



CITY OF THE VILLAGE OF CLARKSTON  
**Historic District Commission**  
Art Pappas Village Hall 375 Depot Road  
Clarkston, MI 48346

**Minutes for Go-To-Meeting Video Conference Tuesday January 12, 2021**

Meeting called to order by J. Meloche at 7:03 PM.

Present: M. Luginski, J. Meloche, M. Moon, J. Nantau, J. Radcliff. All present in Clarkston, Michigan.

Approval of the Agenda: Motion by M. Moon, second by J. Radcliff to approve as written. Aye: M. Luginski, J. Meloche, M. Moon, J. Nantau, J. Radcliff. Nay: None.

Announcements:

Senate Bill 54 passed the Senate and House of Representatives and was passed on to Governor Whitmer on December 22. The bill reinstates the Michigan historic preservation tax credit program that was repealed in 2011 with some changes. It allocates five million dollars annually to tax credits for property owners preserving historic properties. The tax credits can be used during income tax filing for up to 10 years or until the credits are used up, if it is not used in the first year it is claimed. We have a summary outline of this new legislation, courtesy of Ron Campbell.

Public Comments: None

Approval of the December 8, 2020 meeting minutes: Motion by J. Radcliff, second by J. Nantau to approve the minutes as written without changes or additions. Aye: J. Meloche, M. Moon, J. Nantau, J. Radcliff. Nay: None. Abstain: M. Luginski.

Approval of the December 21, 2020 meeting minutes: Motion by J. Radcliff, second by M. Luginski to approve the minutes as written without changes or additions. Aye: M. Luginski, J. Meloche, M. Moon, J. Radcliff. Nay: None. Abstain: J. Nantau

Historic District Study Committee Update:

- (1) The Community Information Network (Walking Tour) new platform version will be available by the end of January or early February. It will be accessible thru the library website with a link to the "classic (current) version." The new site has four buttons to tour the information: Visitor, Youth, Historic District in Depth, Clarkston Historic District Homeowners and Home Buyers, Historic District Walking Tour. Julie Meredith, Director of the Clarkston Independence District Library, is available to provide a demonstration at your February 9 meeting. Jim, please call Julie to confirm. Nancy Moon contacted Eric Haven and Jonathan Smith today via email to provide City Council approval to include commission documents and the survey forms in the database. The State Historic Preservation Office has already granted approval for the survey forms to be downloaded into the database. Julie will need a list of the commission documents to be included.
- (2) Both Steve and Mary Himburg have elected to resign from the Clarkston Historic District Study Committee. If you know of anyone interested in participating, please let Nancy Moon know.

- (3) Toni Smith, Director of the Clarkston Community Historical Society, loaned the committee a large number of slides. Four boxes of 35mm slides (4 carousels) have been reviewed and photos downloaded to computer files. Some of the photos are extremely helpful. The committee is looking for old photos especially street scenes of Church, Buffalo, Miller, Holcomb, and Washington. Of course, any old house photos/slides are welcome.

Existing Applications for Review and Discussion: None

New Applications for Review and Approval: None

2020 Clarkston Historic District Commission (CHDC) Applications Reviewed but Not Resolved:

(1) Main Street:

- a. 80 South Main – Development of the corner property of Main and Walden Streets; information discussed at combined meeting with Planning Commission on October 21, 2020; no application received;
- b. 31 South Main – no application received;
- c. 9 South Main – Rudy’s Market; application made March 13, 2020; may be reconsidering work due to purchase of adjoining property;
- d. 71 North Main – application August 22, 2020; Melissa Luginiski: “We have no one to do the work;”
- e. 154 North Main – no application yet;
- f. 155 North Main – homeowner seeking certified arborist;
- g. 177 North Main – hearing before Administrative Law Judge on April 5, 2021; the CHDC will be able to add material to the files between March 1 and 8;

(2) Holcomb Street:

- a. 27 South Holcomb – homeowner T. Quisenberry has closed on the property and has an application; stated at the meeting that his architect has prepared two designs for submission;
- b. 74 South Holcomb – application submitted for changes to front yard, the CHDC waiting for more information; homeowner states he wants to change windows, no application for this;

(3) Miller Road:

- a. 9 Miller – waiting for drawings/plans for continuance to work under previously granted Certificate of Appropriateness;
- b. 10 Miller – hearing by State Historic Preservation Office Review Board on January 29, 2021;
- c. 39 Miller – vacant lot adjacent to Mill Pond, owner may wish to begin building this year.

Vacant Parcels

Carlisle Wortman recently provided the city with an analysis of vacant parcels of land within the city boundaries. Some of these are inside the Historic District. There may be some errors. Information including appropriate maps provided to the CHDC for perusal and comment. J. Meloche will be working with Jonathan Smith, City Manager, to resolve.

Final Comments:

Commissioner J. Radcliff noted that at 21 North Main Street lattice work approved by CHDC last Spring for seasonal placement only, has not been removed. Also, signs have been tacked to the exterior on the front (east elevation). This may be destructive to the exterior. J. Meloche will investigate.

Meeting adjourned at 8:36 PM.

The next regularly scheduled meeting is Tuesday February 9, 2021 at 7:00 PM.

Respectfully submitted,  
Michael Moon