



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 June 8, 2021

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

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

Approval of the Agenda:

Motion by M. Moon, second by M. Luginski to approve the agenda as written with the addition of 71 North Main Street for discussion as 7c), New Applications for Review. Aye: R. Hauxwell, M. Luginski, J. Meloche, M. Moon.
Nay: None.

Announcements:

- (1) Mark Rodman, who became Executive Director of the Michigan Historic Preservation Network (MHPN) two years ago, has been appointed State Historic Preservation Officer by Governor Whitmer. A news release from the Senior Vice President of Community Development at the MEDC states that, among other things, Mr. Rodman will "run SHPO."
- (2) As most of you know, commissioner John Nantau has chosen to resign from the HDC. But, as an involved homeowner in the district, his voice will continue to be heard. This evening, we are joined by new commissioner Rob Hauxwell.

Public Comments: None

Approval of the May 11, 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. Abstain: R. Hauxwell.

Historic District Study Committee Update:

- (1) Carole Sawyer, who lives on East Church Street, has decided to join the committee pending approval by City Council. Carole is currently doing surveys for homes on Church Street.
- (2) The committee is moving forward but it is a slow process.

Existing Applications for Review and Discussion:

- (1) 61 South Holcomb Street - Homeowner, Chris Moore, presenting with previously submitted diagram and power point with photos of existing fencing, plan diagram showing location of proposed fencing and photos of proposed type of fence from other historic districts. Application is to remove existing damaged wooden fence that surrounds almost the entire backyard including a swimming pool and replace with a four-foot-

high wrought iron fence that would extend to the front of the property (sidewalk). The house is a vernacular Victorian “farmhouse” with a wrap-around Queen Anne style porch added around 1910 to 1920. City ordinance allows only three-foot-high fence at the sidewalk. Discussion centered on two aspects:

- (a) location of the fence in front (i.e. extending it from around the pool in the backyard to toward the front sidewalk) and
- (b) fencing material.

The Michigan State Historic Preservation Office (SHPO) statement on fencing in historic districts from May 2006 notes: “Fencing a front yard would typically not have been done.” Further “...view front yards as public space. Sweeping open lawns bordered by undulating shrubbery were recommended. Lawns should be united along the street giving an impression of open space.”

In general wood picket fencing is most often appropriate for historic homes. Wrought iron fencing was more often used for large grand homes.

Through discussion, some suggestions were made:

- (a) consider placing new fencing in north side yard lined up with front façade of the house;
- (b) black wrought iron fencing may be acceptable if it is not ornate/blends into the background.

The homeowner will re-work his plans, consult contractors and the Planning Commission before returning to the Historic District Commission.

- (2) 218 North Main Street - Homeowner, Chet Pardee present representing Clarkston Village Place Condominium Association (four condominiums 212 – 218 North Main Street). Building was completed in 2002. Now there are some problems with a least one condo having a leaky roof. Must replace all roofs together. They wish to replace existing asphalt shingles with same/similar. Original color is no longer available. Will probably use a shade of black/gray. They will also need to replace gutters and downspouts since existing are too small to accommodate the rainwater volume. This may be a candidate for administrative approval.
- (3) 177 North Main Street - Steve and Leah McLean were present at the meeting. Chairperson, Jim Meloche reviewed the history of the property as this relates to the porch issues with the HDC including all the Certificates of Appropriateness (CoA). The issue at hand, as detailed in the May 2021 minutes, centers on the removal/replacement of historic wood newel posts for the front porch steps handrail. Both the HDC and the McLeans acknowledge some difficulties in communication over this issue. In short, Commissioner Meloche’s research of CoAs showed that the original posts were probably removed in 2006. Therefore, current posts are replacements of replacements, with no actual historic posts remaining. Motion made by J. Meloche, second by R. Hauxwell for a CoA based on current and old photos and research of past CoAs and that no historic material is being removed but historic material is being replicated conforming to applicable standards #2 and #9. Aye: R. Hauxwell, M. Luginski, J. Meloche, M. Moon. Nay: None. The CoA is contingent upon the McLeans submitting a completed application form since the previous CoA had expired.

New Applications for Review and Approval:

- (1) 37 East Washington - Homeowner Neal Hoxsie presented application with photos of existing structure including damage and drawings of proposed changes. The front porch added in the 1959 addition includes a concrete slab floor, which due to settling of this addition has a widening crack across its entire width. This is also affecting the structural integrity of the porch. Homeowner proposes to:
 - a) remove the cement slab, replace it with composite decking material on the west side;
 - b) replace post and joists such that the entire porch is of the same height; and
 - c) open the west end of the porch allowing easy access to the driveway.

It appears that if current trend continues, this could be a safety risk. Composite decking is allowed especially when there is proximity to the soil level. Recent site inspection by Commissioner R. Hauxwell informed that removal of the west porch end siding would result in it being more in keeping with other homes of similar age on the street. Motion by M. Moon second by R. Hauxwell to grant a CoA based upon

the application, photos, drawings, and current discussion. This appears to satisfy applicable Secretary of the Interior Standards for Rehabilitation (Standards # 1 and 2).

Aye: R. Hauxwell, M. Luginski, J. Meloche, M. Moon. Nay: None.

- (2) 5 South Main Street – Applicant (lessee Chamberlain Art Gallery) not present at the meeting. The application is for two signs:
- a) the name of the lessee Chamberlain’s Art Gallery written in block lettering on the northern most (right side) of the two front windows facing east; and
 - b) an elliptical aluminum skinned urethane core hanging sign, 32” X 16” having the same lettering as the window but with the addition of Clarkston at the bottom of the sign. The sign is meant to be hung over the front door.

The application is accompanied by a photo of the front façade with proposed lettering and specifications for the sign and bracket (from Creative Business Solutions and Sign Bracket Store, respectively). These do not appear to detract from the historic structure and can be easily removed in the future. Applicant has also applied to the Sign Committee of the Planning Commission. Motion by M. Luginski second by R. Hauxwell to approve a CoA based upon the application with applicable standards #1, 2, 9 and 10.

Aye: R. Hauxwell, M. Luginski, J. Meloche, M. Moon. Nay: None.

- (3) 71 North Main Street – Homeowner M. Luginski present, is applying to:
- a) repair masonry primarily tuck-pointing including removal and replacement of old crumbling concrete;
 - b) removal and replacement of individual rotted boards;
 - c) repair mortar/cracks in stucco on inside walls (of porches).

Application is for both porches. There will be a site visit by two commissioners.

Meeting adjourned at 9:07 PM.

The next regularly scheduled meeting is Tuesday July 13, 2021 at 7:00 PM.

Respectfully submitted,
Michael Moon