

CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346
Minutes for Tuesday August 13, 2019

Meeting called to order by J. Meloche at 7:06 P.M. This meeting was held at the Clarkston United Methodist Church, 6600 Waldon Road.

Present: M. Luginski, J. Meloche, M. Moon, John Nantau (non-voting at this meeting, not yet sworn in), J. Radcliff.

Approval of Agenda: Motion by J. Radcliff, second by M. Luginski to approve the agenda with the addition of 6b) 11 North Main Street and correction of numbering. Approved with all ayes.

Announcements:

- 1) Introduction of new CHDC Commissioner John Nantau.
- 2) Michigan Historic Preservation Network (MHPN) 40th Annual Statewide Preservation Conference scheduled for May 14–16, 2020 in Kalamazoo, MI call for conference abstracts by September 8, 2019.
- 3) National Association of Preservation Commissions (NAPC) Annual Forum scheduled for July 22-26, 2020 in Tacoma, WA call for session proposals by September 6, 2019.
- 4) MHPN Annual Fall Benefit scheduled for September 28, 2019 in Pontiac, MI at The Pontiac Little Art Theatre (aka "The Plat"). Commissioner M. Luginski is planning to attend.
- 5) Welcome to Jackie Hoist, Preservation Architect, visitor at tonight's meeting who has been approved by City Council as a paid resource.

Public Comments: None

Approval of the Minutes of the July 9, 2019 meeting: Motion by M. Luginski, second by J. Radcliff to approve as written with no additions or changes. Passed with all ayes.

New Applications for Review and Approval:

- 1) 130 North Main Street: Application by homeowner D. Perez (present) to replace front door (wood veneer with leaded glass window, believed to be non-original). Presentation included photos of existing front door (and back door), and diagrams of possible manufactured replacements. The following questions were posed to Ms. Perez:
 - a. could you use a reclaimed door;
 - b. could you obtain a new solid wood door fitted for placement of the existing leaded glass window;
 - c. are you planning to add a storm door?

The homeowner agreed to answer via email to Commission Chairman J. Meloche.

- 2) 11 North Main Street: Application by J. Radcliff (present) to place four new wooden steps with metal balustrade (railing plus balusters), probably wrought iron, at front entrance. Application supported by photos of house, current front entrance and construction drawings of proposed steps and balustrade. It was noted by M. Luginski that the metal balustrade is more in keeping with the house type (Italianate) than would be wood (Reference: *A Field Guide to American Houses*, Virginia S. McAlester). Motion by M. Luginski, second M. Moon to approve a Certificate of Appropriateness for new steps and balustrade for front entrance based upon photos, construction drawings and materials list. Ayes: M. Luginski, J. Meloche, M. Moon. Abstaining: J. Radcliff.

Existing Applications for Review and Approval:

- 1) 104 North Main Street: Drawings submitted by Moscovic Building (not present) to remove the dormer roof placed in error on existing (original) box bay and reconstruct a new low pitch roof as was originally

present. Motion by J, Radcliff, second by M. Luginski to approve a Certificate of Appropriateness according to drawings submitted with materials listed and including replacement of roofing details as seen in photos of original (e.g. brackets) not stipulated in current drawings. Motion passed unanimously.

2) 90 North Main Street:

- a) Application for front porch steps replacement due to unsafe degenerating cement steps. These steps have not been used for several years due to hazardous conditions. Like-for-like replacement with same materials. Agreed by all members to be handled by administrative approval.
- b) Presentation by property owner Curt Catallo (present) for five new “street lamps” for parking lot area. This is essentially like-for-like replacement since existing pole lamps are falling down. Photos provided of old collapsing and new with multipage vendor information specifications. Only major change is that the new 12” shoebox lamps are high efficiency LED instead of the original sodium vapor lamps. The existing is not original to the building. Motion by M. Luginski, second by M. Moon to issue a Certificate of Appropriateness for like-for-like replacement of five pole lamps according to photos and vendor information provided. Motion passed unanimously.

3) 29 South Holcomb: Application discussed at July 9, 2019 meeting for roof (shingles) replacement. Examples/descriptions of shingles were provided to commissioners. All commissioners agreed to be handled as administrative approval.

4) Depot Park and City Parking Lot Lighting replacement: Jonathan Smith described and provided materials lists to commissioners. All commissioners agreed to be handled as administrative approval.

5) 55 South Main Street: Property owner planning to proceed with reconstruction based upon Certificate of Appropriateness granted in 2018.

6) 42 West Washington: The last hearing on this matter came before Administrative Law Judge Peter L. Plummer on August 7, 2019 in Lansing, Michigan. It appeared from those who attended the hearing that the case would be remanded back to Clarkston Historic District Commission (CHDC) for the September 10 meeting. However at this time we are awaiting the judge’s order.

Items for Further Discussion:

- 1) W. Basinger database-driven website of CHDC inventory-postponed until October 2019 meeting. Major question is compatibility with State Historic Preservation Office (SHPO) database.
- 2) CHDC member appearance before City Council to request formation of a Historic District Study Committee – M. Luginski stated they are trying to assemble a list of possible committee members as part of the presentation. One outstanding question is whether or not committee members must be residents of the Historic District. Possible resources include Elaine Robinson and Amy Arnold.
- 3) CHDC supporting documents, processes and procedures – For the near future J. Meloche is working on establishing “Date Revised,” “Date Tendered” and attribution on all documentation.
- 4) M. Luginski and M. Moon are still working on first steps in establishing local guidelines for CHDC. This will include notation of projects not requiring CHDC involvement and projects for which administrative approval would be sufficient
- 5) Training Opportunities – Oakland County Historic Preservation Architect Ron Campbell may be available to present training material before our regularly scheduled meetings. If given sufficient advance notice, he can customize training information according to our needs (e.g., windows, masonry).
- 6) CHDC involvement with maintenance issues within and outside the district – may be able to recommend knowledgeable contractors.
- 7) CHDC involvement with signage, lighting and landscaping in the district – proposed new city signage is

classic design and will include Historic District entrance.

Final Comments: Commissioner M. Moon noted he may not be able to attend the October meeting.

Meeting adjourned at 8:58 P.M.

Next regularly scheduled meeting is Tuesday September 10, 2019 at 7:00 PM.

Respectfully submitted,
Michael Moon