

**VILLAGE OF FRANKLIN
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
WEDNESDAY, September 1, 2021, 7:01 P.M.
The Historic District Commission assembled at
Village Hall (Broughton House)
32325 Franklin Road, Franklin, MI 48025**

I. MEETING CALLED TO ORDER

The Regular Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman at Village Hall (Broughton House) at 7:01 P.M.

II. ROLL CALL

Present: Mike Brassfield, Alek Kokoszka, Gary Roberts, Alex Stchekine,
Gayle Timmis and Jill Wilke
Absent: Laura Witty
Also Present: Heather Mydloski, Village Clerk; Bill Dinnan, Building Official
Amanda Davis, Historic Preservation
Public: Dr. Tiffany Danyal, William Finnicum, Les Gorback and Andrew Race

III. ADOPTION OF AGENDA

Motion by Stchekine, seconded by Kokoszka to adopt the Agenda, as presented.

Ayes: Mike Brassfield, Alek Kokoszka, Gary Roberts, Alex Stchekine,
Gayle Timmis and Jill Wilke
Nays: None
Absent: Laura Witty
Motion carried.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of August 4, 2021

Motion by Stchekine, seconded by Kokoszka to approve the minutes of the Regular Meeting of August 4, 2021, as presented.

Ayes: Mike Brassfield, Alek Kokoszka, Gary Roberts, Alex Stchekine,
Gayle Timmis and Jill Wilke
Nays: None
Absent: Laura Witty
Motion carried.

V. PUBLIC COMMENTS

No Public Comments

VI. NEW BUSINESS

A. Consider 31050 Briarcliff Demolition Application

Race stated he has been hired to demolish the house, shed and patio located at 31050 Briarcliff and would not touch the existing well and trees.

Davis stated there has been so many additions to the property that there is no historical preservation.

Motion by Timmis, seconded by Wilke for the Historic District Commission, finding no intrinsic historic value, recommend approval of the demolition application at 31050 Briarcliff to the Village Council for their consideration; with a recommendation that the applicant adhere to the Village of Franklin Tree Preservation Ordinance and protect any viable tree(s.)

Ayes: Mike Brassfield, Alek Kokoszka, Gary Roberts, Alex Stchekine,
Gayle Timmis and Jill Wilke

Nays: None

Absent: Laura Witty

Motion carried.

B. Consider 32767 Franklin Road Application for Additions

Danyal stated that her intention is not to grow the business itself but to improve the function. Danyal stated it is an old building and four operatories. The reconfiguration is for better flow for the patients and more comfort and ease for the staff.

Finnicum shared with the board the views of 32767 Franklin Rd. showing existing building features. Finnicum stated his intention to retain the existing outbuildings. Finnicum showed the board drawings showing the first and second addition and the need for additional parking.

Finnicum stated the dental office structure shares its property with two additional structures: an unoccupied two-story weathered, wood barn and a one-story structure with a loft that is currently used as a repair facility for dental tools. Both structures are currently undergoing much-needed repairs to stabilize them while the owner determines the best long-term use of each. The ultimate goals are to improve the entire property and optimize the use of all three buildings.

Roberts asked Danyal if she was opposed to connecting the proposed parking lots with existing parking lots to improve the flow of traffic. Danyal agreed with Roberts to make that connection.

Finnicum stated on the first floor, the original structure has a foyer-reception-waiting area, one small bathroom, four operatories (exam rooms), and a laboratory/employee entrance. A partial second floor that accommodates an office shared by the dentists, a small staff breakroom/storage room and a bathroom. It also has a shallow basement packed with mechanical equipment.

Finnicum stated the first-floor addition of 12FT x 22FT will provide space to relocate the stairs to the second floor, replacing the existing stairs which are dangerously steep and have low headroom. It also enables the laboratory to be separated from the employee entrance, isolating it to ensure cleanliness. The four operatories will be slightly enlarged and a small consultation room will be added. The bathroom is to be enlarged for ADA compliance. Additionally, convenient access to the basement will be provided to replace the floor hatch behind the reception desk.

Finnicum stated that the second-floor addition of 24FT x 22 FT, directly above the shed-roofed area, will provide an additional office to eliminate the need for dentists to share space. A dedicated area for a staff breakroom will also be provided. The office and the breakroom will be located in the new addition because windows can be placed in the west wall. The existing second floor north and south knee walls are just 44 in high, too low for windows and, therefore, undesirable for inhabited space. The window-less central portion of the second floor will be used for much needed storage and mechanical equipment. The need for mechanical space is crucial to safely house the sensitive electronic data and dental equipment essential to the operations. Currently these are housed in the basement and were severely damaged due to flooding during this summer's storms.

Roberts stated that his only concern was that architecturally; we are doing what we can to lower the eave height on the west two story addition to reduce the height difference between proposed and existing thereby reducing the visual impact from Evelyn Ct. Roberts indicated following the standard to visually make clear the old vs new. Finnicum intends to review the framing details to assure the lowest possible eave height of the two-story addition.

Finnicum stated that it would be color and the clients are thinking of a very high contrast for color. Other distinguishing characteristics will be simplified trim and painting the new additions a different color, larger areas of glass on the west wall, wood windows proportioned to the original on the addition's north and south walls with plain glass (no mullions). Finnicum stated that the color scheme would return to the board at a later date. Finnicum had also mentioned that his initial design submission had trapezoid shaped windows, but he had submitted rectangular shaped windows to maintain a more historic aesthetic. The HDC agreed that the trapezoid windows were not preferred.

Dinnan stated that the project would have to go in front of the Planning Commission and after reviewing the building code for the height of the structure would have to be integrated for what the building code requires for the height of finished space for the interior of the building.

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Dinnan stated we will have to get the building as low as we can but also to make sure we get the occupancy space as well.

Davis stated that she likes the conceptual plan for 32767 Franklin Road, and it is a very good plan and she has seen other projects using the same concept.

Motion by Stchekine, seconded by Kokoszka for the Historic District Commission to approve the conceptual drawings and plans for 32767 Franklin Road as presented with the understanding that it is not the trapezoid window option on the west side, in accordance with the Secretary of Interior Standards #9.

Ayes: Mike Brassfield, Alek Kokoszka, Gary Roberts, Alex Stchekine,
Gayle Timmis and Jill Wilke
Nays: None
Absent: Laura Witty
Motion carried.

C. Consider 32731 Franklin Road Application for Barn Renovation

Roberts stated that Gorback would be renovating the barn by replacing the siding, roofing and general maintenance of the barn located at 32731 Franklin Road as outlined in his memorandum as submitted.

Motion by Kokoszka, seconded by Stchekine to approve the maintenance items listed as provided on Gorback Monday, August 16, 2021 memorandum for the property located at 32731 Franklin Road, in accordance with the Secretary of Interior Standards.

Ayes: Mike Brassfield, Alek Kokoszka, Gary Roberts, Alex Stchekine,
Gayle Timmis and Jill Wilke
Nays: None
Absent: Laura Witty
Motion carried.

VII. DISCUSSION ITEMS

A. Report on Historic Study Committee Progress.

Roberts stated to the board that the Historical Study Committee and Davis presented the draft report. Roberts stated that he and Davis will be presented to the Village Council.

Roberts provided to the board a draft copy of what the continuous district map would look like.

IX. ADJOURNAMENT

Motion by Roberts to adjourn the meeting.

The Meeting was adjourned at 8:05 P.M

Respectfully Submitted,
Connie Folk, Recording Secretary

Heather Mydloski, Village Clerk