



CITY OF THE VILLAGE OF CLARKSTON  
**Historic District Commission**  
Art Pappas Village Hall 375 Depot Road  
Clarkston, MI 48346  
**Minutes for Tuesday, February 13th, 2018 Meeting**

Meeting called to order by C. Johnston at 6:55 P.M.

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

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

Announcements: First meeting of Preservation Clarkston took place on February 7<sup>th</sup>, 2018, 7 P.M. at Deer Lake Athletic Club. Involves preservation issues in Clarkston and Independence Township.

Michigan Historic Preservation Network (MHPN) will present a seminar entitled "Who, What, Where and Why of Historic Preservation" on Tuesday February 20<sup>th</sup> at Clarkston Independence District Library, 7 P.M. The public is invited.

Public Comments: None

Approval of the Minutes for the January 9th, 2018 meeting: Motion to approve without change or addition by J. Meloche, 2<sup>nd</sup> by M. Moon. All ayes.

New Business (Applications for Review)

1. 2 Madison Court: Application to replace damaged doors with new doors, like for like and two new decks in back (old decks removed by previous owners). Photos, plans, door and window specifications provided by homeowner. Believed to be non-contributing construction (1950's) and known to have been previously remodeled. Motion to issue a Certificate of Appropriateness for application due to being non-contributing and replacing essentially like of like of what currently exists by M. Moon, second by R. Sowles. All ayes.
2. 15 South Main Street: Application for new signage at rear of building (The Fed Restaurant). Sketches and descriptions provided by the owner. Cory Johnston provided Department of the Interior guidelines for "New Signs on Historic Buildings." Motion to issue a Certificate of Appropriateness for application as submitted for being in conformance with governing standards by M. Moon, second by K. Berry. All ayes.

Unfinished Business (Discussion only):

1. 117 North Main Street: Discussion concerning new construction. Plans include 30 feet setback, 2 story 2200 square feet house with detached 2 story carriage house, front porch, craftsman windows. Exposure of basement foundation to be determined. Sun porch in back, roof type to be determined. Hardy board siding. Preliminary submittal appears to be in keeping with adjacent properties but subject to actual submittal review.
2. 21 North Main Street: Lengthy discussion with floor plans and drawings provided by architect. Plan to remove 1950's north side and back additions. Addition of north side glass enclosure to

serve as new entrance. Old entrance will be "picture window." Hardy board siding, grey with dark grey trim.

Public Comments from Mellissa Luginiski:

- Floors are original 1<sup>st</sup> growth hardwood and should be preserved
- Exterior elements have an identity in the village as Yeager's Blacksmith Shop. Best to keep things simple.

Cory Johnston noted that the existing addition on the north side will have to be reviewed for historic significance even if not original.

New Business (Discussion only):

1. 12 South Main Street: Lengthy discussion with floor plans (before and after) provided by architect. Plan for 3 levels of retail space with common entry in back. Plans for changing front elevation include changing the "frontage" and using anodized aluminum. Commissioners suggested keeping the same "frontage" as neighboring buildings and keeping wooden window frames.
2. Scanning of Historic District Commission records has begun. The Clarkston Independence District Library has some records which may also be useful to the CHDC.
3. Budget proposals will be needed prior to budget discussions and final acceptance at the end of June. Considerations for additional training and possible review of the historic district and contributing structures.
4. 10 Miller Road (lot split from 177 North Main Street): New elevations provided with short discussion. Official application has not been made but likely at the next regular meeting.

Meeting adjourned at 8:45 P.M. The next regularly scheduled meeting is March 13, 2018 at 7:00 P.M.

Respectfully submitted,

Michael Moon