



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission

Certificate of Appropriateness

June 12, 2018 - amended August 14, 2018

amended October 23, 2018

Plans for: 27 and 29 South Main Street
Applicant/Building Representative: Kevin Harrison

The Clarkston Historic District Commission (HDC) approved a Certificate of Appropriateness (CoA) at their June 12, 2018 meeting for the application dated June 5, 2018 and drawings dated 4/11/17. Per the minutes of the December 13, 2016 HDC meeting, this was reviewed and approved at that time, but no application or Certificate of Appropriateness could be found by the City administration. Lacking such records and considering the time that has passed since that action, this Certificate supersedes those actions.

This action was amended at the August 14, 2018 meeting due to a new application, changes to the previous submittal and information on those items having deferred approvals. It was again amended on October 23, 2018 due to as-built conditions not shown on the approved drawings. Additions to the original Certificate of Appropriateness are in italics.

The approved work is as follows:

1. Replace the non-original windows with one over one double hung type windows on the east (Main Street), south (Depot Road), main level of the west and the one existing window on the north, as indicated on the submitted drawings.

Since the existing windows are not original, this is acceptable but specific window type, manufacturer, and material will need to be submitted to the HDC for final approval as the submitted product "Anderson 400 Series Aluminum Clad" is not an available option per the Anderson Catalog. The window opening size in the existing wall is to remain unchanged.

The applicant now plans on using Marvin Ultimate aluminum clad double hung windows in the existing opening and installed in a similar manner to the existing. This was approved for the same reasons originally given.

2. One new window is proposed on the north elevation at the upper floor.

This is acceptable but may be a building code problem for fire rating on a

City of the Village of Clarkston
Historic District Commission
375 Depot Road
Clarkston, Michigan 48346
248 625-1559

commercial zero lot line in what is assumed to be a rated wall. Resubmission for this work may be required if new windows are proposed in other walls where not currently shown.

This opening has been eliminated due to Building Code restrictions. The applicant is now asking for four new skylights in the north facing roof sized to fit between the existing framing. This was approved as they could be removed in the future and the roof restored to the original condition.

3. Replace the existing bay on the west elevation (stated as being non-original) that needs repair, with a new squared off version and screened in porch at the upper level. **The new work shall be differentiated from the old per the Secretary of Interior Standards [9] and be done 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 [10].**
4. **The observed conditions of the exterior masonry, lintels and sills at openings, indicated cracking and previous repairs that are not in keeping with correct historical preservation and repair. Masonry at the corners of the east elevation above the first floor openings is cracked and displaced. Since these areas will be impacted by the proposed work (new windows), effect public safety, and the preservation of historic materials and detail, this and related masonry work and repairs will need to be done by a qualified masonry contractor with experience on historic structures and/or under the supervision of a qualified consultant. *The applicant is planning on using cast concrete sills and lintels which is similar to the original. Color matching will be an issue, so all sills and lintels may be done. The front beam will be exposed to assess corrosion and causes of masonry problems on the front façade. This may require replacement of existing masonry units that are no longer available in the same style. It is suggested that new units be cast to match the existing. This will be assessed when this area of work is undertaken.***

Added on October 23, 2018

5. ***Remove and replace the non-original storefront windows with three large single panels trimmed with flat stock in keeping with other storefronts of the period and the existing detailing at the front doors which are not being changed. This is not reflected on the reviewed drawings but is now in place and per the owner, Kevin Harrison, is the intent.***
6. ***Replace the single door and window each side on the lower level of the south elevation with clad windows and door of similar size and style.***

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 – Historic District Commissioner

City of the Village of Clarkston
Historic District Commission
375 Depot Road
Clarkston, Michigan 48346
248 625-1559