

Village of Franklin Historic District Design Guidelines



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Introduction

Congratulations! As a property owner in Franklin's Historic District, you play a very important role in the preservation of the district's heritage and unique character. This booklet describes the design review process required for exterior changes to your historic building and property, and provides guidance on which treatments are appropriate for maintaining and/or rehabilitating these resources.

What is a Historic District?

A historic district is an area designated as having aesthetic, architectural, historical, cultural, or archaeological significance that is worthy of protection and enhancement. Franklin's Historic District is a distinctive collection of historic structures, streets, trees and landscape features, which encompasses the historic core of the village. The historic district was established with the intention of protecting and maintaining these historic resources and the cultural heritage of Franklin. In addition, the historic district is a way to ensure that new development is compatible with the village's historic character. The district reflects pride in the character of the village and a desire on the part of property owners and the village to protect these assets.



In addition to protecting Franklin's heritage, the historic district fosters civic beauty and is a valuable asset to the identity of the village. There are also several financial incentives for historic district property owners. Properties located within historic districts have often been shown to increase in value, due in part to the availability of federal and state tax credits for rehabilitating historic buildings. Tax credits encourage property owners within historic districts to increase the amount that they invest into their properties. This investment improves property maintenance, makes the area more attractive, and encourages people to visit or buy real estate. For more information on tax credits, please see page 27 of this booklet or visit the National Park Service website at www.nps.gov.

The historic district was not created to prevent changes to historic properties, but rather to guide changes so that the overall historic character of the district is maintained. **If your property lies within the historic district, a special review process is required for exterior alterations, demolition or new construction. Interior work is not subject to design review.** The review process ensures that proposed work is compatible with the nature of the historic property and with the character of the historic district as a whole.

Overview of the Design Guidelines Booklet

Design Guidelines are intended to guide property owners in planning work that is consistent with the character of the historic district. This booklet describes solutions for rehabilitating and properly caring for historic properties. The design guidelines apply to residential as well as commercial structures located within the historic district. **However, the guidelines apply only to work on the exterior of buildings.** The guidelines, along with the Secretary of the Interior's Standards for Rehabilitation, are used by the Historic District Commission when reviewing applications for any exterior changes to historic district resources.

Historic District Ordinance

In order to achieve the goal of preserving Franklin's Historic District, a historic district ordinance has been established. The ordinance sets forth the requirement that all actions affecting the exterior appearance of a resource within the historic district must be reviewed by the Historic District Commission before a permit for such activity can be granted. The complete ordinance can be viewed at www.franklin.mi.us/govern/laws/lawjump.htm.



The Historic District Commission

The purpose of Franklin's Historic District Commission is to safeguard the heritage of the historic district, including its cultural, social economic, political and architectural history. The Historic District Commission's goals also include stabilizing and improving property values in the historic district and surrounding areas, fostering civic beauty, strengthening the local economy, and promoting the use of historic districts for the education, pleasure, and welfare of the citizens of the village.

The primary responsibilities of the Historic District Commission are to review all plans for the construction, addition, alteration, repair, moving, excavation or demolition of resources in the historic district. It is the intent of the Historic District Commission to work cooperatively with property owners throughout the design review process. The commission only reviews the exterior features of a resource unless the interior work will cause visible changes to the exterior. The commission follows the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures and these guidelines when reviewing plans. The Secretary of the Interior's Standards are ten basic principles that were developed to guide appropriate rehabilitation work on historic buildings. The commission also reviews plans for major changes to open spaces in the historic district, such as the removal of large trees and changes to significant landscape features.

The Historic District Commission consists of seven members, all of whom live within the Village of Franklin and serve without compensation. The Commissioners are appointed by the Village Council for three year terms of office. Members of the Commission may be reappointed after their terms expire.



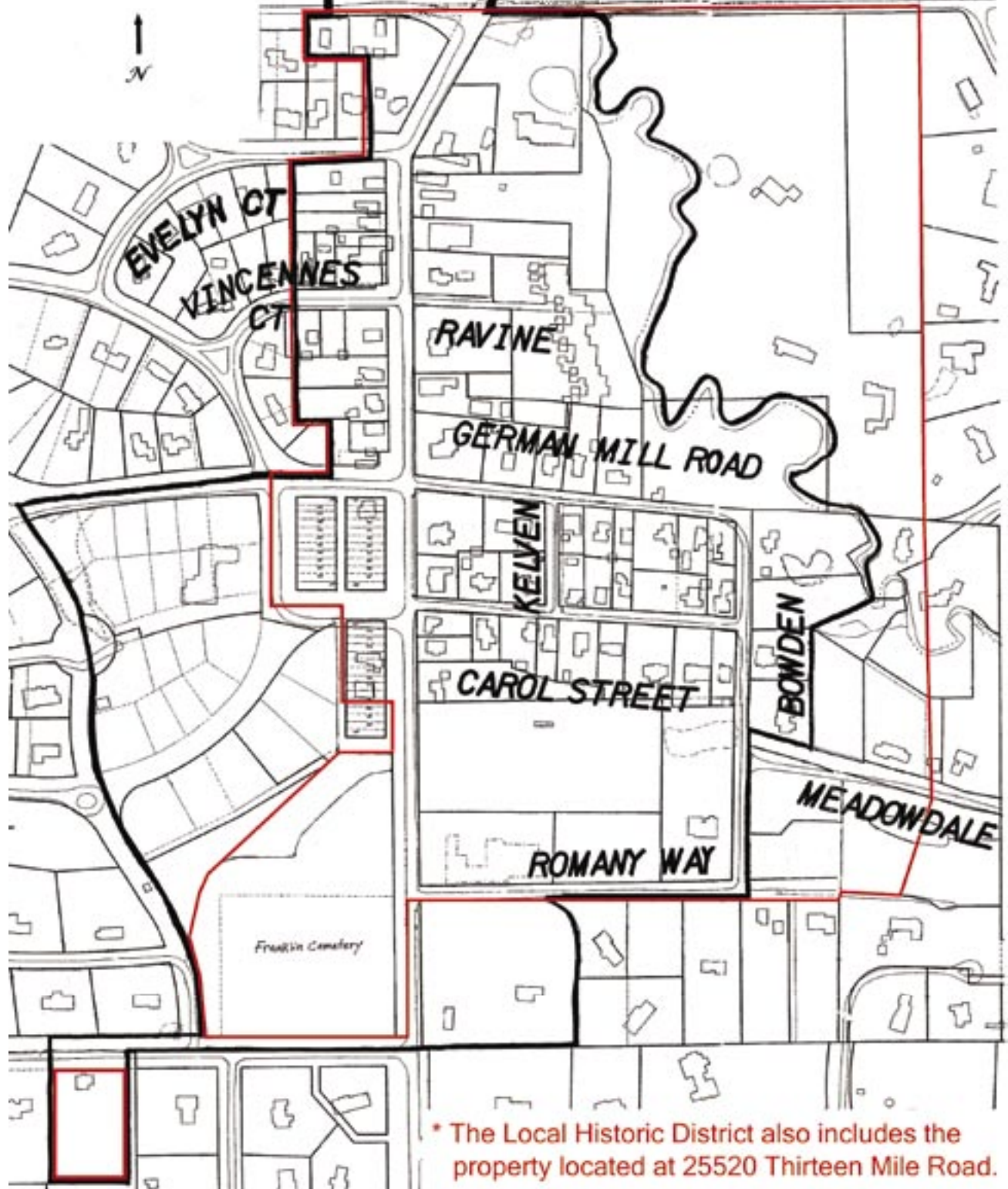
The Local and National Historic District

The Village of Franklin has both a National and a Local Historic District. Franklin's National Historic District was established in 1969, when the Historic District was listed on the National Register of Historic Places. The Local Historic District was established in 1971, which allowed for the process of design review by the Historic District Commission. The boundaries of the National and Local Historic Districts are similar, but do vary somewhat. The map on the following page shows the boundary of the National Historic District in black, and the boundary of the Local Historic District in red.

