

**Village of Franklin
Historic District Commission
Regular Meeting
Monday, November 4, 2013 7:30 P.M.
At the Franklin Village Hall – Broughton House
32325 Franklin Road, 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 Village Hall, 32325 Franklin Rd, Franklin, MI at 7:30 P.M.

II. ROLL CALL

Present: Gayle Timmis, Garrett Keais, Mike Brassfield, Gary Roberts, Eileen Harryvan (arrived 7:35PM), Laura Witty, Jill Wilke

Absent: None

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

III. ADOPTION OF AGENDA

Motion by Wilke, seconded by Brassfield to adopt the agenda as submitted.

Motion was approved unanimously.

IV. ADOPTION OF THE MINUTES

A. Special Meeting of October 7, 2013.

B. Regular Meeting of October 7, 2013.

Motion by Brassfield, seconded by Witty to approve the minutes of the Special Meeting of October 7, 2013 and the Regular Meeting of October 7, 2013.

Motion was approved unanimously.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. NEW BUSINESS

A. Consider Conceptual Design for an addition at 26005 Carol Street.

Bill Finnicum, architect for the project, introduced the purchasers of the property, David and Marybeth Collon. Dr. Collon explained their goals and objectives for the property.

Roberts clarified that this was to be a discussion of design and not a formal application.

Finnicum provided the HDC with drawings and slides and synopsized the site plan (existing and proposed), floor plans (existing and proposed), and elevations (existing and proposed), as well as explained the Collons' architectural needs. With regards to the existing garage, it is hoped that the second floor (attic) could be turned into bedrooms for the owners' sons.

To distinguish between the "old" and "new" of the house, the old windows with the mullions will be respected by installing cottage-style windows with small panes above on the first floor of the addition. Small panes will be used in the second floor windows of the addition. Pros and Cons of the possible materials and colors were discussed, keeping in mind that the "old" and the "new" must be distinguishable.

Roberts mentioned that three favorable letters from neighbors, the Timlins, the Greens, and the Ernsts, were received.

Looking at the East Elevation, Roberts asked if the new addition could be built closer to the garage. Finnicum explained the difficulties for such a location. Roberts stated that he had concerns relative to #9 of the Secretary of the Interior's Standards for Rehabilitation, in terms of massing, size, and scale. Finnicum stated that the location of the property is a hardship since it is on the corner of two streets.

Dinnan reminded the Commissioners to keep the discussion of the accessory building to the aesthetic purpose and not to the use purpose, as it is in violation of **Ordinance 1268.16 Garages, Basements and Accessory and Temporary Buildings used for Dwelling Purposes**. If the owners wanted to implement the proposed usage they must go before the ZBA.

Harryvan had questions about the North Elevation (front facing Carol St.) and the purpose of the addition of the gable, in terms of the original architectural style of the house.

Keais asked about tree removal. Finnicum stated that he believed that the Maple tree in the backyard is in the space between the addition and the garage.

The relationship between the existing roof elevation and that of the addition was discussed.

Roberts led a discussion about the exterior materials and possible colors. HDC is in favor of eliminating the aluminum siding, by using materials and/or colors that would differentiate between the "old" and the "new". The Commissioners were also in favor of using something visual that would "bring down the elevation of the addition" in order to be in a more harmonious relationship with the original house.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:20 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk