



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Certificate of Appropriateness

Plans for: 15 S. Main St.
Architect: Ron and Roman, Inc., 275 E. Frank St., Birmingham, MI 48009
Owners: Sarah and James Schneider

The Clarkston Historic District Commission grants a Certificate of Appropriateness Dec. 8, 2015, for plans as presented to:

- Remove landscaping at the front of the building to add an elevated flagstone patio, with a railing of steel posts and clear glass panels, in part to avoid interfering with the front façade of the building;
- Replace the current front façade first-floor windows and transoms with new stained and varnished operable wood windows, and in some cases French doors, to fit the existing openings;
- Replace the main entry doors with new wood-and-glass doors, stained and varnished, to match the windows;
- Replicate the existing handrail (for added safety);
- Reclad existing canopy/awning with new canvas Sunbrella® material.

This project adequately meets the Secretary of the Interior's Standards for Rehabilitation, particularly number two, which states that "The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided," number five, "Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved," and number 10, "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

An HDC review is integrally based on the lack of precedence as each reviewed resource is unique in age, condition, relevance in defining characteristics and other considerations, and therefore the setting of precedent is impossible. Also, a CoA is not synonymous with a building permit, so applicants should maintain contact with the city building department, and possibly other city agencies if necessary, to confirm compliance of other ordinances and city laws.

The members of the Commission wish you well with your project. Please contact us if you make any additions or changes to your plans.

A handwritten signature in black ink, appearing to read "Cara Catallo", written over a horizontal line.

Cara Catallo
Clarkston Historic District Commission