



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Certificate of Appropriateness
September 27, 2021

Plans for: 61 South Holcomb
Applicant: Christopher Moore

The Clarkston Historic District Commission (HDC) approved a Conditional Certificate of Appropriateness (CCoA) dated July 31, 2021, for removal of a deteriorating fence, and replacement with a new fence at the June 8, 2021 meeting based on an application dated 05-05-21. At a special meeting of the HDC on 08-13-21, a motion was passed to issue a Certificate of Appropriateness, based on the information which follows. The Conditional Certificate of Appropriateness is thereby supplemented by this Certificate of Appropriateness.

The CCoA of July 31 covers fence style, material, color and configuration. This CoA covers specific location of the fence as represented by the applicant in the form of an updated site plan produced after a special meeting of the HDC on August 13 (attached).

The position of the HDC is that the easterly (street-side) fence cannot be located in the front yard. The HDC presented the applicant with a diagram (also attached) showing the four appropriate locations for this fence – designated “6”, “5”, “4” and “3” on the diagram, with the understanding that this easterly fence could be located anywhere up to and including locations “6” and “3.” The applicant selected location “3”, in the side yard, and closest to the front yard that is allowed by the HDC, in line with the front face of the residence proper, not the covered porch. (NB: Positions “1” and “2” are unacceptable to the HDC.)

Fence installation cannot proceed until this Certificate of Appropriateness is issued for the fence portion of the application.

A third attachment to this CoA is a Project Review and Consultation report on 61 S. Holcomb from Jackie Hoist, AIA, 36 CFR61 Historic Qualified Architect, entitled ‘Fence and Brick Patio.’ Pertinent Secretary of the Interior Standards are listed as #2, #3, #4, #9 and #10.

All three attachments to this Certificate are deemed an integral part of this CoA.

Date Tendered: July 31, 2021
Date Revised: Sept 27, 2021

The Historic District Commission must be notified if additional changes are planned that are not shown on the site plan reviewed by the HDC, supported by a motion that is raised and seconded, then passed by a majority vote. An updated site plan showing such additional work will be submitted for HDC review.

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 ordinances 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.

Jim Meloche

Chair

Clarkston Historic District Commission

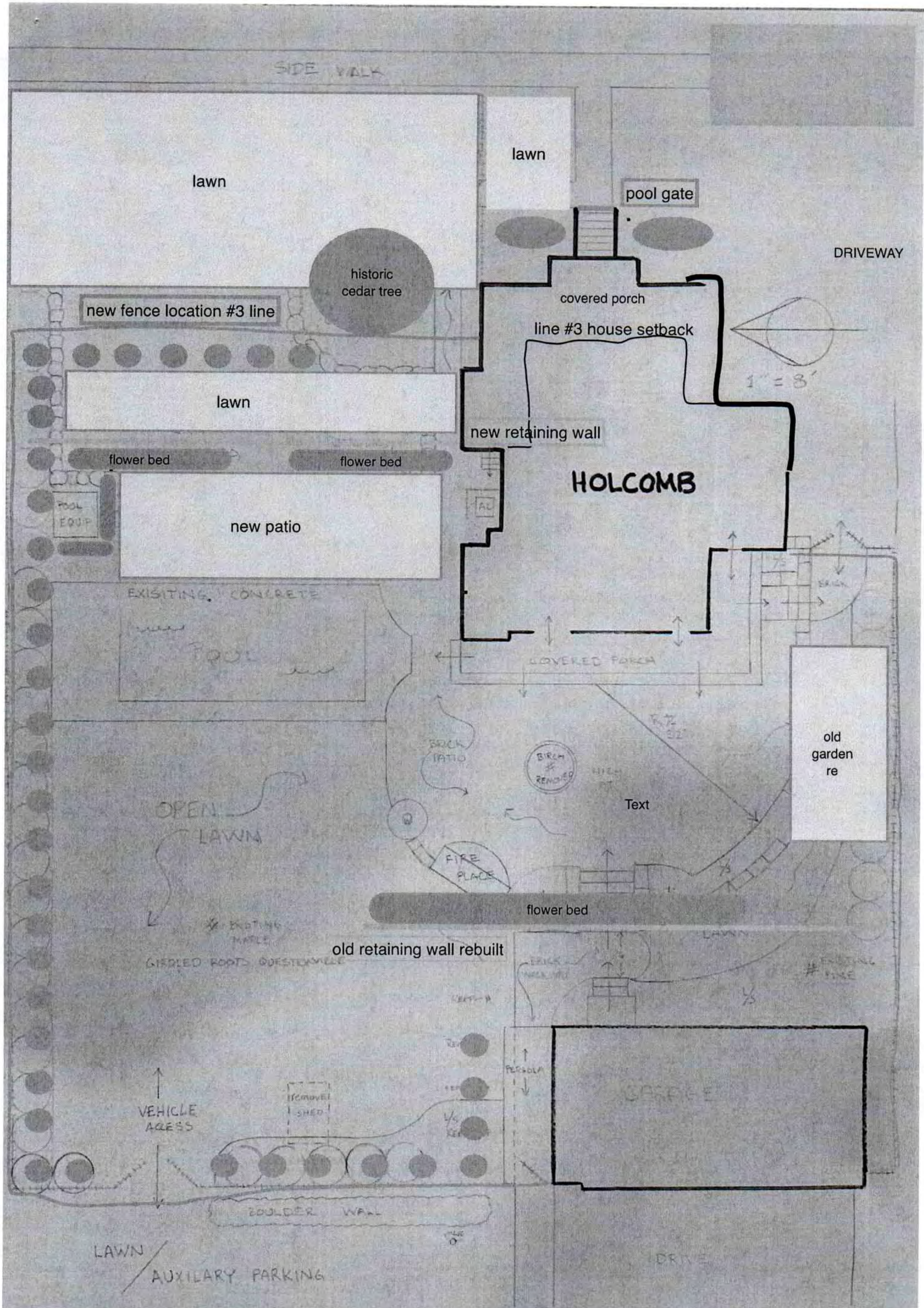
375 Depot Road

Clarkston, MI 48346

248.376.4076

Date Tendered: July 31, 2021

Date Revised: Sept 27, 2021

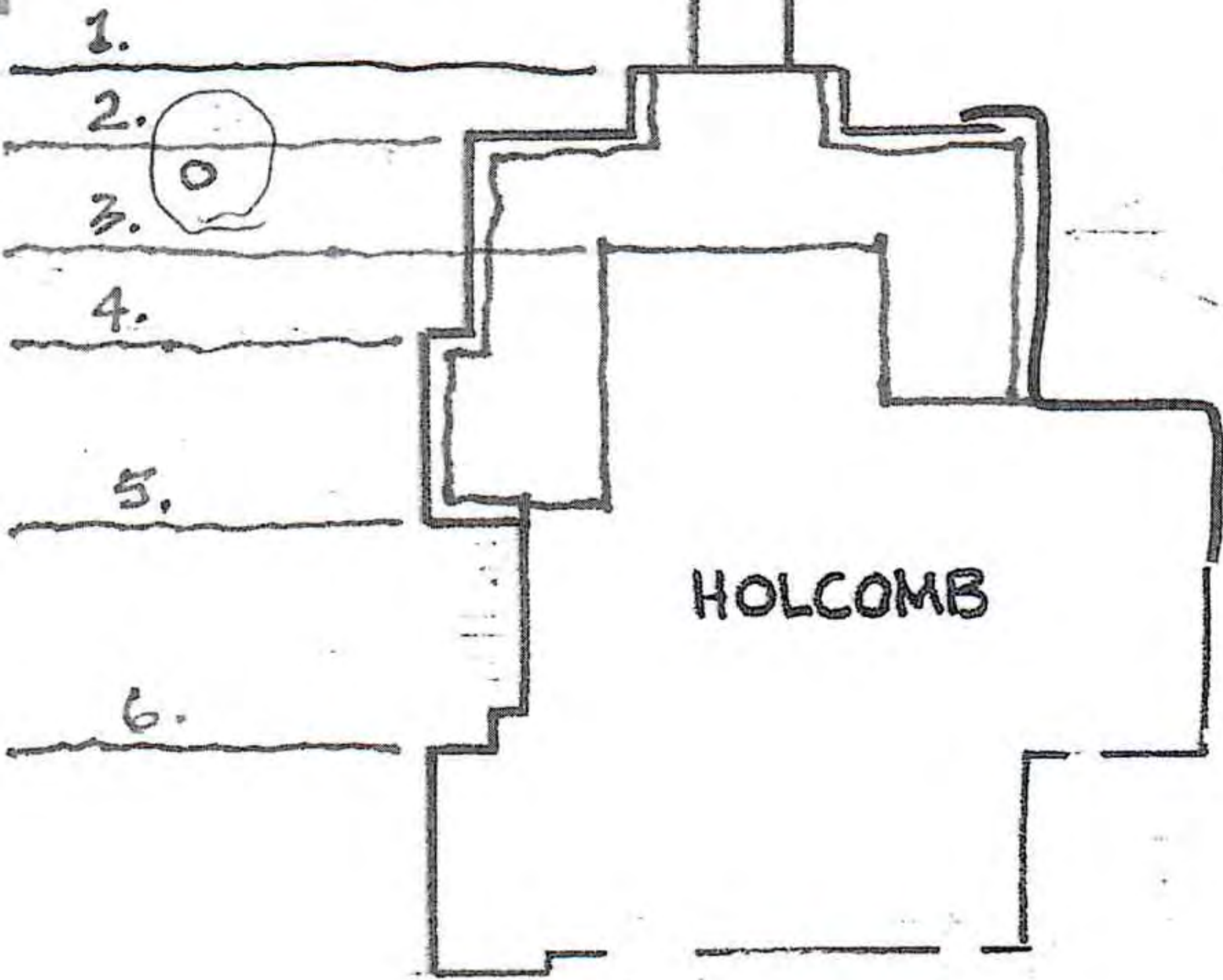


FRONT YARD

Fence not crossing into front yard 4 Foot

DRIVEWAY

SIDE YARD



patio

HOLCOMB

BACK YARD

new fence location

~~JULY 27~~
AUGUST 10

Project Review and Consultation

Site: 61 S. Holcomb Road, Clarkston MI Project: 'Fence and Brick Patio'

Applicant's Scope and Reasoning:

Description: Replace fence, and current brick patio. Upgrade to ornamental Victorian metal fence. Move fence forward (required to have fence due to pool). Aesthetic upgrades to the design of the outdoor area.

Characteristics: *Existing wood fence, proposed metal fence with pickets with finials. Brick paver patio areas, lawn areas and boulder retaining walls.*

Reasoning: *Fence is required due to pool. Current fence is rotted and not repairable. Brick patio is mismatched and unsafe due to sinkage in areas.*

To Date:

- 1) The application was preliminarily reviewed by HDC on 5-11-21 with no action. Landscape noted as outside the purview of the HDC, but the fence replacement was to be reviewed. Fence proposed at front walk. Scheduled for the HDC agenda on 6-8-21.
- 2) Commissioners make site visit and find work significantly underway.
- 3) HDC hears applicants' presentation (via zoom) on 6-8-21. HDC notes reference to SHPO documents that indicated fencing in front yards would not be historically typical. HDC considers metal fence design (described as simple) and recommends location aligned with front of house. Homeowner to re-work plans and come back again.
- 4) Applicant presents project to Planning Commission (PC) on 6-11-21 for the required approval based on zoning ordinance. PC grants approval of fence with NO Fence extending into the front yard.
- 5) Jim Meloche, one of the HD commissioners that visited the site documented conditions in a sketch identifying previous fence line, retaining wall under construction, cedar tree, and establishes other lines of the house. It should be noted that lines 1 and 2 were not approved by the PC as they would be in the front yard and not allowed, as defined by ordinance.
- 6) Applicant submits a photo of the proposed fence and a revised site plan showing fence in line position 2, applicant does not attend the July HDC meeting. Therefore, no action was taken.
- 7) On July 31, 2021, the HDC issues a Conditional Certificate of Appropriateness, for removal for the deteriorating fence and replacement with a new fence. The CCoA covered the fence style, material, color and configuration, but indicates that no specific location has yet to be established. Hence the reason for the 'conditional'. Further that the fence cannot be placed in the front yard and that the applicant was directed to have the PC review the site plan (which was completed June 11). Further that the PC took notice that existing conditions are not as shown on exhibits and that the fence may not proceed until the fence location is resolved and approved by the HDC.

