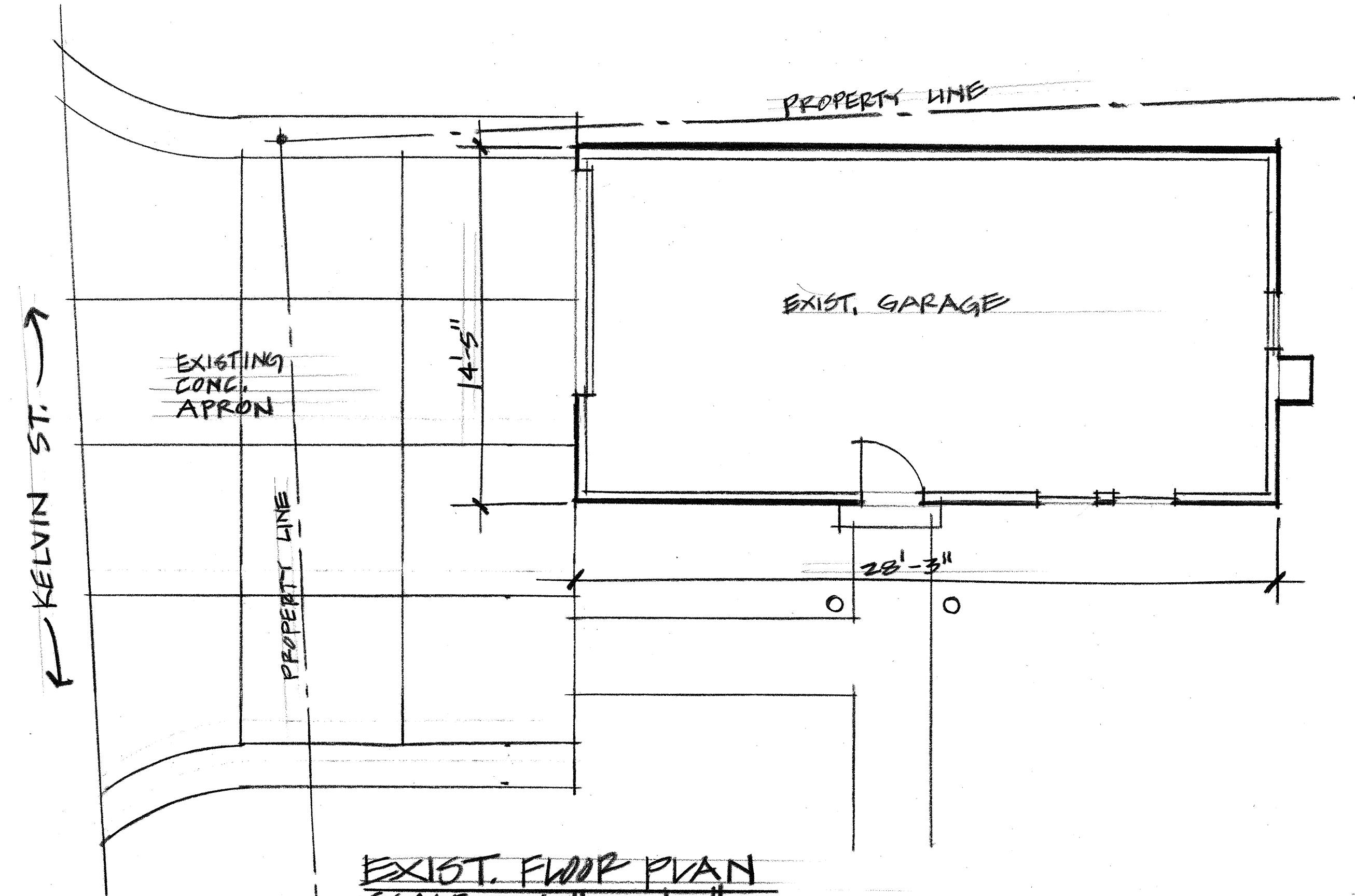
SITE ANALYSIS
SCALE 1" = 20'



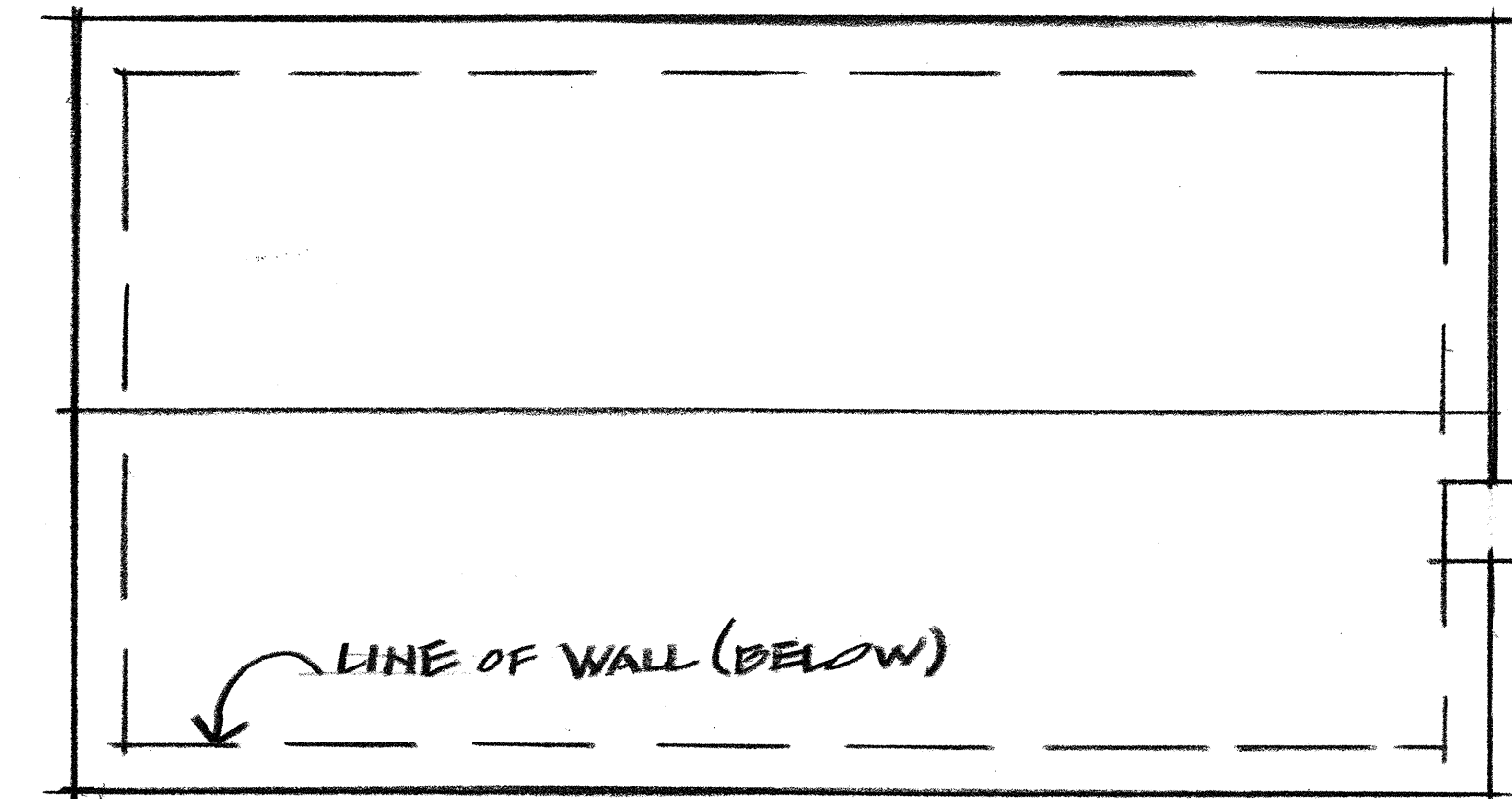
SITE PLAN
SCALE 1" = 20'

