



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

Draft Minutes for Go-To-Meeting Video Conference Tuesday March 9, 2021

Meeting called to order by J. Meloche at 7:08 PM.

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

Approval of the Agenda: Motion by M. Luginski, second by M. Moon to approve with the following additions: Existing Applications for Review and Discussion: 155 North Main Street – tree trimming; New Applications for Review and Approval: b) 67 Buffalo Street. Aye: M.Luginski, J. Meloche, M. Moon, J. Nantau, J. Radcliff. Nay: None.

Announcements: None

Public Comments: None

Approval of the February 9, 2021 meeting minutes: Motion by J. Nantau, second by J. Radcliff to approve the minutes as written without changes or additions. Aye: J. Meloche, M. Moon, J. Nantau, J. Radcliff. Nay: None. Abstain: M. Luginski.

Historic District Study Committee Update:

- (1) An email was sent March 1 to the Clarkston Community Historical Society requesting information about the Clarkston Best Haven convalescent home at 130 North Main Street in 1943. Cara Catallo has tried to find information but was unsuccessful. Any information would be appreciated.
- (2) Nancy Moon has scanned a few pages from the Heritage book. The photos were not in the box of slides provided by the Clarkston Community Historical Society.
- (3) Nancy Moon wants to thank the following individuals who have to date provided photos and information about their respective structures within the historic district.

Les Haight

Melissa Luginski (plus Cook's House)

Sharon Catallo

Existing Applications for Review and Discussion:

155 North Main Street: Holly Kamm presented for homeowner Meghan Sullivan. The applicant is attempting to save the large pine tree on the south side of the front (east) elevation but would like to trim dead branches to improve its appearance. Applicant is waiting for certified arborist opinion on saving the tree. The Historic District Commission (HDC) agreed that trimming dead branches was allowable without a Certificate of Appropriateness (CoA).

New Applications for Review and Approval:

- 1) 27 Miller Road: Builder Christopher Tatu presented for owner Pamela Morgan. A new construction dormer was placed on the east (side) elevation Wednesday March 3 of last week without Building Permit

and HDC application. The purpose was to provide additional headroom for new occupants in the current stairwell which had only 5'2" clearance on the landing. There were questions from the HDC concerning massing/size of the dormer which appears small with respect to other parts of the house and with respect to similar dormers on the other four houses in this group of five. All five are similar 1 ½ story bungalows built in the mid-1920s by the same builder. Commissioners J. Meloche and one other commissioner will make a site visit to discuss with the owner and the builder appropriate construction more to scale and more in keeping with the design. Applicant will return to the HDC with plans and drawings for appropriate construction.

- 2) 67 Buffalo: New homeowner wishes to make changes to this 1860s Greek Revival style house. Applicant not present at the meeting. Commissioners Meloche and Luginski will contact the owner and provide information about the historic district and the HDC.

New HDC Informational Brochure: "I Live in Clarkston's Historic District:"

All pages of the draft of the new brochure were perused and changes discussed. Commissioner M. Moon will incorporate the changes discussed into the document. This can be reviewed, and Final Draft prepared for the next meeting (April 13).

Revisions to the Clarkston Historic District Map:

- 1) Addition of 2 parcels split from 177 North Main Street, one of which is now 10 Miller Road.
- 2) Split of Out Lot A (Parcel 08-20-181-001) into two parcels, A and B: now 37 and 39 Miller Road. Parcel 39 borders on the west waters edge of Mill Pond.
- 3) Property behind 80 North Main Street (bordering on east waters edge of Parke Lake) should be referred to as 80 ½ or 80.5.

Changes/Revisions to the Frequently Asked Questions in the Historic District section of the City website (comments requested by Jonathan Smith, City Manager):

- 1) Question 1, line 3: change designed to designated.
- 2) Question 1, line 3: change District to district.
- 3) Question 4, line 3-4 strike the last part of the National Parks Service website (/four-treatments/treatment-rehabilitation.htm) as this makes information access more difficult.

Other suggested changes may be submitted to J. Meloche.

Meeting adjourned at 9:02 PM.

The next regularly scheduled meeting is Tuesday April 13, 2021 at 7:00 PM.

Respectfully submitted,
Michael Moon