

CITY OF THE VILLAGE OF CLARKSTON  
**Historic District Commission**  
**Certificate of Appropriateness**

Plans for: 61 South Holcomb Street  
Building owner/ representative: Chip Travis

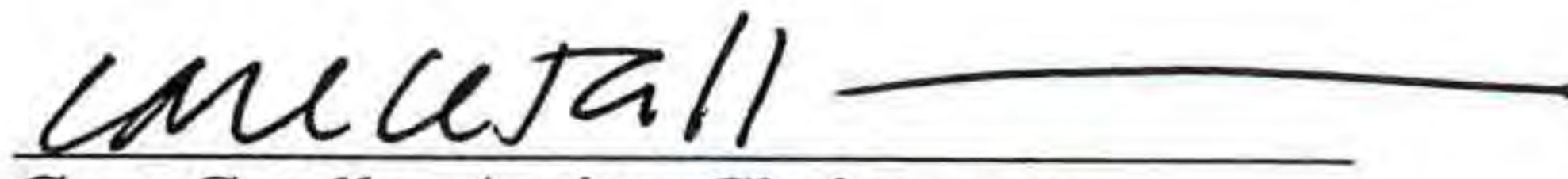
Plans approved, as presented, by the Commission January 10, 2012.

This Commission is pleased to grant a Certificate of Appropriateness for proposed work at 61 South Holcomb Street. The Commission approves:

- A 7-by-12 foot addition to the northwest corner of the home – expanding what is believed to be a 1990s addition – slightly shy of or flush with the existing roofline.
- The addition will have wood lap cedar siding to match the existing siding.
- The existing window will be reused on the new exterior wall once that wall is “bumped” out.
- The existing posts or columns in the corner will remain.

The project meets numbers nine and ten of the Secretary of the Interior’s Standards for Rehabilitation, which state that “... exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property...” and that work “... will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

The members of the Commission thank you for your application, and we wish you well with your project. Please contact us if you make any additions or changes to your plans.

  
\_\_\_\_\_  
Cara Catallo, Acting Chairperson



## CITY OF THE VILLAGE OF CLARKSTON

375 Depot Road  
Clarkston, MI 48346-1418  
Phone 248 • 625-1559  
Fax 248 • 625-3770

---

TO: ALL RECIPIANTS OF HISTORICAL DISTRICT COMMISSIOIN APPROVALS  
(CERTIFICATE OF APPROPRIATENESS)

PLEASE NOTE THAT THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS BY  
THE HISTORICAL COMMISSION IS NOT A BUILDING PERMIT.

A City building permit is required and shall be applied for and approved by the  
building department. Until the building permit is issued, work shall not  
commence. The Historic District Commission's approval does not relieve you of  
this obligation.

If you have any questions, please contact the undersigned.

CITY OF THE VILLAGE OF CLARKSTON

Seymour Stone  
Building Inspector

## CLARKSTON HISTORIC DISTRICT POINTS FOR CONSTRUCTION PROPOSALS

The Clarkston Historic District Commission has developed the following points to assist in the preparation of construction proposals for submission to the Commission. These points generally summarize (and should not be construed to limit) the scope of the review guidelines and standards applied by the Commission under Clarkston's Local Historic District Ordinance No. 118, the Michigan "Local Historic District Acts" Act, P.A. 169 of 1970, as amended (Michigan Compiled Laws 399.201 *et seq*) and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990).

All proposed construction projects within the historic district (other than ordinary maintenance and repair) must be compatible with existing Historic District resources in the following areas:

1. Scale:
  - Including mass, bulk, height, symmetry, setback, and contiguous structures such as balconies, porches and decks
2. Architectural Style:
  - If a historical style is proposed, it must be based on a historical style already present in the district and exhibit the proper vocabulary, proportions, roof shape, features, windows and doors.
  - Details and ornamentation should be consistent with and suggest the chosen architectural style, but should not patently imitate or reproduce existing historic details or ornamentation.
3. Materials:
  - Preferred materials are wood, stone, brick and concrete block. Acceptable modern roof materials are asphalt or fiberglass shingles.
4. Streetscape:
  - The construction should contribute to and blend with the identity of the district and the rhythm of the streetscape and should not compete with historic structures for attention.

Clarkston Historic District - Project Detail Sheet

Address or Property Description 61 S. HOLCOMB

Applicant: CHIP TRAVIS

Address: 61 S. HOLCOMB

Phone Number/Fax Number: 248-882-2447 / 248-707-6241

Date: 12-19-11

Description of Original Structure:

