



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

Minutes for Go-To-Meeting Special Video Conference Tuesday April 14th, 2020

Meeting called to order by J. Meloche at 3:07 PM.

Present: M. Luginski, J. Meloche, M. Moon (muted), J. Nantau, J. Radcliff.

Approval of the Agenda: Motion by J. Radcliff, second by J. Nantau to approve the agenda as written with the addition of the Approval of February 11, 2020 meeting minutes. Ayes: M. Luginski, J. Meloche, J. Nantau, J. Radcliff, Muted: M. Moon.

Announcements: None

Public Comments: Nancy Moon had comments concerning recent training session for the Historic District Study Committee provided by Katie Kolokithas of the Michigan State Historic Preservation Office (SHPO) on March 9 at the Clarkston Independence District Library.

Approval of the February 11, 2020 meeting minutes: Motion by J. Nantau, second by J. Radcliff to approve as written without changes or additions. Ayes: M. Luginski, J. Meloche, J. Nantau, J. Radcliff, Muted: M. Moon.

Existing Applications for Review and Discussion:

- 1) Depot Park Gazebo: Presented by Chris Morgan with site plan, construction drawings and aerial photograph. Plan to relocate for easier access, 8-sided structure, 3 steps, and an ADA-compliant ramp. Plan to use Azek ("wood alternative") for durability and longevity. Motion by J. Radcliff, second by M. Luginski to approve Certificate of Appropriateness with the notation that this is a new structure and that these materials would not be allowed on vertical surfaces of a historic building. Ayes: M. Luginski, J. Meloche, J. Nantau, J. Radcliff, Muted: M. Moon.
- 2) 9 South Main Street: Application to replace roof with new same or similar (black membrane), new wooden entrance doors, new storefront windows (noted as reactivating original openings), new wooden south elevation windows proposed similar to storefront windows (noted as reactivating original openings), replacement of "vinyl siding" on west elevation with wood. Site plan, drawings presented by Roman Bonislowski (architect) and Robert Eshaki (part owner). Analysis and recommendations consultation from Jackie Hoist, Historic Preservation architect, available to Clarkston Historic District Commission (CHDC) had not been viewed by the applicants and therefore issues raised had not been addressed. Applicants are not planning to begin construction soon. They will return to address issues raised in consultation report.
- 3) 55 South Main Street: No discussion.
- 4) 177 North Main Street: Owners are quite busy involved as healthcare providers in response to COVID-19 pandemic. Will respond at later date.

- 5) 10 Miller Road: Status of non-conforming porch details placed outside of the CHDC Certificate of Appropriateness. No response currently.

New Applications for Review and Approval:

- 1) 41 Buffalo Street: Application to relocate/replace existing front elevation window, remove existing south elevation window, install new patio door on east elevation. Received on Monday April 13, 2020 an email stating the homeowner's wish to change the application to simply relocate existing front (west) elevation window and add a pair of French doors in the place of two existing double hung windows at the rear (east) elevation. Homeowner (Roger Young) was not present at the meeting so no definitive action could be taken.
- 2) 58 North Main Street: Application by homeowners (Jim and Laura Rodgers) with preliminary drawings, site plan and current photos presented by Chris Morgan and Sam Moraco. Proposal of construction is primarily interior work (e.g. relocation of kitchen) but includes expansion of first floor bedroom toward the east (rear) elevation, addition of a large window on north elevation and removal of existing chimney (present at roof and attic level only) on original part of house. Motion made by M. Luginski, second J. Radcliff to grant a Certificate of Appropriateness based on current drawings and photos and with the conditions that:
 - a. an effort is made to preserve/stabilize/or replace the chimney with appropriate materials to original (i.e. brick) since this is a defining feature of a house of this era;
 - b. decrease the size of the north elevation new window; the window should reflect existing style, consistent with Greek Revival; **and consistent with existing adjacent double hung windows;**
 - c. applicants must return with final construction drawings.

Ayes: M. Luginski, J. Meloche, J. Nantau, J. Radcliff, Muted: M. Moon.

Meeting adjourned at 4:48 PM.

The next regularly scheduled meeting is Tuesday May 12, 2020 at 7:00 PM via teleconference.

Respectfully submitted,
Michael Moon