Ordinance, Secretary of the Interior Standards, and Guidelines:

The HDC must review each application for compliance with the Secretary of the Interior Standards for Historic Rehabilitation:

- 1) According to the ordinance dated 4/1/96, any work in the historic district that affect the exterior appearance of a 'resource' must receive commission approval. A 'resource' is defined as a publicly or privately owned historic or nonhistoric buildings, structures, **sites, objects, features or open spaces** located in a historic district. Therefore, the elements of this project, open space, retaining walls, and fencing must be reviewed by and receive approval by the HDC.
- 2) Guidance in reviewing the proposal can be found in Dept of the Interior Regulations (36 CFR 67), additionally Illustrated Guidelines of the Secretary of the Interior Standards (produced by the National Park Services) and guidance from the State Historic Preservation Office (SHPO), and Technical Preservation Services of the National Park Services (NPS). These documents provide the following guidance (summarized here references attached):
 - a. Standard #2 – Historic character of a property shall be retained and preserved.
 - b. Standard #3 – Each property shall be recognized as a physical record of its time, place and use. No conjectural features.
 - c. Standard #4 Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - d. Standard #9 - New work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the integrity of the property and its environment.
 - e. Standard #10 – New adjacent 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.
 - f. SHPO Guidance Document on Fences in Historic Districts 2006, recommends in applying the standards, that:
 - i. Fencing a front yard would typically not have been done and should be discouraged.
 - ii. Any fencing should be visually compatible in 'mass, scale, form, features, material, texture or color and does not 'detract from' or 'alter the historic character.
 - iii. Fencing should not be the focus but the frame.
 - iv. It discourages locating a new object where it would be visually incompatible in massing and scale.
 - v. The side yard should be considered a continuation of the front yard with open lawns and plantings to provide screening for the back yard may be appropriate.
 - g. The Illustrated Guidelines of the Standards further provides additional guidance for historic rehabilitations related to the 'site and setting' and provides the following recommendations:
 - i. Identify, retain and preserve buildings as well as features of the site that are important in defining its overall historic character.
 - ii. The important site features may include trees, landforms, grading, and fencing.
 - iii. Removing or relocating features may destroy the historic relationship between buildings and landscape and is discouraged.
 - iv. Radically changing the grade on the property is discouraged.
 - v. Minimize disturbance of terrain around buildings or elsewhere on the site, thereby reducing the possibility of destroying or damaging archaeological resources.
 - vi. Introducing a new site feature that is out of scale is discouraged.
 - vii. Introducing a new feature that is visually incompatible with the site or alters the historic site pattern or vistas is discouraged.
 - h. The Technical Preservation Services guidance for new construction within Historic Properties recommends:
 - i. New site features must not alter the historic character of a property.
 - ii. Protecting the historic setting and context of a property, including the open space.
 - iii. New construction must be subordinate to historic buildings, significant viewsheds must be preserved.

Review Comments:

I have reviewed the information that was provided on this application to date and provide the following comments:

- 1) The HDC's review of the fence style, material, color, and configuration follows the Standards and guidelines.
- 2) Reference the 'lines of the house' as documented in J. Meloche's sketch. Line locations 4, 5 and 6 are all subordinate to the view of the house and may be considered appropriate.
- 3) The 'resource', large historic cedar tree, is historic in its own right should be preserved and in the acknowledgement of saving the tree, the fence location may be secondary to saving the tree. Line location 3, may be too close to the tree and endanger it.
- 4) The 'resource', boulder retaining wall is not compatible in scale with the historic property. It does not match the massing or scale of the existing stone retaining wall. It has significantly changed the character of the original sloped landform. It should be diminished by landscaping treatments.
- 5) In recognition of the incompatibility of the boulder retaining wall, the fence should be placed forward of the retaining wall.
- 6) While the HDC does not regulate landscaping, it does regulate 'resources' including site and setting and since the retaining wall was built prior to the commission completing their review of the project and having a complete understanding of the magnitude of the retaining wall, a requirement for a low landscape feature in front of the wall would be an appropriate measure to mitigate the impact that the wall has on the historic site.
- 7) The HDC also is tasked with reviewing all proposed construction within the historic district that includes Streetscape. While the term streetscape is not defined in the Ordinance or the Secretary of the Interior Guidelines, its generally accepted definition would be 'a streetscape is defined as the visual elements of a street. This includes everything from the road, adjoining buildings, sidewalks, street furniture, trees and open spaces that combine to form a street's character and make it unique'. In accordance with the Ordinance, the commission shall also consider the appropriateness of 'the relationship of any architecture features of their resources to the rest of the resource and to the surrounding area'. In consideration of the surrounding area, points 1 – 6 are supported.

Respectfully Submitted August 10, 2021,



Jackie Hoist, AIA, 36 CFR61 Historic Qualified Architect