5-30-23

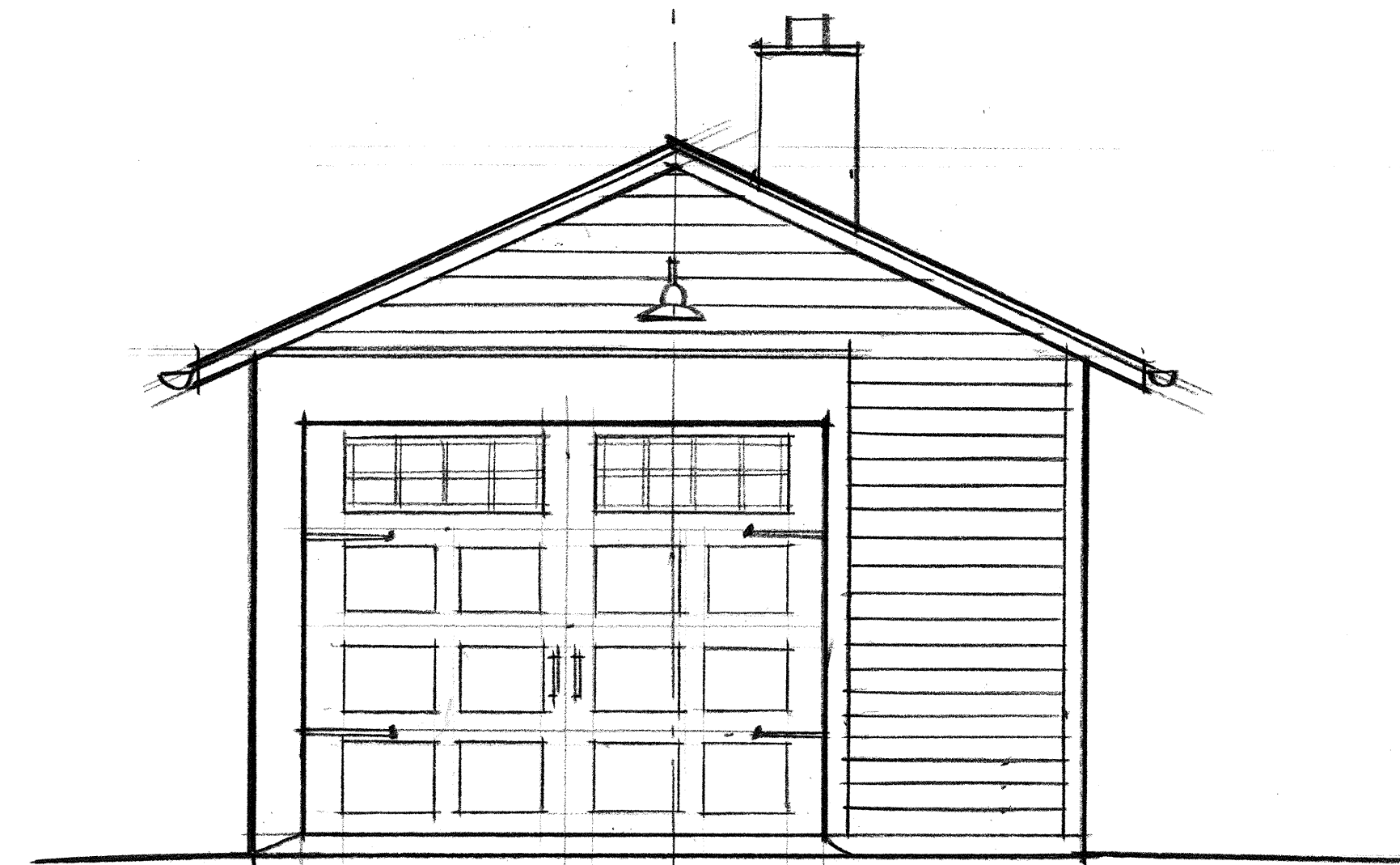
EXISTING
GARAGE



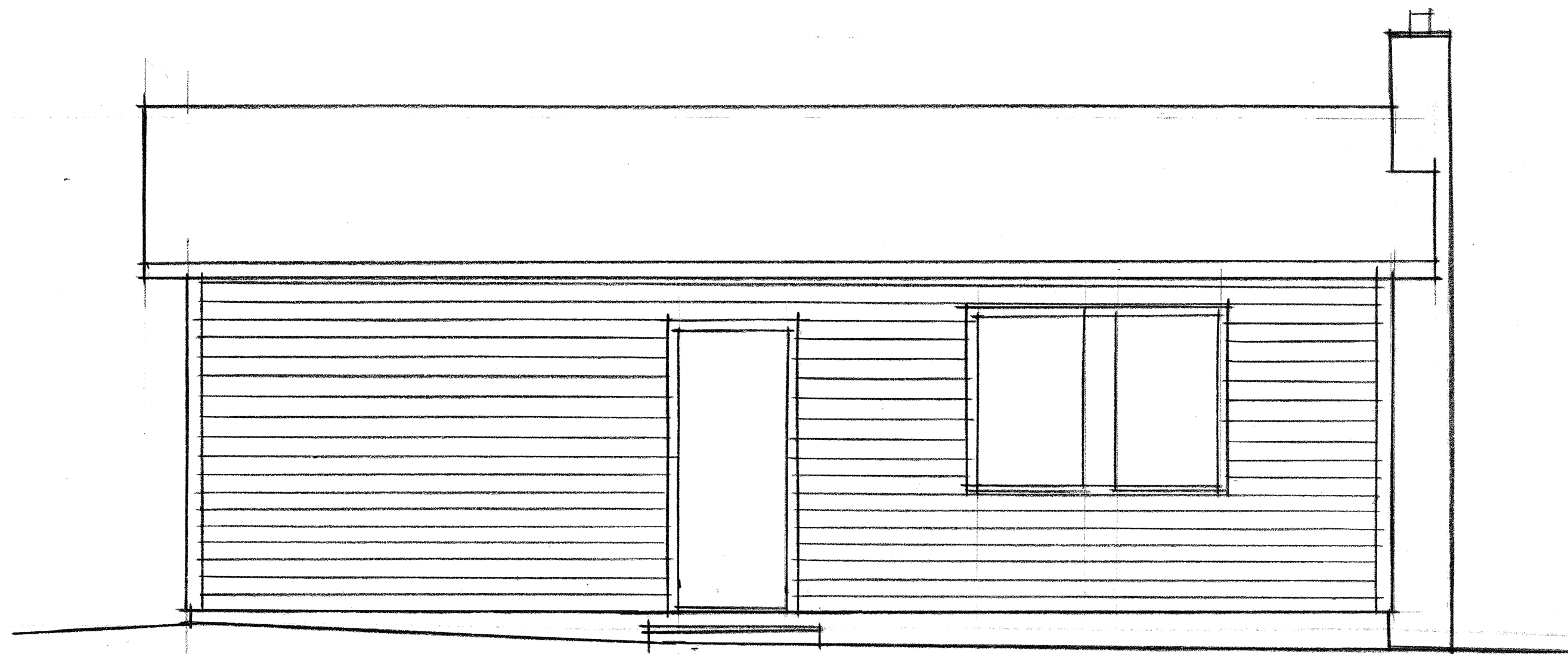
EXIST. FLOOR PLAN
SCALE 1/4" = 1'-0"



EXIST. ROOF PLAN
SCALE 1/4" = 1'-0"



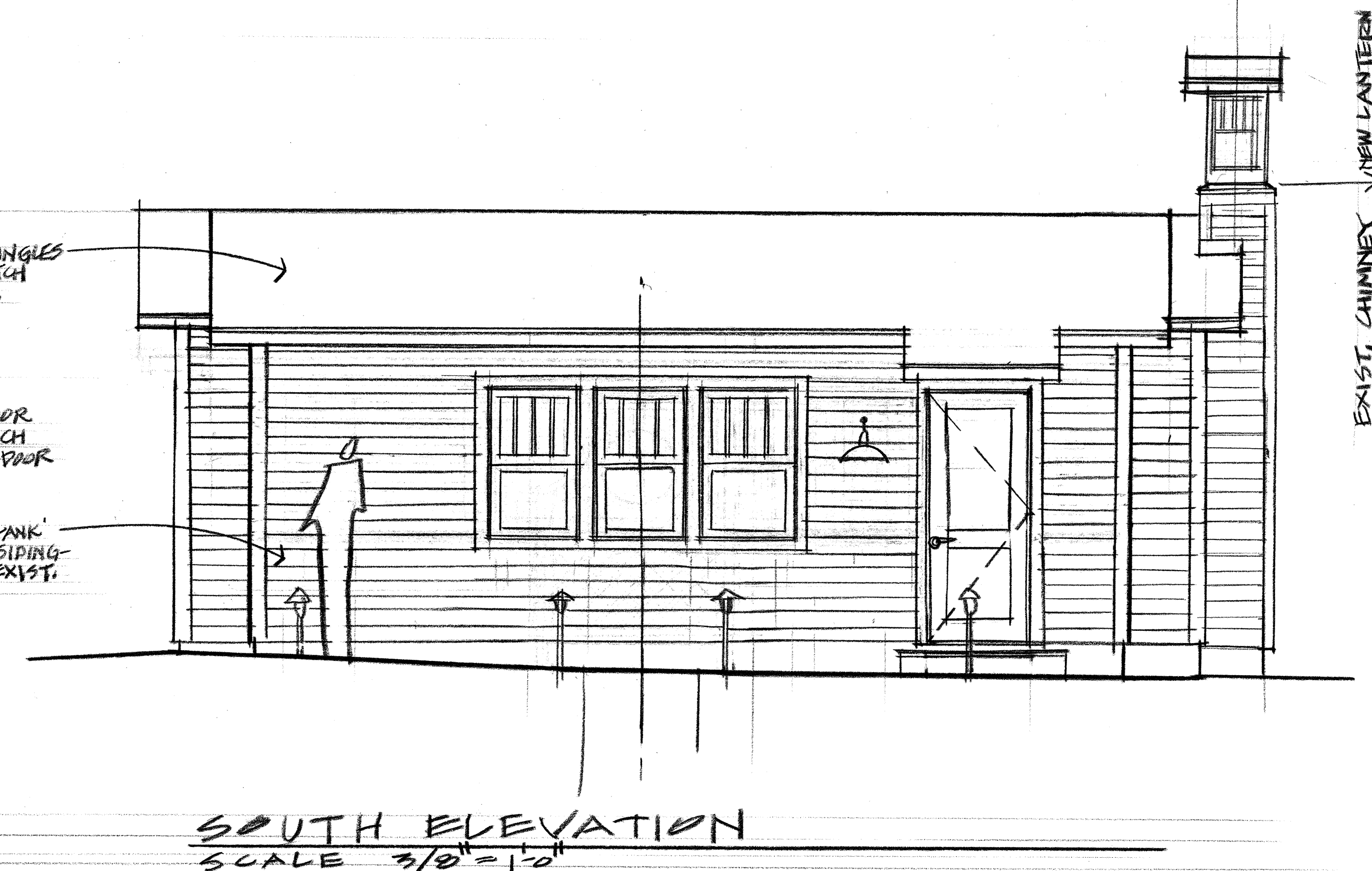
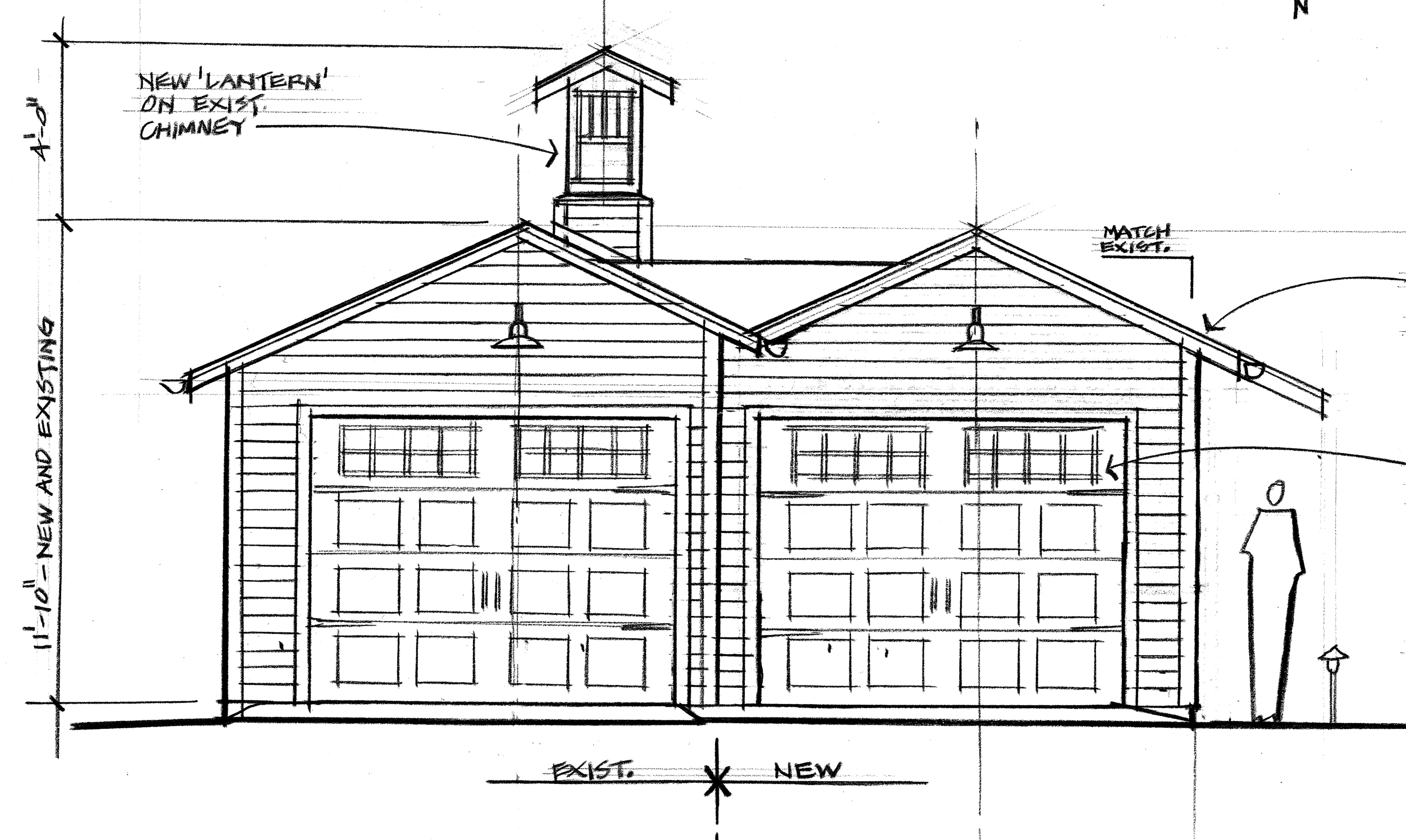
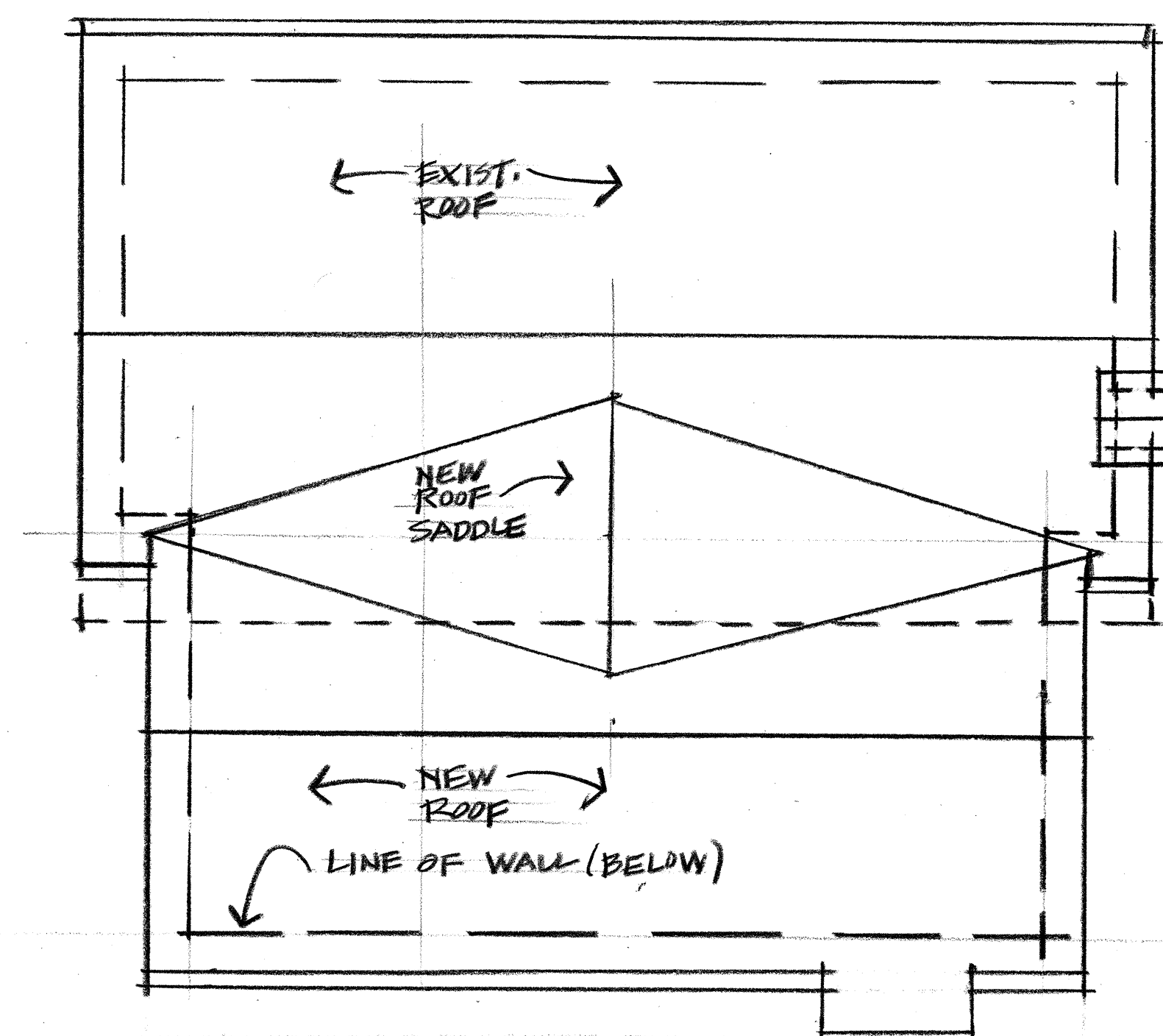
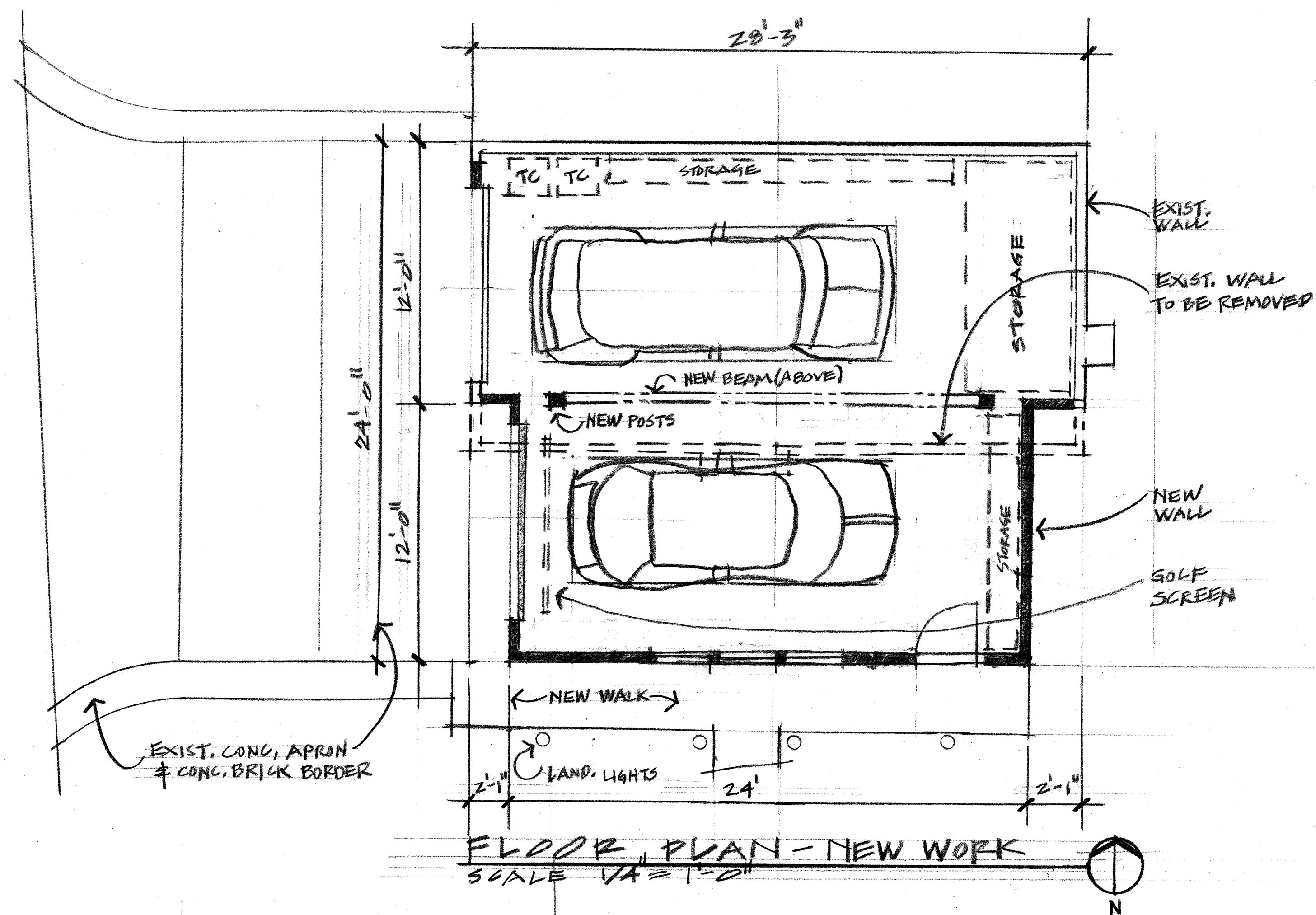
EXIST. WEST ELEVATION
SCALE 3/8" = 1'-0"



