

**Village of Franklin
Historic District Commission
Regular Meeting
Wednesday, May 1, 2019 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 Mike Brassfield, Vice Chairman, at the Franklin Village Hall – Broughton House, 32325 Franklin Road, Franklin, Michigan at 7:00 PM.

II. ROLL CALL

Present: Mike Brassfield, Alek Kokoszka, Gayle Timmis, Jill Wilke, Laura Witty
Absent: Eileen Harryvan, Gary Roberts
Also Present: Amanda Davis, Consultant; Eileen Pulker, Clerk; Fred Gallasch, Council Member

III. ADOPTION OF AGENDA

Motion by Timmis seconded by Kokoszka to approve the agenda as presented and posted.

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

IV. ADOPTION OF MINUTES

A. Regular Meeting of April 3, 2019.

Motion by Witty, seconded by Wilke to approve the minutes of the Regular Meeting of April 3, 2019, as presented.

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

V. PUBLIC COMMENTS

No public was present; no comments were made at this time.

VI. NEW BUSINESS

A. Consider an Application for an addition at 26011 German Mill.

The builder, Joel Lerman, Lerman Corporation, and the homeowner, Michael Liut, were present to answer any questions or concerns of the commissioners. A modified plan was provided to the commissioners, dated May 1, 2019, showing a larger bedroom plan, increasing the dimensions on the west side, not facing the road. Lerman explained that the changes were requested and made due to a determination that the original building would not support the change as previously planned. The sides will remain in the same plane with the newer design and the columns were pointed out on the plan. Discussion ensued regarding the types of window to be used, either casement or double hung. Liut explained that the same type of windows would be

used, with all being double hung, as were all windows throughout the house. The colors will remain the same as previously approved and a Zoning Board of Appeals variance is still needed.

Motion by Witty and Timmis to approve the plan for 26011 German Mill as submitted, dated May 1, 2019, for the Bedroom Renovation with the following conditions: that the windows referred to on elevation are double hung to match existing window, and which comply with Secretary of Interior Standards, item #9. A Certificate of Approval will be issued.

Ayes: Brassfield, Kokoszka, Timmis, Wilke, Witty

Nays: None

Absent: Harryvan, Roberts

Motion carried.

B. Consider an Application for Change of Paint Color at 26088 German Mill.
Christine Perry was present to answer the questions and concerns of the commission. Perry explained that the color will be the same as the addition, and the roof will remain as is and when replaced, will be the same as the addition also. Perry also explained that the design and style of the addition was significantly different and would serve to distinguish the addition from the original home. Davis opined that this was difficult; however it was evident that the addition was a modernly built structure. The original motion approving the addition stated that the color of the addition would be different which would differentiate the new construction from the original. Discussion ensued regarding that aesthetically the change in color would be good, and also that the material and building techniques used would adequately differentiate the two sections.

Motion by Timmis seconded by Kokoszka to approve the change in exterior paint color at 26088 German Mill for the house and the garage to match the recent addition, evening blue, with the trim work remaining white, as per the application dated April 5, 2019, per the Secretary of the Interior Standards of #9, and #10. A certificate of Approval will be issued.

Ayes: Brassfield, Kokoszka, Timmis, Wilke Witty

Nays: None

Absent: Harryvan, Roberts

Motion carried.

VII. DISCUSSION ITEMS

A. Report on Historic Study Committee Progress.

Davis reported that the committee had not met since the last official meeting and was awaiting some discussions with the State Historic Preservation Office (SHPO).

VIII. ADJOURNMENT

Brassfield declared the meeting adjourned.

There being no further business, the meeting adjourned at 7:25 PM.

Submitted,

Eileen H. Pulker, Clerk