Village of Franklin
National and Local
Historic Districts

— National Historic District
— Local Historic District *

FOURTEEN MILE RD.



* The Local Historic District also includes the property located at 25520 Thirteen Mile Road.

Boundary Description of the Local Historic District

The Franklin Historic District is located in Southfield Township, (T1N, R10E) Oakland County, Michigan. The boundary is described as: BEGINNING at the northeast corner of Section 6 in Fourteen Mile Road, thence South along the east section line to the south right of way of Meadowdale; thence Southeasterly along the south right of way of Meadowdale to the northeast corner of Lot 1, "Romany Way Subdivision"; thence Southwesterly to the southeast corner of Lot 1; thence West along the south line of Lot 1, to Romany Way; thence South to the south right of way of Romany Way; thence West along the south right of way of Romany Way to the east right of way of Franklin Road; thence South along the east right of way of Franklin Road to its intersection with the centerline of Scenic Highway 6; thence West along the centerline of Scenic Highway 6 to the east right of way of Drummond Court (also known as Brandingham Street); thence North along the east right of way of Drummond Court (also known as Brandingham Street) and the west line of the Cemetery (also known as Lot 54 and part of Lot 53, "Supervisor's Plat No. 8"); thence following the west line of the Cemetery parcel and along a curve to the right to a point of tangency; thence extending Northeasterly to the southeast corner of Lot 79, "Franklin Village Subdivision"; thence East along the south line of "Franklin Village Subdivision" to the centerline of Franklin Road; thence North along the centerline of Franklin Road to a point on the centerline of Franklin Road east of the extension of the south line of Lot 178; thence West along the south line of Lot 178; being the south side of the parking lot at the Village Hall and Police Department to the east right of way of the 20 foot alley which is the southwest corner of Lot 178; thence North along the east right of way of the 20 foot alley to the centerline of Irving Road (also known as Carol Court); thence West along the centerline of Irving Road (also known as Carol Court) to the centerline of Normandy Road; thence North along the centerline of Normandy Road to the centerline of Wellington Road; thence East to a point on the centerline of Wellington Road, which is the extension of the west line of Lot 156, "Franklin Village Subdivision"; thence extending North along the west line of Lot 156, and through Outlot "A" of "Supervisor's Plat No. 8" to the south line of Lot 14; thence West to the southeast corner of Lot 14; thence North along the west line of the "Supervisor's Plat No. 8" to the northwest corner of Lot 4, "Supervisor's Plat No. 8"; thence Northeasterly to the southeast corner of Outlot "C", "Franklin Village Subdivision"; thence North along the east line of Outlot "C" to the south line of Lot 2, "Supervisor's Plat No. 8"; thence West along the south line of Lot 2 to the southwest corner of Lot 2; thence North along the west line of Lot 2 to the centerline of Fourteen Mile Road; thence East along the centerline of Fourteen Mile Road to the POINT OF BEGINNING.

Boundary Description of the National Historic District

Beginning at a point at the southeast corner of the intersection of the south side of W. Fourteen Mile Road and Franklin Road, thence east along the south side of W. Fourteen Mile Road to its intersection with the eastern bank of the Franklin River. Thence southerly along said bank meander to its intersection with the easternmost property line of Lot 279-002 extended to the west bank of the Franklin River. Thence along the southern boundary of Lot 279-002 southwest until reaching the northeast corner of Lot 279-003 (32350 Bowden Street). Thence south along its eastern boundary and continuing south along the eastern boundary of Lot 279-004 (32320 Bowden Street), until reaching the north side of Meadowdale Street. Thence along Meadowdale Street west to the western boundary of Lot 279-004, thence south along the east side of Bowden Street, extended across Romany Way to the south side of Romany Way. Thence along the south side of Romany Way west to the northeastern corner of Lot 280-003 (32020 Franklin Road). Thence south along this eastern property line to the south property line of said property, thence west along the south property line to its intersection with the east side of Franklin Road. Thence west across Franklin Road to its intersection with the south side of Scenic Hwy. Thence west along the south side of Scenic Hwy to the intersection with the northeast corner of Lot 401-003 (26475 Scenic Hwy). Thence south, west, and north following the property lines of lot 401-003 extended to the intersection with the north side of Scenic Hwy. Thence east to the intersection with the east side of Drummond Ct. (aka Brandingham St.). Thence northerly along the eastern side of Drummond Ct. extended to its intersection with the northern side of Wellington Street. Thence east to the intersection with the western boundary of Lot 205-013 (32611 Franklin Rd.) and continuing north until reaching the southern boundary of Lot 205-010 (32647 Franklin Rd.). Thence west to the southwest corner of Lot 205-010, thence due north along the western boundaries of the following Lots: 205-009 (32663 Franklin Rd.), lot 205-006 (25243 Vincennes Ct.), crossing Vincennes Ct. and continuing along the western property lines of Lot 203-010 (26246 Vincennes Ct), Lot 203-019 (32749 Franklin Rd.), Lot 203-018 (32751 Franklin Rd.), and Lot 203-012 (32767 Franklin Rd.) to the intersection with the southern side of Evelyn Ct. Thence east along the southern side of Evelyn Ct. until reaching a point opposite the western boundary of Lot 202-013 (26210 Evelyn Ct.) thence north along the western boundary of Lot 203-013 to its intersection with the southern boundary of Lot 202-015 (26265 W. Fourteen Mile Rd.). Thence west along the southern boundaries of Lot 202-015 and Lot 202-005 (26285 W. Fourteen Mile Rd), to the southwest corner of Lot 202-005. Thence north along the west boundary of Lot 202-005 to its intersection with the south side of W. Fourteen Mile Rd. Thence east along W. Fourteen Mile Rd. to a point opposite the western boundary of 7450 Franklin Rd (Franklin Cider Mill). Thence following the western and northern boundaries of 7450 Franklin Rd. to the intersection with the west side of Franklin Rd. Thence south along the west side of Franklin Rd. and continuing south across W. Fourteen Mile Rd to the point of beginning.

Philosophy of Design Review

A design review process has been established to ensure the protection of the character that makes Franklin's Historic District unique. The goal of design review is to safeguard the resources that reflect the social, cultural, and architectural history of Franklin. During the design review process, plans for work on the exterior of historic resources are examined and evaluated by the Historic District Commission before work may begin. This process protects the historic district from unmanaged change by promoting approaches that are appropriate. The design guidelines that are used as a basis for this review emphasize the importance of repairing historic elements rather than replacing them, retaining and maintaining original features, and protecting the historic character of the property.



The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are ten principles created to guide appropriate work on historic resources. Rehabilitation is the most common historic preservation treatment today, because it preserves the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Secretary of the Interior's Standards describe rehabilitation as: The act or process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards apply to historic buildings of all periods, styles, types, materials, sizes, and occupancy. They apply to both the exterior and interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction. The Standards are to be applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Secretary of the Interior's Standards for Rehabilitation are used by the State Historic Preservation Office and the National Park Service to determine if rehabilitation work carried out on a historic resource is a certified rehabilitation eligible to receive tax credits. Franklin's Historic District Commission also uses the Standards to review the appropriateness of proposed changes to historic resources in the district.

The Ten Standards for Rehabilitation

Below are the Secretary of the Interior's Standards for Rehabilitation with a brief explanation of each standard in red.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

It is preferred that a building be used for its historic purpose, which tends to minimize the need for change. If this is not possible, a change of use is allowed, such as using a residential building for a commercial purpose. However, only minimal changes to historic materials, features, finishes and spaces will meet Standard 1.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The special visual qualities of a historic building should be preserved. Removing, altering, or covering over distinctive materials, features, finishes and spaces is inappropriate. However, making changes to a non-significant rear elevation may be acceptable if the alterations are in keeping with the overall appearance of the building.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Applying architectural elements or decorative details of an earlier or later style will falsify the building's history and will not meet Standard 3.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

A historic building reflects its original construction as well as its various changes over time. Alterations and additions may have acquired significance in their own right because they provide evidence of the evolution of the building or are important examples of an architectural style, material, or method of construction. Standard 4 requires that significant later changes be retained during rehabilitation.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Architectural features play an important role in defining the historic appearance of a building. Altering or removing distinctive features will not meet Standard 5.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

It is best to retain and repair historic features, but when a distinctive feature is too deteriorated to repair, it should be replaced. The replacement should match the historic one, preferably using the same materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Buildings are cleaned to remove pollutants, chemicals, or soil from the surface. It is important that destructive cleaning methods be avoided and only gentle methods are used. Sandblasting destroys the surface of brick and stone, will pit metal surfaces, and raise the grain on wood surfaces. The incorrect use of chemicals, water or steam may also damage historic materials and will not meet Standard 7.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

During rehabilitation, if an archaeological discovery is made, a trained archaeologist should be called in to evaluate the findings. Significant archaeological resources should be protected and preserved. If this is not possible, the archaeological resource should be documented and recovered according to accepted practices.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

When an addition or exterior alteration to a historic building is necessary, it must be designed with sensitivity to protect distinctive historic materials from damage. The new work must also be compatible with the historic character of the building. However, a new addition should not so closely resemble the historic building that the old and new portions are indistinguishable.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standard 10 is also referred to as the “principle of reversibility”. A new addition should be constructed in a manner that would allow the building’s distinctive form and materials to be kept intact if the addition is removed at a later date.

The Design Review Process

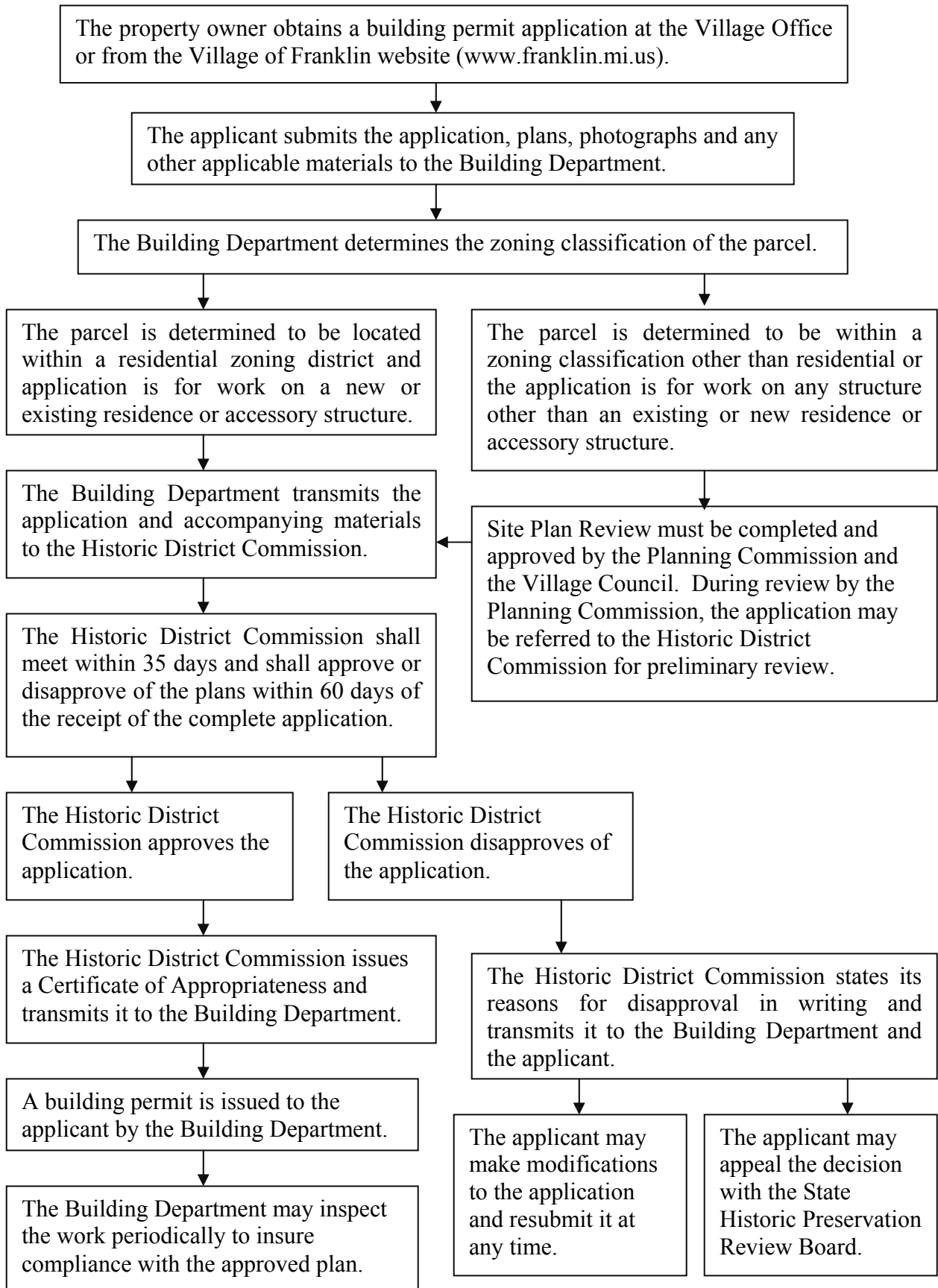
The design review process begins when a historic district property owner submits an application for a building permit to construct, alter, repair, move, add to, excavate or demolish a resource in the historic district. The application, along with good quality color photographs and plans showing the structure in question and its relation to adjoining structures, must be submitted to the Building Department. The Building Department will then transmit the application, plans and any additional information to the Historic District Commission for review. Some applications may require site plan review to be completed prior to review by the Historic District Commission. The Building Department will not issue a permit, and work cannot begin until the Historic District Commission has issued a Certificate of Appropriateness or a Notice to Proceed.

Once a complete application has been received by the Building Department, the application will be transmitted to the Historic District Commission. The Commission must meet and review the application within 35 days after the complete application has been received by the Building Department. The Commission must approve or disapprove of the application within 60 days after the complete application has been received by the Building Department. If the Historic District Commission approves the application, it will issue a Certificate of Appropriateness, which will then be transmitted to the Building Department. After the Certificate of Appropriateness is issued and a Building Permit is granted, the Building Department will inspect the work from time to time to insure compliance with the approved plan.

