CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Conditional Certificate of Appropriateness

August 21, 2023

Plans for: 91 North Main Street
Applicant: James Markwalder

The Clarkston Historic District Commission (HDC) approved a Conditional Certificate of Appropriateness (CCoA) at an August 8, 2023 meeting, based on the application dated July 20, 2023.

This CCoA is issued for construction of a new side porch on the south elevation as described in drawings, plans, and photos presented, as well as discussions during the meeting.

The Certificate of Appropriateness is Conditional for the reason that some information was not available at the time of the HDC meeting:

(1) newel post and railing designs and materials;
(2) details of the balustrade and exact location on the site plan;
(3) skirting should be vertical (as is existing), but the HDC needs to know exact material to be used.

The applicant must provide this information as soon as possible. Once the HDC has received this information, reviewed it administratively, and deemed it appropriate, the Conditional Certificate of Appropriateness (CCoA) will be set aside, and a Certificate of Appropriateness (CoA) will be issued for the entire application.

Applicant must provide for HDC review any construction drawings that will accompany the Building Department permit applications. In addition, the Historic District Commission must be notified if additional changes are planned that are not shown on the site plan reviewed by the HDC. An updated site plan showing such additional work will also 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 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

91 North M Street Clarkston MI 48346

362 SF Wood Deck, Raised Approx 36" above Grade, (floor level), 36" railing
Flush Beam/Joist Construction

North

MillPond

40' Set back from Adjacent Property

Materials
Pressure Treated
- 4X6 Posts w approved Post Caps

2X8 Beams Doubled MaX Span 7Ft
2X6 joists @12" OC
6 and 7 ft Spans w Joist Hanger

Beam Direction North South
Joist Direction East West
Decking Runs perpendicular to Joists

Main Street

2 FT

Existing Brick pavers

Existing Steps

15 ft

14ft

Existing Porch

26 Ft

Door

Original Historic Structure Circa 1870s

section A

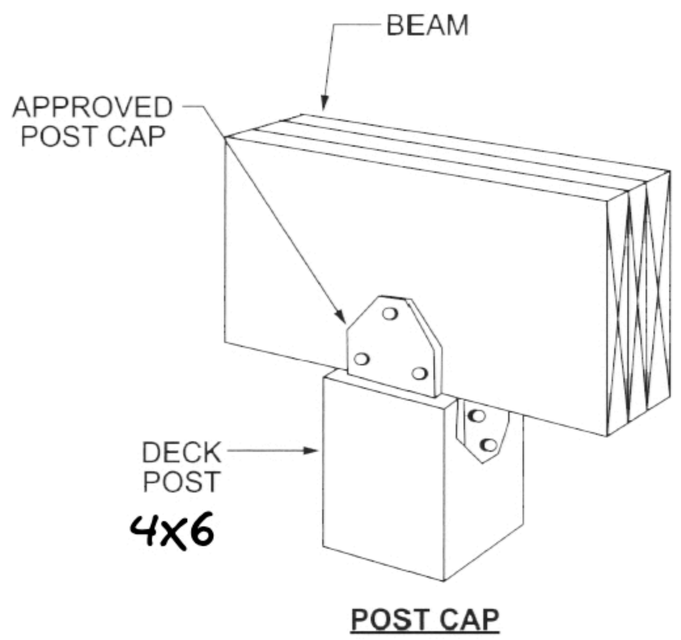
Kitchen Circa 1940s

12 Ft

Storage/Workshop/Studio Circa 1940s

Note: Deck is freestanding adjacent to structure

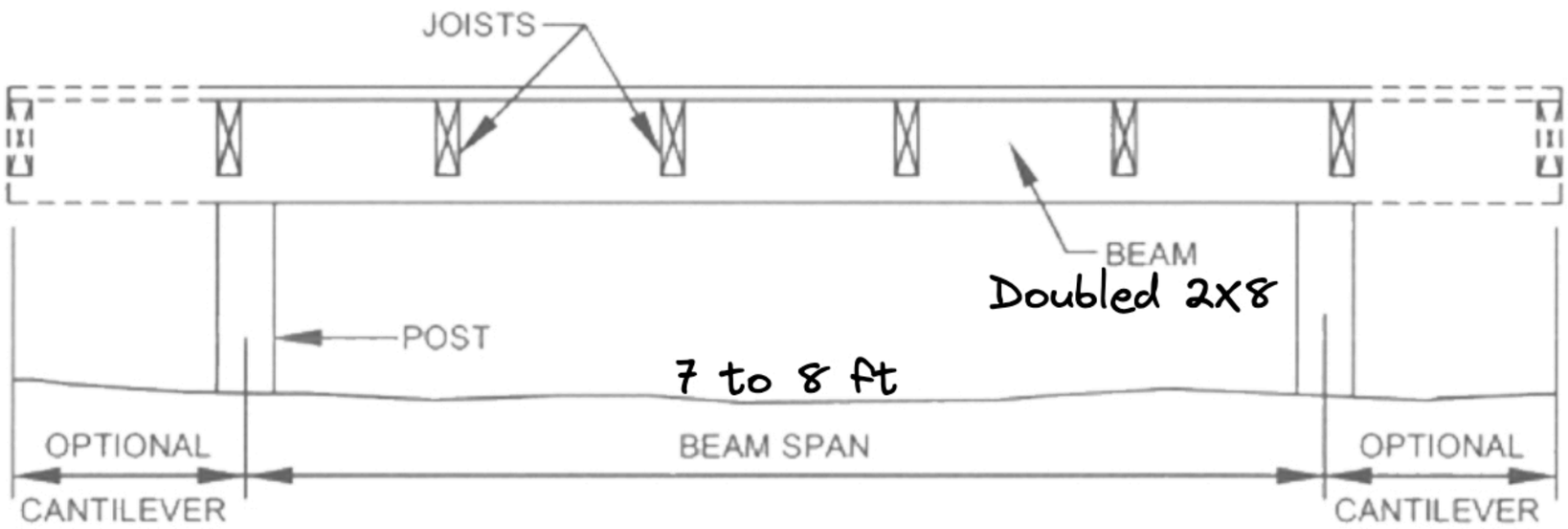
Section B



Doubled 2X8

POST CAP

2X6 joists @12" OC typical

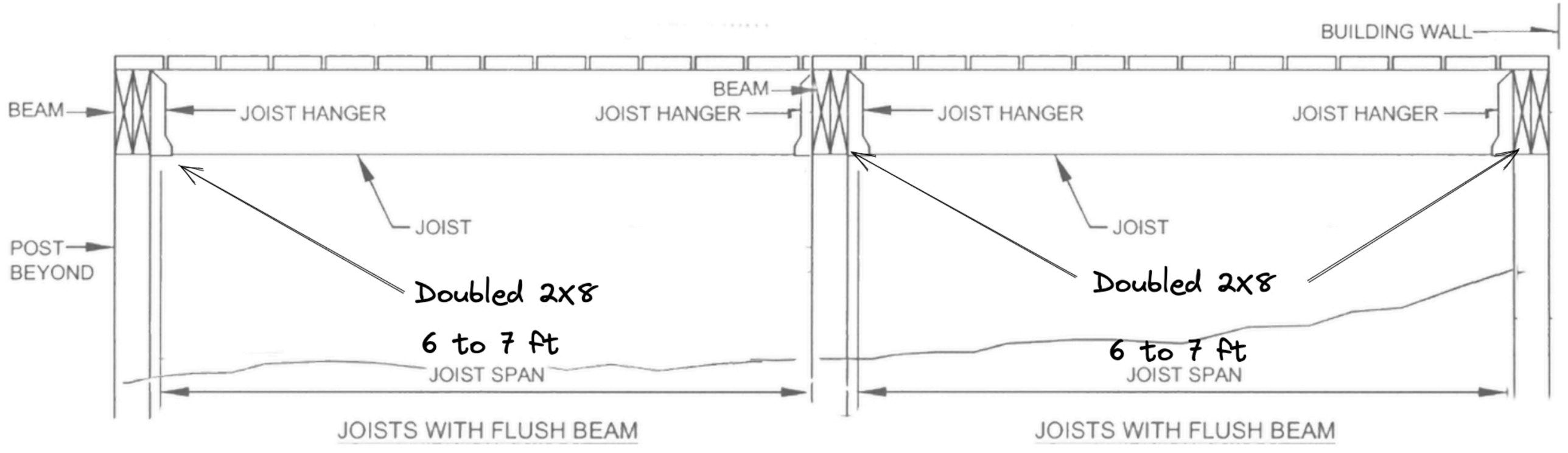


Doubled 2X8

7 to 8 ft

FLUSH BEAM

Section B



Doubled 2X8

6 to 7 ft

Doubled 2X8

6 to 7 ft

SECTION A



