

**Village of Franklin
Historic District Commission
Special Meeting
Wednesday, May 23, 2016 7:00 P.M.
At the Franklin Community Center/Kreger House
26225 Carol Avenue, Franklin, MI**

I. MEETING CALLED TO ORDER

The Regular Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman, at the Franklin Community Center/Kreger House, 25225 Carol Avenue, Franklin, MI at 7:20 P.M.

II. ROLL CALL

Present: Eileen Harryvan, Garrett Keais, Gary Roberts, Gayle Timmis

Absent: Mike Brassfield, Jill Wilke, Laura Witty

Also Present: Eileen Pulker, Village Clerk; Bill Dinnan, Building Official

III. ADOPTION OF AGENDA

Motion was approved unanimously.

IV. PUBLIC COMMENTS

No comments were made at this time.

V. UNFINISHED BUSINESS

A. Consider Application for a Building Addition and Rehabilitation, 26040 German Mill.

Bjorn Mader, owner of the home, gave a brief background, commenting on his desire to renovate and extend his home which was built in 1955. James Wolfenbarger, builder of the project, was also present. Mr. Mader outlined the process, timeline, and results of obtaining the appropriate approvals from the ZBA and the conceptual approval from HDC for the materials proposed, specific colors for the siding, trim, windows, and roof.

Roberts re-iterated that HDC's previous approval was conceptual, subject to obtaining more details. He also mentioned there was some confusion as to which renderings were to be considered for this particular discussion, as there were many versions since originally presented to the HDC in 2006. Because of the incompleteness and various inconsistencies of the proposed plans, HDC had some difficulties granting approval. Some of the areas which needed more details dealt with the roof- its delineation between the old roof and new, its pitch, possible setback of the new construction and its plane, material and color; the dormers-which style; and the height of the roof.

Keais opined about the mass and scale of the house in that it was critical that the rooflines and pitches be correct. Roberts quoted Standard #9 of The Ten Standards for Rehabilitation regarding new additions. Keais also broached the subject of the stairs being on the side of the house.

There were extensive discussions about the color options for the siding and trim, window materials and design, roof pitch, and style of the garage doors.

Keais reminded Mader that when he comes back to the HDC he must submit exact architectural renderings and elevations, including the details of the garage doors, and examples for all the windows, all wood, (new and replacements).

Wolfenbarger will write up a "spec" sheet with all the items discussed at this meeting, including the roof line change, and will submit it along with the finalized plans for the file.

Dinnan suggested that if the HDC approved of the scale of the building for the footprint, the foundation could be poured which in itself might take a month. This would allow the construction framing to begin during the prime building season. In the meantime, the details could be finalized for HDC's final approval.

There was a discussion centered around the staircase on the outside of the house. Mader agreed to build it inside the garage.

Motion by Keais, seconded by Timmis to approve the conceptual foundation plans for the purpose of issuing a foundation permit only. The plans will be altered to remove the outside staircase, to lower the roof by at least one (1) ft., to change the roof plane off setting it north from and below the plane of the existing roof, and to include all shed dormers. HDC will meet within 45 days for the purpose of reviewing/approving the specific details on finalized architectural drawings which may in the form of red marked changes on a dated final set.

Motion was approved unanimously.

Roberts asked the contractor to write "HDC" and the date on the submitted documents which would be kept on file.

VII. ADJOURNMENT

Motion by Roberts to adjourn the meeting.

Motion was approved unanimously.

The meeting was adjourned at 8:31 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk