



CITY OF THE VILLAGE OF CLARKSTON  
**Historic District Commission**

# Certificate of Appropriateness

Revised June 10, 2020

Plans for: 10 Miller Road  
Applicant/Building Representative: Rob and Barb Line

The Clarkston Historic District Commission (CHDC) approved a Certificate of Appropriateness at the March 13, 2017 meeting and revised at the May 23, 2018 due to plan changes by the applicant dated 05-17-18 due to foundation and funding issues.

In early January of 2020, the applicant constructed a front porch railing and stair system that was dramatically different from what was shown on the drawings approved by the HDC. The homeowners were invited to attend the next regular monthly meeting to discuss ways to bring this rail system into compliance:

From the February 11, 2020 HDC meeting minutes:

- 1) 10 Miller Road: Porch construction recently completed deviates from plans submitted to CHDC and from the resulting Certificate of Appropriateness (CoA). Rob and Barb Line were present to defend placement of a rail fence type structure on the porch instead of the balustrade shown in the drawings submitted. Jackie Hoist [consulting preservation architect] noted that this horizontal arrangement of rails interrupts the vertical orientation of windows and posts/columns which is a defining feature of a Craftsman house. Motion by M. Luginski, second by J. Radcliff to maintain the original CoA. Ayes: M. Luginski, M. Moon, J. Nantau, [J.] Radcliff. Nay: J. Meloche. Homeowners will return with plans/drawings.

This motion of the CHDC affirming the original CoA is, in effect, **a denial of the applicant's as-built porch railing and stair rails**. The homeowner is directed to remove the as-built railings and stair rails, and construct what was shown on the approved drawings.

At the June 9, 2020 regular meeting of the HDC, the homeowner did not produce the requested plans/drawings, but requested, in his words, "a formal Notice of Violation or Denial."

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.