

**Village of Franklin  
Historic District Commission  
Regular Meeting  
Wednesday, March 2, 2016 7:00 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, Michigan at 7:03 P.M.

**II. ROLL CALL**

Present: Mike Brassfield, Eileen Harryvan, Garrett Keais, Gary Roberts, Gayle Timmis,  
Jill Wilke, Laura Witty

Absent: None

Also Present: Amanda Davis, Consultant; Eileen Pulker, Clerk; Bill Dinnan, Building Official

**III. ADOPTION OF AGENDA**

Roberts requested that the following items be added to the agenda: **VII. UNFINISHED BUSINESS, A. Consider Selected Materials for 26088 German Mill Road and E. Consider New Legislation Correspondence.**

**Motion by Timmis, seconded by Harryvan to adopt the agenda, as amended.**

**Motion was approved unanimously.**

**IV. ADOPTION OF THE MINUTES**

**A. Regular Meeting of Wednesday, February 3, 2016.**

**Motion by Harryvan, seconded by Witty to approve the minutes of the Regular Meeting of February 3, 2016, as presented.**

**Motion was approved unanimously.**

**V. PUBLIC COMMENTS**

No comments were made at this time.

**VI. NEW BUSINESS**

**A. Consider Building & Garage Addition at 32635 Franklin Road.**

Aleksandr and Stephanie Kokoszka, owners of the home, presented their plans to add a second story at the rear of the house and an addition to the detached garage. The Kokoszkas explained that the new addition to the home would not impact the footprint of the original structure nor would it be seen from the street; the addition to the garage would be to the north and then extended to the west to provide for three (3) vehicles; and a new driveway would be between the house and the garage. Comments provided included that because the garage is a contributing structure it was suggested that the addition on the east elevation be stepped back to differentiate it from the original. There was a discussion and suggestions made concerning the garage roofline and possible architectural detail on the east elevation. Dinnan reminded the owners and HDC that according to the Zoning Ordinance the maximum overall height for a building was 15 feet. Roberts also stated that the original garage was an existing non-

conforming structure because it was on the property line. Dinnan added that a variance would be needed for the garage addition.

The differentiation of the original house and new 2<sup>nd</sup> floor addition was discussed in terms of portion and mass. Several architectural suggestions were given. Dinnan reminded the owners that the chimney needed to be at least 3 ft. above the roof.

It was suggested that the owners return to the HDC with additional information.

**B. Consider Demolition Application at 31250 Woodside.**

Marc and Lisa Damman, owners of the property, presented their plan to demolish the existing structure and rebuild a new house.

**Motion by Timmis, seconded by Witte to recommend to the Franklin Village Council the approval of the demolition application, dated 2/22/2016, for the house at 31250 Woodside, and issue a demolition permit, as they have found that there is no historic significance to this property.**

**Ayes: Brassfield, Harryvan, Keais, Roberts, Timmis, Wilke, Witty**  
**Nays: None**  
**Absent: None**  
**Motion carried.**

**C. Consider Foundation Renovation for 32325 Franklin Road (Village Hall).**

Roberts updated the HDC on the plans for the renovation. Pulker added more specific details to the renovation of the foundation, the expansion of the crawl space to a full basement, and the remodeling of the interior.

**Motion by Harryvan, seconded by Witte to approve the application for the foundation renovation at 32325 Franklin Road (Village Hall) as submitted and dated 2/22/2016. This determination is found to be in accordance with the Secretary of the Interior's Standards for Rehabilitation.**

**Ayes: Brassfield, Harryvan, Keais, Roberts, Timmis, Wilke, Witty**  
**Nays: None**  
**Absent: None**  
**Motion carried.**

**VII. UNFINISHED BUSINESS**

**A. Consider Selected Materials for 26088 German Mill Road.**

John Tagle, John Tagle Associates, Inc. architect for the project and representing the owners, Eric and Christine Perry, presented the proposed materials for the addition to the home. Dinnan advised the HDC that this project had been approved by the Zoning Board of Appeals. Tagle presented examples of the Hardie Plank Lap Siding in Evening Blue, the trim in Artic White, and the Charcoal Black shingles for the addition which would differentiate the original roof from the

addition. He presented examples of two (2) windows - a wood window for the front of the addition; the other windows on the backside and in the courtyard would be wood with aluminum cladding.

