



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

Draft Minutes Tuesday February 14, 2023

Meeting called to order by J. Meloche at 7:02 PM.

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

Absent: M. Luginski.

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

Announcements:

- 1) NAPC (Clarkston Historic District Commission (HDC) is a member of the National Alliance of Preservation Commissions) hosted a webinar "Design Review with Limited Resources: How Local Commissions Can Gain the Resources of Professional Preservationists, Without Hiring Full-Time Staff," Thursday February 2 – HDC Chairman Jim Meloche participated. A link to the recording is available.
- 2) MHPN (Clarkston HDC is a member of the Michigan Historic Preservation Network) hosts the 43rd Annual Statewide Preservation Conference – Thursday May 11 through Saturday morning May 13, 2023 on Mackinac Island.
- 3) 2023 Applications are now being accepted for the Michigan State Historic Preservation Tax Credit (residential only). To be eligible, a property must be listed in the National Register of Historic Places, the State Register of Historic Sites, or be contributing to a local historic district. "Credit reservations are awarded on a first-come, first-serve basis."

Public Comments: None

Approval of December 12, 2022, Meeting Minutes: Motion by J. Radcliff, second by M. Moon to accept the minutes as written by roll call vote: J. Meloche, aye; M. Moon, aye; J. Radcliff, aye; R. Hauxwell, abstain.

Approval of January 10, 2023, Meeting Minutes: Motion by R. Hauxwell, second by M. Moon to accept the minutes as written by roll call vote: J. Meloche, aye; M. Moon, aye; R. Hauxwell, aye; J. Radcliff, abstain.

Historic District Study Committee Update: Nothing to Report.

New Applications for Review and Discussion:

12/14 East Church Street – Application by the rental property owners (Bob Roth and Tara

Hansen, present, representing Lehman Investment Co. LLC) to replace all 17 non-original windows with new custom-made North Star vinyl windows. On February 2, 2023 Commissioners J. Meloche and M. Moon performed a site visit to evaluate the windows. The Clarkston HDC approved the placement of custom-made vinyl replacement windows in 2000. Information from that meeting (including specifications with quotes) and the Historic District Study Committee survey form were sent to the current commissioners prior to this meeting. 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.

Based upon the application, photos and vendor specifications provided, motion was made by J. Radcliff, second by M. Moon to approve a Certificate of Appropriateness for 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. Roll call vote: R. Hauxwell, aye; J. Meloche, aye; M. Moon, aye; J. Radcliff. aye.

Existing Applications for Review and Discussion: None

Final Comments:

J. Radcliff expressed the need for more education of the community at large concerning the meaning, importance and advantages of the Clarkston Historic District. R. Hauxwell in agreement noted that requiring realtors to disclose the location of homes in the historic district to potential buyers, would go a long way toward resolving some misconceptions by home buyers. J. Meloche volunteered to contact Alan Higgins at the State Historic Preservation Office in an effort to initiate progress with regards to this disclosure issue.

Meeting adjourned at 8:25 PM.

The next regularly scheduled meeting is Tuesday March 14, 2023, at 7:00 PM.

Respectfully submitted,

Michael Moon