



CITY OF THE VILLAGE OF CLARKSTON

375 Depot Road
Clarkston, MI 48346-1418
Phone 248 • 625-1559
Fax 248 • 625-3770

TO: ALL RECIPIANTS OF HISTORICAL DISTRICT COMMISSION APPROVALS
(CERTIFICATE OF APPROPRIATENESS)

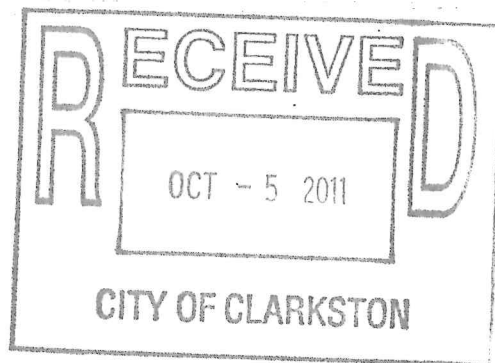
PLEASE NOTE THAT THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS BY
THE HISTORICAL COMMISSION IS NOT A BUILDING PERMIT.

A City building permit is required and shall be applied for and approved by the
building department. Until the building permit is issued, work shall not
commence. The Historic District Commission's approval does not relieve you of
this obligation.

If you have any questions, please contact the undersigned.

CITY OF THE VILLAGE OF CLARKSTON

Seymour Stone
Building Inspector



CLARKSTON HISTORIC DISTRICT POINTS FOR CONSTRUCTION PROPOSALS

The Clarkston Historic District Commission has developed the following points to assist in the preparation of construction proposals for submission to the Commission. These points generally summarize (and should not be construed to limit) the scope of the review guidelines and standards applied by the Commission under Clarkston's Local Historic District Ordinance No. 118, the Michigan "Local Historic District Acts" Act, P.A. 169 of 1970, as amended (Michigan Compiled Laws 399.201 *et seq*) and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990).

All proposed construction projects within the historic district (other than ordinary maintenance and repair) must be compatible with existing Historic District resources in the following areas:

1. Scale:
 - Including mass, bulk, height, symmetry, setback, and contiguous structures such as balconies, porches and decks
2. Architectural Style:
 - If a historical style is proposed, it must be based on a historical style already present in the district and exhibit the proper vocabulary, proportions, roof shape, features, windows and doors.
 - Details and ornamentation should be consistent with and suggest the chosen architectural style, but should not patently imitate or reproduce existing historic details or ornamentation.
3. Materials:
 - Preferred materials are wood, stone, brick and concrete block. Acceptable modern roof materials are asphalt or fiberglass shingles.
4. Streetscape:
 - The construction should contribute to and blend with the identity of the district and the rhythm of the streetscape and should not compete with historic structures for attention.

Clarkston Historic District - Project Detail Sheet

Address or Property Description 64 SOUTH MAIN

Applicant: FLOYD KOPIETZ
Address: 155 N. MAIN

Phone Number/Fax Number: 248-625-2511

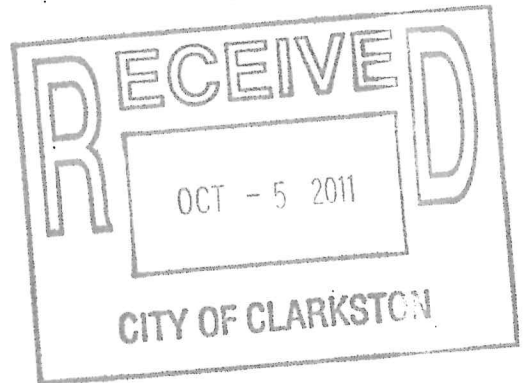
Date: 10/3/11

Description of Original Structure:

DECORATIVE RAILING IN FRONT OF BUILDING

Architectural Style of Original Structure: _____

Year Built: 1986



Original Materials

Foundation: _____

Siding: _____

Windows: _____

Trim: _____

Shingles: _____

Porch: _____

Other Important Characteristics: THIS RAILING WAS ADDED ON AS PART OF PROJECT REMODELING OF BUILDING WE ~~HAD~~ IT WAS IN NO WAY HISTORIC

Description of Proposed Project: TAKING RAILING DOWN

Reason for Proposed Project: NO LONG IN GOOD SHAPE

Architectural Style Chosen: N/A

Project Materials:

Foundation: _____ Siding: _____ Windows: _____

Trim: _____ Shingles: _____ Porch: _____

Other Important Characteristics: _____

3. The Commission convenes a hearing within ten days after receipt of all necessary plans. The Commission holds regular meetings on the first and third Tuesday of each month. When necessary the Commission will hold special meetings.

4. Upon approval, the Commission issues a certificate of approval and returns it to the Building Department for issuance of a building permit unless no permit is required.

The Commission offers its assistance, even in cases not requiring its approval, to anyone planning new construction or exterior alterations. Additionally, it semiannually issues a newsletter to all Village residents which will include Village history, architecture, and preservation information. Also, the Township Library has an extensive collection of books which provide invaluable information on historic buildings. Finally, the Commission has prepared a "Preservation Packet" containing the Historic District Ordinance, background information and other relevant materials and placed it in the library (call number 344.094). If there are any questions regarding the ordinance or these instructions, please contact the Village of Clarkston at 625-1559 between the hours of 9:00 a.m. and 5:00 p.m.

