CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Certificate of Appropriateness
March 14, 2024

Plans for:	43 South Holcomb
Applicant:	Bonnie Valuet (owner)
Builder:	Chip Travis

The Clarkston Historic District Commission (HDC) approved a Certificate of Appropriateness (CoA) during the March 14, 2024 regular monthly meeting, based on the application dated February 15, 2024 that is supported by current photos and drawings of proposed work.

Salient features of the approved construction of a new addition on the north elevation in the westerly direction include:

- all existing windows must be maintained in current locations;
- an additional window of same size and configuration (i.e., double hung, etc.) as the existing ("bathroom window") is to be added to the new addition;
- the vertical line distinguishing/separating the original house from the addition must be maintained;
- roofline of the addition must be lower than the original roofline;
- addition of a rake to existing gable (north facing) to emphasize the entablature, thus emphasizing the difference between old and new construction;
- original gable returns are to be saved;
- use white aluminum siding to match existing.

We understand that to construct the new addition, at least a portion of the existing (non-historical) shed roof addition must be demolished and built over.

This appears to satisfy the Secretary of the Interior Standards numbers 2, 9, and 10.

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

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