



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 April 13, 2021

Meeting called to order by J. Meloche at 7:06 PM.

Present: M. Luginski, J. Meloche, M. Moon, J. Radcliff (joined at 7:30 PM). All present in Clarkston, Michigan.
Absent: J. Nantau.

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

Announcements:

- (1) Michigan Historic Preservation Network (MHPN) will hold its 41st Annual Statewide Preservation Conference virtually, on May 11 to 15, 2021.
- (2) National Alliance of Preservation Commissions (NAPC) will hold its biennial conference in person July 13 to 17, 2022 in Cincinnati, Ohio.

Public Comments: None

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

Historic District Study Committee Update:

- (1) Michael and Nancy Moon spent an afternoon with Terry and Jan Hawke (grandson of Allen Hawke owner of Hawk Tool & Engineering at 20 West Washington and builder of 42 West Washington) learning about his museum and discussing his grandfather's house and business. Terry offered three notebooks of photos and newspaper articles to review and scan whatever was needed.
- (2) Nancy Moon wants to thank Cory Johnston for providing ten years of photos throughout the historic district starting with 2010.

Existing Applications for Review and Discussion:

- (1) 27 Miller Road: Homeowner and builder are not present. New dormer discussed on March 9, 2021 meeting has been replaced. Three Historic District Commission (HDC) Commissioners have viewed it and believe that it now satisfies the HDC concerns over scale and design problems.
- (2) 71 North Main Street: Homeowner Melissa Luginski hired a structural engineer to evaluate the garage and suggest rehabilitation measures for a new roof, stabilization, and new doors. However, the structural support needed will require removal of one garage door. There is a site visit scheduled for Thursday morning April 15 with the engineer. Commissioners J. Meloche and J. Radcliff will attend.

New Applications for Review and Approval:

- (1) 80 North Main Street: Homeowner, Nancy Moon, presented photos of roof area shown by infrared imaging analysis to be the origin of water damage to first floor. Interior photos and infrared images were also provided. Roof leakage water even extended to the basement. Application to remove shingles and any damaged material, place new metal flashing, replace any necessary material (including shingles) with matching material. Also need to remove clapboard and possibly soffit to evaluate damage from water leakage. These will also be reused or replaced with identical materials. Motion by M. Luginski, second by J. Radcliff for Certificate of Appropriateness (CoA) based upon application, photos, and infrared images to remove and replace roofing materials and siding to repair old damage and prevent new damage from water leakage. Aye: M. Luginski, J. Meloche, J. Radcliff. Abstain: M. Moon.
- (2) 31 South Main Street: This is a commercial property at the southwest corner of Main Street and Depot Road in Clarkston business district. Representative of the lessee (Real Estate One, Tricia Bizer), the architects (DS Architects, Inc., Derek Slupka, Allison Miller) and building contractor (Robert Mulka) presented photos and plans, window diagrams and conceptional images for the HDC to consider. The property was the subject of a site visit by Commissioners J. Meloche and M. Moon on March 24, 2021. The presentation included a photo of the site from the Historic District "Walking Tour" that was labeled as 1910. Application includes:
 - a) north elevation – addition of two new windows (each with six panes 2x3) toward the eastern end of this elevation (i.e., near Main Street) similar to existing windows toward the western end of this elevation and where two windows did exist as documented in the 1910 photo; currently this is a solid stone wall; these would be vinyl clad wood, painted white as are the existing windows on this elevation (i.e., metal painted white);
 - b) east elevation – remove the southernmost of the two main entry doors at the north end of the building and replace with a large multipaned window very similar to existing windows on this elevation (note: the existing door at the south end of east elevation will remain as is);
 - c) south elevation – add two new windows same as/very similar to existing windows on this elevation (vinyl clad wood);
 - d) west elevation – no changes currently planned.

Extensive discussion focused on two main issues: loss of historic material 1) stone façade on north elevation and 2) entry door on east elevation. Although the preference of the HDC would be to retain all historic material, two commissioners expressed willingness to consider addition of two windows on the north elevation since there was documentation that two windows were present at this location in the past. The possibility of adding only one window here was also broached to decrease the loss of historic stone. With regard to the entry way door on the east elevation, all commissioners expressed interest in seeing some alternative that would retain this feature even if not functional. The architect (Derek Slupka) indicated that he would revise the designs and resubmit to the HDC.

- (3) 67 Buffalo Street: Commissioners M. Luginski and J. Meloche made a site visit and discussed possible projects with homeowner. Some suggestions were made including gathering inspiration from other homes in the district. J. Meloche will provide the homeowner with contact information of a local certified arborist. Homeowner not present at the meeting.
- (4) 29 South Holcomb: This property was previously a duplex with two street addresses. The new homeowner, T. Quisenberry (present at today's meeting) has recently established that 29 South Holcomb shall be the official address going forward. The other address (27 South Holcomb) has been used for previous applications and was used for this agenda. New application is to replace a non-historic window on the west (back) elevation. Motion by M. Luginski, second by J. Radcliff to approve a CoA for a new, larger window double hung six over six to replace a non-historical existing window on the west elevation. Similar/same materials will be used. CoA is contingent upon the HDC receiving drawing/specifications for the new window. Aye: M. Luginski, J. Meloche, M. Moon, J. Radcliff. Nay: None.

Resources in Jeopardy:

HDC Chairperson, J. Meloche is suggesting that the HDC develop a process to routinely assess properties/structures which may be in jeopardy of serious deterioration. As a pilot project, he met with City Manager Jonathan Smith and Brandon Still lease holder of 21 North Main Street concerning signs of lack of necessary maintenance on all four elevations. Although Mr. Still is not the owner, he was interested in proper maintenance of the resource which is one of the oldest structures in the historic district.

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

Commissioners decided that with two minor punctuation corrections, the brochure is ready to release to the printer. All agreed this is an excellent beginning and probably should be reviewed in one or two years.

Clarkston Historic District Map:

Commission Chairman J. Meloche reported that initial changes/corrections have been made and new draft should be available for reviewing soon.

Meeting adjourned at 9:11 PM.

The next regularly scheduled meeting is Tuesday May 11, 2021 at 7:00 PM.

Respectfully submitted,
Michael Moon