CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Certificate of Appropriateness
April 17, 2026

Plans for:	38 North Holcomb Road
Owner:	Bob & Leigh Sowles
Applicant:	Bob and Leigh Sowles

At the Clarkston Historic District Commission (HDC) meeting held on April 14, 2026, the commission voted to grant a Certificate of Appropriateness (CoA) to remove and replace non-original double hung windows as follows: four on the west elevation, five on the north elevation and four on the south elevation. One additional large double hung (20 over 20 divided lites) north elevation window may also be replaced with a window of fewer divided lites if deemed necessary. Any new window shall be of configuration in keeping with that of the other new windows. Window opening sizes shall not be changed.

Secretary of the Interior Standards for Rehabilitation #2, 5, 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, Secretary
Clarkston Historic District Commission
375 Depot Road
Clarkston, Michigan 48346
248-376-4076

Site Plan

N

63.94'

16.33'

218.65'

42 Holcomb

51'

23.9'

22.4'

16.1'

38 N Holcomb
Existing house

6.1'

.5'

8.3'

5.4'

1.2'

5.6'

1.0'

20'

Proposed new pool fence

43.10'

(Holcomb Rd.)

16.76'

38.2'

Existing Garage

14.1'

108'-10"

24'

20'

22'

New Garage

14'

130'

3'-2"

5'-6"

282.95'

50.95'

(Mill Pond)

08-20-327-018

139.75'

143.20'

12'

7'3

43'

30 Holcomb

34 Holcomb

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Plot plan

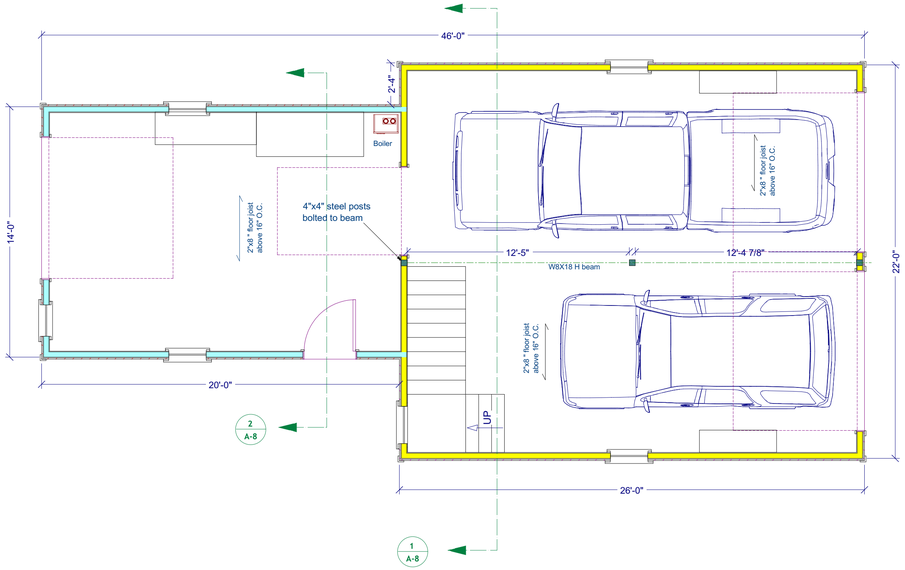
PROJECT DESCRIPTION:
Bob & Leigh Sowles
38 N Holcomb
Clarkston, MI 48346
248-202-2837 -

DRAWINGS PROVIDED BY:
Robert Sowles

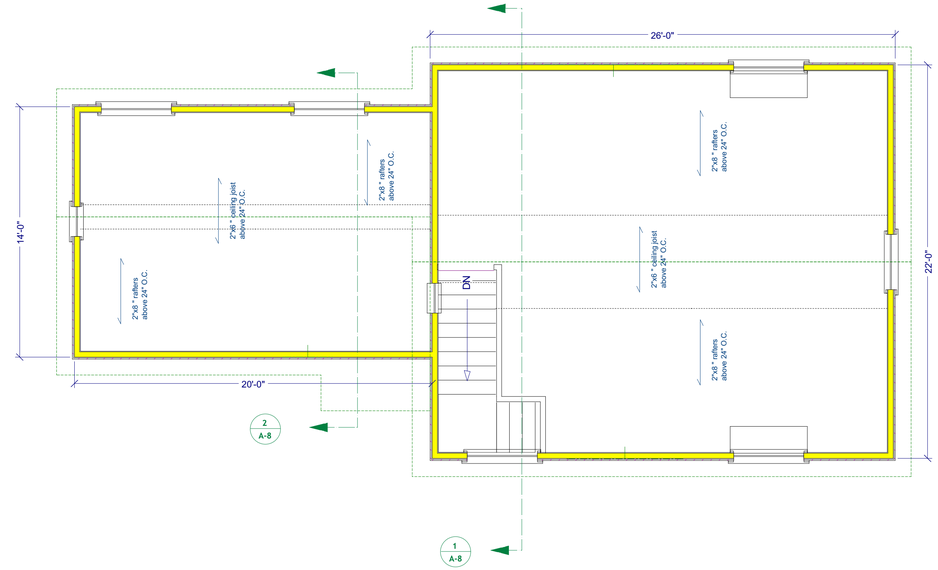
DATE:
3/16/2026

SCALE:
3/32 = 1'

