



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 May 12, 2020

Meeting called to order by J. Meloche at 7:17 PM.

Present: M. Luginski, J. Meloche, M. Moon, J. Radcliff.

Absent: J. Nantau.

Approval of the Agenda: Motion by J. Radcliff, second by M. Moon to approve the agenda as written with the following three changes: Tuesday April 14 corrected to Tuesday April 21; 5)a) 9 South Main Street (Rudy's Market) – rescheduled for the June meeting at applicant's request; 5)c) 58 North Main Street – rescheduled for the June meeting at applicant's request. Ayes: M. Luginski, J. Meloche, M. Moon, J. Radcliff. Nay: None

Announcements: None

Public Comments: None

Approval of the April 21, 2020 meeting minutes: Motion by M. Luginski, second by J. Radcliff to approve with the following changes: Tuesday April 14 corrected to Tuesday 21; addition to New Applications for Review and Approval 2) 58 North Main Street condition b); and consistent with existing adjacent double hung windows. Ayes: M. Luginski, J. Meloche, M. Moon, J. Radcliff. Nay: None.

Historic District Study Committee Update:

- 1) The Historic District Study Committee will be completing an "Intensive Study." It has three parts: structures, landscape, and overall district.
- 2) We have all three forms from SHPO and have started to complete the documents. We have sent one structure completed form to SHPO and have received comments back. We hope to send another 4 completed structure forms this week.
- 3) Our progress is limited since we have limited access to public records at City Hall, Independence Township, Oakland County, and the Clarkston Community Historical Society information during the Stay Home, Stay Safe order.

Existing Applications for Review and Discussion:

- 1) 41 Buffalo Street: Roger Young (homeowner) presented revised plans that he had outlined in an email sent to Commissioners (dated May 11, 2020) and accompanied by site plan, drawings and photos of existing conditions and proposed changes. Motion by M. Luginski, second by J. Radcliff to approve a Certificate of Appropriateness for proposed work at 41 Buffalo Street based upon updated drawings, plans, and photos:
 - a) move existing south elevation (kitchen) window west by ten inches (height unchanged);

- b) move existing west elevation (bathroom) window north by 58 inches (height unchanged);
- c) replace two existing double hung windows with Anderson inswing French doors at east (rear) elevation.

All remaining trim will be replaced as it is and painted to match existing. This work appears to satisfy Standards 1,5, and 9. Ayes: M. Luginski, J. Meloche, M. Moon, J. Radcliff. Nay: None.

- 2) 9 Miller Road: Homeowner Jan Smothermen not present. We do not have current (updated) diagrams/plans.
- 3) 10 Miller Road: Homeowner Rob Line completed construction that was in violation of the Certificate of Appropriateness that had been granted. Appropriate changes were suggested by commissioners and Historic Preservation Architect Jackie Hoist at the February 11,2020 Clarkston Historic District Commission (CHDC) Meeting (essentially consisting of what had been proposed in diagrams and approved in original Certificate of Appropriateness). Homeowner Rob Line at this meeting states that he has a description of the boundaries of the Clarkston Historic District that excludes his property from the district. An initial inquiry to city legal counsel Tom Ryan by J. Meloche refutes this contention. However, the commission agreed to obtain the official legal description of the Clarkston Historic District boundaries.
- 4) 177 North Main Street: Homeowners MacLeans unable to respond due to being essential healthcare workers in current Covid-19 pandemic.

New Applications for Review and Approval: None

Final Comments:

- 1) 104 North Main: Work completed in violation of Certificate of Appropriateness has not been corrected. Builder Muscovic had promised to replace the roof of the south elevation box bay to original specifications at the July 19, 2019 meeting of the CHDC. City manager Jonathan Smith will call the builder for an update.
- 2) Commissioner J. Radcliff would like to place on next agenda a discussion of possible group memberships (e.g. NAPC) for the CHDC which would help keep commissioners up to date on preservation issues.
- 3) Commissioner M. Luginski stated that some informational/educational materials being prepared for CHDC residents should be ready for viewing next meeting.
- 4) Commissioner M. Luginski noted increased issues with speeding on North Main Street in recent months added to the two incidents of large trucks (one semi-trailer truck and one a double gravel hauler) at excessive rates of speed going off road and causing damage and an incident of a vehicle going off road and hitting a light pole. This is a multi-factorial problem:
 - issue of health and safety;
 - damage to historic structures;
 - erosion of historic district ambiance.

Mayor Eric Haven stated that there were several actions in the works in an effort to decrease speeding and decrease large truck traffic.

Meeting adjourned at 9:00 PM.

The next regularly scheduled meeting is Tuesday June 9, 2020 at 7:00 PM.

Respectfully submitted,
Michael Moon