If the Historic District Commission disapproves of the application, it will state the reason for doing so in writing and transmit it to the Building Department and the applicant. The applicant may make modifications to the application and resubmit it at any time after doing so. If an applicant is aggrieved by a decision of the Historic District Commission, he or she may file an appeal with the State Historic Preservation Review Board.

If a property owner fails to obtain a building permit before performing work and the Historic District Commission finds that the work does not qualify for a Certificate of Appropriateness, the Commission may require an owner to restore the resource to the condition that the resource was in before the inappropriate work was performed, or modify the work so that it qualifies for a Certificate of Appropriateness.

Design Review Process Flow Chart



Design Guidelines of the Historic District

Additions

1. Additions to historic buildings should only be considered after it has been determined that the new use cannot be successfully met by altering non-character defining interior spaces.
2. Construct the new addition so that there is the least possible loss of historic fabric and so that the character defining features of the historic building are not damaged, destroyed, or obscured.
3. Design additions so that they are compatible in mass, scale, color, material, roof shape and character with the original structure.
4. The addition should be clearly differentiated from the original structure and should not attempt to imitate an earlier architectural style.
5. Locate the addition onto the rear elevation, or a non-visible secondary elevation, not the primary façade.
6. Design the addition so that it is secondary, or subordinate, to the original structure in scale, design, and placement.
7. It is recommended that original exterior walls be kept intact and existing openings be utilized for connecting the addition to the original structure.
8. Additions should not be created through the enclosure of a front porch or prominent side porch.
9. Design additions so that they do not significantly change the proportion of built mass to open space on the individual site, or change the overall character of the site. Significant site features and trees should be retained.

Ancillary Structures

1. Retain and preserve garages, carriage houses, storage buildings, sheds and other accessory structures that contribute to the historic character of the individual building or the historic district.
2. Retain and preserve the character defining materials, features, and details of ancillary buildings, including foundations, roofs, siding, masonry, doors and architectural details.
3. Maintain and repair ancillary structures according to the pertinent guidelines.
4. If it is necessary to replace a deteriorated element or detail of an ancillary structure, replace only the deteriorated portion in kind rather than the entire feature. Match the original element in design, dimension, texture, color and material.
5. If a historic ancillary structure is missing or deteriorated beyond repair, replace it with a design based on documentation or a new design compatible in form, scale, size, materials and finish with the principal building on the site. Maintain the traditional height and proportion of ancillary structures in the historic district.
6. Prefabricated ancillary buildings must be compatible in size, scale, form, height, proportion and materials with historic ancillary structures in the district.
7. It is not appropriate to introduce an ancillary structure that will detract from the historic character of the principal building and the site, or that requires the removal of a significant building element or site feature.
8. Features or details that create a false sense of history should not be added to ancillary structures.



Architectural Details

1. Eaves, brackets, dentils, cornices, molding, trim work, shingles, columns, pilasters, balustrades or any decorative or character defining feature should be retained, maintained and preserved.
2. If it is necessary to replace an architectural detail, replace only the deteriorated portion in kind rather than the entire feature. Match the original detail in design, dimension, texture, color and material. Consider a compatible substitute material only when using the original material is not technically feasible.
3. If an architectural detail is missing or deteriorated beyond repair, replace it with a design based on physical, pictorial or historical documentation or a new design compatible in form, scale, location, materials and detail with the original element. Consider a compatible substitute material only when using the original material is not technically feasible.
4. It is not appropriate to add architectural details in an attempt to create a false historical appearance.



Brick and Masonry

1. Brick, stone, terra cotta, granite, stucco, slate and concrete elements that are original to the building should be retained, maintained and preserved. This includes masonry walls, foundations, roofing materials, chimneys, steps, piers, columns, lintels and sills.
2. Inspect surfaces and features for signs of moisture damage, vegetation, structural cracks or settlement, deteriorated mortar and loose or missing masonry units.
3. Provide adequate drainage to prevent water from standing on flat surfaces, collecting on decorative elements, or along foundations.
4. Brick and masonry should be cleaned only when necessary to remove heavy soiling and to stop deterioration.
5. Brick and masonry should not be sandblasted or subjected to any kind of abrasive cleaning or high-pressure water cleanings. Surfaces should be cleaned using the gentlest method possible, such as low-pressure water and detergents, using natural bristle brushes.
6. Repoint masonry if mortar is cracked, crumbling or missing, or if loose bricks, damp walls or damaged plasterwork are evident.



7. Repointing should only be done where necessary. Mortar should not be removed from sound joints and be repointed to achieve a uniform appearance.
8. Repointing should match the width, depth, color, raking profile, composition and texture of the original mortar.
9. Repointing should never be done with Portland Cement or other hard mortars. Original mortar compounds should be determined through mortar analysis. Original mortar compounds allow for expansion and contraction, while hard mortar or cement prevents the expansion and contraction process.
10. Mortar should be removed using hand tools. Electric tools can damage older brick.
11. Repair masonry features by patching, piecing or consolidating the masonry using recognized preservation methods.
12. Features that are missing or too deteriorated to repair can be replaced if they are accurately duplicated. Only the deteriorated element should be replaced.
13. It is not appropriate to paint or stucco masonry surfaces that were not painted or stuccoed historically. Repaint previously painted masonry surfaces in colors that are appropriate to the historic material, building, and the historic district.
14. Paint removal should not be done if the paint is firmly adhered to the masonry surface.

Chimneys

1. Chimneys that are dominant features of the structure should be retained, maintained and preserved.
2. Non-functional chimneys should be maintained and should not be removed above the roofline.
3. When necessary, chimneys should be repointed and cleaned according to the masonry guidelines to match original colors, shape, brick pattern and tooling.
4. If reconstruction of a chimney is necessary due to structural instability or deterioration, it should be rebuilt in the original configuration.



Decks

1. Decks should be located so that the historic fabric of the building and its character defining features are not damaged, destroyed or obscured.
2. Decks should only be constructed on the rear elevation of the building, inset from the rear corners, so that they are not visible from the street.
3. The deck should be self-supporting, so that it may be removed in the future without damage to the historic structure.
4. Design and detail the deck, including its railings and steps, to reflect the materials, scale and proportions of the building.
5. It is not appropriate to introduce a deck if doing so will require the removal of a significant building element or site feature such as a porch or a mature tree.
6. It is not appropriate to introduce a deck if it will detract from the historic character of the building or the site, or significantly change the proportion of built area to open space for a specific property.

Demolition

1. Demolition of significant buildings, structures, additions, features, sites, objects or trees within the historic district should be avoided. Demolition is irreversible and alters the essential character and integrity of the historic district.
2. Demolition of a building or structure which contributes to the historic district should not occur unless:
 - Public safety and welfare requires removal of a building or structure.
 - Economic hardship (no reasonable return on or use of the building or structure exists) has been demonstrated or proven.
 - Severe structural instability or deterioration of a building or structure has been proven to the satisfaction of the Building Official and the Historic District Commission.
 - The building has lost its original architectural integrity and no longer contributes to the district.
 - No other reasonable alternative is available, including relocation of the building.
3. Before demolition, a site plan illustrating proposed site development and plantings must be submitted to the Historic District Commission.
4. Before demolition, work with the Historic District Commission and other interested parties to salvage usable architectural materials.

