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CITY OF THE
VILLAGE OF CLARKSTON
Historic District Commission

Certificate of Appropriateness

Plans for: 69 S. Holcomb.
Owner: Tim & Laurie Vandekerckhove
Builder: undecided
Architect: Robyn Johnston

Plans approved by the Historic District Commission on 4/21/1999.

Description:

Addition to the rear of the house incorporating:

Poured concrete and cement block foundation

Roof line matching existing structure

Asphalt shingles will be used to reroof original structure and on the addition

Horizontal beveled cedar wood siding, similar in appearance to the original residence

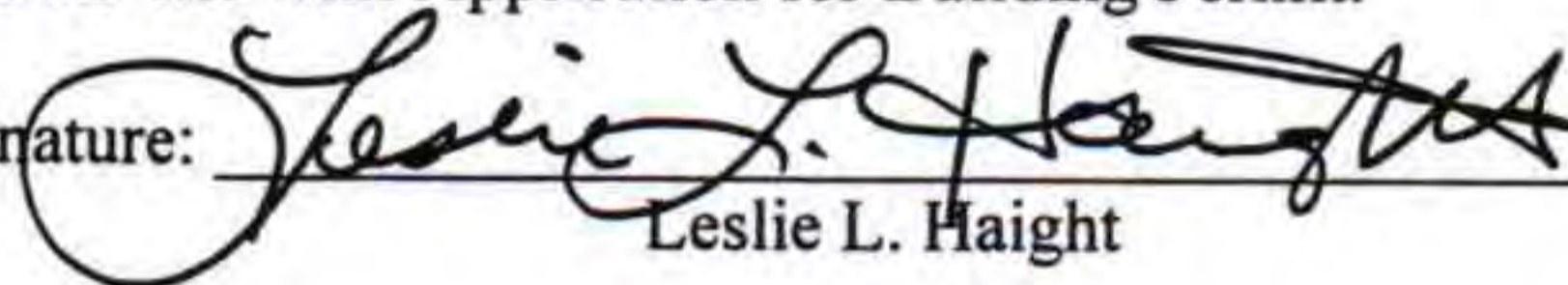
Wood trim

Pella "Proline" double-hung windows similar in appearance to original structure

Porch with beveled wood siding, wood railings, and trim

Blue prints are on file with Application for Building Permit.

Chairman Signature:


Leslie L. Haight

Date: 4/22/1999

Clarkston Historic District - Project Detail Sheet

Address or Property Description: 69 S. Holcomb

Applicant: Tim & Laurie Vandekerchove

Address: 69 S. Holcomb, Clarkston 48346

Phone Number/Fax Number: 625-2842

Date: 4/21/99

Description of Original Structure:

Gabled Farm House

Architectural Style of Original Structure:

Year Built: 1870

Original Materials

Foundation: stone, concrete

Siding: Siding is cedar all around

Windows: variety

Trim: wood

Shingles: Asphalt

Porch: none

Other Important Characteristics:

Description of Proposed Project: Addition to rear of the home adding bedrooms, bathrooms, and family room with porch.

Reason for Proposed Project: expanded living space for family of 8 people.

Architectural Style Chosen: Similar to original house

Project Materials

Foundation: poured concrete, ~~stone~~ cement block ~~stone~~

Siding: ~~wood~~ Beveled cedar siding similar to the original ^{residential}

Windows: Pella "Proline" double hung of similar appearance to original structure

Trim: Wood

Shingles: Asphalt

Porch: wood and beveled siding

Other Important Characteristics:

copy

APPLICATION FOR
PLAN EXAMINATION AND
BUILDING PERMIT

IMPORTANT - Applicant to complete all items in sections: I, II, III, IV, and IX.

I. LOCATION OF BUILDING

AT (LOCATION) 69 S. HOLCOMB (STREET) ZONING DISTRICT _____
(N.O.)
BETWEEN CHURCH (CROSS STREET) AND WHITE LK RD (CROSS STREET)
SUBDIVISION _____ LOT _____ BLOCK _____ LOT SIZE _____

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D

A. TYPE OF IMPROVEMENT

- 1 New building
- 2 Addition (If residential, enter number of new housing units added, if any, in Part D, 13)
- 3 Alteration (See 2 above)
- 4 Repair, replacement
- 5 Wrecking (If multifamily residential, enter number of units in building in Part D, 13)
- 6 Moving (relocation)
- 7 Foundation only

B. OWNERSHIP

- 8 Private (individual, corporation, nonprofit institution, etc.)
- 9 Public (Federal, State, or local government)

D. PROPOSED USE - For "Wrecking" most recent use

Residential

- 12 One family
- 13 Two or more family - Enter number of units ----->
- 14 Transient hotel, motel, or dormitory - Enter number of units ----->
- 15 Garage
- 16 Carport
- 17 Other - Specify _____

Nonresidential

- 18 Amusement, recreational
- 19 Church, other religious
- 20 Industrial
- 21 Parking garage
- 22 Service station, repair garage
- 23 Hospital, institutional
- 24 Office, bank, professional
- 25 Public utility
- 26 School, library, other educational
- 27 Stores, mercantile
- 28 Tanks, towers
- 29 Other - Specify _____

C. COST

- 10. Cost of improvement.....
- To be installed but not included in the above cost
- a. Electrical.....
- b. Plumbing.....
- c. Heating, air conditioning.....
- d. Other (elevator, etc.).....

(Omit cents)

\$ 120,000

\$ 120,000

Nonresidential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for, department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E - L; for wrecking, complete only Part J, for all others skip to IV.

