CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Certificate of Appropriateness
July 11, 2025

Plans for:	75 South Holcomb
Owner:	Kris and Colleen Modrzynski
Applicant:	Ian L'Hommedieu

At the Clarkston Historic District Commission (HDC) meeting held on July 8, 2025, the commission voted to grant a Certificate of Appropriateness (CoA) for a second-floor addition to the non-historic 1980s garage with the following attributes: vinyl siding to match existing, asphalt shingles, shed roof dormers, removal of easterly south elevation window to accommodate interior stairway, maximum height of 24 feet and consideration that window sizes and configurations shall be different from existing on the original historic house. Salient issues of massing, appropriate materials and design features that do not create a false sense of historical development have been addressed.

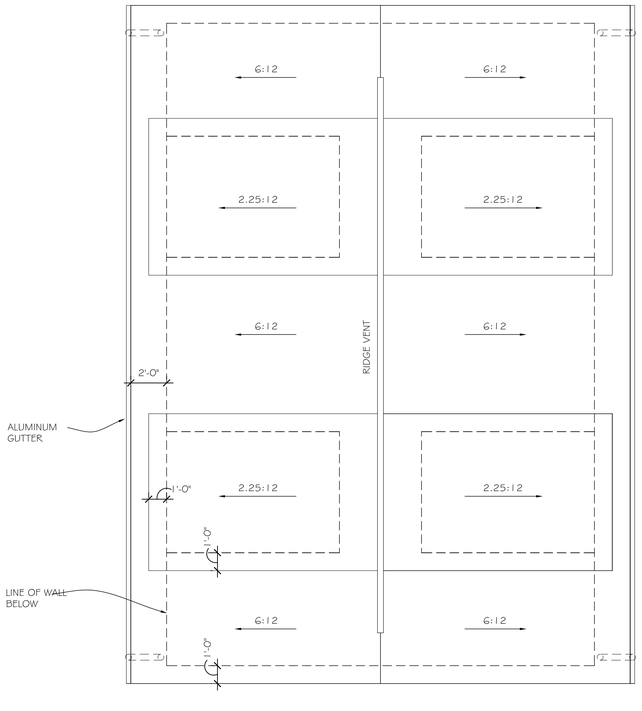
The Secretary of Interior Standards for Rehabilitation #3, #9 and #10 appear to apply.

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

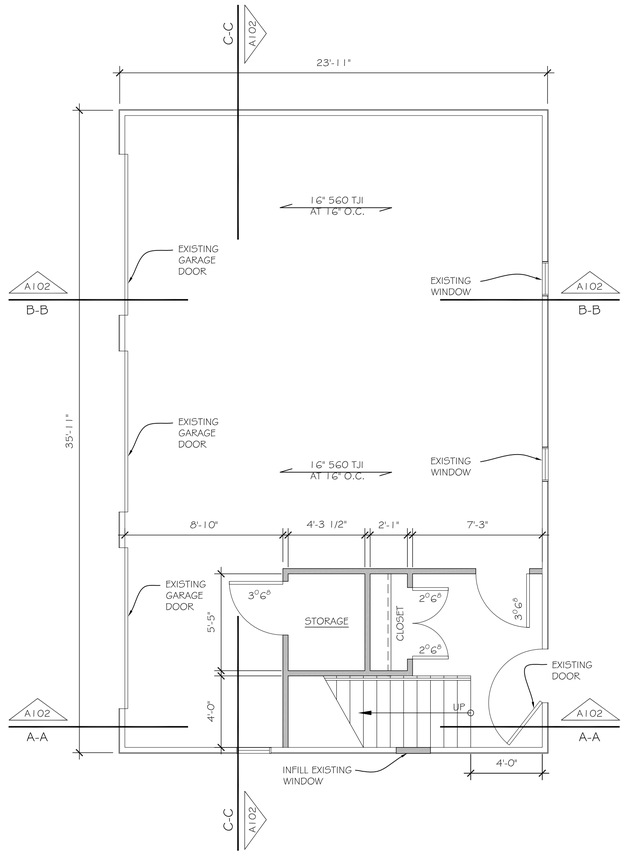
Michael Moon, Secretary
Clarkston Historic District Commission
375 Depot Road
Clarkston, Michigan 48346
248-376-4076



N

ROOF PLAN

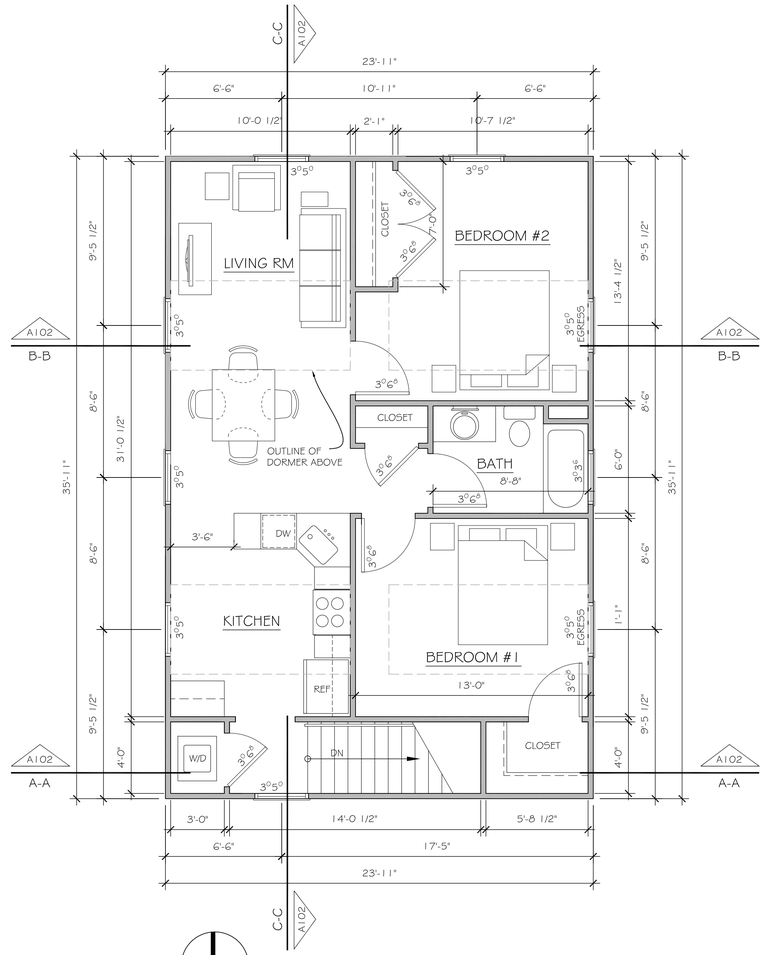
1/4" = 1'-0"



N

EXISTING GARAGE FLOOR PLAN

1/4" = 1'-0"



N

FLOOR PLAN

1/4" = 1'-0"

NO.	REVISIONS / SUBMISSIONS	DATE
6		
5		
4		
3		
2		
1		

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GARAGE RENOVATION:
APARTMENT
DESIGN

CLARKSTON, MICHIGAN

DRAWING TITLE
FLOOR PLANS
AND ROOF PLAN

SEAL	DRAWN: EHD	PROJECT NO.
		CAD FILE NO.: A101
	REVIEWED: SEW	DRAWING NO.: A101
	DATE	SHEET NO.: OF
	SCALE: 1/4" = 1'-0"	

PRELIMINARY 1-23-92



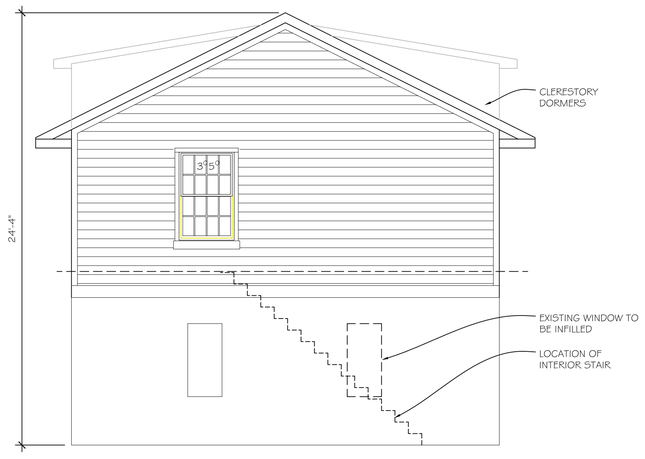
EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

