



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

Minutes Tuesday March 12, 2024

Meeting called to order by R. Hauxwell at 7:03 PM.

Present: R. Hauxwell, M. Luginski, M. Moon, L. Patercsak, J. Radcliff.

Absent: None.

Approval of the Agenda: Motion by M. Moon, second by M. Luginski to approve the agenda with the addition of 52 North Main Street in the New Applications. Approved unanimously.

Announcements: Michigan Historic Preservation Network (MHPN) will hold its 44th Annual Statewide Conference, May 9 to 11 at the John. E. Fetzer Center, Western Michigan University in Kalamazoo, Michigan. There will be numerous interesting sessions and some workshops including "Wood Window Workshop for Owners of Old Houses" which can also be purchased at www.mhpn.org/conference/. M. Moon will check with Jonathan Smith, City Manager, concerning our budget with the possibility of purchasing a copy and with Julie Meredith, Director of the Clarkston Independence District Library, about making it available in the library for village residents. R. Hauxwell will check with MHPN concerning the legality of purchasing one copy (or possibly two) for widespread use by residents in the Village of Clarkston.

Public Comments: None

Approval of February 13, 2024, Meeting Minutes: Motion by M. Luginski, second by R. Hauxwell to approve the minutes as written without changes or additions. Aye: R. Hauxwell, M. Luginski, M. Moon, L. Patercsak. Abstain: J. Radcliff.

Historic District Study Committee Update: Nothing to report.

New Applications for Review and Discussion:

(1) 43 South Holcomb – Applicant Bonnie Valuet and builder Chip Travis in attendance presenting an application for an addition on the north elevation in the westerly direction to be used as a closet. Discussion included differentiation from the original structure, change in roof and height of roofline with the original, saving current windows without changes, new window location, changes that have been made to existing gable. Based upon the application, photos, drawings, and current discussion motion was made by M. Luginski, second by M. Moon to grant a Certificate of Appropriateness (CoA) for an addition on the north elevation in the westerly direction with the following stipulations:

- all existing windows must be maintained in current locations;
- an additional window of same size and configuration (i.e., double hung, etc.) as the existing ("bathroom window") is to be added to the new addition;
- the vertical line distinguishing/separating the original house from the addition must be maintained;

- roofline of the addition must be lower than the original roofline;
- addition of a rake to existing gable (north facing) to emphasize the entablature, thus emphasizing the difference between old and new construction;
- original gable returns are to be saved;
- use white aluminum siding to match existing.

We understand that to construct the new addition, at least a portion of the existing (non-historical) shed roof addition must be demolished and built over. This existing addition had been built by the current owner less than twenty years ago.

The following Secretary of the Interior Standards appear to apply: numbers 2, 9, and 10.

If there are any changes in the scope of work, design, or materials, the HDC must be notified. This CoA is contingent on additional drawings of the north elevation as stipulated in this meeting including requested changes and on photos of each elevation being supplied to the HDC Chairman, Rob Hauxwell. These materials were supplied on March 14, 2024.

Roll Call vote results: Aye: R. Hauxwell, M. Luginski, M. Moon, L. Patercsak, J. Radcliff. Nay: None.

- (2) 52 North Main Street – Applicant not present. The application is for repairs of a leaking roof with new shingles. Motion by M. Luginski, second by L. Patercsak for Administrative Approval of roof repairs with new shingles as indicated above. Brand and type of shingles provided in the application and will be stipulated in the memorandum.

Roll Call vote results: Aye: R. Hauxwell, M. Luginski, M. Moon, L. Patercsak, J. Radcliff. Nay: None.

Existing Applications for Discussion:

9 South Main Street – Robert Esshaki in attendance for update on construction at 9 South Main Street (Rudy's Market). The commission was particularly interested in what appears to be changes from the original plans approved with a CoA on October 11, 2022 (CoA dated November 7, 2022). These changes include loss of barrel roof and concrete block higher than indicated on the west elevation and west end of south elevation. The owner replied that these were questions he could not answer and that the architect and/or builder would have to answer. Therefore, he asked to be placed on the agenda for the April 9 meeting. He was reminded that as the COA states "The HDC will be notified if changes are made to the scope of work."

Final Comment:

Commission Chairman, R. Hauxwell reported that Capital Title indicated that for the HDC or City to add something to a deed would require a real estate attorney. This is something typically done when a homeowner's association is started but is different with an existing entity such as the historic district.

The meeting was adjourned at 8:25 P.M.

The next regularly scheduled meeting is Tuesday April 9, 2024 at 7:00 P.M.

Respectfully submitted,

Michael Moon