EXIST. SOUTH ELEVATION
SCALE 3/8" = 1'-0"

5-30-23
11-06-23
5-1-24

PROPOSED
GARAGE
ADDITION





HISTORIC DISTRICT APPLICATION

INSPECTIONS (248) 626-1601

DATE STAMP

RECEIVED

MAY 14 2024

VILLAGE OF FRANKLIN, MI

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

The undersigned hereby applies for a permit to (describe project)

Current market value of project \$ 20,000

SUBMIT CHECKLIST WITH APPLICATION

I. LOCATION OF PROJECT		Historic District ? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		Zoning District	
Address: 26091 German Mill					
Village: FRANKLIN		Township: SOUTHFIELD		County: OAKLAND	
				Zip Code: 48025	
Between		And			
II. PARCEL IDENTIFICATION #					
A. OWNER OR LESSEE					
Name: Hot Flash LLC				Telephone No:	
Address: 3664 Pheasant Run		City: Bloomfield Hills		State: Michigan	
				Zip Code: 48302	
B. ARCHITECT OR ENGINEER					
Name: n/a				Telephone No:	
Address:		City:		State:	
				Zip Code:	
License No:				Expiration Date:	
C. CONTRACTOR					
Name: Jack Rosenzweig				Telephone No:	
Address: 6182 Nicholas		City: West Bloomfield		State: Michigan	
				Zip Code: 48322	
License No: 2101066262				Expiration Date: 5/31/2026	
Federal Employer Number or Reason for Exemption: n/a					
Worker's Comp Insurance Carrier or Reason for Exemption: n/a					
MESC Employer Number or Reason for Exemption: n/a					
III. TYPE OF IMPROVEMENT AND PLAN REVIEW					
A. TYPE OF IMPROVEMENT					
[] New Building [] Addition / Remodel [] Demolition [] Property <input checked="" type="checkbox"/> Other					
B. REVIEW(s) TO BE PERFORMED					
[] Building / Trades [] Engineering [] Arborist [] Legal [] Other					

IV. PERMIT PROPOSAL**A. RESIDENTIAL BUILDING - show most recent use**

- ☒ One Family ☐ Detached Condominium - number of units _____
☐ Attached Garage ☒ Detached Garage ☐ Other (describe) _____

B. NON-RESIDENTIAL BUILDING - show most recent use

- ☐ Church, Religious ☐ Public Utility ☐ Restaurant
☐ Service Station ☐ School, Library, Educational ☐ Grocery
☐ Office, Bank, Professional ☐ Store, Mercantile ☐ Other (describe) _____

C. PROPERTY - Describe proposal in detail

Replace windows with like kind (wood windows), replace asbestos siding with pre-painted Hardie Plank-
the color is call Arctic White, replace brick pavers with stamped concrete or exposed aggregate.

V. SELECTED CHARACTERISTICS FOR BUILDING PERMIT**A. PRINCIPAL TYPE OF FRAME**

- ☐ Masonry, Wall Bearing ☒ Wood Frame ☐ Structured Steel
☐ Reinforced Concrete ☐ Other (describe) _____

B. PRINCIPAL TYPE OF HEATING FUEL

- ☒ Gas ☐ Oil ☐ Electricity ☐ Coal ☐ Other _____

C. TYPE OF SEWAGE DISPOSAL

- ☐ Pressure Sewer System ☐ Septic System

D. TYPE OF WATER SUPPLY

- ☐ Public or Private Company ☐ Private Well or Cistern

E. TYPE OF MECHANICAL

- Will there be air conditioning? ☐ yes ☐ no Will there be an elevator? ☐ yes ☐ no

F. DIMENSIONS

First Floor (sq ft)	1931	Garage / Accessory (sq ft)	
Second Floor (sq ft)		Total Building Area (sq ft)	1931
Basement (sq ft)		Total Land Area (sq ft)	8712

G. NUMBER OF OFF-STREET PARKING SPACES

Enclosed _____ Outdoors _____

VI. APPLICANT INFORMATION:

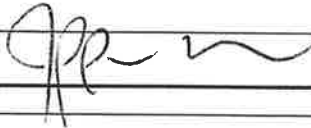
Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:

Name: **Jeffrey Dell** Telephone No. **248-730-7500**
Address: **3664 Pheasant Run** City: **Bloomfield Hills** State: **MI** ZIP: **48302**
Federal ID no. (if applicable)

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

Section 23a of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Signature of Applicant

Application Date **5/13/2024****VII. FOR INTERNAL USE ONLY**

	REQUIRED	APP / REJ	DATE	BY
A ~ BUILDING PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
B ~ CULVERT PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
C ~ FENCE PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
D ~ FLOODPLAIN PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
E ~ LANDFILL PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
F ~ SOIL EROSION PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
G ~ TREE REMOVAL PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
H ~ WETLANDS PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
I ~ HISTORIC DISTRICT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
J ~ ZONING BOARD **	<input type="checkbox"/> Yes <input type="checkbox"/> No			

** Zoning District

Required Setback _____ Front _____ / _____ Side _____ Back

Proposed Setback _____ Front _____ / _____ Side _____ Back

VIII. VALIDATION

DATE STAMP

Approved by:

(signature)

VILLAGE OF FRANKLIN BUILDING OFFICIAL

26091 GERMAN MILL RD FRANKLIN, MI 48025-1139 (Property Address)

Parcel Number: TF-24-06-277-001

Property Owner: HOT FLASH LLC**Summary Information**

> Property Tax information found

Owner and Taxpayer Information**Owner**HOT FLASH LLC
3664 PHEASANT RUN
BLOOMFIELD HILLS, MI
48302-1245**Taxpayer**

