



CITY OF THE VILLAGE OF CLARKSTON

**Historic District Commission**

# **Certificate of Appropriateness**

**January 18, 2021**

Plans for: 7 Buffalo  
Applicants: Jason and Rhiannon Cherwak

The Clarkston Historic District Commission (HDC) approved a Certificate of Appropriateness (CoA) for demolition of an attached garage at 7 Buffalo during a December 21, 2020 special meeting, based on the application dated December 10, 2020 and exhibits submitted at the meeting.

There is a prior CoA on file, dated August 5, 2020, for an addition to the present structure. In a November 12, 2020 meeting of the Zoning Board of Appeals, the applicants agreed to remove the one-and-a-half-car garage so that the entire rehabilitation project would conform to Lot Coverage guidelines in the Clarkston Zoning Ordinance.

The Historic District Commission reconvened on December 21, and presented the following rationale for demolishing the garage:

- Information available to the HDC as to the actual age of the structure and as to whether or not there is any original structural material present is lacking.
- This decision is based upon the application with supporting evidence of:
  - the CHD “Walking Tour”;
  - photos from the 1960s-1970s;
  - photos from 1995;
  - information from the homeowner dating 2013 to present.
- Salient features of the decision include the significant changes undergone over only the past 50-60 years; the lack of any historic architectural significance of its own regarding distinctive features, construction techniques, materials or workmanship and the long-range goal of protecting the original historic structure of predominantly Italianate architecture.
- The HDC believes this decision satisfies applicable Secretary of the Interior’s Standards for Rehabilitation, specifically numbers 2, 4, and 5.

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At the completion of this work, it is understood that the newly exposed east elevation will be covered with clapboard the same as or similar to current exteriors. Homeowners must return to the Historic District Commission with any changes of design or materials, and provide for HDC review any construction drawings that will accompany the Building Department permit applications.

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 permits, 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*

Jim Meloche  
Chairperson

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