



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission

Certificate of Appropriateness

Approved May 23, 2018

Plans for: 12 South Main Street
Applicant/Building Representative: Terry Milliken / ARCHREVIVAL

After discussion and consideration at the February 9, May 8 and May 23, 2018 Historic District Commission meetings and based on an application to the City dated 04-18-2018 and drawings dated 04-05-2018 Final Concept by ARCHREVIVAL, the Historic District Commission for the City of the Village of Clarkston approved the issuance of a Certificate of Appropriateness based on the work defined on the reviewed drawings, listed herein and subject to the restrictions and deferred approvals noted.

1. The proposed retail use and detailing is in keeping with the historic purpose. [1]
2. Removal of the existing front canopy which is not considered original or historical. [2][4]
3. Removal and replacement of the existing storefront system including replacing the original transom windows that are now covered by wood siding. Window frame and mullion detailing to be reviewed after existing added materials are removed. Material and profile will need to be submitted for HDC approval when determined, be of similar size and overall shape as the existing and be similar to other period windows since no information on the original system is available. The existing window system is believed to not be original based on materials used. [3]
3. Possible replacement of the upper double hung windows depending on condition. New windows will match the windows in the adjacent building to the south which were previously replaced since the buildings are considered to have been built at the same time with similar materials.¹ [3][6]
4. Remove existing paint from masonry in a non-destructive manner and repair any damaged masonry in a historically correct and compatible manner.² [5][7]
5. Repair and replace recessed tile at entry which is cracked with matching material or other material subject to HDC approval if like materials are not available. [5]
6. The proposed work on the rear (east) face of the building for removal of the existing steel stair, new storefront system and brick façade while acceptable, is not historic and therefore should be done in a manner that defines the period of construction to

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not create a false history. Storefront system and brick to be submitted to the HDC for approval. [3][9]

7. Interior work is not subject to review by the HDC unless that work impacts the exterior appearance such as an elevator overrun, mechanical equipment, screening, etc. No such exterior work is indicated on the reviewed drawings but is subject to HDC approval if it should occur. [9][10]
8. Other work indicated on the reviewed drawings such as new lighting, signs, etc. is acceptable if done in a manner where they can be removed in the future without damage to the existing historic materials and is in keeping with historic character. [10]

[] Indicates reference to the Secretary of the Interior Standards for Rehabilitation

- 1 Double hung wood windows, possibly Pella. Review of minutes and CoA issued may be required.
- 2 Masonry repair work was done on the similar building to the south several years ago. There are signs of possible corrosion of the lintels supporting the brick veneer and some cracking that will need to be addressed both for maintaining the historic materials and character, but also for public safety issues. All investigations, testing and remedial work to be done by consultants and/or contractors experienced in historic masonry repair and restoration. References to be submitted to the city and HDC prior to any work being done.

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.

C. W. Johnston

Cory Johnston – chairperson

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