

**Village of Franklin  
Historic District Commission  
Regular Meeting  
Wednesday, August 1, 2018, 6:00 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 6:05 P.M.

**II. ROLL CALL**

Present: Mike Brassfield, Gary Roberts, Gayle Timmis, Jill Wilke, Eileen Harryvan (arrived at 6:10 P.M.), Laura Witty (arrived at 6:10 P.M.)

Absent: Garrett Keais

Also Present: Bill Dinnan, Building Official; Eileen Pulker, Village Clerk; Amanda Davis, Consultant; Mira Stakhiv Council Member

**III. ADOPTION OF AGENDA**

Roberts requested that Under **VII. Unfinished Business, A. Consider Application for Repainting, modifying landscape, installation of awning, and removal of fence at 32644 Franklin Road (Madeleine's French Patisserie) and B. Consider Sign Application for 32644 Franklin Road (Madeleine's French Patisserie)** be struck from the Agenda as the applicant did not re-submit her application. He also requested that under **VIII. New Business, A. Consider Demolition Application for 31600 Briarcliff** be struck from the Agenda due to lack of photos which had not been forwarded by the Building Clerk to the Commissioners in a timely manner. Additionally, he personally had been given the incorrect address of the proposed demolition.

**Motion by Timmis, seconded by Wilke to approve the agenda, as amended.  
Motion was approved unanimously.**

**IV. ADOPTION OF THE MINUTES**

**A. Regular Meeting of July 11, 2018.**

**Motion by Wilke, seconded by Timmis to approve the minutes of the Regular Meeting of July 11, 2018 as presented.**

**Motion was approved unanimously.**

**V. PUBLIC COMMENTS**

No comments were made.

(Harryvan and Witty arrived at 6:10 P.M.)

**VI. DISCUSSION ITEMS**

**A. 26109 German Mill, Informal Review of Plan for an Addition to Existing Residence.**

David Masko, architect for the project and Franklin resident, presented for discussion the proposed additions to David Goldberg's existing house. Goldberg, interior designer, was also in

attendance. Masko provided a background of the house which was built in 1859 as a Methodist Church ( a new church was later constructed in downtown Franklin), the 1903 addition of the bell tower, the 1950's addition, and his personal involvement in 1989 when the Goldbergs converted the then Korean Baptist Church into a private residence. He described and provided photos of some of the interior and exterior architectural details which were revealed during the 1989 renovations.

The addition, which he was proposing, would be attached to the rear of the house and situated between it and the detached garage. It would be small, 450 sq. feet, and used as an informal eating area and a small sitting area. Because it would be within 5 feet of the garage, a variance would be needed since the Zoning Ordinance required 10 feet between the house and a detached garage.

The style of the addition would be different from that which had been seen to date in the Historic District. His proposal was a contemporary addition to the house which would be more linear in design with a flat roof and large floor to ceiling windows. He provided photos of appropriate and accepted examples of contemporary additions to historic homes, which had been published in a Department of the Interior document. The photos showed the additions attached in the rear of the main structures, similar to his proposal.

Masko provided a site plan which included the existing home and proposed addition in relation to the neighboring properties. Regarding the windows, the original church, which was now the living room and dining room, had gothic-style windows and did not let in much natural light or allow for views of the exterior. For that reason he was proposing large wall-to-wall and floor-to-ceiling windows. Timmons requested more information about the connection between the house and the addition, as well as the screening around the air conditioning units. Masko emphasized that the original building would be left intact.

The treatment of the window areas was discussed, as was possible material for the window frames which would be painted white.

Roberts referred to two (2) relevant provisions of the Secretary of the Interior's Ten Standards for Rehabilitation, #9 and #10. There was a discussion concerning the replacement of the kitchen window with a doorway opening to the addition which included the retention of the arch of the original window. Roberts opined that the project needed to be mindful of the sensitivity of the contemporary connection between the original structure and the addition, i.e., the retention of the design, the form of the window, and the materials. Brassfield remarked that the addition had to be distinctively dissimilar to the original historic building. Witty confirmed that the size of the new white brick of the addition would be smaller than the original rusticated block.

Possible materials for the addition were discussed. Masko outlined and defined the next steps of the project.

#### **B. Report on Historic Study Committee Progress.**

Roberts reported that the committee had not met since the last HDC meeting. Scheduling for the Road Trip had not occurred, but was being scheduled.

**VII. UNFINISHED BUSINESS**

**A. Consider Application for an Addition and Alterations at 23111 Carol Street.**

Bill Finnicum, architect, re-introduced the project. Roberts reminded the Commission that at the last HDC meeting there was a general approval of the concept of the building addition. There were two (2) basic open matters that needed to be discussed: the orientation in scale of the garage and the question of whether the existing garage was contributing or not.

It was agreed that the garage was not contributing and need not be saved.

Finnicum provided the HDC with new elevations showing the height of the new roof, an improved roof transition between the house and garage, as well as its orientation which had been turned 90 degrees. In addition, a reverse gable over the garage door was added. The garage would have four (4) swinging carriage doors. The garage itself would be painted wood.

**Motion by Timmis, seconded by Harryvan that the HDC is in agreement that the garage does not contribute to the overall historic character of the Historic District as a stand-alone structure and can be demolished, and approves the Application for an Addition and Alterations at 23111 Carol Street, as submitted on 8/1/2018, with the understanding that at a subsequent meeting there would be clarification of the garage doors and shingles. This determination is in compliance with the Secretary of the Interior's Standards for Rehabilitation.**

**Motion was approved unanimously.**

**VIII. ADJOURNMENT**

**Motion by Roberts to adjourn the meeting.**

**Motion was approved unanimously.**

There being no further business, the meeting was adjourned at 7:13 P.M.

Submitted,

Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk