



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Art Pappas Village Hall
375 Depot Road
Clarkston, MI 48346
Minutes Tuesday June 12, 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 R. Sowles to approve without changes or additions; second by M. Moon; Approved with all ayes.

Announcements: Basic Historic District Commissioner Training sponsored by Michigan Historic Preservation Network (MHPN) was held on June 4 at the Huntington Woods Library. Commissioners Berry, Johnston, Meloche and Moon attended along with Clarkston City Council member Haven and Clarkston residents Jennifer Radcliff and Robyn Johnston. A copy of the Historic District Commissioners Basic Training Manual (from MHPN, revised May 2012) was provided to all including one for commissioner Sowles, not in attendance. Presentation was by Sharon Ferraro, MS/HP, Historic Preservation Coordinator, City of Kalamazoo.

Public Comments: None

Approval of the Minutes for the May 23, 2018 meeting: Motion to approve without changes or additions by J. Meloche, second by R. Sowles; Approved with all ayes.

Existing Applications for review and approval:

- 1) 27-29 South Main Street - Application to: replace all windows (non-original); replace lower level doors (except of Main Street); replace bay on back of building (non-original); top bay to be screened in porch; addition of one window to north second floor. Drawings included with original application. This work was previously applied for and issued a Certificate of Approval, December 13, 2016. Since the work was not performed, reapplication was made (June 5, 2018). Certificate of Approval motion by C. Johnston, second by R. Sowles with the following conditions:
 - masonry problems are addressed;
 - further information on windows including maker and type per drawings provided.Approved with all ayes. Note of explanation will be sent to owner by C. Johnston.
- 2) 117 North Main Street – This is on a 60 day hold initiated by the owner. The hold will be concluded on July 23, 2018.

New Applications for review and approval:

- 1) 80 East Washington - Application for replacement of all windows (non-original) over a 3 year period with Jeld Wen vinyl clad wooden windows. No history of original windows if any. Motion to approve Certificate of Appropriateness by C. Johnston, second by R. Sowles to unify the window

styles and appearance. All ayes.

- 2) 15 East Church – Application to place a skylight in bedroom ceiling. This would not be keeping with the original structure and does meet the Standards. However, it could be removed at a later date. The house has already had many changes made such that much of the original historic character and materials are absent. Therefore, motion made by C. Johnston to issue a Notice to Proceed, second by M. Moon. All ayes.
- 3) 39 Miller Road – Application not yet made for new construction of house at this address. Owner brought initial drawings for discussion before making further decisions. Issues discussed include: roof pitches, detailing (e.g. metal roof, cedar shakes on front elevation dormers), attached vs. non-attached garage. Owner will submit application after consideration of CHDC input on these issues.
- 4) 21 Miller Road – Application to replace damaged garage doors; replacement to be like-for-like. Photos reviewed. Motion for Certificate of Approval by C. Johnston, second by M. Moon. All ayes.

Unfinished Business

- 1) 42 West Washington – The opinion of the Administrative Law Judge was the recommendation that the CHDC “decision be set aside and the commission issue a Certificate of Appropriateness granting permission to demolish the vacant residence and out building located at 42 West Washington” This decision can be appealed, in which case, it would be reviewed by the State Historic Preservation Office (SHPO) Board.

Some commissioners believe this property is an asset and its loss would be a detriment to the Historic District. Public comments from Jennifer Radcliff: Believes it should be appealed for the sake of the preservation of the Historic District. The Historic District Ordinance was meant to protect all assets and also support other aspects such as zoning and planning.

Motion by M. Moon to recommend that Clarkston City Council appeal the decision effectively sending the case to SHPO, second by J. Meloche. Ayes K. Berry, J. Meloche, M. Moon, R. Sowles. Nays: C. Johnston. The motion carries 4 to 1.

- 2) According to recent Historic District Commissioners Training and the MHPN Historic District Commissioners Training Manual, each historic district commission should institute its own guidelines, in accordance with the Secretary of the Interior Standards but pertaining to the particular historic district.
- 3) According to the current chairperson, C. Johnston, the Clarkston Historic District Commission should review the bylaws and policies to determine if any updating is necessary. Resources available on-line include MHPN, Ann Arbor Historic District and Kalamazoo Historic District. A subcommittee may be needed to perform this task.

Note: C. Johnston noted for further reference that the Clarkston Independence District Library holds more historic district pertinent records than that are available on-line. It may be valuable to the Commission to have these scanned so that they may be more easily accessed.

Meeting adjourned at 8:40 P.M.
Respectfully submitted,

Michael Moon