

CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Notice to Proceed
and Certificate of Appropriateness

Plans for: 12 S. Holcomb Street
Applicant/Building Representative: Vince and Lindsey Baker

The Clarkston Historic District Commission issued a Notice to Proceed July 11, 2017, for plans as presented to demolish a single car detached garage, noting the following:

- It is considered to be noncontributing to the historic district and not historically significant;
- This noncontributing structure is a secondary building on the site;
- The property owners have expressed an interest and filed an application to replace it with a new garage.

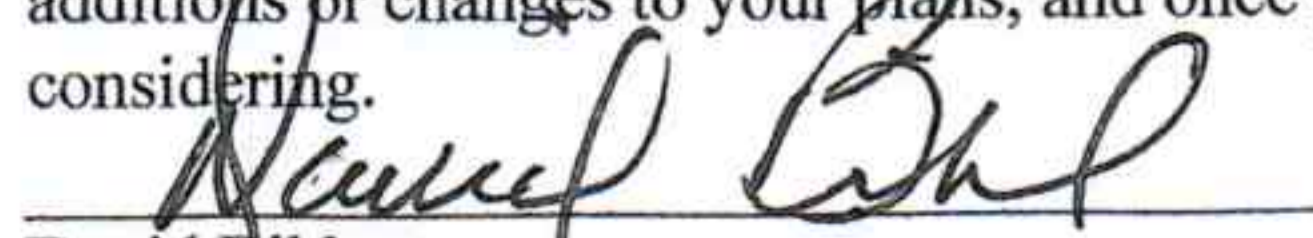
Thereby, the Commission also issued a Certificate of Appropriateness July 11, 2017, for plans as presented to erect a new garage. These plans include:

- Constructing a roughly 30-foot x 20-foot structure that is roughly 22-foot 9-inch in height, shorter than the approximately 28-foot primary structure, in the southeast corner of the property, roughly five feet from the rear and three feet from the south side of the lot;
- Installing an approximately 16-foot by 7-foot overhead garage door, a standard-size Pella fiberglass door with grids between the glass panes on the front facade and another on the north side (as noted in plans);
- HardiePlank® Lap Siding, smooth side out;
- Pella 450 series double-hung wood windows where noted in the plans.

This project as approved adequately meets the Secretary of the Interior's Standards for Rehabilitation, most notably number nine, which states that "New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

It is understood an HDC review is integrally based on the lack of precedence as each reviewed structure is unique in age, condition, relevance in defining characteristics, and other considerations, and therefore the setting of precedent is impossible. Also, a CoA is **not** synonymous with a building permit, so applicants should maintain contact with the city building department, and possibly other city agencies, to confirm compliance of other ordinances and city laws. An HDC CoA is valid for one year. If your project isn't underway within that calendar year, please consult the HDC.

The members of the Commission wish you well with your project. Please contact us if you make any additions or changes to your plans, and once you make determinations regarding other details you're considering.


David Bihl
Clarkston Historic District Commission