



32325 Franklin Road, Franklin, Michigan 48025

F: (248) 626-0538

(248) 626-9666

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

## **PUBLIC NOTICE**

### **VILLAGE OF FRANKLIN SPECIAL COUNCIL MEETING**

**MONDAY, November 21, 2022, 6:30 P.M.**

**Franklin Village Hall, Broughton House  
32325 Franklin Road, Franklin, Michigan 48025**

### **WORKSHOP**

All interested members of the public are hereby invited to attend a workshop on the following topics:

1. Outdoor Lighting Ordinance
2. Boundaries of the Historic District
3. Streetscape Wrap Up

Posted: November 17, 2022

Dana Hughes | Village Clerk

#### **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. Individuals with disabilities requiring auxiliary aids or services should contact the Village in writing at 32325 Franklin Road, Franklin, MI 48025 or by calling the Clerk's Office, at 248-626-9666.



**MCKENNA**

October 3, 2022

Village Council  
Village of Franklin  
32325 Franklin Road  
Franklin, Michigan 48025

**Subject: Outdoor Lighting Regulations**

Dear Council Members:

On behalf of the Planning Commission, I am pleased to submit to you for your consideration a new Outdoor Lighting Ordinance for the Village of Franklin. Following a public hearing and discussion on October 19, 2022, the Planning Commission approved a motion to recommend approval of this Ordinance.

The provisions of the Ordinance that will probably have the greatest impact are in Sections 1470.05—General Requirements, 1470.06—Nonresidential Lighting Requirements, and 1470.08—Prohibited Lighting.

In Section 1470.05, one provision that is particularly important is item (b), dealing with Light Trespass at the Property Line. Planning Commissioners Bevins and Wooters actually went into the Village at night with a light meter to verify the footcandle limits in this regulation.

I believe this Ordinance will have a substantial impact in a relatively short period of time as residents install new or replacement lighting or switch to new lamps. If you have any questions regarding the Ordinance, please feel free to contact me.

Respectfully submitted,

**McKENNA**

Christopher J. Doozan, AICP  
Community Planning Consultant

c: Roger Fraser, Village Administrator  
Dana Hughes, Village Clerk  
Peter Halick, Planning Commission Chairman  
Peter Gojcaj, Village Attorney

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

☎ 248.596.0920  
F 248.596.0930  
**MCKA.COM**

**Communities for real life.**



# Outdoor Lighting Ordinance

VILLAGE OF FRANKLIN, MICHIGAN

---

REVISION PREPARED ON OCTOBER 20, 2022 BY

**MCKENNA**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

**O** 248.596.0920  
**F** 248.596.0930  
**E** [info@mcka.com](mailto:info@mcka.com)  
**MCKA.COM**

**MCKENNA**

Communities for real life.



# Table of Contents

Chapter 1470.01 Findings .....	1
Chapter 1470.02 Purpose .....	1
Chapter 1470.03 Applicability.....	1
Chapter 1470.04 Definitions .....	1
Chapter 1470.05 General Requirements .....	3
Chapter 1470.06 Nonresidential Lighting Requirements .....	4
Chapter 1470.07 Exemptions .....	4
Chapter 1470.08 Prohibited Lighting .....	5
Chapter 1470.09 Sign Lighting.....	5
Chapter 1470.10 Approval Process.....	5
Chapter 1470.11 Illustrations.....	6

## CHAPTER 1470

### Outdoor Lighting

---

#### 1470.01 FINDINGS

Adequate outdoor lighting is necessary for safety and security. However, improper use of outdoor electric lighting can cause light pollution, disrupting people's enjoyment of their surroundings. Research has shown that some types of lighting can harm human health and disrupt wildlife. Some types of lighting, such as lighting that creates glare, causes visual discomfort and may even reduce visibility. The goals of Chapter 1470 are to set forth regulations that permit essential outdoor lighting that promotes safety and security but discourage use of lighting that is detrimental to the public health, safety, and welfare.

#### 1470.02 PURPOSE

The purpose of Chapter 1470 is to provide regulations for outdoor lighting that will:

- (a) Permit the use of outdoor lighting needed for nighttime safety, utility, security, productivity, enjoyment, and commerce.
- (b) Minimize adverse off-site impacts of outdoor lighting, such as light trespass and glare.
- (c) Curtail light pollution, reduce sky glow, and improve the ambience of the nighttime environment.
- (d) Protect the natural environment from the adverse effects of night lighting.
- (e) Conserve energy to the greatest extent possible.

#### 1470.03 APPLICABILITY

All outdoor lighting installed after the effective date of this Ordinance shall comply with the requirements set forth herein, except as noted. This includes, but is not limited to, new lighting, replacement lighting (including changing from one type or intensity of bulb or lamp to another), or any other lighting whether attached to a building or structure, pole, the earth, or any other location, including lighting installed by any third party.

#### 1470.04 DEFINITIONS

Words and phrases used in Chapter 1470 shall have the meanings set forth below.

**Bulb (or Lamp):** The source of electric light (to be distinguished from the whole assembly, which is called the luminaire). "Lamp" is often used to denote the bulb and its housing.

**Canopy:** A covered structure that is open on its sides for vehicular or pedestrian access (e.g., a gas station canopy).

**Filtered Fixture:** A light fixture that has a glass, acrylic, or translucent enclosure to filter the light.

**Fixture:** The assembly that holds the lamp in a lighting system. The fixture includes the elements designed to give light output control, such as a reflector (mirror), refractor (lens), ballast, housing, and the attachment parts.

**Floodlight:** A fixture or lamp designed to flood an area with light.

**Footcandle:** A unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one-foot square from a distance of one foot. A light meter provides the most reliable means of measuring footcandles.

**Fully Shielded Fixture:** An outdoor lighting fixture that is shielded or constructed so that all light emitted is projected onto the site and away from adjoining properties. Light from a fully shielded fixture is not visible from adjoining properties and does not cause glare or interfere with the vision of motorists.

**Glare:** An intense and blinding light that results in reduced visibility and is often accompanied by visual discomfort.

**High Pressure Sodium (HPS) Lamp:** High-intensity discharge lamp where radiation is produced from sodium vapor at relatively high partial pressures (100 torr).

**Incandescent Lamp:** A lamp that produces light by a filament heated to a high temperature by electric current.

**Laser Light Source:** An intense beam of light, in which all photons share the same wavelength.

**LED Light:** A light fixture that uses a light-emitting diode, which is a semi-conductor diode that emits light when conducting electrical current.

**Light Pollution:** Any adverse effect of artificial light including, but not limited to, glare, light trespass, sky glow, energy waste, compromised safety and security, and adverse impacts on the nocturnal environment.

**Light Trespass:** Light that falls beyond the property it is intended to illuminate (also called spill light).

**Lighting Uniformity:** The human perception of even distribution of light throughout a given area.

**Low Pressure Sodium (LPS) Lamp:** A discharge lamp where the light is produced by radiation from sodium vapor at a relatively low partial pressure (about 0.001 torr). A LPS lamp produces monochromatic light.

**Lumen:** A measure of the total quantity of visible light emitted by a source per unit of time.

**Luminaire:** The complete lighting unit (fixture), consisting of a lamp, or lamps and ballasts (when applicable), together with parts designed to distribute the light (reflector, lens, diffuser), position and protect the lamps, and connect the lamps to a power supply.

**Mercury Vapor Lamp:** A high-intensity discharge lamp where the light is produced by radiation from mercury vapor.

**Metal Halide Lamp:** A high-intensity discharge mercury lamp where the light is produced by radiation from metal halide vapors.

**Mounting Height:** The height of the photometric center of a luminaire above grade level.

**Non-Essential Lighting:** Outdoor lighting which is not required for safety or security purposes.

**Ornamental Lighting:** A luminaire that is used to illuminate streets, driveway entrances, sidewalks, or building entrances, that serves a decorative function as well. Such lighting typically has a historical or decorative appearance, along with the following characteristics:

- It is designed to mount on a pole using an arm, pendant, or vertical component.
- It has an opaque or translucent top and/or sides.
- It has an optical aperture that is either open or enclosed with a flat, sag, or drop lens.
- It is mounted in a fixed position.

**Recessed Canopy Fixture:** An outdoor lighting fixture recessed into a canopy ceiling so that the bottom of the fixture is flush with the ceiling.

**Shielded Directional Luminaire:** A luminaire that has an adjustable mounting device that allows it to be aimed in any direction and also has a shield, louver, or baffle to block direct view of the lamp.

**Sky Glow:** The brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Sky glow is caused by light directed or reflected upward or sideways. Sky glow reduces one's ability to view the night sky.

#### **1470.05 GENERAL REQUIREMENTS**

The requirements in this Section apply to residential and nonresidential lighting throughout the Village.

- Fixture Orientation and Shielding. Unless otherwise noted herein, lighting fixtures shall be focused downward and shall be fully shielded to prevent glare and sky glow and to minimize light trespass onto adjoining properties. Full cut-off fixtures shall be used to prevent light from projecting above a ninety degree (90°) horizontal plane (see illustration at end of Chapter 1470).
- Light Trespass at the Property Line. The intensity of light on a site shall not exceed two-tenths (0.2) of a footcandle at any property line that abuts a residentially zoned property and one-half (0.5) of a footcandle at any other zoned property.
- Uplighting. Uplighting of buildings and trees for aesthetic purposes shall be confined to the target surfaces to prevent sky glow.
- Mounting Height. Lighting fixture mounting height shall not exceed twenty-two (22) feet.

- (e) Color Correction. Some LED lighting produces significant levels of potentially harmful blue light, which is known to increase glare and compromise human vision. The Correlated Color Temperature (CCT) measures the coolness or warmth of light. To correct for the blue light concern, only fixtures with a CCT equal to or less than 3,000 Kelvin shall be permitted.
- (f) Ornamental Lighting. The orientation, shielding, and light trespass requirements may be modified or waived for ornamental lighting, as defined herein, upon making the determination that the fixture will comply with the illumination levels specified in Section 1470.06, will not cause glare or interfere with the vision of drivers, and will be consistent with the spirit and intent of this Chapter.

#### **1470.06 NONRESIDENTIAL LIGHTING REQUIREMENTS**

The requirements in this Section apply only to nonresidential lighting throughout the Village.

- (a) Illumination Levels. Nonresidential lighting shall comply with the illumination levels specified in the following chart.

Location	Average Maximum Maintained Footcandles
Infrequently Used Pedestrian Entrances	1.0
Active Pedestrian Entrances	5.0
Low Activity Parking Areas	3.0
High Activity Parking Areas	5.0
Loading Areas	5.0

- (b) Uniformity Ratio. In order to attain lighting uniformity, the ratio between average lighting levels to the average maximum lighting levels shall not exceed 4:1.
- (c) Canopy Lights. Light fixtures mounted on the underside of a canopy or similar structure shall be fully recessed into the canopy.

#### **1470.07 EXEMPTIONS**

The following outdoor lighting shall be exempt from the regulations in Chapter 1470:

- (a) Fossil Fuel Light. Fossil fuel light produced directly or indirectly from the combustion of natural gas or other utility-type fossil fuels (e.g., gas lamps) is exempt from the regulations in this Chapter.
- (b) Temporary Lighting for a Carnival or Civic Use. Lighting for a permitted temporary carnival, fair, or civic use is exempt from the regulations in this Chapter.
- (c) Construction and Emergency Lighting. Temporary lighting necessary for construction or emergency purposes is exempt from the regulations in this Chapter provided that it is discontinued immediately upon completion of the construction or abatement of the emergency.
- (d) Lighting for Public Monuments. Lighting for public monuments, statuary, or historical markers is exempt from the regulations in this Chapter.



- (e) Flag Lighting. Lighting of federal, state, or local governmental flags is exempt from the regulations in this Chapter provided that the flag lighting fixtures produce a maximum light output of 500 lumens, with a narrow beam ranging between 15 and 25 degrees, that is focused directly on the flag.
- (f) Lighting in a Public Right-of-Way. Lighting within a public right-of-way or easement for the principal purpose of illuminating a public street, road, or sidewalk is exempt from the regulations in this Chapter.
- (g) Temporary Low Illuminance Seasonal Lighting. Temporary low illuminance lights used for seasonal display (e.g., holiday lights) are exempt from the regulations regarding fixture orientation and shielding, mounting height, and color correction in this Chapter. High intensity lights and flashing and moving lights are prohibited, as stated in Section 1470.08.

#### **1470.08 PROHIBITED LIGHTING**

The following outdoor lighting shall be prohibited in the Village of Franklin:

- (a) High Intensity Lights. Laser lights, strobe lights, searchlights, and any other similar high intensity lights shall be prohibited for lighting, advertising, or entertaining purposes.
- (b) Flashing and Moving Lights. Flashing, moving, and intermittent lighting, which may be distracting to drivers and aesthetically displeasing, is prohibited.
- (c) Unshielded Lights. Because of the inability to shield them, barn lights, non-shielded wall packs, and floodlights not aimed downward are prohibited (see illustration at end of Chapter 1470).
- (d) Recreational Facility Lighting. No outdoor recreational facility, public or private, shall be illuminated after 10:00 p.m., except to conclude a permitted recreational event in progress prior to 10:00 p.m.

#### **1470.09 SIGN LIGHTING**

Illuminated signs shall comply with the regulations in Section 1474.14 (the Sign Code).

#### **1470.10 APPROVAL PROCESS**

Approval of proposed outdoor lighting shall be required in the following circumstances:

- (a) Nonresidential Lighting where Site Plan Review Is Required. Where site plan review is required (e.g., new development, redevelopment, substantial renovation), proposed outdoor lighting shall be subject to site plan review and approval, pursuant to Section 1268.30. The following information shall be included on or with the site plan:
  - (1) Locations of all outdoor lighting fixtures.
  - (2) Photometric grid overlaid on the site plan indicating the level of illumination throughout the site in footcandles.
  - (3) Manufacturer's specification sheet for each type of proposed fixture.

(b) Nonresidential Lighting where Site Plan Review Is Not Required. Where site plan review is not required (e.g., lighting replacement only—no other proposed improvements), proposed replacement outdoor lighting shall be subject to review by the Building Official or Electrical Inspector. The following information shall be included on or with the application for a permit:

- (1) Locations of all outdoor lighting fixtures.
- (2) Manufacturer's specification sheet for each type of proposed fixture.

(c) Residential Lighting—New Home. Proposed outdoor lighting for a new home shall be subject to review by the Building Official or Electrical Inspector. The following information shall be included on or with the application for a building or electrical permit:

- (1) Locations of all outdoor lighting fixtures.
- (2) Manufacturer's specification sheet for each type of proposed fixture.

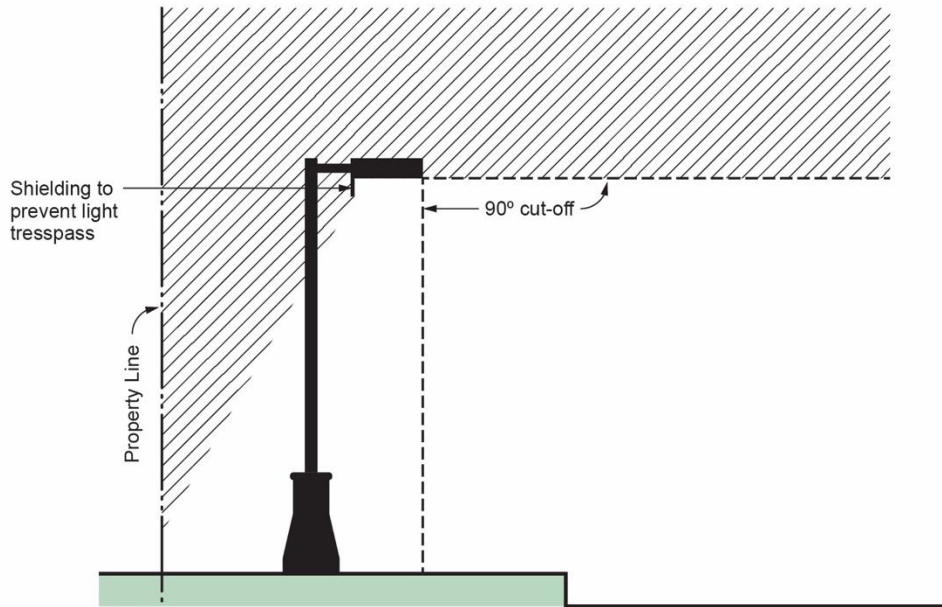
(d) Residential Lighting—Existing Home. Where the Building or Electrical Codes require a permit, proposed replacement lighting for an existing home shall be subject to review by the Building Official or Electrical Inspector. The following information shall be included on or with the application for a building or electrical permit:

- (1) Locations of proposed replacement outdoor lighting fixtures.
- (2) Manufacturer's specification sheet for each type of proposed fixture.

