

**Village of Franklin
Historic District Commission
Regular Meeting
Wednesday, June 3, 2020 7:00 P.M.
Remote Zoom.us meeting**

I. MEETING CALLED TO ORDER

The Regular Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman, via Remote Zoom.us meeting at 7:05 P.M.

II. ROLL CALL

Present: Mike Brassfield, Alek Kokoszka, Gary Roberts, Jill Wilke, Laura Witty
Absent: Gayle Timmis
Also Present: Roger Fraser, Village Administrator; Eileen Pulker, Village Clerk; Doreen Martin, Deputy Clerk; Fred Gallasch, Village Council

Roberts thanked everyone for participating in this online meeting. It was his intention to comply with the Open Meetings Act and he intended to give everyone time to speak who wanted to speak. He requested that those in attendance to please “mute” their microphone unless speaking.

Roberts informed the Commission that Eileen Harryvan had moved out of the Village into Southfield Township and therefore, resigned from her position on HDC. However, she would remain on the Historic Study Committee. He thanked her for all her years of service and contributions.

III. ADOPTION OF AGENDA

Agenda was approved unanimously.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of April 29, 2020

Gallasch’s name was not included with those who had attended the meeting. Kokoszka corrected the spelling of his first name, “Alek”.

Motion by Witty, seconded by Kokoszka to approve the minutes of the Regular Meeting of April 29, 2020, as amended.

Roll Call Vote

Witty	Aye
Brassfield	Aye
Kokoszka	Aye
Roberts	Aye
Wilke	Aye
Absent:	Timmis

Motion carried.

V. PUBLIC COMMENTS

Roberts requested that those online who would like to make comments on issues not on the agenda to “raise” their hand; they would then be recognized. Those wishing to speak to an agenda item would have an opportunity to speak at that particular time.

Eileen Harryvan, 14 Mile Road, greeted the Commissioners and expressed her gratitude to have been able to serve on the Historic District Commission. She was looking forward to continue working on the Historic Study Committee.

VI. NEW BUSINESS

A. Consider an Application for adding on to a carriage house at 25800 Meadowdale.

Not long ago HDC approved a porch addition on the backside (north) of the house. Dinnan confirmed that about two (2) feet of the property was in the Historic District.

David Lubin, architect, explained the proposed addition to the rear of the garage/studio/carriage house. The Hoves were moving from Ohio and have a large family, which would be visiting them. This addition would provide guest accommodations. This addition was in the rear of the existing building and the materials and architecture would be the same.

Roberts questioned the notation on the Site Plan, south side of the carriage house, which stated, “Proposed Building Expansion (Under Existing Roof Overhang).” Lubin explained he had used an existing site plan and that was not part of this project request. Therefore, there were no alterations on the south side of the building.

Witty questioned the materials of the building. Lubin explained the windows would be wood and the details would be exactly the same as the original house and carriage house.

Motion by Witty, second by Wilke to approve the Application to add onto a carriage house at 25800 Meadowdale, the materials and color of which would match the existing house and with the understanding that there would be no changes to the south side of the carriage house.

Roll Call Vote

Kokoszka	Aye
Witty	Aye
Roberts	Aye
Brassfield	Aye
Wilke	Aye
Absent:	Timmis

Motion carried.

B. Consider an Application for changes to pneumatic tubes at Comerica Bank, 32682 Franklin Road.

Referring to the drawing on page A-111, Roberts explained this change would be on the east side of the building on the south drive-up window. Page A-311 showed the details of the wall sections. Dinnan confirmed this was the only alteration to the exterior.

Luke Woods, project manager and representative of Comerica Bank, explained it would be a plastic assembly with bollards to protect the existing building. It would be a neutral color.

Roberts pointed out the note on page A-111 which referred to “Marketing Material on Drive Thru Glazing” and asked for an explanation. According to Woods, the bank did not want to use the drive-through windows anymore and, therefore obscure vision into the bank. Currently on those windows was a semi-transparent film with some marketing text and the goal was to replace it with something that was opaque with similar markings. Roberts wanted confirmation that there would not be any kind of advertisement. To Woods’ knowledge, there would only be a Comerica graphic on the interior film and Paula Eckhout, CBRE Representative, confirmed that information. Regarding Roberts’ concern that words would be able to be read from the outside which might put it in the category of a “window sign”, Dinnan stated that signs needed to be visible from the street to be a “sign” and he doubted if this would be visible from any right-of-way. Dinnan suggested Eckhout re-consider the wording: “...raise your expectations”. Eckhout stated that as of yet the bank did not have the actual marketing design; however, he will send the Village the actual wording. The alternative would be to put up new film on the window with no graphics or wording.

Motion by Witty, seconded by Wilke to approve the Application for changes to pneumatic tubes at Comerica Bank, 32682 Franklin Road, with changes shown on pages A-111 and A-311 and excluding/deleting the note on A-111, which referenced the marketing materials on the window. The project plan was in accordance with the Secretary of the Interior’s Standards for Rehabilitation.

Roll Call Vote

Kokoszka	Aye
Witty	Aye
Brassfield	Aye
Roberts	Aye
Wilke	Aye
Absent:	Timmis

Motion carried.

C. Consider an Application for a Basketball Hoop. 26243 Vincennes.

Toby and Megan Zeman, owners of the home, want to install in-ground basketball hoop in the driveway by the garage at the back of their property. This would be free standing and if removal were necessary, it would not have any impact on a structure.

Motion by Kokoszka, seconded by Witty to approve the Application for a Basketball Hoop, 26243 Vincennes, having no impact on any historic structure if removal was necessary.

Roll Call Vote

Kokoszka	Aye
Witty	Aye
Brassfield	Aye

Roberts Aye
Wilke Aye
Absent: Timmis

Motion carried.

D. Consider an Application for Shed Improvements at 26128 German Mill.

The existing shed was on the property of Commissioner Witty and believed to have been a ‘slaughter shed’ with an existing interior overhead wheel pulley-type apparatus used to raise and lower animals. Most of the building dated back to at least 1918. Witty explained that the proposed repair/rebuild would be based on the Secretary of the Interior’s Guidelines for Historic Buildings. Although the shed was not visible from the front of the house, it could be seen from some surrounding properties. She further described the current deteriorating condition of the building, which prompted her immediate attention. It was her desire to preserve and save as many elements of the structure as possible. The architect, David Masko, was sensitive to keeping the same footprint on the structure and to raise the floor and door height in order to conform with the code. She detailed all the improvements, including hardware. The structure would have a dual use: detached screened- in porch and storage area.

Roberts reminded the Commissioners that all the out buildings throughout the Historic District were contributing structures to the overall character of the district. He spoke with Davis about the project and she was concerned that the repairs would be so extensive that the building might lose the “contributing” designation. Roberts expressed his concern about the foundation walls and Witty stated she had been in contact with Mike Flevaris, a Franklin resident living in the Historic District and owner of A.D. Flevaris & Sons Construction Co., who said he could replicate the concrete foundation walls.

Gallasch suggested Witty document all the work with pictures and descriptions as it would be very valuable in the future.

There was a discussion concerning the surrounding trees and their contribution to the deterioration of walls. Dinnan recommended the removal of a particular tree on the north side of the building as its further growth might hinder all the new work on the structure.

Witty would come back to the HDC when she has selected colors and additional details.

Motion by Brassfield, seconded by Wilke and Kokoszka to approve as submitted the Application for Shed Improvements at 23128 German Mill as evidenced by drawings by David Masko, dated May 25, 2020 and received on May 27, 2020. The project plan was in accordance with the Secretary of the Interior’s Standards for Rehabilitation.

Roll Call Vote

Kokoszka Aye
Witty Abstain
Brassfield Aye
Roberts Aye
Wilke Aye

Absent: Timmis

Motion carried.

E. Consider an Application for a Sign at 32751 Franklin Road.

Applicant was not present. Roberts clarified that this particular sign would probably be relocated as part of the Streetscape Project. He felt action on this should be “tabled”. The applicant was not present at this meeting and the sign might need to be re-designed. The sign might be relocated. Fraser confirmed that the sign might be relocated further away from the street. Roberts suggested this be referred back to the Village Office to speak with the applicant and this item be tabled. Fraser was agreeable.

Motion by Roberts, seconded by Witty to table agenda item, VI. NEW BUSINESS, E. Consider an Application for a Sign at 32751 Franklin Rd.,

Roll Call Vote

Kokoszka Aye
Witty Aye
Brassfield Aye
Roberts Aye
Wilke Aye
Absent: Timmis

Motion carried.

VII. DISCUSSION ITEMS

A. Report on Historic Study Committee Progress.

Due to the current Covid-19 situation, Davis has not been able to visit with residents; however, she, Harryvan, and Downing have been able to do some additional background research. There have not been any on-sight visits, which would be the next step.

VIII. ADJOURNMENT

Motion by Roberts to adjourn the meeting.

Motion was approved unanimously.

The meeting was adjourned at 7:52 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk