CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Certificate of Appropriateness
December 30, 2024

Plans for:	71 North Main Street
Homeowner:	Kahrs/Trumbore
Applicant:	Kahrs/Trumbore
Architect:	Studio 30 Architect and Design

The Clarkston Historic District Commission (HDC) approved a Certificate of Appropriateness (CoA) for a "Colonial Carriage House" replacement of detached shed/garage at 71 North Main Street during the December 10, 2024, meeting, based on the application dated December 3, 2024, supported by preliminary drawings, photos, and architect concepts.

This Certificate of Appropriateness is issued based upon the above cited information and conforming to the following:

- the new construction shall be no larger/taller than the plans provided (but may be smaller);
- materials to be used: concrete slab foundation, composite siding (Hardie board or LP Smart Side – applicant to inform the HDC of final choice), vinyl windows, dimensional asphalt shingles (also standing seam metal 16" on plans), upper-level east facing door feature to be constructed of reclaimed pieces of existing shed after it is dismantled;
- the north elevation shall remain as in the plans presented with landscaping/plantings encouraged;
- the east elevation with open pediment and roof returns shall remain as in the plans since this architectural feature is not exclusive to Greek Revival and therefore avoids creating a "false sense of historical development" considering the overall design of the structure.

The Commission agreed that Secretary of Standards #3, #9 and #10 apply to the proposed structure. These plans appear to ensure that the new construction shall be differentiated from the original structure and "shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment."

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.

Rob Hauxwell

Clarkston Historic District Commissioner
375 Depot Road
Clarkston, Michigan 48346
248-376-4076

DETACHED GARAGE ADDITION TO:

71 N. MAIN STREET RESIDENCE

71 N. Main Street, Clarkston, MI 48346



GENERAL NOTES:

THE FOLLOWING GENERAL NOTES APPLY TO THE ENTIRE SET OF DRAWINGS AND ARE NOT SPECIFIC TO ANY ONE DISCIPLINE.

1. **DO NOT SCALE DRAWINGS** IF ADDITIONAL DIMENSIONS ARE REQUIRED, CONTACT ARCHITECT FOR CLARIFICATION.
2. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH CURRENT FEDERAL, STATE, AND LOCAL CODES.
3. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS, UNLESS OTHERWISE SPECIFIED, AND SHALL COORDINATE AND SCHEDULE ALL REQUIRED INSPECTIONS AND TESTS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCE, RULES, AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT CODE OR REGULATION SHALL APPLY.
5. THE DRAWINGS INDICATE EXISTING CONDITIONS AND BUILDING DATA THAT ARE BELIEVED TO BE RELIABLE; HOWEVER THE ARCHITECT DOES NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS AS THEY ARE PARTIALLY BASED ON LIMITED ACCESS TO THE SITE/ BUILDING. ALL CONTRACTORS SHALL FIELD VERIFY CONDITIONS WHICH MAY AFFECT THEIR WORK.
6. THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
7. ALL CONFLICTS OR NON-CODE COMPLIANT ITEMS DEPICTED IN PLANS OR EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. DO NOT PROCEED WITH WORK ON THE ITEM UNTIL CLARIFICATION / DIRECTIVE IS RECEIVED FROM THE ARCHITECT OR ENGINEER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE COORDINATION WITH OWNER REGARDING: PROJECT PHASING, SITE ACCESS AND SECURITY, AND TEMPORARY UTILITIES AND FACILITIES.
9. THE CONTRACTOR SHALL COORDINATE ANY DISRUPTION IN THE UTILITY SERVICE WITH OWNER, NOT LESS THAN 72 HOURS PRIOR TO DISRUPTION, OR AS SPECIFIED.
10. THE CONTRACTOR SHALL MAINTAIN A CURRENT/UPDATED SET OF RECORD DRAWINGS ON SITE AT ALL TIMES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY, INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, BARRIERS, FALL PROTECTION, AND OSHA REGULATIONS.
12. ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING RELATED TRADES SUBSURFACE PREPARATION AND SHALL REPORT ANY NON-CONFORMING DISCREPANCY TO THE GENERAL CONTRACTOR. EXECUTION OF WORK BY ANY SUBCONTRACTOR INDICATES ACCEPTANCE OF PREVIOUS TRADE'S WORK.
13. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE AND PERFORM THE TEMPORARY OR PERMANENT RELOCATION OF ALL ELECTRICAL RACEWAYS WIRING, PIPING, MECHANICAL DEVICES AND EQUIPMENT AND SIMILAR SUCH ITEMS TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK UNDER THIS CONTRACT.
14. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL DEMOLITION/CONSTRUCTION WASTE.
15. THE CONTRACTOR SHALL KEEP AREAS FREE FROM ACCUMULATION OF DEBRIS AND SHALL CONTROL DUST. WORK AREA MUST BE BROOM CLEAN AT THE END OF EACH DAY.
16. THE CONTRACTOR SHALL PROTECT ADJACENT AREAS FROM DAMAGE. ALL DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
17. THE CONTRACTOR SHALL PATCH AND REPAIR ANY EXISTING SURFACES TO REMAIN THAT ARE AFFECTED BY THE WORK TO MAINTAIN A CLEAN AND UNIFORM FINISHED SURFACE.
18. WHEN REFINISHING/REPAINTING A WALL, CEILING/SOFFIT SURFACE, OR OTHER ELEMENT AFFECTED BY REPAIR WORK, FINISHING/ PAINTING SHALL COVER ENTIRE SURFACE CORNER TO CORNER. COLOR SHALL MATCH EXISTING ADJACENT UNLESS NOTED OTHERWISE.
19. ALL EXPOSED EXTERIOR METAL FITTINGS, FLASHING, CONDUIT, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
20. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL AND DISPOSAL OF, OR ANY EXPOSURE OF PERSONS TO, HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, LEAD-BASED PAINTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES. IF SUCH MATERIALS ARE DISCOVERED AND ARE TO BE DISTURBED, THE OWNER SHALL BE INFORMED PRIOR TO ANY WORK BEING PERFORMED.
21. THE CONTRACTOR SHALL MAINTAIN A WEATHER-TIGHT ENCLOSURE AT ALL TIMES.
22. THE CONTRACTOR SHALL COORDINATE DIMENSIONS OF ALL OPENINGS, BLOCKOUTS, DEPRESSIONS, ETC. WITH DRAWINGS FROM ALL DISCIPLINES, PROJECT SHOP DRAWINGS, AND FIELD CONDITIONS.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCES OF CONSTRUCTION.
24. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES.
25. "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
26. UPON COMPLETION OF THE PROJECT, THE GENERAL CONTRACTOR IS TO PROVIDE THE ARCHITECT WITH A RECORD SET OF DRAWINGS INDICATING ANY CHANGES MADE IN THE FIELD THAT DO NOT MATCH THE DRAWINGS. THIS INCLUDES CHANGES DUE TO CHANGE ORDERS, ASI'S, RFI'S, ACTUAL FIELD CONDITIONS, ETC.

VICINITY MAP



ABBREVIATIONS

℄	CENTERLINE	HM	HOLLOW METAL
⌀ OR DIA	DIAMETER	HDR	HEADER
AFF	ABOVE FINISH FLOOR	HT	HEIGHT
ALUM	ALUMINUM	ID	INSIDE DIMENSION
ANOD	ANODIZED	INSUL	INSULATION
APPROX	APPROXIMATE	JST	JOIST
BD	BOARD	LAV	LAVATORY
BLDG	BUILDING	MECH	MECHANICAL
BLK	BLOCK	MFR	MANUFACTURER
BLKG	BLOCKING	MIN	MINIMUM
BM	BEAM	MISC	MISCELLANEOUS
BTM	BOTTOM	MTL	METAL
BO	BOTTOM OF	NIC	NOT IN CONTRACT
BU	BUILT-UP	NTS	NOT TO SCALE
CEM	CEMENT	OC	ON CENTER
CLG	CEILING	OPNG	OPENING
CMU	CONCRETE MASONRY UNIT	PC	PRE-CAST
CO	CLEAN-OUT	P.LAM	PLASTIC LAMINATE
COL	COLUMN	PLYWD	PLYWOOD
CONC	CONCRETE	P.T.	PRESSURE TREATED
CONT	CONTINUOUS	RD	ROOF DRAIN
DEMO	DEMOLITION OR DEMOLISH	REBAR	REINFORCING STEEL
DET	DETAIL	REINF	REINFORCED
DIM	DIMENSION	REQ	REQUIRED
DN	DOWN	RM	ROOM
DR	DOOR	RO	ROUGH OPENING
DS	DOWNSPOUT	SD	STORM DRAIN
ELEC	ELECTRICAL	SEC	SECTION
ELEV	ELEVATION	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
EXIST	EXISTING	SPEC	SPECIFICATIONS
EXP	EXPANSION	STD	STANDARD
EXT	EXTERIOR	STL	STEEL
FD	FLOOR DRAIN	STRUCT	STRUCTURAL
FG	FINISH GRADE	TBD	TO BE DETERMINED
FF	FINISH FLOOR	TO	TOP OF
FIN	FINISH	TOB	TOP OF BEAM
FLR	FLOOR	TOC	TOP OF CURB OR CONCRETE
FOC	FACE OF CONCRETE	TOM	TOP OF MASONRY
FOF	FACE OF FINISH	TOP	TOP OF PLATE
FOM	FACE OF MASONRY	TOS	TOP OF SLAB
FOS	FACE OF STUD	TOW	TOP OF WALL
FT	FOOT OR FEET	TYP	TYPICAL
FTG	FOOTING	UNO	UNLESS NOTED OTHERWISE
FURN	FURNACE	VCT	VINYL COMPOSITION TILE
GLB	GLUE-LAMINATED BEAM	VIF	VERIFY IN FIELD
GR	GRADE	VTR	VENT THROUGH ROOF
GYP	GYPSUM	VTW	VENT THROUGH WALL
GYP BD	GYPSUM BOARD	WD	WOOD
		WH	WATER HEATER