Roberts advised Tagle that aluminum was not approved in the Historic District but suggested several approved alternatives.

Christine Perry updated the HDC on the issue of the fences and the receipt of the neighbor's approval to leave their own fence up and the removal the Perry's fence, thus eliminating the narrow gap between them.

**Motion by Harryvan, seconded by Timmis to approve the usage of Certainteed dimensional shingle in Charcoal Black, Hardie Plank Lap Siding in Evening Blue, trim in Artic White, and with the understanding that all the new windows would be painted all wood insulated windows. This determination is found to be in accordance with the Secretary of the Interior's Standards for Rehabilitation.**

**Ayes** Brassfield, Harryvan, Keais, Roberts, Timmis, Wilke, Witty  
**Nays:** None  
**Absent:** None  
**Motion carried.**

**B. Discuss Barn on Franklin Farms Condominium Property.**

Roberts updated the HDC on the progress on the Barn. Since the last meeting, Mr. Bing, Mrs. Patel, and Bill Lamott met and discussed the possibility of getting a vote from the condo owners to authorize the money needed for the first phase. However, it was felt a plan to complete the renovation needed before any grant could be written.

**C. Certified Local Government, possible future projects.**

Roberts updated the HDC on a recent discussion about the pedestrian circulation within the downtown, relative to some of the road money and other funding the Village has available to use for non-motorized pathways. The possibility of the Village obtaining a grant through the CLG or Main Street Oakland County to provide a graphic of the pedestrian circulation from 14 Mile Rd. to the Cemetery gate and what material it would be was discussed. Roberts provided a brief background of HDC's involvement, especially in front of the Jones Building.

**D. Discuss 32220 Franklin Road (Huda School), Landscaping, Approved Site Plan.**

Dinnan stated that the determination of longevity of the approved site plan was still being debated with legal counsel. Updates would be given at the next meeting.

**E. Discuss 32760 Franklin Road (Franklin Grill), Approved Site Plan.**

This subject would be carried over to the next HDC meeting.

**F. Consider New Legislation Correspondence.**

Davis updated the HDC on the newest developments on the Michigan House Bill 5232 and Senate Bill 720.

**Motion by Witty, supported by Roberts, to request that the Village Council prepare and send official correspondence to our State Legislature opposing these Historic District Bills, HB 5232 and SB 720 and//or consider passing a Village Resolution against them. The reasons for this are many:**

- 1. It is appropriate for the Franklin Village Council to respond to these bills, in support of the Franklin Historic District Commissioners as well as the Franklin Historical Society who have sent correspondences and made phone calls to our legislators in opposition to the proposed changes.**
- 2. To protect the Franklin Historic District against these changes which threaten the unique and historic character of our Village.**
- 3. To protect against the ultimate erosion of historic oversight which preserves the character of Franklin's historic district.**
- 4. To protect against the random application of design changes by continuing to utilize the Secretary of the Interior historic preservation guidelines. Which are used by every historic district in Michigan.**
- 5. To protect the historic district by avoiding Franklin voters having to approve the continuation of the historic district every ten (10) years.**
- 6. To support the Franklin Historic District Commission which endeavors to work collaboratively with property owners, accommodating change while maintaining important character, which has been the key to Franklin's success in protecting its heritage and assets.**

**Ayes: Brassfield, Harryvan, Keais, Roberts, Timmis, Wilke, Witty**

**Nays: None**

**Absent: None**

**Motion carried.**

#### **VIII. ADJOURNMENT**

The meeting adjourned at 8:10 P.M.

Submitted,

Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk