

CITY OF THE VILLAGE OF CLARKSTON  
**Historic District Commission**

# Certificate of Appropriateness

Plans for: 59 South Main Street (The Sutherland House)  
Applicant/Building Representative: Jeff Harrell – Co-Owner

The Clarkston Historic District Commission (CHDC) approved a conditional Certificate of Appropriateness (CoA) at the December 10, 2019 meeting for the application submitted on November 14, 2019.

By early November, unauthorized re-siding and trim replacement was well under way, without benefit of either a building permit, or a review by the Clarkston Historic District Commission. At the request of the CHDC, a stop-work order was placed on the project by the Building Department until such a time as the scope of work could be reviewed for conformance to the Clarkston Local Historic District Ordinance and the Secretary of the Interior Standards for Rehabilitation.

With the filing of this CoA, the stop-work order will be lifted **CONDITIONALLY**, that is, if the appropriate rehabilitation practices listed below are being followed. In the event that the contractors deviate from these practices, the stop-work order will be reinstated.

### **Appropriate Rehabilitation Practices:**

The following conditions must be met as part of a Certificate of Appropriateness:

- 1) The existing siding will not be sandwiched under new siding. This is not in accordance with the Secretary of the Interior Standards (#2, 5, 6, 7 and 9 see attached), nor recommended by the Western Red Cedar Association.
- 2) All siding and trims shall be completely removed, and wood siding and trim that is in good condition, salvaged for reinstallation. Flashings, air barriers and any desired insulation shall be placed over the existing plank sheathing, prior to reinstallation of salvaged siding or trim (or new wood materials matching existing where inadequate quantities of salvaged materials exist).
- 3) Rotted wood siding or trims that must be replaced, shall be replaced with material matching the existing profiles and installed in the same plane and position as the existing materials.
- 4) The first priority for use of salvaged wood siding and trim shall be used at the entrance door and street face.
- 5) Wood shakes, presently in the gable wall surface, shall remain and be repaired as necessary.
- 6) Code compliance; an apartment house, this building is governed by the Michigan Building Code or the Michigan Rehabilitation Code for Existing Buildings. The latter allows for replacement that matches existing installation including: Repairs. Replacement of existing finishes with like materials (chapter 3), replacement without requiring the entire building to comply with the energy requirements (chapter 7), replacement using original materials (chapter 12 Historic Buildings), non-compliance with other portions of the code where compliance would be damaging to the contributing historic features (chapter 12).

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

Date Tendered: December 26, 2019  
Date Revised:

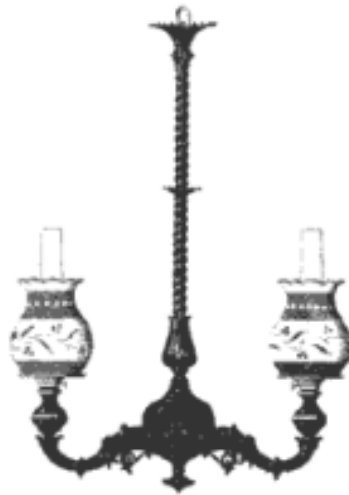
city ordinances and legal requirements. A Historic District Commission CoA is valid for one year, at which time it may be subject to review if work has not commenced.

*Jim Meloche*

Jim Meloche, Chair

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## The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. 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.
10. New additions and adjacent or related new construction shall 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.