PROJECT DATA

PROJECT DESCRIPTION:
New 3-car garage / workshop structure to replace existing 2-car garage approved to be dismantled. Storage to be provided in attic space accessed by a stairway from the workshop. Covered patio to be provided at west end overlooking the pond.

PROJECT ADDRESS:
71 N. Main St.
Village of Clarkston, MI 48346

COUNTY:
Oakland County

PARCEL NUMBER:
08-20-328-011

BUILDING CODE CRITERIA:
2015 Michigan Residential Code
2015 Michigan Uniform Energy Code

BUILDING TYPE:
1-Story Garage (Accessory Building)

BUILDING AREA:

EXISTING	NEW
Garage = 360 S.F.	Garage = 728 S.F.

BUILDING HEIGHT:
Highest Ridge Line = 19'-6" above final grade

PROJECT DIRECTORY

HOMEOWNER:
Kim & Peter Trumbore & Kristin Kahrs
71 N. Main St.
Clarkston, MI 48346

CONTRACTOR:

ARCHITECT:
Studio 30 Architecture & Design
30 S. Sashabaw Road
Ortonville, MI 48462
Contact: Amy Keller
Phone: 810-310-2907
Email: amy@studio30arch.com

DRAWING SCHEDULE

SHEET #	SHEET TITLE
Architectural	
A-1	COVER SHEET
A-2	SITE PLAN & EXISTING SITE PHOTOS
A-3	PROPOSED FLOOR PLANS & BUILDING SECTIONS
A-4	PROPOSED EXTERIOR ELEVATIONS & FINISHES
A-5	EXTERIOR 3D IMAGES

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info@studio30arch.com
www.studio30arch.com

SEAL:

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

PROJECT:

DETACHED GARAGE ADDITION TO:
71 N. MAIN STREET RESIDENCE
71 N. Main Street
Clarkston, MI 48346

ISSUED:

Rev No	Date	Description
	12/02/24	SD PROGRESS
	12/03/24	HDC SUBMITTAL

PROJECT NO.: 24-016

DATE PRINTED: 12/3/2024

SCALE: N.T.S.

SHEET TITLE: COVER SHEET

SHEET NUMBER: A-1

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EXISTING CONDITIONS PHOTOS



RESIDENCE - STREET SIDE



RESIDENCE - REAR



RESIDENCE - DRIVEWAY SIDE



NORTH SIDE YARD



VIEW OF DRIVEWAY FROM SIDEWALK

PROPOSED DRIVEWAY VIEW OF NEW GARAGE



PROJECT DESCRIPTION:

NEW 3-CAR GARAGE / WORKSHOP STRUCTURE TO REPLACE EXISTING 2-CAR GARAGE APPROVED TO BE DISMANTLED. STORAGE TO BE PROVIDED IN ATTIC SPACE ACCESSED BY A STAIRWAY FROM THE WORKSHOP. COVERED PATIO TO BE PROVIDED AT WEST END OVERLOOKING THE POND.

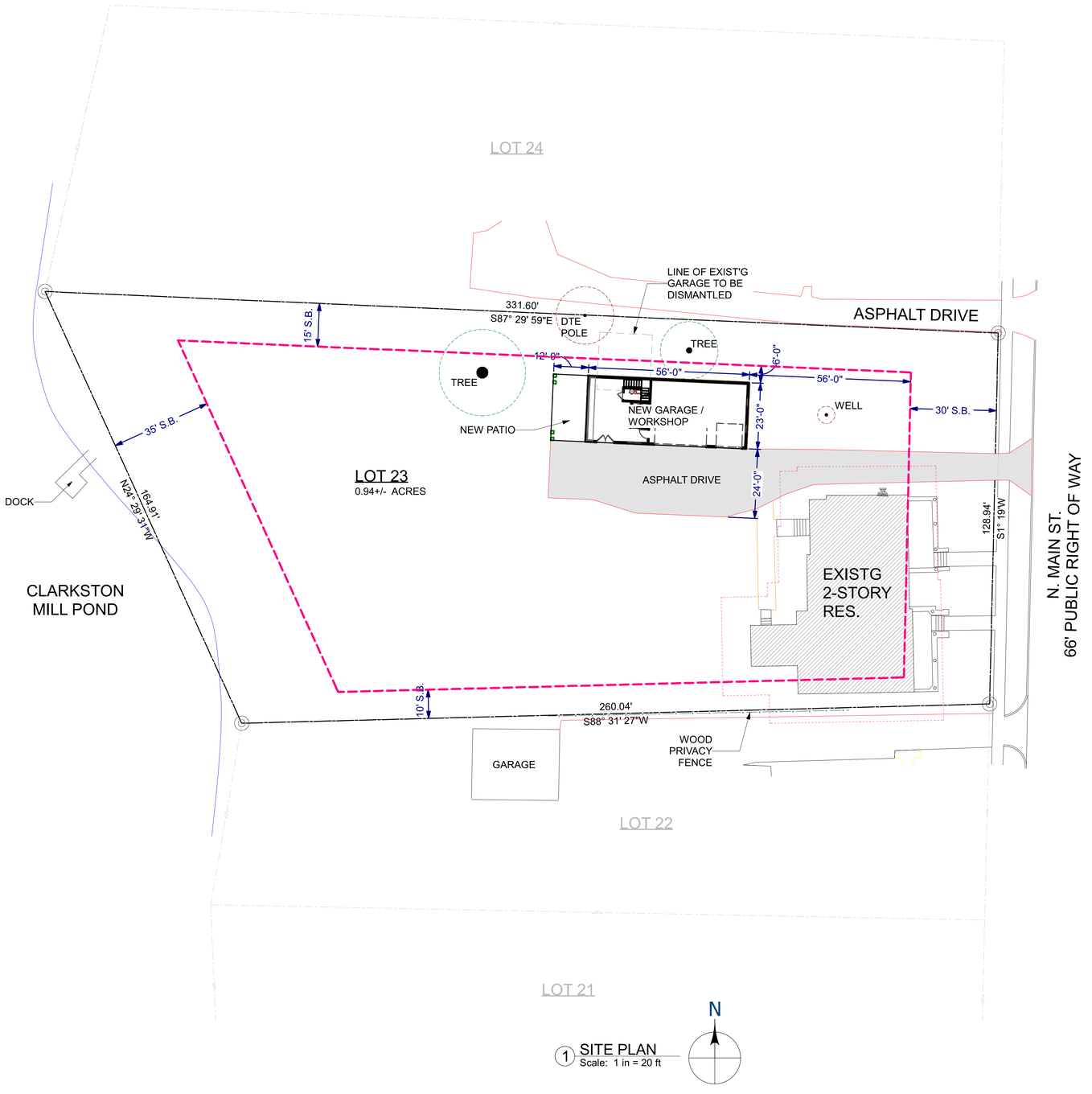
ZONING DISTRICT:

R-1: SINGLE FAMILY

LEGAL DESCRIPTION:

TAX ID# 08-20-328-011

LOT 23 OF SUPERVISOR'S REPLAT OF NORTHWESTERN ADDITION AND PART OF THE ORIGINAL PLAT, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 20, T. 4 N., R. 9 E., VILLAGE OF CLARKSTON, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 52, OF PLATS, PAGE 19, OAKLAND COUNTY RECORDS.



1 SITE PLAN
Scale: 1 in = 20 ft

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Rev No	Date	Description
	10/03/24	PRELIM SITE PLAN
	11/29/24	1ST SD MEETING
	11/30/24	SD PROGRESS
	12/02/24	SD PROGRESS
	12/03/24	HDC SUBMITTAL

PROJECT NO.: 24-016

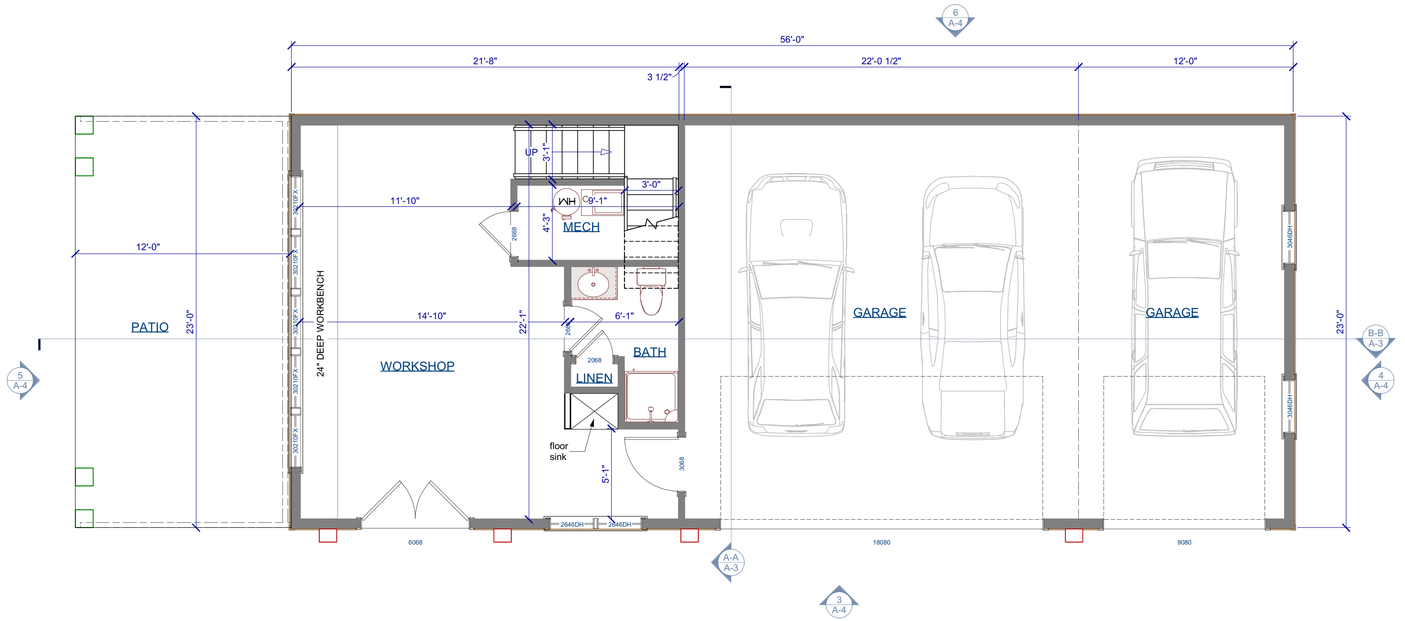
DATE PRINTED: 12/3/2024

SCALE: 1" = 20'-0"

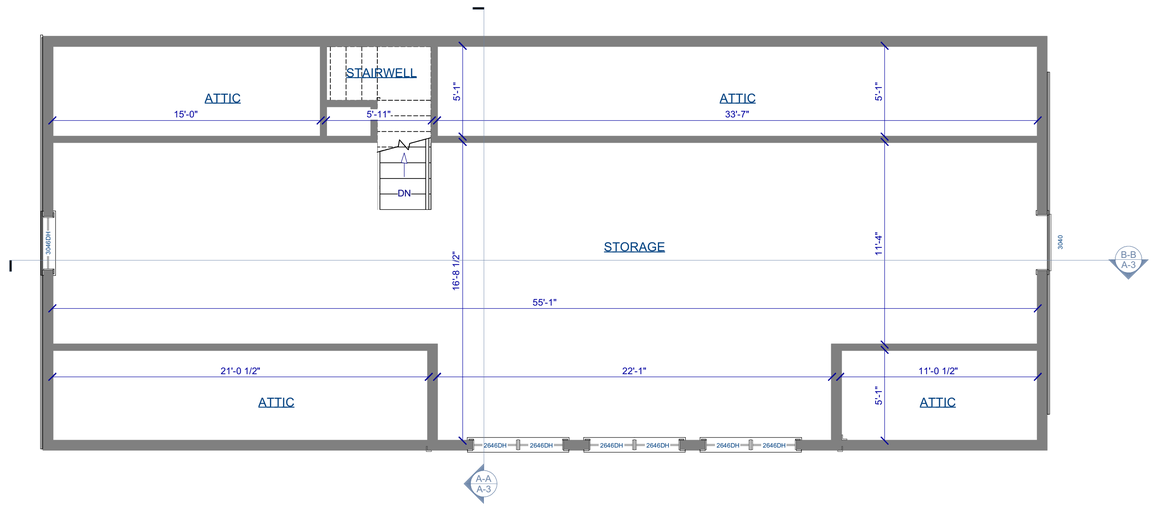
SHEET TITLE: SITE PLAN & EXISTING SITE PHOTOS

SHEET NUMBER: A-2

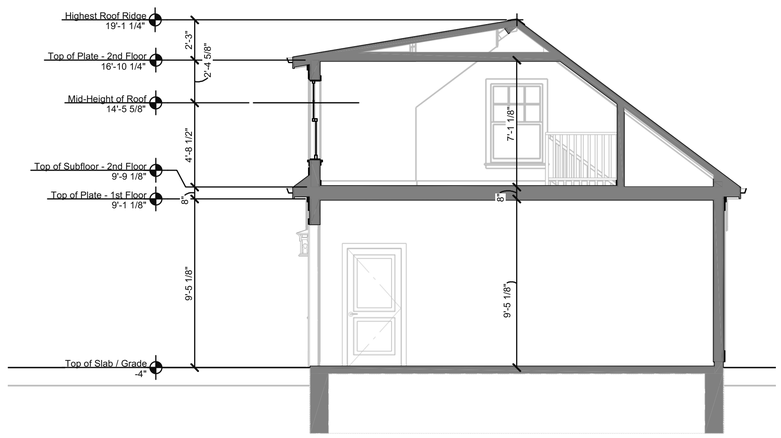
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1 PROPOSED FIRST FLOOR
Scale: 1/4 in = 1 ft



2 PROPOSED SECOND FLOOR
Scale: 1/4 in = 1 ft



A-A BUILDING SECTION A-A
Scale: 1/4 in = 1 ft



B-B BUILDING SECTION B-B
Scale: 1/4 in = 1 ft

N

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	12/03/24	HDC SUBMITTAL

PROJECT NO.: 24-016

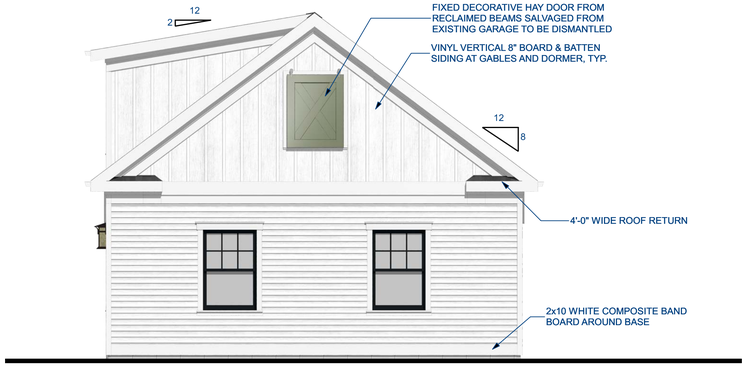
DATE PRINTED: 12/3/2024

SCALE: 1/4" = 1'-0"

