



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 9, 2020

Meeting called to order by J. Meloche at 7:02 PM.

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

Approval of the Agenda: Motion by J. Radcliff, second by M. Moon to approve the agenda as written. Ayes: M. Luginski, J. Meloche, M. Moon, J. Nantau, J. Radcliff. Nay: None.

Public Comments: None

Approval of the May 12, 2020 meeting minutes: Motion by M. Luginski, second by J. Meloche to approve the minutes as written without changes or additions. Ayes: M. Luginski, J. Meloche, M. Moon, J. Nantau, J. Radcliff. Nay: None.

Historic District Study Committee Update:

- 1) A request was made to Eric Haven, Mayor, asking the City Council to add Cara Catallo and Jennifer Radcliff to the Study Committee. After discussion, Eric Haven, asked Jonathan Smith, City Manager, to add the request to the Agenda for the June 22nd City Council meeting.
- 2) The Study Committee has been requesting direct access to an email account that was set up for the Study Committee in March. The optics are not good with the State Historic Preservation Office (SHPO) or the Michigan Historic Preservation Network (MHPN) when email communications are via a personal email account. Jonathan Smith stated that he needed to set up a password and then it was ready to go.
- 3) The Study Committee has been requesting a listing of the owners of the structures within the Historic District. Jonathan Smith said a listing could be printed from an online system and made available shortly.
- 4) The SHPO Survey Forms require an aerial photo of the landscapes and the historic district. In a telephone conversation with Lowrie's Landscape, N. Moon was quoted the rate of \$75.00 per hour for consulting; however, if we waited until the busy season was over, they could provide some assistance at no cost. A Zoom meeting is scheduled for Wednesday June 10 with Katie Kolokithas, SHPO Survey Coordinator. During discussions, Atlas Maps, One Stop Oakland County, Property Gateway Oakland County, and pilot photos were suggested. Decision will be made after the meeting with SHPO about how to move forward.

Existing Applications for Review and Discussion:

- 1) 9 South Main Street (Rudy's Market) postponed to the July 14, 2020 meeting at the request of applicant R. Esshaki.

- 2) 58 North Main Street: Chris Morgan (designer) at the meeting to present revised construction drawings with respect to Clarkston Historic District Commission (CHDC) comments from the April 21, 2020 meeting and the previously granted Certificate of Appropriateness (CoA). With regards to Commission suggestions, the following changes were made:
 - a. Preservation/reconstruction of existing chimney using as much salvageable brick as possible with the goal of making it as light weight as possible to relieve stress on the existing roof;
 - b. Change the large picture window in the original drawings, North elevation, to two double-hung windows in scale with existing windows.These were deemed acceptable responses to the Commissioners' previous comments.
- 3) 9 Miller Road: Homeowner is having difficulty accomplishing the work that was discussed by the CHDC in 2019. Commissioner M. Luginski will help her in this regard. The Commission is currently waiting for photos and plans of intended work for repair of front porch requested at the December 10, 2019 meeting.
- 4) 10 Miller Road: Homeowner Rob Line completed construction that was in violation of the CoA (dated March 13, 2017; revised May 23, 2018). Appropriate changes were suggested by commissioners and Historic Preservation Architect Jackie Hoist at the February 11, 2020 CHDC meeting (essentially consisting of the original proposed diagrams approved in the CoA). Ms. Hoist explained at the time for the benefit of the CHDC members and homeowners the reasons why this deviation from the approved plans was inappropriate for this style house (craftsman). Commissioners all agreed the original plans and CoA should be honored and that homeowner must return with plans to correct the violation. At the May 12, 2020 CHDC meeting homeowner indicated an unwillingness to supply plans for such changes. Since it was noted by commissioners that the porch fence in question had recently been painted, Building Official, Craig Strong, was instructed to rescind the Certificate of Occupancy due to construction of a "non-approved front porch guard rail system." The homeowner was given 15 days to comply. Present at the meeting, the homeowner objected to the wording and the time allotted to correct the violation. There was a typographical error in the original letter which was corrected. At the meeting, the homeowner was instructed to request an extension in writing (email or mail) from the Building Official as was noted in the letter. Jonathan Smith suggested that Mr. Line submit a new application for the work done in violation of the CoA. Commissioner Meloche instructed *Mr. Smith* not to do that since the CHDC should decide the next step.
- 5) 177 North Main Street: Commission Chairman J. Meloche recounted the timeline of the construction of a fence at 177 North Main Street without review and approval by the CHDC. The fence violates Secretary of the Interior Standards 4-2, 3, and 4-9 and National Park Service (NPS) Guidelines on Historic District Settings and fences. At a previous CHDC meeting (January 14, 2020), it was explained why the fence did not meet Standards and NPS Guidelines and that an application should be submitted with plans for an appropriate fence construction. Some photos of appropriate fencing were provided to the homeowners at the January meeting. They were to return at a subsequent meeting with application and plans to either alter the existing fence or construct a new one. Homeowners MacLeans present at the current meeting conveyed their intention to not change the fence. It was noted by the Commissioners that additional fence of the same type had been erected since the January meeting. Numerous complaints have been noted by several Commissioners from CHDC residents, noting the inappropriateness of the fence. Commissioner J. Radcliff reviewed the facts of the construction of a fence without application, review, and approval of the CHDC, that was in violation of the Standards and NPS Guidelines. Motion by J. Radcliff, second by J. Nantau to issue a Notice of Denial based upon Standards 1 and 4 and the NPS Guidelines on Historic District fencing and settings. Ayes: M. Luginski, J. Meloche, M. Moon, J. Nantau, J. Radcliff. Nay: None.

New Applications for Review and Approval:

55 South Main Street (Clarkston Village Dental): This property suffered serious damage from a double gravel hauler that crashed into the building. Although a CoA was issued in October 2018, that would have repaired the damage and added to the second floor, the work was not done. The new application

presented by contractor James Christopher (for business owner Dr. Danyal), is simply to restore the damaged areas (with like-for-like materials) to the original appearance/condition (i.e. with no second-floor addition). Extensive drawings/plans with materials stipulated are provided to the CHDC. This all appears to be within the Secretary of the Interior Standards for Rehabilitation. Motion by M. Moon, second by M. Luginski to approve a CoA based upon the application and drawings with the condition that any exterior changes including materials be brought back to the CHDC for review and approval. Ayes: M. Luginski, J. Meloche, M. Moon, J. Nantau, J. Radcliff. Nay: None.

Final Comments:

Chet Pardee spoke about concerns of possible demolition by neglect at 2 properties on North Main Street. He noted an Oakland County program of grants/loans for homeowners having difficulty keeping up their properties due to financial constraints. This information will be forwarded to City Manager, Jonathan Smith for dispersal.

Meeting adjourned at 8:47 PM.

The next regularly scheduled meeting is Tuesday July 14, 2020 at 7:00 PM.

Respectfully submitted,
Michael Moon