CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Certificate of Appropriateness
October 24, 2026

Plans for:	12 South Holcomb Road
Owner:	Vince & Lindsey Baker
Applicant:	Vince & Lindsey Baker
Contractor:	Antcliff Windows

At the Clarkston Historic District Commission (HDC) meeting held on October 15, 2026, the commission voted to grant a Certificate of Appropriateness (CoA) to replace 11 windows – all except the west front elevation south side vertical crank-out casement window. A replacement window of the same conformation (horizontal mullion separating two panes) would be acceptable in order to maintain the existing appearance from the street. Reapplication would be necessary. The windows must be the exact same size as existing with no change in openings. If current trim cannot be used, new trim must be the same size, material and color.

The Secretary of the Interior Standards for Rehabilitation #6, #9, and #10 appear to apply.

Homeowners must return to the HDC with any changes of design or materials. A Certificate of Appropriateness 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 complete within that time, please contact the city office for review.

Michael Moon, Secretary
Clarkston Historic District Commission
375 Depot Road
Clarkston, Michigan 48346248-376-4076



SOLD BY:

Antcliff Windows & Doors Inc. Burton
2417 E Judd Rd
Burton, MI 48529-2456
Fax: 810-742-0800

SOLD TO:

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CREATED DATE
8/18/2026

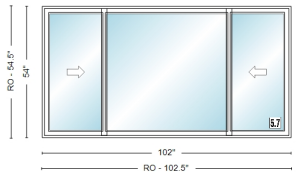
LATEST UPDATE
8/27/2026

OWNER
Neil Johnston

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
BAKER	BAKER - IN	9731717		

ORDER NOTES: **DELIVERY NOTES:**



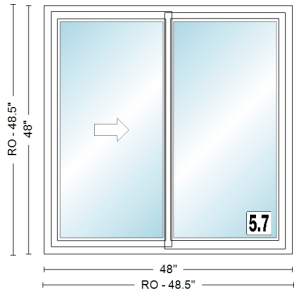
Item	Qty	Operation	Location
100	1	Active/Stationary/Active (XOX)	FRONT ROOM - 1ST FLOOR

RO Size = 102 1/2" x 54 1/2" **Unit Size = 102" x 54"**

100GXOX 8' 6"X4' 6", Unit, 100 Series Gliding XOX-Insert, 1/4 - 1/2 - 1/4, No Flange w/Exterior Accessory Kerf (Insert), Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Active/Stationary/Active (XOX), Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 4 Sash Locks White, Black, Full Screen, Fiberglass, 2 Insect Screen Quantity

Insect Screen 1: 100 Series Gliding XOX-Insert, 100GXOX 102 x 54 Full Screen Fiberglass Black
Insect Screen 2: 100 Series Gliding XOX-Insert, 100GXOX 102 x 54 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.32	NO	A1	22.5240	50.5000	7.89900



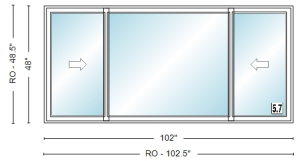
Item	Qty	Operation	Location
200	**1**	**Active/Stationary (XO)**	**KITCHEN - 1ST FLOOR SIDE**

RO Size = 48 1/2" x 48 1/2" **Unit Size = 48" x 48"**

100GXO 4'X4', Unit, 100 Series Gliding XO/OX-Insert, No Flange w/Exterior Accessory Kerf (Insert), Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Active/Stationary (XO), Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, Black, Full Screen, Fiberglass

Insect Screen 1: 100 Series Gliding XO/OX-Insert, 100GXO 48 x 48 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.32	NO	A1	20.2890	44.5000	6.26990



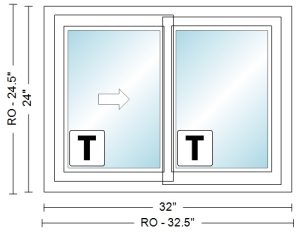
Item	Qty	Operation	Location
300	**1**	**Active/Stationary/Active (XOX)**	**FAMILY ROOM - 1ST FLOOR SIDE**

RO Size = 102 1/2" x 48 1/2" **Unit Size = 102" x 48"**

100GXOX 8' 6"X4', Unit, 100 Series Gliding XOX-Insert, 1/4 - 1/2 - 1/4, No Flange w/Exterior Accessory Kerf (Insert), Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Active/Stationary/Active (XOX), Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 2 Sash Locks White, Black, Full Screen, Fiberglass, 2 Insect Screen Quantity

Insect Screen 1: 100 Series Gliding XOX-Insert, 100GXOX 102 x 48 Full Screen Fiberglass Black
Insect Screen 2: 100 Series Gliding XOX-Insert, 100GXOX 102 x 48 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.32	NO	A1	22.5240	44.5000	6.96050



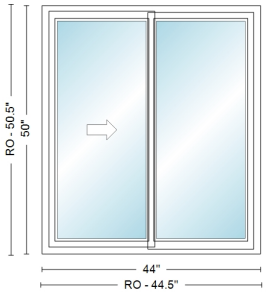
Item	Qty	Operation	Location
400	1	Active/Stationary (XO)	BATH - 1ST FLOOR REAR

RO Size = 32 1/2" x 24 1/2" **Unit Size = 32" x 24"**

100GXO 2' 8"X2', Unit, 100 Series Gliding XO/OX-Insert, No Flange w/Exterior Accessory Kerf (Insert), Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Active/Stationary (XO), Dual Pane Low-E Tempered Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, Black, Full Screen, Fiberglass

Insect Screen 1: 100 Series Gliding XO/OX-Insert, 100GXO 32 x 24 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.31	NO	A1	12.2890	20.5000	1.74950



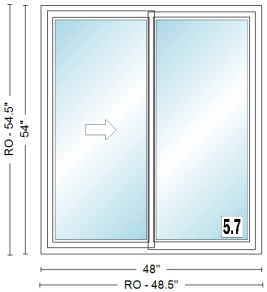
Item	Qty	Operation	Location
500	1	Active/Stationary (XO)	BEDROOM - 1ST FLOOR REAR

RO Size = 44 1/2" x 50 1/2" **Unit Size = 44" x 50"**

100GXO 3' 8"X4' 2", Unit, 100 Series Gliding XO/OX-Insert, No Flange w/Exterior Accessory Kerf (Insert), Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Active/Stationary (XO), Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, Black, Full Screen, Fiberglass

Insect Screen 1: 100 Series Gliding XO/OX-Insert, 100GXO 44 x 50 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.32	NO	A1	18.2890	46.5000	5.90580



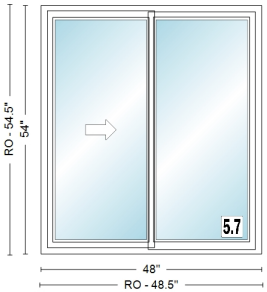
Item	Qty	Operation	Location
600	**1**	**Active/Stationary (XO)**	**BEDROOM - 1ST FLOOR SIDE**

RO Size = 48 1/2" x 54 1/2" **Unit Size = 48" x 54"**

100GXO 4'X4' 6", Unit, 100 Series Gliding XO/OX-Insert, No Flange w/Exterior Accessory Kerf (Insert), Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Active/Stationary (XO), Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 2 Sash Locks White, Black, Full Screen, Fiberglass

Insect Screen 1: 100 Series Gliding XO/OX-Insert, 100GXO 48 x 54 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.32	NO	A1	20.2890	50.5000	7.11520



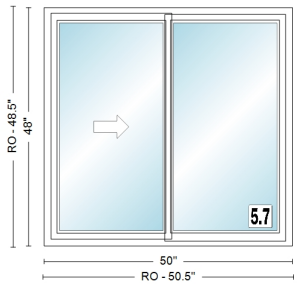
Item	Qty	Operation	Location
700	**1**	**Active/Stationary (XO)**	**PLAYROOM - 1ST FLOOR SIDE**

RO Size = 48 1/2" x 54 1/2" **Unit Size = 48" x 54"**

100GXO 4'X4' 6", Unit, 100 Series Gliding XO/OX-Insert, No Flange w/Exterior Accessory Kerf (Insert), Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Active/Stationary (XO), Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 2 Sash Locks White, Black, Full Screen, Fiberglass

Insect Screen 1: 100 Series Gliding XO/OX-Insert, 100GXO 48 x 54 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.32	NO	A1	20.2890	50.5000	7.11520



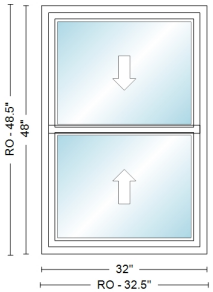
Item	Qty	Operation	Location
800	1	Active/Stationary (XO)	PLAYROOM - 1ST FLOOR FRONT

RO Size = 50 1/2" x 48 1/2" **Unit Size = 50" x 48"**

100GXO 4' 2"X4', Unit, 100 Series Gliding XO/OX-Insert, No Flange w/Exterior Accessory Kerf (Insert), Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Active/Stationary (XO), Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, Black, Full Screen, Fiberglass

Insect Screen 1: 100 Series Gliding XO/OX-Insert, 100GXO 50 x 48 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.32	NO	A1	21.2890	44.5000	6.57890



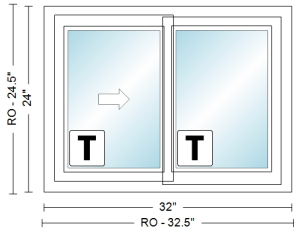
Item	Qty	Operation	Location
900	1	AA	HALLWAY - 2ND FLOOR REAR

RO Size = 32 1/2" x 48 1/2" **Unit Size = 32" x 48"**

100DH 2' 8"X4', Unit, 100 Series Double-Hung-Insert, Equal Sash, No Flange w/Exterior Accessory Kerf (Insert), Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, AA, Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, 2 Sash Locks White, Black, Full Screen, Fiberglass

Insect Screen 1: 100 Series Double-Hung-Insert, 100DH 32 x 48 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	NO	A1	28.5300	20.2100	4.00410



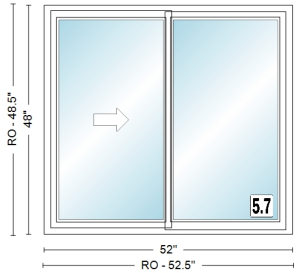
Item	Qty	Operation	Location
1000	1	Active/Stationary (XO)	BATH - 2ND FLOOR REAR

RO Size = 32 1/2" x 24 1/2" **Unit Size = 32" x 24"**

100GXO 2' 8"X2', Unit, 100 Series Gliding XO/OX-Insert, No Flange w/Exterior Accessory Kerf (Insert), Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Active/Stationary (XO), Dual Pane Low-E Tempered Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, Black, Full Screen, Fiberglass

Insect Screen 1: 100 Series Gliding XO/OX-Insert, 100GXO 32 x 24 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.31	NO	A1	12.2890	20.5000	1.74950



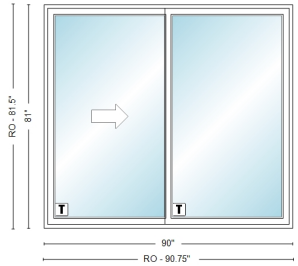
Item	Qty	Operation	Location
1100	2	Active/Stationary (XO)	BEDROOMS - 2ND FLOOR

RO Size = 52 1/2" x 48 1/2" **Unit Size = 52" x 48"**

100GXO 4' 4"X4', Unit, 100 Series Gliding XO/OX-Insert, No Flange w/Exterior Accessory Kerf (Insert), Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Active/Stationary (XO), Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, Black, Full Screen, Fiberglass

Insect Screen 1: 100 Series Gliding XO/OX-Insert, 100GXO 52 x 48 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.32	NO	A1	22.2890	44.5000	6.88790



Item	Qty	Operation	Location
1200	**1**	**Left-Stationary**	**FAMILY ROOM**

RO Size = 90 3/4" x 81 1/2" **Unit Size = 90" x 81"**

100GD2P 7' 6"X6' 9", Unit, 100 Series Patio Doors Gliding Patio Door, Factory Assembled, No Flange, Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Black, Left-Stationary, Dual Pane Low-E Tempered Argon Fill Stainless Glass / Grille Spacer, Tulsa, Black (Matte), White, White Auxiliary Foot Lock, Black, Full Screen, Fiberglass, Gliding

Insect Screen 1: 100 Series Patio Doors Gliding Patio Door, 100GD2P 90 x 81 Full Screen Fiberglass Gliding Black

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.3	0.32	NO

Item	Qty	Operation	Location
1300	**1**		**None Assigned**

RO Size = **Unit Size =**

INSTALLATION INCLUDED

All products are custom-built per customers' specifications and are non-refundable/returnable. Putting a deposit/signature on an order acknowledges that the order is accurate and accepted as is by the customer.

All orders are width x height measurements only

Product lead times may vary due to manufacturer capacity and capability and do not warrant order discount or cancellation as it is beyond the control of Antcliff Windows.

For replacement products, all measurements are the sole responsibility of the installation party. Antcliff Windows does not assume responsibility for any project that is not being installed by Antcliff Windows.

SUB-TOTAL:	$24,011.81
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$690.71
TOTAL:	$24,702.52

CUSTOMER SIGNATURE_____DATE_____

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* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

STRENGTH & PERFORMANCE

Fibrex® material is **2X stronger than vinyl** and it retains its stability and rigidity in all climates so weathertight seals stay weathertight.

100 Series products can **withstand temperatures up to 150°F**, even in dark colors, meaning they won't warp due to sun exposure.

ENERGY EFFICIENT

Our weather-resistant construction seals out drafts, wind and water so well, you can relax in comfort whatever the weather. Plus, Fibrex material **blocks thermal transfer nearly 700 times better** than aluminum to help reduce heating and cooling bills.

COLORS THAT LAST

Durable, factory-finished interiors and exteriors feature a premium matte finish that isn't shiny like vinyl plus they **never need painting and won't fade, flake, blister or peel**.*

On 100 Series products, **the finish is 12X thicker than that of painted vinyl windows**** resulting in superior scratch resistance so they'll look beautiful for years to come.

ENVIRONMENTALLY RESPONSIBLE

Our exclusive Andersen® Fibrex composite material is composed of **40% reclaimed wood fiber by weight**, most of which is reclaimed from the manufacturing of Andersen wood windows.



See how Andersen created Fibrex material at **andersenwindows.com/fibrex**



EASY TO OPERATE FOR YEARS TO COME

All 100 Series products are tested to the extreme to deliver years* of smooth, reliable operation.

ATTRACTIVE CORNER SEAMS

Low-visibility corner seams for a cleaner and more modern look.

SUPERIOR WEATHER RESISTANCE

Our weather-resistant construction seals out drafts, wind and water so well that your reputation is protected whatever the weather.

TRANSFERABLE LIMITED WARRANTY

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner.*** So it can add real value when you decide to sell your home.

OWNER2OWNER®
LIMITED WARRANTY

*Visit andersenwindows.com/warranty for details.
**When 100 Series products were tested against five leading competitors' painted vinyl window products.