CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Certificate of Appropriateness

November 7, 2022

Plans for:	5 S Main & 9 S Main
Applicant:	Robert Esshaki, Chris Thomas
Architects:	Saroki Architecture

The Clarkston Historic District Commission (HDC) approved a Certificate of Appropriateness (CoA) at the October11, 2022 meeting based on an application dated 08-05-2022.

5 and 9 South Main Street – These two locations, are herein referred to as the "News Building" (previously housing the "Clarkston News" and historically known as the Walter Building) and "Rudy's" (previously Rudy's Market).

The first presentation of design concepts for rehabilitation of these adjacent buildings into two restaurants took place at the HDC meeting on September 14, 2022, and was well-received by the HDC.

The November 7 presentation by Victor Saroki and Alex Saroki is in response to comments from HDC commissioners following the post-September meeting review of preliminary plans. Those comments were extensive, specific to architectural details, and took into account the opinions of Ron Campbell, AIA (Preservation Architect for Oakland County) and Jackie Hoist, AIA. HDC Commissioners also supplied Saroki Architecture with several references and historic photographs of the two buildings to illustrate their comments.

Salient features of the new site plans and drawings (all four elevations and floor plans for both first and second floors including proposed addition on north elevation) include but are not limited to:

- addition of divided light transoms for windows on east (front) elevation of Rudy's similar to what is seen in historic photos;
- aircraft cable railings changed to glass on east, north and west elevations of the north elevation addition second floor;
- the architects wish to use stucco on exterior of the north elevation addition exterior between the limestone cornice and limestone sill, which will be long

Date Tendered: Nov 7, 2022
Date Revised:

lasting and distinguish this as new construction; plan to use a color that will be compatible with and not detract from the adjacent old brick;

- addition of stucco-covered panel between the large windows of the addition and the existing "News Building";
- change the two doors on the "News Building" from arched lights to something more like original, e.g. with divided lights/transoms;
- north elevation second level, two windows will be placed at locations of historic windows noted in old photograph; these will be the easternmost two of the four; two additional windows will be placed near the westernmost end, that will mimic the other two in distance from northwest corner and the distance between them; the other two historical window locations are in the area of new NanaWalls opening onto the rooftop of the addition; all four of these windows will match the historical windows present on other elevations in size, shape and brick rolled arch;
- new windows on the south elevation of Rudy's will be located where historical photos show a window (near southeast corner) and garage-style door openings; these will have divided lights at top of NanaWall windows;
- design objective is to make the addition appear to be a modern structure that blends with, but does not detract from, the historical structures.

This Certificate of Appropriateness is for the plans presented at this meeting (floor plans and elevation drawings) with the addition of divided transom lights above the doors on the east elevation (5 South Main) since these are typical of Italianate style and are present on similar buildings of comparable age in the district. Also noted that efforts shall be made to salvage removed historical material such as brick and stone.

The following Standards appear to apply: #1, 2, 3, 5, 9 and 10.

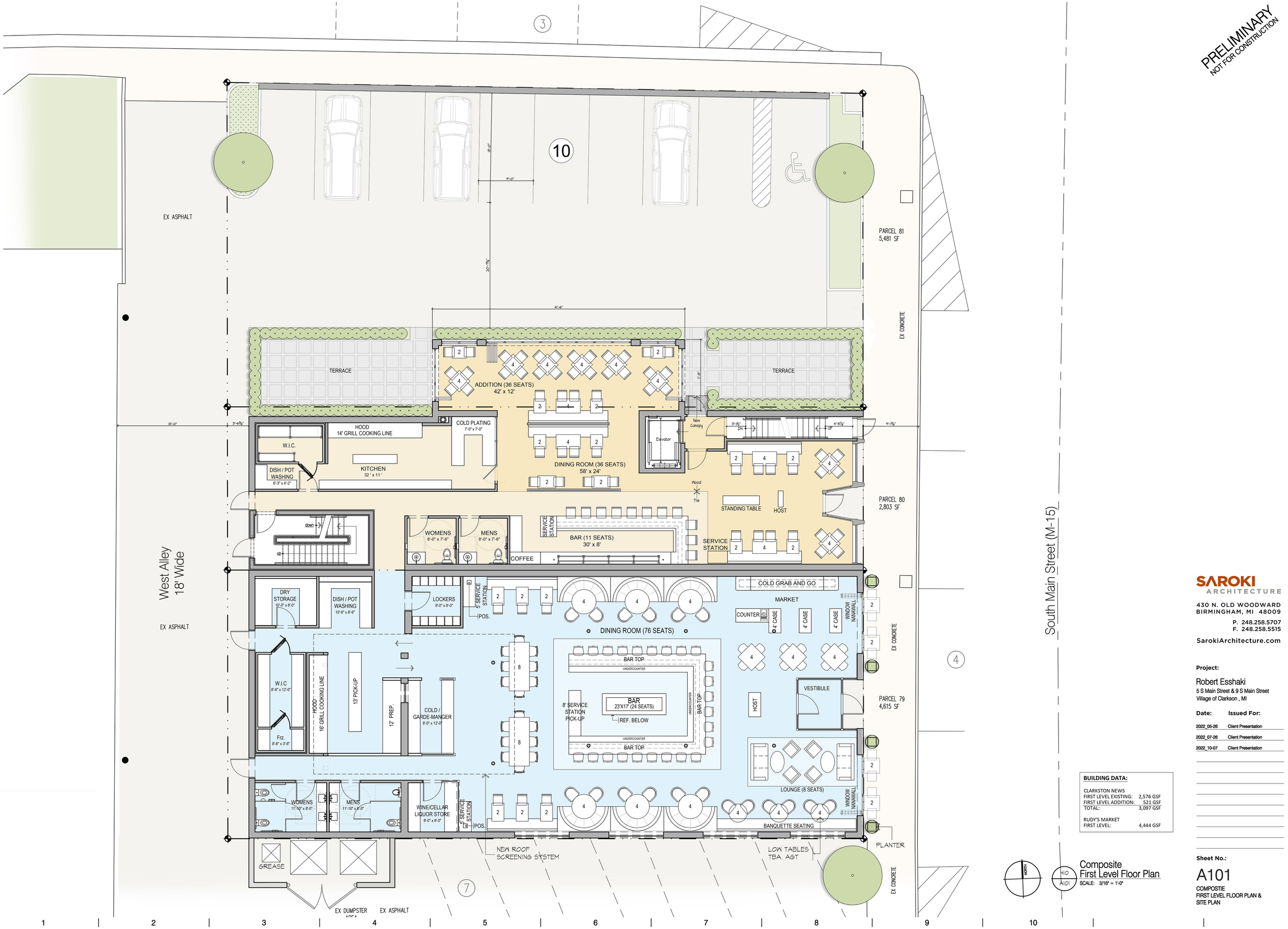
The Historic District Commission will be notified if changes are made to the scope of work. Construction documents will be provided for HDC review concurrent with the building permit application.

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 permit, other city ordinance 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
Chair
Clarkston Historic District Commission
375 Depot Road
Clarkston, MI 48346
248.376.4076

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PRELIMINARY
NOT FOR CONSTRUCTION



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Project:

Robert Esshaki
5 S Main Street & 9 S Main Street
Village of Clarkson , MI

Date:	Issued For:
2022_05-26	Client Presentation
2022_07-26	Client Presentation
2022_10-07	Client Presentation

BUILDING DATA:

CLARKSTON NEWS
FIRST LEVEL EXISTING: 2,576 GSF
FIRST LEVEL ADDITION: 521 GSF
TOTAL: 3,097 GSF

RUDY'S MARKET
FIRST LEVEL: 4,444 GSF

Sheet No.:

A101

COMPOSTIE
FIRST LEVEL FLOOR PLAN &
SITE PLAN

Composite First Level Floor Plan

SCALE: 3/16" = 1'-0"

H/O
A101

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Sheet No.:

A102

PROPOSED
SECOND FLOOR PLAN



D4 / A201 Existing Front Elevation
SCALE: 1/4" = 1'-0"



H4 / A201 Proposed Front Elevation
SCALE: 1/4" = 1'-0"

