



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

Meeting called to order by C. Johnston at 7:00 P.M.

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

Absent: K. Berry

Agenda approved: Motion by R. Sowles to approve without changes or additions; second by J. Meloche. Approved with all ayes.

Announcements:

1. 42 W. Washington – Exceptions to Proposal for Decision filed by City Attorney. Time extension for response filed by plaintiff and granted. This issue and response were discussed at the July 9, 2018 Council meeting as part of public comments.
(See June 12, 2018 HDC meeting minutes)

The previous meeting incorrectly discussed and recommended this as an “appeal”. The filing of exceptions was allowed by the Proposal for Decision from the Administrative Law Judge. The filing and response then goes to SHPO for a final decision. Either party can then file with the Circuit Court if they disagree with that decision. An appeal would follow that.

2. Recommendation and budget for study and survey of the historic district with possible expansion (May 8, 2018 HDC meeting) not addressed by Council or in the approved budget.

Motion by M. Moon for city council to seriously consider new study and survey of the historic district as soon as possible. Second by R. Sowles. This could be done stepwise beginning with a “windshield survey” to determine whether or not a more substantial survey is warranted. This survey would provide the Historic District Commission with needed information for future decisions and may prevent future lawsuits. Motion passed with all ayes. Present and previous recommendations by the HDC and supporting information will be re-sent to the administration and Council members.

Public Comments: Theresa Fabrizio (Connie Campanaro’s daughter) asked if it were possible for someone to object to their home being included in an historic district expansion. Anyone can approach the City Council with these objections.

Approval of the Minutes for the June 12, 2018 meeting: Motion to approve without changes or additions by R. Sowles, second by J. Meloche. Approved with all ayes.

Motion by C. Johnston that the clarification to this issue noted in the announcements of the present meeting be part of these minutes and the commissioners signify that they are still in agreement with the previous vote based on this clarification. Second by M. Moon. All ayes.

Existing Applications for review and approval:

C. Johnston noted that the 60 day time limit for a decision from the HDC starts when a full and complete submittal is made. This is generally considered to be the date the application is filed but that may not always be true as has been the case with several past reviews. It is recommended that this be determined for each submittal so that all parties are aware of the approval schedule

- 1) 117 North Main Street – Plans/drawings provided with changes to original application including: driveway switched from north to south side of the property; attached vs. unattached garage with continuous roof line.

Motion by C. Johnston to approve issuance of Certificate of Appropriateness for proposed new construction at 117 North Main Street as submitted by Connie Campanaro (initial application dated April 6, 2018; approval based on plans and elevation as received and dated July 16, 2018) as follows:

The Commission after review and discussion, including public comment, finds the proposed construction acceptable and in keeping with the Secretary of the Interior Standards for Rehabilitation (Standards) as noted below, and City Ordinance 152.07 (C)(2) in that this is an empty lot with no history of any existing structures. In addition, the proposed construction responds to the issues raised in denying the previous proposal as well as the issues raised at past meetings in regard to this applicant.

The proposed construction is for a new two story house and attached garage on a property that currently has no structures and is zoned for single family residential use. We find the proposed construction to be compatible and respectful of the adjacent historic structures, specifically:

Standard 1 is met as the proposed residential use is in keeping with the historic purpose of the property.

Standards 2 and 4 through 8 do not apply

Standard 3 is met as the proposed new construction makes no physical change to any existing historical structures since none exist on this specific property and is the legal, allowed, and historic use of the land for residential purposes. The proposed attached garage is more in keeping with contemporary design standards and practices, and has been approved for other similar new structures in the historic district.

Standard 9 is met as the proposed construction is in keeping and compatible with the massing, size, scale, and architectural feature of the surrounding properties while respecting the environment that has historically existed given the constraints of the building site.

Standard 10 is met in that no permanent change or alterations are made to any existing historic structure as no work or alterations are being made to existing structures.

Specific requirements of the Commission are as follows:

1. The Hardee (fiber content) horizontal lap siding shall have a smooth exposed face.
2. The proposed "Classic Rock Face Block" for the basement wall foundation not to be used as it gives a false sense of historical development and is therefore contrary to Standard 3.

Second by M. Moon. Motion passed with all ayes.

- 2) 39 Miller Road – Incomplete application at this time without final drawings/plans. No action taken.

New applications for review and approval: None

Unfinished Business: None

Final Comments:

- 1) C. Johnston intends to step down as chairman and will serve as acting chair until a new chairperson is selected.

- 2) The Detroit Institute of Arts, and Clarkston Cultural Arts, are joining forces to bring public art to the Village of Clarkston. J. Meloche suggested that the CHDC study the implications of murals and other outdoor artwork being introduced into the Historic District. C. Johnston opined that he was aware of no case in which historic district commissions were asked to pass judgement on murals and other expressions of art. There was discussion about which standards and guidelines addressed such eventualities, and about polling other historic districts to determine how similar infill activities have been handled in their jurisdictions. This subject will be addressed at a future CHDC meeting, once more information becomes available.

Meeting adjourned at 7:50 PM.

Respectfully submitted,
Michael Moon