CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Certificate of Appropriateness
September 11, 2025

Plans for:	25 Buffalo Street
Owner:	Kevin and Kelli Zmich
Applicant:	Kevin Zmich

At the Clarkston Historic District Commission (HDC) meeting held on September 9, 2025, the commission voted to grant a Certificate of Appropriateness (CoA) for two backyard fences: a 5 feet high privacy type fence, 73 feet long with 11 posts, along the east property line; a 3 feet high picket type fence, 40 feet long, with 6-8 posts from the back northeast corner of the house running directly north to the neighbor's fence. Both fences shall be comprised of pressure treated wood.

The Secretary of Interior Standards for Rehabilitation #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

Michael Moon, Secretary
Clarkston Historic District Commission
375 Depot Road
Clarkston, Michigan 48346
248-376-4076

date = 2025-09-06
Applicant Name = Kevin Zmich
Street Address = 25 Buffalo Street

City = Clarkston
State = MI
Zip = 48346
Phone Number = 2483880264
Email Address = Kzmich12@gmail.com

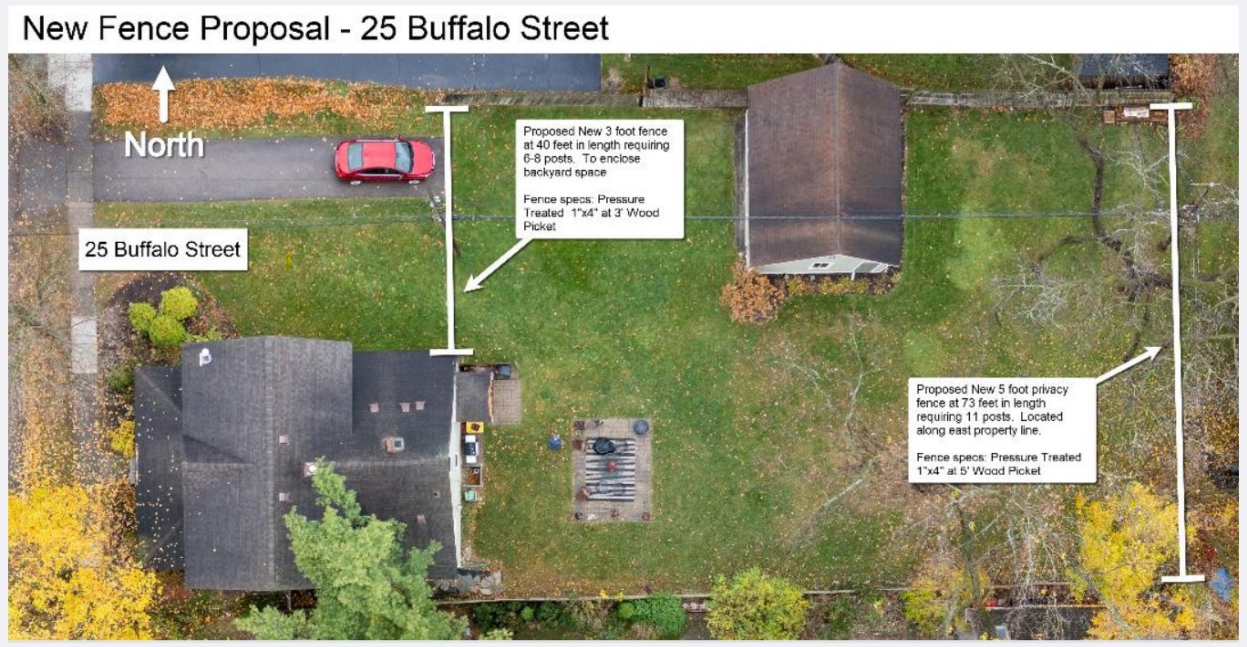
Property Owner's Name = Kevin & Kelli Zmich
Mailing Address = 25 Buffalo Street
undefined = Clarkston
Phone number = 2483880264
Architect/Engineer/Contractor = none
Address of Architect/Engineer/Contractor = 25 Buffalo Street

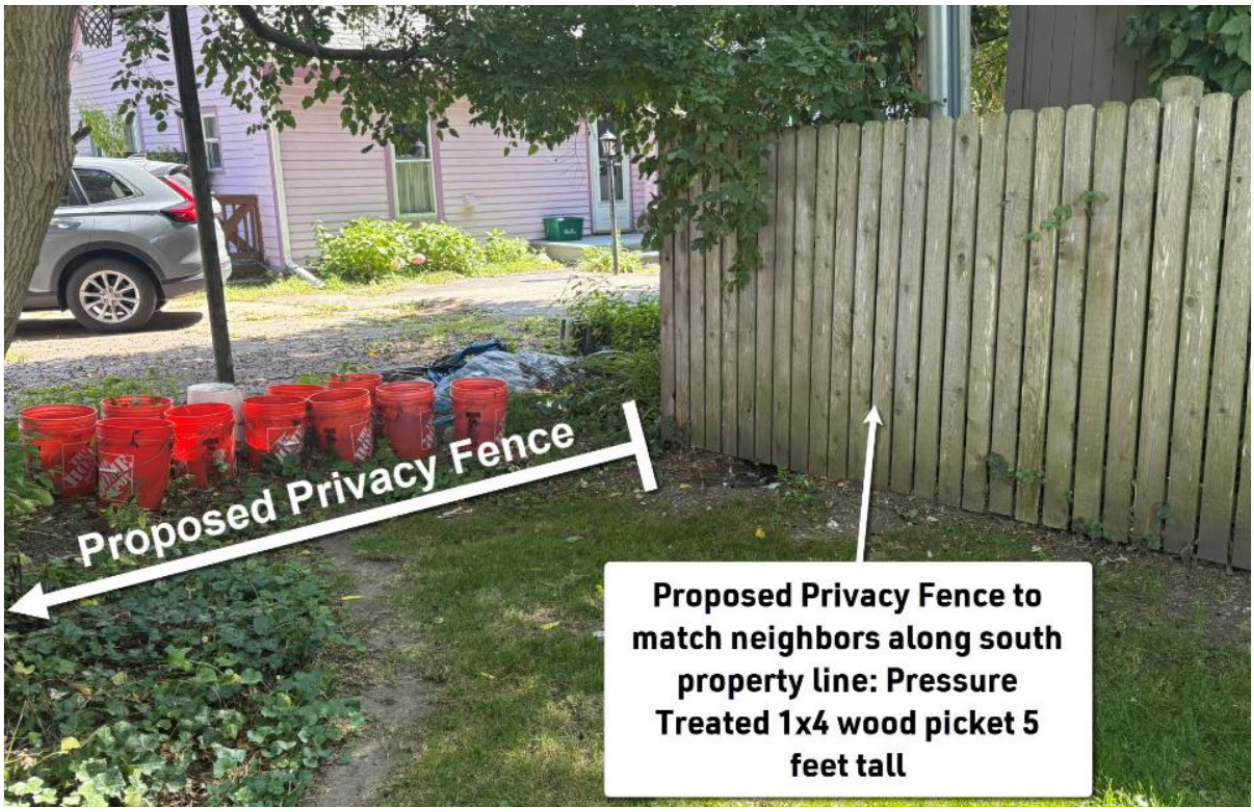
Description of Original Structure = This two-story structure sits on the east side of Buffalo Street and the north side of the “Methodist Episcopal Church”. The house has a low-pitched side gable roof with a cornice and a steeply pitched front gable on the west elevation with the wall surface extending into the front gable as well as a pair of two over two double hung windows with a simple entablature. This steep pitched front gable is more typical of Gothic Revival, a departure from the Greek Revival style of the remainder of the original house.
Architectural Style of Original Structure = Greek Revival
Year Built = 1859
Other important characteristics = There is a full-width one-story porch across the west elevation with a hipped roof with four spindle columns and two square columns at the entrance and a wooden balustrade on both sides of the entrance. Three wooden steps lead from the front sidewalk to the wooden porch floor. On each side of the wooden door at the entrance is a large two over two double hung window. The front porch is more typical of Queen Anne Victorian and was probably added at a later date, possible late nineteenth/early twentieth century when these porches were popular.
Architectural Style Chosen = as is

Reason for Proposed Project = Enclose the backyard to provide a safe space for kids and pets to play.

Description-of-proposed-Project = We would like to build a new 5 foot privacy fence along the east elevation property line, along with a new 3 foot fence along the west elevation connecting the back of the house to an existing fence that runs along the north elevation property line. This will enclose the backyard and allow for a safe space for kids and pets to play. The proposed fences will be pressure treated 1"x4" wood picket to match surrounding fence style. Please reference the drawing attached for more information.

Foundation = as is
Siding = as is
Windows = as is
Trim = as is
Porch = as is
Roof = as is
Electronic-Signature[] = Agree
Client IP = 69.244.157.183




Proposed Privacy Fence
Proposed Privacy Fence to match neighbors along south property line: Pressure Treated 1x4 wood picket 5 feet tall


Proposed fence to be Pressure Treated 3 foot Wood Picket see example image. Similar to existing neighbors fence along north property line.
example