Demolition By Neglect

1. Neglect in maintaining, repairing or securing a historic resource that results in the deterioration of an exterior feature of the resource or loss of the structural integrity of the resource is considered “demolition by neglect.”
2. If the Historic District Commission finds that a historic resource is threatened by demolition by neglect, the Commission may do either of the following:
 - Require the owner of the resource to repair all conditions contributing to demolition by neglect; or
 - If the owner does not make the repairs within a reasonable time, the Commission or its agents may, after approval of the Village Council, enter the property and make such repairs as are necessary to prevent demolition by neglect. The cost of the work shall be charged to the owner and may be levied by the Village of Franklin as a special assessment against the property.

Doors

1. Doors that contribute to the historic character of the building should be retained, maintained and preserved. This includes functional and decorative features such as frames, glazing, panels, sidelights, transoms, surrounds, thresholds and hardware.
2. Doors should be preserved in their original location, size and design and with their original materials.
3. Non-original door openings should not be added to primary facades or to visible secondary elevations.
4. Historic doors should be repaired rather than replaced. If replacement is necessary due to severe deterioration, the replacement should match the original in material and design, and reuse serviceable hardware when possible.
5. Inspect doors regularly for deterioration, moisture damage, paint failure and corrosion.
6. Apply protective coatings when necessary.
7. Storm doors should not obscure or damage the existing door or frame. New storm doors should be full light, with a painted, stained, or baked-enamel finish color that is compatible with the color of the existing door.



Fences and Walls

1. Iron, wood, stone, stucco, concrete or brick fences that contribute to the overall historic character of a building or site should be retained, maintained and preserved. This includes both functional and decorative elements of the fence or wall, such as gates, decorative rails and pickets, pillars, posts and hardware.
2. Wood, masonry and metal elements of fences should be protected and maintained through appropriate surface treatments. Follow the guidelines for wood and masonry where applicable.
3. Fences and walls should be repaired using recognized preservation repair methods for the material or surface coating.
4. If it is necessary to replace a deteriorated element of a wall or fence, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern, color and material.
5. If it is necessary to replace an entire wall or fence because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, pattern, color and material.
6. Replace missing walls or fences with a new wall or fence based on accurate documentation of the original, or with a new design that is compatible with the historic character of the building and the district.
7. Covering historic fences or walls with contemporary substitute coatings or materials is not appropriate.



Foundations and Exterior Walls

1. Foundations and exterior walls that contribute to the historic character of a building should be retained, maintained and preserved.
2. Wall and foundation materials such as brick, stucco, stone, wooden shingles, wooden siding, and asbestos siding should be retained and preserved.
3. Adequate drainage should be provided to prevent water from collecting on decorative elements or along foundations.
4. It is not appropriate to remove or cover any material detail associated with exterior walls, including decorative shingles, panels, brackets, bargeboards and cornerboards.
5. Attempting to create a false historical appearance by introducing non-original features or details to an exterior wall is not appropriate.
6. Introducing new features such as window or door openings, bays, vents, balconies, or chimneys is not appropriate if it will compromise the architectural character of the building.
7. Repair foundations and wall surfaces, details and features using recognized preservation repair methods for the material.
8. If it is necessary to replace a deteriorated element, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, color and material.
9. If it is necessary to replace an entire wall or feature because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color and material.
10. Replace missing walls or foundations with a new wall or foundation based on accurate documentation of the original, or with a new design that is compatible with the historic character of the building.

Gutters

1. Boxed or built in gutters should be repaired rather than replaced if possible. It is not appropriate to replace built in gutter systems with exposed gutters.
2. If replacing gutters and/or downspouts, retain the shape of traditional half round gutters and downspouts.
3. Gutters should provide proper drainage through the use of downspouts and flashing if needed to avoid water damage to the building.
4. Downspouts should be located away from significant architectural features of the building.

Landscaping

1. Landscaping features that contribute to the character of the historic district, such as trees, hedges, gardens, yards, arbors, ground cover, fences, patios, terraces, fountains, site topography and significant views and vistas should be retained, maintained and preserved.
2. Seriously diseased or severely damaged trees or hedges should be replaced with a new tree or hedge of a similar or identical species. It is not appropriate to remove healthy, mature trees.
3. Additions or new construction should be designed so that large trees and other significant site features are preserved.
4. Landscaping should not overwhelm a building or conceal or obscure its primary façade.
5. Significantly reducing the proportion of built area to open space through new construction, additions, or surface paving is not appropriate.
6. Contemporary equipment such as satellite dishes, solar collectors, playground equipment, mechanical units, and storage units should be screened from view.
7. Substantially altering the topography of a site through grading, filling or excavating is not appropriate.



New Construction

1. New buildings should be compatible with surrounding buildings that contribute to the character of the historic district in terms of height, form, size, scale, massing, proportion, roof shape, materials, setback, orientation, spacing and distance from adjacent buildings.
2. The design of new buildings should be compatible with, but discernable from, historic buildings in the district.
3. Window and door openings should be compatible with the surrounding historic buildings in placement, scale, orientation, proportion and size.
4. Windows and doors should be compatible with the surrounding historic buildings in material, subdivision, proportion, pattern and detail.
5. Materials and finishes should be compatible with surrounding historic buildings in terms of composition, scale, pattern, detail, texture, finish and color.

Paint and Paint Colors

1. Previously painted building surfaces and site features should be protected by maintaining a sound paint film.
2. When repainting, paint colors appropriate to the historic district and the architectural style of the building should be used. Paint colors should be approved by the Historic District Commission before work begins.



3. A guidelines booklet for appropriate paint colors is available at the Village Office.
4. Painting brick, stone, copper, bronze, concrete or cement block surfaces that were historically unpainted is inappropriate.
5. Stripping historically painted wood surfaces down to bare wood and applying clear stains or other sealers to create a natural wood appearance is inappropriate.
6. Removing paint through destructive methods such as sandblasting, waterblasting, power washing or the use of propane or butane torches is not appropriate. Use the gentlest means possible, such as hand scraping and hand sanding.

Porches

1. Porches that contribute to the historic character of the building should be retained, maintained and preserved. This includes functional and decorative elements such as columns, pilasters, piers, entablatures, balustrades, steps, railings, floors and ceilings.
2. Wood, masonry, and metal elements of porches should be protected through appropriate surface treatments such as cleaning, rust removal and reapplication of protective coating systems.
3. Enclosing a porch in a manner that results in a diminution or loss of historic character is not appropriate. In most cases, enclosing a front porch is not appropriate.
4. If it is necessary to replace a deteriorated porch detail, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, color and material.
5. If it is necessary to replace an entire porch because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color and material.
6. Removing a deteriorated porch and then not replacing it is inappropriate.
7. Replace missing historic porches based on accurate documentation of the original, or with a new design that is compatible with the historic character of the building.



Relocation

1. Relocation of a historic building or structure is only appropriate if it is threatened by demolition or if it is surrounded by an environment that is not compatible with an adaptive use.
2. The building or structure must be structurally sound enough to survive a move.
3. There must be an appropriate and practical use for the building or structure at its new site.
4. Before moving the building or structure, its original setting and context must be documented with photographs, site plans and written statements that record existing conditions.
5. A building or structure can only be relocated within the historic district if it is determined by the Historic District Commission to be architecturally compatible with the adjacent buildings, and that the relocation of the building will not damage existing historic district buildings or their site and setting.
6. A site plan for the new location of the relocated building must be submitted to the Historic District Commission before the move, and must include site features, plantings and information on any ancillary structures.
7. A site plan for the original location of the building must be submitted to the Historic District Commission before the move, and must include proposed site features and plantings of the original site after the relocation.
8. Contractors with experience in moving historic buildings must be used to determine the structural condition of the building before the move, coordinate the move with the utility companies and appropriate village departments, and minimize structural damage during the move.
9. Significant features of the original site, the new site, and the route of the move must be protected during the relocation.