SHEET:
A-1



First Story



Second Story



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Floor Plans

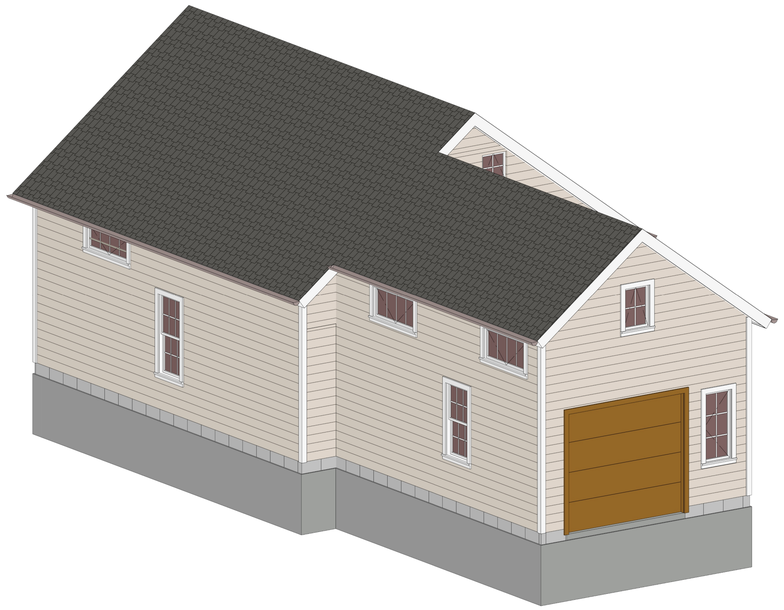
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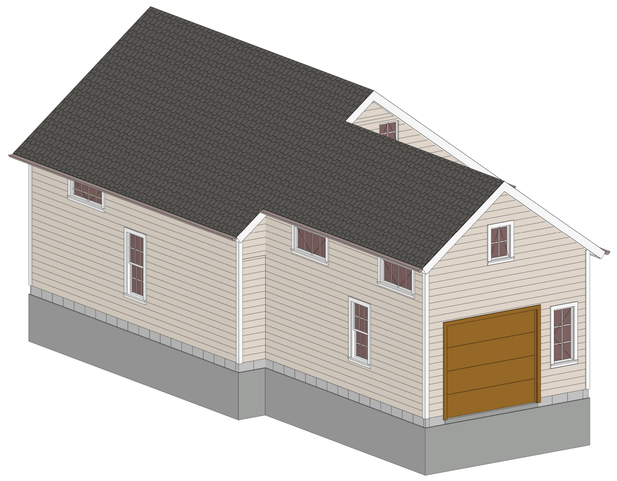
DRAWINGS PROVIDED BY:
Robert Sowles

DATE:
3/16/2026

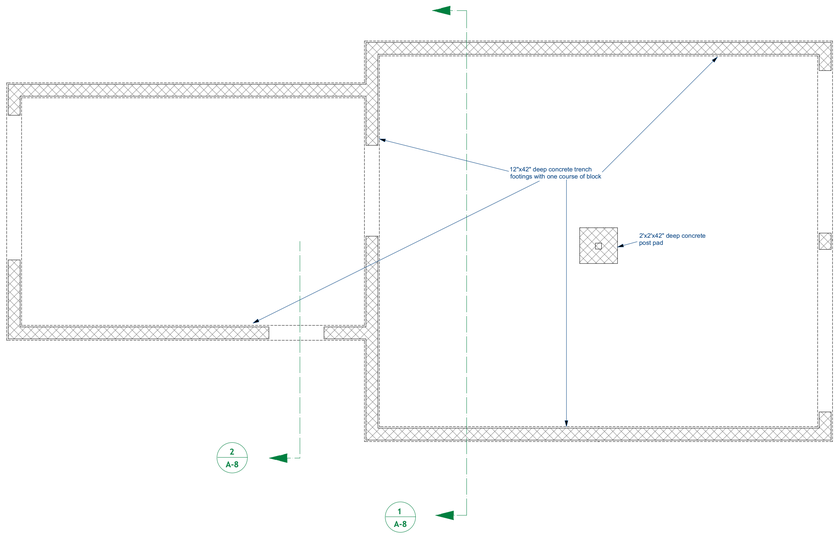
SCALE:
1/4" = 1'

