CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Certificate of Appropriateness
August 29, 2026

Plans for:	200 – 218 North Main Street
Owner:	Clarkston Village Place Condominium Association
Applicant:	Clarkston Village Place Condominium Association (Chet Pardee)
Contractor:	Diedrich Painting

At the Clarkston Historic District Commission (HDC) special meeting held on August 26, 2026, the commission voted to grant a Certificate of Appropriateness (CoA) for removal of deteriorated existing "front" porch stringers, risers and stair treads and replace with new one by eight inch PVC outer stringers with a one by three inch PVC cap, new ½ inch by eight inch PVC risers (stainless steel siding nails) and new two by six inch cedar stair treads (three inch stainless steel screws). These shall be painted/stained. Appearance must be same/similar to existing.

The Secretary of the Interior Standards for Rehabilitation #3 and #5 appear to apply.

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

HDC Application

08/10/2026

Applicant: Clarkston Village Place Condominium Association

Unit Owners: Unit 1 200 N Main ST Corsiglia, Unit 2 206 N Main ST Harris, Unit 3 212 N Main ST, Pardee, Unit 4 218 N Main ST Wisniewski-All units Clarkston MI 48346

Exterior of building and property owned by Clarkston Village Place Condominium Association

Interior of Four Units owned by each Unit Owner

Document provider: Chet Pardee, 212 N Main ST, Clarkston, 248-875-9044 and cppardee@aol.com

No changes to architecture. Building built 1999-2001, Approval for occupancy 2001.

Wood frame on poured concrete foundation with 60 pilings 60 feet into ground.

Project involves repair/replacement of front steps of each unit not holding paint after 25 years.

See Contractor's description: Units 3&4 Cedar stair treads, Units 1&2 composite stair treads.

Chet Pardee

8/10/26

DIEDRICH PAINTING

134 W. Livingston Road, Highland, Mich. 48357

(248) 931-4304

PROPOSAL

No. **2610**
Date: **July 23, 2026**
Amount: **$5786 (+ Options)**

	Proposal Submitted To:		Work to be Performed At:
Name	**Clarkston Village Place**	Location	**Condos: #200, 206, 212, 218**
Street	**212 North Main Street**	Email	cppardee@aol.com
City/St.	**Clarkston, MI. 48346**	Start Date	**8/25/26**
Phone	**(248) 875-9044 attn.: Chet**	Job Length	**4-5 days (weather permitting)**

I hereby propose to perform the necessary labor for the completion of the following...

EXTERIOR SURFACES

Condo's Front Porch Stairways

note: Existing Metal Stairway Railings are deemed a non-hinderence and, therefore, can remain in place.

note: For safety and convience, it is preferred that Tenants and Guests utilize a different entry point while work is being performed. Caution tape will be displayed as a reminder.

note: A 110-volt electrical outlet will be required at each Condo site for carpentry tools, as well as a working outdoor water spicket for cleanout.

* **remove existing wooden Stair Treads and Risers and dispose**

note: Existing Stair Stringers can be inspected post Tread removal...if repair or replacement proves necessary, it will be performed at this time at an additional T&M cost.

* **supply, cut, & install new 1x8 PVC for outer Stringers and cap with 1x3 PVC**

* **supply, cut, & install new 1/2"x8" PVC Risers via stainless steel siding nails**

* **supply, cut, & install new 2x6 Cedar Stair Treads via 3" stainless steel screws**

note: All 2x6 Cedar Treads will be back-primed with Linseed Oil prior to installation, and all PVC Materials will be given a "base-coat" prior to installation... Drying Racks will be set up for priming & base-coating as required.

* **prep and paint newly installed PVC Risers & outer Stringers with two coats of Benjamin Moore Regal Select Hi-build Low Lustre acrylic finish via brush & roll tinted as specified**

* **prep and paint/stain newly installed primed Cedar Treads with Benjamin Moore's Porch & Floor Enamel or WoodLuxe solid acrylic stain via brush tinted as specified**

Optional...

$4,390 * **supply, cut, & install 5/4 (1 inch) x 6" TimberTech Composite Stair Treads in lieu of Cedar**

(included w/price of composite) * **supply, cut, & install new 5-step pressure-treated Stair Stringers to accommodate the required 12" O.C. stringer distance for composite material via galvanized 2x8 hangers & hanger nails as required**

$280 per unit * **supply & install Decorative Rubber Tread Mats to improve winter traction**

All material is guaranteed to be as specified and the above work to be performed in accordance

with the specifications submitted and completed in a substantial workmanlike manner for the sum of $2880 in Labor, $2906 for Materials and Supplies, or, fifty seven hundred eighty six ($5,786.00) dollars, plus any Options as shown in red. A deposit of $2906 will be required for all Wood, Paint & Stain Materials & Supplies prior to job commencement. Labor balance is due within fiteen (15) days of completion. Any work performed upon request, or of agreed necessity, not listed in this Proposal, is subject to an additional Labor cost based on a Time and Material (T&M) rate, which is currently at $60/hr. for Ron & $30/hr. for Nick, plus any additional Materials and/or Supplies required.

Thank-you, Chet & Jim, for extending the opportunity for me to bid this project for you...

Respectfully submitted Ronald W. Diedrich

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature JS *Date* 8-5-2026