PRELIMINARY 1-23-92

NO.	REVISIONS / SUBMISSIONS	DATE
6		
5		
4		
3		
2		
1		

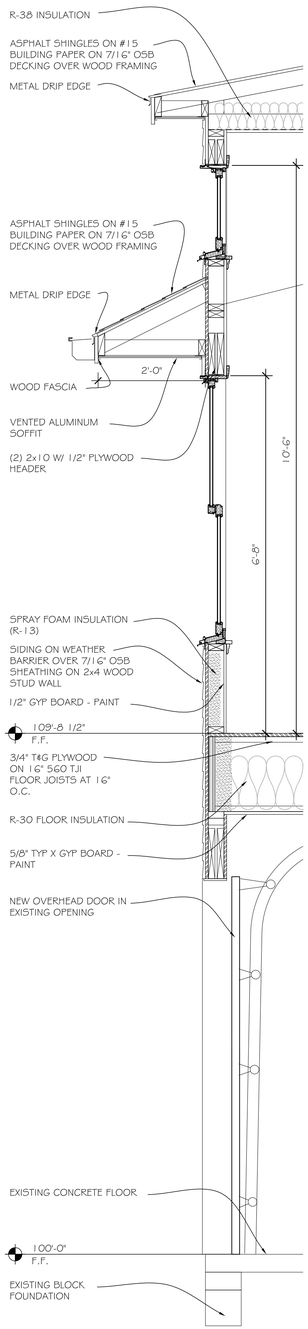
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GARAGE RENOVATION:
APARTMENT
DESIGN

CLARKSTON, MICHIGAN

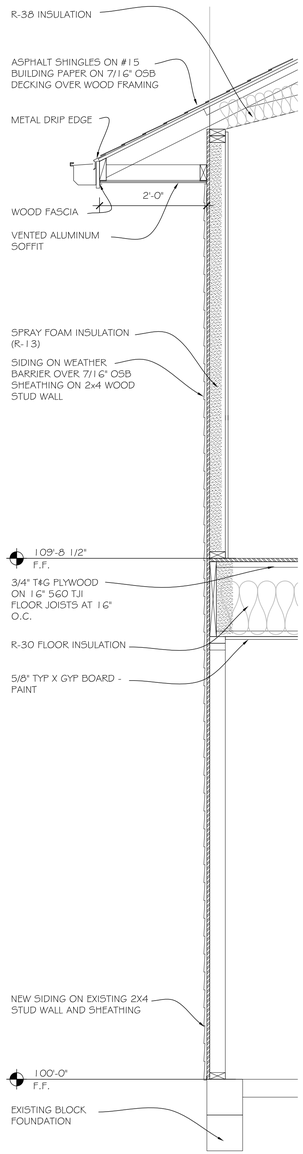
DRAWING TITLE
EXTERIOR
ELEVATIONS

SEAL	DRAWN EHD	PROJECT NO.
		CAD FILE NO. A101
	REVIEWED SEW	DRAWING NO. A102
	DATE	SHEET NO. OF
	SCALE 1/4" = 1'-0"	



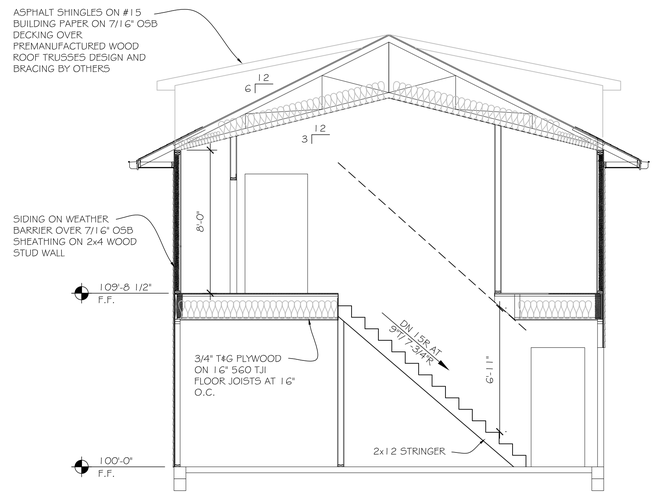
1 | WALL SECTION

3/4" = 1'-0"



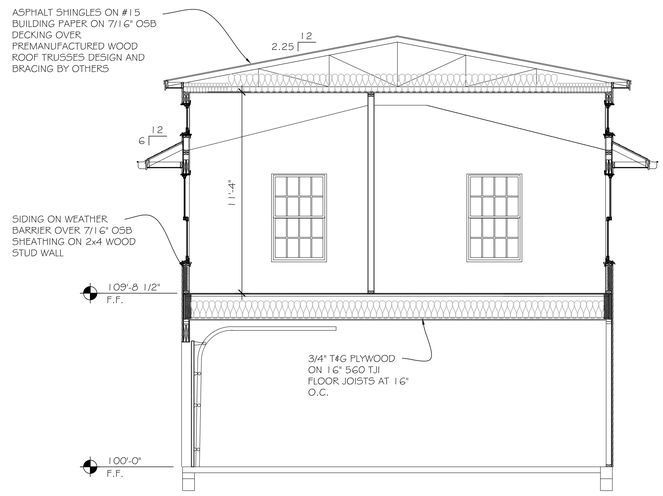
2 | WALL SECTION

3/4" = 1'-0"



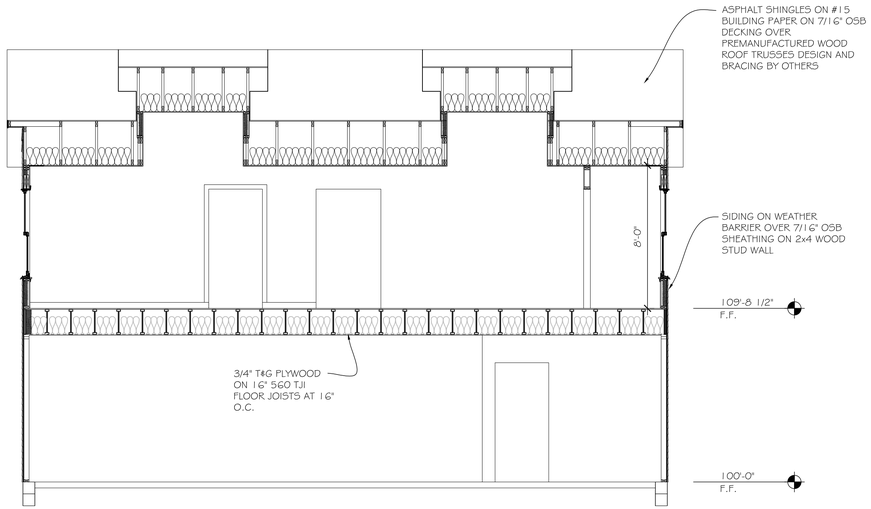
A-A | BUILDING SECTION

1/4" = 1'-0"



B-B | BUILDING SECTION

1/4" = 1'-0"



C-C | BUILDING SECTION

1/4" = 1'-0"

NO.	REVISIONS / SUBMISSIONS	DATE
6		
5		
4		
3		
2		
1		

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GARAGE RENOVATION:
APARTMENT DESIGN

CLARKSTON, MICHIGAN

DRAWING TITLE
BUILDING SECTIONS AND WALL SECTIONS

SEAL	DRAWN EHD	PROJECT NO.
		CAD FILE NO. A101
	REVIEWED SEW	DRAWING NO. A103
	DATE	SHEET NO. OF
	SCALE 1/4" = 1'-0"	

PRELIMINARY 1-23-92