Where the Building or Electrical Codes do not require a permit, replacement lighting shall nevertheless comply with the regulations in this Chapter.

#### **1470.11 ILLUSTRATIONS**

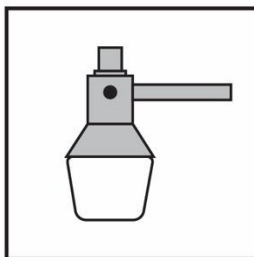
(a) Pursuant to Section 1470.05(a), full cut-off fixtures shall be used to prevent light from projecting above a ninety degree (90°) horizontal plane.



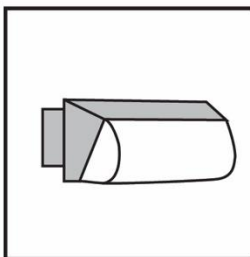
## Parking Lot Fixture Orientation and Shielding

(b) Pursuant to Section 1470.08(c), the following unshielded lights are prohibited.

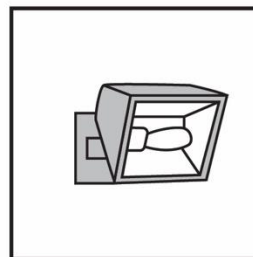
**Barn Lights**



**Non-Shielded Wall Packs**



**Floodlights or Lights Not Aimed Downward**



## Prohibited Lights

11/14/2022

ORDINANCE NO. 2022-05

AN ORDINANCE TO AMEND SECTIONS 1474.01, AND ADD SECTIONS 1474.02, 1474.03, 1474.04, 1474.05, 1474.06, 1474.07, 1474.08, 1474.09, 1474.10, AND 1474.11 OF THE BUILDING AND HOUSING CODE, OF THE CODIFIED ORDINANCES OF THE VILLAGE OF FRANKLIN, OAKLAND COUNTY, MICHIGAN, TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE.

THE VILLAGE OF FRANKLIN ORDAINS:

Section 1. Amendment. That Part 14 – Building and Housing Code, Title Six - Miscellaneous Building Regulations, Chapter 1470 – Outdoor Lighting; Section 1474.01 of the Codified Ordinances, Village of Franklin, Oakland County, Michigan, is hereby amended in its entirety to read as follows:

1470.01—STANDARDS; EXCEPTIONS.

~~—(a) All light sources utilized to illuminate any property outside of the structure erected thereon shall be constructed, aimed, shielded or otherwise designed to minimize intrusive glare or brightness to adjoining properties. The following standards shall govern all outside lighting within the Village of Franklin:~~

~~—(1) Any light source, other than incandescent or natural gas lights, shall be protected by a shroud, shield or louver device(s) so that the light emitted therefrom is directed into a cone or other pattern which does not cross the property line. No part of the source shall be visible from any adjoining property, nor shall any shadows be cast upon adjoining properties. Shrouding, shielding or louvering shall mean an opaque cover over the light source.~~

~~—(2) All light sources utilized to illuminate any building or yard area shall be of constant intensity and color, and no such illumination shall be of the flashing, moving or intermittent type.~~

~~—(3) No light source or illumination shall be located on, nor be of a type to cause, obstruct or confuse, any traffic signal or directional sign, nor create any obstruction, diversion, confusion or hazard to vehicular traffic.~~

~~—(4) Illumination of signs shall be governed by this section as well as Chapter 1474. In the event of a conflict, the more restrictive ordinance provision shall govern.~~

~~—(b) Except as otherwise provided in paragraph (a)(3) hereof, this section shall not apply to traffic control devices.~~

~~—(c) This section shall not apply to temporary or emergency lighting so long as such emergency or temporary lighting shall not remain on the property in excess of forty-eight hours during any ninety-day period.~~

1470.01 FINDINGS

Adequate outdoor lighting is necessary for safety and security. However, improper use of outdoor electric lighting can cause light pollution, disrupting people’s enjoyment of their surroundings. Research has shown that some types of lighting can harm human health and disrupt wildlife. Some types of lighting, such as lighting that creates glare, causes visual discomfort and may even reduce visibility. The goals of Chapter

1470 are to set forth regulations that permit essential outdoor lighting that promotes safety and security but discourage use of lighting that is detrimental to the public health, safety, and welfare.

Section 2. ~~Amendment~~Additions. That Part 14 – Building and Housing Code, Title Six - Miscellaneous Building Regulations, Chapter 1470 – Outdoor Lighting; Sections 1474.02, 1474.03, 1474.04, 1474.05, 1474.06, 1474.07, 1474.08, 1474.09, 1474.10, AND 1474.11 of the Codified Ordinances, Village of Franklin, Oakland County, Michigan, are hereby added in their entirety to read as follows:

## **1470.02 PURPOSE**

The purpose of Chapter 1470 is to provide regulations for outdoor lighting that will:

- (a) Permit the use of outdoor lighting needed for nighttime safety, utility, security, productivity, enjoyment, and commerce.
- (b) Minimize adverse off-site impacts of outdoor lighting, such as light trespass and glare.
- (c) Curtail light pollution, reduce sky glow, and improve the ambience of the nighttime environment.
- (d) Protect the natural environment from the adverse effects of night lighting.
- (e) Conserve energy to the greatest extent possible.

## **1470.03 APPLICABILITY**

All outdoor lighting installed after the effective date of this Ordinance shall comply with the requirements set forth herein, except as noted. This includes, but is not limited to, new lighting, replacement lighting (including changing from one type or intensity of bulb or lamp to another), or any other lighting whether attached to a building or structure, pole, the earth, or any other location, including lighting installed by any third party.

## **1470.04 DEFINITIONS**

Words and phrases used in Chapter 1470 shall have the meanings set forth below.

**Bulb (or Lamp):** The source of electric light (to be distinguished from the whole assembly, which is called the luminaire). “Lamp” is often used to denote the bulb and its housing.

**Canopy:** A covered structure that is open on its sides for vehicular or pedestrian access (e.g., a gas station canopy).

**Filtered Fixture:** A light fixture that has a glass, acrylic, or translucent enclosure to filter the light.

**Fixture:** The assembly that holds the lamp in a lighting system. The fixture includes the elements designed to give light output control, such as a reflector (mirror), refractor (lens), ballast, housing, and the attachment parts.

**Floodlight:** A fixture or lamp designed to flood an area with light.

**Footcandle:** A unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one-foot square from a distance of one foot. A light meter provides the most reliable means of measuring footcandles.

**Fully Shielded Fixture:** An outdoor lighting fixture that is shielded or constructed so that all light emitted is projected onto the site and away from adjoining properties. Light from a fully shielded fixture is not visible from adjoining properties and does not cause glare or interfere with the vision of motorists.

**Glare:** An intense and blinding light that results in reduced visibility and is often accompanied by visual discomfort.

**High Pressure Sodium (HPS) Lamp:** High-intensity discharge lamp where radiation is produced from sodium vapor at relatively high partial pressures (100 torr).

**Incandescent Lamp:** A lamp that produces light by a filament heated to a high temperature by electric current.

**Laser Light Source:** An intense beam of light, in which all photons share the same wavelength.

**LED Light:** A light fixture that uses a light-emitting diode, which is a semi-conductor diode that emits light when conducting electrical current.

**Light Pollution:** Any adverse effect of artificial light including, but not limited to, glare, light trespass, sky glow, energy waste, compromised safety and security, and adverse impacts on the nocturnal environment.

**Light Trespass:** Light that falls beyond the property it is intended to illuminate (also called spill light).

**Lighting Uniformity:** The human perception of even distribution of light throughout a given area.

**Low Pressure Sodium (LPS) Lamp:** A discharge lamp where the light is produced by radiation from sodium vapor at a relatively low partial pressure (about 0.001 torr). A LPS lamp produces monochromatic light.

**Lumen:** A measure of the total quantity of visible light emitted by a source per unit of time.

**Luminaire:** The complete lighting unit (fixture), consisting of a lamp, or lamps and ballasts (when applicable), together with parts designed to distribute the light (reflector, lens, diffuser), position and protect the lamps, and connect the lamps to a power supply.

**Mercury Vapor Lamp:** A high-intensity discharge lamp where the light is produced by radiation from mercury vapor.

**Metal Halide Lamp:** A high-intensity discharge mercury lamp where the light is produced by radiation from metal halide vapors.

**Mounting Height:** The height of the photometric center of a luminaire above grade level.

**Non-Essential Lighting:** Outdoor lighting which is not required for safety or security purposes.

**Ornamental Lighting:** A luminaire that is used to illuminate streets, driveway entrances, sidewalks, or building entrances, that serves a decorative function as well. Such lighting typically has a historical or decorative appearance, along with the following characteristics:

- It is designed to mount on a pole using an arm, pendant, or vertical component.
- It has an opaque or translucent top and/or sides.

- It has an optical aperture that is either open or enclosed with a flat, sag, or drop lens.
- It is mounted in a fixed position.

**Recessed Canopy Fixture:** An outdoor lighting fixture recessed into a canopy ceiling so that the bottom of the fixture is flush with the ceiling.

**Shielded Directional Luminaire:** A luminaire that has an adjustable mounting device that allows it to be aimed in any direction and also has a shield, louver, or baffle to block direct view of the lamp.

**Sky Glow:** The brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Sky glow is caused by light directed or reflected upward or sideways. Sky glow reduces one's ability to view the night sky.

## 1470.05 GENERAL REQUIREMENTS

The requirements in this Section apply to residential and nonresidential lighting throughout the Village.

- (a) Fixture Orientation and Shielding. Unless otherwise noted herein, lighting fixtures shall be focused downward and shall be fully shielded to prevent glare and sky glow and to minimize light trespass onto adjoining properties. Full cut-off fixtures shall be used to prevent light from projecting above a ninety degree (90<sup>0</sup>) horizontal plane (see illustration at end of Chapter 1470).
- (b) Light Trespass at the Property Line. The intensity of light on a site shall not exceed two-tenths (0.2) of a footcandle at any property line that abuts a residentially zoned property and one-half (0.5) of a footcandle at any other zoned property.
- (c) Uplighting. Uplighting of buildings and trees for aesthetic purposes shall be confined to the target surfaces to prevent sky glow.
- (d) Mounting Height. Lighting fixture mounting height shall not exceed twenty-two (22) feet.



- (e) Color Correction. Some LED lighting produces significant levels of potentially harmful blue light, which is known to increase glare and compromise human vision. The Correlated Color Temperature (CCT) measures the coolness or warmth of light. To correct for the blue light concern, only fixtures with a CCT equal to or less than 3,000 Kelvin shall be permitted.
- (f) Ornamental Lighting. The orientation, shielding, and light trespass requirements may be modified or waived for ornamental lighting, as defined herein, upon making the determination that the fixture will comply with the illumination levels specified in Section 1470.06, will not cause glare or interfere with the vision of drivers, and will be consistent with the spirit and intent of this Chapter.

### **1470.06 NONRESIDENTIAL LIGHTING REQUIREMENTS**

The requirements in this Section apply only to nonresidential lighting throughout the Village.

- (a) Illumination Levels. Nonresidential lighting shall comply with the illumination levels specified in the following chart.

<b>Location</b>	<b>Average Maximum Maintained Footcandles</b>
Infrequently Used Pedestrian Entrances	1.0
Active Pedestrian Entrances	5.0
Low Activity Parking Areas	3.0
High Activity Parking Areas	5.0
Loading Areas	5.0

- (b) Uniformity Ratio. In order to attain lighting uniformity, the ratio between average lighting levels to the average maximum lighting levels shall not exceed 4:1.
- (c) Canopy Lights. Light fixtures mounted on the underside of a canopy or similar structure shall be fully recessed into the canopy.

### **1470.07 EXEMPTIONS**

The following outdoor lighting shall be exempt from the regulations in Chapter 1470:

- (a) Fossil Fuel Light. Fossil fuel light produced directly or indirectly from the combustion of natural gas or other utility-type fossil fuels (e.g., gas lamps) is exempt from the regulations in this Chapter.
- (b) Temporary Lighting for a Carnival or Civic Use. Lighting for a permitted

temporary carnival, fair, or civic use is exempt from the regulations in this Chapter.

- (c) Construction and Emergency Lighting. Temporary lighting necessary for construction or emergency purposes is exempt from the regulations in this Chapter provided that it is discontinued immediately upon completion of the construction or abatement of the emergency.
- (d) Lighting for Public Monuments. Lighting for public monuments, statuary, or historical markers is exempt from the regulations in this Chapter.
- (e) Flag Lighting. Lighting of federal, state, or local governmental flags is exempt from the regulations in this Chapter provided that the flag lighting fixtures produce a maximum light output of 500 lumens, with a narrow beam ranging between 15 and 25 degrees, that is focused directly on the flag.
- (f) Lighting in a Public Right-of-Way. Lighting within a public right-of-way or easement for the principal purpose of illuminating a public street, road, or sidewalk is exempt from the regulations in this Chapter.
- (g) Temporary Low Illuminance Seasonal Lighting. Temporary low illuminance lights used for seasonal display (e.g., holiday lights) are exempt from the regulations regarding fixture orientation and shielding, mounting height, and color correction in this Chapter. High intensity lights and flashing and moving lights are prohibited, as stated in Section 1470.08.

## **1470.08 PROHIBITED LIGHTING**

The following outdoor lighting shall be prohibited in the Village of Franklin:

- (a) High Intensity Lights. Laser lights, strobe lights, searchlights, and any other similar high intensity lights shall be prohibited for lighting, advertising, or entertaining purposes.
- (b) Flashing and Moving Lights. Flashing, moving, and intermittent lighting, which may be distracting to drivers and aesthetically displeasing, is prohibited.
- (c) Unshielded Lights. Because of the inability to shield them, barn lights, non-shielded wall packs, and floodlights not aimed downward are prohibited (see illustration at end of Chapter 1470).
- (d) Recreational Facility Lighting. No outdoor recreational facility, public or

private, shall be illuminated after 10:00 p.m., except to conclude a permitted recreational event in progress prior to 10:00 p.m.

## **1470.09 SIGN LIGHTING**

Illuminated signs shall comply with the regulations in Section 1474.14 (the Sign Code).

