



CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Notice of Denial

October 4, 2018

Kristen Strong, Applicant
104 North Main Street
Clarkston, MI 48346

Re: Alterations to 104 N. Main Street not in conformance with Application documents and Certificate of Appropriateness

Dear Ms. Strong:

At the Village of Clarkston Historic District Commission meeting September 25, 2018, the Historic District Commission (Commission) reviewed and voted upon work being performed at the above-referenced application site that was not shown on the drawings accompanying the application and not part of the Commission's original approval. The Commission hereby issues a Notice of Denial effective October 4, 2018.

The Commission finds that the work performed – demolition of the shallow-pitch roof above the south-facing box bay, and the installation of a classical-style pediment – does not qualify under the Certificate of Appropriateness already in place because of the reasons stated below.

1. The recently-added building detail does not meet the Secretary of the Interior's Standards for Rehabilitation (copy attached and a part of this Notice), in particular, Standards 2, 3, 5, and 6.
2. The new building feature is not on the approved plans and part of the Certificate of Appropriateness.
3. The change was made without notice to either the Historic District Commission or the Building Department.
4. The change is not in keeping with what has historically existed at this house.
5. The damage that has occurred in the past was not caused by the original construction (it has been there for over 100 years) but likely resulted from lack of proper maintenance, more commonly referred to as demolition by neglect.
6. There are other similar roofs over box bays in the vicinity with no apparent issues caused simply by being a low pitch over a bay window:

- a. Box bay on the south side of 91 N. Main
 - b. Box bay on the north side of 107 N. Main
 - c. Box bay on the front of 129 N. Main
7. This is a character-defining feature of this house and others in the Village of Clarkston Historic District.

The Commission considered its local ordinance, which states that "Historic preservation is declared to be a public purpose and the City of the Village of Clarkston may by ordinance regulate the construction, addition, alteration, repair, moving, excavation, and demolition of resources in historic districts within the limits of the City of the Village of Clarkston."

A permit applicant that is aggrieved by a decision of the Clarkston Historic District Commission concerning a Notice of Denial may file an appeal with the State Historic District Preservation Board.

State Historic Preservation Review Board
Michigan State Historic Preservation Office
Michigan State Housing Development Authority
735 East Michigan Avenue
PO Box 30044
Lansing, Michigan 48909.

By law, appeals must be filed within 60 calendar days after the applicant has received written notice of a denial or other adverse action of the commission. A copy of the notice must accompany the appeal. In addition, the appeal must clearly state it is an "appeal" and must also indicate the reason or reasons for reversing the denial. Pre-filing inquiries may be directed to the MSHDA Legal Affairs at 517-335-2273.

On behalf of the Commission:



Jim Meloche
Chairperson

Village of Clarkston Historic District Commission
Art Pappas Village Hall
375 Depot Road
Clarkston, MI 48346
248 625-1559

The Secretary of the Interior's Standards for Rehabilitation (2018)

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.

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.