SHEET:
A-2





Perspective Views



Foundation Plan



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Foundation Plan &
Perspective view

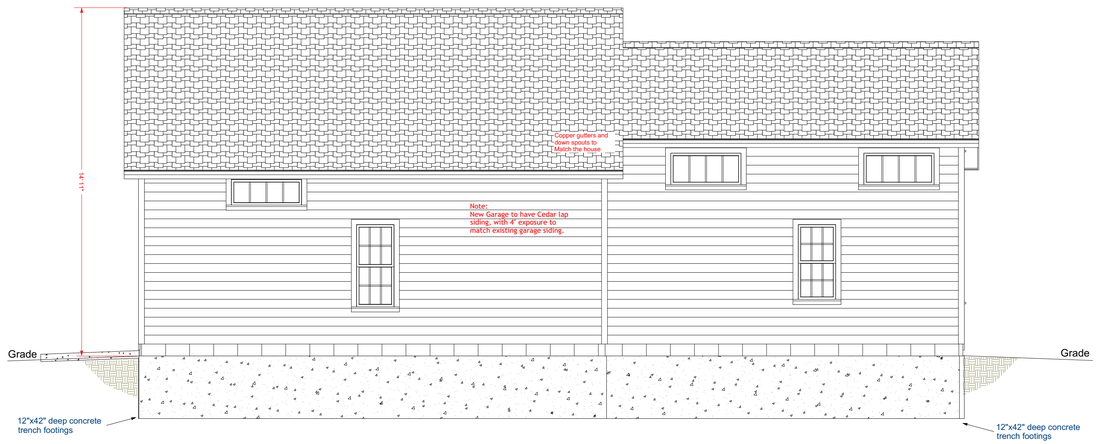
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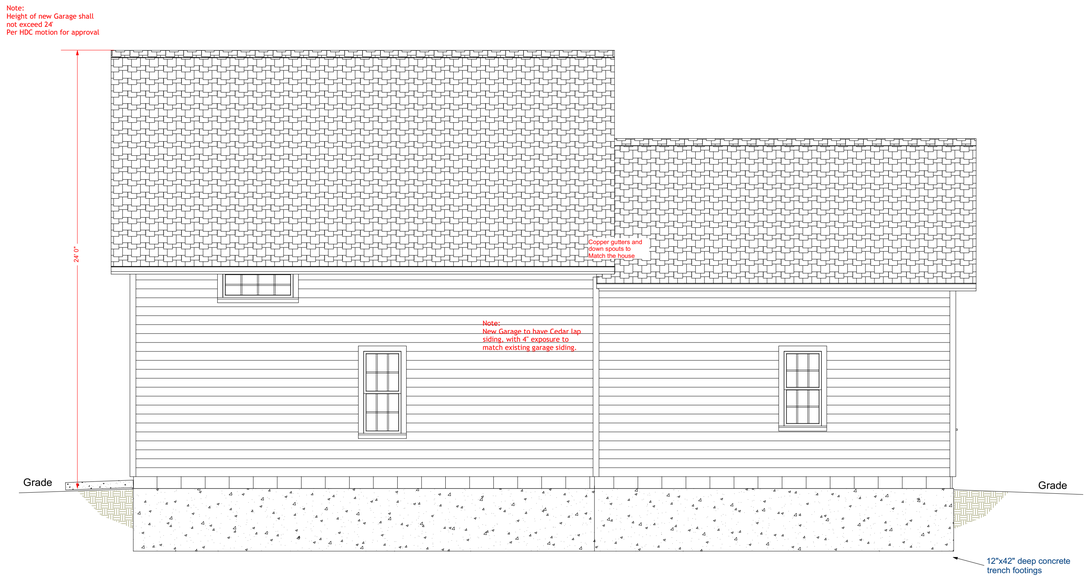
DATE:
3/16/2026

SCALE:
1/4" = 1'