SEE OWNER INFORMATION

Legal Description

T1N, R10E, SEC 6 SUPERVISORS PLAT NO 8 LOT 38

Other Information**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

5/13/2024

Recalculate

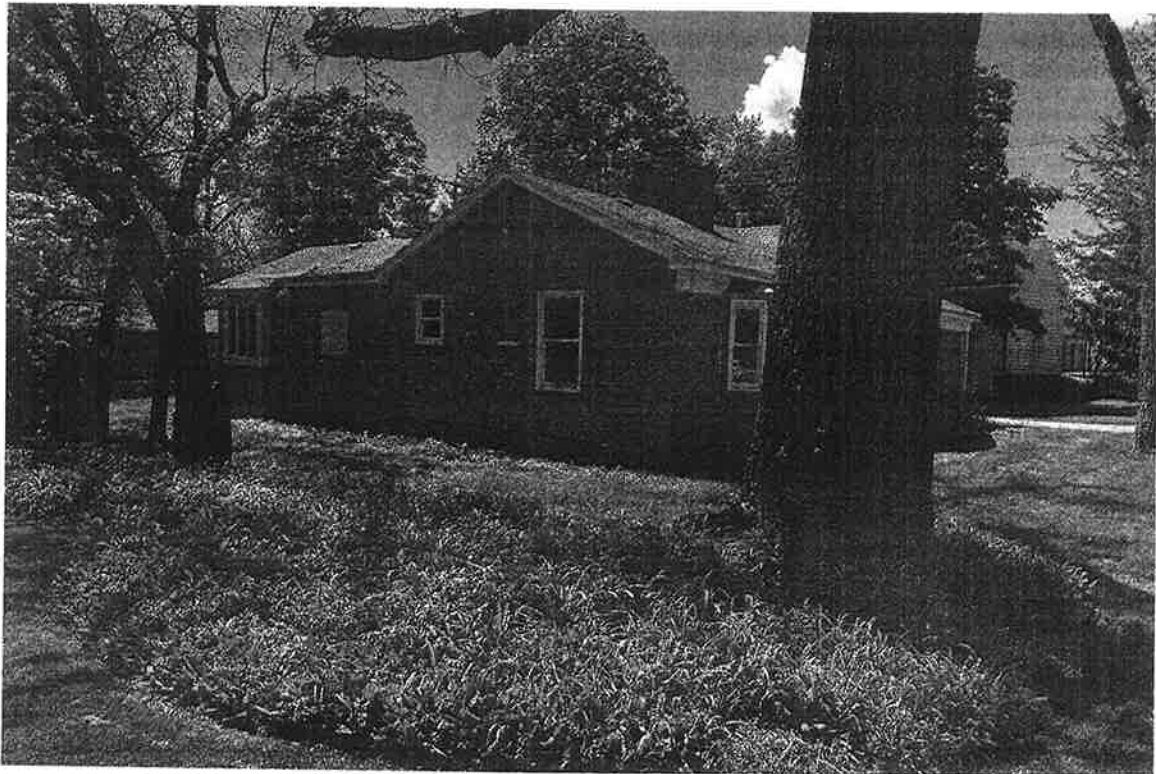
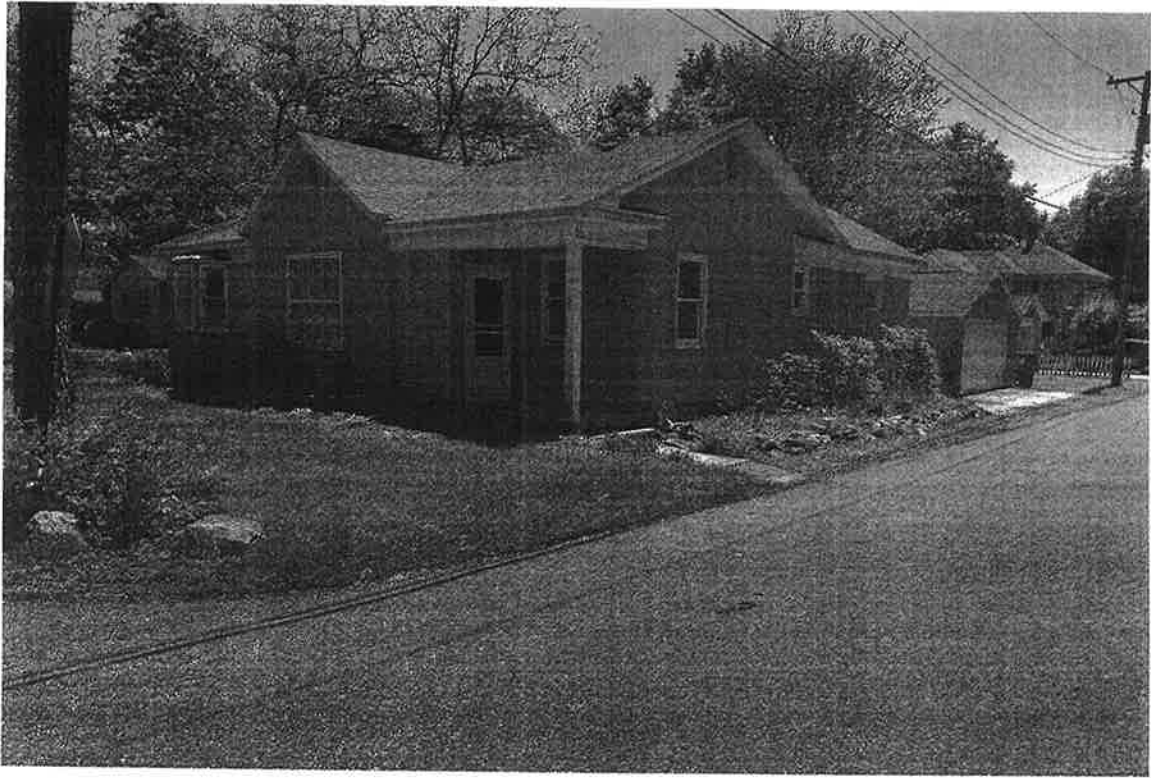
Tax History**Important Message**

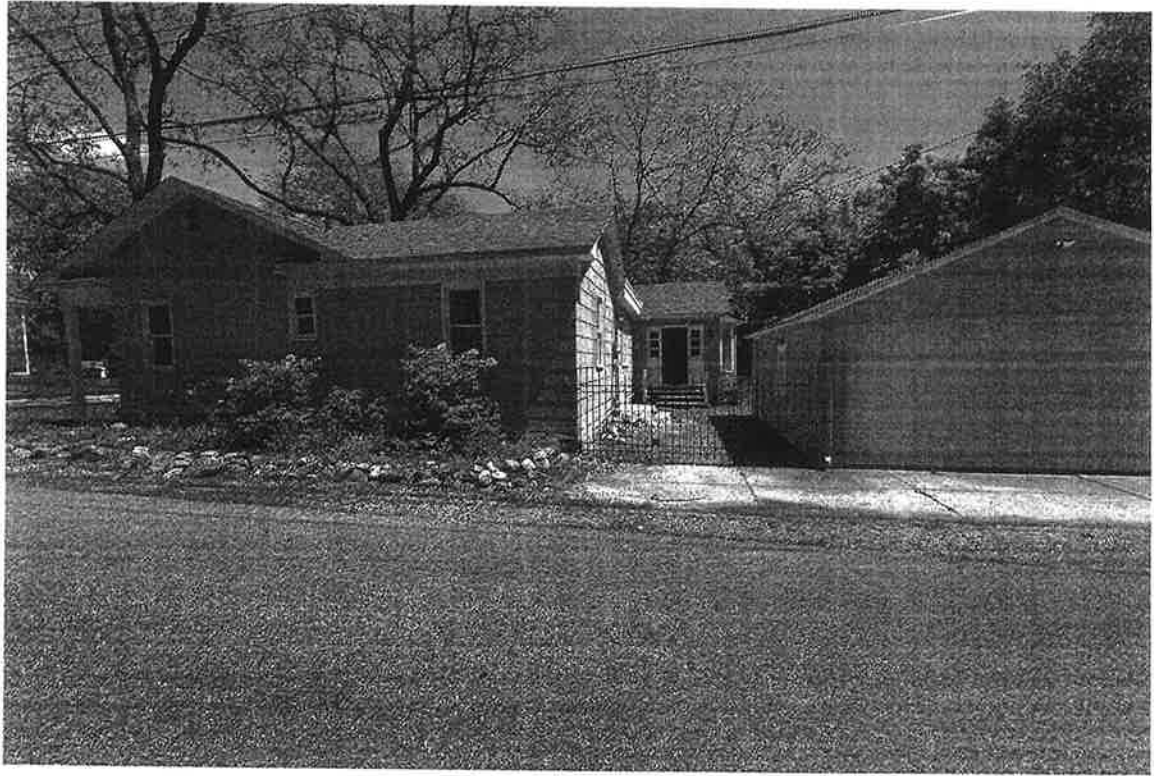
Please allow 1-2 business days for balances to be accurately displayed.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Village	\$1,434.78	\$1,434.78	08/16/2023	\$0.00

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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HISTORIC DISTRICT CHECKLIST

14 COPIES EACH OF THE FOLLOWING:

- ☐ Completed Permit Application
 - ☐ Proof of ownership (ie: copy of title insurance policy)
 - ☐ Homeowner's Permit requires signed and dated Home Owner's Affidavit on file
 - ☐ Builder's Registration - copy builder's license and driver's license on file
- ☐ Copy of certified plot plan indicating:
 - ☐ Dimensions of all property lines - indicate any easements
 - ☐ Dimensions of existing and proposed work
 - ☐ Setback dimensions of all yards
 - ☐ Notation of any historic or natural resources on site
 - ☐ Location of well and septic system
- ☐ A descriptive text of the proposed work to be done
- ☐ Application complies with Zoning Ordinance requirements?
 - ☐ yes
 - ☐ no - complete Zoning Appeals Application for review
- ☐ Photographs of the existing conditions and/or structures being considered
- ☐ Provide detail drawings, moldings, profiles, color samples, materials (etc.) to be used
- ☐ Such further information as the Commission or Building Official may require

PLEASE NOTE:

- Applicant must be present at Historic District Commission meeting
- Permits must be obtained after Historic District Commission approval
- Applicant shall be responsible for 100% of all consultant fees incurred by the Village PLUS a 10% administration fee.



HISTORIC DISTRICT APPLICATION

INSPECTIONS (248) 626-1601

DATE STAMP

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

The undersigned hereby applies for a permit to (describe project)

Rehabilitate existing restaurant and 2 supporting structures

Current market value of project \$ 400,000.

SUBMIT CHECKLIST WITH APPLICATION

I. LOCATION OF PROJECT		Historic District ? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		Zoning District <u>C.1 Local Business Dist.</u>	
Address: <u>32750 and 32760 Franklin Rd.</u>					
Village: <u>FRANKLIN</u>		Township: <u>SOUTHFIELD</u>		County: <u>OAKLAND</u>	Zip Code: <u>48025</u>
Between <u>14 mile Rd</u>		And <u>German Mill Rd.</u>			
II. PARCEL IDENTIFICATION #					
A. OWNER OR LESSEE					
Name: <u>Thyme & Place Hospitality, Becca Keller, becca@ronin.sp.com</u>		Telephone No: <u>734.474.5179</u>			
Address: <u>32760 Franklin Rd.</u>		City: <u>Franklin</u>	State: <u>MI</u>	Zip Code: <u>48025</u>	
B. ARCHITECT OR ENGINEER					
Consulting Architect: <u>Finnicum Brownlie Arch, WILLIAM FINNICUM 248.867.8883</u>					
Name: <u>Architect of Record: Skilform, Mike Yager</u>		Telephone No: <u>(248) 761.6402</u>			
Address: <u>myager@skilform.com 460 HURON RD</u>		City: <u>Ferndale</u>	State: <u>MI</u>	Zip Code: <u>48220</u>	
License No: <u>WILLIAM FINNICUM : 1301022839</u>		Expiration Date: <u>01.01.2026</u>			
C. CONTRACTOR <u>TBD</u>					
Name:		Telephone No:			
Address:		City:	State:	Zip Code:	
License No:		Expiration Date:			
Federal Employer Number or Reason for Exemption:					
Worker's Comp Insurance Carrier or Reason for Exemption:					
MESC Employer Number or Reason for Exemption:					
III. TYPE OF IMPROVEMENT AND PLAN REVIEW					
A. TYPE OF IMPROVEMENT					
<input type="checkbox"/> New Building <input checked="" type="checkbox"/> Addition / Remodel <input type="checkbox"/> Demolition <input type="checkbox"/> Property <input type="checkbox"/> Other					
B. REVIEW(s) TO BE PERFORMED					
<input checked="" type="checkbox"/> Building / Trades <input type="checkbox"/> Engineering <input type="checkbox"/> Arborist <input type="checkbox"/> Legal <input type="checkbox"/> Other					

IV. PERMIT PROPOSAL**A. RESIDENTIAL BUILDING – show most recent use** NA☐ One Family ☐ Detached Condominium - number of units _____☐ Attached Garage ☐ Detached Garage ☐ Other (describe) _____**B. NON-RESIDENTIAL BUILDING – show most recent use**

