



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Draft Minutes Tuesday May 9, 2023

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

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

Absent: R. Hauxwell, M. Moon.

Approval of the Agenda: Motion by M. Luginski, second by J. Radcliff to approve the agenda as amended. Approved unanimously.

Announcements: None

Public Comments: None

Approval of April 11, 2023, Meeting Minutes: Motion by M. Luginski, second by J. Radcliff to accept the minutes as amended. Approved unanimously.

Historic District Study Committee Update: Nothing to Report.

Existing Applications for Review and Discussion:

53 Waldon Road – Application for a fence at this property requested a 48” high stockade-type fence as a replacement for both picket fencing and a split-rail fence. There was some concern among commissioners at the April HDC meeting that so much fencing at this height would cause the fence to overwhelm the site and possibly draw attention away from the historic home nearby. Since that meeting, commissioners Hauxwell, Moon and Meloche have monitored progress on installing the fence. After discussions with the homeowner, he agreed to lower the fence to 42” tall. Based upon this alteration to the application, motion was made by M. Luginski, seconded by J. Radcliff, to approve a Certificate of Appropriateness for fencing replacement at 42” height. This appears to satisfy Standard #2, Standard #9 and Standard #10 of the Secretary of the Interior’s Standards for Rehabilitation. By unanimous “aye” votes, the motion was approved.

New Applications for Review and Discussion:

64 W Washington – Applicant was present at the meeting, and clarified the application to remove a window and replace a door on the street-facing elevation of this non-contributing structure in the District. After discussion of alternatives, and clarifications about the necessity for the remainder of the building front to remain the same, a motion for a Certificate of

Appropriateness for removing the “transition room” window, and replacing the door was raised by M. Luginski and seconded by J. Radcliff. The vote was unanimous for approval. This appears to satisfy Standard #9 of the Secretary of the Interior’s Standards for Rehabilitation.

58 N Main Street – Application for yard renovations involving both landscape features and hardscape features was presented by representatives of the designer and contractor. A representative presented the highlights of the project based on photographs of existing conditions, design drawings, and working drawings showing scope of work. Greatest area of concern on the part of the HDC was work-to-date on a stone structure created to accomplish more functional grades at the south side of the property, in the front and side yards. Commissioner comments centered on the size of boulders contributing to massing of the retaining wall, which was of a scale that is not representative of any property in the North Main Street neighborhood. After a discussion between the applicants and members of the Commission, it was agreed that an alternative plan to scale back the visible faces and height of the wall be provided for review by the HDC as soon as possible to keep the project moving along. Within 24 hours, revised plans for the new wall were submitted to the HDC Chair and circulated to the other commissioners. Consensus by administrative approval of the alternative proposal was unanimously positive, and a Certificate of Appropriateness will be issued. This appears to satisfy Standard #9 of the Secretary of the Interior’s Standards for Rehabilitation.

60 Waldon Road – Applicant Michael Kessler was present to describe his plans for his property’s front and side yards. This property abuts a tributary of the Clinton River. His plan is to create a landscape feature that can be used for recreation enjoying the river. By all appearances, this is purely landscaping, with no significant third dimension (height), and most likely does not require review by the HDC. If plans change, and the applicant adds more significant features that bulks up the project, he will contact the HDC for review or advice. No further action by the HDC is required on this application.

15 E Church Street – Applicant was present, and provided additional background on the application to replace a damaged fence. This fence abuts an alley that services businesses on East Church and Main Streets. Over time, snowplows and vehicles have damaged the existing fence. Since the proposal is for an exact replacement, a motion was raised by M. Luginski to approve the application as presented and issue a Certificate of Appropriateness, seconded by J. Radcliff. All commissioners present voted “aye” resulting in a unanimous approval. This appears to satisfy Standard #9 of the Secretary of the Interior’s Standards for Rehabilitation.

66 E Washington Street – The HDC received a report that a homeowner on East Washington Street was replacing siding without filing an Application to Perform Work in the Historic District. Commissioner Meloche visited the site and spoke with the home owner. The work is a repair, as described in our HDC homeowner brochure. About twenty pieces of primed softwood have replaced deteriorated short lengths of clapboards. Once painted, they will blend in.

47 E Church Street – A few historic windows need to be repaired or replaced. The owners are showing interest in repairing the windows. Once a decision is made on these windows, the HDC will be contacted, and the application will be reviewed by this Commission.

Final Comments: None

Meeting adjourned at 8:35 PM.

The next regularly scheduled meeting is Tuesday June13, 2023, at 7:00 PM.

Respectfully submitted,

Jim Meloche