CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Certificate of Appropriateness
August 15, 2025

Plans for:	55 Buffalo Street
Owner:	Jamie Brimacombe
Applicant:	Jamie Brimacombe
Contractor:	Kyle Post

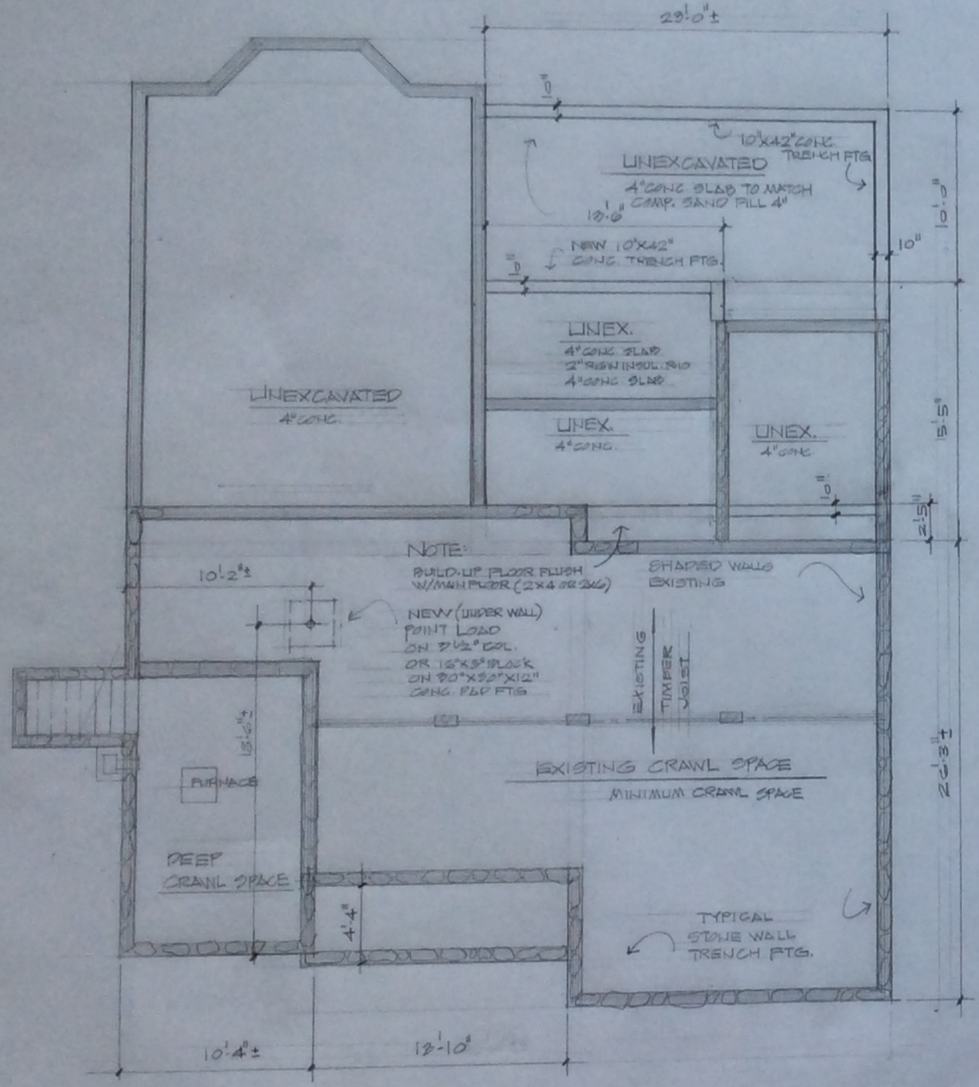
At the Clarkston Historic District Commission (HDC) meeting held on August 12, 2025, the commission voted to grant a Certificate of Appropriateness (CoA) for new construction of a screened in porch on the east elevation and connecting to an existing screened in porch on the south elevation creating a larger L-shaped screened in porch. This includes features of a shed roof, concrete slab, block foundation, one egress door, clapboard siding same as existing and square posts supporting the roof overhang. It was determined that a small amount of original material (less than one foot of back corner pilasters) will be lost in placement of new shed roof over the addition. This shall be documented in photos and the material saved. This is supported by designer plans/drawings.

The Secretary of Interior Standards for Rehabilitation #3, #9, and #10 appear to apply.

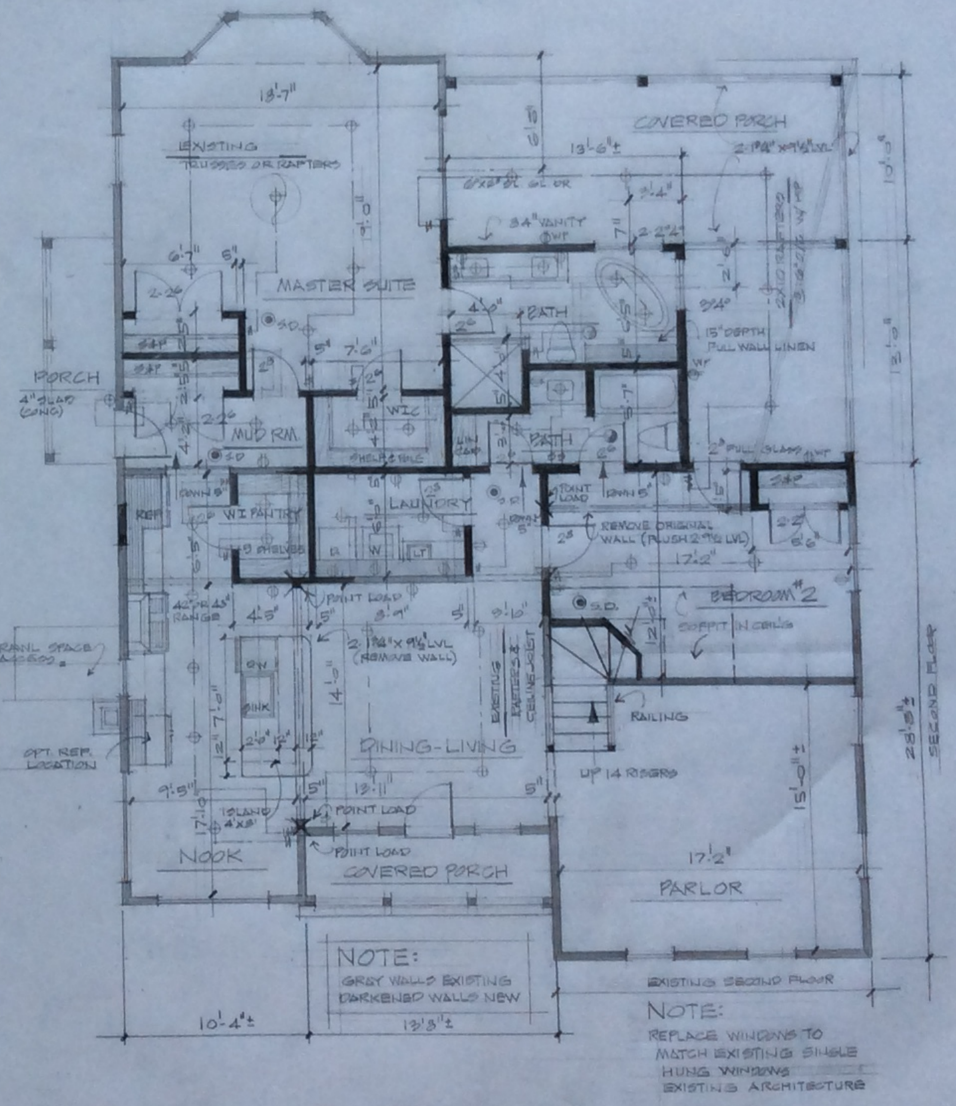
Homeowners must return to the HDC with any changes of design or materials. A Certificate of Appropriateness is only approval for the requirements of the City of the Village of Clarkston Historic District and does not replace or supersede zoning, building construction permit, other city ordinances and 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 48346
248-376-4076



FOUNDATION PLAN 1/4"=1'-0"



FIRST FLOOR PLAN 1/4"=1'-0"

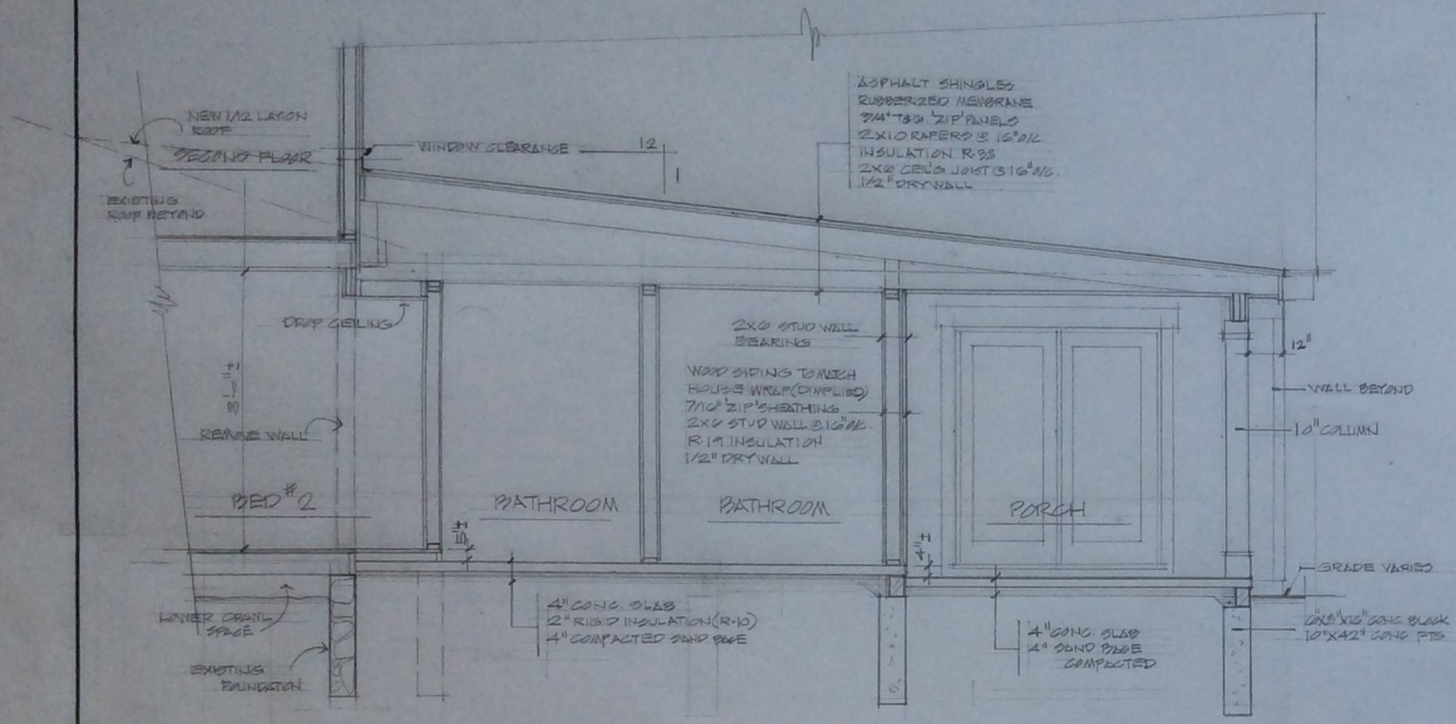
DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY!
ALL SHEETS

REVISIONS	BY

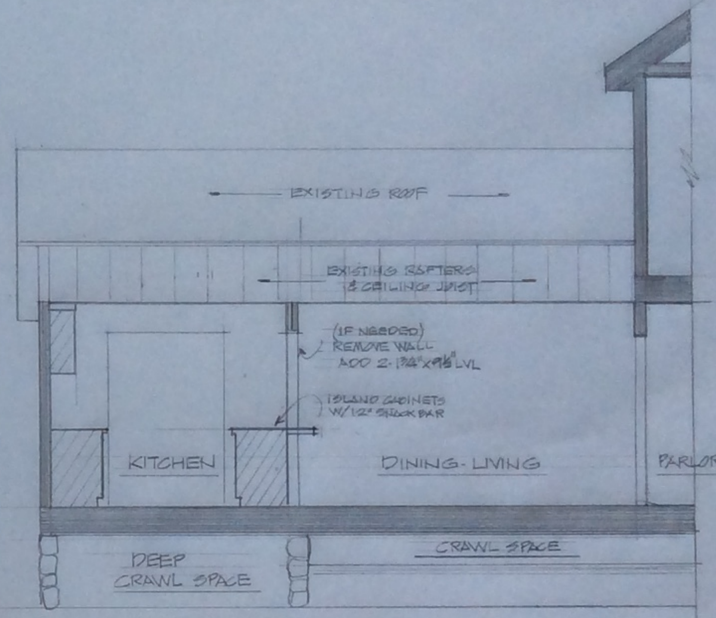
JAMIE & TAMMY BRINKCOMBE

Architectural Designs by
DAVE DOBRIN ASSOCIATES L.L.C.
7471 HITCHCOCK RD.
WHITE LAKE, MICH. 48383
248-887-2494 O
248-885-1585 C

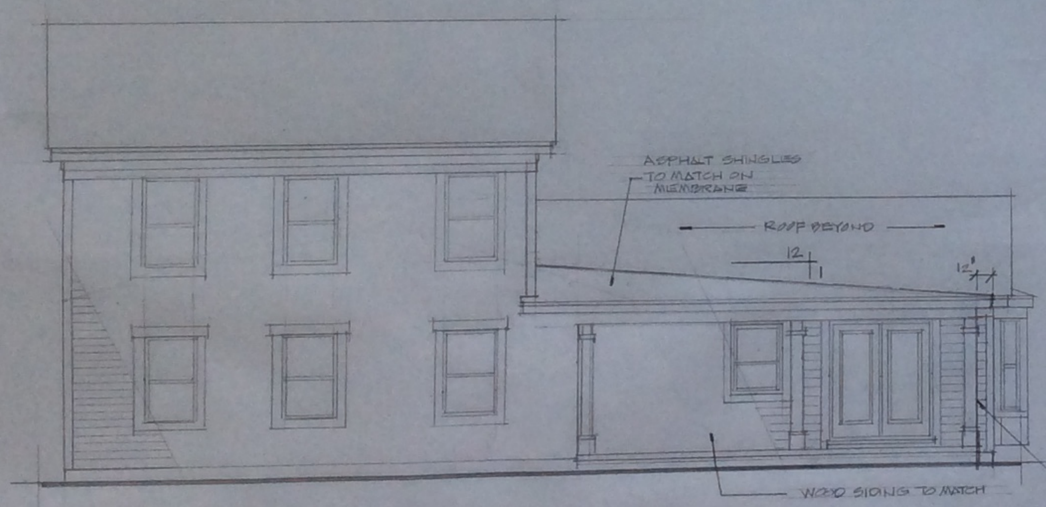
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Job 25-440
Sheet 3
Of 3 Sheets



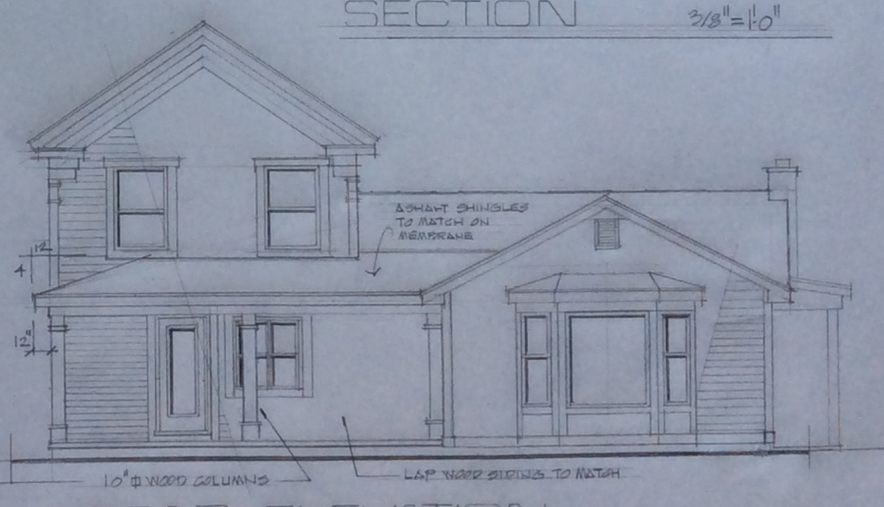
SECTION 1/2"=1'-0"



SECTION 3/8"=1'-0"



RIGHT SIDE ELEVATION



REAR ELEVATION

REVISIONS	BY

FOR JAMIE & TAMMY BRIMACOMBE

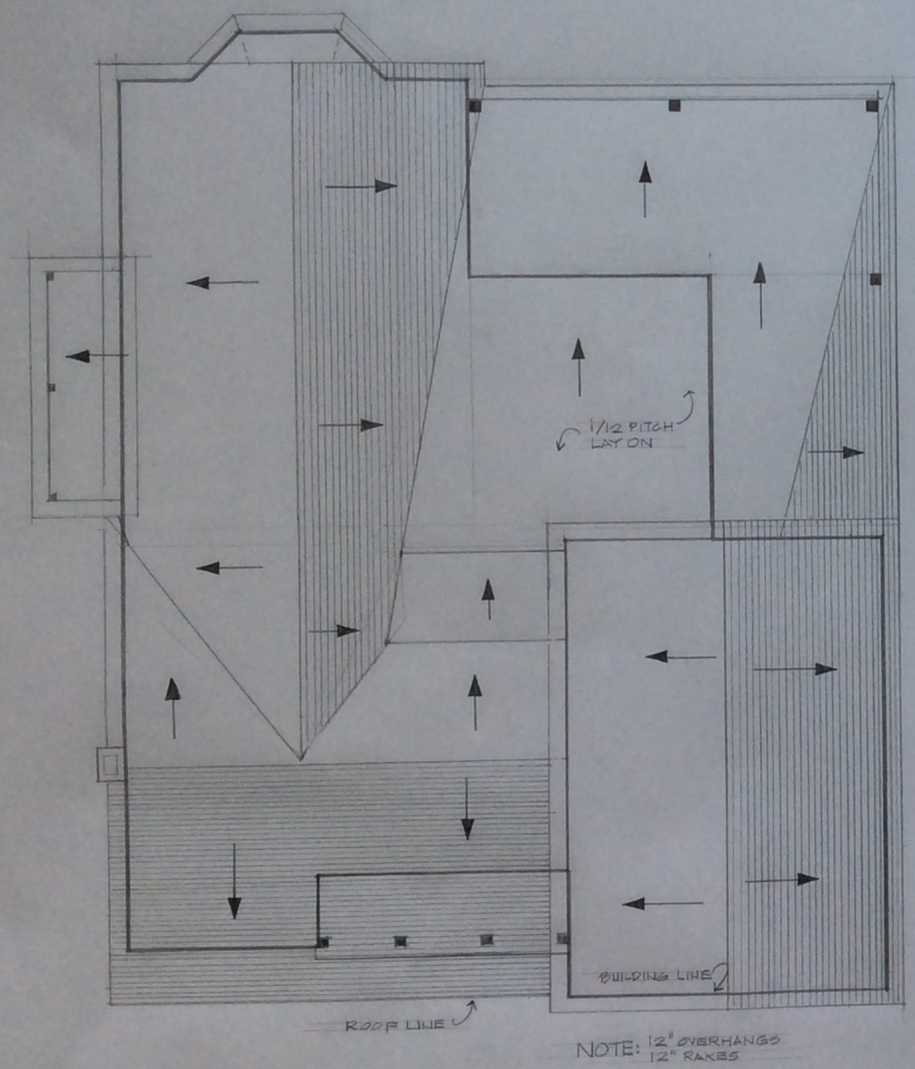
Architectural Designs by
DAVE DOBRIN ASSOCIATES L.L.C
7471 HITCHCOCK RD.
WHITE LAKE, MICH. 48383
248-887-2424 O
248-885-1585 C

Date 7-26-23
Scale
Drawn
Job 23-440
Sheet 2 Of 3 Sheets

NOTES:

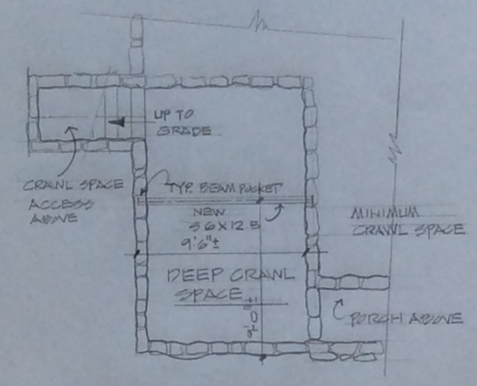
High-efficiency furnace and HWH to be installed.
All fan motors to be in compliance with 2015 Michigan Energy Code.
Ductwork to be sealed in compliance with 2015 Michigan Energy Code.
Duct insulation, where required, to be in compliance with 2015 Michigan Energy Code.
Air sealing of building envelope to be in compliance with 2015 Michigan Energy Code.
A minimum of 50% of all lightbulbs shall be high efficiency.
Smoke detectors to be installed in compliance with 2015 Michigan Residential Code.
Carbon Monoxide detectors to be installed in compliance with 2015 Michigan Residential Code.

- WOOD FLOOR JOISTS SHALL MEET REQUIREMENTS SET BY CHAPTER 5 OF CODE.
- DRAFTS TOPPING AS R.502.1.3/ CONCEALED SPACE OF APPROX. EQUAL AREA NOT TO EXCEED 1000 S.F. FOR CEILING AND FLOOR SYSTEM.
- STEEL BEAMS & COLUMNS BASED ON ENGINEERING CHARTS FOR SPANS & LOADS.
- ATTIC VENTILATION AS CODE 806 BASED ON 1/150 OF AREA. 80% MAXIMUM UPPER AREA.
- UNDERLAYMENT OF ROOF DECK AS R 905.2.7.
- ICE PROTECTION OF ROOF DECK AS R 905.2.7.
- GAS SHUTOFF VALVE SHALL BE PROVIDED AS CODE G 241.9 (409).
- ALL EGRESS AREAS SHALL MEET REQUIREMENTS/CODE R 313.0.
- SMOKE DETECTOR/ALARM AS CODE-310. AS SMOKE DETECTOR ON EACH FLOOR LEVEL AND IN EACH BEDROOM/INTERCONNECTED AND BATTERY BACK-UP.
- SOLID FIRE DOOR (RATED ¼ HR.) BETWEEN GARAGE AND HOUSE. R 309.1.
- FIRE-CODE DRYWALL (5/8" TYPE X) BETWEEN HOUSE AND GARAGE R 309.2.
- GLAZING AS R 308 (TEMPERED AND ETCHING I.D.)
- FLOOR SYSTEM SHALL BE DESIGNED W/40LB. LIVE LOAD. SLEEPING AREA /30LB. LIVE LOAD (PSF).
- SNOW LOAD FOR ROOF @ 30LB (PSF). /ALL RAFTERS AND TRUSSES.

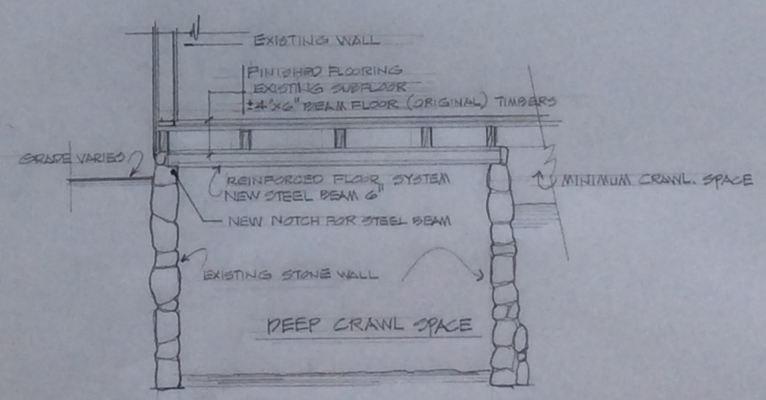


NOTE: 12" OVERHANGS
12" RAKES

ROOF PLAN 1/4"=1'-0"



PLAN FOUNDATION 1/4"=1'-0"



SECTION 1½"=1'-0"

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FOR: JAMIE/TAMMY BRIMACOMBE

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