<input type="checkbox"/> Church, Religious	<input type="checkbox"/> Public Utility	<input checked="" type="checkbox"/> Restaurant <u>32760 inc Pavilion</u>
<input type="checkbox"/> Service Station	<input type="checkbox"/> School, Library, Educational	<input type="checkbox"/> Grocery
<input type="checkbox"/> Office, Bank, Professional	<input type="checkbox"/> Store, Mercantile	<input checked="" type="checkbox"/> Other (describe) <u>32760 BUSINESS</u>

C. PROPERTY – Describe proposal in detail see attached narrative**V. SELECTED CHARACTERISTICS FOR BUILDING PERMIT****A. PRINCIPAL TYPE OF FRAME**

<input type="checkbox"/> Masonry, Wall Bearing	<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Structured Steel
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Other (describe) _____	

B. PRINCIPAL TYPE OF HEATING FUEL☒ Gas ☐ Oil ☐ Electricity ☐ Coal ☐ Other _____**C. TYPE OF SEWAGE DISPOSAL**☒ Pressure Sewer System ☐ Septic System**D. TYPE OF WATER SUPPLY**☐ Public or Private Company ☒ Private Well or Cistern**E. TYPE OF MECHANICAL**Will there be air conditioning? ☒ yes ☐ no Will there be an elevator? ☐ yes ☒ no**F. DIMENSIONS**

	<u>A</u>	<u>B</u>	<u>C</u>	
	<u>32760</u>	<u>32750</u>	<u>Pavilion</u>	
First Floor (sq ft)	<u>1657</u>	<u>919</u>	<u>1225</u>	Garage / Accessory (sq ft) <u>2656</u> <u>B+C</u>
Second Floor (sq ft)	<u>1698</u>	<u>512</u>		Total Building Area (sq ft) <u>6848</u> <u>A+B+C</u>
Basement (sq ft)	<u>837</u>			Total Land Area (sq ft) <u>68,210</u>
	<u>4192</u>	<u>1431</u>	<u>1225</u>	

G. NUMBER OF OFF-STREET PARKING SPACESEnclosed _____ Outdoors 48 inc. 2 barrier-free

VI. APPLICANT INFORMATION:

Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:

Name: **William L. Finnicum, Finnicum Brownlie Arch.** Telephone No. **248-867-8983**
 Address: **25885 German Mill Rd** City: **Franklin,** State: **MI** ZIP: **48025**
 Federal ID no. (if applicable)

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

Section 23a of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

William L. Finnicum Signature of Applicant

5/22/24 Application Date

VII. FOR INTERNAL USE ONLY

	REQUIRED	APP / REJ	DATE	BY
A - BUILDING PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
B - CULVERT PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
C - FENCE PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
D - FLOODPLAIN PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
E - LANDFILL PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
F - SOIL EROSION PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
G - TREE REMOVAL PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
H - WETLANDS PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
I - HISTORIC DISTRICT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
J - ZONING BOARD **	<input type="checkbox"/> Yes <input type="checkbox"/> No			

** Zoning District _____ Required Setback _____ Front _____ / _____ Side _____ Back
 _____ Proposed Setback _____ Front _____ / _____ Side _____ Back

VIII. VALIDATION

DATE STAMP

Approved by:

(signature)

VILLAGE OF FRANKLIN BUILDING OFFICIAL

HISTORIC DISTRICT CHECKLIST

14 COPIES EACH OF THE FOLLOWING:

- ☒ Completed Permit Application
 - ☒ Proof of ownership (ie: copy of title insurance policy)
 - ☒ Homeowner's Permit requires signed and dated Home Owner's Affidavit on file
 - ☒ Builder's Registration – copy builder's license and driver's license on file
- ☒ Copy of certified plot plan indicating:
 - ☒ Dimensions of all property lines – indicate any easements
 - ☒ Dimensions of existing and proposed work
 - ☒ Setback dimensions of all yards
 - ☒ Notation of any historic or natural resources on site
 - ☒ Location of well and septic system
- ☒ A descriptive text of the proposed work to be done
- ☒ Application complies with Zoning Ordinance requirements?
 - ☒ yes
 - ☐ no – complete Zoning Appeals Application for review
- ☒ Photographs of the existing conditions and/or structures being considered
- ☒ Provide detail drawings, moldings, profiles, color samples, materials (etc.) to be used
- ☐ Such further information as the Commission or Building Official may require

PLEASE NOTE:

- Applicant must be present at Historic District Commission meeting
- Permits must be obtained after Historic District Commission approval
- Applicant shall be responsible for 100% of all consultant fees incurred by the Village PLUS a 10% administration fee.



Historic District Commission Narrative

32750 - 32760 Franklin Road

May 22, 2024

In 1849, George Congleton opened a carriage and blacksmith shop next to his home on the east side of Franklin Road. It eventually became home to a variety of specialty shops, and most recently, the Franklin Grille. It operated in the larger structure, a replica of the original 1849 Greek Revival building which was lost in a 1979 fire. In February, Thyme and Place Hospitality, a group of experienced restaurateurs, purchased the property with the intent of creating a dining destination that is both upscale and family-friendly.

The new restaurant, named The Franklin, will feature an oyster bar, a full bar, and serve fine cuisine prepared by the noted chef Nick Geftos. Chef Nick was previously the executive chef at Tallulah in Birmingham and is currently the executive chef of Besa in Detroit, two of the highest-rated restaurants in the metropolitan area. To help ensure success will follow in Franklin, there are two goals related to the building. The first objective is to enhance the exterior to reflect the sophistication of the cuisine; the second is to update and enlarge the kitchen.

The building is being enhanced with a fresh color change, new lighting, more refined shutters, new signage, enlarged windows, and general repairs, including a restored entrance ramp and simplified handrail. On the front facade, an existing opening, currently shuttered by a fixed panel, will become a new, tall, mullioned window. All the handmade old shutters will be replaced with new louvered shutters in a midnight blue color. A new, projecting sign on an iron bracket will replace the existing ground sign. The lighting fixtures are to be replaced with new lantern sconces, and window flower boxes will be placed under the two existing upper windows. White has been chosen for the siding for its fresh, bright look and to nod back to the original building, which was white. To create a clear sense of the entrance and to highlight the windows, black has been chosen for the trim color. Large, white hydrangeas will flank the ramp, framing the entrance.

The added windows on the north and south sides result from a desire for a more pleasant indoor atmosphere with an emphasis on capturing more light and energy. Currently, there is a mullioned picture window on the north side of the dining area, directly related to the overall seating arrangement. To increase the light to the dining area and, just as importantly, create transparency that allows the vibrancy of the dining activity to be visible to passers-by, pairs of windows are introduced on each side of both the lower and upper dining areas. The design of the windows respects the Historic District Guidelines in several ways. Each window of the paired sets is the same size as an existing window on the north facade; as a pair, they are the size of the picture window, and the mullion

patterns closely match the existing. All existing exterior window trim has narrow jambs and aprons. The head trim on the west portion of the building is narrow, while on the east portion, it is heavier and has a shallow Greek Revival peak with a narrow molding. Differentiation between the old and new will be achieved by contrasting the existing narrow window trim with wider jamb trim and aprons and applying wider head trim with a small molding without the peak on the new windows. It is desirable that the resulting look is as though the building has evolved over a long period of time.

The essential kitchen update and enlargement will be achieved with interior changes only – no addition is proposed. However, the reconfiguration necessitated relocating a window and a door in the south wall of the kitchen. The trim related to these changes is handled consistently with the approach to differentiation described for the paired windows.

Next door to The Franklin, the original Congleton house, currently housing the women's clothing boutique *Déjà vu*, will be renovated into a casual food outlet. Its simple, family-friendly takeout menu can also be enjoyed on the back patio shared with The Franklin. It has been named "Polly Bakers", reportedly a pseudonym used by Benjamin Franklin when writing about and advocating women's rights. The building is a humble example of an 1840s frame Greek Revival house. To visually tie it to The Franklin building, midnight blue louvered shutters are proposed to be added on the front facade, flower boxes installed under the lower front windows, and the color scheme changed to gray. The color palette has been chosen to be softer but also to tie nicely into the look and feel of The Franklin.

To create a safe dining venue during the pandemic, the outdoor pavilion was constructed over half of the terrace in 2020. It will continue to function as a three-season outdoor dining space. The pavilion will remain unchanged except for a change of color, which will be midnight blue to match the shutters of both The Franklin and Polly Bakers.

The current signage is to be replaced: the "Franklin Grille" ground sign with a "The Franklin" projected wall sign, and the "Déjà vu" ground sign with a new "Polly Bakers" hanging ground sign. Also, a small brass plaque wall sign is proposed to identify the side entrance of The Franklin. Images represented in the application are conceptual. When the branding activities are complete, a formal sign application will be submitted to the HDC and the building department.

Thyme and Place Hospitality is excited to bring its quality dining expertise to Franklin and looks forward to a long, successful, symbiotic relationship within the historic downtown.

COVENANT DEED

Kochensparger Franklin Group, LLC, a Michigan Limited Liability Company

whose address is **4724 West Burt Lake Road, Brutus, MI 49716** (the Grantor)

Conveys to,

32760 Franklin Road LLC, a Michigan Limited Liability Company

whose address is **6632 Telegraph Road, #324, Bloomfield Township, MI 48301** (the Grantee)

the premises in the:

See Attached Exhibit A

Commonly known as: **32750- 32760 Franklin Road, Franklin, MI 48025**

Parcel I.D. Number: **24-06-226-004**

With all tenements, hereditaments, and appurtenances to it, with covenant to defend title to the property described herein against all persons and demands claiming by, through or under the grantor and no other persons and claims/demands whatsoever.

For the full consideration of **SEE REAL ESTATE TRANSFER TAX VALUATION AFFIDAVIT**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

Subject to existing building and use restrictions, easements, and zoning ordinances, if any.

Dated: 4 day of April, 2024

Kochensparger Franklin Group, LLC, a Michigan Limited Liability Company

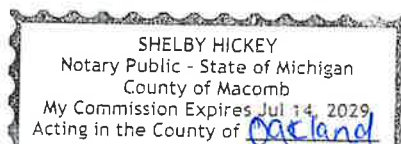
By:



James J. Kochensparger, Authorized Signatory

State of Michigan

County of Oakland

On this 4 day of April, 2024, before me personally appeared **Kochensparger Franklin Group, LLC, a Michigan Limited Liability Company**, by **James J. Kochensparger, Authorized Signatory** as **Authorized Signatory** known to me to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.




Notary Public
County, _____
My Commission Expires: _____

Instrument drafted without opinion by:	When recorded return to
Walter D. Quillico, ESQ. 28470 W. 13 Mile Rd., Suite 325 Farmington Hills, MI 48334	32760 Franklin Road LLC 6632 Telegraph Road #324 Bloomfield Township, MI 48301

Recording Fees: \$35.00 TC13-111056

Exhibit A: Legal Description

Land situated in the Village of Franklin, County of Oakland, State of Michigan, described as follows:

Land in the Village of Franklin, Southfield Township, Oakland County, Michigan, described as commencing at a point 28 rods South of the Northwest corner of the East half of the Northeast quarter of Section 6, Town 1 North, Range 10 East, thence East 26 rods; thence South 5 rods; thence West 26 rods to the West line of said East half of the Northeast quarter of said Section 6, thence North 5 rods. to the place of beginning. Also, another parcel of land described as commencing at a point 43 rods South and 26 rods East of the Northwest corner of the East half of the Northeast quarter of Section 6, Town 1 North, Range 10 East, said point of beginning being the Southeast corner of land conveyed by Julian A. Buel and wife by Warranty Deed recorded in Liber 83 of Deeds, Page 135, Oakland County Registry of Deeds Office; thence East in continuation of said Buel's South line to the West line of Mill Pond, thence northerly following the highwater mark of said Mill Pond, 25 rods; thence West to the land of Peter Van Avery as conveyed to him by Warranty Deed recorded in Liber 15 of Deeds, Page 496, Oakland County Register's Office, thence Southerly along the line of said Van Avery, Cumings, Peter Van Avery, Jr., and Julian A. Buel's land to the point of beginning; ALSO DESCRIBED AS Lot 24 of Supervisor's Plat No. 8, a Subdivision of part of the Northeast quarter of Section 6 and part of the Northwest quarter, Section 5, Town 1 North, Range 10 East, Southfield Township, Oakland County, Michigan, according to the plat thereof as recorded in Liber 46 of Plats, Page 25, Oakland County Records,

