

**Village of Franklin  
Historic District Commission  
Regular Meeting  
Monday, December 2, 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, Gary Roberts, Laura Witty, Jill Wilke

Absent: Mike Brassfield, Eileen Harryvan

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

**III. ADOPTION OF AGENDA**

Roberts added **VI. NEW BUSINESS, B. Discussion Item about 32802 Franklin Road (Event Bliss)**.

**Motion by Witty, seconded by Keais to adopt the agenda as amended. Motion was approved unanimously.**

**IV. ADOPTION OF THE MINUTES**

**A. Regular Meeting of November 4, 2013.**

**Motion by Keais to approve the minutes of the Regular Meeting of November 2, 2013.**

**Motion was approved unanimously.**

**V. PUBLIC COMMENTS**

No comments were made at this time.

**VI. NEW BUSINESS**

**A. Consider an Application for an addition at 26005 Carol Street.**

Bill Finnicum, architect for the project, along with the current and future owners of the property, summarized and highlighted what features had been changed from last month's presentation.

The intention is to add on at the back of the existing house a kitchen and gathering room with a master suite above that. A basement is to be added to the new addition and the second floor of the garage will also be completed. The existing house will be given a "face-lift".

Finnicum provided the HDC with up-to-date drawings and slides and discussed general details, including the new materials and particular colors for the exterior of the house. Finnicum noted that he and the owners are looking for conceptual feedback from the HDC.

The added features included: the elevation of the new addition has been dropped 2 ½ ft. so as to keep it in scale with the existing house and have a more gradual transition from the house to the garage; a new stoop in the rear of the house and one at the garage have been added; 2 new patios and a walk, a new terrace, outside stairs leading to the new basement, and a picket fence (within ordinance regulations) with a gate on the east side of the property have also been added. The dormers are gable instead of shed.

Roberts reminded Finnicum that for tonight's purposes the HDC is excluding site improvements as part of this application.

Finnicum listed the materials which would differentiate the "old" from the "new": board and batten aluminum siding on the existing house would be replaced with 2 ½-3 inch cedar slats with mitered corners on the existing house, the 2-story addition would have 4 inch boards to match the garage, the construction of the windows on the addition will be different from the original house as is the configuration of the window panes, and the shutters will only be retained on the original house. The only change to the front (North side) of the house, besides the color and material would be to increase the width of the columns and the addition of a new gable end to help tie the old to the new architecturally. Roberts inquired about geotechnical evaluation given the risk of underpinning existing foundations. Finnicum assured that point will be properly handled.

Finnicum passed around samples of the different materials and colors proposed for the house and shutters, and roof. Finnicum noted that the roof materials for the house will match as closely as possible to that of the garage roof.

Roberts mentioned that a favorable email had been received from neighbors Heather and KC Ryan, who live at 32320 Bowden Lane.

**Motion by Keais, seconded by Timmis to approve the Nov. 11, 2013 plan for 26005 Carol Street, as submitted, including the color chart and material samples as follows: Siding color, Wendigo (33-18) by Pratt & Lambert Paints; Trim Color, Mauve Mystique (1-32) by Pratt & Lambert Paints; Chimney Bricks, Scotch Tradition Modular by Glengery Brick; Roof Shingle, Timberline HD Mission Brown by GAF; Roof over South Bays, Standing Seam Copper with Patina, with the exception of any site improvements as this application is in conformance of the Secretary of Interior Standards for a building addition in a Historic District.**

**Motion was approved unanimously.**

**B. Discussion about the signage for 32802 Franklin Road (Event Bliss).**

Susan Siegel and Terri Trepeck, owners of Event Bliss, came before the HDC to further discuss the applications for the sign on the building and the pole sign. The owners will meet with Dinnan, to go over the sign application procedures.

**VII. ADJOURNMENT**

The meeting was adjourned at 8:45P.M.

Submitted,

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Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk