CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Contingent Certificate of Appropriateness
June 20, 2024

Plans for:	64 West Washington Street
Applicant:	Charotte Cooper
Homeowner:	Charlotte Cooper
Contractor:	Harrell Construction

The Clarkston Historic District Commission (HDC) approved a Contingent Certificate of Appropriateness (CCoA) during the June 11, 2024, regular monthly meeting, based on the application dated June 10, 2024 that is supported by current photos and applicant's letter explaining proposed work.

This CCoA covers the removal of aluminum siding and aluminum trim. However, replacement of underlying cedar shakes and wood trim with new material is contingent upon the evaluation of their condition by two (2) HDC commissioners. If the condition is deemed too damaged to remain, then replacement with new cedar shakes and new wood trim will be allowed, and the contingency removed. Any new material should be as close as possible to the original.

This appears to satisfy the Secretary of the Interior Standards numbers 6, 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 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
Clarkston Historic District Commission Secretary
375 Depot Road
Clarkston, Michigan 4834
248-376-4076

64 W Washington St, Clarkston

- Replace siding with cedar shakes
- Replace roofing
- Replace garage door

I received permission on May 9, 2023 to remove and to replace the aluminum siding on the garage front. After the siding was removed, green cedar shakes were exposed. Due to shake damage, and the fact that they are no longer available, they were replaced with cedar shakes which were sealed.

I now request permission to remove the aluminum siding from the rest of the garage and from the house. Expecting to find the green cedar shakes damaged, I would like to replace them with new cedar shakes, which will be sealed to match those on the front of the garage.

I also request permission to replace the roofing, which is showing serious wear, and to replace the one-piece garage door, which we tried to keep, but have now decided to replace.

Builder is Harrell Construction.

I will have photographs available if you need them.

Charlotte Cooper, owner
63 W Washington St
248-892-6633
cmpcooper@aol.com

HISTORIC DISTRICT COMMISSION
PROJECT REVIEW REQUEST

CITY OF THE VILLAGE OF CLARKSTON
HISTORIC DISTRICT COMMISSION
375 Depot Road, Clarkston, MI 48346

DATE: 5 June 2024

PROPERTY INFORMATION

ADDRESS: 64 W. Washington St AKA:

SCOPE OF WORK: *(check all that apply)*

- ○ Windows/ Doors
- ✓ Roof/Gutters/ Chimney
- ○ Porch/ Deck
- ○ Landscape/Fence/ Tree/Park
- ○ General Rehab
- ○ New Construction
- ○ Demolition
- ○ Addition
- ✓ Other: new roofing replace garage door siding

APPLICANT IDENTIFICATION

- ✓ Property Owner/ Homeowner
- ○ Contractor
- ○ Tenant or Business Occupant
- ○ Architect/Engineer/ Consultant

NAME: Charlotte Cooper COMPANY NAME:

ADDRESS: 63 W. Washington CITY: Clarkston STATE: MI ZIP: 48346

PHONE: 248.892.6633 MOBILE: EMAIL: cmpcooper@aol.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:
Please keep file size of entire submission under 30MB

NOTE: Based on the scope of work, additional documentation may be required. ***Visit*** *www.villageofclarkston.org/2166/Historic-District-Commission* for scope-specific requirements.

- ○ **Photographs** of ALL sides of existing building or site
- ○ **Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color & material)
- ○ **Description of existing conditions** (including materials and design)
- ⊘ **Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- ⊘ **Detailed scope of work** (formatted as bulleted list)
- ⊘ **Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

Upon receipt of this documentation, the HDC will review and inform you of the next steps toward reviewing your project for a Certificate of Appropriateness (CoA).

SUBMIT COMPLETED REQUESTS TO *HDC@villageofclarkston.org*





