CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Certificate of Appropriateness
May 19, 2025

Plans for:	20-26 South Main Street
Owner:	Sarah Schneider
Applicant:	Sarah Schneider

At the Clarkston Historic District Commission (HDC) meeting on May 13, 2025, the commission voted to grant a Certificate of Appropriateness (CoA) to remove and replace all four non-original west (front) elevation doors and replace with the doors indicated in the application (Trustile BOD/Stile and Rail/Fiberglass) of compatible size for the existing openings. The style shown is same/similar to existing.

The Secretary of the Interior's Standards for Rehabilitation #2 and #10 appear to be applicable. The changes are in accordance with the report of Ron Campbell, Oakland County Preservation Architect.

Homeowners must return to the HDC with any changes of design or materials. A Certificate of Appropriateness 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 permit, 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.

Michael Moon, Secretary
Clarkston Historic District Commission
375 Depot Road
Clarkston, Michigan 48346
248-376-4076

20-26 South Main/ Sarah Schneider

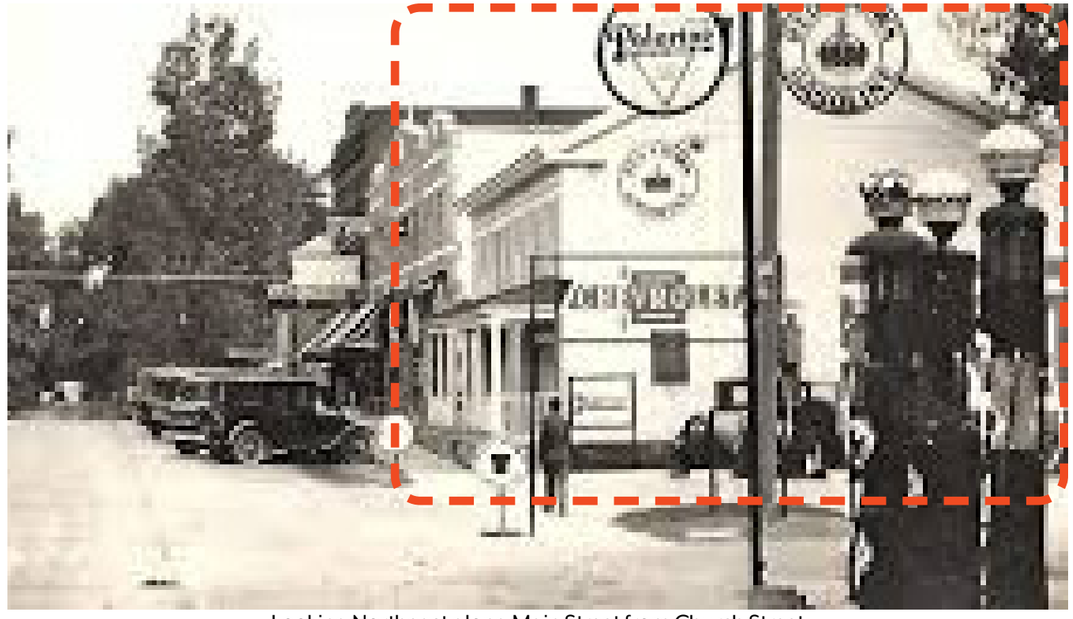
HDC Proposal

01/28/2024

patrick
thompson
design

03 Historic Images
04 Existing Conditions
05 Proposed Plans/Elevations
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Historic Images



Looking Northeast along Main Street from Church Street



Looking Northeast along Main Street



Looking Southeast along Main Street from Washington St.



Looking Southeast along Main Street from Washington St.

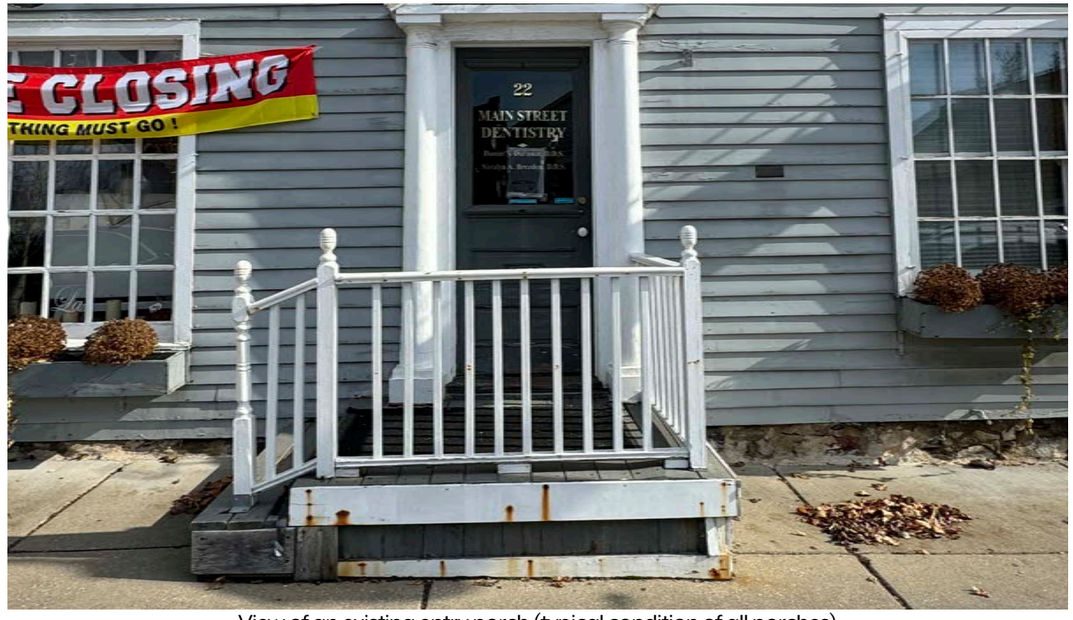
Existing Conditions



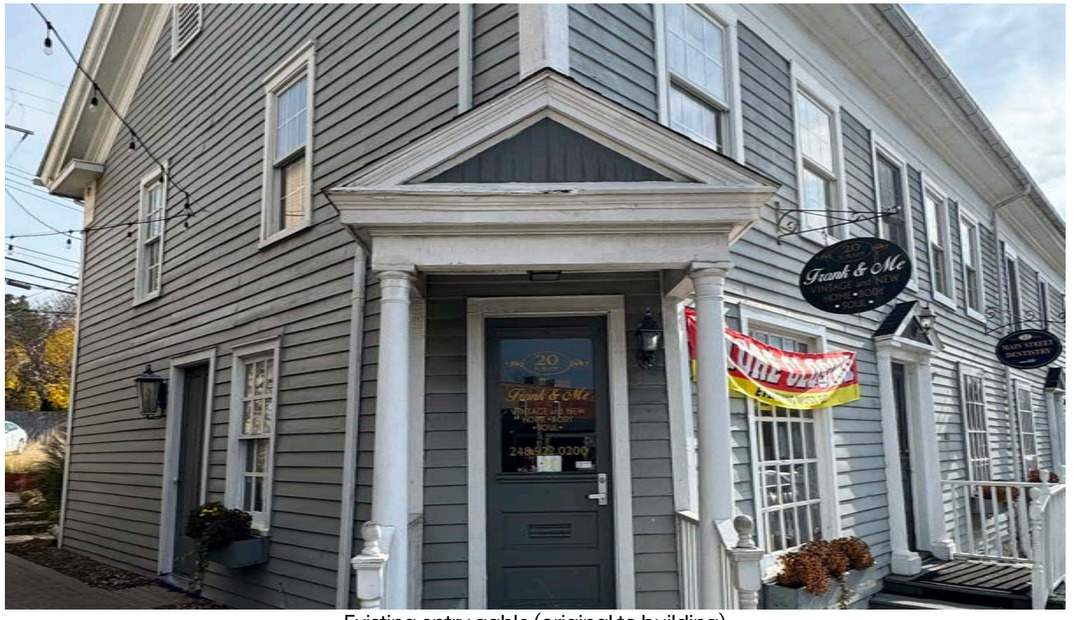
Looking East along Main Street



View of an existing entry porch (typical condition of all porches)



View of an existing entry porch (typical condition of all porches)



Existing entry gable (original to building)

Proposed Plans/Elevations



EXISTING SHINGLES TO REMAIN

EXISTING TRIM TO BE REPAIRED AS NEEDED AND PAINTED; FINAL FINISH TO BE DETERMINED

EXISTING WOOD SIDING TO BE REMOVED AND REPLACED WITH FIBER CEMENT LAP SIDING; FINAL FINISH TO BE DETERMINED

ADD CANVAS AWNINGS OVER WINDOWS ON FIRST FLOOR

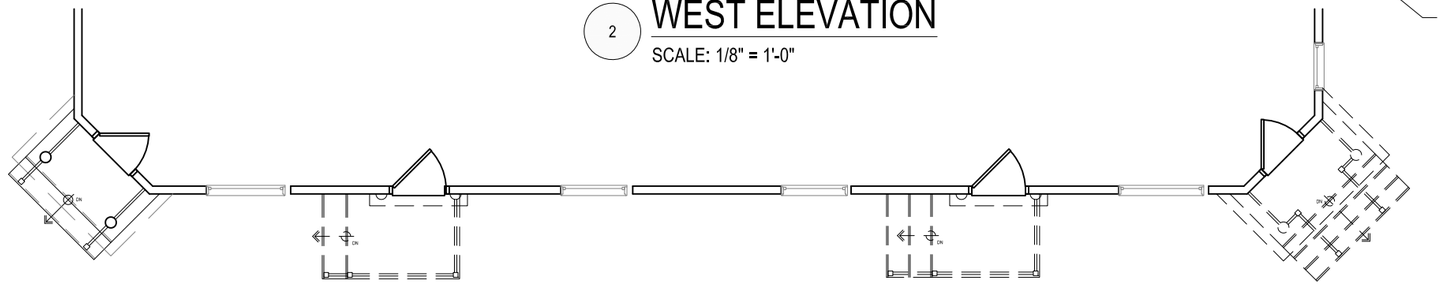
REPAIR ENTRY GABLES AND PAINT; FINAL FINISH TO BE DETERMINED

REMOVE AND REPLACE COLUMNS WITH COMPOSITE PIECES; FINAL FINISH TO BE DETERMINED

REMOVE AND REBUILD PORCHES WITH COMPOSITE DECKING AND TRIM; FINAL FINISH TO BE DETERMINED

2 WEST ELEVATION

SCALE: 1/8" = 1'-0"



1 PARTIAL FLOOR PLAN

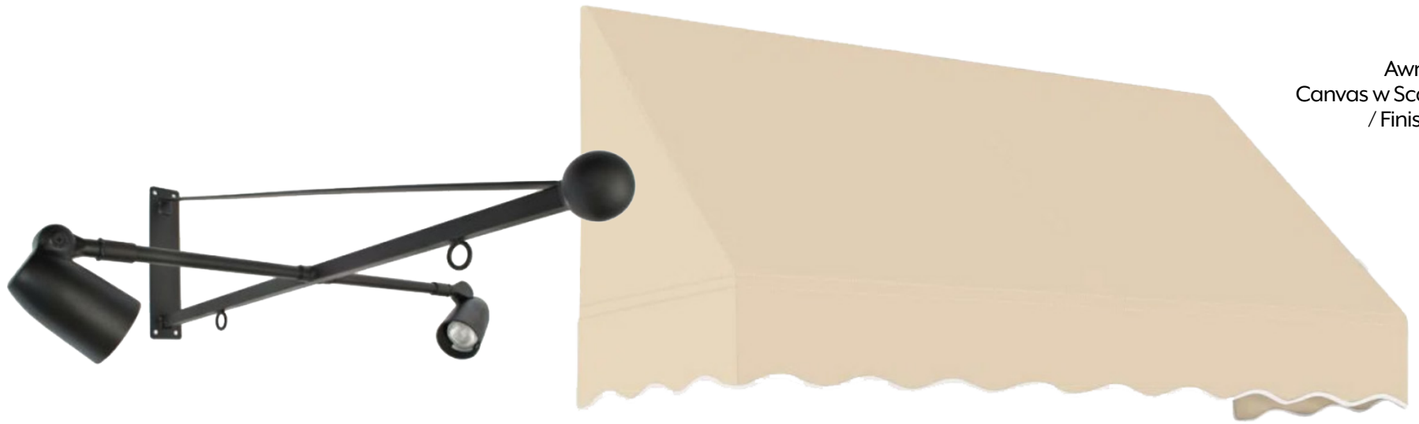
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

0 2' 4' 8' 16'

Product Cut Sheets

Blade sign bracket:
Sign Bracket Store /
Triangle Ball Mount /
Lighted



Awning:
Canvas w Scalloped Edges
/ Finish TBD

Lap Siding:
James Hardie / Hardie Plank /
Smooth Texture / Color TBD

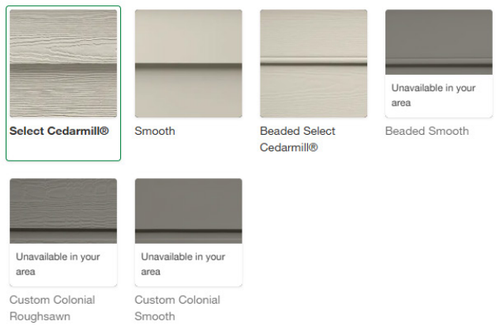


Hardie® Plank

Find your style

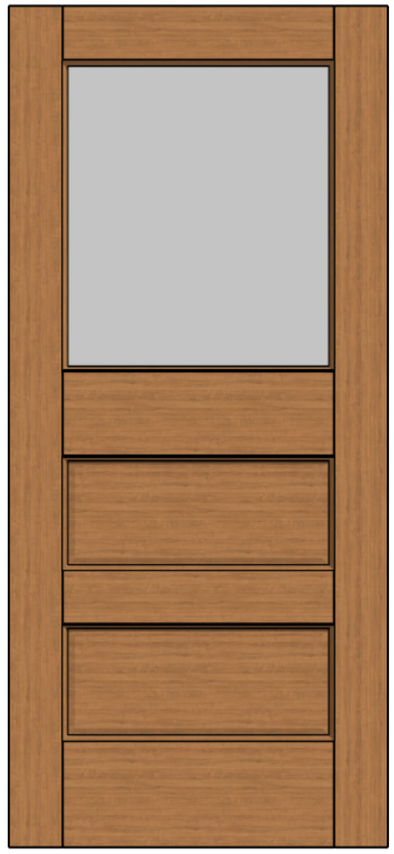
Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your texture





Wall Sconce:
Rejuvination / Valencia
Sconce / 17”



Door Replacement:
Trustile BOD / Stile and Rail
(to match configuration
and dimensions /
Fiberglass / Color TBD