Architectural Style of Original Structure: FARM HOUSE

Year Built: 1880's

Original Materials

Foundation: RUBBLE STONE

Siding: CEDER LAP

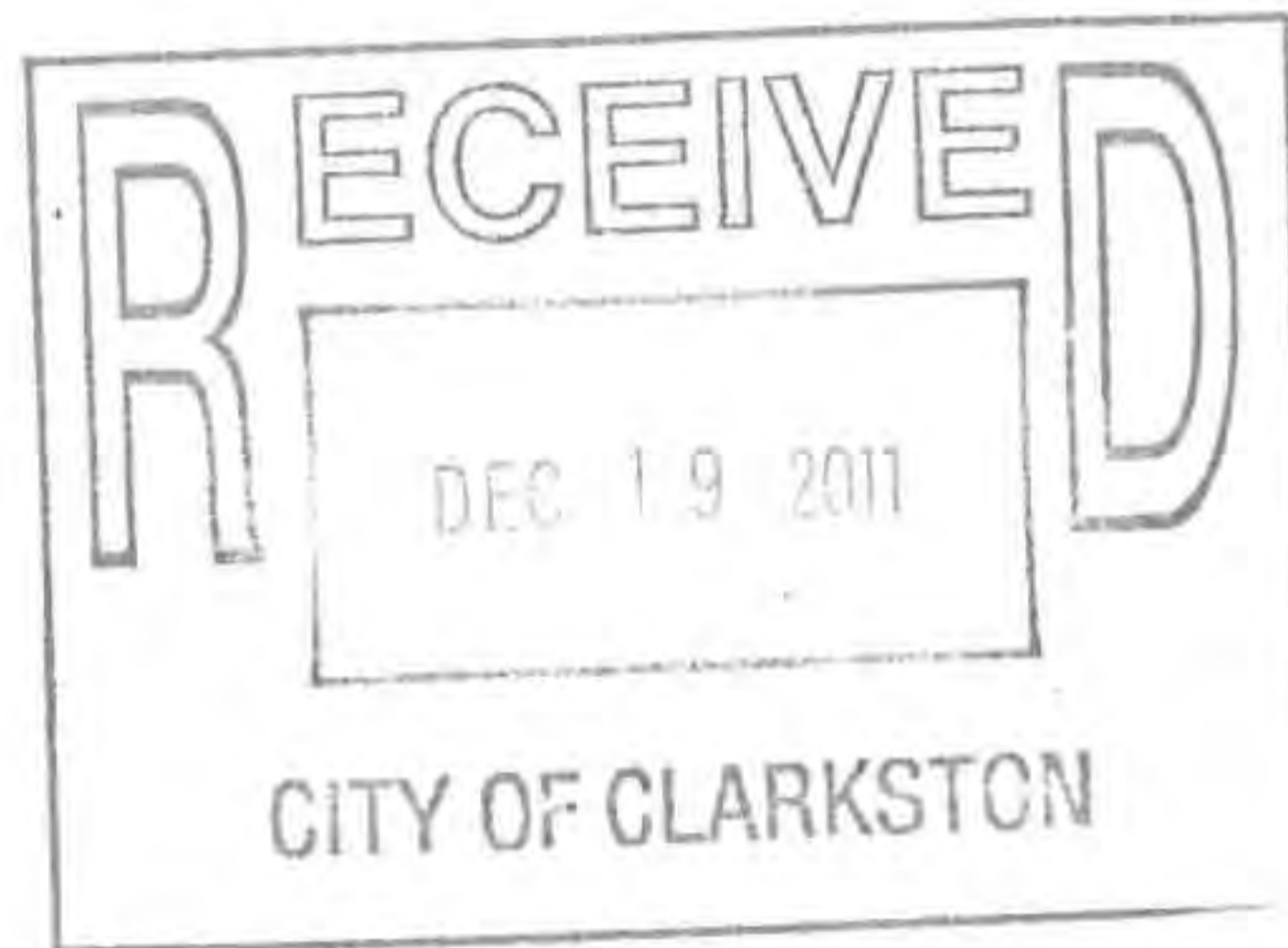
Windows: WOOD D/H

Trim: WOOD

Shingles: CEDER SHAKE (ORIGINAL)

Porch: MASONARY / WOOD

Other Important Characteristics: \_\_\_\_\_



Description of Proposed Project: EXTEND LIVING RM.

Reason for Proposed Project: ROOF IS THERE COULD  
BE USED

Architectural Style Chosen: SAME

Project Materials:

Foundation: BLOCK Siding: CEDER Windows: REUSE EXISTING

Trim: WOOD Shingles: N/A Porch: N/A

Other Important Characteristics: \_\_\_\_\_

3. The Commission convenes a hearing within ten days after receipt of all necessary plans. The Commission holds regular meetings on the first and third Tuesday of each month. When necessary the Commission will hold special meetings.

4. Upon approval, the Commission issues a certificate of approval and returns it to the Building Department for issuance of a building permit unless no permit is required.

The Commission offers its assistance, even in cases not requiring its approval, to anyone planning new construction or exterior alterations. Additionally, it semiannually issues a newsletter to all Village residents which will include Village history, architecture, and preservation information. Also, the Township Library has an extensive collection of books which provide invaluable information on historic buildings. Finally, the Commission has prepared a "Preservation Packet" containing the Historic District Ordinance, background information and other relevant materials and placed it in the library (call number 344.094). If there are any questions regarding the ordinance or these instructions, please contact the Village of Clarkston at 625-1559 between the hours of 9:00 a.m. and 5:00 p.m.