Roofs

1. Functional and decorative features of a roof that are important in defining the overall historic character of the building should be retained, maintained and preserved. This includes design elements such as roof shape and patterning, and decorative features such as cupolas, cresting, chimneys, and weathervanes. Materials such as slate, wood, clay tile and metal should also be preserved.



2. Maintain a weather-tight roof for the protection of the entire structure.
3. Changing the configuration of the roof by adding dormer windows, balconies, vents or skylights is not appropriate if it compromises the historic character of the building.
4. Removing a roof feature, such as a chimney, rather than replacing it is not appropriate.
5. Air conditioners, satellite dishes, solar collectors, transformers and antennas on roofs should be installed on inconspicuous elevations.
6. Repair roofs by reinforcing historic materials when possible.
7. Reuse intact slate or tile when the substrate needs replacement.
8. Replace deteriorated flashing as necessary.
9. If it is necessary to replace a partially deteriorated material or feature, replace only the deteriorated portion in kind rather than the entire roof or feature. Match the original in design, dimension, color and material. Consider using compatible substitute materials only if using the original material is not technically feasible.
10. If it is necessary to fully replace deteriorated roofing or a roof feature, replace it in kind, matching the original in design, dimension, color and material. Consider using compatible substitute materials only if using the original material is not technically feasible.

Wood

1. Original wood siding, wood wall shingles, wood architectural trim and wood features such as cornices, architraves, brackets, pediments, columns and balustrades should be retained and maintained.
2. Prevent water from infiltrating exterior wood elements by keeping gutters and downspouts in good repair, maintaining protective coatings, and keeping joints properly sealed or caulked.
3. Repair wood elements using recognized preservation methods for patching, consolidating, splicing and reinforcing.
4. If it is necessary to replace a deteriorated area of a wood element, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, color, texture, size, placement, dimension and material.
5. If it is necessary to fully replace a deteriorated wood element, replace it in kind, matching the original in design, color, texture, size placement, dimension and material.



Windows

1. Windows should be preserved in their original location, size, and design with their original materials and numbers of panes. Features such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware and shutters should also be retained.
2. It is not appropriate to change the number, location, or size of window openings by cutting new openings, blocking windows, or installing replacement windows that do not fit the historic window opening.
3. Inspect windows regularly for deterioration, moisture damage, air infiltration, paint failure and corrosion. Reglaze sash, apply weatherstripping, and reapply protective coatings as necessary.
4. Repair historic windows by using recognized preservation methods for patching, consolidating, splicing and reinforcing.
5. Peeling paint, high air infiltration, sticking sash or broken panes are all repairable conditions that do not necessitate replacement.
6. If it is necessary to replace a deteriorated element of a window, replace only the deteriorated portion in kind rather than the entire window. Match the original in design, color, texture, size, placement, dimension and material.
7. If it is necessary to fully replace a window, replace it in kind, matching the original in design, pane configuration, color, texture, size, placement, dimension, detailing and material.
8. Replace missing windows with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.
9. Existing shutters should be maintained and repaired or replaced in kind as necessary.
10. Storm windows should not obscure or damage the existing sash or frame. New storm windows should have a painted or baked-enamel finish that is compatible with the sash color.



The State Historic Preservation Office

The State Historic Preservation Office, or SHPO, is an office that has been established in each state to oversee preservation activities. The National Historic Preservation Act of 1966 required that the governor of each state establish a SHPO and appoint an officer, the State Historic Preservation Officer, to carry out provisions of the Act. The National Park Service provides a Historic Preservation fund grant each year to operate the program.

Functions of the SHPO

Michigan's SHPO was established in the late 1960s with the goals of identifying, evaluating, designating and protecting Michigan's historic resources. To achieve these goals the SHPO:

- Conducts systematic surveys of historic properties and sites throughout the state in order to establish a list of individual structures or districts that have historic significance;
- Processes National Register of Historic Places nominations and sends approved nominations to the National Park Service, where it is reviewed;
- Administers grants to individual projects, serving as the funding conduit from the national to the local level;
- Administers federal and state tax credits for the rehabilitation of historic structures;
- Reviews federal actions for their effect on cultural resources;
- Provides technical assistance to property owners rehabilitating historic buildings;
- Assists local governments in establishing Historic District Commissions and protective ordinances in their communities.

Tax Credits for Rehabilitation:

At present, there are two tax incentive programs in the state of Michigan that are available to owners and long-term lessees of contributing properties in the historic district. The Michigan Historic Preservation Tax Credit and the Federal Historic Preservation Tax Credit are income tax credits for the rehabilitation of certified historic resources. The tax credits provide incentives to homeowners, property owners and businesses to rehabilitate their historic resources in accordance with the Secretary of the Interior's Standards for Rehabilitation.

Michigan Historic Preservation Tax Credit:

In January 1999, two amendatory laws were passed that authorize a new tax credit program in the State of Michigan. The state tax credit program is closely modeled after the federal program. The State Historic Preservation Office administers the program in partnership with the Michigan Department of Treasury.

Owners and long-term lessees of contributing resources in the historic district who undertake qualified rehabilitations of any certified historic building, structure, site, object, feature or open space can apply for a state tax credit of up to 25 percent of rehabilitation expenditures. All work must conform to the Secretary of the Interior's Standards for Rehabilitation to be eligible for the tax credit. Qualified rehabilitation expenditures must be equal to or greater than 10 percent of the State Equalized Value of the property. In addition, the resource cannot be sold within five years of the claim.

Please contact the Michigan State Historic Preservation Office for information on the application process for the Michigan Historic Preservation Tax Credit.

Federal Historic Preservation Tax Credit:

The Federal Historic Preservation Tax Credit is administered by the National Park Service, the Internal Revenue Service and the State Historic Preservation Office. To qualify for the federal income tax credit, the historic resource must be listed in the National Register of Historic Places either individually or as part of a registered historic district.

The Federal program is a 20 percent tax credit available for depreciable resources rehabilitated for commercial, industrial, agricultural, or rental residential purposes. The credit is not available for resources used exclusively as an owner's residence. All work must conform to the Secretary of the Interior's Standards for Rehabilitation to be eligible for the tax credit. After rehabilitation, the resource must be used for income-producing purposes for at least five years.

Resources owners undertaking a rehabilitation project that qualifies for the Federal Historic Preservation Tax Credit must apply for the 20 percent federal credit before applying for the Michigan Historic Preservation Tax Credit. If the project is approved for the federal tax credit, the resource will only be eligible for an additional 5 percent state tax credit.

Please contact the Michigan State Historic Preservation Office for information on the application process for the Federal Historic Preservation Tax Credit.

History of the Historic District

Franklin's Historic District encompasses the historic core of the village, and includes an exceptional number of buildings constructed during Franklin's early settlement period. Franklin's first settlers, Dillucena Stoughton and Elijah Bullock, were both natives of Niagara County, New York. They each purchased land in 1824, surrounding what would later become Franklin Road. The area was first known as the Stoughton-Bullock Settlement, but by 1828 the settlement had grown to include nine families, and was officially named Franklin.



