



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Art Pappas Village Hall
375 Depot Road
Clarkston, MI 48346
Draft Minutes Tuesday, April 10, 2018
Meeting

Meeting called to order by C. Johnston at 7:00 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: Michigan Historic Preservation Network (MHPN) annual preservation conference entitled Proactive Preservation will be May 17 to 19 in East Lansing, Michigan.

Public Comments: None

Approval of the Minutes for the March 13th, 2018 meeting: Motion to approve with some minor format changes by C. Johnston, second by J. Meloche; ayes K. Berry, C. Johnston, J. Meloche. Abstaining: M. Moon, R. Sowles.

New Application for review and approval:

1. 117 North Main Street (C. Campanero) – application for new construction with plans provided by the architect, and oral description of planned siding, foundation and porches. A lengthy discussion followed concerning negative impact of these plans centering on placement of driveway, competition with existing structures and scale/mass of proposed secondary building ("carriage house"). Comments (pro and con) included members of the Commission (J. Meloche, C. Johnston, R. Sowles) and interested members of the public (E. Bonser, S. Kramer, J. Radcliff, M. Luginski). Motion made by C. Johnston, second by J. Meloche to postpone voting on the Certificate of Appropriateness until the architect has conferred with his client (C. Campanero, not present at this meeting) concerning the following issues:
 - a) Scale/mass of new construction (carriage house/garage), vis-à-vis zoning regulations and competition with existing structures;
 - b) Possibility of relocating "carriage house";
 - c) Possibility of "flipping" the orientation of driveway and proposed house.

Motion carried with all ayes.

Commissioners requested patience of all parties involved since new construction is new to the CHDC and this requires greater familiarity with the somewhat subjective Standards. The Commissioners feel a responsibility to "get this right" for the betterment of the entire Clarkston Historic District.

2. 55 South Buffalo – chimney restoration/replacement. This is essentially housing a flue from the furnace with no firebox/fireplace. The stone work is disintegrating and may be hazardous. C. Johnston suggested finding a stone mason who could restore the fallen stones. If this is done, no approval is needed from the CHDC. If some other material (e.g., brick) were proposed,

application for Certificate of Appropriateness would need to be made.

Unfinished Business/New Business for Discussion:

Draft of City Master Plan is due out later in April. This will likely include subjects concerning the CHDC such as review and possible expansion of the Clarkston Historic District. Robertson Court and north Holcomb Street have been mentioned in this regard by the Clarkston Planning Commission.

- a) Michigan State Historic Preservation Office (SHPO) should be of significant help in this endeavor.
- b) There may be some cost incurred. Therefore, C. Johnston is inquiring about estimates for the purpose of budgeting.
- c) It may be advantageous to apply to be a Certified Local Government (CLG) due to availability of grants to lessen such costs.

At this point the ability to move forward with this effort resides with the Planning Commission.

Meeting adjourned at 8:35 P.M. The next regularly scheduled meeting is May 8, 2018 at 7:00 P.M.

Respectfully submitted,

Michael Moon