



CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Certificate of Appropriateness

August 14, 2020

Plans for: 9 Miller
Applicant: Jen Smotherman
Building Representative: Jeff Spurr

The Clarkston Historic District Commission (CHDC) approved a conditional Certificate of Appropriateness (CoA) at the August 11, 2020 meeting for the application submitted on September 30, 2019, and a second application submitted on August 6, 2020.

On Wednesday, July 29, 2020, demolition of the front porch began, without benefit of a Certificate of Appropriateness from the CHDC, and without a demolition permit or a building permit from the Building Department. A stop-work order was subsequently issued. By the weekend of August 8th and 9th, new deck framing, steps and columns to support the roof had been constructed.

The work to be performed is necessitated by faulty porch foundations, failing structural components, and rotting wood surfaces that had caused the deck to cave in and the roofline to sag. The work to be performed will conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines. (available at <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf> and at <https://www.nps.gov/tps/standards/rehabilitation/rehab/index.htm>)

The work to be performed will be guided by photographic evidence, pictures taken during demolition, notes from commissioners compiled during site visits, and any other archival evidence that has not yet been found.



Date Tendered: August 13, 2020
Date Revised:

Both parties, the CHDC and the applicant, agree that this CoA is for rehabilitation of the PORCH ONLY at this time. Once the porch is secured, safe, and substantially complete, revisions to this CoA will be added for additional work on this property.

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

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

- 1) The knee walls, or porch parapets, will be conventional wood framing, sheathed with conventional exterior materials (e.g. minimum 7/16" OSB or better) on both sides; the outside surface will be sided with clapboards: 5.5 cedar lap siding, blind-nailed with 4.25 inches exposed to match the original siding discovered during demolition. Siding should fall short of meeting the ground to prevent moisture wicking. Your builder will know how to do this (e.g. skirting and/or a grade beam). There must be corner pilasters at all outside corners of the knee walls and where the knee walls meet the house, which the lap siding will abut. The top cap should be a 2x6, which are the dimensions of the original.
- 2) The 4x4 columns need to be replaced in their original locations, with the exception of the second one to the right of the walk-thru (column number 5 from the east of the 7 facing Miller). This one can be left off, at your discretion, if your builder determines that it is not required to support the roof adequately.
- 3) We suggest that you CAREFULLY remove a few pieces of the aluminum soffit material presently on the porch ceiling to see what is behind it, and to evaluate if the roof sheathing is water damaged or otherwise unsound.

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, at which time it may be subject to review if work has not commenced.

Jim Meloche

Jim Meloche, Chair
City of the Village of Clarkston
Historic District Commission
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