The settlement developed over the next few years, adding many homes and businesses, including blacksmith shops, buggy works, grist mills, taverns, hotels and a general store. Because Franklin was bypassed by the rail line, it grew slowly for the rest of the nineteenth century.



With the popularity of the automobile after WWI, many residents of Detroit relocated to the suburbs, greatly increasing the population of Southfield and Bloomfield Townships. However, the end of WWII brought an even larger wave of new residents to Franklin, and several new subdivisions were developed in the areas surrounding the present historic district. New homes, commercial and civic buildings and the Franklin Community Church were also constructed within the historic district area during this period.

On June 15, 1954, Franklin was incorporated as a village. In the following years, concern about the new developments and the modernization and demolition of the village's historic structures prompted a small group of local residents to begin taking steps to preserve Franklin's unique historic character. The group began by researching 26 historic buildings and sites, and in 1968, was successful in registering the encompassing area as a State of Michigan Historic District. The Franklin Village Council then created a Historic District Commission and



established a local zoning ordinance that included restrictions on the alteration or demolition of historic buildings. On February 13, 1969, Franklin's Historic District was listed in the National Register of Historic Places, becoming the first historic district in Michigan in the National Register. Soon after, Michigan passed Act 169, which provided for the establishment of local historic districts, and for the authority of Historic District Commissions to review proposed work within historic districts. In November 1971, Franklin's local ordinance was aligned with State Ordinance Number 169, establishing a local historic district and creating the process for Historic District Commission design review.

Architectural Styles in the Historic District

The varying architectural styles of the Franklin Historic District depict the evolution of the village, and can be viewed as markers of historic periods. The buildings reflect the influences of popular styles, personal tastes, and the availability of construction materials. The following descriptions and illustrations provide an introduction to the architectural styles that are most common in the historic district.

Greek Revival 1830-1860

The Greek Revival style was the most popular style of American domestic architecture from about 1830-1850. Several factors contributed to the style's popularity. Archaeological excavations of ancient Greece during this period increased public awareness of Greek architecture. In addition, the newly independent United States sympathized with modern Greece's involvement in a war for independence. The Greek Revival style was popular for both homes and public buildings. Typical features of the Greek Revival style include:

- low pitched gabled or hipped roofs
- wide cornice trim
- wide trim in the gable
- porches, often supported by round or square columns



Vernacular 1830-1890

The term “vernacular” is used to describe modest buildings with little or no decorative details. Some vernacular buildings have simple decorative elements that reflect the popular styles of the period.



Most vernacular buildings were fashioned and fabricated by the people who inhabited them. Typical features include:

- small, rectangular shape
- variety of porch arrangements
- simple detailing

Queen Anne 1880-1910

The Queen Anne style was named by a group of English architects, and was the dominant style of domestic architecture in the United States from about 1880-1900. Pre-cut architectural details were made available to much of the nation through the expanding rail network, which helped to popularize the style. Typical features of the Queen Anne style include:

- steeply pitched roofs of irregular shape
- bay windows
- asymmetrical façades
- partial or full width porches, often extended along one or both side walls
- towers



Colonial Revival 1880-1960

The American Centennial in 1876 inspired a renewed interest in the early English and Dutch houses of the Atlantic seaboard. The Colonial Revival style was the dominant style of domestic architecture during the first half of the twentieth century. The style combined details of the Georgian and Federal styles freely to form eclectic combinations. Typical features of the Colonial Revival Style include:



- symmetrical façades with a central door
- accentuated front doors, often with a front entry porch
- windows with double hung sashes, usually multipaned

American Foursquare 1900-1930

The American Foursquare is considered a subtype of the Prairie style. It was extremely popular through the 1920s, and examples can be seen throughout the United States. American Foursquare houses are typically rather large, simple, two-story rectangular structures. They often have four rooms on the first floor, and four rooms on the second floor, hence the name American Foursquare. Typical features include:

- hipped roofs
- wide eaves
- large one-story entry porch
- off center entrances



Craftsman 1905-1930

The Craftsman, or Arts and Crafts style was the dominant style for smaller houses throughout the country from about 1905 until the 1920s. The style originated in Southern California and was spread throughout the country by pattern books and popular magazines. A common type of the Craftsman style is the bungalow. The Craftsman bungalow is a small one or one and one half story home with Craftsman characteristics. Typical features of the Craftsman style include:

- low pitch gabled roofs
- roof dormers
- exposed roof rafters
- wide eave overhang
- decorative brackets under eaves
- porches, either full width or partial width



Contact List

Village of Franklin:

Franklin Village Office
32325 Franklin Road
Franklin, MI 48025
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Fax: 248-626-0538

General Inquiries Email:
administrator@franklin.mi.us

Village Administrator- Jon E. Stopples
administrator@franklin.mi.us

Village Clerk- Eileen Pulker
clerk@franklin.mi.us

Building Inspector/Building Official- Bill Dinnan

Michigan State Historic Preservation Office:

General Inquiries:
Phone: 517-373-1630
Fax: 517-335-0348
Email: preservation@michigan.gov

Brian Conway- State Historic Preservation Officer
Phone: 517-373-1630
Email: conwaybd@michigan.gov

Amy Arnold- Survey, Local Historic Districts, Certified Local Governments and Planning
Phone: 517-335-2729
Email: arnolda@michigan.gov

Robert Christensen- National Register of Historic Places
Phone: 517-335-2719
Email: christensenro@michigan.gov

Bryan Lijewski- State Tax Credits
Phone: 517-373-1631
Email: lijewskib@michigan.gov

Robbert McKay- Federal Tax Credits
Phone: 517-335-2727
mckayr@michigan.gov



National Resources:

United States Department of the Interior
National Park Service
1849 C Street, NW
Washington, DC 20240
Office of the Director: 202-208-4621

National Trust for Historic Preservation
1785 Massachusetts Ave, NW
Washington, DC 20036
1-800-315-NTHP

Glossary of Terms

ADAPTIVE USE- Converting a building to a new use other than that for which it was built.

ADDITION- New construction added to an existing building or structure.

ALTERATION- Any action that impacts exterior architectural features including construction, reconstruction, repair or the removal of any building element.

APPROPRIATE- Suitable or compatible.

ANCILLARY STRUCTURE- A subordinate building that is located on the same property as the principle building.

ARCHITRAVE- Molded trim around a door or window opening, or the lowest part of a classical entablature.

BALUSTER- One of a series of vertical members used to support a stair or porch handrail.

BALUSTRADE- A series of balusters connected by a handrail, used on staircases, balconies, porches etc.

BARGEBOARD (Also Vergeboard)- A decorative board suspended from the incline of a gable roof.

BAY WINDOW- A projecting window with an angular plan.

BOND- A recognized repeating pattern for the laying of bricks or stones in a wall.

BOXED GUTTER- A gutter system that is enclosed, or built in, rather than attached to the exterior of the building.

BRACKET- Support members found under eaves or other overhangs, which may be plain or decorated.

CASING- Exposed trim molding around a door or window.

CAST IRON- Iron that has been shaped by being melted and cast in a mold.

CLAPBOARD- Horizontal wooden boards used as a siding material that are tapered at the top and laid so that the thin edge is overlapped by the thick edge of the board above.

CHARACTER- The qualities and attributes of any element, structure, site, street or district.

COLUMN- A pillar, usually circular in plan.

COMPATIBLE- In harmony with the location and surroundings.