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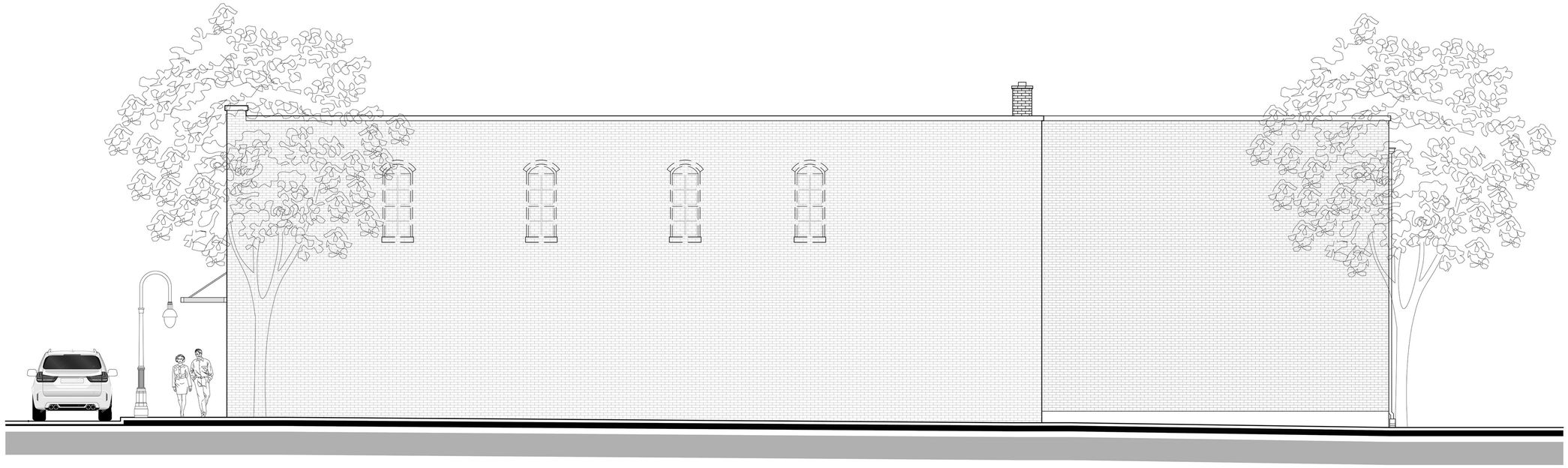
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2022_10-07	Client Presentation

Sheet No.:

A201

EXISTING & PROPOSED
FRONT ELEVATIONS

PRELIMINARY
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D2 / A202 Existing Side Elevation
SCALE: 1/4" = 1'-0"



H2 / A202 Proposed Side Elevation
SCALE: 1/4" = 1'-0"

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Sheet No.:

A202

EXISTING & PROPOSED
SIDE ELEVATIONS

PRELIMINARY
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D4 / A203 — Existing Back Elevation
SCALE: 1/4" = 1'-0"



H4 / A203 — Proposed Back Elevation
SCALE: 1/4" = 1'-0"

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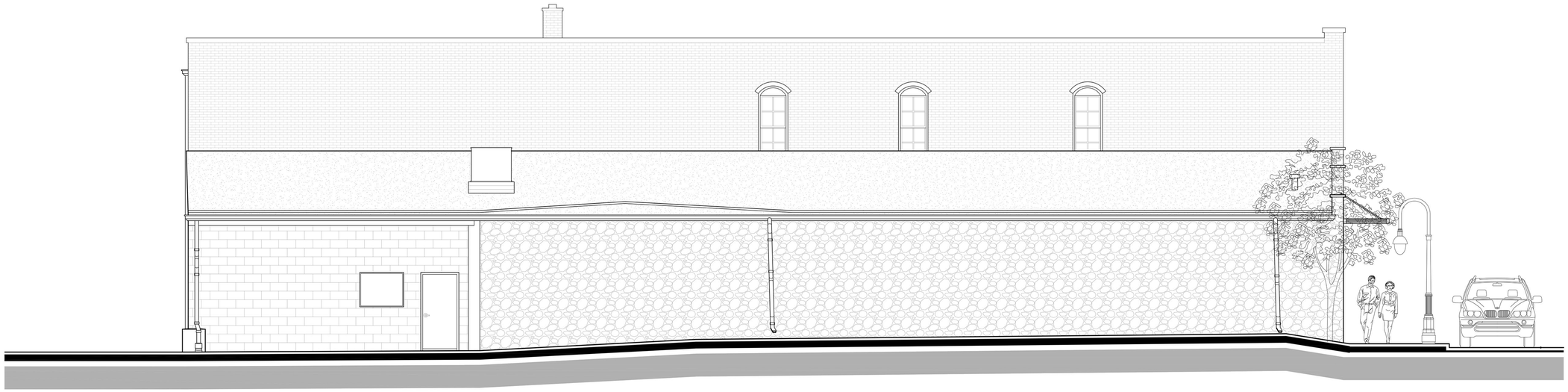
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2022_07-26	Client Presentation
2022_10-07	Client Presentation

Sheet No.:

A203

EXISTING & PROPOSED
BACK ELEVATIONS

PRELIMINARY
NOT FOR CONSTRUCTION



D4 / A204 Existing Side Elevation
SCALE: 1/4" = 1'-0"



H4 / A204 Proposed Side Elevation
SCALE: 1/4" = 1'-0"

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Sheet No.:

A204

EXISTING & PROPOSED
SIDE ELEVATIONS