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

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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.

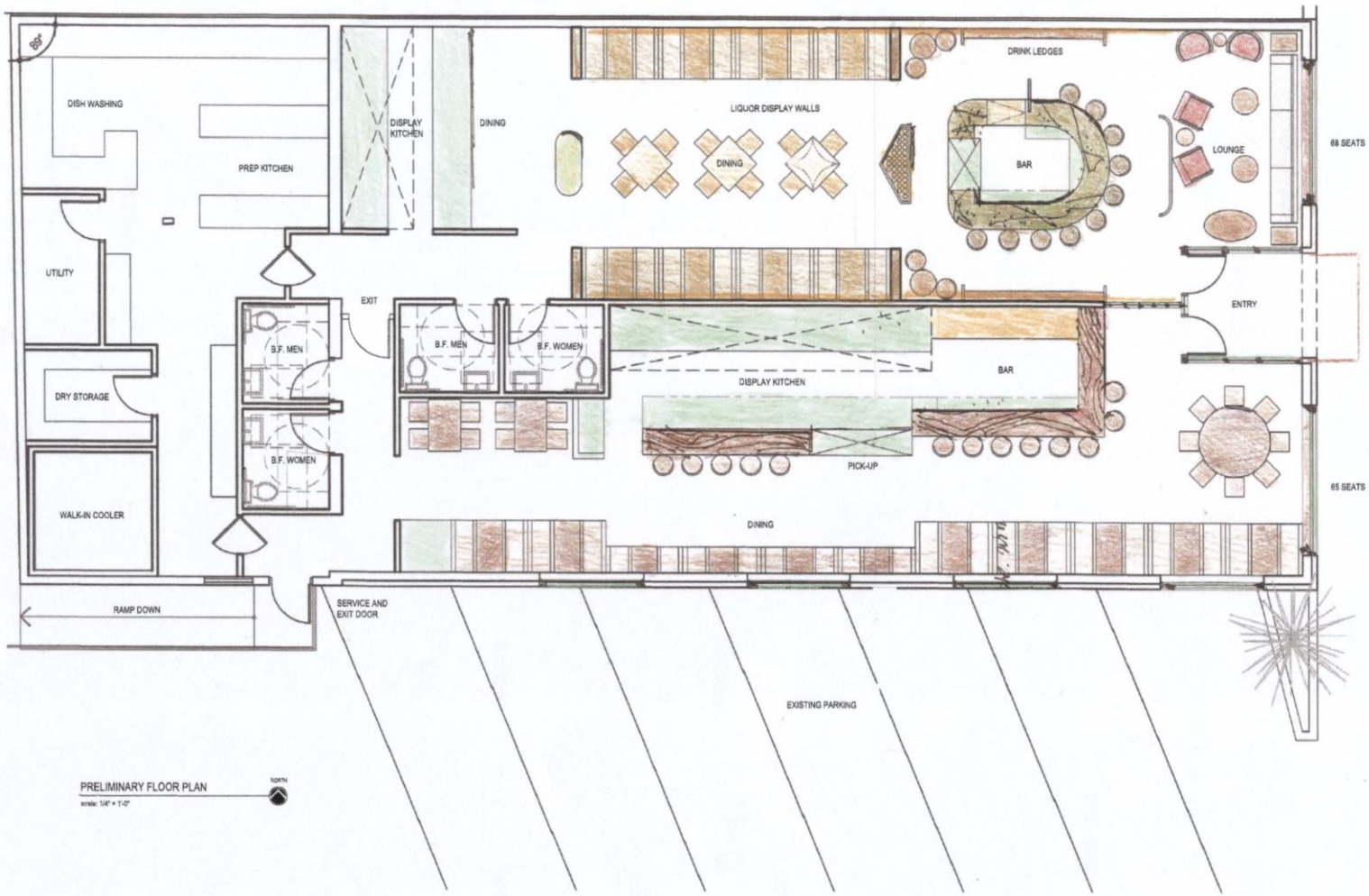
A Certificate of Appropriateness (CoA) is only approval for the requirements of the City of the Village of Clarkston Historic District and does not replace or supersede zoning, building construction permit, other city ordinance and legal requirements. A Historic District Commission CoA is valid for one 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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Date Revised:


RUDY'S
Atlas
Basketful of Yarn




DISH WASHING
PREP KITCHEN
DISPLAY KITCHEN
DINING
LIQUOR DISPLAY WALLS
DRINK LEDGES
BAR
LOUNGE
68 SEATS
UTILITY
EXIT
B.F. MEN
B.F. MEN
B.F. WOMEN
DINING
ENTRY
DRY STORAGE
B.F. WOMEN
DISPLAY KITCHEN
BAR
PICK-UP
65 SEATS
WALK-IN COOLER
DINING
RAMP DOWN
SERVICE AND EXIT DOOR
EXISTING PARKING
PRELIMINARY FLOOR PLAN
NORTH

SAROKI
ARCHITECTURE

May 10, 2024

Jonathan Smith
City Manager
City of the Village of Clarkston
375 Depot Road
Clarkston, MI 48346

RE: Rudy's – 9 S. Main Street

At the April 9, 2024 Historic District Commission Meeting, the commission requested a detailed account of the changes made to the construction plans due to unforeseen conditions. Here is a comprehensive summary of these modifications.

Prior to the April 9, 2024, meeting the Rudy's project team last met before the HDC in October 2024. At that time, we anticipated keeping the masonry block addition towards the rear of the building which had a barrel roof. It is important to note that this portion of the building and its roof where the native stone transitions to masonry block is not original and was an addition.

After selective demolition, we could see how the walls were constructed and their poor condition. Given this and the number of penetrations in the rear facade, it became clear that this portion of the building needed to be reconstructed. Since this portion of the building was built past its period of significance, any changes made after that time are not considered historic. Since this portion of the building was not historic, the project team saw an opportunity to help resolve a few issues the barrel roof presented regarding the mechanical equipment and their screening.

Rooftop mechanical units on barrel roofs require a raised platform for placement, which is difficult to construct, unsightly, visible, and dangerous for servicing. Our solution was a flat roof, which allowed for more room for the mechanical equipment, lowered the overall height of the building by 3.5 feet, and is safer to service.

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SAROKI
ARCHITECTURE

The changes to the rear of the building were included in the approved Building Permit Submission dated May 5, 2023. They were also in our Bulletin #1 submission, which captures the revisions required and approved by the Fire Marshal, including a new ramp design and moving the stairs inside, which was approved in September 2023.

Sincerely,

Alex Saroki

Digitally signed by Alex Saroki
DN: C=US,
E=asaroki@sarokiarchitecture.com,
CN=Alex Saroki
Date: 2024.05.10 10:47:43-04'00'

Alex Saroki
Saroki Architecture

CITY OF THE VILLAGE OF CLARKSTON

**Historic District Commission**

Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

June 1, 2024

Rudy's Market
9 South Main Street
Clarkston, Michigan 48346

RE: Letter Dated May 10, 2024

Dear Mr. Robert Esshaki:

Thank you for facilitating the response to the concerns of the Clarkston Historic District (HDC) Commission from Alex Saroki. The HDC would like to point out issues with this response:

1) The date given as the meeting of the "Rudy's project team" with the HDC of October 2024 should read October 2022 (paragraph two line two).
2) In paragraph three (3) it is stated that the rear (west) portion of the building was "not considered historic." Any structure/construction over 50 years old is considered historic by preservationists. However, even if the construction were of recent vintage this must be reviewed by the HDC for consideration of how any new work may affect the original structure. For example, a new addition that was taller or greater in mass than the original would not be recommended.
3) Paragraph five (5) notes that the changes were included in the "approved Building Permit Submission dated May 5, 2023." Please note that the Building Department does not share this material with the HDC. As stated in the Certificate of Appropriateness (CoA), it is the responsibility of the applicant to notify the HDC "…if changes are made to the scope of the work. Construction documents will be provided for HDC review concurrent with the building permit application."

Again, thank you for your cooperation. We realize that we have more work to do together on 9 South Main and also 5 South Main in the (near) future if changes are made to the original plans approved by the HDC and included in the CoA.

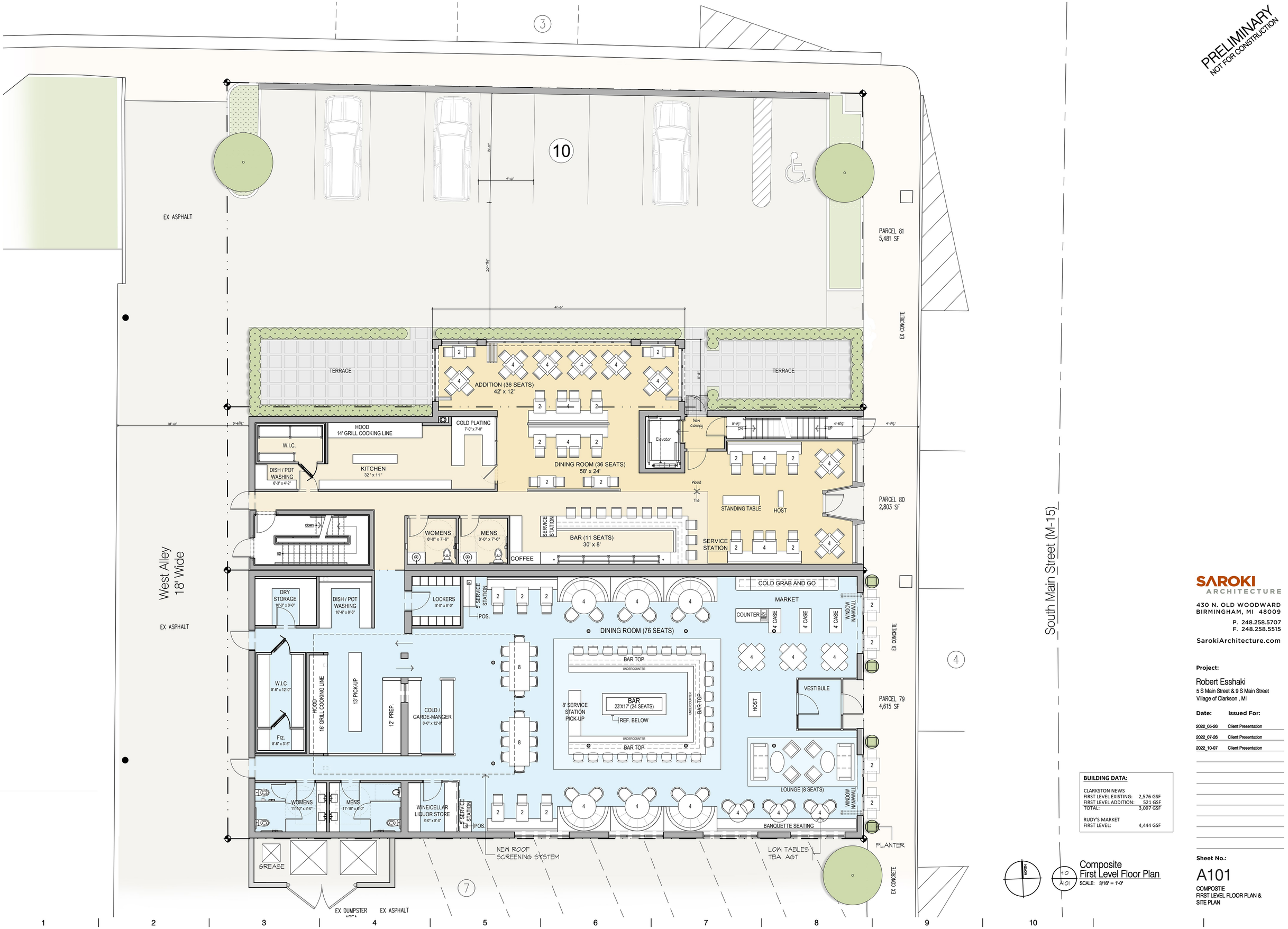
Best Regards,

R. Hauxwell, Chairman
M. Moon, Secretary
Clarkston Historic District Commission

cc. Alex Saroki, Saroki Architecture

Attachments:
Saroki Letter dated May 10, 2024
CoA dated November 7, 2022

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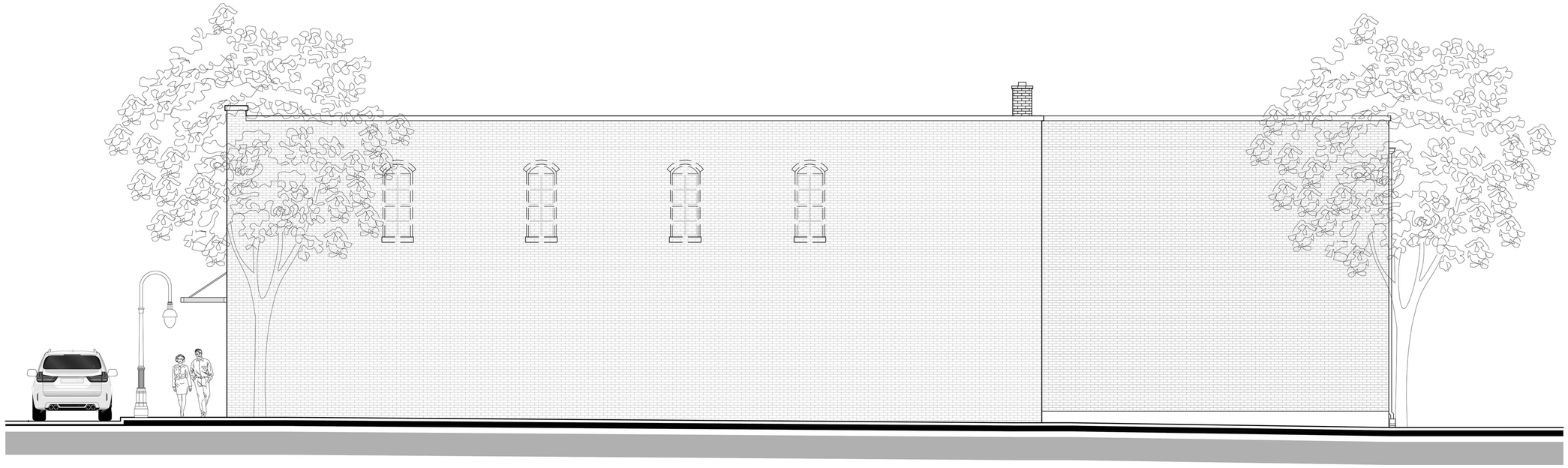
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|---|---|
| 2022_07-26 | Client Presentation |
| 2022_10-07 | Client Presentation |

**Sheet No.:**

A201

EXISTING & PROPOSED
FRONT ELEVATIONS

PRELIMINARY
NOT FOR CONSTRUCTION



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




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

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**Project:**

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

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

**Sheet No.:**

A202

EXISTING & PROPOSED
SIDE ELEVATIONS

PRELIMINARY
NOT FOR CONSTRUCTION



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



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


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**Project:**

Robert Esshaki
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Village of Clarkson , MI

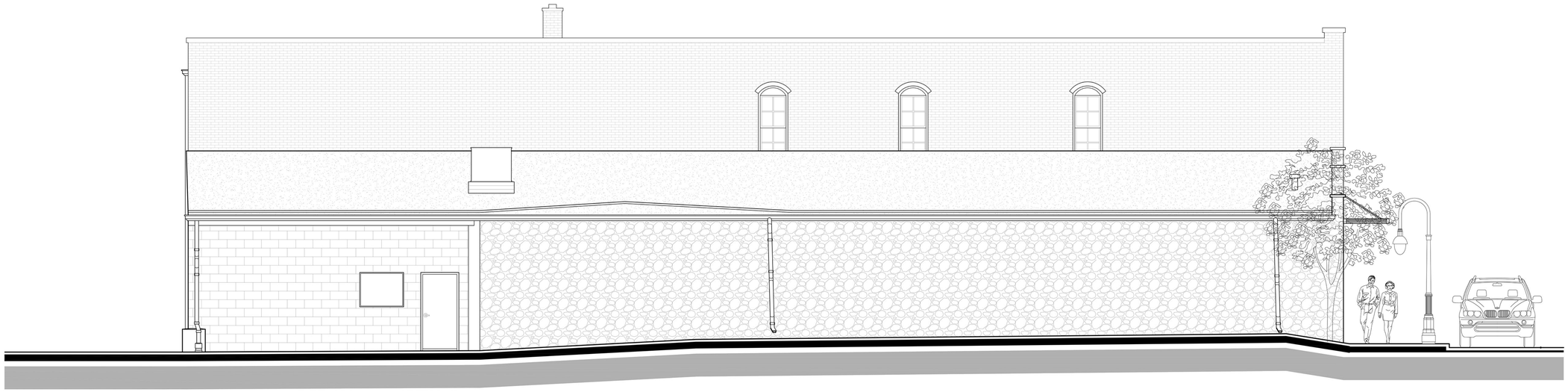
| Date: | Issued For: |
|---|---|
| 2022_07-26 | Client Presentation |
| 2022_10-07 | Client Presentation |

**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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|---|---|
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| 2022_10-07 | Client Presentation |

**Sheet No.:**

A204

EXISTING & PROPOSED
SIDE ELEVATIONS