



CITY OF THE VILLAGE OF CLARKSTON  
**Historic District Commission**  
Art Pappas Village Hall 375 Depot Road  
Clarkston, MI 48346  
**Draft Minutes Tuesday June 14, 2022**

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

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

Absent: R. Hauxwell

Approval of the Agenda:

Motion by M. Moon, second by M. Luginski to approve as written.  
Approved unanimously.

Announcements: None

Public Comments: None

Approval of May 10, 2022 Meeting Minutes:

Motion by M. Luginski, second by J. Radcliff to approve the minutes as written without changes or additions.  
Aye: M. Luginski, J. Meloche, J. Radcliff.  
Abstain: M. Moon.

Historic District Study Committee Update:

The committee has approximately 35% of the total survey forms to complete. In discussion with the State Historic Preservation Office (SHPO) last week, SHPO ~~ask if requested - wethat we could be~~ completed by the end of the year.

Existing Applications for Review and Discussion:

130 North Main Street: Homeowner D. Perez in attendance to present application to repair cracks in the poured concrete foundation (north wall, west wall and east wall). This is not unusual in a 100-year-old poured concrete foundation. Application includes photos (interior and exterior), letter from Sark and Associates describing the condition and recommendations for repair, Form L11008 from APEX Research, Inc. describing lead paint locations, invoice from ABF Environmental for lead clean up, estimate from Basement Leak & Cracks, Inc. Clearance to excavate at foundation has been received from MDOT. The front porch must be removed (west elevation) in order to repair the west wall foundation. The applicant wishes to replace this non-historic front porch (of recent construction) with a simple one similar to that seen in old photo from 1980s, and that is seen on other nearby homes of similar vintage (particularly "sister house" on Main Street of almost exact same construction). There was a short discussion reviewing the photos and with assurances that the exterior appearance of the foundation would not change. Motion made by M. Luginski, second by, J. Radcliff to

approve a Certificate of Appropriateness (CoA) to:

- repair foundation;
- remove non-historic front porch (west elevation);
- construct a new front porch similar to old photo and others in the neighborhood using same/similar materials (concrete/wood) and of similar design.

This ~~appears to satisfy~~ satisfies Standards #2, 9, and 10. The motion passed unanimously. If there is any change in plans, materials, etc., the applicant must return to the Historic District Commission.

New Applications for Discussion:

- 1) 2 South Main Street: This application is for an updated sign on a commercial property. The Planning Commission must rule on this first. Therefore, this is postponed until that time. No one in attendance to present.
- 2) 69 South Main Street: Homeowner C. Brosky in attendance to present application for new construction of a 22' X 22', two-car garage with deck (Trex) above (west elevation). The homeowner has been granted a variance (for lot coverage in excess of ordinance) by the Zoning Board of Appeals and has secured an easement from the north bordering property owner for access to the garage. Application is supported by multiple drawings, aerial photo and copy of the plat map. After discussion reviewing all supporting material and assurances that new construction would not be (1) taller than current house; (2) probably not visible from the street, motion was made by J. Radcliff with second by M. Luginski to approve a CoA for:
  - new construction of a two car garage;
  - deck at level of second flooras presented based upon discussion, drawings and plans. The motion passed unanimously.

This ~~appears to satisfy~~ satisfies Standards #1, 2 and 9. If there is any change in plans, materials, etc. the applicant must return to the Historic District Commission.

- 3) 9 Miller Road: There is no completed application; the applicant/homeowner is not in attendance. Therefore, no action can be taken. M. Luginski and J. Meloche will make a site visit.

Final Comments: Homeowner B. Battishill is in attendance to discuss the possibility of a privacy -type fence on this east elevation side yard. Since several issues must be addressed (height, length, materials), each commissioner will attempt to make a site visit (probably can be accomplished from vehicle) before formal application is made. Correspondence should be with J. Meloche, chairperson.

Meeting adjourned at 8:16 PM.

The next regularly scheduled meeting is Tuesday July 12, 2022, at 7:00 PM.

Respectfully submitted,  
Michael Moon