



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 May 11, 2021

Meeting called to order by J. Meloche at 7:00 PM.

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

Approval of the Agenda:

Motion by M. Moon, second by M. Luginski to approve the agenda as written with the addition to the Announcements of 2) Planning Commission meeting and addition of 61 South Holcomb for discussion only to 7) New Applications for Review. 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) Clarkston Planning Commission will hold a special virtual Public Hearing on Monday May 17, 2021 to discuss amendments to Article 8 of the Zoning Ordinance as it pertains to Residential Planned Development Districts (RPDD). J. Meloche, Chairperson of the Historic District Commission (HDC) will attend and encourages all HDC commissioners to attend.

Public Comments:

Chet Pardee questioning the role of the HDC in enforcing the city's "blight ordinance" as it pertains to historic properties near him: 154 and 180 North Main Street. The HDC does not have a role in the enforcement of the "blight ordinance." City Manager, Jonathan Smith will make inquiries.

Approval of the ~~March 9~~, April 13, 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) Nancy Moon sent a one-page document to Eric Haven, Mayor, summarizing the Clarkston Historic District Study Committee and the concept of creating a standing committee.
- (2) There are five locations distant from the street that are difficult to take photos. The committee does not have good photos of these locations:
 - a. 2 Madison Court
 - b. 77 East Washington Street
 - c. 85 East Washington Street
 - d. 63 Waldon Road

- e. 22 North Holcomb Street.
- (3) Nancy Moon contacted the Oakland County Clerk's Office regarding access to the building. She was told to call back in three months. These three locations are without historical data and research is needed:
 - a. 2 Madison Court
 - b. 34 North Holcomb
 - c. 37 Miller Road.

As the committee completes the survey form for each structure, additional research at the clerk's office may be needed for other locations.

Existing Applications for Review and Discussion:

31 South Main Street: Derek Slupka and Allison Miller (DS Architects, Inc.), Tricia Bizer (Real Estate One) and Robert Mulka (building contractor) were in attendance. Mr. Slupka presented the revised application with photos of each elevation, plan drawings, and conceptual images of the north, east and south elevations, and drawings with specifications for north and south elevation windows. The major revision to the initial application is to keep the left front entrance door on the east elevation (north end) but remove all hardware so that it cannot be used as a door. Otherwise, the material will be preserved. It will be painted white along with the windows.

Motion by M. Moon, second by M. Luginski to approve a Certificate of Appropriateness (CoA) for:

- a) north elevation – addition of two 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 in the approximate locations of two windows pre-dating the stone façade that are seen on the 1910 photo; these are vinyl clad wood painted white (Anderson "A-Series Picture Window" – with specifications as provided).
- b) east elevation – all three doors will remain in place; of the two entryway doors at the north end, the hardware will be removed from the one on the left (southern most of the two) such that it cannot be used but remains an architectural feature and preserves possibly historic material; this will be painted white along with the other north end door and east elevation windows.
- c) south elevation – addition of two new windows same as/similar to existing windows on this elevation but that will be vinyl clad wood painted white (Anderson "A-series Picture Window" with specifications as provided); this area is not easily seen from the street and would not involve removal of significant historic material (cement blocks).
- d) west elevation – no changes currently planned.

These changes appear to satisfy the applicable Secretary of the Interior's Standards for Rehabilitation specifically 1 and 2. Aye: M. Luginski, J. Meloche, M. Moon. Nay: None.

Any changes to these plans would require return to the HDC for review.

New Applications for Review and Approval:

- (1) 61 South Holcomb Street – For discussion since application sent too late for formal consideration. Christopher Moore, the homeowner, present at the meeting showed drawings from Lowrie Landscaping. Changes appear to be primarily landscape plantings outside the purview of the HDC. However, plans do include removal/replacement of a fence. Commissioners M. Luginski and M. Moon will do site visits in preparation of this being placed on the June 8, 2021 agenda.
- (2) 218 North Main Street – For discussion only since application sent too late for formal consideration. This is one of the four condominium units at this address. Owner Chet Pardee present at the meeting wishes to remove/replace the roof with same/similar materials, i.e., asphalt shingles. The existing color is no longer available; applicant favors using some shade of black. This may be a candidate for administrative approval. Commissioners J. Meloche and M. Moon will perform site visits to evaluate.
- (3) 177 North Main Street – This is on the agenda since it appeared work was performed on porches including removal of historic (wood) material last November without application and review by the HDC. The

homeowners Leah and Steve McLean present at the meeting stated that they believed that they had “approval to replace rails, balusters and posts that were rotted from a CoA granted in 2017.” They were reminded, as it states on each CoA, that work must be completed within one year of the CoA date. Otherwise, the applicant must return for HDC review. Homeowners further explained that the old posts were too rotten to be used as a template and were replaced in 2017 by some temporary posts. The new posts placed in November 2020 had been fabricated on a lathe according to measurements of the old posts. They further indicated it had been their wish to accomplish this earlier, but their contractor had not been cooperative. Photos were provided by HDC Chairperson Jim Meloche. The HDC will review the previous CoA with before and after photos for discussion at the next meeting.

Final Comment:

The new informational brochure “I Live in Clarkston Historic District” went to the printer this week. This will be reviewed by the HDC in one year.

Meeting adjourned at 8:29 PM.

The next regularly scheduled meeting is Tuesday June 8, 2021 at 7:00 PM.

Respectfully submitted,
Michael Moon