



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

104
Plans for: 146 North Main Street
Owner: James Cousens
Builder:
Architect:

Plans approved by the Commission on _____ as submitted.

Plans denied approval by the Commission on _____.

Plans approved by the Commission on November 24, 2009 with the following conditions and/or changes:

*Footprint, height, and pitch of roof approved by Historic Commission.

*HardiPlank smooth lap siding, 7.25" or 8.25" width, approved for the exterior of the garage.

*When the design and composition of the garage doors are determined, further approvals by the Historic District Commission will be required.

*Any changes in details of elevation, window placement, size, style, etc., will require Historic District Commission approval.

Charlotte Cooper
Charlotte Cooper, Chairperson

Alma

146 N Main
Mr. James Cousens
Car-barn

In previous meetings with Mr. Cousens, the CHDC expressed concerns about the size, scale, mass, and proportion of his proposed garage to store his motor home and autos.

He has now submitted a third design, based on an old photo (1930s or 1940s) made on his property. The project retains the same proposed footprint, but the front façade has been redesigned. By comparing the current front with the previous front, the proportion of the visible roof has been greatly reduced.

Please notice that I have also included a colored photo of a car-barn located at the rear of the property at 49 S Holcomb. It is smaller than the structure proposed by Mr. Cousens, but the scale is similar. The photo has horizontal siding whereas Mr. Cousens has vertical siding. The photo has a shuttered window, a star, a lamp, and a ceramic address plate.

The colored car-barn used horizontal lapped siding on all four sides. In his version #3, Mr. Cousens proposed wide vertical siding on the south side. He now shows narrow horizontal lapped siding on the north and south sides (see pages 6 & 7).

In addition, page one (1) shows the right section of the front façade resembling an attached shed-like building with the roof attached below the roofline of the main section of the building. On page three (3), the roof of the shed-like section attaches to the main roof.

I have contacted the city office regarding these discrepancies, and Cy Stone, building inspector, should be able to review these before our meeting on Tuesday evening.

Please feel free to contact me at 248-892-6633 or at cmpcooper@aol.com.

Charlotte