



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

Minutes for Special Meeting Thursday October 12, 2023

Meeting called to order by J. Meloche at 2:06 P.M.

Present: R. Hauxwell, M. Luginski, J. Meloche, M. Moon

Absent: J. Radcliff

Approval of the Agenda: Motion by R. Hauxwell, second by M. Moon to approve the agenda as written. Approved unanimously.

Public Comments: None

New Applications for Review and Discussion:

104 North Main Street: Application by homeowner to demolish existing two-car garage and construct new two-car garage on the same footprint. Builder Mr. Jerry Vines is in attendance. Site visits were performed on Wednesday, October 11 (afternoon) by commissioners J. Meloche and R. Hauxwell and on Thursday, October 12 (morning) by commissioners J. Meloche and M. Moon. These site visits assessed the damage and historical nature of the building.

Commissioner Luginski noted that the important question to ask is "Does the accessory building contribute to the setting of the main structure?" "All site visit participants answered NO.

Other questions:

- 1) Is there any other historical value to the garage (e.g. association with a person or event)? NO
- 2) Is there any notable design or workmanship? NO
- 3) Are there any notable materials identifiable (e.g., local stone, woodwork, special windows)? NO
- 4) Is the building a safety risk? YES

From the appearance noted in the site visits, the structure appears to have been constructed in the 1940s in some haste with substandard materials and workmanship and to have been modified at some later date (bump out toward the east end). New construction would be of similar (but smaller) size of roughly the same footprint

according to plans/drawings presented at the Tuesday October 10, 2023, meeting. Structural construction according to current code; sheathing with tongue and groove cedar siding (example shown to commission); primed, sealed with Kilz and painted to match the house; three windows (similar to existing) and single panel man door on the north elevation (windows as existing); Stanley solid garage doors; GAF dimensional/architectural blue/grey shingles.

Motion by M. Luginski, second by R. Hauxwell for a Certificate of Appropriateness to demolish existing dilapidated two-car garage and construct new two-car garage substantially on the same footprint according to the application, drawings, materials, and photos reviewed at this meeting. If there are any changes in plans or materials, re-application will be necessary. Secretary of the Interior Standard for Rehabilitation #9 appears to apply and be satisfied. Ayes: R. Hauxwell, M. Luginski, J. Meloche, M. Moon. Nays: None.

The meeting was adjourned at 2:52 P.M.

The next regularly scheduled meeting is Tuesday November 14 at 7:00 P.M.

Respectfully submitted,

Michael Moon