E. PRINCIPAL TYPE OF FRAME

- 30 Masonry (wall bearing)
- 31 Wood frame
- 32 Structural steel
- 33 Reinforced concrete
- 34 Other - Specify _____

G. TYPE OF SEWAGE DISPOSAL

- 40 Public or private company
- 41 Private (septic tank, etc.)

J. DIMENSIONS

- 48. Number of stories..... 2
- 49. Total square feet of floor area, all floors, based on exterior dimensions.....
- 50. Total land area, sq. ft.

K. NUMBER OF OFF-STREET PARKING SPACES

- 51. Enclosed..... 1
- 52. Outdoors..... 2

L. RESIDENTIAL BUILDINGS ONLY

- 53. Number of bedrooms..... 5 *
- 54. Number of bathrooms { Full..... 3 *
Partial..... -

F. PRINCIPAL TYPE OF HEATING FUEL

- 35 Gas
- 36 Oil
- 37 Electricity
- 38 Coal
- 39 Other - Specify _____

I. TYPE OF MECHANICAL

- Will there be central air conditioning?
- 44 Yes 45 No
- Will there be an elevator?
- 46 Yes 47 No

* Bedrooms + bath's as addition is comp

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15 Garage

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25 Public utility

26 School, library, other educational

27 Stores, mercantile

28 Tanks, towers

29 Other - Specify _____

C. COST

10. Cost of improvement,..... \$ 120,000 (Omit cents)

To be installed but not included in the above cost

a. Electrical.....

b. Plumbing.....

c. Heating, air conditioning.....

d. Other (elevator, etc.).....

11. TOTAL COST OF IMPROVEMENT \$ 120,000

Nonresidential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for, department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

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38 Coal

39 Other - Specify _____

G. TYPE OF SEWAGE DISPOSAL

40 Public or private company

41 Private (septic tank, etc.)

H. TYPE OF WATER SUPPLY

42 Public or private company

43 Private (well, cistern)

I. TYPE OF MECHANICAL

Will there be central air conditioning?

44 Yes 45 No

Will there be an elevator?

46 Yes 47 No

J. DIMENSIONS

48. Number of stories..... 2

49. Total square feet of floor area, all floors, based on exterior dimensions.....

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Partial..... -

* Bedrooms + bath's are all from it compl

CITY OF THE
VILLAGE OF CLARKSTON
Historic District Commission

Meeting Minutes

Meeting Date: 4/21/1999

Meeting was called to order at 7:30PM by Chairman Haight

Role Call:

Members Present: Alma Goldner, Leslie Haight, Bud Olafsson, Kay Robertson, & Don Wayne

Members Absent: none

Minutes of the last meeting:

Alma Goldner read the Meeting Minutes of 3/25/1999. A motion to approve the minutes was made by Don Wayne. Kay Robertson seconded the motion. The motion to approve the Minutes was carried by all of the Commissioners.

Old Business:

Case: None

Owner:

Builder:

Architect:

New Business:

Project Detail Sheet

Chairman Haight presented a draft of a Project Detail Sheet that will be filled out by future applicants. The Project Detail Sheet requires basic information about the structure, proposed project scope, and original and proposed project building materials. The Committee agreed to try the sheet on the evening's proposal.

Proposal

Case: 69 S. Holcomb

Owner: Tim & Laurie Vanderkerchove

Builder: Undetermined

Architect: Robyn Johnston

Mr. Vanderkerchove presented his proposal to build a large addition to the rear of the residence. The addition will provide expanded living space for the family. He detailed the project following the draft of the Project Detail Sheet. The proposed project would have:

- a poured concrete and cement block foundation
- a roof line matching the existing structure
- asphalt shingles on both the addition and replacing those on the existing structure
- wood trim
- Pella "Proline" double-hung windows similar in appearance to the original structure
- a porch with wood railings and trim, and
- vinyl siding.

The meeting was opened to discussion. Mr. Vanderkerchove explained in detail his need for the addition and the materials proposed. The Commission questioned the reason for proposing vinyl siding. The reasons were initial cost and upkeep. The Commission members explained the need for using materials appropriate to the original structure and period of the construction. It was explained that vinyl and aluminum siding was not acceptable. Chairman Haight read supporting passages from the Clarkston Historic District Ordinance, the Michigan State Ordinance, and the Secretary of the Interior's Guidelines.

Mr. Vanderkerchove agreed to use beveled cedar wood siding similar in appearance to the original structure.

After discussion of the project, Kay Robertson made a motion to issue a Certificate of Appropriateness. Don Wayne seconded the motion.

Vote:

Alma Goldner	Yes
Don Wayne	Yes
Kay Robertson	Yes
Bud Olafsson	Abstain
Les Haight	Yes

The motion was carried and a Certificate of Appropriateness will be issued.

Adjournment:

A motion to adjourn was made by Alma Goldner and seconded by Kay Robertson. All the Commissioners carried the motion.

Submitted by Leslie L. Haight, 5/20/1999.

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 Commission

375 Depot Road, Clarkston, MI 48346

MEETING AGENDA

Date: 4/21/99
Time: 7:30PM
Location: City of the Village of Clarkston City Hall

Call to Order:

Roll:

Alma Goldner , Bud Olafsson , Les Haight , Kay Robertson , Don Wayne .

Minutes from previous Meeting

approved unanimous

Old Business

New Business

Applicant:

Tim & Laurie Vanderkerchove
69 S. Holcomb

Subject:

Addition to rear of home

General Business

Members Reports:

Correspondence:

Issues:

Adjournment