



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346
Minutes for Tuesday February 19, 2019

Meeting called to order by J. Meloche at 7:02 P.M.

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

Approval of Agenda: Motion by J. Meloche to approve the agenda with: (a) change the 2018 to 2019 in item 5) and (b) addition of 8) g Updates on outstanding issues 123 N Main, 27 S Main, and 42 W Washington. Second by M. Moon. Approved with all ayes.

Announcements:

- 1) A public meeting entitled "Friends of Depot Park Vision Presentation" will delineate a long term vision for Clarkston Depot Park which is located within the Historic District. Meeting will be held in the Clarkston Independence District Library (CIDL) Community Room on Thursday, February 21, 2019 from 7:00 to 9:00 P.M.
- 2) Charter Review Committee Public Input Session to seek input on any required changes, additions or deletions to the current Clarkston city charter. Meeting will be held in CIDL Community Room on Wednesday, February 27, 2019 from 7:00 to 9:00 P.M.
- 3) Lecture series on History of American Architecture continues on Monday evenings until March 18, 2019 at the Cranbrook Art Museum. Cory Johnston reported on the first two lectures.

Public Comments: None

Approval of the Minutes of the January 8, 2019 meeting: Motion by C. Johnston to approve as written without changes, additions or deletions; second by J. Meloche. Ayes: C. Johnston, J. Meloche, M. Moon, J. Radcliff. Abstaining: R. Sowles.

New Applications for Review and Approval:

- 1) 21 North Main Street: No representative for property was present. Application for a new business sign to be mounted in same location as existing sign. Based upon photos and text provided this temporary sign appears to be a like-for-like change, and therefore should fall under the category of administrative approval. J. Radcliff will follow up to determine if any other changes are made.
- 2) 80 East Washington Street: Application for new garage door. Homeowner Scott Reynolds presented photos and proposed design diagrams for a new carriage house style double car doors (Haas door). Motion by J. Meloche and second by R. Sowles to approve a Certificate of Appropriateness for a new carriage house style set of doors on this non-historic (noncontributing) resource. Approved with all ayes.

Existing Applications for Review and Approval:

375 Depot Road: Application for changes/additions to village hall/DPW building. Revisions to previously presented plans (November 13 and December 11, 2018 and January 8, 2019) were shown by designer Jerome Carter, attempting to incorporate the commission's comments. C. Johnston voiced concerns over parking accommodations

that may disrupt current landscaping and water handling and removal of current retention wall with possible untoward effects on the same issues and neighboring properties.

Public Comments: S. Reynolds stated the commission needed to rush decision since the city council had a February 25 deadline (heretofore unknown to the CHDC). Cara Catallo warned the commission to be careful of trying to meet deadlines if the plans do not meet the Secretary of the Interior Standards for Rehabilitation.

The five specific comments of the commission from the working session (January 22, 2019) were read and each discussed with Mr. Carter. Motion by J. Meloche second by J. Radcliff to approve a Certificate of Appropriateness for changes and additions to the village hall/DPW building **as presented in documents stamped 'Preliminary Drawings'** received February 19, 2019 minus the cupola/clock tower and subject to review of final **detailed** construction drawings. Ayes: J. Meloche, M. Moon, J. Radcliff, R. Sowles. Nay: C. Johnston. Note: J. Radcliff suggested the possibility of using Boral siding which is reported to be longer lasting and easier to maintain without the moisture problems of Hardi board.

Items for Further Discussion:

- a) Friends of Depot Park will be applying for what will probably be multiple Certificates of Appropriateness. They are planning to apply for a grant (deadline April 1).
- b) J. Meloche and Eric Haven will discuss the application for Certified Local Government status with Michigan Historic Preservation Network.
- c) The CHDC must respond to a December City Council motion to have CHDC prepare a draft proposal on the Historic District assessment and possible expansion. The CHDC must reply that legally a commission cannot be involved in this activity. This can be done by professionals. C. Johnston will re-send this information to Jim Meloche who will forward to the city manager and city council including an estimate.
- d) Budget items for the 2019/2020 fiscal year include training expenses and possibly journal subscription for each commissioner.
- e) Edits to the current Historic District Ordinance for clarity. May need to simply reference current state historic preservation law which has changed since the original ordinance. Item postponed.
- f) Definition of the approval process, requirements and coordination with other approval agencies of city government. Postponed for lack of time.
- g) Updates on outstanding issues:
 - 1) 123 North Main Street: reference communication from Mike Jensen, builder for the homeowners.
 - 2) 27 South Main Street: Changes to front elevation upper level entrance door appear not to be in keeping with the application or the previously issued Certificate of Appropriateness
 - 3) 42 West Washington Street: Commission has received the transcript of the SHPO Review Board proceedings of November 2, 2018.

Meeting adjourned at 9:37 P.M.

Next regularly scheduled meeting is Tuesday March 12, 2019 at 7:00 PM.

Respectfully submitted,
Michael Moon