

**Village of Franklin
Historic District Commission
Special Meeting
Monday, June 27, 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 7:00 P.M.

II. ROLL CALL

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

Absent: None

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

III. ADOPTION OF AGENDA

Harryvan requested that the following item be added to the agenda: under **VI. NEW BUSINESS: E. Discussion about the sale of the house on Evelyn Ct. at Franklin Rd.**

**Motion by Harryvan, seconded by Brassfield to adopt the agenda, as amended.
Motion was approved unanimously.**

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of Wednesday, May 4, 2016.

Motion by Timmis, seconded by Harryvan to approve the minutes of the Regular Meeting of May 4, 2016, as presented.

Motion was approved unanimously.

B. Special Meeting of Wednesday, May 23, 2016.

Motion by Timmis, seconded by Harryvan to approve the minutes of the Special Meeting of May 23, 2016.

Referring to his motion, Keais inquired if any new plans had been submitted for the property at 26040 German Mill. According to Dinnan nothing had been received. There was a discussion concerning the expiration date for building permits with regards to the different Village Commissions. Roberts requested that this subject be included on the next meeting's agenda as a discussion item.

Motion was approved unanimously.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. NEW BUSINESS

A. Consider Demolition Application for 26580 Willowgreen.

Eric Bean, owner of the property, was present. He stated that this is his current residence and his intention is to demolish the house and garage and construct a new one. Mr. Bean reassured the Commission that the trees would not be touched.

Motion by Harryvan, seconded by Timmis to recommend to the Franklin Village Council the approval of the demolition application, dated May 24, 2016, for the house at 26580 Willowgreen, and issue a demolition permit, as they have found that there is no historic significance to this property.

Motion was approved unanimously.

B. Consider Demolition Application for 25800 Romany Way.

Terry Nosan, representing the owners NVTN Acquisitions, LLC and the contractor, Nosan Ventures, LLC, explained that the intention is to tear down the existing house and decks and retain the majority of the current foundation for the new construction.

Motion by Timmis, seconded by Wilke to recommend to the Franklin Village Council the approval of the demolition application, dated June 13, 2016, for the house at 25800 Romany Way, and issue a demolition permit, as they have found that there is no historic significance to this property.

Motion was approved unanimously.

C. Consider Demolition Application for 27065 Crestwood.

No one representing the owners was present. Roberts opined that the barn at the front of the property should be preserved.

Motion by Witty, seconded by Wilke to recommend to the Franklin Village Council the approval of the demolition application, dated June 17, 2016, for only the main residential structure at 27065 Crestwood, and issue a demolition permit, as they have found that there is no historic significance to the main house. This determination is subject to the Building Official holding the demolition permit until receipt of an application for the new house, in an effort to preserve the accessory structure at the road, as that accessory structure has historic significance.

Motion was approved unanimously.

D. Consider Application for a Building Addition and Rehabilitation, 26088 German Mill.

John Tagle, John Tagle Associates, Inc. architect for the project and representing the owners, Eric and Christine Perry, updated the HDC on the originally proposed addition to the house. The scale of the project has been reduced with regards to the footprint area. The look of the project would remain the same.

Motion by Keais, seconded by Timmis, to approve the plans for the building addition and rehabilitation at 26088 German Mill Road as submitted and dated June 9, 2016. All the approved materials and colors of the project have been documented in approved motion at the March 2, 2016 HDC meeting. It read, "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 Standard’s for Rehabilitation.
Motion was approved unanimously.**

Keais noted that requiring the architect to provide the HDC with a two-dimensional colored elevation of the project would be a good idea in the future.

E. Discussion about the house at 26210 Evelyn Ct.

Roberts and Harryvan led a discussion about the historic house at the corner of Evelyn Ct. and Franklin Rd., which is located in the Historic District and listed for sale. Roberts provided a history of the home and surrounding property and its importance to the Village. He suggested that the HDC consultant speak with the realtor emphasizing its historical and valuable significance and provide a Design Guide booklet.

There was a discussion about the email the Village Clerk provided the Commissioners regarding wireless access in Historic Districts. Witty will respond on behalf of the HDC.

VII. ADJOURNMENT

**Motion by Witty supported by Wilke to adjourn the meeting.
Motion was approved unanimously.**

There being no further business, the meeting was adjourned at 7:45 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk