



CITY OF THE VILLAGE OF CLARKSTON

375 Depot Road
Clarkston, MI 48346-1418
Phone 248 • 625-1559
Fax 248 • 625-3770

Historic District Commission

Certificate of Appropriateness

Plans for: 129 North Main Street
Owner: Dale and Lydia Strnad
Builder: Chuck Stoner Construction
Architect: Russel Dixon, 1248 Yosemite, Birmingham, MI

Plans approved by the Commission on 9/9 /1999*.
*Expires 12 months from approval date.

Description:

Constuct a 1,152 sq. ft., 4-car detached garage

- Cinder block Foundation
- Beveled wood siding with 4" exposure
- Solid wood windows
- Asphalt shingles

Chairman Signature: _____

Leslie L. Haight

Date: 9/13/99

Clarkston Historic District - Project Detail Sheet

Address or Property Description: 129 N MAIN ST. CLARKSTON, MI

Applicant: LYDIA + DALE STRNAD

Address: 129 N MAIN ST CLARKSTON MI 48346

Phone Number/Fax Number: 248-922-0019

Date: 9/7/99

Description of Original Structure:

1 FAMILY RESIDENCE WOOD STRUCTURE

Architectural Style of Original Structure:

GREEK REVIVAL

Year Built: 1854 - ORIGINAL STRUCTURE ADDITIONS + RENNOVATIONS
MADE IN SUBSEQUENT YEARS

Original Materials

Foundation: STONE + CINDER BLOCK

Siding: WOOD LAP

Windows: WOOD DOUBLE HUNG

Trim: WOOD

Shingles: ASPHALT

Porch: WOOD

Other Important Characteristics:

Description of Proposed Project: FIRST STAGE - BUILD UNATTACHED, 4 CAR GARAGE
DURING THE FALL OF 1999. THE GARAGE WOULD BE A WOOD STRUCTURE
CONFORMING TO THE ARCHITECTURAL DESIGN OF THE CURRENT RESIDENCE
STAGE TWO - ADDITIONAL LIVING SPACE TO BE ADDED TO THE REAR
OF THE RESIDENCE NOT AFFECTING THE ORIGINAL STRUCTURE
THE ADDITION WOULD BEGIN DURING THE SUMMER OF 2000

Reason for Proposed Project: THE CURRENT GARAGE CANNOT ACCOMMODATE
OUR TWO VEHICLES. THE BEDROOMS FOR OUR TEENAGE BOYS MEASURE
7'7" x 10'5" AND 8'3" x 9'3". ADDITIONAL SPACE IS NEEDED.

THE HOUSE CURRENTLY HAS 1 1/2 BATHS ~~AND~~ SUFFICIENT FOR A FAMILY OF 4
WITH TWO TEENAGE BOYS

Architectural Style Chosen: GREEK REVIVAL

Project Materials

Foundation: CINDER BLOCK

Siding: WOOD LAP

Windows: WOOD DOUBLE HUNG

Trim: WOOD

Shingles: ASPHALT

Porch: WOOD

Other Important Characteristics:

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

City of the
Village of Clarkston
375 Depot Road
Clarkston, MI 48346

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4 and 5 of this form. If electrical work, complete also Part 6. If plumbing work, complete also Part 7. If mechanical work, complete also Part 8. For other permits, complete also Part 9. Site Plan (Part 10) is to be shown on Page 4 or attached hereto. Parts 11-18 (Pages 5 and 6) are for department use only.

App. Date 9/4/99	Type Permit <input checked="" type="checkbox"/> Building (B)	<input type="checkbox"/> Electrical (E)	<input type="checkbox"/> Plumbing (P)	<input type="checkbox"/> Mechanical (M)	<input type="checkbox"/> Other (O) (See item 9)	Is Owner Applicant (Y/N) Yes
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1. PROPERTY INFORMATION

14-08-20-328-004

Street Address 129 N. MAIN ST	Apt.	Zip 48346	Parcel Number LOT 40 PLOT 1	Zoning
Subdivision —	Lot Number	Parcel Type <input checked="" type="checkbox"/> Residential (R) <input type="checkbox"/> Commercial (C)	<input type="checkbox"/> Industrial (I) <input type="checkbox"/> Other (O)	

2. OWNER INFORMATION

First Name LYDIA + DALE	Last name or Business Name STRNAD	Phone 248-922-0019
Street Address 129 N. MAIN ST	City CLARKSTON	State Zip MI 48346

3. CONTRACTORS INFORMATION

	NAME OF CONTRACTOR <small>LAST NAME, FIRST NAME</small>	ST. ADDRESS	CITY, ST.	LICENSE NO.
Applicant (not owner)				
Architect / Engineer	RUSSELL DIXON ARCHITECT	1248 YOSEMITE	BIRMINGHAM	
General Contractor	CHARLIE STONER / CHUCK STONER CONST.			21-01089-313
Excavation				
Concrete				
Carpentry				
Electrical				
Plumbing				
Sewer				
Mechanical				
Roofing				
Masonry				
Drywall or Lathing				
Sprinkler				
Paving				
Fire Alarm				

4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Dale Strnad **129 N MAIN ST** **248-922-0019**
SIGNATURE OF APPLICANT ADDRESS PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.

5. BUILDING PERMIT APPLICATION

For Dept. Use Only	Request Plan No. Assignment (Y/N)	PROPOSED USE:			
Plan Number	ASSEMBLY <input type="checkbox"/> THEATRE (1) <input type="checkbox"/> NIGHT CLUB (2) <input type="checkbox"/> RESTAURANT (3) <input type="checkbox"/> CHURCH (4) <input type="checkbox"/> OTHER ASSEMBLY (5)		INSTITUTIONAL <input type="checkbox"/> GROUP HOME (12) <input type="checkbox"/> HOSPITAL (13) <input type="checkbox"/> JAIL (14) <input type="checkbox"/> MERCANTILE (15)		
IMPROVEMENT TYPE: <input checked="" type="checkbox"/> NEW CONSTRUCTION (1) <input type="checkbox"/> ADDITION (2) <input type="checkbox"/> ALTERATION (3) <input type="checkbox"/> REPAIR / REPLACEMENT (4) <input type="checkbox"/> DEMOLITION (5) <input type="checkbox"/> RELOCATION (6) <input type="checkbox"/> FOUNDATION ONLY (7) <input type="checkbox"/> CHANGE OF USE ONLY (8)		<input type="checkbox"/> BUSINESS (6) EDUCATIONAL <input type="checkbox"/> (GRADES 1-12) (7) <input type="checkbox"/> DAY CARE FACILITY (8) FACTORY <input type="checkbox"/> MODERATE HAZARD (9) <input type="checkbox"/> LOW HAZARD (10) <input type="checkbox"/> HIGH HAZARD (11)		<input checked="" type="checkbox"/> OTHER (24) PARKING GARAGE CARPORT MOTOR FUEL SERV REPAIR GARAGE PUBLIC UTILITY HPM <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	

Structural (check that applicable) Frame <input type="checkbox"/> Steel (1) <input type="checkbox"/> Concrete (3) <input type="checkbox"/> Other (5), Identify: _____ <input type="checkbox"/> Masonry (2) <input checked="" type="checkbox"/> Wood (4)	Exterior (Check those applicable) Walls <input type="checkbox"/> Steel (1) <input type="checkbox"/> Concrete (3) <input type="checkbox"/> Other (5), Identify: _____ <input type="checkbox"/> Masonry (2) <input checked="" type="checkbox"/> Wood (4)
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Are any structural assemblies fabricated off-site? Yes No

Street Frontage (Feet) <u>77.22</u>	Stories (Number) <u>1 1/2</u>	Lot Area (Sq. feet) <u>33,879 (IRREGULAR)</u>
Front Setback (Feet) <u>108.8</u>	Bed Rooms (Number) <u>0</u>	Building Area (Sq. feet)
Rear Setback (Feet) <u>261.0</u>	Full Baths (Number) <u>0</u>	Parking Area (Sq. feet)
Left Setback (Feet) <u>3.0</u>	Partial Baths (Number) <u>0</u>	Living Area (Sq. feet) <u>0</u>
Right Setback (Feet) <u>50.0</u>	Garages (Number) <u>1</u>	Basement Area (Sq. feet) <u>0</u>
Height Above Grade (Feet) <u>18'0"</u>	Windows (Number) <u>6</u>	Garage Area (Sq. feet) <u>1152</u>
New Residential Units (Number) <u>—</u>	Fireplaces (Number) <u>0</u>	Office/Sales (Sq. feet) <u>—</u>
Existing Residential Units (Number) <u>1</u>	Enclosed Parking (Number) <u>4 CAR</u>	Service (Sq. feet) <u>—</u>
Elevators / Escalator (Number) <u>0</u>	Outside Parking (Number) <u>—</u>	Manufacturing (Sq. feet) <u>—</u>
Est. Start <u>10/1/99</u>	Est. Finish <u>10/30/99</u>	Building Est. Value \$

6. ELECTRICAL PERMIT APPLICATION

Electrical Work Yes No

Total Service _____ AMPS	Number of Circuits: _____ 2 WIRE _____ 3 WIRE _____ 4 WIRE	Number of Service Outlets: _____ 110V _____ 220V
POWER DEVICES	No. OUTPUT/LOAD	POWER DEVICES
1	7	
2	8	
3	9	
4	10	
5		
6		
		Total Number of Motors

Utility Service Revisions: _____

Est. Start _____ / _____ / _____	Est. Finish _____ / _____ / _____	Electrical Work Est. Value \$
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7. PLUMBING PERMIT APPLICATION

Plumbing Work Yes No

Enter the Number of Fixtures Being Installed, Replaced or Repaired

Tubs/Shower		Drinking Fountains		Back Flow Preventers	
Shower Stalls		Floor Drains		Water Pumps	
Lavatories		Water Heaters		Roof Openings	
Toilets		Water Softeners		Parking Lot Drains	
Urinals		Sewage Ejectors		Inside Downspouts	
Sinks		Sump Pumps		Swimming Pools	
Laundry Tubs		Grease Traps		Standpipes (Y/N) (Number Hose Outlets)	
Dishwashers		Bidets		Fire Sprinklers (Y/N) (Number of Heads)	
Garbage Disposals				Lawn Sprinklers (Y/N) (Number of Heads)	
				Total Fixtures	
Public Water (Y/N)		Public Sewer (Y/N)			
Water Service Size _____ IN.		Water Meter Size _____ IN.		Avg. Daily Water Use _____ GPD	
Utility Service Revisions:					
Est. Start ____/____/____		Est. Finish ____/____/____		Plumbing Work Est. Value \$	

8. MECHANICAL PERMIT APPLICATION

Mechanical Work Yes No

Enter Number of New or Replacement Units

Forced Air Furnace		Incinerator		Air Handling Unit	
Unit Heater		Boiler		Heat Pump	
Gas/Oil Conversion		Coil Unit		Air Cleaner	
Space Heater		Window A/C Unit		Kitchen Exhaust Hood	
Gravity Furnace		Split System A/C		Hazardous Exhaust System	
Solid Fuel Appliance		A/C Compressor		Electric Furnace	
Utility Service Revisions:					
Type of Heating Fuel: (Check One) <input type="checkbox"/> Gas (1) <input type="checkbox"/> Oil (2) <input type="checkbox"/> Electric (3) <input type="checkbox"/> Coal (4) <input type="checkbox"/> Wood (5) <input type="checkbox"/> Other (6)					
Est. Start ____/____/____		Est. Finish ____/____/____		Mechanical Work Est. Value \$	

9. OTHER REQUIRED PERMIT APPLICATION(S)

Permit Type:		
Description of Work:		
Est. Start ____/____/____	Est. Finish ____/____/____	Est. Value \$

Russell Walter Dixon
Architect

STRNAD RESIDENCE
PRESENTATION BEFORE THE
CLARKSTON HISTORIC DISTRICT COMMISSION

Drawings dated June 21, 1999

The specific purpose of this presentation is to request permission for the construction of a four car detached garage. Because this is the first phase of an extensive renovation project, the architect feels that it is advantageous to share with the commission all of the design efforts that have been expended to date.

SHEET 1 of 7 - SITE PLAN:

Initial design studies focused on the location of the garage. Due to the limited dimension of the existing south side setback, it wasn't feasible to construct an attached garage in this location. Constructing an attached garage at the rear of the residence (similar to the existing configuration) would have precluded any views from the residence to the Mill Pond. The location proposed minimizes the amount of driveway and maximizes the potential for views to the Mill Pond. For more extensive information regarding existing site conditions, see the survey prepared by Guaranty Survey Company, Royal Oak, Michigan, dated 11-10-99.

SHEET 2 of 7 - SITE DEVELOPMENT PLAN:

This drawing further illustrates the relationship between interior and exterior spaces. It also identifies three major landscape planting groups. The grouping at the north provides privacy for the patio, both from the adjacent residence as well as the road. At the south the plantings screen the existing residence. And at the northwest corner of the garage, this grouping "softens" the corner of the garage, and directs vision around the corner and on towards the Mill Pond.

SHEET 3 of 7 - CONCEPT DIAGRAMS:

The text and drawings explain how the massing of the rear addition was determined.

SHEET 4 of 7 - FIRST FLOOR PLAN:

In addition to circulation and utility spaces, the addition provides for a new family room, kitchen, and breakfast nook.

SHEET 5 of 7 - SECOND FLOOR PLAN:

The second floor addition provides for a new master bedroom suite, and an additional bedroom and bath.

SHEET 6 of 7 - GARAGE FLOOR PLAN & ELEVATION:

This structure has been designed in a form and style very similar to the existing architecture. The roof slope is the same. Verticality is emphasized in the door panels and the window proportions. The cornice and overhang are similar in detail. The siding is horizontal wood with an exposure of approximately four inches.

SHEET 7 of 7 - GARAGE ELEVATIONS:

The proposed garage doors have a vertical emphasis to ensure a compatibility with the architecture of the existing residence.

1248 Yosemite Boulevard
Birmingham, Michigan 48009
(810) 642-8055