



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346
Draft Minutes for Tuesday January 14, 2020

Meeting called to order by J. Meloche at 7:00 PM. The meeting was held at the Clarkston United Methodist Church, 6600 Waldon Road.

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

Absent: J. Nantau

Approval of the Agenda: Motion by J. Radcliff, second by M. Moon to approve the agenda as written but with two changes: agenda item 7c) moved to Announcements and; 2) M. Moon of 7 c) changed to N. Moon. Motion passed with all ayes.

Announcements: Nancy Moon announced the first meeting of the Clarkston Historic District Study Committee, Wednesday (tomorrow) January 15, 2020 in the Clarkston Independence District Library.

Public Comments: None

Approval of the December 10, 2019 meeting minutes: Motion by J. Radcliff second by M. Moon to approve as written without changes or additions. Motion passed with ayes: J. Meloche, M. Moon, and J. Radcliff.
Abstaining: M. Luginski.

New Applications for Review and Approval:

- 1) 9 South Main Street – Robert Eshaki (part owner) and Roman Bonislawski (builder) presented concept drawings for conversion of Rudy's Market to a restaurant venue (possibly reserving some space for a small market). They plan to maintain the front façade and remove the non-original awning. The roof will be removed and replaced, replicating current size, etc. Owners and builder will return to the Commission when they have definite plans.
- 2) 71 North Main Street – M. Luginski, homeowner, presented photos of front porch steps repair/reconstruction due to safety reasons because of crumbling mortar. Daryl West dismantled and replaced original stones. Motion by J. Radcliff, second by M. Moon to grant a Certificate of Appropriateness based on photos and description. Motion passed with ayes: J. Meloche, M. Moon, and J. Radcliff. Abstaining: M. Luginski. Please note original application was in October but was postponed until this meeting.

Existing Applications for Review and Discussion:

- 1) 9 Miller Road – Homeowner, Jen Smotherman, not present. J. Meloche shared an email query from homeowner and his reply. We are waiting for the homeowner to return with photos documenting current conditions and detailed plans/drawings of proposed work.

Items for Further Discussion:

There have been several instances recently of work performed in the Historic District without an Application, without review of the CHDC, or work performed in violation of a Certificate of Appropriateness (CoA). Updates:

- 1) 104 North Main Street – Inappropriate dormer placed on a box bay in violation of the CoA. Builder (Moscovic) provided plans to the homeowner (Strong) to replace the appropriate box bay roof. No reply as yet. Builder is planning to do this in the spring.
- 2) 37 East Church Street – Homeowner (Bisio) began painting the front porch but found deterioration of wood. The painter placed framing on the porch as a temporary solution for structural integrity. Wooden structures were replaced without application or CHDC review. J. Meloche created a Memo of Administrative Approval after inspecting the work in progress.
- 3) 59 South Main Street – Work was performed by owner/builder (J. Harrell) in violation of previous CoA. Preservation architect Jackie Hoist was consulted concerning appropriate work, methodology and materials. A new CoA was granted setting down definitive conditions which must be met.
- 4) 177 North Main Street – Homeowners (Leah and Steve McLean present at meeting) erected a fence without application or review by CHDC. They explained that they felt there were exigent circumstances (safety for their dogs) requiring they do this immediately. However, it was noted by commissioners that the farm livestock type fence they erected was not appropriate: a) inside the village, and b) for the style of their house (Queen Anne Victorian). Commissioner M. Luginski provided some photo examples of appropriate fencing (various types of picket fence) and read from the National Park Service guidelines on historic district fencing.
- 5) 10 Miller Road – Commissioner J. Meloche noted and presented photo of front porch balustrade (balusters and rails) in violation of previously granted CoA.

Outstanding issues concerning these five cases will be considered in a special work session on Tuesday January 21, 7:00 to 9:00 PM at Clarkston United Methodist Church. The homeowners (and general public) may attend. However, no votes will be taken at this work session.

The CHDC also needs to consider fiscal 2020 budget management, such as:

- a) Preservation architect Jackie Hoist expenses
- b) Membership in organizations, e.g. National Association of Preservation Commissions, National Trust.

Meeting adjourned at 8:40 PM.

The next regularly scheduled meeting is February 11, 2020 at 7:00 PM in the Clarkston City Offices meeting room.

Respectfully submitted,
Michael Moon