CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Certificate of Appropriateness

June 20, 2024

Plans for:	21 East Washington Street
Applicant:	Rob Hauxwell
Homeowner:	Rob Hauxwell

The Clarkston Historic District Commission (HDC) approved a Certificate of Appropriateness during the June 11, 2024, regular monthly meeting based upon the application dated June 4, 2024, that is supported by an explanatory letter, photos of current conditions and specification sheets of proposed new doors.

The CoA is approved for the following:

a) replacement of non-original wood kitchen windows (two casement, one picture), with new wood windows of same type and style;
b) replacement of non-original wood living room windows (two casement, one picture), with new wood windows of same type and style;
c) replacement of non-original sliding glass patio doors (page 6, #1, MP Doors, 60 inch X 80 inch, Smooth White Left hand Composite Sliding Patio Door);
d) installation of three new storm doors at front door, laundry room door and kitchen door (page 5, #3, Larson Platinum 36 inch X 81 inch White Linen Full-view Interchangeable Screen Aluminum Storm Door).

This appears to satisfy the Secretary of Interior's Standards # 9 and #10.

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

Rob Hauxwell <robert.hauxwell@gmail.com> 6/5/2024 10:15 AM

21 E Washington St - Additional Materials

To Michael Moon <moonscreen@comcast.net> • Lisa Patercsak <lpatercsak@att.net> • Jennifer Radcliff <jradcliffpreserv@gmail.com> • Melissa T. Luginski <mluginski@hotmail.com>

Good Morning,

I tried to include multiple attachments to the application but I was limited to one. The photos are how our house currently sits.

Windows:
The two bank of windows that we would like to replace are not original to the home and located in the rear (North) elevation. They each have two casement windows on either side of a picture window, all made of wood. We would like to replace each bank of windows in the same material (wood), in the same style (two casement windows with a picture window in the middle) and in the same sizing. In the living room, the seal in the picture window has failed causing moisture to get in-between the panes. I have been told that this can not be fixed and must be replaced. The lower wood framing supporting the windows, as well as the wood windows themselves have a tremendous amount of wood rot. We attempted to have this fixed and slowed down when we bought the house but that solution did not work. The two casement windows in the kitchen both do not function. I have tried to repair and replace the casement window operators but that did not solve the problem. Currently, we have to open the windows with a long metal skewer by pushing it through a hole in the screen and to close them we pull a piece of fishing line attached to a key ring.

Storm Doors:
The three storm doors that we would like to replace are on of front door & kitchen door (both front/south side of home) and laundry room door (rear/north side of home). We would like to replace all three storm doors with the same make and model, only in differing sizes in order to match the appropriate door opening. There are differing reasons to replace these. Front door: too small for door opening, non-tempered glass and no screen. Laundry room door: The door itself has rotted, causing it not to shut or latch. Kitchen door: We do not have a screen for it and I would simply like it to match the front screen door.

Patio Doors:
These doors seem to be from the last remodel which we believe was done in the early 80's. The doors 60" x 80". We would like to replace these with matching, 60" x 80" white sliding patio doors in a smooth finish. They leak when it rains or when snow is on our deck, which has caused damage to the floors and baseboards. Both are so hard to open, that I'm the only one in the home that can operate them, Both glass panels on the left patio door have cracked seals, which has resulted in moisture getting in-between the panes.

Front Door:
In order to get more light into the front hallway, we would like to add fixed window panes to the two middle panels. These window panes would match the look of the two panes in the upper two panels that are currently in the door.

I look forward to hearing everyone's thoughts next Tuesday. Enjoy the rent of your week.

Many Thanks,

Rob Hauxwell, Chairperson
Historic District Commission
375 Depot Road
Clarkston, MI 48346
586.306.9520

- HD Door Options.pdf (2 MB)
- Lowes Door Options.pdf (2 MB)

21 E Washington St

Door & Window Measurements

Kitchen Window - 92" x 42" Wood
- 24" x 42" Casement (x2)
- 38" x 42" Picture Window

Living Room Window - 116" x 64"
- 28" x 64" Casement (x2)
- 56" x 64" Picture Window

Patio Doors - 60" x 80" (vs more standard 72" x 80") composite - p. 6 part 1

Storm Doors:
- -Front Door - 36" x 82"
- -Laundry Room - 32" x 80"
- -Kitchen Door - 32" x 80"

} p 5 - part 3

Front Door Glass - 11 1/2" x 32 1/2" (x2)

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MP Doors

60 in. x 80 in. Smooth White Left-Hand Composite Sliding Patio Door

★★★★☆ (1943) Questions & Answers (2028)









