



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Minutes for Tuesday February 11, 2020

Meeting called to order by J. Meloche at 7:00 PM.

Present: M. Luginski, J. Meloche, M. Moon, J. Nantau, J. Radcliff.

Approval of the Agenda: Motion by J. Radcliff, second by J. Nantau to approve the agenda as written with the following changes: addition of Announcements 3) and 4). Approved unanimously.

Announcements:

- 1) Beginning with this February 11, 2020 meeting all meetings of the Clarkston Historic District Commission (CHDC) henceforth for the foreseeable future will be held in the recently renovated Village Hall at 375 Depot Road.
- 2) The March CHDC meeting will be held on March 17, 2020 because the Primary Election will be taking place in the Village Hall meeting room on March 10.
- 3) Jackie Hoist, Preservation Architect, is present for tonight's meeting.
- 4) Michigan Historic Preservation Network's annual Advocacy Day is in Lansing, Michigan on March 3, 2020. J. Meloche is planning to attend.

Public Comments: None

Approval of the January 14, 2020 meeting minutes: Motion by J. Nantau, second by J. Radcliff to approve as written without changes or additions. Motion passed with all ayes.

Historic District Study Committee (CHDSC):

- 1) The Committee met on Tuesday February 3, 2020 in the Clarkston Independence District Library (CIDL) for presentations by Julie Meredith, Director, and Emily Blakowski, Adult Services Librarian. They both provided information on resources available at CIDL that will be helpful for the CHDSC.
- 2) The next CHDSC meeting will be held Wednesday February 26, 2020 at CIDL from Noon to 2 PM. Janet Kreger, Founding Member and Past President of the Michigan Historic Preservation Network will present a training session regarding updating the Historic District Survey.
- 3) A Memorial from the Library Staff, Friends, and Board was donated to CIDL in memory of James Schultz. Julie Meredith selected two books to use these funds:
RESTORING your HISTORIC HOUSE and WHY OLD PLACES MATTER.

New Applications for Review and Approval:

Although no application has been filed, Eric Haven, Ken Ermer, and Paul Zupon from the Friends of Depot Park, presented preliminary drawings for repair/renovation of the Depot Park Gazebo. Initial plans are to save the existing roof and add an ADA compliant ramp. They will return to CHDC with an application when plans are formalized.

Existing Applications for Review and Discussion:

- 1) 10 Miller Road: Porch construction recently completed deviates from plans submitted to CHDC and from the resulting Certificate of Appropriateness (CoA). Rob and Barb Line were present to defend placement of a rail fence type structure on the porch instead of the balustrade shown in the drawings submitted. Jackie Hoist noted that this horizontal arrangement of rails interrupts the vertical orientation of windows and posts/columns which is a defining feature of a Craftsman house. Motion by M. Luginski, second by J. Radcliff to maintain the original CoA. Ayes: M. Luginski, M. Moon, J. Nantau, Radcliff. Nay: J. Meloche. Homeowners will return with plans/drawings.
- 2) 177 North Main Street: Construction of a major livestock type rail fence with iron gate without project review by CHDC. Homeowners Steve and Leah McLean presented a defense of their construct at the January 14, 2020 meeting and return this meeting. They brought additional photos of livestock type fences labeled as "Clarkston." However, these photos were either actually in Independence Township, outside of the village, of guardrails not fencing or taken at a time predating the village when livestock may have been present. The concern of CHDC is that livestock type rail fencing and iron gates are inappropriate for a Queen Anne Victorian house located in the densely populated urban-village setting. It was noted that this architectural style of house even in rural settings, would often have a picket fence of some type to set the house apart from the livestock areas. It was agreed that the McLeans would return with plans/drawings for fencing which may include transformation of the current fencing to something appropriate.
- 3) 59 South Main Street: J. Meloche stated that work on the "Sutherland House" appears to be proceeding according to the CoA granted recently with conditions. He suggested that other Commissioners should also perform site visits.

Final Comments: "About Local Historic Districts" an informative document produced by the CHDC in 2015. This included: of instructions to applicants indicating what must be reviewed by CHDC and projects not needing review; the establishment of a deadline for applications one week prior to CHDC meetings.

Meeting adjourned at 8:45 PM.

The next regularly scheduled meeting is March 17, 2020 at 7:00 PM.

Respectfully submitted,
Michael Moon