## **1470.10 APPROVAL PROCESS**

Approval of proposed outdoor lighting shall be required in the following circumstances:

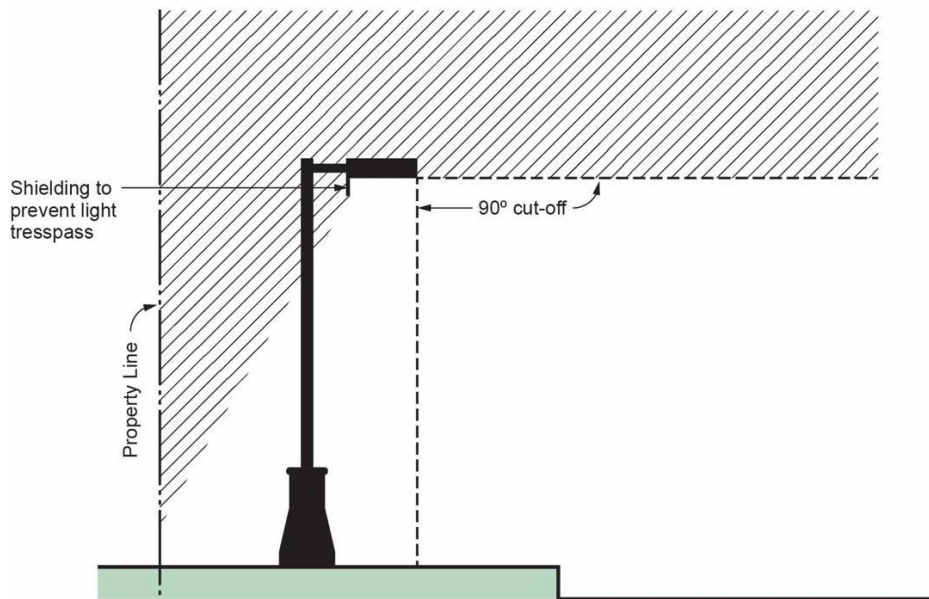
- (a) Nonresidential Lighting where Site Plan Review **Is** Required. Where site plan review is required (e.g., new development, redevelopment, substantial renovation), proposed outdoor lighting shall be subject to site plan review and approval, pursuant to Section 1268.30. The following information shall be included on or with the site plan:
  - (1) Locations of all outdoor lighting fixtures.
  - (2) Photometric grid overlaid on the site plan indicating the level of illumination throughout the site in footcandles.
  - (3) Manufacturer's specification sheet for each type of proposed fixture.
- (b) Nonresidential Lighting where Site Plan Review **Is Not** Required. Where site plan review is not required (e.g., lighting replacement only—no other proposed improvements), proposed replacement outdoor lighting shall be subject to review by the Building Official or Electrical Inspector. The following information shall be included on or with the application for a permit:
  - (1) Locations of all outdoor lighting fixtures.
  - (2) Manufacturer's specification sheet for each type of proposed fixture.
- (c) Residential Lighting—New Home. Proposed outdoor lighting for a new home shall be subject to review by the Building Official or Electrical Inspector. The following information shall be included on or with the application for a building or electrical permit:
  - (1) Locations of all outdoor lighting fixtures.
  - (2) Manufacturer's specification sheet for each type of proposed fixture.
- (d) Residential Lighting—Existing Home. Where the Building or Electrical Codes require a permit, proposed replacement lighting for an existing home shall be subject to review by the Building Official or Electrical Inspector. The following information shall be included on or with the application for a building or electrical permit:

- (1) Locations of proposed replacement outdoor lighting fixtures.
- (2) Manufacturer's specification sheet for each type of proposed fixture.

Where the Building or Electrical Codes do not require a permit, replacement lighting shall nevertheless comply with the regulations in this Chapter.

## 1470.11 ILLUSTRATIONS

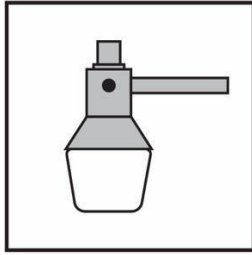
- (a) Pursuant to Section 1470.05(a), full cut-off fixtures shall be used to prevent light from projecting above a ninety degree ( $90^{\circ}$ ) horizontal plane.



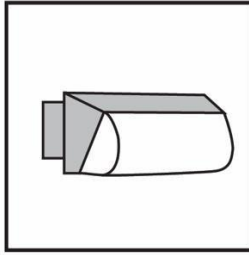
### Parking Lot Fixture Orientation and Shielding

- (b) Pursuant to Section 1470.08(c), the following unshielded lights are prohibited.

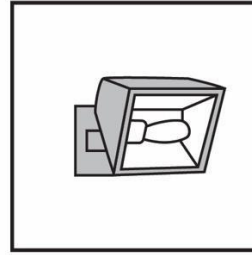
**Barn Lights**



**Non-Shielded  
Wall Packs**



**Floodlights or Lights  
Not Aimed Downward**



## **Prohibited Lights**

**Section 3. Severability.** This ordinance and each Chapter, section, subsection, paragraph, subparagraph, part, provision, sentence, word and portion thereof are hereby declared to be severable; and if they or any of them are declared to be invalid or unenforceable for any reason by a court of competent jurisdiction, it is hereby provided that the remainder of this ordinance shall not be affected thereby.

**Section 4. Penalty.** All violations of this ordinance shall be municipal civil infractions and upon a determination of responsibility therefore shall be punishable by a civil fine of not more than \$500 and such other sanctions as may be ordered pursuant to Village Code Section 202.99.

**Section 5. Savings.** All proceedings pending and all rights and liabilities existing, acquired or incurred the time this ordinance takes effect, are saved and may be consummated according to the law in force when they were commenced.

**Section 6. Repeal, Effective Date, Adoption.**

(1) **Repeal.** All regulatory provisions contained in other Village ordinances which conflict with the provisions of this ordinance are hereby repealed.

(2) **Effective Date.** This ordinance shall become effective on \_\_\_\_\_, 2022, twenty (20) days following its adoption, and shall be published prior to its effective date as mandated by charter and statute.

(3) **Adoption.** This ordinance was adopted by the Village Council of the Village of Franklin at a meeting thereof held on \_\_\_\_\_, 2022.

---

William Lamott, President  
Village of Franklin

CERTIFICATE

I, DANA HUGHES, VILLAGE OF FRANKLIN CLERK, DO  
HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND  
COMPLETE COPY OF AN ORDINANCE, THE ORIGINAL OF  
WHICH IS ON FILE IN MY OFFICE ADOPTED BY THE  
VILLAGE COUNCIL OF THE VILLAGE OF FRANKLIN AT A  
MEETING THEREOF HELD ON NOVEMBER 14, 2022.

---

Dana Hughes, Clerk  
Village of Franklin



Village of Franklin

Oakland County, Michigan

Historic District Study Committee Report

Franklin Village Local Historic District Modification

October 2022

Prepared by:

Amanda D. Davis

Historic Preservation Consultant

Mount Clemens, MI

### **Acknowledgement**

*This survey has been funded by the Village of Franklin general fund,  
as approved by the Village Council in 2018.*



## **Executive Summary**

*This document serves as the preliminary report of the Franklin Village Local Historic District Study Committee charged with identifying, reviewing and evaluating the potentiality of adding resources to the currently established Franklin Village Local Historic District*

The Village of Franklin Historic District Study Committee was formed in April 2018 in order to study the possibility of modifying the Local Historic District to include historic properties located within the Village that are not currently protected by the Local Historic District. The members of this committee include: Gary Roberts, Chair of the Historic District Commission; Fred Gallasch, former Village Council President; Nena Downing, Franklin Historical Society Board Member; Eileen Harryvan, former member Historic District Commission; Amanda D. Davis, Historic Preservation Consultant.

The Committee originally identified 101 historic properties to review for further study. This list was gleaned from several sources including the following: a 1971 Historic Study Committee Report, the 1991 Historic and Architectural Study done by Weir/York, a 1998 study of Franklin Farmhouses conducted by Commonwealth Cultural Resource Group, a 1998 study of Early Suburbanization also conducted by Commonwealth Cultural Resource Group, and a 1999 study of 30 historically important properties conducted by the former Historic Preservation Consultant to the HDC, Jennifer Wendler-Lovell.

The Committee members then conducted a windshield survey of these 101 potentially historic properties to determine which would be considered for possible inclusion in the Local Historic District. The survey area included the entire Village of Franklin, encompassing 2.7 square miles, 1728 acres, 699.60 hectares

The National Park Service Criteria for Evaluation were the guidelines used to determine significance. Of these 101 properties, 41 were determined to have high historic and/or architectural significance to the Village of Franklin. The committee decided that these 41 properties would be the focus for the potential modification of the local historic district.

The owners of these 41 properties were contacted via a letter sent through the postal service and invited to an Open House that was held at the Kreger House on Saturday, November 3, 2018. Of those 41 properties, 10 were ultimately decided upon to be included in an intensive level survey for the modification of the Franklin Village Local Historic District. After the intensive level survey was completed, the Historic District Study Committee came to the conclusion that 5 of the 10 properties are appropriate for inclusion in the Franklin Village Local Historic District.

The purpose of this report is to present data collected during the survey of these 5 properties that the Franklin Village Historic District Study Committee would like to nominate to be added to the local district for consideration.

It is the recommendation of the committee that all 5 of the properties surveyed be added to the Franklin Village Local Historic District as *contributing* resources.

Each of the 5 properties were evaluated for their eligibility based on the National Park Service Criteria for Evaluation: Event, Person, Design/Construction, and Information Potential as well as the seven aspects of integrity: historic location, design, setting, materials, workmanship, feeling, and association.

## **Table of Contents**

1. Credits and Credentials
2. Project Objectives and Methodology
3. Data Location
4. Evaluation Results
5. Planning Needs and Recommendations
6. Preservation Issues and Threats
7. Survey Maps
8. Descriptive Overview of Survey Area
9. Historical Context
10. Bibliography
11. Index of Surveyed Properties
12. Inventory Forms

Appendix A: Resume: Amanda D. Davis, Historic Preservation Consultant

### **Credits and Credentials**

The Village of Franklin Historic District Study Committee is comprised of the following members:

Gary Roberts, Architect, Chair of the Historic District Commission  
Fred Gallasch, former Village Council President  
Nena Downing, Franklin Historical Society Board Member  
Eileen Harryvan, Franklin Resident  
Amanda D. Davis, Historic Preservation Consultant

This report has primarily been researched and written by Amanda D. Davis, Historic Preservation Consultant, due to her qualifications meeting federal guidelines 36 CFR 61.

Amanda D. Davis resume attached Appendix A

## **Project Objectives and Methodology**

The Village of Franklin is a unique community with a rural feeling sense of place, a pocket of quiet suburban life enmeshed with historic resources, that is increasingly surrounded by encroaching urban development and activity. Throughout the Village, the main threat to this rural sense of place is the private practice of purchasing and demolition of unprotected historic homes for the construction of modern mansions that do not reflect the historic character of the resources they are replacing in form, style, size, or feeling. The study committee was formed, and this project undertaken, with the express intent of identifying, evaluating and recommending for inclusion in the currently established Franklin Village Local Historic District, properties that would enhance the value of the district while also offering protection for potentially threatened resources.

Several previous studies have been undertaken throughout the Village; unfortunately, they resulted in no action at the time of their submittal. These studies include the following:

- Commonwealth Cultural Resources Group. *Franklin Early Suburbanization*, 1999.
- Commonwealth Cultural Resources Group. *Franklin Farmhouses a Non-Contiguous Local Historic District*, 1998.
- HP Associates. *Intensive Study for: 25300 Thirteen Mile Road, Franklin, MI 48025*, 1997.
- Weir, Lynne B. and Mary Grace York. *Village of Franklin Historic and Architectural Survey*, 1991.
- Wendler-Lovell, Jennifer. *Village of Franklin Historic and Architectural Survey*, 2006.

The Village of Franklin Historic District Study Committee was formed in April 2018 in order to study the possibility of modifying the Local Historic District to include historic properties located within the Village that are not currently protected by the Local Historic District. The Committee identified 101 historic properties to review for further study. This list was gleaned from several sources including the previously completed studies mentioned above. The Committee members then conducted a windshield survey of these 101 potentially historic properties to determine which would be considered for possible inclusion in the Local Historic District. The boundaries of this survey included the entire Village of Franklin, roughly bounded by Inkster Road to the West, Fourteen Mile Road to the North, Telegraph Road to the East, and Farmbrook Road to the South. This survey consisted of drive-by viewing, brief photography and ranking on a scale of 1 – high historic and/or architectural significance to the Village, 2 – moderate historic and/or architectural significance, 3 – low or no historic and/or architectural significance (also included demolitions & rebuilds). National Register Bulletin 15: How to Apply the National Register Criteria was the guideline used to determine significance. Of these 101 properties, 41 were determined to have high historic and/or architectural significance to the Village of Franklin. The committee decided that these 41 properties would be the focus for the potential modification of the local historic district. The list of 41 properties was narrowed down to 5 included in this report as prioritized by the committee. Once the 5 resources were identified as our target properties, consultant Amanda D. Davis began researching and documenting each property according to the Michigan State Historic Preservation Office Guidelines. This report is the result of this research.

Various resources were used in the completion of this report, due to the Covid-19 pandemic all county records were only available to be viewed online. Resources included: The Franklin Village Historical Society, Franklin Community Church Archives, interviews with homeowners and past homeowners, archives of the Franklin Village Government offices, and the Oakland County Register of Deeds.

### **Data Location**

*All survey materials will be stored on file at the Franklin Village Government Offices and a copy of the final report will be sent to the Franklin Village Historical Society to keep in their archives.*

### **Evaluation Results Summary**

As a result of the research and investigation conducted by this Franklin Village Historic District Study Committee, it is the recommendation of the committee that the following resources be added to the Franklin Village Local Historic District due to their historic value based on architectural, community and local significance in each instance. The committee feels that each of these resources will bring added value to the current local historic district. All are located in the Village of Franklin, Oakland County, Michigan.

The district currently includes 95 contributing resources and 54 non-contributing resources; the addition of the resources included in this report to the Franklin Village Local Historic District will change the demographics to include 104 contributing resources and 54 non-contributing resources. The percentage of contributing to non-contributing resources is 65% contributing to 35% non-contributing.

- 32020 Franklin Road – house and carriage house
- 32325 Franklin Road- house, barn and shed
- 26475 Scenic Highway – house and barn
- Franklin Community Church 26425 Wellington Road
- Franklin Community Association (FCA) Property

As a result of adding the above structures and properties to the Franklin Village Local Historic District, the Historic District Study Committee is also proposing to extend the boundaries of the district to include the properties located west of the current local historic district boundary.

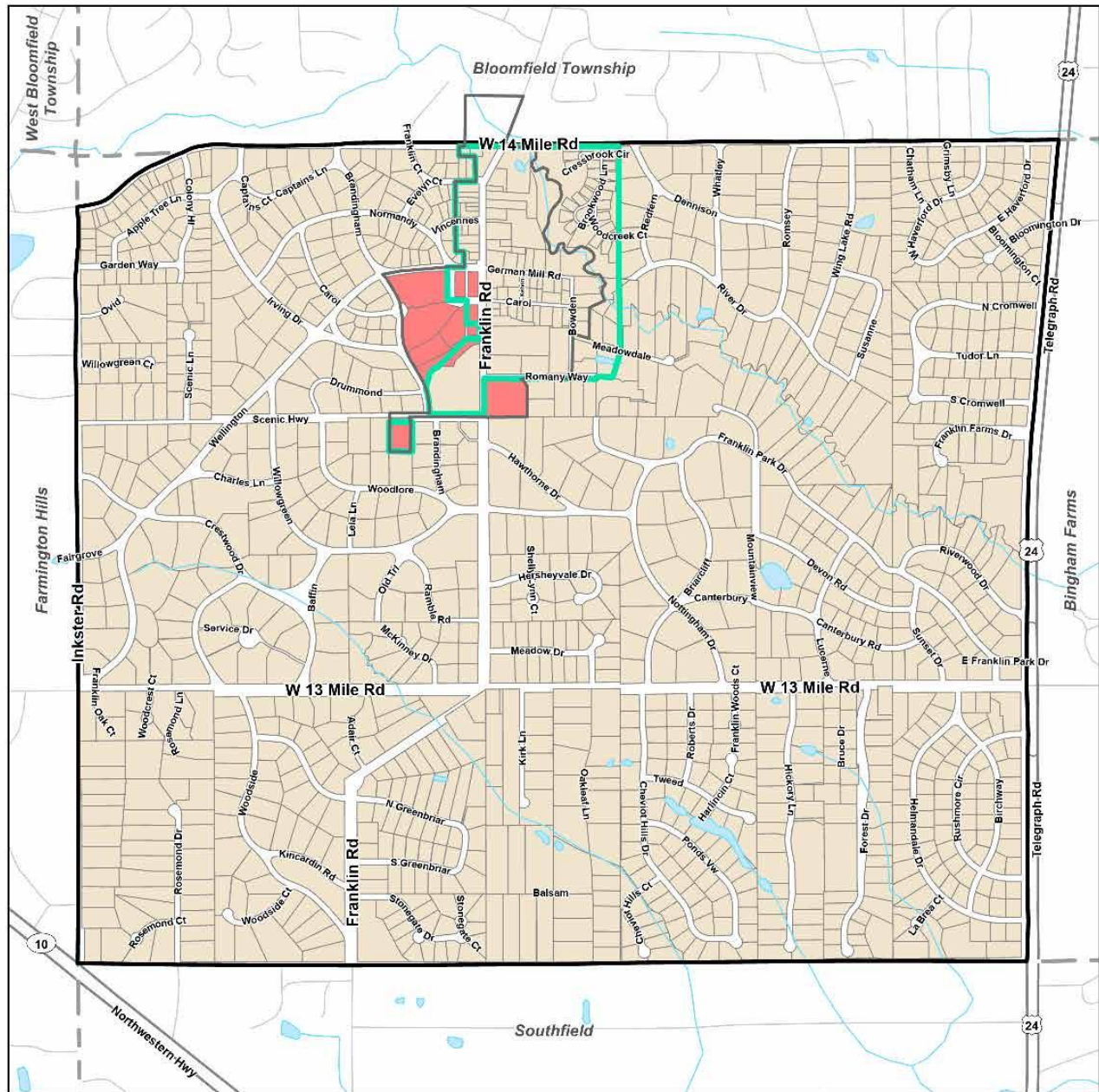
The boundary extension is as follows:

The Historic District Study Committee for Modification of the Franklin Village Local Historic District proposes that the western boundary of the district be extended westerly along Brandingham Road to the Southwest corner of the Village Green/FCA property and north along German Mill to the northwest corner of Parcel #24-06-252-001 (26425 Wellington Road) and that the southeastern boundary of the district be extended southernly along Franklin Road to the southeast corner of Parcel# 24-06-280-003/24-06-200-003.