CONFIGURATION- The arrangement of elements and details on a building or structure, which help to define its character.

CONSOLIDATION- A method of repairing deteriorated or degraded wood in which the wood is impregnated with a bonding material.

CONTEXT- The environment in which a historic building, element, site or structure exists.

CORBEL- A projecting architectural element that acts as a means of support for a roof beam.

CORNERBOARDS- Narrow vertical boards at the corner of exterior walls, which protect the ends of clapboards.

CORNICE- Any projecting molding along the top of a wall or building.

CRESTING- A decorative finish along the top of a wall, often made of ornamental metal.

CUPOLA- A small structure or vault on top of a roof which is often spherical or square in shape.

DEMOLITION- Any act which destroys, in whole or in part, a building or structure.

DEMOLITION BY NEGLECT- The destruction of a building or structure through abandonment or lack of maintenance.

DENTIL- A series of small square decorative blocks found on cornices.

DORMER WINDOW- A window that projects from a roof.

DOUBLE-HUNG WINDOW- A window with two moveable sashes.

DOWNSPOUT- A pipe that carries water from the gutters to the ground or a sewer system.

EAVES- The edge of a roof that projects over an exterior wall.

ELEMENT- A material part or detail of a site, structure, street or district.

ELEVATION- Any one of the external faces of a building.

ENTABLATURE- Horizontal section comprised of a cornice, frieze and architrave.

EXPOSED GUTTERS- Gutters that are attached to the exterior of the building rather than built in.

FAÇADE- The front or main elevation of a building.

FANLIGHT- A semicircular or fan shaped window usually found over entrance doors.

FASCIA- A flat board that forms the trim along the edge of a roof which covers the ends of roof rafters.

FLASHING- Pieces of metal used around wall and roof junctions to prevent water infiltration or provide drainage.

FOUNDATION- The part of a structure that is in direct contact with the ground and serves to transmit the load of the structure to the earth.

FRAME (window)- A fixed frame which is set into a wall to receive and hold a window.

FRIEZE- Any plain or decorative band or board on the top of a wall immediately below the cornice.

GABLE- The triangular end of an exterior wall in a building with a ridged roof.

GABLE ROOF- A sloping roof that terminates in a gable.

GLAZING- Fitting glass into windows and doors.

GUTTER- A channel of wood or metal running along the eaves of a building used for catching and carrying off water.

HEAD- The top horizontal member over a door or window opening.

HIPPED ROOF- A roof formed by four pitched roof surfaces.

JAMB- Vertical members on each side of a door or window opening.

LIGHT- A pane of glass in a window or a glazed component of a window.

LINTEL- A horizontal structural member that supports a load over a window or door.

MAINTAIN- To keep in an existing state of preservation and repair.

MASSING- The bulk and form of a building or structure.

MOLDING- A decorative band used for ornamentation and finishing, generally used in cornices or as trim around openings.

MORTAR- A mixture of sand, lime, cement and water used as a bonding agent in masonry construction.

MORTAR ANALYSIS- A method used to determine the components and ratio of ingredients that make up a mortar.

MORTISE AND TENON- A type of joint in which a cavity cut into a member receives a projection from the end another member.

MULLION- A vertical divider between the lights of a window.

MULTI-LIGHT WINDOW- A window sash with more than one pane of glass.

MUNTIN- A framing member used to divide and hold the panes of glass in a multi-light window or door.

NEW CONSTRUCTION- The introduction of new elements, buildings, structures or additions to existing buildings and structures.

PANELED DOOR- a door with one or more recessed or raised portions.

PARAPET- A low wall or protective railing often used around a balcony or along the edge of a roof.

PATCHING- Repairing deteriorated areas or elements by removing the damaged portion and replacing it with like material.

PEDIMENT- A triangular section used as a crowning element over structures, doors and windows.

PICKET- A pointed stake arranged vertically to create a fence.

PIER- Vertical supporting members that frame an opening such as a window or door.

PILASTER- A flat or half round decorative element that is applied to a wall suggesting a column.

PILLAR- Upright members used for supporting superstructures.

PITCH- The degree of the slope of a roof.

PORTLAND CEMENT- A strong, inflexible cement used to bind mortar.

POST- A vertical isolated upright used to support a superstructure.

PRESERVATION- Saving from destruction or deterioration.

PROPORTION- Harmonious relation of parts to one another or to the whole.

RAIL- Horizontal member of a door or window.

RAKING PROFILE- The finish of the mortar joint between masonry units.

RECONSTRUCTION- New construction to accurately recreate a building or architectural element as it appeared at a specific period of time.

REHABILITATION- Returning a structure to a viable use while preserving its distinctive architectural and historic character.

REINFORCING- To strengthen or support.

REMODELING- Changing a building without regard to its character defining features and historic character.

REPOINTING- Raking out deteriorated mortar joints and then replacing the surface mortar to repair the joint.

RESTORATION- Returning a building to a particular period of time by removing later work and replacing missing earlier work.

RETAIN- To hold in use.

RHYTHM- A patterned repetition or alternation of elements or motifs in the same or modified form.

ROOF RAFTER- Sloping members of a roof upon which a roof covering is placed.

SANDBLASTING- An abrasive method of cleaning masonry or wood in which high-powered jets of sand are directed against a surface.

SASH- The framework of a window in which the panes of glass are set.

SCALE- The size and mass of a building's form in relation to nearby buildings.

SIDELIGHT- A narrow window beside an exterior door.

SIDING- The exterior wall covering or sheathing of a structure.

SIGNIFICANT- Having particularly important associations within the contexts of architecture, history and/or culture.

SILL- Horizontal bottom member of a window or door.

SPLICING- Replacing deteriorated parts or areas by integrating new material while still retaining some of the existing or original fabric.

STILE- A vertical member of a paneled door.

SURROUND- The molded trim around a door or window opening.

TEXTURE- The visual or tactile qualities of a surface.

THRESHOLD- A wood, metal or stone strip under a door, used for weather protection.

TRANSOM- A small window or series of panes above a door.

TRIM- The decorative finish around a door or window.

VERGEBOARD- See bargeboard.

WATERBLASTING- A cleaning method that uses high-pressure water jets as an abrasive.

WEATHERVANE- A moveable device attached to a roof for showing wind direction.

WROUGHT IRON- Iron that is rolled or hammered into shape.

Recommendations for Further Reading

Books:

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

Foulks, William G., ed.: *Historic Building Facades: The Manual for Maintenance and Rehabilitation*. New York: Wiley, 1997.

Longstreth, Richard: *The Buildings of Main Street, A Guide to American Commercial Architecture*. New York: AltaMira Press, 2000.

McAlester, Virginia & Lee: *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2000.

Rifkind, Carole: *A Field Guide to American Architecture*. New York: Penguin Books, 1980.

Weaver, Martin E.: *Conserving Buildings: A Manual of Techniques and Materials*. New York: John Wiley & Sons, 1997.

Magazines:

APT Bulletin- Available through the Association for Preservation Technology, PO Box 8178, Fredericksburg, VA 22404.

Old House Journal

Preservation- Available through the National Trust for Historic Preservation.

Preservation Forum- Available through the National Trust for Historic Preservation.

Websites:

The Village of Franklin: www.franklin.mi.us

Michigan State Historic Preservation Office: www.michigan.gov

National Park Service: www.nps.gov

National Trust for Historic Preservation: www.nationaltrust.org

Association for Preservation Technology: www.apti.org