HISTORIC DISTRICT COMMISSION REVIEW



PROPOSED DESIGN CONCEPTS FOR

**"THE FRANKLIN" &
"POLLY BAKER'S"**

32760 & 32750 FRANKLIN ROAD
FRANKLIN, MICHIGAN 48025

“THE FRANKLIN”



PROPOSED DESIGN CONCEPTS FOR

“THE FRANKLIN” &
“POLLY BAKER’S”

32760 & 32750 FRANKLIN ROAD
FRANKLIN, MICHIGAN 48025

EXISTING PHOTOS | EXTERIOR



EXISTING VIEW FROM SOUTHWEST



EXISTING VIEW FROM NORTHWEST

EXISTING PHOTOS | EXTERIOR



EXISTING VIEW FROM SOUTHEAST



EXISTING TRIM DETAIL CLOSE-UP

EXISTING PHOTOS | EXTERIOR



EXISTING VIEW FROM NORTHEAST



EXISTING VIEW FROM NORTH

EXISTING PHOTOS | INTERIOR

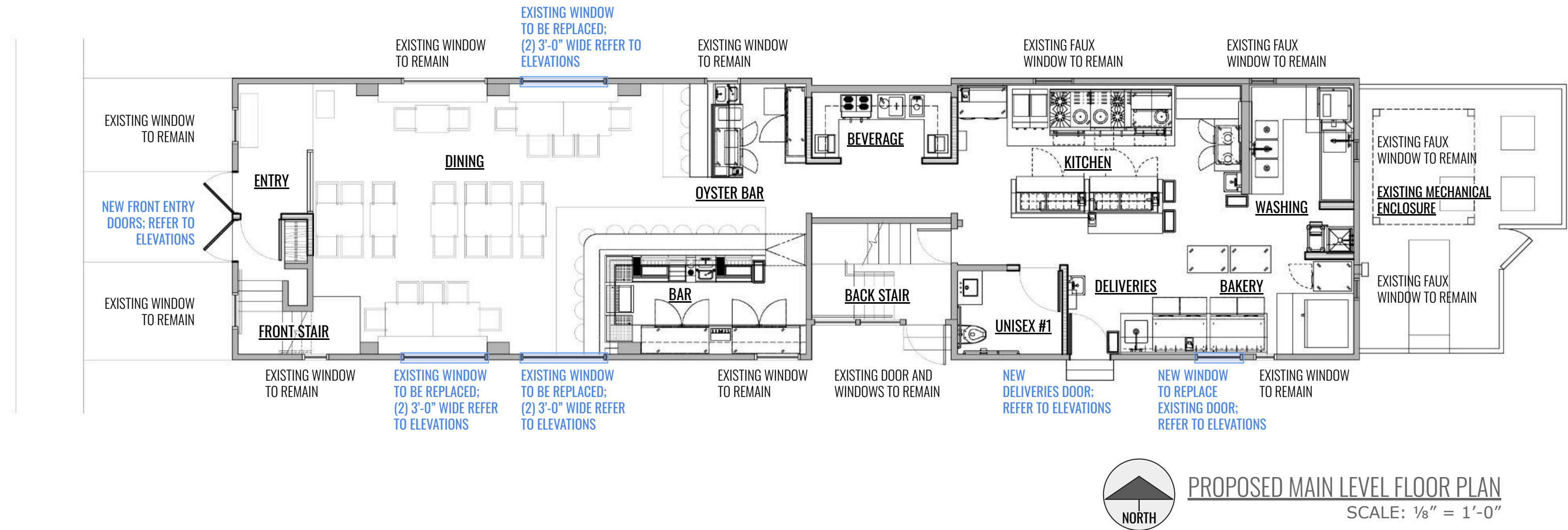


EXISTING UPPER LEVEL SEATING

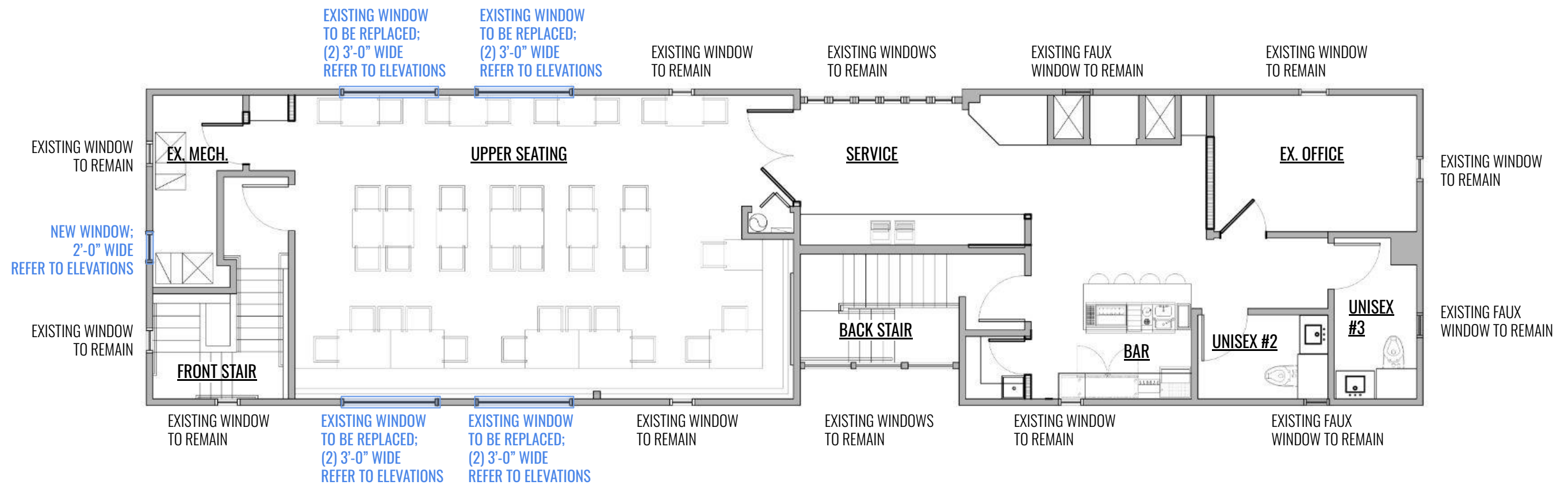


EXISTING MAIN LEVEL DINING

PROPOSED FLOOR PLANS | MAIN LEVEL

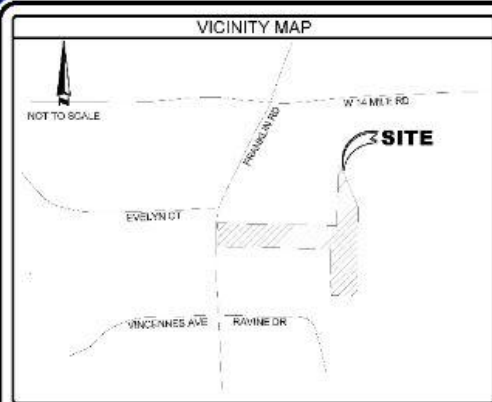


PROPOSED FLOOR PLANS | UPPER LEVEL



PROPOSED UPPER LEVEL FLOOR PLAN

SCALE: $\frac{1}{8}'' = 1'-0''$



BASIS OF BEARING

Bearings and distances are based on Michigan State Plane NAD 1983 Coordinates, South Zone, International feet.

The basis of bearings is based on the South line of subject property being N 88° 30' 58" W.

LAND AREA

TOTAL AREA: 88,210 SQ. FT.
1.506 ACRES

BUILDING AREA

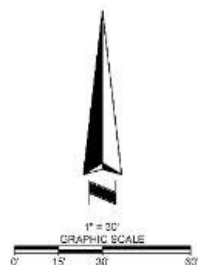
BUILDING 1: 1,703 SQ. FT.
BUILDING 2: 929 SQ. FT.
BUILDING 3: 1,216 SQ. FT.

BUILDING HEIGHT

BUILDING 1: 25' ±
BUILDING 2: 18' ±
BUILDING 3: 16' ±

PARKING

REGULAR: 47
COVERED: 09
HANDICAP: 3
TOTAL PARKING: 59



NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

1. Covenants, conditions and restrictions and other provisions as contained in instrument recorded in Liber 4185, Page 177, Liber 2210, Page 429, Liber 622, Page 422, Liber 1094, Page 3, Liber 2605, Page 642, Oakland County Records. Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable. NOT LOCATED ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY.

2. Subject to the easements, restrictions and reservations contained in the Supervisor's Plat No. 8 Plat recorded at Liber 46, Page(s) 25, Oakland County Records. NO PLOTTABLE INFORMATION.

3. Easement for sanitary sewer in favor of the Village of Franklin, and the terms, conditions and provisions thereof, as disclosed by Memorandum and Notice of Easement recorded in Liber 13263, page 386. AFFECTS SURVEYED PROPERTY, BLANKET IN NATURE.

ZONING INFORMATION

ITEM	REQUIRED	CONTACT
ZONING DESIGNATION		REPORT DATE:
MINIMUM LOT AREA (SQ. FT.)		REPORT #:
MINIMUM LOT WIDTH		
MAX. IMPERVIOUS COVERAGE		PARKING REQUIREMENTS:
MAX. BUILDING HEIGHT		
MINIMUM SETBACKS		
FRONT		
SIDE		
REAR		

NO ZONING PROVIDED AT THIS TIME.

SURVEYOR'S NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

2. SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO FRANKLIN RD., A DEDICATED PUBLIC RIGHT-OF-WAY.

3. THE DIMENSIONS AND AREA OF THE BUILDINGS SHOWN ARE BASED ON THE BUILDINGS EXTERIOR FOOTPRINT AT GROUND LEVEL.

4. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.

5. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.

6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.

7. THERE ARE NO OBSERVABLE EVIDENCES OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

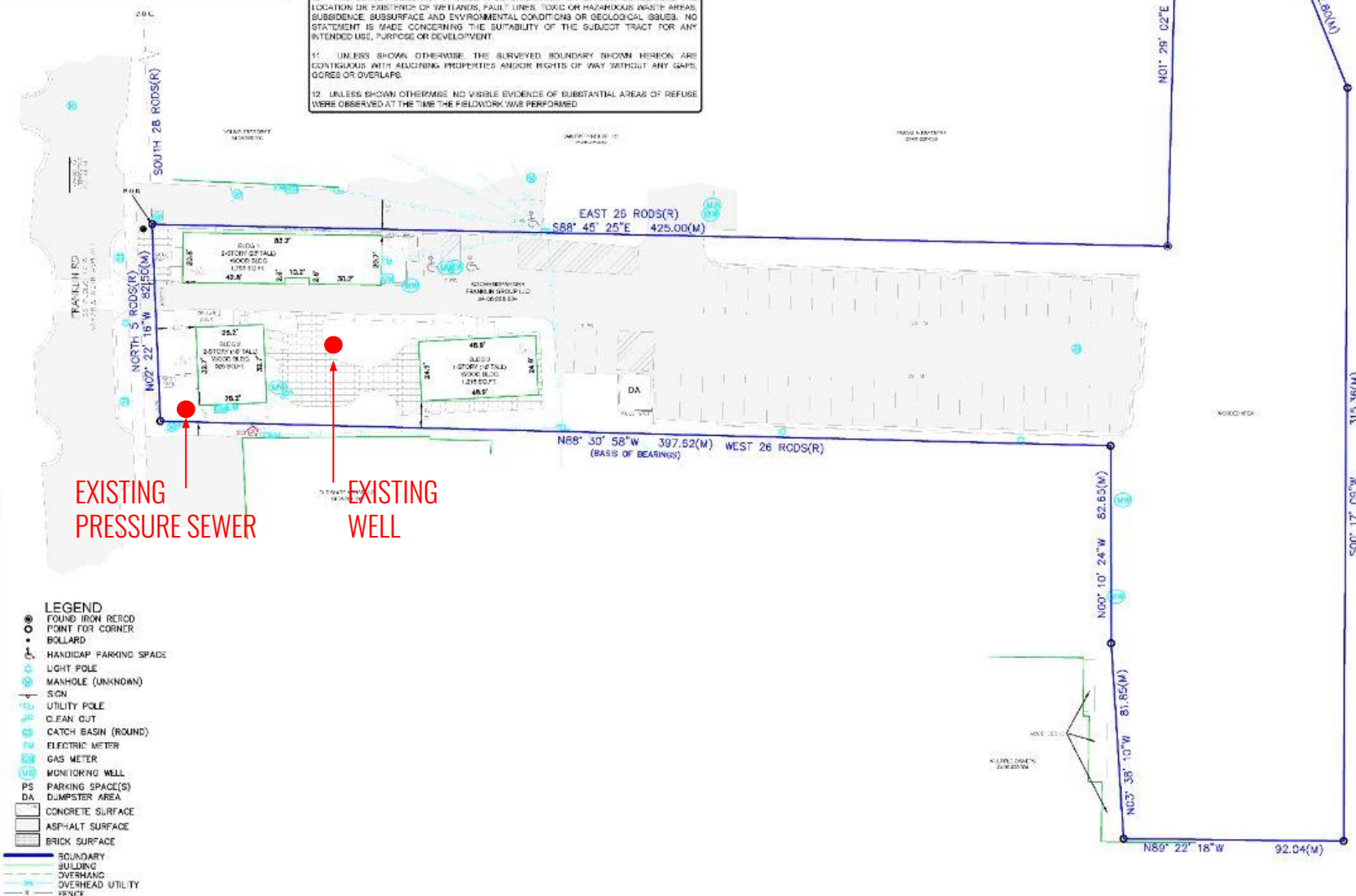
8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.

9. ALL RECIPROCAL EASEMENT AGREEMENTS ("TREATS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFERS, APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.

10. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

11. UNLESS SHOWN OTHERWISE, THE SURVEYED BOUNDARY SHOWN HEREON ARE COINCIDENT WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.

12. UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREA OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.



FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "SHADE 2", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2812500518F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2005, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "SHADE 2" DENOTES AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5.5.E.V.

OBSERVED SIGNIFICANT OBSERVATIONS

1. FENCE CROSSES PROPERTY LINE BY AS MUCH AS 3.1' ON THE SOUTH SIDE OF SUBJECT PROPERTY.

TITLE COMMITMENT INFORMATION

The Title Description and Schedule "B" items are the same as shown on the title commitment provided by First American Title Insurance Company, Commitment No. TC15-111096, with an effective date of 12/12/2023.

TITLE DESCRIPTION

The land is described as follows:

Land situated in the Village of Franklin, Township of Franklin, County of Oakland, State of Michigan, described as follows:

Land in the Village of Franklin, Township of Franklin, County of Oakland, Michigan, described as commencing at a point 28 rods South of the Northeast corner of the East half of the Northeast quarter of Section 5, Town 1 North, Range 10 East, thence East 28 rods, thence South 5 rods, thence West 28 rods to the West line of said East half of the Northeast quarter of said Section 5, thence North 5 rods to the place of beginning. Also, another parcel of land described as commencing at a point 40 rods South and 20 rods East of the Northwest corner of the East half of the Northeast quarter of Section 5, Town 1 North, Range 10 East, to a point of beginning being the Southeast corner of land conveyed by Julian A. Buel and wife by Warranty Deed recorded in Liber 10 of Deeds, Page 150, Oakland County Registry of Deeds Office, thence East in continuation of said line to the West line of Mill Pond, thence North following the highway mark of said Mill Pond, 25 rods, thence West to the land of Peter Van Avery as conveyed to him by Warranty Deed recorded in Liber 15 of Deeds, Page 490, Oakland County Registry Office, thence South along the line of said Van Avery, Cummings, Peter Van Avery, Jr., and Julian A. Buel's land to the point of beginning. ALSO DESCRIBED AS LOT 24 of Supervisor's Plat No. 8, a Subdivision of part of the Northeast quarter of Section 5 and part of the Northeast quarter, Section 5, Town 1 North, Range 10 East, Township of Franklin, County of Oakland, Michigan, according to the plat thereof as recorded in Liber 46 of Plats, Page 25, Oakland County Records.

THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. TC15-111096 HAVING AN EFFECTIVE DATE OF DECEMBER 12, 2023 AT 9:06 AM.

SURVEYOR'S CERTIFICATE

TO: Ratin Acquisitions LLC and its affiliates,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP, AND INCLUDES ITEMS 2, 3, 4, 9a, 9b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, and 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/15/2024. DATE OF PLAT OR MAP: 01/15/2024.

JAY M. SCHWANDT P.S., J.D.
ALTA/NSP LICENSE NUMBER 47974
STATE OF MICHIGAN

2021 ALTA/NSP LAND TITLE SURVEY

FRANKLIN GRILL ACQUISITION

SITE ADDRESS
32760 Franklin Road
Franklin, MI 48025
Oakland County

PARTNER PROJECT NUMBER: 20-431849.1

COORDINATED BY

PARTNER

CORPORATE OFFICE
2164 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partner.com
www.partner.com

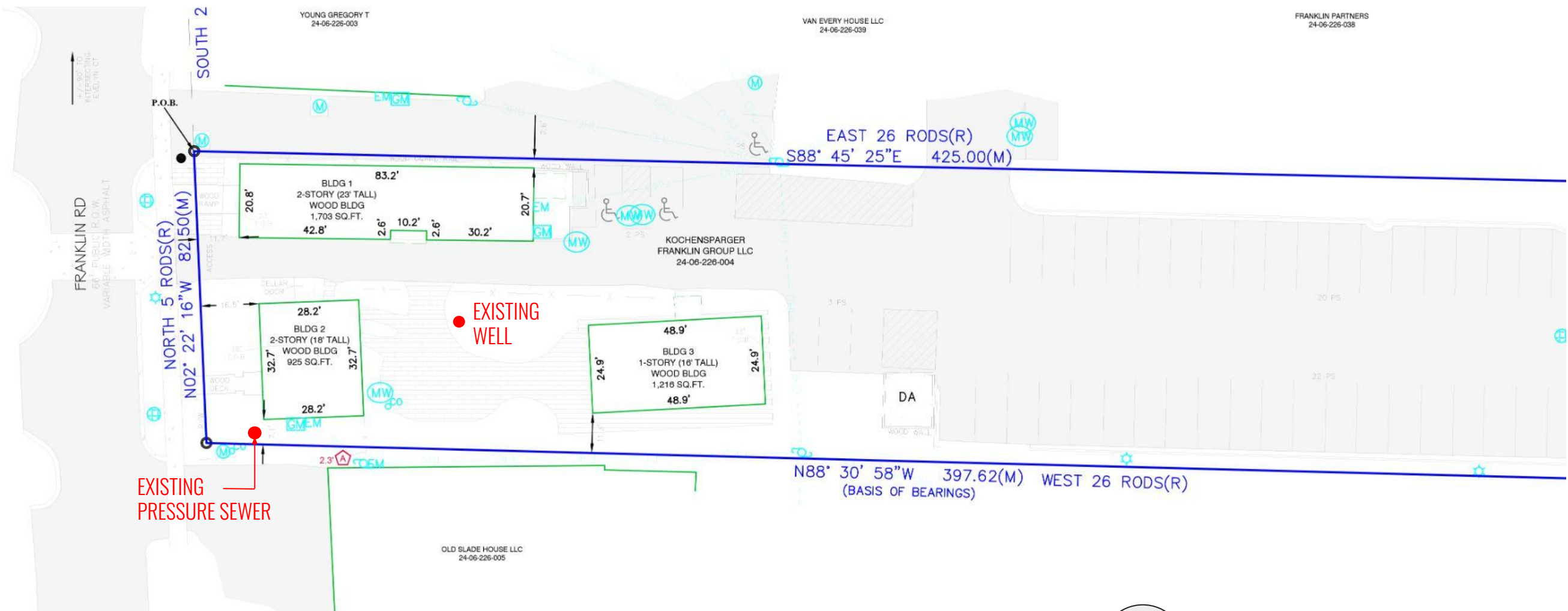
DATE	REVISIONS	DRAWN BY: BGS	DRAWING SCALE: 1" = 30'
01/18/24	FIRST DRAFT	CHECKED BY: JMS	JOB NO.: 241014
		FILE NAME: 20-431849.1 FRANKLIN GRILL.DWG	

SURVEYED BY

Global Land Solutions

9730 N. Greenville Rd, Lakeview,
Michigan 48850, (989)352-4000

EXISTING PLOT PLAN (ENLARGED)



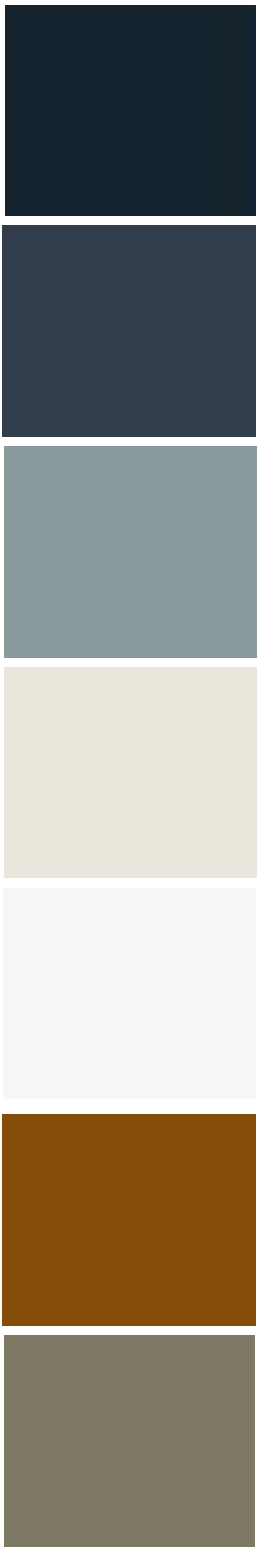
NOTE: WELL & PRESSURE SEWER SERVE BOTH FRONT BUILDINGS AND ARE POWERED FROM BUILDING (32750) FRANKLIN ROAD



EXISTING PLOT PLAN (ENLARGED)
SCALE: 1"=30'-0"

DESIGN MOOD BOARD & COLOR PALETTE

INVITING | CHARMING | QUIET LUXURY



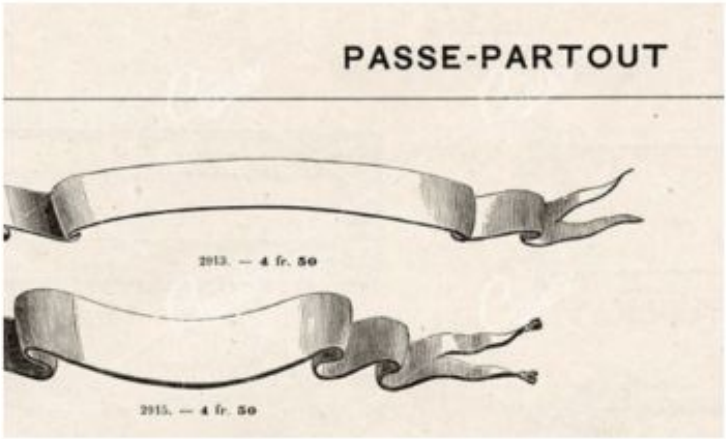
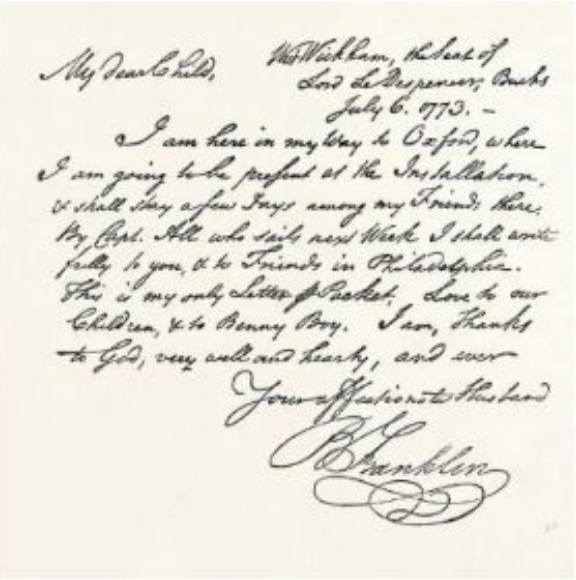
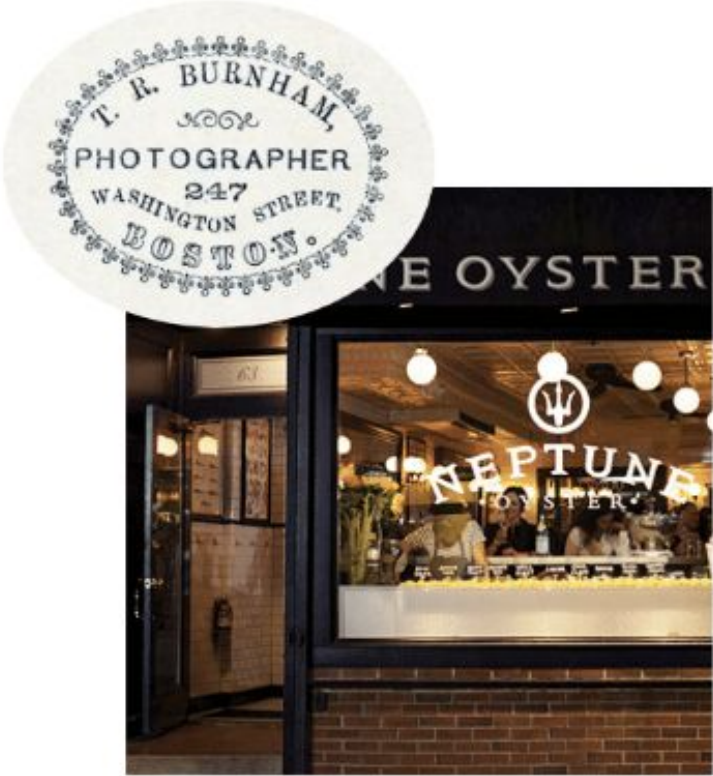
THIS IS A HEADER

THIS IS A SUBHEADER

This is body copy. Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat. Ut wisi enim ad minim veniam, quis nostrud exerci tation.

