CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Certificate of Appropriateness

May 18, 2023

Plans for: 58 North Main Street
Applicant: Amanda Forte, Zaremba & Company

The Clarkston Historic District Commission (HDC) approved a Certificate of Appropriateness (CoA) for new landscape/hardscape features at this location based on

- An Application, submission documents, and discussions during the May 9, 2023 monthly meeting of the HDC, and
- Follow-up documents and discussions by phone and email on May 10-11, as follows:

On May 9, an Application for front and side yard renovations involving both landscape and hardscape features was presented by representatives of the designer and contractor. A representative presented the highlights of the project based on photographs of existing conditions, design drawings, and working drawings showing scope of work.

Elements of the May 9 Application:

1. 6-page document "RODGERS HDC APPLICATION"
2. Oversize document "FRONT PLANTING PLAN"
3. 5-page document "Project Activity Report"

Greatest area of concern on the part of the HDC was work-to-date on a stone structure (shown on page 2 of the document "Project Activity Report") created to accomplish more functional grades at the south side of the property, in the front and side yards. Commissioner comments centered on the size of boulders contributing to massing of the retaining wall, which was of a scale that is not representative of any property in the North Main Street neighborhood.

After a discussion between the applicants and members of the Commission, it was agreed that an alternative plan to scale back the visible faces and height of the wall be provided for review by the HDC as soon as possible to keep the project moving along.

On May 10, via email, the HDC Chair received an alternative proposal for the new wall. This documentation was circulated to the other commissioners.

Elements of the May 10-11 follow-up:

1. Email from Amanda Forte to Jim Meloche spelling out next steps
2. 3-page document "PROPOSED WALL NEXT STEPS / CONSCEPTUAL LANDSCAPE PRESENTATION

Date Tendered: May 18, 2023
Date Revised:

Consensus by administrative approval of the alternative proposal was unanimously positive, and this Certificate of Appropriateness is issued based on this revised plan. The 3-page document we received showing the new configuration of the stone wall is attached to this CoA, and is deemed an integral part of the CoA.

The Historic District Commission must be notified if additional changes are planned that are not shown on the documents reviewed by the HDC, supported by a motion that is raised and seconded, then passed by a majority vote. Updated documentation showing such additional work will be submitted for HDC review.

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 ordinances and legal requirements.

A Historic District Commission CoA is valid for one year. If the approved work is not completed 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

Date Tendered: May 18, 2023
Date Revised:



PROPOSED GRADE (PROPOSED WALL HEIGHT +/- 23")

REMEDIATION: REMOVE TOP COURSE OF STONE, AND REPLACE WITH SMALLER STONES

EXISTING GRADE (WALL HEIGHT 27")



PROPOSED WALL NEXT STEPS





IMPRESSION FROM THE SIDEWALK | CONCEPTUAL LANDSCAPE PRESENTATION | **RODGERS RESIDENCE**

58 N MAIN STREET, CLARKSTON, MICHIGAN, 48346

MAY 10TH, 2023

ZAREMBA & COMPANY









SURROUNDING PRECEDENTS

CONCEPTUAL LANDSCAPE PRESENTATION

RODGERS RESIDENCE

58 N MAIN STREET, CLARKSTON, MICHIGAN, 48346

MAY 10TH, 2023

ZAREMBA & COMPANY