CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Certificate of Appropriateness
August 4, 2026

Plans for:	74 East Washington Street
Owner:	Michael Stevens
Applicant:	Michael Stevens
Contractor:	D&S Masonry, Inc

At the Clarkston Historic District Commission (HDC) special meeting held on July 29, 2026, the commission voted to grant a Certificate of Appropriateness (CoA) for removal of current concrete block chimney and replacement with new concrete block. Work would also include: grinding and tuck pointing the base of the chimney, installation of self-adherent flashing to top shoulders and crown, formation and pouring of new six-inch concrete crown with two-inch edge sealing and counter flashing. The new chimney shall have the same appearance as the existing.

The Secretary of the Interior Standards for Rehabilitation #2 and #9 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



Formal Proposal

July 09, 2026

Submitted to:

2026-79 Michael Stevens

74 East Washington

Clarkston, MI 48348

Home: 248-521-3007
Personal: michaelgstevens1@gmail.com

Submitted by:

D&S Masonry, Inc.

1520 S. Lapeer Road

Lake Orion, MI 48360

Business: 248-830-8867
Mobile: 248-431-3517
Personal: sean@dandsmasonry.com

License Number: 2101180926

Chimney and Shoulder Repair

-remove mortar wash, remove and replace block down to smoke chamber. Grind and tuck-point the base of the chimney.

-Install self-adhere flashing to top of shoulders and crown.

-Form and pour 6" concrete crown with 2" drip edge.

-Seal chimney and counter flashing.

-Clean up and remove all debris.

MATERIALS: MORTAR, FORMS, SELF ADHERE FLASHING, COMPRESSIBLE FILLER, FORMS, CONCRETE, POLYURETHANE

PROFESSIONAL WATERPROOFING BY KANSAS

A Super Alternative to Silanes and Siloxanes
-Capable of bridging hairline cracks (400% Elongation)

-Protects even the most porous, lightweight concrete block
-Effectively protects all natural stone and all above-grade porous substrates
-Provides extremely long lasting durable protection
ADDITIONAL PERFORMANCE CHARACTERISTICS
-Breathable (allow for moisture vapor transmission)
-Penetrating (lines the substrates pores structure)
-Transparent (dries clear and flat; may slightly enhance some substrates)
-withstands wind driven rain
-Provides masonry structures with protection from damage caused by:
-Freeze-thaw cycles
-Efflorescence
-Calcium Carbonates stains
-Mold
-Acid rain
-Chloride ion penetration

Project Specifications

Main Chimney

Remove and replace entire chimney down to smoke chamber, rebuild chimney and crown up to today's code and standards.
Clarification:
We could put a stone veneer on the entire chimney if you would like to update it.

General Project Contents

D&S MASONRY

Sub-Total is $7,878.60

Project Cost is $7,880.00

ACCEPTANCE OF PROPOSAL

We hereby propose to furnish labor and material – complete in accordance with the above specifications, with a 50% deposit and the balance due upon completion of project. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. This proposal subject to acceptance within seven (7) days and is void thereafter at the option of the undersigned.
We accept all forms of credit cards, it will endure a 5% additional charge.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

ACCEPTED: Signature _____ Date_____