



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Certificate of Appropriateness

May 18, 2023

Plans for: 58 North Main Street
Applicant: Amanda Forte, Zaremba & Company

The Clarkston Historic District Commission (HDC) approved a Certificate of Appropriateness (CoA) for new landscape/hardscape features at this location based on

- An Application, submission documents, and discussions during the May 9, 2023 monthly meeting of the HDC, and
- Follow-up documents and discussions by phone and email on May 10-11, as follows:

On May 9, an Application for front and side yard renovations involving both landscape and hardscape features was presented by representatives of the designer and contractor. A representative presented the highlights of the project based on photographs of existing conditions, design drawings, and working drawings showing scope of work.

Elements of the May 9 Application:

1. 6-page document "RODGERS HDC APPLICATION"
2. Oversize document "FRONT PLANTING PLAN"
3. 5-page document "Project Activity Report"

Greatest area of concern on the part of the HDC was work-to-date on a stone structure (shown on page 2 of the document "Project Activity Report") created to accomplish more functional grades at the south side of the property, in the front and side yards. Commissioner comments centered on the size of boulders contributing to massing of the retaining wall, which was of a scale that is not representative of any property in the North Main Street neighborhood.

After a discussion between the applicants and members of the Commission, it was agreed that an alternative plan to scale back the visible faces and height of the wall be provided for review by the HDC as soon as possible to keep the project moving along.

On May 10, via email, the HDC Chair received an alternative proposal for the new wall. This documentation was circulated to the other commissioners.

Elements of the May 10-11 follow-up:

1. Email from Amanda Forte to Jim Meloche spelling out next steps
2. 3-page document "PROPOSED WALL NEXT STEPS / CONCEPTUAL LANDSCAPE PRESENTATION"

Date Tendered: May 18, 2023
Date Revised:

Consensus by administrative approval of the alternative proposal was unanimously positive, and this Certificate of Appropriateness is issued based on this revised plan. The 3-page document we received showing the new configuration of the stone wall is attached to this CoA, and is deemed an integral part of the CoA.

The Historic District Commission must be notified if additional changes are planned that are not shown on the documents reviewed by the HDC, supported by a motion that is raised and seconded, then passed by a majority vote. Updated documentation 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 completed within that time, please contact the city office for review.

Jim Meloche

Chair

Clarkston Historic District Commission

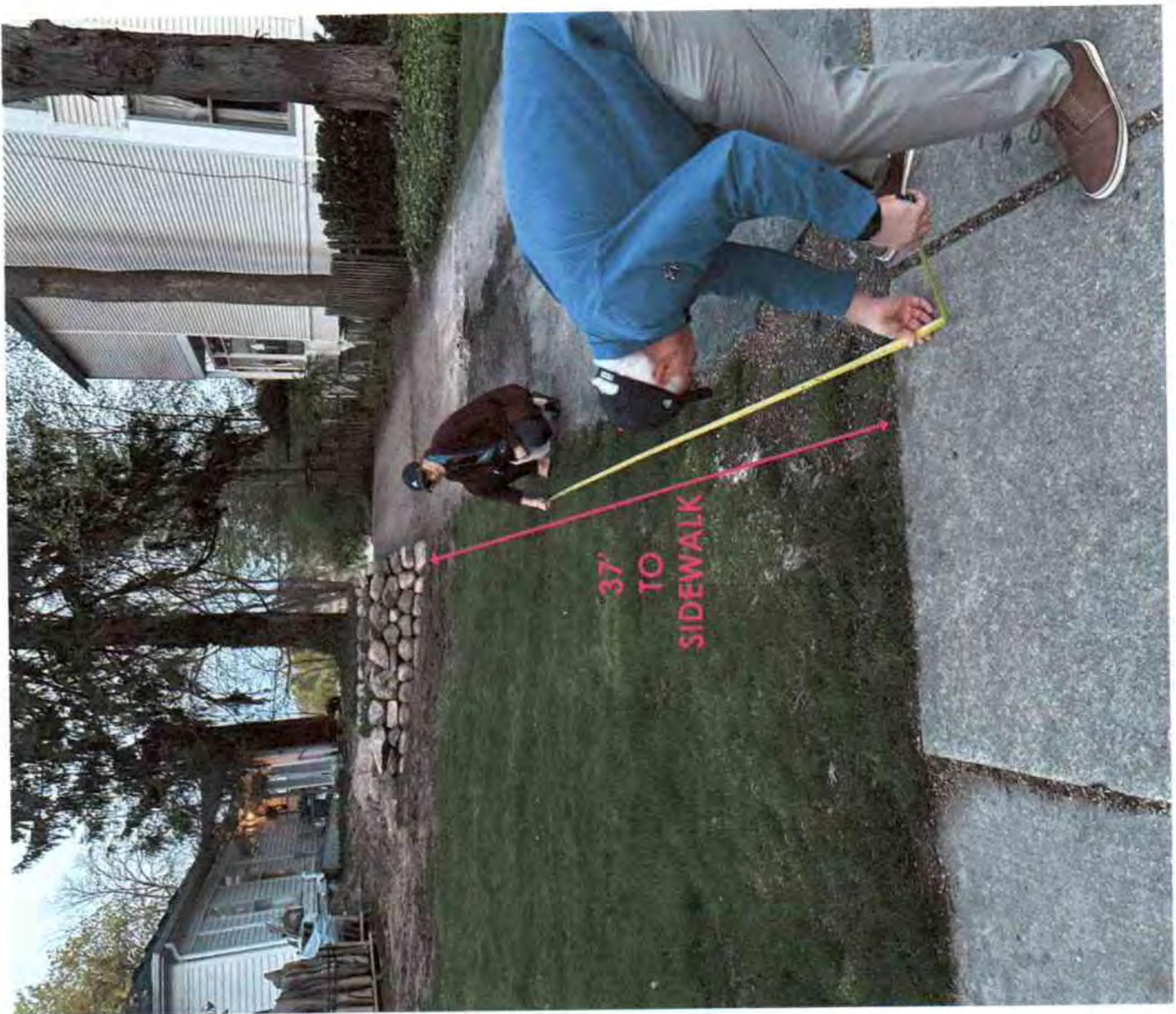
375 Depot Road

Clarkston, MI 48346

248.376.4076

Date Tendered: May 18, 2023

Date Revised:



PROPOSED GRADE (PROPOSED WALL HEIGHT +/- 23")
 REMEDIATION: REMOVE TOP COURSE OF STONE, AND
 REPLACE WITH SMALLER STONES
 EXISTING GRADE (WALL HEIGHT 27")

PROPOSED WALL NEXT STEPS

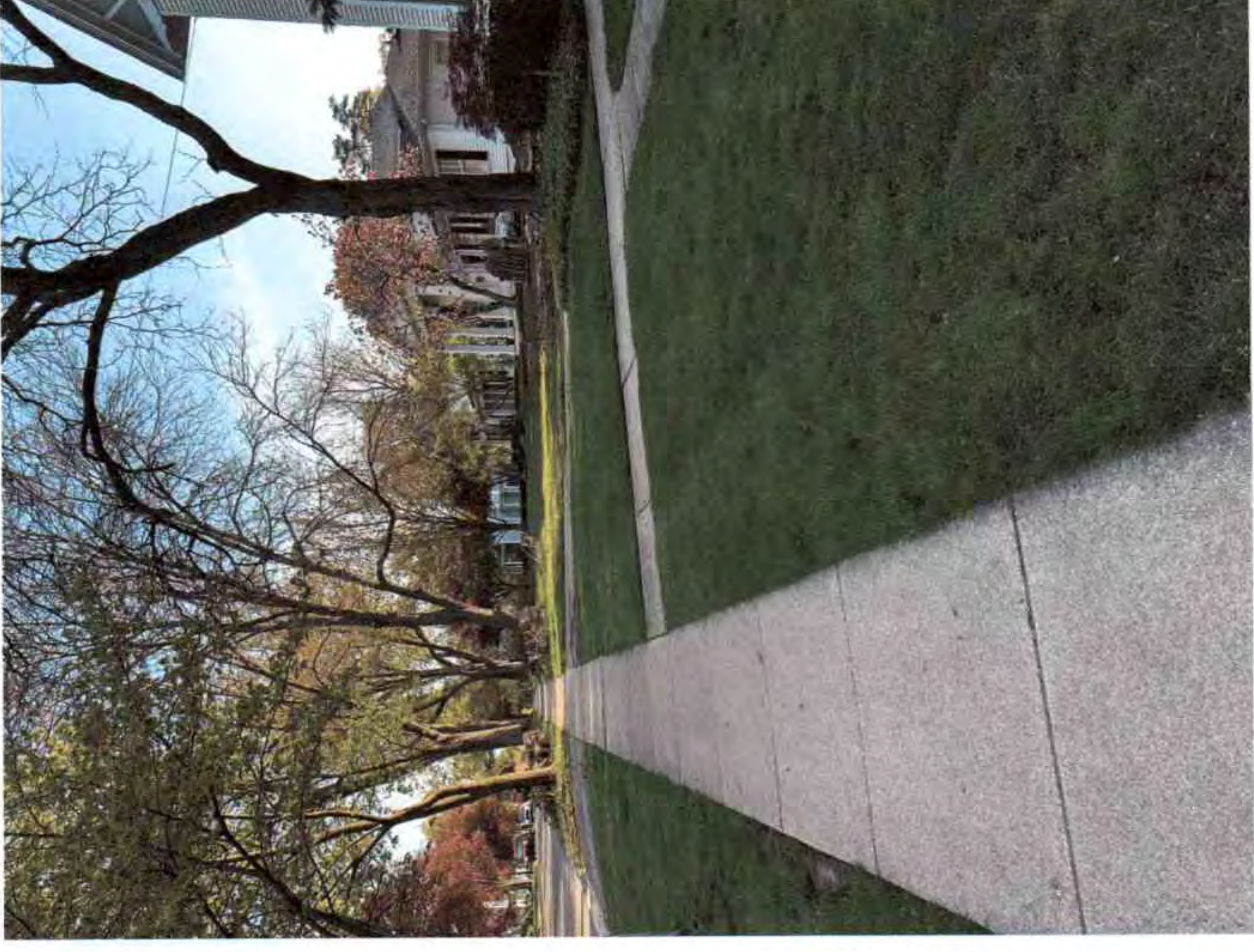
CONCEPTUAL LANDSCAPE PRESENTATION

RODGERS RESIDENCE

58 N MAIN STREET, CLARKSTON, MICHIGAN, 48346

MAY 10TH, 2023





IMPRESSION FROM THE SIDEWALK

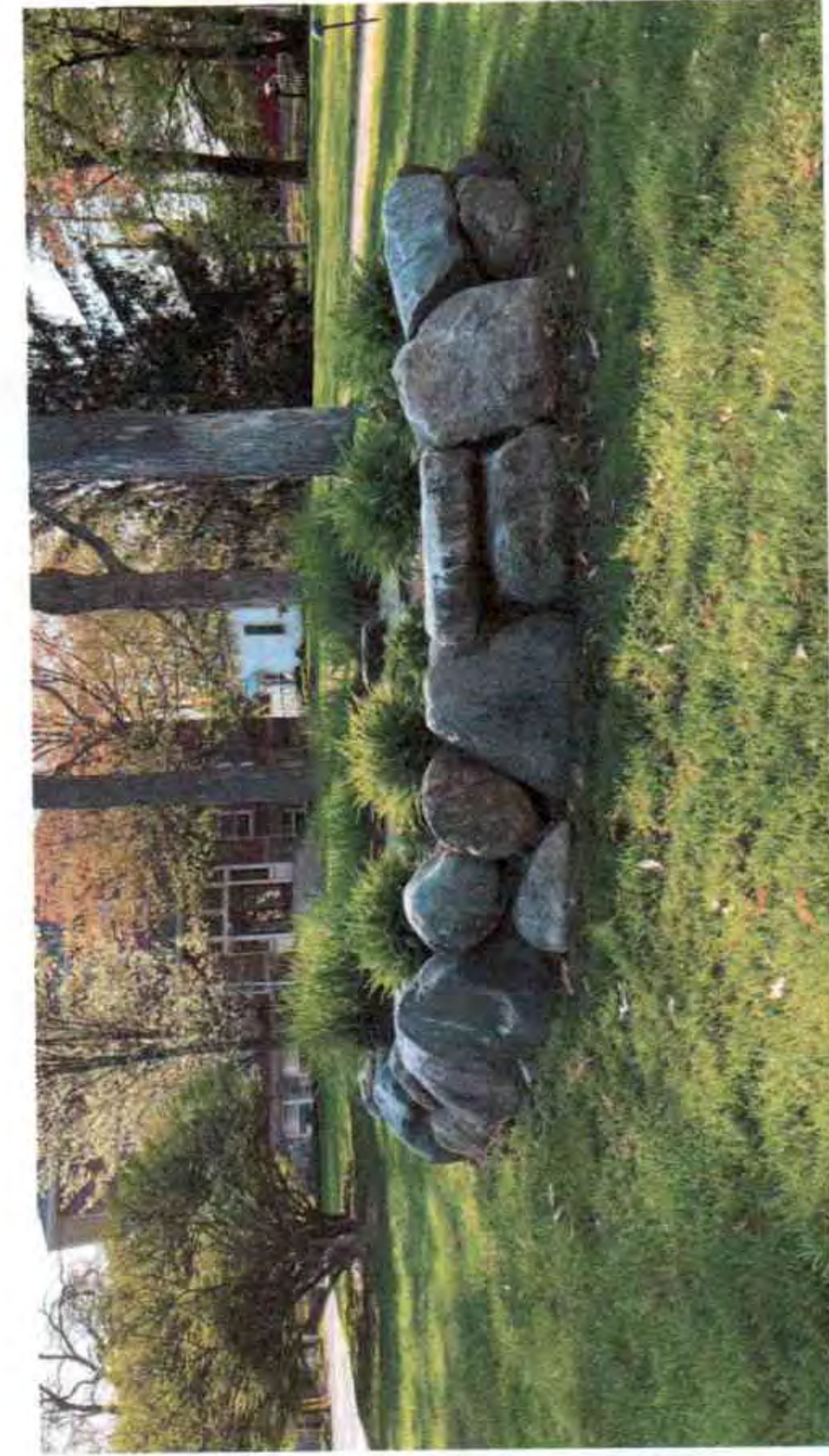
CONCEPTUAL LANDSCAPE PRESENTATION

RODGERS RESIDENCE

58 N MAIN STREET, CLARKSTON, MICHIGAN, 48346

MAY 10TH, 2023





SURROUNDING PRECEDENTS

CONCEPTUAL LANDSCAPE PRESENTATION | **RODGERS RESIDENCE**
58 N MAIN STREET, CLARKSTON, MICHIGAN, 48346

MAY 10TH, 2023



RODGERS HDC APPLICATION

Photographs all sides of existing building:



Figure 1 Front elevation of existing home



Figure 2 Rodger's Driveway side of home



Figure 3 Rodger's Residence adjacent to neighbor's (Howell-Knap Residence) driveway

Description of existing conditions: there is an existing porch, walkway, and existing landscape including a magnolia tree.

Description of project: we are removing and replacing the existing walkway to the front door with brick pavers due to the state of the existing walkway. Please see image below of existing walkway, the proposed walkway will go along the existing pathway of today.



Figure 4 Existing walkway to front door

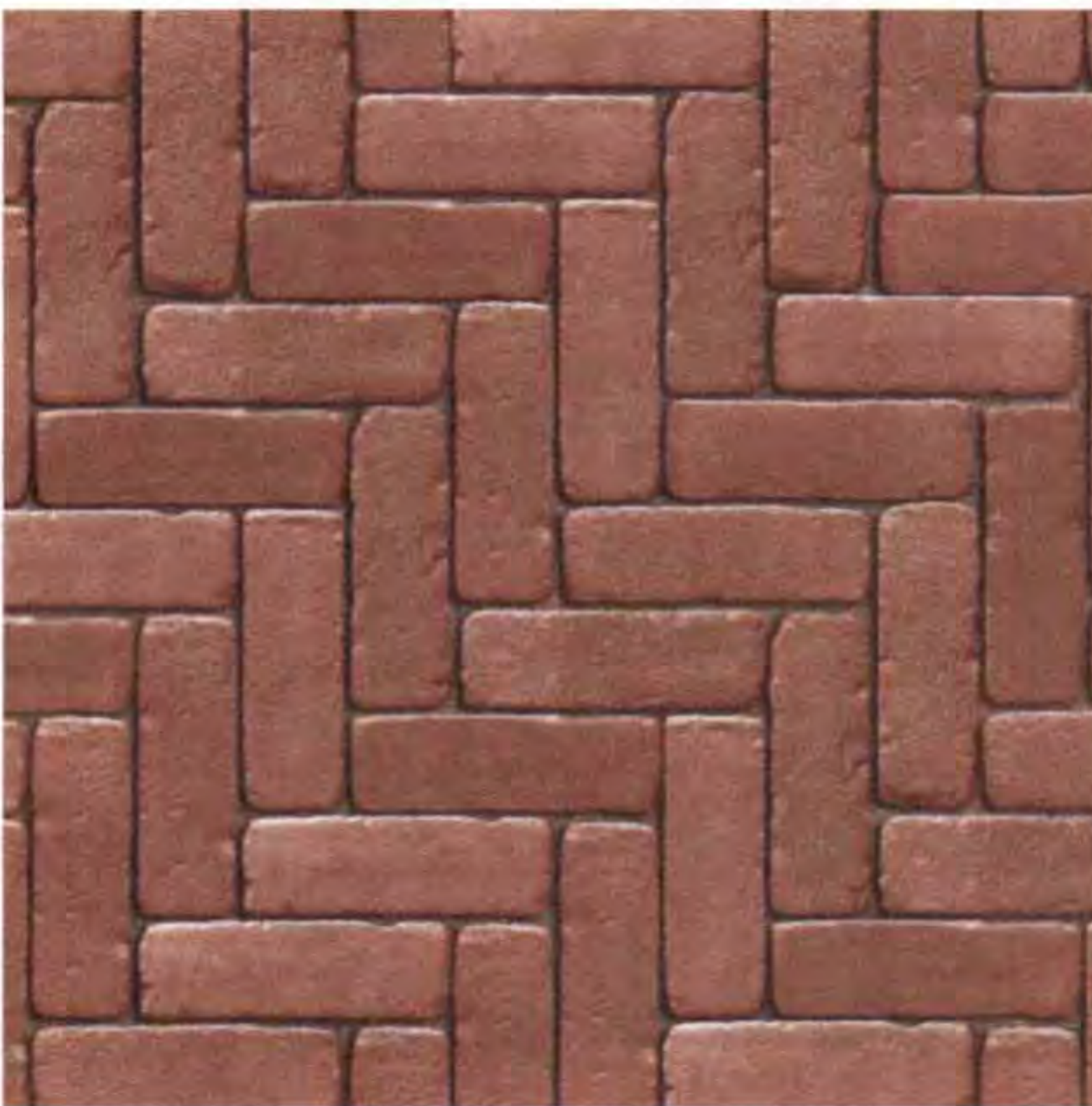


Figure 5 'Old Oak' paver color



Figure 6 Proposed paver pattern

We will be doing landscape for the front yard, including a cobblestone wall, utilizing existing fieldstone already on site (see images below) and a pathway to connect to the rear garden.



Figure 7 Proposed front retaining wall to match image above. The wall will be 30 -36 inches tall.

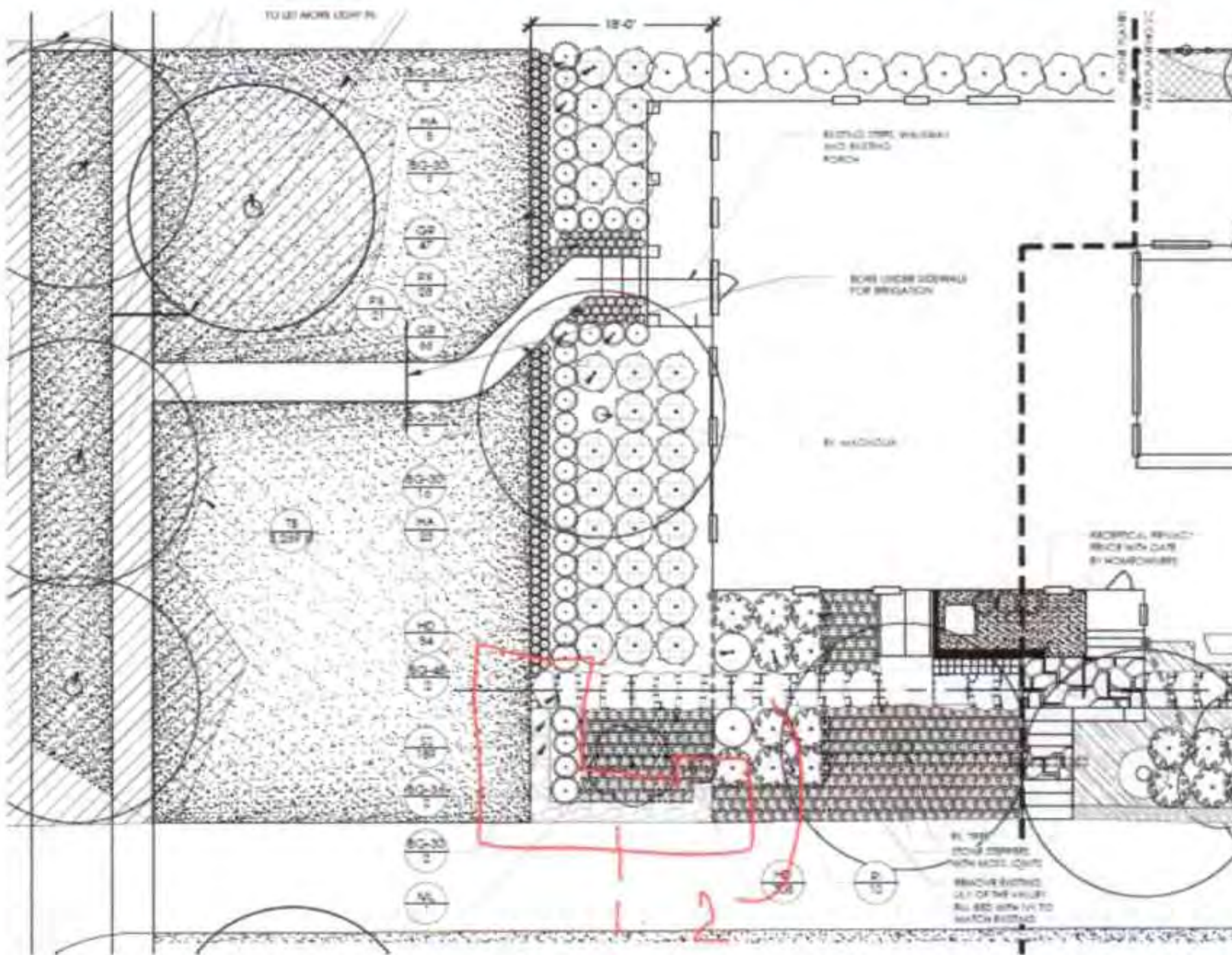


Figure 8 (1.) The above red outline shows the proposed wall location along the driveway to hold the grade. (2.) Shows the stepper walkway to connect to the rear garden. Please see attached plans for more details.

We will also be refreshing the front landscape with a boxwood hedge, ornamental plantings, and ground cover. Please see attached plan for planting images, and schedule.

Detailed scope of work: front of residence, please see dashed line on plan.

Brochure/cut sheet: please see attached plan.