### **Planning Needs and Recommendations/ Preservation Issues and Threats**

At this time, the Historic District Study Committee has not identified further planning needs, preservation issues or immanent threats in the surveyed area.

### **Survey Map**



# Local Historic District - Proposed Modification

Village of Franklin  
Oakland County, Michigan

October 6, 2022

## LEGEND

- Franklin Boundary
- National Historic District Boundary
- Existing Local Historic District Boundary
- Proposed Additions to LHD



0 425 850  
Feet

Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Franklin 2021, McKenna 2021.



### **Descriptive Overview of Survey Area**

The area covered by this survey includes the entire Village of Franklin, bounded by Fourteen Mile Road to the north, Inkster Road to the West, just north of Farmbrook Road to the south, and Telegraph Road to the east.

Though established in the now densely developed heart of Oakland County, the Village of Franklin remains a simple, pastoral oasis, called affectionately by its residents, “the town that time forgot.” Bounded by the densely populated and retail traffic rich environments of Southfield, Bloomfield Township, Farmington Hills and Bingham Farms, Franklin’s large residential lots with rolling hills and many old growth trees provide a respite from the busy-ness of the surrounding area.

Currently, the Franklin Village Local Historic District comprises the pioneer era crossroads settlement of early Franklin, first settled by Euro-Americans in 1824. The founders of Franklin chose the site because of its proximity of the Franklin River, an outlet of Walnut Lake and a tributary of the Rouge River system, which powered several different types of mills in the village. The majority of structures in the district are located primarily along a short north-south stretch of Franklin Road between an early mill and cemetery. Franklin Road bisects the village from Fourteen Mile Road to the village border, one-and-one-half miles to the south. The road is a relatively narrow two-lane paved roadway. The historic district with its narrow, shady streets contains 150 buildings and structures, two-thirds of them considered contributing. Residences and businesses are mixed together throughout the district, and several historic homes now house commercial businesses. The intimate scale of the village proper brings all points within easy walking distance. All of the structures included in the Franklin Village Local Historic District are also included in the Franklin Village National Register Historic District.

When entering the district along Franklin Road from the south, the most dominant feature at the current southern boundary is the Franklin Cemetery at the northwest Corner of Franklin Road and Scenic Drive, including six acres spread out over the hilltop with many large trees interspersed with markers. The northwest side of the cemetery is bordered by an undeveloped wooded area, owned by the Franklin Community Association (FCA), which overlooks much of the district below, including the Village Hall, the Franklin Community Church and the Kreger House, as well as the early twentieth century “village green.”

Opposite the cemetery, on the southeast corner of Franklin Road and Romany Way, is an important early twentieth century property that serves as another anchor to the current southern boundary of the district. The Tudor house at 32020 Franklin Road is part of an estate-like setting that features a towered, slate-roofed 1929 residence and a detached flared slate roof carriage house/garage. Hidden from Franklin Road by a small hillock and lush vegetation, this property stands as a harbinger of the mid-later twentieth century estate development that currently surrounds the village. This is the only property that was included in the Franklin Village National Register District that is not included in the local historic district; it is unknown why it was excluded. This important property is one of the proposed additions to this district as recommended by this Study Committee.

Continuing north on Franklin Road, the c. 1830s Broughton House (32325 Franklin Road), which now serves as the Village Hall, is located on the west side of the road. The Kreger House, located at the same postal address as the Village Hall, was moved to this community owned site directly behind the village offices, in 2008 due to being threatened with demolition at the original site. The home was owned and built by prominent community member and builder Art Kreger, who lived in the home until his death in the 1980s. This is another historic structure important to the community that the Study Committee has recommended for addition to the local district.



Directly to the north of the Kreger House is a large, open green space that the community refers to as the “Village Green.” The term village green was first used in the early twentieth century to describe the land around the village library. The term has since expanded to include adjoining land owned by the Village of Franklin, the Franklin Community Association, and the Franklin Community Church. The Franklin Community Association owns the southern and central portions of the village green, abutting the property of the Franklin Cemetery, and including the baseball diamonds and the gazebo. The neo-classical Franklin Community Church owns the western portion of the green, where it sits as a prominent architectural feature of the community. Both the FCA property and the Franklin Community Church are vital aspects of the historic pastoral character of this community and it is for this reason that the Study Committee is recommending their addition to the local district.

The business area of Franklin Road is an interesting mix of homes, commercial buildings, and houses that have been adapted for commercial use. The majority of the structures within the local historic district lie along this road or on one of the residential streets running perpendicular.

Franklin Road slopes downward again, gently curving eastward towards the northern boundary of the historic district. Large trees border the west side of the road where Franklin Road intersects with Fourteen Mile Road. Looming over the flood plain on land rising above the Franklin River, the massive wood-frame Franklin Cider Mill (7450 Franklin Road), which sits just across Fourteen Mile Road to the north, has a dominating presence at the northern edge of the district. The Franklin Cider Mill has been included in the district because of its historic associations with the village, although it is located just outside the village limits. The mill was built in 1837 and served the village as a grist mill. Converted to a full-time cider mill in 1949, the mill continues to attract many patrons today, especially in the fall at apple harvest time.

Outside of the current local historic district boundaries, the survey area includes the residential neighborhoods that encompass the entire area from Inkster to Telegraph Roads on the west and east boundaries, and Fourteen Mile Road on the northern boundary to just north of Farmbrook on the southerly boundary. These neighborhoods include large lots with rolling hills, narrow meandering paved roadways, and residences ranging from modest mid-century ranch style homes to large stately mansions and estates encompassing 2-3 residential lots or acreage. Many older homes have been demolished in the past 10 years to accommodate the building of much larger estates.

### **Historical Context**

*\*Note: a large portion of this historical context was taken directly from the National Register of Historic Places survey continuation sheets, specifically the Narrative Statement of Significance, from the National Register of Historic Places re-survey completed by Consultant to the Franklin Village Historic District Commission Jennifer Wendler-Lovell. It has been updated to current standards and to include pertinent updated and current information.*

Founded in 1824, Franklin is a pioneer-era settlement that, bypassed by the railroads in the nineteenth century, grew slowly and today retains the appearance of its early, unplatted layout, narrow streets, and other man-made features, including an early cemetery and many of its early buildings. The Franklin Local Historic District reflects not only this pioneer settlement but also the evolution of the community from a rural market and milling hamlet to a prosperous suburban community beginning after World War I. The early post World War II years through

about 1960 were important for Franklin in marking the beginnings of the intensive period of development for the entire community as a part of the Detroit suburbs, which has resulted in most of the previously underdeveloped countryside around the village being built up with large houses on large lots. Within the district, a church, commercial and civic buildings that give the district and village its character today possess exceptional significance in reflecting the beginnings of this now long-term developmental pattern. The Franklin Historic District's houses dating from the early years of settlement through the 1950s possess a collective significance in reflecting changing tastes in vernacular housing in southern Michigan. Finally, the district is significant in terms of the theme of invention for containing the place in which, in 1940, the dry-roasted peanut was invented.

The Village of Franklin, Michigan is located in Oakland County in Southfield Township. A 1989 archaeological investigation near the site of the Village Hall of Franklin found evidence of a Satchell complex occupation between 3,000 and 4,000 radiocarbon years ago. Findings of flaked stone and tool preforms suggest that tool production was an important activity at the site. Native Americans first settled the land on which Franklin and its Historic District now stand. Tribes such as Chippewa, Ottawa and Potawatomi lived in the Franklin area in the 18th and early 19<sup>th</sup> centuries. Today, many of the original Indian trails are used as major branches of transportation. Woodward Avenue, which runs five miles east of Franklin, follows the route of the Native American Saginaw Trail.

From 1775 to 1820, four treaties with the Chippewa, Ottawa, Potawatomi and other small bands of Native Americans ceded several million acres of Indian lands to the United States government, land that would support European-American settlement in Michigan. When political and maritime disputes erupted into the War of 1812, Native Americans largely fought on the side of the British. In December of 1814, the British and Americans signed the Treaty of Ghent, which officially ended the War of 1812 and dissolved all British claims to the lands of the Northwest Territories. The absence of British support indicated imminent doom for the Native American tribes, who shortly thereafter ceded their lands to American control.

Townships were established as six miles by six miles and broken down into thirty-six sections. In 1819, the Michigan Territorial Governor, Lewis Cass, established Oakland County. In that same year, Pontiac became the official county seat of government. Cass played a key role in the development of the state by encouraging surveys of the land and road building to aid early settlers. Due to these efforts and probably in part due to its proximity to Detroit, Oakland County was the first settled interior county of Michigan (Hagman, 364).

Franklin became the first village to be established in what became Southfield Township, organized in 1830. Franklin was established on land originally owned by two natives of Niagara Country, New York, Dillucena Stoughton and Elijah Bullock. Stoughton purchased 80 acres on April 2<sup>nd</sup>, 1824 on the eastern side of what is now the village's main north/south artery, Franklin Road. Bullock purchased a total of 240 acres of land on what would become the west side of the village on June 7<sup>th</sup>, 1824 and June 20<sup>th</sup>, 1825. The area was first called the Stoughton-Bullock settlement. Land cost at that time was \$2.00 an acre, with one quarter of the purchase price paid at the time of purchase, and the rest in three annual installments (Courtney et al., 3). Another early settler, Daniel Wood, came to Franklin from New Hampshire and on June 8, 1824, just one day after Bullock, purchased land to the east of the settlement. (Daniel Wood is the ancestor of Bert Wood, a twentieth century Franklin storeowner and historian (Cannon, 5).

The Franklin River, a tributary of the Rouge River, ran through the settlement. The land in the area was forested with hardwoods such as elm, maple, and oak, for which the county is named. However, it was not as wooded as lands farther north, so lumbering was never intensive in Oakland County.

The settlement was named Franklin in 1828. It may have been named after Benjamin Franklin, one of our country's forefathers, or for a boy named Franklin who lived in the area at that time. Also in 1828, Dr. Ebenezer Raynale was appointed the first postmaster of Franklin (he was the first physician in Franklin as well). By 1828 nine families lived in Franklin. The first school in Southfield Township was established in Franklin that year. The Franklin Cemetery at Franklin Road and Scenic Drive was founded in 1825, 1827, or 1828 (sources vary on date). Franklin was bypassed by a rail line in the 1820s, although a stagecoach line did run through the village on its way from Birmingham to Southfield (Waddell, 51). Over the next few years, Franklin added many businesses, "including grist mills, brick yards, cheese factories, buggy works, distilleries, blacksmith shops, several taverns, a general store and two hotels" (Hagman, 52-56). Two mills eventually were built, the first in 1837, to take advantage of the Franklin River's waterpower. One of them still stands today at Franklin and Fourteen Mile Roads.

In 1833, George Matthews bought part of Bullock's farm. He had hoped to build a mill where the current Franklin Cider Mill stands on the north side of the village. Matthews, however, was never able to make money as most of his capital went into labor and lumber, and his lands were taken over by William Sears. In 1836, Col. Peter Van Every of Detroit exchanged land that he owned in Detroit for the land Sears had taken over from Matthews.

Van Every also purchased the remainder of Bullock's land and became a large landowner and prominent figure in Franklin. He agreed not to subdivide his new land holdings for a period "within fifteen years" (Cannon, 18) after purchase. Van Every was successful in erecting a grist mill in Franklin. Mills were abundant in the area and at one time there was one at least every mile up and down the river. Peter Van Every eventually owned 1500 acres in Franklin and the surrounding townships. He and his wife had fourteen children, allowing the Van Every legacy to continue for some time in the Franklin area. They built and lived in many early houses and ran businesses in the village. Peter Van Every's fortunes eventually ran out, however, and his large landholdings were heavily mortgaged at the time of his death. Several buildings that were built by Van Every remain in Franklin today, including the Franklin Mill (7450 Franklin Road), the Franklin Cottage Tavern (26210 Franklin Road), and the Temperance Hotel (32800 Franklin Road).

In 1849, George Congleton opened a carriage and blacksmith shop next to his home on Franklin Road that provided tools, horseshoes, and implements as well as wagons and buggies. The building continued in its original use through several subsequent owners, and later went on to house a variety of specialty shops, including an antique store, gift store and a flower shop. Today, after reconstruction from a devastating 1979, fire, the building houses the Franklin Grill. The original Congleton house, an 1840 frame Greek Revival, still stands next to the building.

A quote from a letter in the book *All About Franklin* describes Franklin in 1855 as, "about twenty dwellings-not elegant, but simple and comfortable, of various patterns and proportions" (Cannon, 23). In 1860, the first church building of the First Methodist Protestant Church was built in Franklin, located on German Mill Road.

Franklin grew slowly for the rest of the nineteenth century. As the years and technology advanced, Franklin had its first telephone in 1908 in the "brick store", and in 1925 electricity was installed in many homes and businesses (Cannon, 71). The automobile arrived in 1915. During World War One, residents did their part in supporting the troops by knitting socks and gloves, and going without certain luxuries such as meat. Savings were spent on war bonds.

After the war, and with the increasing popularity of the automobile, many Detroit residents relocated to the suburbs, especially those located along the Woodward Avenue corridor (M-1). This eventually brought many people to Southfield and Bloomfield Townships. This period saw the beginning of the development of the

surrounding area with large homes and estates. Well known Bloomfield Township residents such as Albert Kahn, James Couzens and George Booth all built expansive estates at this time and, unknowingly, made way for massive future development in the area.

Franklin's third school building, built in 1869, caught fire and burned to the ground in January of 1922. A new building was built in 1923 with money from Southfield Township at the northeast corner of Franklin Road and Romany Way. This building was much larger than the one-room school it replaced, making room for the increasing population of Franklin (Cannon, 81). With two additions, it is still in use as a private school today.

Franklin developed informally, piecemeal, without an official plat, largely to the east of Franklin Road as early owners sold off parts of their properties, and narrow lanes were opened to provide access to lots off Franklin Road. The west side of Franklin Road remained mostly undeveloped until 1926, when a formal plat was laid out for a new residential area to the west of Franklin Road from just north of the cemetery to Fourteen Mile Road. According to the plat map, the land encompassed by the plat was to be known as "Franklin Village, a subdivision of N. ½ of Sec. 6, T. 1 N., R. 10 E. Southfield Township, Oakland County, Michigan." The plat included large residential lots on artfully curving streets, setting the stage for the exclusive class of development that subsequently took place in Franklin. One year later, in 1927, the area to the east of Franklin Road between Scenic Highway and Fourteen Mile Road was platted as Supervisors Plat No. 8, formalizing the unplatted development that had previously occurred.

Some of the proposed 1926 Franklin Village plat was completed, but some of the roads never existed beyond 'paper.' Remarkably, one large area of the plat was never developed, resulting in a grand open space on Franklin Road that is now known as the Village Green. Local businessman George Wellington Smith preserved most of this land as open space for years after platting it, finally selling off large pieces of it between 1954 and 1973 to the Village of Franklin, the Franklin Community Association and the Franklin Community Church. These sales assured the future preservation of the green space. In 1954, the congregation of the German Mill Church was looking for land on which to build a new church building that would accommodate their needs for church, school classrooms and more sanctuary seating. George Wellington Smith donated four lots and sold six more on the village green for the church site. The Franklin Community Church was completed in 1956. Then in 1957, the IRS posted a tax sale notice on two acres of George Wellington Smith's land on Franklin Road in an attempt to collect a half million dollars in unpaid taxes. Four Franklin residents purchased two acres from Smith, and in 1961 they offered the land to the Village of Franklin with a ten-year purchase agreement. In addition, the Franklin Community Association began purchasing portions of the village green. In 1959, they bought a large portion from George Wellington Smith, and three adjoining lots were purchased from two other land owners in 1959 and 1960. The Village of Franklin purchased the remainder of the village green in 1973. The small piece of property where the Village Hall is located was purchased from a businessman named Owen Hall, and another large piece of land adjoining the cemetery was purchased from George Wellington Smith. The combined land of these purchases has resulted in a green space that is approximately 12 acres in size. This large public space makes a significant contribution to Franklin Village's ambience.

The early 20<sup>th</sup> century brought industrialization of automobile production to the Detroit area located directly south of Franklin's rural boundaries. Wealthy urbanites seeking solace from the noise and pollution began to search for land outside of the city center on which to build grand estates and comfortable cottage getaways. The once stately and sprawling Tudor estate located at 32020 Franklin Road is one such "country home" built at this time. The Country Life Movement of the 1920s drew more development to rural areas in the hopes of improving life for

the rural residents as well, by brining some of the conveniences of the city to the rural outskirts where life was decidedly more difficult.

The end of the Second World War saw the beginnings of the massive wave of development in Franklin and surrounding areas that continues unabated today. New housing developments of large colonials and ranches – often of architecturally distinguished design-on large lots on narrow, tree shaded winding streets replaced the pre-war pattern of farms and woodland around the present historic district in the late 1940s, 50s, and 60s. These early post-war subdivisions surrounding the historic district contribute to Franklin’s aesthetic character and appeal.

The new population growth that began after World War II resulted in new commercial, civic, and church buildings along and near Franklin Road within the district. The first was a gas station built in 1946. Its colonial-inspired design and red brick and white painted woodwork served as a model for future development along the Franklin Road corridor. The Franklin Community Church (1956), fire station (1959), post office (1959), and a bank and commercial building (1959 and 1960) all follow the red brick and white trim formula. These buildings together possess exceptional significance in terms of the Planning and Community Development context because they represent the beginnings of the now more than fifty-year period of intensive suburban growth in this area. The buildings also play a major role in defining the visual character of the Franklin Road corridor in the historic district.

Until 1954, Franklin was an unincorporated village within the Township of Southfield. In 1953, Southfield Township proposed incorporating the entire township as a city. Franklin residents, however, wanted to retain the village character of Franklin, and therefore did not want to become a part of a larger city. After organizing a Charter Committee, Franklin voted to incorporate as a village on June 15, 1954.

In 1966, an area developer wanted to build contemporary condominiums near the banks of the river and German Mill Road. The village council denied the building permit, and the matter was taken to court. The judge ruled that the village must issue the building permit, and in 1972 *The Ravines* condominiums were constructed. This started a movement to ensure that Franklin would have more control over any development within the village. The Franklin Historical Society began efforts to enact zoning laws to prevent such development. A few years earlier, the same organization also began efforts to list Franklin Village in the National Register of Historic Places, and on February 10, 1969 Franklin became the first historic district in Michigan listed in the National Register of Historic Places. (Cannon, 125-126).

Franklin continues to develop today, though not as rapidly as the surrounding areas. Large subdivisions continue to sprawl over the area and threaten the boundaries of the Village. Yet, upon coming over the hill into the village center, there is a feeling of stepping back in time, even though busy US Highway 24 (Telegraph Road) is the eastern boundary of Franklin, and development completely surrounds the hilly, tree-laden historic district. This feeling continues along the narrow, wooded streets in the center of the village, with its carefully preserved architecture. In hindsight, perhaps it was fortunate that the village did not develop rapidly, as it was able to maintain its rural character, even while being surrounded by some of the heaviest development in Southeast Michigan.

## **Thematic Narrative**

The Franklin Local Historic District is important in terms of the following National Register areas of significance: Exploration and Settlement, Agriculture, Commerce, Invention, Architecture and Community Planning and Development

However, for the purposes of this district modification, the Thematic Narrative will concentrate on Exploration and Early Settlement, Agriculture, Architecture and Community Planning and Development

### **Exploration and Early Settlement**

Franklin was the first village established in Southfield Township, and was an early settlement in Oakland County. A surprising number of its earliest buildings have survived. Dillucena Stoughton was the first white man to purchase land in what would be Franklin Village. He purchased 80 acres of land from the government in 1824. Stoughton came to Michigan from New York, along with thousands of New Yorkers and New Englanders who settled in the Michigan Territory between 1820 and 1840. Six weeks after Stoughton's land purchase, Elijah Bullock, another New Yorker, purchased over 240 acres on what is now the west side of Franklin Road. Subsequent early settlers were also of Yankee stock and reflected the predominant pattern of settlement in Oakland County by people from New York and New England.

A number of properties in the original Franklin Village Local Historic District date from this early settlement period, and reflect the predominant architectural characteristics of New England and New York. The Peter Van Every House/Franklin Cottage Tavern (26210 Evelyn Court) was built in 1833 by Peter Van Every, an early settler from Detroit. The Van Every Grist Mill (7450 Franklin Road) was built by Van Every in 1837. The H.S. Cox Schoolhouse at 32310 Franklin Road was also built during this early settlement period. The Broughton House at 32325 Franklin Road, now the Village Hall, has a Greek Revival portion that was likely built about 1820. The Franklin Hotel (32751 Franklin Road) and the Temperance Hotel (32800 Franklin Road) were also built during this period.

There are also a number of properties dating from this early settlement period that were located out a distance from the village center and main commercial thoroughfare. These properties were primarily small farms run by small families that had also traveled from the New England area. The Worthing/Farynk House (30440 Franklin) was built in 1848 by early settler Jonathan Worthing. The Kreger House (32325 Franklin Road /Historic: 26565 Scenic Drive) property was owned by Hamilton and Lucius Miller from 1848-the mid-1860s; they may have built the home which was moved to its current location in 2008. The John Lock House (26475 Scenic Drive) was built around 1860 by John Lock, an immigrant from England. The Joseph Pickering House (25520 Thirteen Mile Road) was built in 1850 by Franklin pioneers Melvin and Harriet Drake. The Leet/Orlando House was constructed in 1872 by an early Franklin farming family headed by Alanson H. Leet.

### **Agriculture**

There were many small farms that dotted the outskirts of early Franklin during the mid-1850s to the early 1900s, including the Worthing/Farynk House and Farm (30440 Franklin) that consisted of 160 acres in 1848, The Joseph Pickering House and Farm (25520 Thirteen Mile Road), listed as the location of "crock and livestock wells", The Leet/Orlando House and Farm (25905 Romany) which included a 48 acre potato farm in 1872, and the Kreger House (32325 Franklin Road /Historic: 26565 Scenic Drive) that was utilized as a small farm that produced potatoes and corn, along with pigs, cows, chickens and a small fruit orchard by the Johnston family in the early 1900s.

## Architecture

The architecture of the Franklin Historic District creates a unified ensemble of architectural scale, design, and styles that depict the building evolution of the village. The varying types and styles can be viewed as markers of important architectural periods and as milestones of external influences upon the village. Few of the homes and commercial buildings in Franklin are examples of “High style” architecture. Most are good examples of vernacular forms.

A majority of the early Euro-American settlers in southeastern Michigan came from New York and New England. Franklin was originally established in the northeast corner of Section 6, Township 1 North, Range 10 East, Southfield Township. According to the original patent deeds, six of the original seven men who obtained land patents for Section 6 were from Niagara County, New York. The early settlers from New York brought New England folk building traditions with them, and many of Franklin’s early homes reflect these traditions. These building traditions can also be seen throughout southeastern Michigan. These early houses in Franklin’s historic district can be described as vernacular, with little formal styling. Many adhere to massing and floor plan traditions that can be traced to New England antecedents, such as the New England One and a Half cottage, the Gable-Front, and the Upright and Wing folk house types. These common house types, however, are equally as important as high style examples because they are expression of the vernacular culture brought to the area by its early American settlers.

Many of Franklin’ earliest buildings also incorporated Greek Revival stylistic elements, which were popular nationally during the first half of the nineteenth century. New England settlers all over southeastern Michigan decorated their traditional folk houses with Greek Revival details, and these homes in elements can still be seen in a large number of examples. The Kreger House (32325 Franklin Road /Historic: 26565 Scenic Drive) is one example with Greek Revival detailing such as a front gable with prominent eave returns.

There are a number of mid-19<sup>th</sup> century vernacular farmhouses, which is the standard early architectural type in the current local district. The Joseph Pickering House and Farm (25520 Thirteen Mile Road), is a two-story side-gabled vernacular farmhouse built in 1850.

A small number of brick Colonial-inspired commercial and public buildings dating from the late 1940s to 1960 possess exceptional significance in both defining the village business district’s architectural character in the years since then and in represent the beginnings of the post-war building boom. Several of these are included in the recommendations to the district modification, including The Franklin Community Church (26425 Wellington) which was built in 1956, is an outstanding example of a brick Neoclassical Colonial Revival small community church building.

Additionally, the pre-war period of expansion from the hustle and bustle of Detroit’s city center drew wealthier industrialists seeking respite from the dirty, loud city. This resulted in the creation of many large estate-like properties located on acreage with rolling hills, numerous shade trees and residential building complexes that include several buildings. One such example is the Newhouser/Meldrum House (32020 Franklin) a prime example of a Chateauxesque Tudor Revival style estate home, including a carriage house and recessed garage, which is included in the Franklin Village National Register Historic District.

## Conclusion

Michigan is dotted with many small towns and villages that once were early settlements. However, Franklin has maintained its settlement roots by preserving its mix of vintage commercial, residential, transportation, industrial, civic, and governmental functions. Franklin values its collection of historic structures, its history as a representation of a period of time, and its distinction of having been designated the first historic district in Michigan to be accepted into the National Register of Historic Places.



## Bibliography

- Cannon, Bettie Waddell. *All About Franklin from Pioneers to Preservation. Michigan: The Franklin Historical Society, 1979.*
- Commonwealth Cultural Resources Group. *Franklin Early Suburbanization, 1999.*
- Commonwealth Cultural Resources Group, Inc. *Franklin Farmhouse a Non-Contiguous Local Historic District: Franklin Historic District Study Committee Report, 1998.*
- Franklin Community Church: Consecration Services, 1956.*
- Franklin Community Church. "Our 125<sup>th</sup> Anniversary," 1965.*
- Harryvan, Eileen. *Interview with current owner Janin Meldrum, 2019.*
- HP Associates. *Intensive Study for 26475 Scenic Drive, 1994.*
- HP Associates. *Intensive Study for: 25300 Thirteen Mile Road, Franklin, MI 48025, 1997.*
- Oakland County Register of Deeds
- Weir, Lynne B. and Mary Grace York. *Village of Franklin Historic and Architectural Survey, 1991.*
- Wendler-Lovell, Jennifer. *Village of Franklin National Register Historic District Survey, 2006.*

### **Index of Surveyed Properties**

32020 Franklin Road – house and carriage house

32325 Franklin Road – house, barn and shed

26475 Scenic Drive – house and barn

26425 Wellington Road (Franklin Community Church)

Franklin Community Association (FCA) Property

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	32020 Franklin Road				
City/Township, State, Zip Code	Franklin, MI 48025				
County	Oakland				
Assessor's Parcel #	24-06-280-003/24-06-200-003				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.522767	Long: -83.3047537			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	1929
Architectural Style	Tudor Revival
Building Form	Irregular
Roof Form	Irregular
Roof Materials	Slate
Exterior Wall Materials	Brick, wood
Foundation Materials	Concrete
Window Materials	Steel, wood
Window Type	Casement, other
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	2/carriage house/garage

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Village of Franklin Local Historic District Village of Franklin National Register Historic District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Architecture			
Period(s) of Significance	1929			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Newhouser House			
Current/Common Name	Meldrum House			
Historic/Original Owner	C.H. Gracey			
Historic Building Use	Residence			
Current Building Use	Residence			
Architect/Engineer/Designer	Purported to be: William E. Kapp of Smith, Hinchman, Grylls			
Builder/Contractor				
Survey Date	2021	Recorded By	Amanda D. Davis	Agency Report #

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
-------------------	--------------------------	-------

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

32020 Franklin Road is a Tudor style house with a concrete foundation, brick walls and a slate roof. It is a two-story house with cross gables, dormer windows, patterned brickwork and a two-story turret. There is a large chimney on the front façade and small balcony on the side elevation. There is a one-story flat-roofed addition on the corner of the south & east elevations. There is also a large contributing three bay brick carriage house/garage with flared slate roof and a contributing two-car brick garage recessed below the house. The structure is located on a 3-acre wooded lot.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The property on which the home at 32020 Franklin Road is built was originally owned by A.A. Rust, township supervisor, treasurer, postmaster, business owner, church leader, and prolific landowner in Franklin. The land is shown in his ownership from 1845 -1908. This home was contracted by owner C.H. Gracey to be designed and built by Architect William E. Kapp of Smith, Hinchman, Grylls, who also designed National Historic Landmark Meadowbrook Hall in Rochester, Michigan. Local legend contends that Gracey traveled to Europe with Mr. Kapp to gather ideas for the design of the home, and upon returning, lost all of his fortune in the stock market crash. Mr. Gracey had just enough left to finish building the home; however, he was never able to live in it. From 1949 to 1966, Detroit Tigers Baseball Pitcher and Hall of Famer, Hal Newhouser, owned the home and lived in it. Chuck Jordan, Vice President of Design for General Motors from 1986-1992, owned the home in the mid-to-late 1970s. Mr. Jordan was the Chief Designer for many of GM's popular luxury vehicles, including the 1959 Cadillac and the Chevrolet Cavalier.

Title search: Before 1939, part of lot 55 (ex. Par) Rayner to Smith; 1939, C.H. Gracey to O.J. Shore; 1949, K.L. Fraser to James S. Holden Co.; 1949, Holden to H. Newhouser; 1966, Newhouser to D. C. Long; 1974, D.C. Long to R. Politi; 1978, C./S.Jordan to J./V.Abbott; 1984, J./V.Abott to R.J./J. Meldrum.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This resource is recommended as eligible for inclusion as a contributing resource in the Village of Franklin Local Historic District under Criteria C: Architecture.

32020 Franklin Road is a prime example of a Chateauxesque Tudor Revival style home, an estate home built as a result of the Country Life Movement, designed by a master architect, William E. Kapp, of Smith, Hinchman & Grylls.

The resource retains integrity under all of the seven aspects, including historic location, design, setting, materials, workmanship, feeling and association. The resource remains on its historic location, the building is a prime example of a Chateauxesque Tudor Revival style home, designed by a master architect; the home includes many elements of fine workmanship and original materials including patterned brickwork and custom masonry, leaded glass windows, custom lighting features. The setting of the estate along Franklin Road, the main thoroughfare of the Village on a multi-acre wooded parcel carries significance in expressing the feeling of a home in the woods that has the ease and accessibility of the suburbs; close to amenities while maintaining distance from the noise and pollution of the city. This property stands as a harbinger of the mid-later twentieth century estate development that currently surrounds the Village. The home has been associated with several figures significant to both local and national history.

This structure is currently listed as Contributing in the Village of Franklin National Register Historic District.

*It is recommended that the structure located at 32020 Franklin Road be added to the Franklin Village Local Historic District.*

## **References**

*List references used to research and evaluate the individual property.*

**Cannon, Bettie Waddell. *All About Franklin from Pioneers to Preservation. Michigan: The Franklin Historical Society, 1979.***

**Harryvan, Eileen. *Interview with current owner Janin Meldrum, 2019.***

**Oakland County Register of Deeds**

**Weir, Lynne B. and Mary Grace York. *Village of Franklin Historic and Architectural Survey, 1991.***

**Wendler-Lovell, Jennifer. *Village of Franklin Historic and Architectural Survey, 2006.***

## Michigan SHPO Architectural Properties Identification Form

### Property Overview and Location

Street Address	32020 Franklin Road		
City/Township, State, Zip Code	Franklin, MI 48025		
County	Oakland		
Assessor's Parcel #	24-06-280-003/24-06-200-003		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.522767	Long: -83.3047537	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

### Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



Meldrum Carriage House (photo date 2012)

### Architectural Information

Construction Date	1929
Architectural Style	Tudor Revival
Building Form	linear
Roof Form	gabled
Roof Materials	slate
Exterior Wall Materials	brick
Foundation Materials	Concrete
Window Materials	Steel, wood
Window Type	casement
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

### Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Village of Franklin Local Historic District Village of Franklin National Register Historic District
Not Eligible <input type="checkbox"/>				

Area(s) of Significance	Architecture			
Period(s) of Significance	1929			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Historic Name		Newhouser House: Carriage House		
Current/Common Name		Meldrum House: Carriage House		
Historic/Original Owner		C.H. Gracey		
Historic Building Use		Residence		
Current Building Use		Residence		
Architect/Engineer/Designer		Purported to be: William E. Kapp of Smith, Hinchman, Grylls		
Builder/Contractor				
Survey Date	2021	Recorded By	Amanda D. Davis	Agency Report #
For SHPO Use Only		SHPO Concurrence?: Y / N		Date:

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The Carriage House located at 32020 Franklin Road is constructed in the Tudor Revival style with a concrete foundation, brick walls and a slate roof. It is a one-story gabled roof structure constructed on a linear plan on a north to south axis, with four bays. The southernmost bay includes a vertically oriented casement style window with six lights and a wooden split Dutch door with six lights in the top half. The three northern bays are each comprised of openings wide enough for a carriage or vehicle to enter, and each include large wood paneled garage-style doors, with 16 lights each in the upper 1/3<sup>rd</sup> portion of each door. The roofline of the east façade is extended forward off the front of the building to create an embankment wall approximately 3' in height that extends approximately 8' from the front facade. The south façade includes another vertically oriented casement style window with six lights and a wooden loft door placed at the gabled end of the roofline. The north and west façades are partially built into the side of a hillock/embankment that rises to approximately 2/3<sup>rds</sup> the height of the structure.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The property on which the home at 32020 Franklin Road is built was originally owned by A.A. Rust, township supervisor, treasurer, postmaster, business owner, church leader, and prolific landowner in Franklin. The land is shown in his ownership from 1845 -1908. This home was contracted by owner C.H. Gracey to be designed and built by Architect William E. Kapp of Smith, Hinchman, Grylls. Local legend contends that Gracey traveled to Europe with Mr. Kapp to gather ideas for the design of the home, and upon returning, lost all of his fortune in the stock market crash. Mr. Gracey had just enough left to finish building the home; however, he was never able to live in it. From 1949 to 1966, Detroit Tigers Baseball Pitcher and Hall of Famer, Hal Newhouser, owned the home and lived in it. Chuck Jordan, Vice President of Design for General Motors from 1986-1992, owned the home in the mid-to-late 1970s. Mr. Jordan was the Chief Designer for many of GM's popular luxury vehicles, including the 1959 Cadillac and the Chevrolet Cavalier.

Title search: Before 1939, part of lot 55 (ex. Par) Rayner to Smith; 1939, C.H. Gracey to O.J. Shore; 1949, K.L. Fraser to James S. Holden Co.; 1949, Holden to H. Newhouser; 1966, Newhouser to D. C. Long; 1974, D.C. Long to R. Politi; 1978, C./S.Jordan to J./V.Abbott; 1984, J./V.Abott to R.J./J. Meldrum.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

*This resource is recommended as eligible for inclusion as a contributing resource in the Village of Franklin Local Historic District under Criteria C: Architecture.*

*The resource retains integrity under all of the seven aspects, including historic location, design, setting, materials, workmanship, feeling and association. The resource remains on its historic location, the structure is a prime example of a Chateauxesque Tudor Revival style home, designed by a master architect; the home includes many elements of fine workmanship and original materials including patterned brickwork and custom masonry, leaded glass windows, custom lighting features. The setting of the estate along Franklin Road, the main thoroughfare of the Village on a multi-acre wooded parcel carries significance in expressing the feeling of a home in the woods that has the ease and accessibility of the suburbs; close to amenities while maintaining distance from the noise and pollution of the city. This property stands as a harbinger of the mid-later twentieth century estate development that currently surrounds the Village. The home has been associated with several figures significant to both local and national history.*

*This building is currently listed as Contributing in the Village of Franklin National Register Historic District.*

*It is recommended that the buildings located at 32020 Franklin Road be added to the Franklin Village Local Historic District.*

## References

*List references used to research and evaluate the individual property.*

**Cannon, Bettie Waddell. *All About Franklin from Pioneers to Preservation. Michigan: The Franklin Historical Society, 1979.***

**Harryvan, Eileen. *Interview with current owner Janin Meldrum, 2019.***

**Oakland County Register of Deeds**

**Weir, Lynne B. and Mary Grace York. *Village of Franklin Historic and Architectural Survey, 1991.***

**Wendler-Lovell, Jennifer. *Village of Franklin Historic and Architectural Survey, 2006.***



Additional Photographs: 32020 Franklin Road

Street Address	32020 Franklin Road	
City/Township, State, Zip Code	Franklin, MI 48025	
County	Oakland	
Assessor's Parcel #	24-06-280-003/24-06-200-003	
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.522767	Long: -83.3047537



32020 Franklin Road, Carriage House – 2021

\*thick brush covers entire south elevation, building is significantly deteriorating due to neglect

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	Current: 32325 Franklin Road Historic: 26565 Scenic				
City/Township, State, Zip Code	Franklin, MI 48025				
County	Oakland				
Assessor's Parcel #	Current: 24-06-253-024 Historic: 24-06-401-001				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.525100	Long: -83.306174			
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	1860
Architectural Style	Greek Revival
Building Form	Upright and Wing
Roof Form	Front gable
Roof Materials	asphalt
Exterior Wall Materials	Wood
Foundation Materials	Stone
Window Materials	Wood/weatherboard
Window Type	6/6 double hung
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	2/barn, shed

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input checked="" type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Village of Franklin Local Historic District
Not Eligible <input type="checkbox"/>				

Area(s) of Significance	Architecture					
Period(s) of Significance	1860					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/>	Feeling <input type="checkbox"/>	Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	Date(s): 12-18-2008		
Historic Name	Kreger House					
Current/Common Name	Kreger House					
Historic/Original Owner	Josiah Barklay					
Historic Building Use	Residence					
Current Building Use	Community Center					
Architect/Engineer/Designer						
Builder/Contractor	Possibly Josiah Barklay					
Survey Date	2021	Recorded By	Amanda D. Davis	Agency Report #		
For SHPO Use Only	SHPO Concurrence?: Y / N			Date:		

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

One-and-one-half story Greek Revival style Upright and Wing frame house. The wing has a shed roof and an engaged porch supported by thin columns. The Upright portion is front gabled, with prominent eave returns. Windows are 6/6 light double hung with shutters. Architectural details include a wide frieze band at the roof line and pilasters at the corners of the upright element.

There is a contributing gabled barn and shed also included in this property.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The property was owned by Hamilton and Lucius Miller from 1848-the mid-1860s; they may have built the home. Charles and Grace Johnston purchased the property in 1901. The Johnston's continued to utilize the property as a small farm that produced potatoes and corn, along with pigs, cows, chickens and a small fruit orchard. The farmland surrounding the house was sold off by the Johnston & Kreger families in the 1920s. The Johnston's daughter, Cora Kreger, and her husband Art, were given the house in 1918. Art Kreger was a builder who constructed many homes in Franklin. The Kregers lived in the house until their death in the 1980s. The Kreger's daughter, Maxine Kreger Nelson, inherited the house after their death and lived there until her death in 2006. The Kreger Farmhouse, barn and shed were donated to the Franklin Village Historic Society by the Bauer family, who were the next to own the home. The structures were moved from their location at 26565 Scenic Drive in Franklin Village to the Village Green on December 18, 2008.

Title Search: 1983, C. Kreger to M.V. Kreger/R.C. Kreger; 2008, M.V. Nelson/R.C. Nelson to C.E. Bauer/A.Z. Bauer; currently owned by the Village of Franklin as donated by the Bauer Family in 2008.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

*This resource is recommended as eligible for inclusion as a contributing resource in the Village of Franklin Local Historic District under Criteria C: Architecture.*

The home located at 32325 Franklin Road (historic 26565 Scenic) is an excellent example of rural American architecture in the Greek revival style. It is a typical mid-19<sup>th</sup> Century Franklin Village upright and wing farmhouse, which is a standard early architectural form throughout the village speaking to the agricultural roots of the area. Despite the fact that the home and outbuildings have been relocated from their original location, because the resource itself has been little altered, the form does evoke a sense of the feeling of what the original building was used for: to house a small farming family in a small village during the mid-1800s.

The home and outbuildings were donated to the Village of Franklin in 2008 as a preservation method. The structures would have been lost to development had they not been relocated to the Village Green area. They are currently used by the community for small gatherings and events. Though no longer directly threatened by development, it is recommended that the structures be listed as eligible to be included in the Village of Franklin Local Historic District due to their association with prominent Franklin community members, as well as being a prime example of the early rural architecture of the Village.

The resource retains integrity under four of the seven aspects, including design, materials, workmanship and association: the design of the original structure remains intact, the structure retains intact historic materials such as siding, windows and brickwork; the historic workmanship of the vernacular farmhouse has remained unchanged

*and matched when repair became necessary; the structure has been and remains to be associated with prominent figures in local history.*

*The structure does not retain integrity of location, setting, or feeling: the structure has been moved from its original location at 26565 Scenic which has caused the resource to lose all integrity of historic location, setting and feeling.*

*It is recommended that the residence at 32325 Franklin Road be added to the Franklin Village Local Historic District as a contributing resource.*

## **References**

*List references used to research and evaluate the individual property.*

**Cannon, Bettie Waddell. *All About Franklin from Pioneers to Preservation. Michigan: The Franklin Historical Society, 1979.***

**Oakland County Register of Deeds**

**Weir, Lynne B. and Mary Grace York. *Village of Franklin Historic and Architectural Survey, 1991.***

**Wendler-Lovell, Jennifer. *Village of Franklin Historic and Architectural Survey, 2006.***

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

Street Address	Current: 32325 Franklin Road Historic: 26565 Scenic		
City/Township, State, Zip Code	Franklin, MI 48025		
County			
Assessor's Parcel #	Current: 24-06-2534-024 Historic: 24-06-401-001		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.525100	Long: -83.306174	
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	1860
Architectural Style	
Building Form	barn
Roof Form	Gabled
Roof Materials	Asphalt shingle
Exterior Wall Materials	Wood board and batten
Foundation Materials	Fieldstone
Window Materials	wood
Window Type	casement
Outbuildings	Yes <input type="checkbox"/> No <input type="checkbox"/>
Number/Type:	

## Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input checked="" type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Architecture			
Period(s) of Significance	1860			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	Date(s):
Historic Name	Kreger Barn			
Current/Common Name	Kreger Barn			
Historic/Original Owner	Josiah Barklay			
Historic Building Use	Barn			
Current Building Use	Barn/shed			
Architect/Engineer/Designer				
Builder/Contractor	Possibly Josiah Barklay			
Survey Date	2021	Recorded By	Amanda D. Davis	Agency Report #

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
-------------------	--------------------------	-------

Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

One and a half story gabled barn. North façade includes carriage entrance with sliding style barn door in right bay and two four-light casement windows side by side in the left bay. East façade includes carriage entrance with sliding style barn door.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The original property was owned by Hamilton and Lucius Miller from 1848-the mid-1860s; they may have built the home and outbuildings. Charles and Grace Johnston purchased the house in 1901. The farmland surrounding the house was sold off by the Johnston & Kreger families in the 1920s. The Johnston's daughter, Cora Kreger, and her husband Art, were given the house in 1918. Art Kreger was a builder who constructed many homes in Franklin. The Kregers lived in the house until their death in the 1980s. The Kreger's daughter, Maxine Kreger Nelson, inherited the house after their death and lived there until her death in 2006. The Kreger Farmhouse, barn and shed were donated to the Franklin Village Historic Society by the Bauer family, who were the next to own the home. The structures were moved from their location at 26565 Scenic Drive in Franklin Village to the Village Green on December 18, 2008.

Title Search: 1983, C. Kreger to M.V. Kreger/R.C. Kreger; 2008, M.V. Nelson/R.C. Nelson to C.E. Bauer/A.Z. Bauer; currently owned by the Village of Franklin as donated by the Bauer Family in 2008.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

*This resource is recommended as eligible for inclusion as a contributing resource in the Village of Franklin Local Historic District under Criteria C: Architecture.*

*The home located at 32325 Franklin Road (historic 26565 Scenic) is an excellent example of rural American architecture in the Greek revival style. It is a typical mid-19<sup>th</sup> Century Franklin Village upright and wing farmhouse, which is a standard early architectural form throughout the village speaking to the agricultural roots of the area. Despite the fact that the home and outbuildings have been relocated from their original location, because the resource itself has been little altered, the form does evoke a sense of the feeling of what the original building was used for: to house a small farming family in a small village during the mid-1800s.*

*The home and outbuildings were donated to the Village of Franklin in 2008 as a preservation method. The structures would have been lost to development had they not been relocated to the Village Green area. They are currently used by the community for small gatherings and events. Though no longer directly threatened by development, it is recommended that the structures be listed as eligible to be included in the Village of Franklin Local Historic District due to their association with prominent Franklin community members, as well as being a prime example of the early rural architecture of the Village.*

*The resource retains integrity under four of the seven aspects, including design, materials, workmanship and association: the design of the original structure remains intact, the structure retains intact historic materials such as siding, windows and foundation; the historic workmanship of the vernacular farmhouse barn has remained*

*unchanged and matched when repair became necessary; the structure has been and remains to be associated with prominent figures in local history.*

*The structure does not retain integrity of location, setting, or feeling: the structure has been moved from its original location at 26565 Scenic which has caused the resource to lose all integrity of historic location, setting and feeling.*

*It is recommended that the barn located at the residence at 32325 Franklin Road be added to the Franklin Village Local Historic District as a contributing resource.*

## **References**

*List references used to research and evaluate the individual property.*

**Cannon, Bettie Waddell. *All About Franklin from Pioneers to Preservation. Michigan: The Franklin Historical Society, 1979.***

**Oakland County Register of Deeds**

**Weir, Lynne B. and Mary Grace York. *Village of Franklin Historic and Architectural Survey, 1991.***

**Wendler-Lovell, Jennifer. *Village of Franklin Historic and Architectural Survey, 2006.***



# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	Current: 32325 Franklin Road Historic: 26565 Scenic		
City/Township, State, Zip Code	Franklin, MI 48025		
County	Oakland		
Assessor's Parcel #	Current: 24-06-253-024 Historic: 24-06-401-001		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.525100	Long: -83.306174	
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	1860
Architectural Style	
Building Form	Barn
Roof Form	gabled
Roof Materials	Asphalt shingle
Exterior Wall Materials	Wood
Foundation Materials	Fieldstone
Window Materials	wood
Window Type	Casement
Outbuildings	Yes <input type="checkbox"/> No <input type="checkbox"/>
Number/Type:	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input checked="" type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Architecture			
Period(s) of Significance	1860			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	Date(s):
Historic Name	Kreger House shed			
Current/Common Name	Kreger House shed/public restrooms			
Historic/Original Owner	Josiah Barklay			
Historic Building Use	Barn			
Current Building Use	Public restrooms			
Architect/Engineer/Designer				
Builder/Contractor	Possibly Josiah Barklay			
Survey Date		Recorded By		Agency Report #

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
-------------------	--------------------------	-------

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

One story, one room shed with fieldstone foundation, wood walls and a gabled roof. Façade includes two bays with the entrance in the right bay and a small single pane wood window in the left bay.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The original property was owned by Hamilton and Lucius Miller from 1848-the mid-1860s; they may have built the home and outbuildings. Charles and Grace Johnston purchased the house in 1901. The farmland surrounding the house was sold off by the Johnston & Kreger families in the 1920s. The Johnston's daughter, Cora Kreger, and her husband Art, were given the house in 1918. Art Kreger was a builder who constructed many homes in Franklin. The Kregers lived in the house until their death in the 1980s. The Kreger's daughter, Maxine Kreger Nelson, inherited the house after their death and lived there until her death in 2006. The Kreger Farmhouse, barn and shed were donated to the Franklin Village Historic Society by the Bauer family, who were the next to own the home. The structures were moved from their location at 26565 Scenic Drive in Franklin Village to the Village Green on December 18, 2008.

Title Search: 1983, C. Kreger to M.V. Kreger/R.C. Kreger; 2008, M.V. Nelson/R.C. Nelson to C.E. Bauer/A.Z. Bauer; currently owned by the Village of Franklin as donated by the Bauer Family in 2008.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

*This resource is recommended as eligible for inclusion as a contributing resource in the Village of Franklin Local Historic District under Criteria C: Architecture.*

*The home located at 32325 Franklin Road (historic 26565 Scenic) is an excellent example of rural American architecture in the Greek revival style. It is a typical mid-19<sup>th</sup> Century Franklin Village upright and wing farmhouse, which is a standard early architectural form throughout the village speaking to the agricultural roots of the area. Despite the fact that the home and outbuildings have been relocated from their original location, because the resource itself has been little altered, the form does evoke a sense of the feeling of what the original building was used for: to house a small farming family in a small village during the mid-1800s.*

*The home and outbuildings were donated to the Village of Franklin in 2008 as a preservation method. The structures would have been lost to development had they not been relocated to the Village Green area. They are currently used by the community for small gatherings and events. Though no longer directly threatened by development, it is recommended that the structures be listed as eligible to be included in the Village of Franklin Local Historic District due to their association with prominent Franklin community members, as well as being a prime example of the early rural architecture of the Village.*

*The resource retains integrity under four of the seven aspects, including design, materials, workmanship and association: the design of the original structure remains intact, the structure retains intact historic materials such as siding, windows and foundation; the historic workmanship of the vernacular farmhouse shed has remained*

*unchanged and matched when repair became necessary; the structure has been and remains to be associated with prominent figures in local history.*

*The structure does not retain integrity of location, setting, or feeling: the structure has been moved from its original location at 26565 Scenic which has caused the resource to lose all integrity of historic location, setting and feeling. Additionally, the conversion of the shed to a public restroom facility has caused loss of the historic use of the building.*

*It is recommended that the barn located at the residence at 32325 Franklin Road be added to the Franklin Village Local Historic District as a contributing resource.*

## References

*List references used to research and evaluate the individual property.*

**Cannon, Bettie Waddell. *All About Franklin from Pioneers to Preservation. Michigan: The Franklin Historical Society, 1979.***

**Oakland County Register of Deeds**

**Weir, Lynne B. and Mary Grace York. *Village of Franklin Historic and Architectural Survey, 1991.***

**Wendler-Lovell, Jennifer. *Village of Franklin Historic and Architectural Survey, 2006.***

## Michigan SHPO Architectural Properties Identification Form

### Property Overview and Location

Street Address	26475 Scenic Drive		
City/Township, State, Zip Code	Franklin, MI 48025		
County	Oakland		
Assessor's Parcel #	24-06-401-003		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.522076	Long: -83.308911	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

### Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



### Architectural Information

Construction Date	@1860; remodel 1940
Architectural Style	Colonial Revival
Building Form	Hall and Parlor
Roof Form	Side gable
Roof Materials	Asphalt
Exterior Wall Materials	Wood/weatherboard
Foundation Materials	Stone, Cement
Window Materials	Steel, wood
Window Type	Double hung, casement
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	2/shed/barn and modern garage

### Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Village of Franklin Local Historic District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance		Architecture		
Period(s) of Significance		1860		
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Historic Name		John Lock House		
Current/Common Name		Lamott House		
Historic/Original Owner		John Lock		
Historic Building Use		Residence		
Current Building Use		Residence		
Architect/Engineer/Designer				
Builder/Contractor		John Brown/Art Kreger		
Survey Date	2021	Recorded By	Amanda D. Davis	Agency Report #
For SHPO Use Only		SHPO Concurrence?: Y / N		Date:

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

One-and-one-half-story side gabled frame house with varied windows, some double-hung, some casement, with a one-story wing to the east and a one-and-one-half story wing to the west. The façade has three bays with a central entrance covered by a simple portico structure, a large wide bay window to the west of the entrance and a 16-light casement window to the east, the west side of the façade is clad in fieldstone. There is a centrally located fieldstone chimney. The west wing is side gabled, with three bays that each have an 8-light casement window; the west wing is clad in red brick. The east wing is a side gabled seasonal porch with large windows surrounding all elevations as well as an entrance with a small modern porch on the east elevation.

There is a one-and-a-half-story 2 bay brick barn/storage shed on the property. There is also a 3-car side gable modern garage on the property.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

It is possible that the core of the center of the home is the remains of a Greek Revival cottage built circa 1864-1870 by John Lock, an English immigrant. Remodeled by local builder Art Kreger in 1940.

*Title Search: 1856, R. Adams to H. Cox; 1860, H. Cox to J. Lock; 1864, J. Lock to J. Brown; 1878, M. B. Ferguson to Wm. West; 1911, West to W. Mosher; 1913, W. Mosher to C. Adams; 1916, C. Adams to C. Metcalf; 1921, C. Metcalf to J. Austerberry; 1936, J. Austerberry to J. Allen; 1936, J. Allen to R. Braun; 1944, R. Braun to M. Murphy; 1979, M. Murphy to F.J.Orians; 1994, F.J.Orians/M.Orians to Franklin Foundation; 1998, Franklin Foundation to W.L.Lamott/A.Lamott.*

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This resource is recommended as eligible for inclusion as a contributing resource in the Village of Franklin Local Historic District under Criteria A: Event (Early Settlement) and under Criteria C: Architecture

26475 Scenic is located on Scenic Drive (formerly Scenic Highway), which appears on the 1857 atlas and may have been a result of the Legislative Act of 1832 that mandated the construction of roads on section lines in townships. The land was purchased in 1860 by early settler John Lock, an immigrant from England classified as a Laborer. John Lock built the first home on the property in 1860, which is purported to be the central core of the structure that stands on this property today. The home is also associated with local builder Art Kreger, who remodeled the structure in 1940.

*The resource retains integrity under three of the seven aspects, including historic location, setting, and association: The house sits on its original historic location; the property retains the original setting of the structure on a large wooded lot along a main thoroughfare; the structure retains integrity as having been associated with one of Franklin's early settlers, John Lock, and also with one of Franklin's most prolific builders, Art Kreger.*

*The resource does not retain integrity of materials, or workmanship as the original structure has been significantly altered and added to at various times throughout history. The resource also does not retain integrity of feeling, as the original structure has been altered beyond immediate recognition.*

*The resource does retain integrity of design as the Colonial Revival style of the alterations made in 1940 have obtained their own architectural significance since their construction. Many homes in Franklin Village were constructed and remodeled under the Colonial Revival style; thereby making this a significant local architectural style.*

*It is recommended that the resource located at 26475 Scenic be added to the Franklin Local Historic District as a contributing resource.*

## References

*List references used to research and evaluate the individual property.*

**Historic Preservation. *Intensive Study for 26475 Scenic Drive, 1994.***

**Oakland County Register of Deeds**

**Weir, Lynne B. and Mary Grace York. *Village of Franklin Historic and Architectural Survey, 1991.***

**Wendler-Lovell, Jennifer. *Village of Franklin Historic and Architectural Survey, 2006.***

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	26475 Scenic Drive		
City/Township, State, Zip Code	Franklin, MI 48025		
County	Oakland		
Assessor's Parcel #	24-06-401-003		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.522076	Long: -83.308911	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	1940
Architectural Style	Colonial Revival
Building Form	linear
Roof Form	Gabled
Roof Materials	shingle
Exterior Wall Materials	Brick/stucco/wood shingle
Foundation Materials	Concrete
Window Materials	Steel
Window Type	Casement
Outbuildings	Yes <input type="checkbox"/> No <input type="checkbox"/>
Number/Type:	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance		Architecture		
Period(s) of Significance		1940		
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:		Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Historic Name		John Lock House		
Current/Common Name		Lamott House		
Historic/Original Owner		John Lock		
Historic Building Use		Residence - Barn		
Current Building Use		Residence – Barn/shed		
Architect/Engineer/Designer				
Builder/Contractor		John Brown/Art Kreger		
Survey Date	2021	Recorded By	Amanda D. Davis	Agency Report #
For SHPO Use Only		SHPO Concurrence?: Y / N		Date:

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The barn located at 26475 Scenic Road is constructed in the Colonial Revival style with a concrete foundation, brick walls and an asphalt shingle roof. It is a one-and-a-half-story gabled roof structure constructed on a linear plan with four bays on the west façade and two bays on the north façade. The north façade includes two carriage style openings with wooden doors hinged at the long edges and each opening from the center. There is a four light casement window in the gable above the carriage doors. The west façade includes two 12 light casement windows in the first two bays, the entryway is located in the third bay, with a wood door that has four lights in the top 1/3<sup>rd</sup> of the door, and the last bay has another 12 light casement window. There is a slight brick sill under each window.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Barn constructed when property remodeled in 1940.

*Title Search: 1856, R. Adams to H. Cox; 1860, H. Cox to J. Lock; 1864, J. Lock to J. Brown; 1878, M. B. Ferguson to Wm. West; 1911, West to W. Mosher; 1913, W. Mosher to C. Adams; 1916, C. Adams to C. Metcalf; 1921, C. Metcalf to J. Austerberry; 1936, J. Austerberry to J. Allen; 1936, J. Allen to R. Braun; 1944, R. Braun to M. Murphy; 1979, M. Murphy to F.J.Orians; 1994, F.J.Orians/M.Orians to Franklin Foundation; 1998, Franklin Foundation to W.L.Lamott/A.Lamott.*

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This resource is recommended as eligible for inclusion as a contributing resource in the Village of Franklin Local Historic District under Criteria A: Event (Early Settlement) and under Criteria C: Architecture

26475 Scenic is located on Scenic Drive (formerly Scenic Highway), which appears on the 1857 atlas and may have been a result of the Legislative Act of 1832 that mandated the construction of roads on section lines in townships. The land was purchased in 1860 by early settler John Lock, an immigrant from England classified as a Laborer. John Lock built the first home on the property in 1860, which is purported to be the central core of the structure that stands on this property today. The home is also associated with local builder Art Kreger, who remodeled the structure and constructed the barn in 1940.

*The resource retains integrity under three of the seven aspects, including historic location, setting, and association: The barn sits on its original historic location; the property retains the original setting of the structure on a large wooded lot along a main thoroughfare; the structure retains integrity as having been associated with one of Franklin's early settlers, John Lock, and also with one of Franklin's most recognized citizens, local builder, Art Kreger.*

*The resource does retain integrity of materials, workmanship and feeling as the original structure appears unaltered.*

*It is recommended that the resource located at 26475 Scenic be added to the Franklin Local Historic District as a contributing resource.*

## References

*List references used to research and evaluate the individual property.*

**Historic Preservation. *Intensive Study for 26475 Scenic Drive, 1994.***

**Oakland County Register of Deeds**

**Weir, Lynne B. and Mary Grace York. Village of Franklin Historic and Architectural Survey, 1991.**

**Wendler-Lovell, Jennifer. Village of Franklin Historic and Architectural Survey, 2006.**



# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	26425 Wellington Road				
City/Township, State, Zip Code	Franklin, MI, 48025				
County	Oakland				
Assessor's Parcel #	24-06-252-001				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.525639	Long: -83.307866			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



## Architectural Information

Construction Date	1956
Architectural Style	Neoclassical
Building Form	U-plan
Roof Form	Front Gable
Roof Materials	Asphalt
Exterior Wall Materials	Brick
Foundation Materials	Concrete
Window Materials	Wood, steel
Window Type	varied
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input checked="" type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Village of Franklin Local Historic District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Architecture, Religion, Social History			
Period(s) of Significance	1956 to present			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Franklin Community Church			
Current/Common Name	Franklin Community Church			
Historic/Original Owner	Franklin Community Church			
Historic Building Use	Church			
Current Building Use	Church			
Architect/Engineer/Designer	J. MacDonald Jacob			
Builder/Contractor	Richert, Dreyer and Endress			
Survey Date	2021	Recorded By	Amanda D. Davis	Agency Report #
For SHPO Use Only	SHPO Concurrence?: Y / N		Date:	

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

Two-story front gabled upright portion Neoclassical style brick church building with 2-story pedimented porch, supported by four Tuscan columns, with wing to the south elevation at the rear of the upright. Pediment has half-circle vent in center and a wide frieze with dentils surrounding all three sides. There is a steeple/bell tower with a cross on top, copper steeple portion, wood bell tower and widow's walk with wood turned railings and a clock in the center of an arched vent. Upright has 6/6 double hung windows, 12/9 arched windows and 2 arched steel casement windows flanking the main entry. Main entrance includes a double-door with an elaborately fluted broken pediment entryway surround. The one-story wing has three bays with a double entry door flanked by a large 12 light window on each side. There is a front gabled 1965 addition (Fellowship Hall) to the south, with a pediment broken by an arched multi-light Palladian window. The addition includes a smaller simulacrum of the main bell tower and 9/9 double hung windows flank the entire south elevation.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The property on which the building stands was originally owned by the 2<sup>nd</sup> landowner of what would become Franklin Village, Elijah Bullock, who purchased the land in 1824. Bullock was a blacksmith who had come to Michigan from New York with his small family.

