



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, August 2, 2023, 7:00 P.M.  
At the 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 June 7, 2023
- V. Public Comments
- VI. New Business
  - A. Consider 32310 Franklin Road Exterior Paint
- VII. Adjournment

Posted: July 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, June 7, 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: Mike Brassfield, Gary Roberts, Gayle Timmis, Alex Stchekine, and Laura Witty  
Absent: Alek Kokoszka, and Jill Wilke  
Also Present: Bill Dinnan, Building Official, Roger Fraser, Village Administrator, Dana Hughes, Village Clerk

**III. ADOPTION OF AGENDA**

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

**Ayes: Brassfield, Roberts, Stchekine, Timmis, and Witty**  
**Nays: None**  
**Motion carried.**

**IV. ADOPTION OF THE MINUTES**

**A. Regular Meeting of June 7, 2023**

**Motion by Stchekine, seconded by Brassfield to approve the minutes of the Regular Meeting of June 7, 2023, as submitted.**

**Ayes: Brassfield, Roberts, Stchekine, Timmis, and Witty**  
**Nays: None**  
**Motion carried.**

**V. PUBLIC COMMENTS**

No comments.

**VI. NEW BUSINESS**

**A. Consider Bicentennial Signs**

Bill and Ann Lamott spoke on the upcoming bicentennial planned for next year. They are looking for 10 bicentennial signs, five of the signs will be life-size silhouettes and the other five will be ground signs. They provided the Historic District Commission with descriptions of the signs a list of potential bicentennial events.

Discussion followed.

**Motion by Timmis, seconded by Stchekine to approve the bicentennial signs as submitted by Bill and Ann Lamott.**

**Roll Call Vote:**

|                   |            |
|-------------------|------------|
| <b>Brassfield</b> | <b>Aye</b> |
| <b>Roberts</b>    | <b>Aye</b> |
| <b>Stchekine</b>  | <b>Aye</b> |
| <b>Timmis</b>     | <b>Aye</b> |
| <b>Witty</b>      | <b>Aye</b> |

**Motion carried.**

Further discussion on the upcoming bicentennial followed.

## **VIII. ADJOURNMENT**

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

The meeting was adjourned at 7:31 P.M.

Submitted,

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Dana Hughes, Village Clerk



# HISTORIC DISTRICT APPLICATION

INSPECTIONS . . . . . (248) 626-1601

DATE STAMP

**RECEIVED**

JUL 14 2023

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)

Exterior Painting

Current market value of project \$ \_\_\_\_\_

**SUBMIT CHECKLIST WITH APPLICATION**

|   |  |  |  |   |  |
|---|--|--|--|---|--|
| <b>I. LOCATION OF PROJECT</b>   |  | Historic District ?<br><input checked="" type="checkbox"/> yes <input type="checkbox"/> no |  | Zoning District                               |  |
| Address: 32310 Franklin Rd  |  |  |  |   |  |
| Village: <b>FRANKLIN</b>  |  | Township: <b>SOUTHFIELD</b>  |  | County: <b>OAKLAND</b> Zip Code: <b>48025</b> |  |
| Between _____   |  | And _____  |  |   |  |
| <b>II. PARCEL IDENTIFICATION #</b>  |  |  |  |   |  |
| <b>A. OWNER OR LESSEE</b>   |  |  |  |   |  |
| Name: Alexis Middle   |  |  |  | Telephone No: 415-533-0356                    |  |
| Address: 32310 Franklin Rd  |  | City: Franklin   |  | State: MI   Zip Code: 48025                   |  |
| <b>B. ARCHITECT OR ENGINEER</b>   |  |  |  |   |  |
| Name:   |  |  |  | Telephone No:                                 |  |
| Address:  |  | City:  |  | State:   Zip Code:                            |  |
| License No:   |  |  |  | Expiration Date:                              |  |
| <b>C. CONTRACTOR</b>  |  |  |  |   |  |
| 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:   |  |  |  |   |  |
| <b>III. TYPE OF IMPROVEMENT AND PLAN REVIEW</b>   |  |  |  |   |  |
| <b>A. TYPE OF IMPROVEMENT</b>   |  |  |  |   |  |
| <input type="checkbox"/> New Building <input type="checkbox"/> Addition / Remodel <input type="checkbox"/> Demolition <input type="checkbox"/> Property <input checked="" type="checkbox"/> Other |  |  |  |   |  |
| <b>B. REVIEW(s) TO BE PERFORMED</b>   |  |  |  |   |  |
| <input type="checkbox"/> Building / Trades <input type="checkbox"/> Engineering <input type="checkbox"/> Arborist <input type="checkbox"/> Legal <input type="checkbox"/> Other                   |  |  |  |   |  |

