



CITY OF THE VILLAGE OF CLARKSTON  
**Historic District Commission**  
Art Pappas Village Hall 375 Depot Road  
Clarkston, MI 48346  
**Draft Minutes for Tuesday April 9, 2019**

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

Present: M. Luginski, J. Meloche, M. Moon, J. Radcliff  
Absent: C. Johnston

Approval of Agenda: Motion by J. Radcliff, second by M. Luginski to approve the agenda with the addition of 6c) 21 East Washington Street. Approved with all ayes.

Announcements:

Four commissioners attended the National Alliance of Preservation Commissions training sessions sponsored by the State Historic Preservation Office (SHPO): March 22 in Ypsilanti (C. Johnston and J. Meloche) and March 23 in Kalamazoo (M. Luginski and M. Moon).

Public Comments: None

Approval of the Minutes of the March 12, 2019 meeting: Motion by J. Meloche, second by J. Radcliff to approve as written except for correction of typographical error on page 2, paragraph 2 under Items for Further Discussion. Approved with all ayes.

New Applications for Review and Approval:

- 1) 43 North Main Street: Photos and explanation received from homeowner K. Berry. No formal application received. Therefore will be placed on the agenda for May 14.
- 2) 80 East Washington Street: Homeowner S. Reynolds presented photos, conceptual drawings, and descriptions to accompany his application. The current application for changes to be completed in 2019 includes:
  - (a) Add 1X6 exterior corner board trim – entire house
  - (b) Remove/replace shutters (rotted) and center window trim out on street view
  - (c) Add gable vent bracing detail – street view only
  - (d) Remove sunroom/office bump out steel feature and trim out per photo
  - (e) Replace front porch lighting
  - (f) Add lighting on garage face 2X.

Commissioner J. Radcliff cautioned against adding too many details not part of original building, particularly of varying architectural styles.

All commissioners agreed with the proposed removal of the pergola feature, and that the addition of vent bracing trim may detract from the original structure. Simply painting the vent trim color may be helpful. Commissioner M. Luginski suggested the structure may be a good example of shingle style, not common in the Midwest. The paint proposed would be included in that appearance but suggested less contrast between clapboard and trim. Commissioner M. Luginski loaned the homeowner a copy of *A Field Guide to American Houses* by V. S. McAlester which may be helpful with regard to these changes and shingle style.

Homeowner S. Reynolds will return in the future with more solidified plans beyond 2019, e.g. front porch.

Since this is a non-contributing resource, the primary intent is preservation of the neighborhood. Motion by M. Luginski, second by J. Radcliff to approve a Certificate of Appropriateness based upon photos, conceptual drawings and written design plans with strong recommendation that the vent bracing trim be excluded, with respect to addition of inconsistent design elements. Approved with all ayes.

Shrub removal request by homeowner S. Reynolds may be granted by way of administrative approval.

(3) 21 East Washington Street: Incomplete application with photo and drawings presented by homeowner Rob Hauxwell. Plans include:

- (a) Removal of large shrub (granted via administrative approval)
- (b) New deck at rear elevation, proposed material Trex or similar with railing
  - CHDC needs elevation drawings, examples of materials for railings, photo(s) of existing
- (c) New garage door – want carriage house style.
  - CHDC recommends flat (smooth) surface (without faux wood grain).

Motion by M. Moon, second M. Luginski to approve a Certificate of Appropriateness for garage door based upon specifications for Haas 2500 Series, Model 2561 (or equal) steel carriage house style door with flat (smooth no woodgrain) panels. Approved with all ayes.

Existing Applications for Review and Approval:

42 West Washington Street: Commission Chairman J. Meloche reported that on April 2, 2019 city attorney Tom Ryan spoke via conference call with the administrative law judge and John Mulvihill (attorney for applicant). This resulted in (1) cancellation of the April 16<sup>th</sup> hearing; and (2) an order to provide interpretations of the remand order of February 8, 2019 and what this means for any further proceedings.

A historic preservation attorney will be contacted by the city manager to assist Mr. Ryan in this endeavor.

Items for Further Discussion:

- (1) Draft edits to the Historic District Ordinance for clarity (continued from January, February, and March meetings); and
- (2) Concept draft of approval process requirements and coordination with other approving agencies (continued from January, February, and March meetings). Documents provided to commissioners by J. Meloche for perusal and feedback prior to the May 14, 2019 meeting of the CHDC.
- (3) M. Luginski and M. Moon have begun initial steps of establishing guidelines for the CHDC on 28 (possible) topics. An example of source material was shown: National Park Service Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.

Meeting adjourned at 9:36 P.M.

Next regularly scheduled meeting is Tuesday May 14, 2019 at 7:00 PM.

Respectfully submitted,  
Michael Moon