The Franklin Community Church was originally organized in Franklin in 1840 as the Methodist Protestant Church, meeting in their original location on German Mill and Franklin Road. The congregation grew too large for the original space and the organization purchased land west of the Village Green to build a new church building in 1954. A groundbreaking ceremony was held on December 3, 1954 and the doors of the new Franklin Community Church (name change) were opened in 1956. As the congregation grew, a new fellowship hall addition to the south of the main church building was completed in May 1965.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

*This resource is recommended as eligible for inclusion as a contributing resource in the Village of Franklin Local Historic District under Criteria C: Architecture.*

*The Franklin Community Church, located at 26425 Wellington Road, is the oldest continuous organization of any kind in Franklin Village and was one of the first established Methodist Churches in the state of Michigan.*

*The Franklin Community Church building is an excellent example of a Neoclassical church in a rural community, including a variety of distinctive neoclassical features including the 2-story porch on the main façade supported by four Tuscan columns, the elaborate broken pediment on the main entryway as well as the large multi-light windows. The resource possesses integrity in all 7 aspects: it's location and setting on the Village Green mark the building's importance to the community, it is easily accessible by foot to the main Village and can be seen from many areas of downtown Franklin; the design, materials and workmanship typify the neoclassical style of architecture that can be found on other small rural Michigan churches; the structure's association with the Franklin Community Church and the Methodist Church are intact and remain some of the longest running organizational associations in the greater area.*

*It is recommended that the Franklin Community Church be added to the Franklin Village Local Historic District as a contributing resource.*

## References

*List references used to research and evaluate the individual property.*

**Cannon, Bettie Waddell. *All About Franklin from Pioneers to Preservation. Michigan: The Franklin Historical Society, 1979.***

**Franklin Community Church: *Consecration Services, 1956.***

**Franklin Community Church. *"Our 125<sup>th</sup> Anniversary," 1965.***

**Oakland County Register of Deeds**

**Weir, Lynne B. and Mary Grace York. *Village of Franklin Historic and Architectural Survey, 1991.***

# Michigan SHPO Cultural Landscape Identification Form



## Landscape Overview and Location

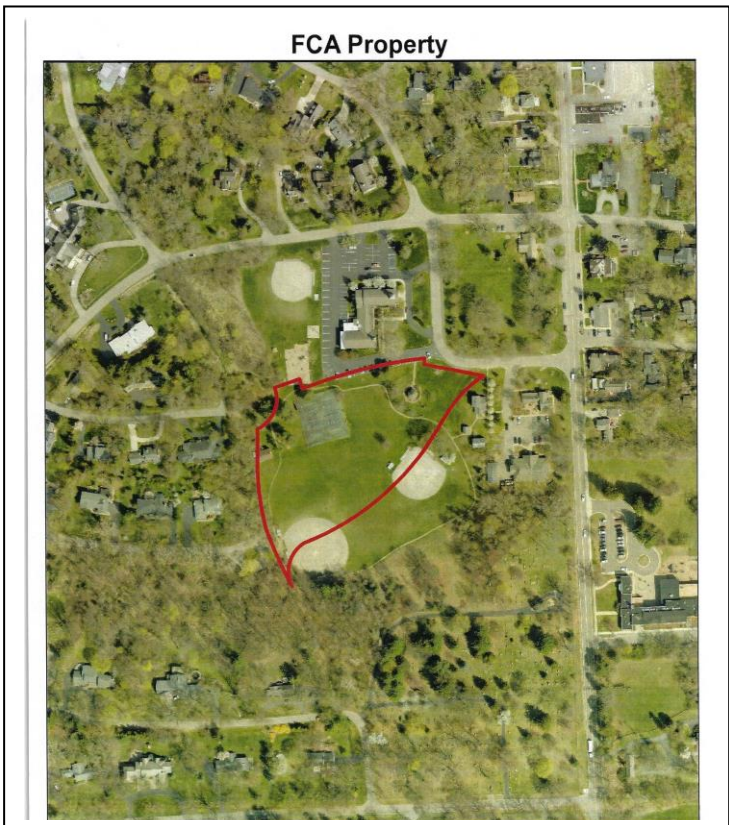
Landscape Historic Name (if applicable)	Village Green		
Current/Common Name (if applicable)	Franklin Community Association Property		
Boundary Description	T1N,R10E,SEC 6 FRANKLIN VILLAGE LOT 81 TO 88 INCL, ALSO SLY ½ OF VAC CAROL DR ADJ TO LOT 86, ALSO VAC PART OF IRVING RD DESC AS BEG AT PT ON WLY LOT LI OF LOT 75 LOC N 30-45-00 W 80 FT FROM SW COR OF SD LOT 75, TH NLY TO SW COR OF LOT 85, TH ELY ALG NLY R.O.W. LI OF IRVING RD TO PT LOC S 15 FT FROM NE COR OF LOT 81, TH ELY TO PT ON SLY R.O.W. LI OF IRVING RD LOCL WLY 76.64 FT FROM NW COR OF LOT 169, TH WLY ALG SLY R.O.W. LI OF IRVING RD TO BEG 8-21-89 CORR		
City, State, Zip Code(s)	Franklin Village, Michigan, 48025		
County	Oakland		
Total Acres in the Landscape	3.21		
Parent Cultural Landscape			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/>

## Landscape Classification and Type

Historic Designed Landscape <input type="checkbox"/>	Historic Vernacular Landscape <input checked="" type="checkbox"/>	Ethnographic Landscape <input type="checkbox"/>	Historic Site <input type="checkbox"/>	Other <input type="checkbox"/>
--	---	---	--	--------------------------------

(Insert aerial photo with boundaries below.)

Historic Use	Open space
Current Use	Community gathering & recreation
Landscape Type (Select one or more of the following)	Garden (private) <input type="checkbox"/>
	Park (public) <input type="checkbox"/>
	Green/Common/Plaza <input checked="" type="checkbox"/>
	Boulevard/Parkway/Trail <input type="checkbox"/>
	Other Transportation <input type="checkbox"/>
	Agricultural <input type="checkbox"/>
	Exhibition/Fairgrounds <input type="checkbox"/>
	Mine/Quarry <input type="checkbox"/>
	Other Industrial <input type="checkbox"/>
	Campus <input type="checkbox"/>
Sports/Recreation <input checked="" type="checkbox"/>	
Cemetery <input type="checkbox"/>	
Commemorative/Memorial <input type="checkbox"/>	
Natural Landform or other Geological Formation: <input type="checkbox"/>	
<input type="checkbox"/> Other, Please Specify:	



## National Register Eligibility

Is the landscape listed in the National Register?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, provide:	Date Listed:	NRIS #:
<i>If not already listed, complete the information below:</i>					
Eligible Under:	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:	a. <input type="checkbox"/>	b. <input type="checkbox"/>	c. <input type="checkbox"/>	d. <input type="checkbox"/>	e. <input type="checkbox"/>
Not Eligible <input type="checkbox"/>					

Form date: 6/25/2019

## National Register Eligibility Continued

Area(s) of Significance					
Period(s) Significance	1945- present				
Integrity – Does the landscape possess integrity in all or some of the 7 aspects?					
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):	
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>
Association <input type="checkbox"/>					
Condition of District?	Good <input checked="" type="checkbox"/>	Fair <input type="checkbox"/>	Poor <input type="checkbox"/>		
Threats to Resource?	None at time of survey				
Survey Date	3-18-2021		Recorded By	Amanda D. Davis	
For SHPO Use Only	SHPO Concurrence?: Y / N			Date:	

## Landscape Description

Provide a description of the landscape, including general character of the landscape, specific information regarding the landscape characteristics, and the qualities distinguishing the landscape from its surroundings. This is required for all landscapes.

Natural Features	
Topography	Well groomed grassy open space with tree line at NW boundary
Vegetation	Shortly cropped grass and few native trees
Water	none
Geology	none
Ecology	none
Climate	
Designed/Cultural Features	
Land use patterns	Open green space, community gathering & recreation
Planting patterns	none
Boundary demarcations	Native tree line at NW boundary, difficult to demarcate other boundaries as there are not physical features designating them as such
Spatial organization/layout	Small gazebo to North East edge of property, baseball diamonds – one at Eastern boundary line, one at SW boundary line
Circulation Networks	n/a

Views and vistas	n/a
Water features	n/a
Buildings, structures, and objects*	Gazebo (modern construction- non-contributing), shed (modern construction- non-contributing)
Small-scale elements (markers, statuary, site furnishings)	n/a
Other (including ephemeral qualities – sounds, activities, wildlife, smells, etc.)	

*\*list and briefly describe each and attach an Architectural Resource Inventory Form for each major resource*

## History of the Cultural Landscape

*Provide a general history that includes the people, trends, and time periods that shaped the landscape over time. This could include information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and recommended for other identification efforts.*

The Franklin Community Association Property is located on land that was never part of a Master Plan or developed since being platted, which resulted in a grand open space on Franklin Road that is known as the Village Green. Local businessman George Wellington Smith preserved most of this land as open space for years, finally selling off large portions to the Village of Franklin, the Franklin Community Association (FCA) and the Franklin Community Church between the years of 1954 and 1973.

The Franklin Community Association (FCA) property has historically been used as a common gathering and sports/recreational space, utilized by the local community during all seasons for a variety of activities. Several baseball diamonds were added to the north boundary of the property at an unknown date and are used by the community at large. The Village of Franklin shares ownership of these baseball diamond resources with the Franklin Community Association, as they are located along a shared property line between the Village property and the FCA property.

A long running event is held on the FCA property and adjacent areas of the Village Green called the Franklin Village Labor Day Round Up. The event was historically known as the Franklin Fall Festival as well for a period of time during the mid-1940s. This event includes a variety of attractions including games, a petting zoo, picnic foods and other family-friendly fun. The event has been held every year since 1945.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the landscape's eligibility for the National Register, including an evaluation under the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all cultural landscapes.*

The determination is that this landscape is **eligible for inclusion as a contributing resource to the Franklin Village Local Historic District.**

The Franklin Community Association (FCA) Property meets Criterion A: Events. The FCA property has been associated with events that have made a significant contribution to the broad patterns of our history. The community gathering space in the form of the Village Green has been in existence in American landscape design since its introduction in the 1630s in New Haven, CT. The Franklin FCA property encompasses a portion of the larger Village Green area shared by the FCA, the Franklin Community Church and the Village Offices. As such, it has been the center of a variety of long-running historic community focused events, most notably The Labor Day Round Up and community baseball games held on the shared baseball diamonds. The Round Up and other events held across the Village Green throughout the year draw members of the local and surrounding communities to gather in fellowship in a common communal area of the Village. The Round Up, known as the Fall Festival in earlier days, has been held in Franklin on this site for 77 years as of the writing of this report.

In relation to the seven aspects of integrity, the following results have been determined. The FCA Property does retain integrity of historic location only in that it is located on a parcel of land that has not been moved. The FCA Property retains no integrity of design as there was not historically any integrity of design to maintain; this was not, and is not today, a professionally designed landscape. The FCA Property does retain integrity of setting as the parcel of land was historically used as open community gathering space and it is currently used for open community gathering space as well as sports/recreation in the form of modern baseball fields. The FCA Property does not retain integrity of materials as there are not identifiable materials that have been used to create this landscape. The FCA Property does not retain integrity of workmanship as it is not, and was not historically, planned or maintained as a professionally designed landscape. The FCA Property does retain integrity of feeling only in that it remains virtually an open space upon sight, as it has historically. The FCA Property does not retain integrity of association with any significant person or group throughout the greater history of the area; all historic associations are purely speculative at this point and unable to be corroborated with documentary evidence.

It is for the above reasons that it is recommended that this the FCA Property be included in the Franklin Local Historic District as a contributing resource.

#### **Detailed Site Plan/Map**

*Provide a full-page site plan or map with important features identified.*

N/A

#### **GIS/Locational Information**

*Please provide the SHPO with GIS shapefiles when available.*

N/A

#### **References**

*List references used to research and evaluate landscape.*

**Cannon, Bettie Waddell. *All About Franklin from Pioneers to Preservation*. Michigan: The Franklin Historical Society, 1979.**

**"Fall Festival to Be September 8- 9-10." *Franklin Village Crier*, 1946.**

**"Franklin Fall Festival Frolic Features Fun." *Franklin Village Crier*, 1949.**

**Oakland County Register of Deeds**



### Site Photographs

*Provide photographs to illustrate the significance of the landscape. These photographs should be two to a page with a brief caption beneath.*



FCA Property, view looking north west, 2021



FCA Property, view looking west, boundary of property lies between the two baseball diamonds visible in this image, 2021



## **Appendix A**

### **Resume**

**Amanda D. Davis, Historic Preservation Consultant**

# AMANDA D. DAVIS

1284 Wellesley Drive ■ Mount Clemens, Michigan 48043  
Mobile: (586) 322-7880 ■ adavis586@gmail.com

## **HISTORIC PRESERVATIONIST CULTURAL RESOURCES SPECIALIST PROFESSIONAL PHOTOGRAPHER**

Knowledgeable and adaptable historic resources professional with an extraordinary record of providing successful consulting advice to historic communities utilizing proven talents in research, surveying and project management. Professional photographer and business owner skilled in attracting clients, organizational management and creative decision making.

---

### **EDUCATION AND CERTIFICATION**

Eastern Michigan University; Ypsilanti, Michigan  
*Master of Science in Historic Preservation Planning*  
University of Michigan – School of Art & Design; Ann Arbor, Michigan  
*Bachelor of Fine Arts in Photography; Magna Cum Laude*

---

### **PROFESSIONAL EXPERIENCE**

AMANDA D. DAVIS PHOTOGRAPHY – *Mount Clemens, MI*  
*Owner/Professional Photographer*

2010 - Present

Established professional photography business to serve clients throughout the Greater Detroit area. Provide services including portraiture, wedding and event photography, architectural and travel photography. Conduct new client development, marketing & promotion, all photographic editing and print sales. Utilize creative software including Lightroom and Photoshop Elements.

VILLAGE OF FRANKLIN – *Franklin, MI*  
*Historic Preservation Consultant*

2007 - Present

Responsible for providing consulting to the Village of Franklin Historic District Commission during monthly commission meetings and to work on special projects on an as-needed basis. Conduct research on a variety of issues related to historic district design guidelines, ordinances and regulation. Photographically document approved projects completed within the historic district.

- Coordinator of the Certified Local Government (CLG) application process, write & manage CLG grant applications and awards, coordinate CLG annual reporting.
- Lead Member of the Historic District Study Committee for modification of the Franklin Village Local Historic District, completed resurvey of entire Village of Franklin at the reconnaissance level, participated in public meetings, advised HDSC on SHPO procedures, conducted research & completed Michigan SHPO Architectural Properties Identification Forms, prepared final report for submission to the SHPO, continue to manage modification process and procedures.

THE MANNIK AND SMITH GROUP, INC. – *Maumee, OH*  
*Cultural Resources Specialist*

2007/2009

Chosen by the Cultural Resources arm of this respected full-service engineering consulting firm to serve as a consultant on historic preservation-related projects. Conducted reconnaissance surveys, research and report writing for historic communities in Michigan.

- Collaborated with a team to survey over 2000 residential properties over 50 years of age within Orion Township and determined the level of historic integrity for each structure, which assisted the Township with rewriting their Master Plan.
- Conducted survey of Marine City Water Works (Marine City, MI), including photographing the structure and preparing a Historic Context and Statement of Architectural Significance to be utilized in determining eligibility for the National Register as part of the Section 106 review process.

MOTOR CITIES AUTOMOBILE NATIONAL HERITAGE AREA – *Detroit, Michigan*

2004

*Contract Photographer*

Conducted photographic documentation of historic and cultural sites in associated with the automobile in Southeast Michigan. Produced 35mm color and black and white photography, digital photography as well as print editing with Adobe Photoshop 7.0.

VILLAGE OF FRANKLIN – *Franklin, Michigan*

2002

*Student Consultant*

Student Consultant for the Village of Franklin NRHP Boundary Increase (2005) directly related to the Preservation Research Techniques class of Eastern Michigan University's Historic Preservation Graduate Program. Responsible for researching residential and commercial properties in Michigan's first nationally registered historic district to assist the community with the revision of their original national register nomination forms. Conducted Land Patent, chain of title, archival and genealogical research on each property and its owners throughout history.

EASTERN MICHIGAN UNIVERSITY HISTORIC PRESERVATION FIELD SCHOOL – *Fayette, Michigan*

2002

*Field School Participant*

Involved with the restoration of an 1890s Supervisor's Home at the Fayette National Historic Site in Garden, MI. Tasks included foundation stabilization and rebuilding, preparing and applying wet plaster, both patches and whole wall surfaces, as well as the completion of several detailed scale drawings of the interior wall surface of the building. Also participated in interpretive exercises for this property.

CITY OF SYLVANIA – *Sylvania, Ohio*

2002

*Student Consultant*

Participated in the first historic resource survey for the City of Sylvania as part of the EMU Historic Preservation Graduate Program. This survey was used to assist the city with the process of designating official local historic districts and individual resources. Conducted extensive research on three residential and two commercial properties. Utilized Sanborn Insurance Maps to complete a reconnaissance level survey of the proposed historic districts. Completed both the National Register of Historic Places Application and the Historic American Buildings Survey (HABS) report for one of the most significant commercial structures in the community, the Chandler Hardware Building.

NA'ALEHU THEATRE GROUP – *Na'alehu, Hawaii*

2001

*Grant Writing Intern/Summer "Alu Like" Moderator*

Served as the intern for this small non-profit organization located in an historic Art Deco plantation movie theater on the island of Hawaii. Primary duties included fundraising and non-profit administration experience. Responsible for attending Ka'u District planning meetings to observe small-town community dynamics as well as the overall planning process.

- Conducted extensive research before beginning the internship, which concentrated on Hawaiian history and government, geography and geology and cultural and land rights issues.
- Participated in the writing and submission of a successful capacity building grant through HUD's Research and Development Department, which resulted in an award of \$90,000 to the Na'alehu Theatre Group.
- Wrote a grant application to the Hawaii Tourism Authority requesting funds to be used in cultural education, skills training for local youth and theater enhancement programs.
- Successfully marketed and sold advertising space in a local history brochure to Ka'u District business owners, which assisted 4-H youth in the creation of a program to support children's acting classes.