

**Village of Franklin
Historic District Commission
Regular Meeting
Wednesday, June 5, 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 Gary Roberts, Chairman at the Franklin Village Hall – Broughton House, 32325 Franklin Road, Franklin, MI at 7:00 P.M.

II. ROLL CALL

Present: Alex Kokoszka, Gary Roberts, Gayle Timmis, Jill Wilke, Laura Witty
Absent: Mike Brassfield, Eileen Harryvan
Also Present: Bill Dinnan, Building Official; Eileen Pulker, Village Clerk; Fred Gallasch, Council Member

III. ADOPTION OF AGENDA

Roberts suggested switching **VI. NEW BUSINESS, A. and B.**

Motion by Witty, seconded by Wilke to approve the agenda, as amended.

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

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of May 1, 2019.

Motion by Timmis, seconded by Kokoszka to approve the minutes of the Regular Meeting of May 1, 2019, as presented.

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

V. PUBLIC COMMENTS

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

VI. NEW BUSINESS

B. Consider an application for Change of Paint Color at 26104 German Mill.

Angie Nagle, homeowner, was present to answer any questions or concerns of the commissioners. Nagle explained the plan was to remove the existing shutters on the house. The cedar shakes, aluminum siding, trim, window trims, and the small brick area would be painted

with Sherwin Williams 7008 Alabaster White. Existing brick area in the front of the house, including the two (2) chimneys would not be painted.

Motion by Witty, seconded by Timmis, to approve the paint color, Sherwin Williams SW 7008 Alabaster, for the home and garage exterior at 26104 German Mill, including the siding, the cedar shakes, the small area of brick and trim, per the Secretary of the Interior Standards of #9. The wood siding of the garage would also be included. The two chimneys and front wall would not be painted. It is also approved that the applicant may remove the existing shutters on the house. A certificate of Approval will be issued.

Ayes: Kokoszka, Roberts, Timmis, Wilke, Witty

Nays: None

Absent: Brassfield, Harryvan

Motion carried.

VII. DISCUSSION ITEMS

A. Report on Historic Study Committee Progress.

Roberts briefed the Commission on the committee's progress. He and Davis have had several meetings and discussions with the state and some of the local prospects. On the local level, he has had an exchange with the FCA leadership, which was considering putting all the FCA grounds into the District. He also met with Pastor David Huseltine at the Franklin Community Church who was receptive to the idea that the church would become a "legacy structure": an image of Franklin. Roberts would be attending the Church's June Board meeting. He also stated that he was not sure the state was in favor of this project. He and Davis met with Madeline Haddad, whose house was an absolute time capsule of an early, early mid-century modern. It was her desire to have the house included as part of the Historic District. The house was a true definition of "a single purpose resource" to the Village. However, the state has strict guidelines as to single house or resource for historic designation and more in favor of giving it to a street with all similar houses. The house on Franklin Road south of 13 Mile was different and could be designated a non-contiguous property of the District as it was part of Franklin's cultural history and time frame and was the farmhouse of a much larger farm. Roberts laid out his specific goals for the committee.

NEW BUSINESS, continued

A. Consider an Application for a Modified Porch at 32635 Franklin Road.

Kokoszka stepped away from the Commission dais to present this case.

Kokoszka updated the Commission on his house, including additional details and the latest unexpected developments. After tearing down some walls many things were discovered; among them, the original doorway to the house had been blocked off, as were some other interior doors.

He estimated the existing porch was from the 1940's and not original to the Queen Anne style farmhouse. Digging under the porch he found posts which were of different ages and in good shape. However, due to the rotting foundation of the whole front structure of the porch, it was his desire to take it off entirely, replacing it and the roof with one which was pushed back and, thus, not as deep or as long. This would replicate the original porch. The bay window would be

bumped out like the original with the original door placed on the side. Responding to Roberts' inquiry about any physical references to the original porch, Kokoszka said he had done a lot of research but had not found any photographs of the structure from the time period. The earliest reference he found was during the 1970's.

At the moment he was without an architect and the contractor's expected completion date was at the end of June. Roberts clarified that the HDC was only looking at the porch relative to the bay window. With his application Kokoszka had included a generic drawing of the front of the house; not one done by an architect. It was hoped that the actual facade would look more like the original drawing that HDC had previously approved.

Motion by Witty, seconded by Timmis to approve an in-process change (addendum) to the Application for a Modified Porch due to the existing site conditions for the project at 32635 Franklin Road, specifically to restore the front bay window and front porch to the applicant's best ability to what it was originally, and to make the necessary structural adjustments to do that and with the understanding that a follow-up drawing would close the file later. This would allow the Building Official to move forward and inspect as though it were drawn. This is accordance with the Secretary of the Interior Standards of #9. A certificate of Approval will be issued.

Ayes: Roberts, Timmis, Wilke, Witty

Nays: None

Absent: Brassfield, Harryvan

Abstain: Kokoszka

Motion carried.

VIII. ADJOURNMENT

Motion by Roberts to adjourn the meeting.

Motion was approved unanimously.

There being no further business, the meeting was adjourned at 7:39 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk