



CITY OF THE VILLAGE OF CLARKSTON  
**Historic District Commission**  
Art Pappas Village Hall  
375 Depot Road  
Clarkston, MI 48346  
**Minutes Tuesday, January 9, 2018 Meeting**

Meeting called to order by C. Johnston at 7:02 P.M.

Present: K. Berry, C. Johnston, J. Meloche, M. Moon, R. Sowles.

Agenda approved: Motion by M. Moon, second by J. Meloche, all ayes.

Announcements: Clarkston City Council Goal Setting Session is scheduled for January 29, 2018 at 7:00 P.M. at the Clarkston Independence District Library. Clarkston Historic District Commission members may attend.

Public Comments: None

Approval of the Minutes for the December 12<sup>th</sup>, 2017 meeting: Motion to approve without change or addition by M. Moon, 2<sup>nd</sup> by R. Sowles. All ayes.

Unfinished Business:

1. Hearing concerning the CHDC denial of a Certificate of Appropriateness for demolition of 42 W. Washington took place on January 4<sup>th</sup>, 2018 in Lansing, MI.
  - a) A decision is expected in 2 ½ to 3 months.
  - b) Motion made by C. Johnston, 2<sup>nd</sup> by M. Moon that the CHDC be informed and copied on all actions regarding the case. All ayes.
2. Historic District Commission records: issue concerning research, scanning, organization, etc. Postponed due to time constraints because New Business added to the agenda.
3. Request from homeowners for information concerning sources for windows for both replacement and new construction. Pamphlet provided by C. Johnston prepared by Georgia Historic Preservation Department. Several of the suppliers are available in this area. No formal decision by the committee but this is something that will be worked on due to frequent requests.
4. Budget proposals: The CHDC will need to find out if their 2017-2018 budget of \$500 will be debited for legal fees resulting from the hearing (Unfinished Business #1). If money is available it had been planned for a community training session for the CHDC (see item 6 below).
5. Elevations were reviewed for new construction on the Miller Road lot split from 177 N. Main. Discussion with homeowners. Previously discussed on November 14, 2017. It was suggested that perhaps something less "historical" in detail be considered in keeping with Secretary of the Interior Standard #9 and differentiate itself from the style of similar homes in the Village. The applicants were open to this idea.

6. Clarkston Historic District Commission training session with Michigan Historic Preservation Network (MHPN) depends on availability of funds (vis a vis #4 above). This session may be helpful with the planned review of the CHDC guidelines. We have not yet heard back from MHPN on scheduling.

New Business

1. 104 North Main Street: Application to
  - a) add a "mudroom" to South side at existing side entrance
  - b) Repair/rehabilitate existing porchMotion to accept application as drawn and issue a Certificate of Appropriateness with the following stipulations:
  - a) The new construction may vary from existing (e.g., trim and columns). These may be simplified to differentiate from existing historic construction (i.e. so as not to create "false history" in keeping with Standard #9).
  - b) The front porch should be repaired/replaced to match the existing construction.Motion by R. Sowles, 2<sup>nd</sup>. By C. Johnston. All ayes. Reviewed drawings on file at the Village Hall.
  
2. 121 and 123 North Main Street (duplex): Application to:
  - a) Consolidate to a single family residence (with change to a single address)
  - b) Add new construction to the back, with inside access to the basement; covered deck in the backHomeowners intend to maintain current style, leaving East elevation as is including front windows. Back windows will be similar to existing windows.  
Motion to accept application as drawn and issue a Certificate of Appropriateness with the following stipulations:
  - a) The new construction may diverge from existing so it can be differentiated from existing historic construction in keeping with Standard #9.
  - b) No new windows may be placed in front.
  - c) The new windows in back may be clad.Motion by R. Sowles, 2<sup>nd</sup> by C. Johnston. All ayes. Reviewed drawings on file at the Village Hall.

Meeting adjourned at 8:08 P.M. The next regularly scheduled meeting is February 13, 2018 at 7:00 P.M.

Respectfully submitted,

Michael Moon