SHEET TITLE: PROPOSED FLOOR PLANS & BUILDING SECTIONS

SHEET NUMBER: A-3

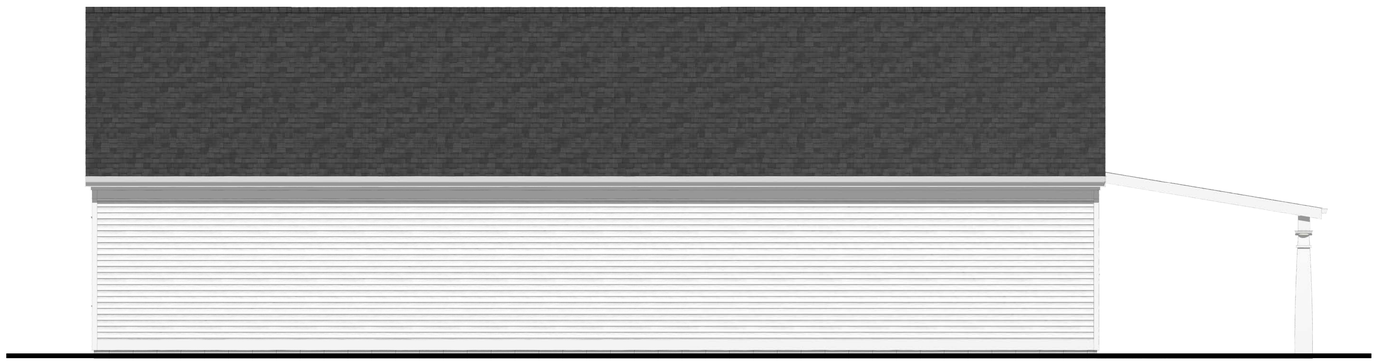
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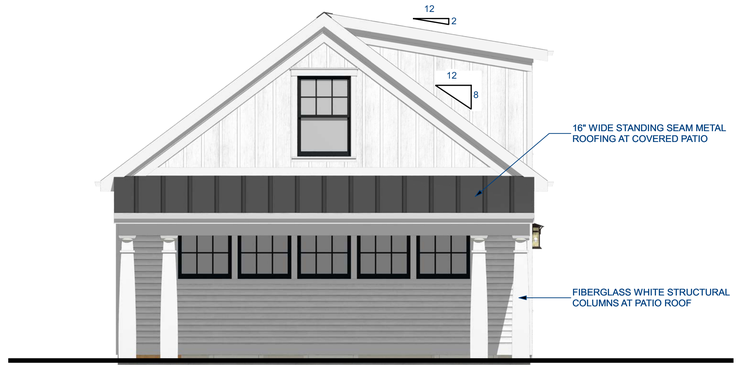
4 EAST EXTERIOR ELEVATION
Scale: 1/4 in = 1 ft



3 SOUTH EXTERIOR ELEVATION
Scale: 1/4 in = 1 ft

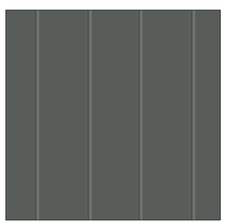


6 NORTH EXTERIOR ELEVATION
Scale: 1/4 in = 1 ft



5 WEST EXTERIOR ELEVATION
Scale: 1/4 in = 1 ft

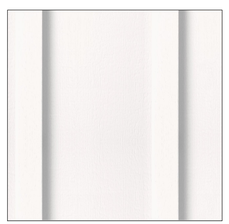
EXTERIOR MATERIAL LEGEND:



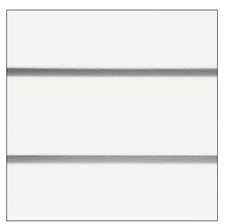
ROOF MATERIAL:
Standing Seam Metal Roofing - 16" O.C.
COLOR: Charcoal



ROOF MATERIAL:
Dimensional Asphalt Shingles
COLOR: Black



EXTERIOR WALL MATERIAL:
Vertical 8" Vinyl Board & Batten Siding
COLOR: White



EXTERIOR WALL MATERIAL:
Horizontal 4" Vinyl Lap Siding
COLOR: White

WINDOW / DOOR CASING:
White Azek Composite Trim

MISCELLANEOUS EXTERIOR TRIM:
White Azek Composite Trim Boards

WINDOWS:
Double -Hung or Fixed depending on location
Exterior color to be Black

OVERHEAD GARAGE DOORS:
Green (shade TBD) Carriage-type Insulated

FRENCH SERVICE DOOR:
Green (shade TBD) Half-Lite Steel

EXTERIOR LIGHT FIXTURES:
Wall Sconces (Model TBD) at doors
Recessed Can Lights at rear patio

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	12/03/24	HDC SUBMITTAL

PROJECT NO.: 24-016

DATE PRINTED: 12/3/2024

SCALE: 1/4" = 1'-0"

SHEET TITLE: PROPOSED EXTERIOR ELEVATIONS & FINISHES

SHEET NUMBER: A-4

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PROJECT NO.: 24-016

DATE PRINTED: 12/3/2024

SCALE: N.T.S.

SHEET TITLE: EXTERIOR 3D IMAGES

SHEET NUMBER: A-5

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