|  |   |
|--|---|
| <b>IV. PERMIT PROPOSAL</b>   |   |
| <b>A. RESIDENTIAL BUILDING – show most recent use</b>                                    |   |
| <input checked="" type="checkbox"/> One Family   | <input type="checkbox"/> Detached Condominium - number of units _____                               |
| <input type="checkbox"/> Attached Garage   | <input checked="" type="checkbox"/> Detached Garage <input type="checkbox"/> Other (describe) _____ |
| <b>B. NON-RESIDENTIAL BUILDING – show most recent use</b>                                |   |
| <input type="checkbox"/> Church, Religious   | <input type="checkbox"/> Public Utility   |
| <input type="checkbox"/> Service Station   | <input type="checkbox"/> School, Library, Educational   |
| <input type="checkbox"/> Office, Bank, Professional                                      | <input type="checkbox"/> Store, Mercantile  |
|  | <input type="checkbox"/> Restaurant   |
|  | <input type="checkbox"/> Grocery  |
|  | <input type="checkbox"/> Other (describe) _____   |
| <b>C. PROPERTY – Describe proposal in detail</b> <u>Paint exterior and trim</u>          |   |
| _____  |   |
| _____  |   |
| _____  |   |
| <b>V. SELECTED CHARACTERISTICS FOR BUILDING PERMIT</b>                                   |   |
| <b>A. PRINCIPAL TYPE OF FRAME</b>  |   |
| <input type="checkbox"/> Masonry, Wall Bearing   | <input type="checkbox"/> Wood Frame   |
| <input type="checkbox"/> Reinforced Concrete   | <input type="checkbox"/> Structured Steel   |
|  | <input type="checkbox"/> Other (describe) _____   |
| <b>B. PRINCIPAL TYPE OF HEATING FUEL</b>   |   |
| <input type="checkbox"/> Gas   | <input type="checkbox"/> Oil  |
| <input type="checkbox"/> Electricity   | <input type="checkbox"/> Coal   |
|  | <input type="checkbox"/> Other _____  |
| <b>C. TYPE OF SEWAGE DISPOSAL</b>  |   |
| <input type="checkbox"/> Pressure Sewer System   | <input type="checkbox"/> Septic System  |
| <b>D. TYPE OF WATER SUPPLY</b>   |   |
| <input type="checkbox"/> Public or Private Company                                       | <input type="checkbox"/> Private Well or Cistern  |
| <b>E. TYPE OF MECHANICAL</b>   |   |
| 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                 |
| <b>F. DIMENSIONS</b>   |   |
| 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) _____   |
| <b>G. NUMBER OF OFF-STREET PARKING SPACES</b>  |   |
| 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: <b>Alexis Middle</b>        |                       | Telephone No. <b>415-533-0356</b> |                   |
| Address: <b>32310 Franklin Rd</b> | City: <b>Franklin</b> | State: <b>MI</b>                  | ZIP: <b>48025</b> |
| 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

*Alexis Middle***7/13/23**

Signature of Applicant

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.



SW 2849 Exterior  
Westchester Gray  
Suburban Modern

SW 2829

Classical White

*Classical/Colonial*

**SW 2829**  
**Classical White**  
*Classical/Colonial*

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Trim

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Light reflective value: 76 (light)  
*Valor de reflectancia de luz: 76 (claro)*

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Complementary colors  
*Colores complementarios*

*SW 2821 Downing Stone*

*SW 7699 Rustic City* *296-C7*



**SHERWIN-WILLIAMS.**

sherwin-williams.com 1-800-4SHERWIN

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Samples approximate the actual paint color.  
*Las muestras se aproximan al color real de la pintura.*

6504-99619 ' . CS 7/21



July 25, 2023

To The Franklin Historic Committee,

We purchased the schoolhouse in June of 2021. We fell in love with the property as soon as we saw the pictures and were excited to move to the Village of Franklin with all the history, culture, and community it has to offer.

I was born and raised 1.5 miles away in Olde Franklin Towne. I moved to California after college and stayed for 25 years. As you can imagine, the move was rather jostling for our then 11-year-old daughter and was shortly followed by a tragic loss within our family. Because of this, she has had challenges adjusting to and making this truly her new home. We are finally in a place where we are ready to begin the restoration. It is in desperate need of a paint job and as the layers literally peeled away, we could see that it has gone through multiple transitions, it has been purple, yellow, grey and white. We chose Westchester Gray as it is not far off from the gray the house was at some point (I have enclosed a sample of the peeling paint).

We want to be true to the historic integrity of the building and are planning on refurbishing and replacing the original school bell which now sits in our garage.

We are currently visiting family so are unable to attend the August meeting. Please feel free to contact us if you have any questions or if you would like to table this agenda item until September.

Thank you,

Alexis & Paul Middle  
32310 Franklin Rd  
Franklin, MI 48025  
415-533-0356  
alexismiddle@yahoo.com

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JUL 27 2023

VILLAGE OF FRANKLIN, MI

July 25, 2023

To The Franklin Historic Committee,

I would like to change the color of my house because it doesn't feel like home. Everyone knows my house as "the little red schoolhouse" but that's not all it is. It's the place that's supposed to have been my home for the past two years, a place that everyone seems to be familiar with except for me. When people move into a new house, they change it in whatever way makes it a home for them, but we haven't had the opportunity to do that. By allowing us to paint our house I can finally have the home that I've been waiting for since living here.

Sincerely,

Sasha Middle  
Age 13

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JUL 27 2023

VILLAGE OF FRANKLIN, MI