This is an accent, like a quote

CALL TO ACTION



Explores assets of the \$100 bill and leans into the concept of Benjamin Franklin. Looking at typefaces and elements true to 19th-century design, we will sink our teeth into this feeling of classic Americana — thinking affluence, old money, fine materials — a feeling of heritage, a bit more gender-neutral while remaining charming and refined.
**The image seen at the bottom left is a handwritten letter from Franklin*



PRESENTED BY PAPER & HONEY

EXTERIOR ELEVATIONS



WEST ELEVATION | EXISTING



BENJAMIN MOORE
MIDNIGHT DREAM



BENJAMIN MOORE
MIDNIGHT BLUE



White Dove
OC-17

BENJAMIN MOORE
WHITE DOVE



WEST ELEVATION | PROPOSED

EXTERIOR ELEVATIONS



SOUTH ELEVATION | EXISTING



SOUTH ELEVATION | PROPOSED

EXTERIOR ELEVATIONS



NORTH ELEVATION | EXISTING



NORTH ELEVATION | PROPOSED

EXTERIOR ELEVATIONS



EAST ELEVATION | EXISTING



BENJAMIN MOORE
MIDNIGHT DREAM



BENJAMIN MOORE
WHITE DOVE



EAST ELEVATION | PROPOSED

EXTERIOR RENDERINGS



EXISTING VIEW FROM SOUTHWEST



PROPOSED VIEW FROM SOUTHWEST

EXTERIOR RENDERINGS

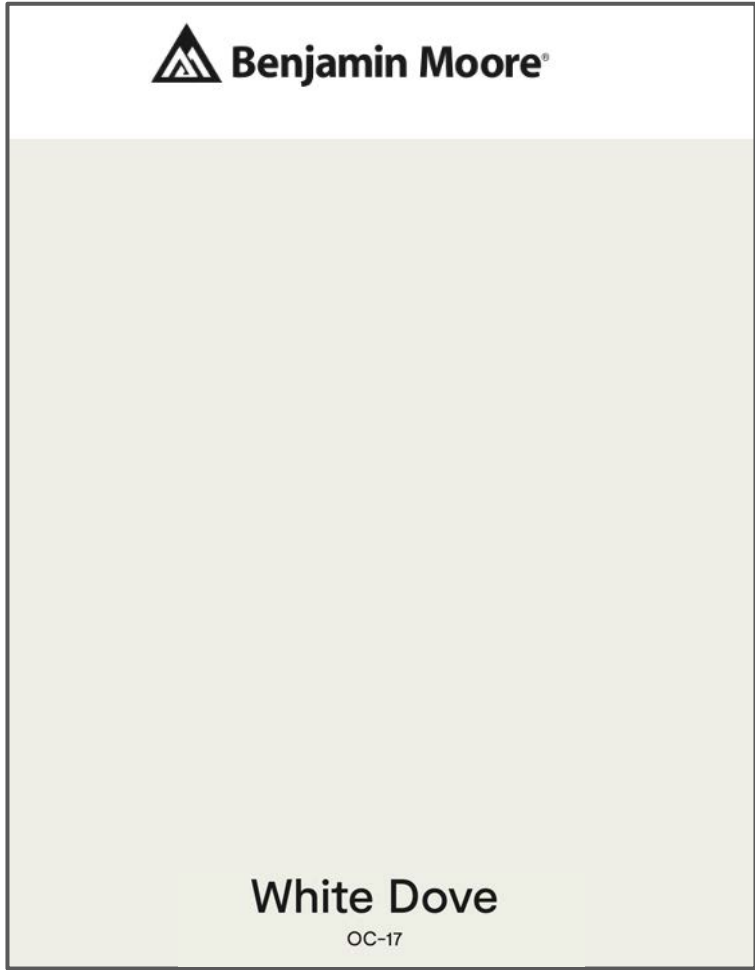


EXISTING VIEW FROM NORTHWEST

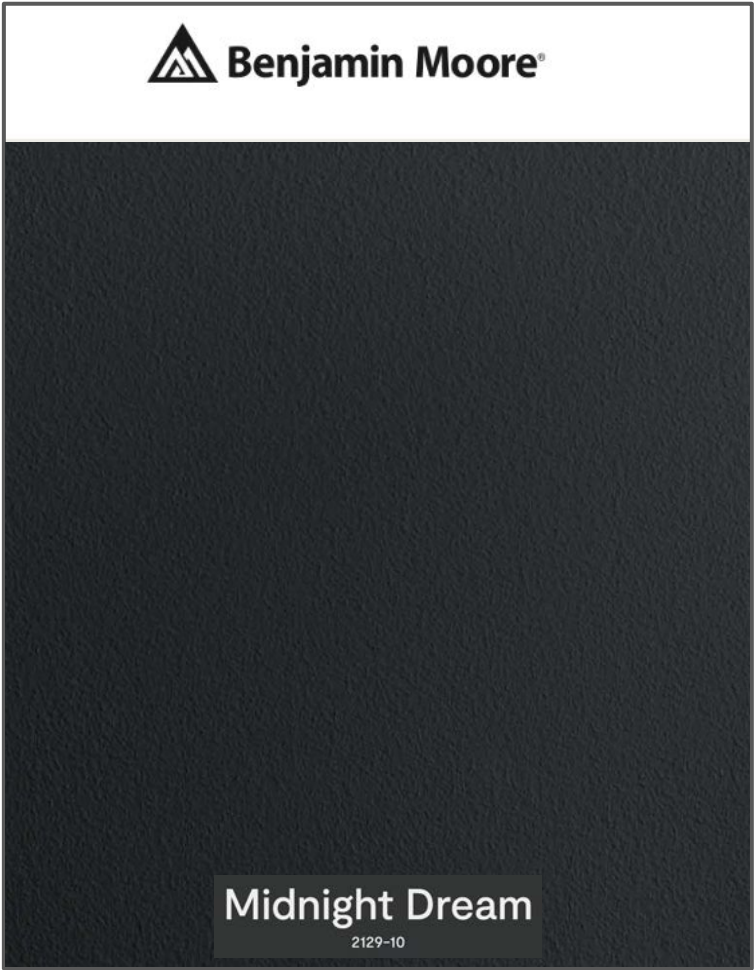


PROPOSED VIEW FROM NORTHWEST

COLOR PALETTE



THE FRANKLIN
SIDING
PAINT SWATCH



THE FRANKLIN
SOFFIT, FASCIA, AND FREEZE
PAINT SWATCH



THE FRANKLIN & PAVILION
FRANKLIN SHUTTERS AND
PAVILION SIDING
PAINT SWATCH



POLLY BAKER'S
SIDING
PAINT SWATCH

WINDOW TRIM



PROPOSED WINDOW TRIM
3 1/2" WIDE WOOD TRIM WITH
1 1/2" SLOPED SILL

PROPOSED SHUTTER
REFER TO EXTERIOR ELEVATIONS
FOR LOCATIONS



PROPOSED SHUTTER



EXISTING WINDOW TRIM
2" WIDE WOOD TRIM WITH
1 1/2" SLOPED SILL



PROPOSED SHUTTERS
PAINT SWATCH

WINDOW FLOWER BOXES - SEASONAL BLOOMS

WHITE BEGONIA



ENGLISH IVY



WINDOW FLOWER BOXES
METAL TRADITIONAL COCO COIR TROUGH PLANTER



WINTER
JUNIPER
& CEDAR



FALL
HYDRANGEA
& GREVILLEA



SPRINT TULIPS
& SPIREA

SIGNAGE CONCEPTS

NOTE: IMAGES SHOWN FOR REFERENCE ONLY; FINAL SIGN DETAILS TO BE SUBMITTED AT A FUTURE DATE



THE FRANKLIN | FRONT ENTRY
BUILDING MOUNTED BLADE SIGN



THE FRANKLIN | SIDE ENTRY
BUILDING MOUNTED PLATE SIGN



POLLY'S | FRONT ENTRY
FRONT LAWN HANGING SIGN

LIGHTING



ALL EXTERIOR LIGHTING TO MATCH

Brand	John Timberland
Finish	Black
Style	Traditional
Height	22.25 in
Width	10 in
Weight	7.4 lbs
Max Wattage	120 Watts

“POLLY BAKER’S”



PROPOSED DESIGN CONCEPTS FOR

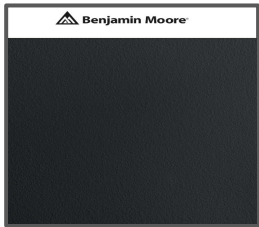
“THE FRANKLIN” &
“POLLY BAKER’S”

32760 & 32750 FRANKLIN ROAD
FRANKLIN, MICHIGAN 48025

POLLY BAKER'S | EXTERIOR



VIEW FROM NORTHWEST | EXISTING



BENJAMIN MOORE
MIDNIGHT DREAM
SOFFIT & FASCIA



BENJAMIN MOORE
BRITANNIA BLUE
SIDING



BENJAMIN MOORE
MIDNIGHT BLUE
SHUTTERS

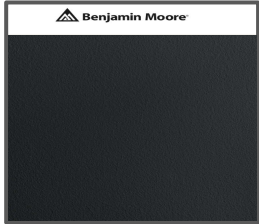


VIEW FROM NORTHWEST | PROPOSED

POLLY BAKER'S | EXTERIOR



VIEW FROM EAST | EXISTING



BENJAMIN MOORE
MIDNIGHT DREAM



BENJAMIN MOORE
BRITANNIA BLUE



BENJAMIN MOORE
MIDNIGHT BLUE



VIEW FROM EAST | PROPOSED

THE PAVILION



PROPOSED DESIGN CONCEPTS FOR

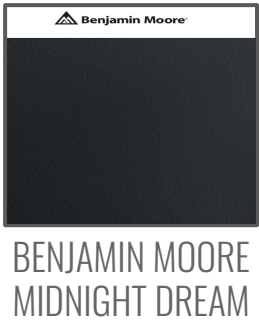
**"THE FRANKLIN" &
"POLLY BAKER'S"**

32760 & 32750 FRANKLIN ROAD
FRANKLIN, MICHIGAN 48025

THE PAVILION | EXTERIOR



VIEW FROM WEST | EXISTING



VIEW FROM WEST | PROPOSED

OUTDOOR PAVILION DESIGN CONCEPT & SEATING SELECTION





THANK YOU!



PROPOSED DESIGN CONCEPTS FOR
"THE FRANKLIN" &
"POLLY BAKER'S"
32760 & 32750 FRANKLIN ROAD
FRANKLIN, MICHIGAN 48025