



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346
Minutes Tuesday July 12, 2022

Meeting called to order by J. Meloche at 7:01 PM.

Present: R. Hauxwell, M. Luginski, J. Meloche, M. Moon, J. Radcliff.

Absent: None

Approval of the Agenda: Motion by M. Moon, second by J. Radcliff to approve the agenda as written. Approved unanimously.

Announcements: None

Public Comments: None

Approval of June 14, 2022 Meeting Minutes: Motion by M. Luginski, second by J. Radcliff to approve the minutes with the following changes: (1) Historic District Study Committee Update, second line changed to "requested that we complete by the end of the year."; (2) Existing Applications for Review and Discussion, fourth line, capitalize Inc; (3) second page, fifth line, change "appears to satisfy" to "satisfies"; (4) second page, New Applications for Discussion, under 69 South Main Street, change "appears to satisfy" to "satisfies". Aye: M. Luginski, J. Meloche, M. Moon, J. Radcliff. Abstain: R. Hauxwell.

Historic District Study Committee Update: Nothing to Report.

Existing Applications for Review and Discussion:

66 East Washington Street: B. Battishill in attendance to present application for two issues. Application is accompanied by photos (some taken by HDC Chairperson, J. Meloche for clarity) and an information page on vinyl fencing provided by the applicant.

Part 1: Application for a 6-foot privacy fence at or near the property line on the east elevation from the garage to a line extending eastward from the front façade (north elevation) of the original house. Commissioner M. Luginski noted that considering the very important aspect of the neighborhood streetscape, extension of such a fence from the garage to the midpoint of the original house would be the most acceptable. It was noted that privacy type fences are usually not allowed in the front yard (i.e., beyond the midpoint of the house). Toward the front of the house, plantings could be used.

Motion by M. Luginski, second by J. Radcliff to approve a Certificate of Appropriateness (CoA) for a 6-foot privacy fence comprised of heavy-duty white vinyl as seen in the specification sheet (Freedom Outdoor Living Vinyl Fencing) provided by the applicant. The fencing may extend from the garage to the midline of the original house on the east elevation at or near the east side property line (i.e., perpendicular to East Washington Street). Further extension toward this street by soft plantings would be acceptable if desired. Satisfies Standards #9 and #10. Motion passed unanimously.

Part 2: Application for removal of a non-historic backyard chain link fence at or near the west side property line. The westerly neighbor has recently erected a privacy-type fence a few inches to the west of this chain link fence. Motion by R. Hauxwell, second by J. Meloche, for a CoA to remove a non-historic chain link fence on or near the west elevation property line if said fence is on B. Battishill's property. Conference with the west side neighbor is advised. Satisfies Standard #9. Motion passed unanimously.

New Applications for Discussion:

- (1) 375 Depot Road: Mayor Haven in attendance to present the application on behalf of the Friends of Depot Park Committee. The application is for new construction of a wooden foot bridge (concrete footings) over a portion of the Depot Park Rain Garden "to allow pedestrian traffic to walk over the bridge rather than through the garden." Application is accompanied by a site plan drawing (indicating location) and construction drawings. Motion by M. Luginski, second by R. Hauxwell for a CoA allowing new construction of an all-wood foot bridge (concrete footings and ADA compliant) spanning the existing Depot Park Rain Garden. This would be a safety measure and will not detract from any nearby historic materials/resources. Satisfies Standards # 9 and # 10. Motion passed unanimously.
- (2) 12 South Holcomb Street: Lindsey Baker in attendance to present application for removal of a non-historic chain link fence (of a non-contributing structure) and replacement with aluminum picket-type fencing including across the driveway, all in the back yard. There was a brief discussion concerning color, exact location (indicated in photos provided by applicant) and materials (ActiveYards specification sheet: The Granite style indicated by applicant). It was noted that the location conforms to the usual location for the neighborhood. Motion by R. Hauxwell, second by J. Radcliff to issue a CoA for removal of non-historic chain-link fencing and replacement with black aluminum fencing to be placed in backyard including extending from rear of original house (southwest corner) across driveway. Satisfies Standard #9. Motion passed unanimously.
- (3) 80 East Washington Street: Adam Segers in attendance presenting application (accompanied by three pages of architect floor plans) for:
 - removal of one non-historic window on west elevation, replacement with clapboard (same as existing);
 - addition of one window and one two-panel slider on the south elevation of the southernmost addition;
 - addition of a glass panel door (replacing a two-panel slider) on the east elevation of the southernmost addition (entry onto the deck);
 - canted bay on south elevation (kitchen) will be removed, raised about six inches, and reset in place. There will be no actual change in appearance;
 - removal of a small, non-historic west elevation window on southernmost addition, replacement with larger window of the same type.

Note that this is non-historic material on an addition. Replacement materials are to be same as original except higher grade.

Motion by M. Moon, second by J. Meloche for a CoA covering all above work conditional on the receipt of photographic confirmation of the locations of all changes noted above. Satisfies Standards #1, #2, and #9. Motion carried unanimously.

Meeting adjourned at 8:39 PM.

The next regularly scheduled meeting is Tuesday August 9, 2022, at 7:00 PM.

Respectfully submitted,
Michael Moon