$1018.00

Pay $918.00 after $100 OFF your total qualifying purchase upon opening a new card.
Apply for a Pro Xtra Credit Card

- Lifetime warranty
- Full composite frame system, will never rot
- High-performance flush glaze door for easy maintenance
- View More Details

Color/Finish: **Smooth White Exterior and Interior**

Door Handing: **Left-Hand/Slide**

Left-Hand/Slide | Right-Hand/Slide

Pickup at White Lake | Delivering to 48386

Ship to Store
Wednesday, Jun 19
47 available
FREE

Delivery
Jun 19 - Jun 20
47 available

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2 Results Common Door Size (WxH) in.: 60 x 80 ✕ | Material: Pine ✕ | Door Type: Sliding Patio Door ✕ | Clear All

Sort by: **Top Sellers**

Get It Fast
In Stock at Store Today
White Lake & nearby stores

Availability
Show Unavailable Products

Department
< Doors & Windows
< Exterior Doors
Patio Doors

Brand



$3238.40 - $3702.40

Model# THDJW241400003
StoreSKU# 1008193028
Internet# 320157818

JELD-WEN
W5500 60 in. x 80 in. Right-Hand Low-E Silver Clad Wood Double...

Pickup
200 available for free ship to store
Delivery
200 available



$2448.00 - $6438.00

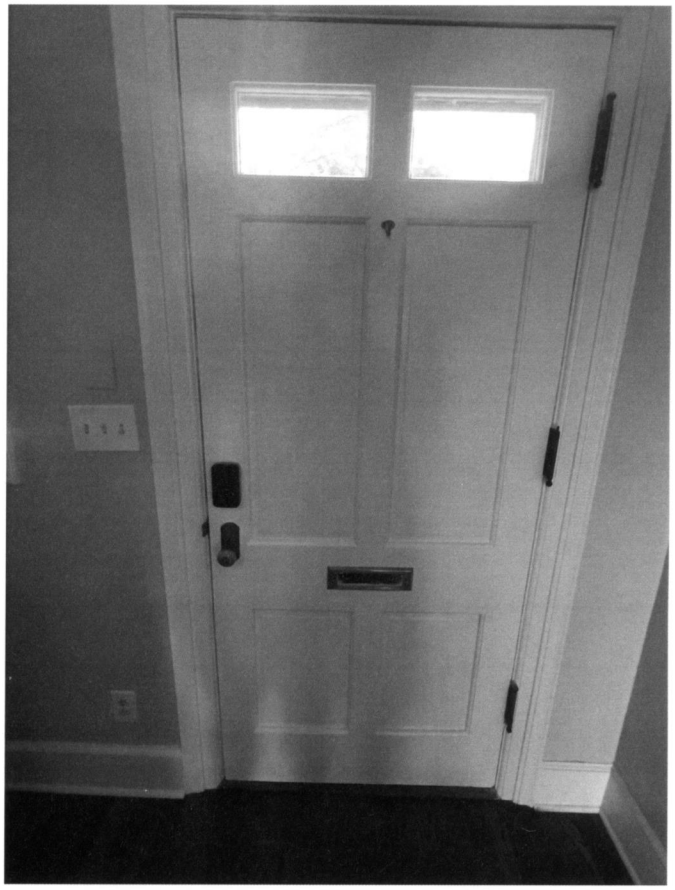
Model# THDJW241400005
StoreSKU# 1008922754
Internet# 320157798

JELD-WEN
60 in. x 80 in. Right-Hand Low-E Black Clad Wood Double Prehung...

Pickup
200 available for free ship to store
Delivery
200 available



1



2

LARSON Platinum 36-in x 81-in White Linen Full-view Interchangeable Screen Aluminum Storm Door Right-Hand Outswing

Item #2708208 | Model #45904362L

Shop LARSON ★★★★☆ 120 ♡



3

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Shop the Collection

- Take back your weekend! Pre-assembled for easy surface mount installation; just place on the opening and secure with pre-attached screws
- Robust defense; engineered with durable, low-maintenance aluminum and surrounded by a triple weatherstrip to encase the entry against the elements
- Seasonal ventilation, maximum light; interchangeable fullview glass and screen open the home to the best of each season, including fresh air in the summer and natural light in the winter

Manufacturer Color/Finish: White Linen

$570.00 $439.00 $439.00 $570.00 $570.00

Common Size (W x H): 36-in x 81-in

36-in x 81-in | 32-in x 81-in

Glass Insulation: Tempered

Chat

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HOME








21



