



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Art Pappas Village Hall
375 Depot Road
Clarkston, MI 48346
Draft Minutes Wednesday May 2, 2018
Meeting

Meeting called to order by C. Johnston at 7:16 P.M.

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

Agenda approved: Motion by M. Moon, second by R. Sowles; all ayes.

Public Comments: None

Approval of the Minutes for the April 10th, 2018 meeting: Motion to approve without changes or additions by M. Moon, second by R. Sowles; all ayes.

New Application for review and approval:

117 North Main Street - Dan Rush (architect) and applicant/property owner Connie Campanero presented changes to original plans consisting of change to pitches of the roof for both house and carriage house/garage and decrease in height of carriage house/garage. No change in locations.

Comments (pro and con) from : E. Benser and and S. Kramer (121-123 N. Main), Misiak (107 N. Main), T. Fabrizio, D. Bihl, J. Fabrizio, S. Catallo, J. Radcliff.

Motion by C. Johnston for a non-binding straw vote to determine if Commissioners know what their votes are (aye or nay); there was no second.

J. Meloche presented documentation for rejecting the application based upon his interpretation of Secretary of the Interior Standard 9:

- 1) Placement of the driveway would break the rhythm/cadence of the street;
- 2) The proposed location of the carriage house diminishes/competes with the historic barn next door.

M. Moon, while not swayed by 1) Above, did feel that the proposed carriage house (proposed new garage) is in violation of Standard 9 (2 above).

C. Johnston presented the opinion that C. Campanero and her architect had complied with the previous objections by changing height and roof pitches. He also raised the possibility of a greater set back from the street to resolve the issue of competition with the neighboring barn.

There were additional comments from: E. Benser, L. MacLean, M. Luginski, D. Bihl, J. Radcliff, C. Campanero and lawyer for C. Campanero.

It was suggested by K. Berry that C. Campanero check with MDOT concerning placement of driveway cut.

C. Johnston volunteered to contact Amy Arnold at Michigan Historic Preservation Office (SHPO) and Ron Campbell, historic architect for Oakland County Planning and Economic Development concerning the possibility of a greater set back from the street.

This application was temporarily postponed pending these consultations and will tentatively be placed on the agenda of the regularly scheduled meeting on Tuesday, May 8, 2018.

Johnston noted that the application is dated April 6, 2018 (received April 8, 2018 by Johnston) and the HDC must decide within 60 days unless an extension is granted by the applicant. The next regular meeting of the HDC after May 8 is June 8, 2018.

Meeting adjourned at 9:47 P.M.
Respectfully submitted,

Michael Moon