

**Village of Franklin
Historic District Commission
Special Meeting
Thursday, August 3, 2017 7:00 P.M.
At the Franklin Village Hall – Broughton House
32325 Franklin Road, Franklin, MI**

I. MEETING CALLED TO ORDER

The Special Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman, at the Franklin Village Hall – Broughton House, 32325 Franklin Road, Franklin, MI at 7:01 P.M.

II. ROLL CALL

Present: Mike Brassfield, Gary Roberts, Jill Wilke, Laura Witty
Absent: Eileen Harryvan, Garrett Keais, Gayle Timmis
Also Present: Amanda Davis, Consultant; Eileen Pulker, Village Clerk

III. ADOPTION OF AGENDA

**Motion by Roberts to approve the agenda as presented.
Motion was approved unanimously.**

IV. ELECTION OF OFFICERS

This item was deferred.

V. ADOPTION OF THE MINUTES

A. Regular Meeting of June 7, 2017.

**Motion by Wilke, seconded by Witty to approve the minutes of the Regular Meeting of June 7, 2017 as presented.
Motion was approved unanimously.**

VI. PUBLIC COMMENTS

No public was present, no comments were made.

VIII. NEW BUSINESS

A. Consider Application for Proposed Addition and Renovations at 26023 German Mill.

David Masko, architect for the project and representing the owner and neighbor of his, Sonny Barnett, presented photos of the existing house and property, the existing streetscape, and drawings of the proposed addition and renovation plans. He provided a brief background of the historic renovations and his personal observations of the residence, noting that he categorized it as a “Mid-Century Modern” style structure, its relationship to the neighboring house (less than 10 ft. separate the two (2) homes), and the property being narrow and non-conforming. It was noted that no evidence of the 19th century construction remain except for the Michigan basement. Mr. Masko also included with his Historic District Application, an extensive document, “Design Narrative For the Interior Renovations and Additions...” dated July 19, 2017 which included History, Existing Condition, and Design Concept for the house.

He proposed the demolition of the small front porch and flat roof covering to create a small foyer, demolishing the brick rear yard patio which is partially covered and possibly re-using those bricks for a new patio, and a new addition which would include an expanded kitchen and a new master suite. He opined that the exterior siding of the house, which he thought might contain asbestos, was in good condition but the exterior doors would have to be replaced. Some of the windows might need to be repaired and/or replaced but the roof had newer asphalt shingles.

Included in his presentation were survey drawings showing the relatively small non-conforming site, the footprint of the existing house, a part of which is non-conforming because it sits in the front and side setbacks, and the proposed additions. Along the east property line the existing house is only eight (8) inches off the property line with less than ten (10) feet separating it from the neighbor's house. Roberts advised that it would be necessary for Masko to go before the Zoning Board of Appeals (ZBA) for a variance and in fact any motion the HDC would make would be subject to ZBA approval. Masko was aware of that and has been put on the August ZBA agenda. He mentioned that part of the new addition on the east side would also extend into the setback. Several issues were discussed and detailed: the neighbor on the east has two (2) air conditioners and an emergency generator which are about two (2) feet off the property line and the proposed addition of a white painted wood privacy screening to match the house which would also be in the setback. The location of the grinder pump in the middle of the backyard was also noted and discussed as being a hardship.

Pulker confirmed that the Village has sent out letters regarding to this project. Masko has heard from neighbors on the west and across the street who had no objections to the addition and the neighbors to the east who stated that they would oppose the zoning variances.

There was a discussion about the structure's windows, noting the various styles, dimensions, and construction. His approach to the windows in the new addition was to treat them in what he thinks is a "Mid-Century" modern approach. Materials for the addition would be cedar siding laid in modules which would distinguish it from the old. With regards to color, he noted that homes on German Mill were very colorful, thus the owner of this residence would like the new addition to be either a warm grey color or all white. However, he would take the HDC's recommendations back to her.

Davis read an article about the house's history to the commissioners.

Masko continued the discussion about the material for the windows with Roberts suggesting that he look at the all wood Marvin windows used in the new library addition.

Motion by Witty, seconded by Wilke to approve the addition and renovations as proposed for 26023 German Mill by David Masko, architect on 7/19/17, subject to Zoning Board of Appeals (ZBA) approval of the two (2) requested variances and the final determination of the color range determined by the architect, somewhere between white and a light warm pale grey. HDC further recommends to ZBA in favor of the two (2) variance requests. This determination is in compliance with the Secretary of the Interior's Standards for Rehabilitation.

Motion was approved unanimously.

IX. DISCUSSION ITEMS

A. Report on Historic Study Committee Progress, Burger Barn.

Roberts noted that the preliminary report on the barn which was included in the HDC packet was forwarded to the Village Attorney, John Staran for his comments. He outlined the next steps for the project.

B. Franklin Grill & Tavern Accessory Building Reconstruction.

This item was deferred.

X. ADJOURNMENT

Motion to adjourn the meeting was approved unanimously.

There being no further business, the meeting adjourned at 8:13 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk