CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Certificate of Appropriateness
December 30, 2024
Amended December 17, 2025

Plans for:	71 North Main Street
Owner:	Kim Trumbore
Applicant:	Kim Trumbore
Architect:	Studio 30 Architect & Design

The Clarkston Historic District Commission (HDC) approved a Certificate of Appropriateness (CoA) for a "Colonial Carriage House" replacement of detached shed/garage at 71 North Main Street during the December 10, 2024, meeting, based on the application dated December 3, 2024, supported by preliminary drawings, photos, and architect concepts.

This Certificate of Appropriateness is issued based upon the above cited information and conforming to the following:

- the new construction shall be no larger/taller than the plans provided (but may be smaller);
- materials to be used: concrete slab foundation, composite siding (Hardie board or LP Smart Side - applicant to inform the HDC of final choice), vinyl windows, dimensional asphalt shingles (also standing seam metal 16" on plans), upper-level east facing door feature to be constructed of reclaimed pieces of existing shed after it is dismantled;
- the north elevation shall remain as in the plans presented with landscaping/plantings encouraged;
- the east elevation with open pediment and roof returns shall remain as in the plans since this architectural feature is not exclusive to Greek Revival and therefore avoids creating a "false sense of historical development" considering the overall design of the structure.

The Commission agreed that Secretary of Standards #3, #9 and #10 apply to the proposed structure. These plans appear to ensure that the new construction shall be differentiated from the original structure and "shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment."

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.

The Clarkston Historic District Commission (HDC) that met December 9, 2025, discussed work that had not started at 71 North Main Street. K. Trumbore in attendance stated that due to unforeseeable difficulties such as the need for updated electrical service required by DTE Energy Company, construction had been delayed. There was lengthy discussion centered around the difficulties with electrical work in 19th century buildings and the particular obstacles they experienced at 71 North Main Street. A 12-month extension on the December 30, 2024 CoA for 71 North Main Street, i.e., until December 30, 2026 was approved. There shall be no other changes to this CoA.

Michael Moon, Secretary
Clarkston Historic District Commission
375 Depot Road
Clarkston, Michigan 48346
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