CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Certificate of Appropriateness

February 20, 2023

Plans for:	12-14 East Church Street
Applicant:	Tara Hansen, Lehman Investment Co. LLC

During a February 14, 2023 meeting, the Clarkston Historic District Commission (HDC) approved a Certificate of Appropriateness (CoA) for work to be performed on a duplex at 12-14 East Church Street. This CoA is based on the application dated January 31, 2023, a site visit by two HDC commissioners, and exhibits submitted prior to the meeting.

In addition, the HDC reviewed three documents that shed light on the windows to be replaced:

- A Certificate of Appropriateness issued by the HDC in the year 2000 approving the installation of the presently-failing vinyl/metal windows
- A "Window Quotes Summary" that accompanied the HDC application in 2000 and clearly defines the 2000 windows as non-historic.
- A Michigan SHPO Architectural Properties Identification Form that identifies today's windows as "double-hung vinyl windows (one over one)". There is text that states "In 2000, the owner … replaced all existing windows."

The application is accompanied by photos of current windows including damage and specification sheets for 16 single-hung North Star pocket, white vinyl windows and a single fixed vinyl window (at 14 East Church) all the same as existing windows.

The scope of the work approved is replacement of all 17 (non-original vinyl) windows in the original, unchanged openings. There will be no change to trim materials. This appears to satisfy Standard #2 of the Secretary of the Interior's Standards for Rehabilitation.

Applicants must return to the Historic District Commission with any changes of exterior design or materials, and provide for HDC review any construction drawings that will accompany the Building Department permit applications.

A Certificate of Appropriateness (CoA) is only approval for the requirements of the City

of the Village of Clarkston Historic District and does not replace or supersede zoning, building construction permits, other city ordinances and legal requirements. A Historic District Commission CoA is valid for one year. If the approved work is not complete within that time, please contact the city office for review.

Jim Meloche
Jim Meloche
Chairperson

City of the Village of Clarkston
Historic District Commission
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