



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346
Minutes for Tuesday May 14, 2019

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

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

Approval of Agenda: Motion by M. Luginski second by M. Moon to approve the agenda as written. Approved with all ayes.

Announcements:

The Michigan Historic Preservation Network (MHPN) Annual Statewide Preservation Conference will be held May 16 to 18 in Holland, Michigan.

Public Comments: J. and S. Savich stated their intent to obtain a historical marker to be placed in front of their home. Also they will be applying in the future for placement of an awning.

Approval of the Minutes of the April 9, 2019 meeting: Motion by J. Radcliff, second by M. Luginski to approve with a change to wording in the third paragraph of the discussion on 80 East Washington Street. Ayes: M. Luginski, J. Meloche, M. Moon, J. Radcliff. Abstaining: C. Johnston.

New Applications for Review and Approval:

- 1) 43 North Main Street: Homeowner K. Berry presented early and recent photos and plans and drawings from previous installations of windows on south and north elevations. Also provided were specifications for new aluminum clad wood windows: south – 2 sets of 3 double hung one over one; and north – 2 casements. Current windows are not original and do not work (installation problem). Commissioner Luginski stated: The request is consistent with some of the defining characteristics of Queen Anne Victorian. Motion by J. Radcliff, second by J. Meloche to approve a Certificate of Appropriateness based upon photos, specifications, etc. provided. Approved with all ayes.
- 2) 59 South Main Street: No one in attendance to present. On-line application accompanied by photo of damage to the structure (Sutherland House) by truck in 2018. Application is like-for-like repair of damage. Administrative approval will be given by letter and will include referrals for masonry and plaster work.

Existing Applications for Review and Approval:

- 1) 121/123 North Main Street: Homeowner Sharon Kramer presented update on approved work and new application submitted for:
 - a) Clapboard replacement on south elevation ~~so that new addition and original structure siding will be of same age/appearance;~~
 - b) Replace the old (removed) porch supports (posts or columns) which were Victorian in style with new Greek Revival style columns in keeping with the architecture of the remainder of the house. Request for new columns was supported by photos of house at 6290 South Main Street built by the same builder as 121/123 North Main to be the same and showing Greek Revival style columns. There was discussion of requesting the opinion of Ron Campbell (Oakland County Historic Preservation architect) concerning these requests. Motion by C. Johnston, second by J. Radcliff to postpone making a decision pending the opinion of R. Campbell concerning:

- 1- appropriateness of switching the columns/posts as noted above;
- 2- if appropriate, size/shape/style of new columns/posts;
- 3- appropriateness of new siding on south elevation.

Ayes: C. Johnston, J. Meloche, M. Moon, J. Radcliff

Nay: M. Luginski

- 2) 21 East Washington: Homeowner Rob Hauxwell presented drawings and photos in support of his application to build a new deck after demolishing the existing (non-historic) deck. The plan is for the new deck to be smaller, removing existing extensions on east and west elevations. Therefore new decking would only be present on the north (lakeside) elevation and not visible from the street. Materials planned are cedar planking and rails with metal balusters as shown in photos provided.

Motion by M. Luginski, second by J. Meloche to approve a Certificate of Appropriateness based upon application drawings and photos as presented. Ayes: C. Johnston, M. Luginski, J. Meloche, J. Radcliff. Abstaining: M. Moon.

Items for Further Discussion:

- a) 42 West Washington: A brief synopsis/summary of the case from city attorney Tom Ryan was provided to the Commissioners. This included the current status of waiting for a ruling from the administrative law judge.
- b) C. Johnston draft edits to city of Clarkston Historic District Ordinance for clarity. Some of the draft edits are typographical errors that make for confusing reading of the Ordinance. However, others deal with substantial changes in Michigan Historic Preservation Law since the original Ordinance was written. J. Meloche presented a methodology that was used to update the City Charter which could be used to update and improve the clarity of the Historic District Ordinance. C. Johnston provided an annotated copy of the ordinance that highlights the problem areas. It was suggested that this be assigned to a committee to arrive at a "red-lined" copy of the ordinance showing deletions and additions to seek input from the city attorney, a preservation architect/attorney, and possibly MHPN. Commissioners were encouraged to provide feedback on portions of the ordinance that require intersection with State law, and a better definition of process.
- c) C. Johnston concept draft of approval process requirements and coordination with other approving agencies and J. Meloche procedure for next steps based on city charter committee recent methodology. J. Meloche presented C. Johnston draft of approval process for HDC applications. He also presented an earlier process document for coordination with other approving agencies that has been removed from the City web site because it was incorrect. City Manager will assemble a work session with planning, building, and other stakeholders to begin developing an approval process document that reflects current best practices.
- d) Commissioner M. Luginski will attend a City Council meeting to inform council concerning the formation of a Historic District Study Committee. Only City Council can take this action.
- e) Commissioners M. Luginski and M. Moon are reviewing National Park Service resources and guidelines of other historic districts among other materials as a first step in formulating guidelines for Clarkston Historic District Commission (CHDC). They are hoping to have work ready for an initial CHDC work session in June.
- f) W. Basinger has put together a data base driven website of the CHDC inventory, available for use by commissioners (and others).

Final Comment: The dormer built in error at 104 North Main Street has not yet been corrected as promised by Moscovic Builders (CHDC minutes December 11, 2018). J. Meloche will talk to C. Strong building inspector.

Meeting adjourned at 10:00 P.M.

Next regularly scheduled meeting is Tuesday June 11, 2019 at 7:00 PM.

Respectfully submitted,
Michael Moon