



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

Plans for: 3 E. Church St. and 28 S. Main St.
Applicant/Building Representative: Curt Catallo/Union Joints

The Clarkston Historic District Commission grants a Certificate of Appropriateness April 12, 2016, for the plans as presented, which include, in part:

- Removing the monitoring shed between the two to conjoin and repurpose the buildings with a corrugated metal-clad corridor, in a way so that the two buildings could become autonomous again in the future;
- Adding an ADA vestibule featuring the same material on the Main Street facade;
- Replacing the existing garage and entry doors and windows on both buildings with those in the plans, black anodized aluminum, in keeping with the commercial nature;
- Sandblasting the south facade of 3 E. Church; refreshing parget on both buildings; removing the faux stone facade and mansard roof on 28 S. Main St. to restore that section of the building;
- Adding signage, pending final approval from necessary city officials, including the return of a freestanding corner sign similar to one that stood when the property was a service station.

This project adequately meets the Secretary of the Interior's Standards for Rehabilitation, most notably number nine, which states that "new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment"; and number ten, which says "New additions and adjacent or related new construction will 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."

It is understood an HDC review is integrally based on the lack of precedence as each reviewed structure 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, 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 "K. Harrison", written over a horizontal line.

Kevin Harrison
Clarkston Historic District Commission