



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

Plans for: 32 S Main
Designer: Mr. Joe Latozas, designhaus

Plans approved, as specified, by the Commission on September 21, 2010.

This Commission is pleased to grant a Certificate of Appropriateness for proposed work at 32 South Main Street, having met numbers one through eight, and number ten of the Secretary of the Interior's Standards for Rehabilitation.

The Commission approves of fiber cement or wood paint lap siding, copper metal standing seam roofing, period correct lighting for the entry, hook and bell lighting for the signage, and the signage as presented in the application. The pediments and roofline trim are approved. Capitals and pilasters are approved for window surrounds, with a kickboard below each window. The meters near the entry door should be camouflaged in some manner; please contact us when there is a plan.

The Secretary of the Interior's Standards for Rehabilitation, #9, states: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property **and its environment**.

Therefore, the Commission grants approval for use of real stone, as was typically used in Clarkston, which will replace the cultured dry-stack stone, as proposed by the applicant. Approval is granted for the use of real stone on the west side of the building, which faces Main Street. The north and south sides of the building will be lap siding. The Commission would like real stone to be used on the north and south sides if economically possible.

The members of the Commission thank you for your application, and we wish you well with your project. Please contact us if there will be changes in your plans.


Charlotte Cooper, Chairperson