



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Art Pappas Village Hall
375 Depot Road
Clarkston, MI 48346
Draft Minutes Wednesday May 23, 2018
Meeting

Meeting called to order by C. Johnston at 7:00 P.M.

Present: K. Berry, C. Johnston, J. Meloche, M. Moon, R. Sowles.

Agenda approved: Change by Johnston of 117 N Main removed from review and approval and placed on 60 day hold. Motion to approve with this change by C. Johnston, second by M. Moon; all ayes.

Announcements: Basic Historic District Commissioner Training scheduled for June 4, 2018 at the Huntington Woods Library.

Advanced Historic District Commissioner Training is planned for later this year.

27 South Main Street (Harrison's) will be on the agenda of the next regularly scheduled meeting (June 12).

Public Comments: None

Approval of the Minutes for the May 8, 2018 meeting: Motion to approve without changes or additions made by J. Meloche, second by C. Johnston; all ayes.

New Application for review and approval: None

Existing Application for review and approval:

12 South Main Street: After discussion and consideration at the February 9, May 8 and May 23, 2018 Historic District Commission meetings and based on an application to the City dated 04-18-2018 and drawings dated 04-05-2018 Final Concept by ARCHREVIVAL, C. Johnston made a motion for approval and issuance of a Certificate of Appropriateness based on the work defined below and subject to the restrictions and deferred approvals noted (Original building constructed in 1928 after a fire per Library records):

1. The proposed retail use and detailing is in keeping with the historic purpose. [1]
2. Removal of the existing front canopy which is not considered original or historical. [2][4]
3. Removal and replacement of the existing storefront system including replacing the original transom windows that are now covered by wood siding. Window frame and mullion detailing to be reviewed after existing added materials are removed. Material and profile will need to be submitted for HDC approval when determined, be of similar size and overall shape as the existing and be similar to other

period windows since no information on the original system is available. The existing window system is believed to not be original based on materials used. [3]

4. Possible replacement of the upper double hung windows depending on condition. New windows will match the windows in the adjacent building to the south which were previously replaced since the buildings are considered to have been built at the same time with similar materials.¹ [3][6]
5. Remove existing paint from masonry in a non-destructive manner and repair any damaged masonry in a historically correct and compatible manner.² [5][7]
6. Repair and replace recessed tile at entry which is cracked with matching material or other material subject to HDC approval if like materials are not available. [5]
7. The proposed work on the rear (east) face of the building for removal of the existing steel stair, new storefront system and brick façade while acceptable, is not historic and therefore should be done in a manner that defines the period of construction to not create a false history. Storefront system and brick to be submitted to the HDC for approval. [3][9]
8. Interior work is not subject to review by the HDC unless that work impacts the exterior appearance such as an elevator overrun, mechanical equipment, screening, etc. No such exterior work is indicated on the reviewed drawings but is subject to HDC approval if it should occur. [9][10]
9. Other work indicated on the reviewed drawings such as new lighting, signs, etc. is acceptable if done in a manner where they can be removed in the future without damage to the existing historic materials and is in keeping with historic character. [10]

[] Indicates reference to the Secretary of the Interior Standards for Rehabilitation

- 1 Double hung wood windows, possibly Pella. Review of minutes and CoA issued may be required.
- 2 Masonry repair work was done on the similar building to the south several years ago. There are signs of possible corrosion of the lintels supporting the brick veneer and some cracking that will need to be addressed both for maintaining the historic materials and character, but also for public safety issues. All investigations, testing and remedial work to be done by consultants and/or contractors experienced in historic masonry repair and restoration. References to be submitted to the city and HDC prior to any work being done.

second by M. Moon. Motion carried with all ayes.

21 North Main Street: After discussion and consideration at the February 9, May 8 and May 23, 2018 Historic District Commission meetings, and based on an application to the City dated 04-18-2018 and drawings dated 05-09-2018 Revision by ARCHREVIVAL, C. Johnston made a motion for approval and issuance of a Certificate of Appropriateness based on the work defined below and subject to the restrictions and deferred approvals noted. (Original building used since 1880 per Library records):

1. The proposed retail use and detailing is in keeping with the historic use and purpose. [1]
2. Applicant's stated purpose is to restore the building to the original form which will require removal of the existing front addition over the entrance and the addition to the north (see item 4). A rear addition and stair is also being removed [2][3]
3. Drawings call for new vinyl clad double hung windows. This is not acceptable nor in keeping with stated purpose noted in item 2. The existing front windows can be used or replaced with the single width double hung windows currently on the sides that match the provided picture of the original building. The existing windows have more historically correct construction and materials and may be original. [2][3][6]
4. It is proposed that the existing center door and sidelights be removed and replaced with operable glass panels in the image of a barn door. It was stated that these cannot be used for normal access as the size and weight would not meet accessibility (ADA) requirements. This change is acceptable since there is no known record of the original doors other than a picture showing the opening. [3][6][9]
5. The existing addition to the north is to be removed and replaced with new construction and the new entrance to the building. It was stated that due to required fire ratings and proximity to adjacent structures, the existing construction is not acceptable and poses a fire risk this building and adjacent property. Glass area is limited by the building code and will only be at northeast corner to define the new entrance. [9]
6. The exterior is currently asphalt type shingles over unknown material. This is proposed to be removed and replaced with a fiber cement horizontal lap siding (HardiPlank or similar). Once the existing siding is removed, the structure will be investigated for evidence of the original siding. If a horizontal type

siding is indicated, fiber cement is acceptable. If used, the lap should be approximately 4" or as evidenced by existing conditions with a smooth exposed surface. [5][6]

7. Roof shingles are noted at "NEW RUBBER (CEDAR SHINGLE) ROOF". It is assumed this is a higher profile shingle similar to cedar shakes and is acceptable.
8. The existing exterior rear stair and landing is proposed to be removed with new window and door openings.
9. Other work indicated on the reviewed drawings such as new lighting, signs, etc. is acceptable if done in a manner where they can be removed in the future without damage to the existing historic materials and is in keeping with historic character. [10];
second by R. Sowles. Motion carried with all ayes.

10 Miller Road: Property owner R. Lines provided amended plans due to unstable ground at building site. Changes included extension of building toward north and east making original building longer and with added side entrance; additional window at southwest corner of front (south) elevation. Motion to approve the changes to Certificate of Appropriateness by J. Meloche, second by C. Johnston. Motion carried with all ayes.

Unfinished Business for Discussion:

There is currently \$1,000 in the preliminary budget a portion of which may be used for training. Upcoming Basic Historic District Commission Training June 4 by MHPN is free of charge.

Meeting adjourned at 8:10 P.M.

Respectfully submitted,

Michael Moon