



CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Notice to Proceed

November 8, 2021

Plans for: 61 S. Holcomb Retaining Wall Mitigation
Applicant: Chris Moore

The Clarkston Historic District Commission (HDC) approved a Notice to Proceed (NTP) at the October 14, 2021 meeting for the proposed mitigation of an inappropriate retaining wall, utilizing screening landscaping along the easterly yard line of this property.

A plan was submitted and reviewed. A Notice to Proceed allows the proposed work to be done even though not historic in nature or specifically related to the Secretary of the Interior's Standards for Rehabilitation. The proposed work is as follows:

At issue is a large ledgerstone retaining wall that is inappropriate in the Historic District, and was erected without being submitted to the HDC for prior approval. As an alternative to ordering the applicant to remove the retaining wall, the Commission offered to consider mitigation of the undesirable massing effect with respect to the house and neighboring resources by screening the wall with densely-foliated, four-season landscape elements.

This was suggested in the consultation report by preservation architect Jackie Hoist as an appropriate mitigation measure (report attached). Photos of current planting and growth status presented by J. Meloche showed immature holly bushes, cat mint, and other plantings. It appeared that these would accomplish the mitigation effect when plants matured.

Research by J. Meloche as to mature height and spread has been added to the project file. Applicant is ordered to maintain (feeding, pruning, irrigation, insect control, etc.) for optimum screening results. Dead or damaged plantings must be replaced as needed with identical materials.

The Historic District Commission must be notified if additional changes are planned that are not shown on the site plan reviewed by the HDC, and that was approved via a motion that was raised and seconded, then passed by a majority vote. An updated site plan showing such additional work will be submitted for HDC review.

A Notice to Proceed (NTP) 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 NTP is valid for one year. If the approved work is not complete within that time, please contact the city office for review.