Door Hardware:
Emtek / Missoula Keyed
Plate / Durango Lever /
Finish TBD



Product Cut Sheets

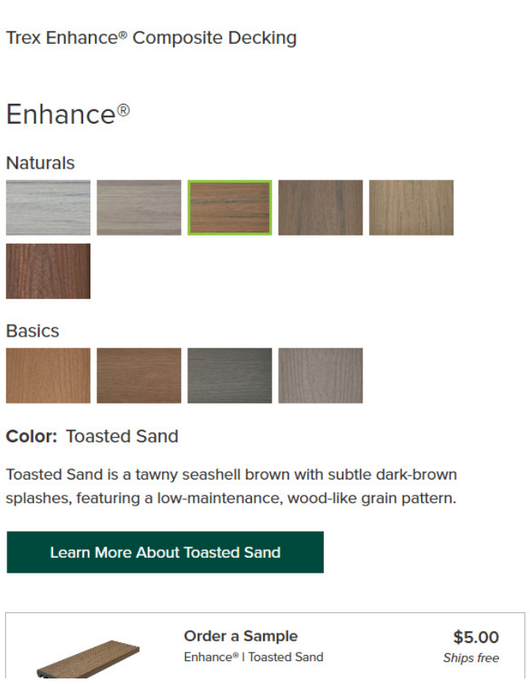
Architectural Trim (BOD):
Eliteworks / 8” Round
Column Wrap / Smooth

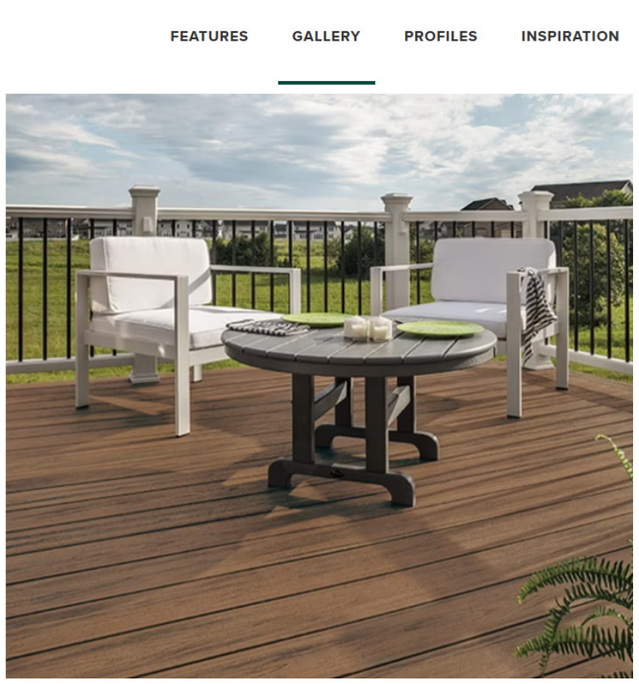


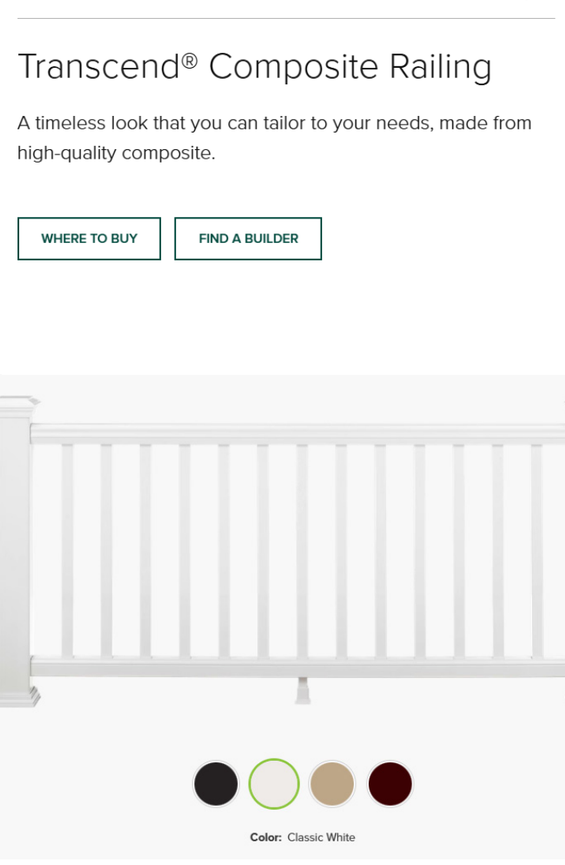
Porch Railing:
Trex (BOD) / Transcend
Series / Color TBD



Porch Decking:
Trex (BOD) / Enhance
Series / Color TBD







Thank*You.*