



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission

Certificate of Appropriateness

Approved May 23, 2018

Plans for: 21 North 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 05-09-2018 Revision 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 use and purpose. [1]
2. Applicant's stated purpose is to restore the building to the original form which will require removal of the existing front addition over the entrance and the addition to the north (see item 4). A rear addition and stair is also being removed [2][3]
3. Drawings call for new vinyl clad double hung windows. This is not acceptable nor in keeping with stated purpose noted in item 2. The existing front windows can be used or replaced with the single width double hung windows currently on the sides that match the provided picture of the original building. The existing windows have more historically correct construction and materials and may be original. [2][3][6]
4. It is proposed that the existing center door and sidelights be removed and replaced with operable glass panels in the image of a barn door. It was stated that these cannot be used for normal access as the size and weight would not meet accessibility (ADA) requirements. This change is acceptable since there is no known record of the original doors other than a picture showing the opening. [3][6][9]
5. The existing addition to the north is to be removed and replaced with new construction and the new entrance to the building. It was stated that due to required fire ratings and proximity to adjacent structures, the existing construction is not acceptable and poses a fire risk this building and adjacent property. Glass area is limited by the building code and will only be at northeast corner to define the new entrance. [9]

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6. The exterior is currently asphalt type shingles over unknown material. This is proposed to be removed and replaced with a fiber cement horizontal lap siding (Hardi-Plank or similar). Once the existing siding is removed, the structure will be investigated for evidence of the original siding. If a horizontal type siding is indicated, fiber cement is acceptable. If used, the lap should be approximately 4" or as evidenced by existing conditions with a smooth exposed surface. [5][6]
7. Roof shingles are noted at "NEW RUBBER (CEDAR SHINGLE) ROOF". It is assumed this is a higher profile shingle similar to cedar shakes and is acceptable.
8. The existing exterior rear stair and landing is proposed to be removed with new window and door openings.
9. 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 secretary of the interior standards

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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