SHEET:
A-3



New Elevation



Old Elevation

South Elevations



New Elevation



Old Elevation

North Elevations

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Elevation Plans

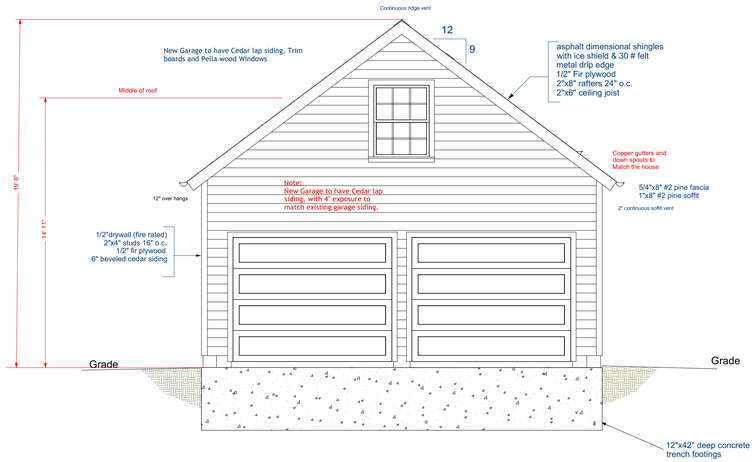
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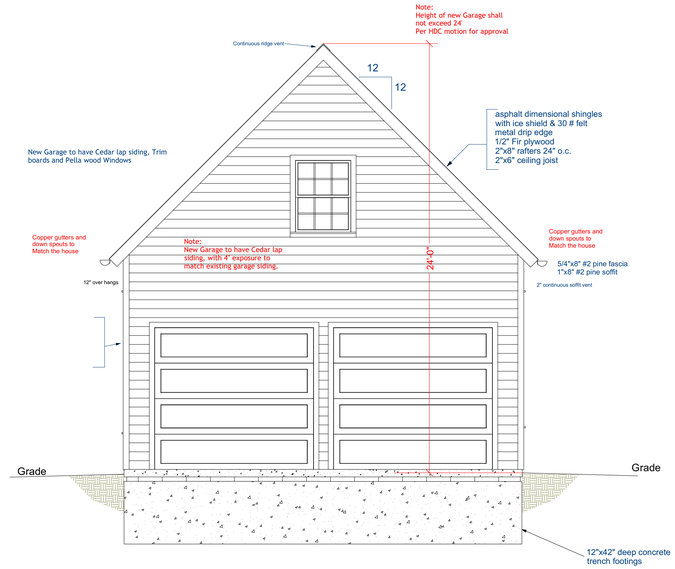
DATE:
3/16/2026

SCALE:
1/4" = 1'

SHEET:
A-4

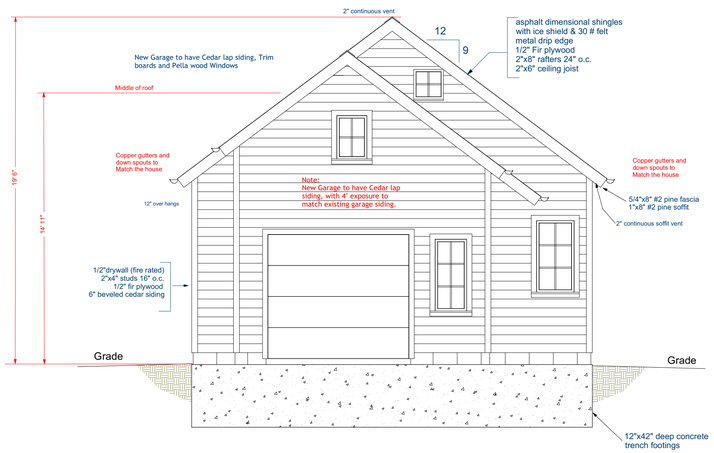


New Elevation

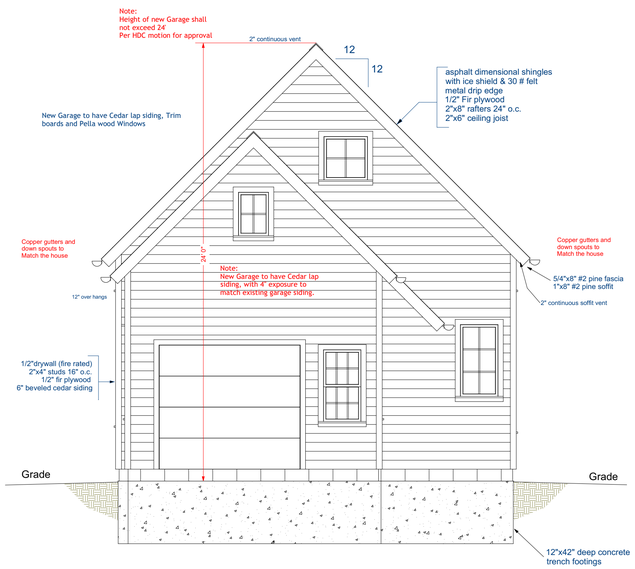


Old Elevation

West Elevation



New Elevation



Old Elevation

East Elevation



NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Elevation Plans

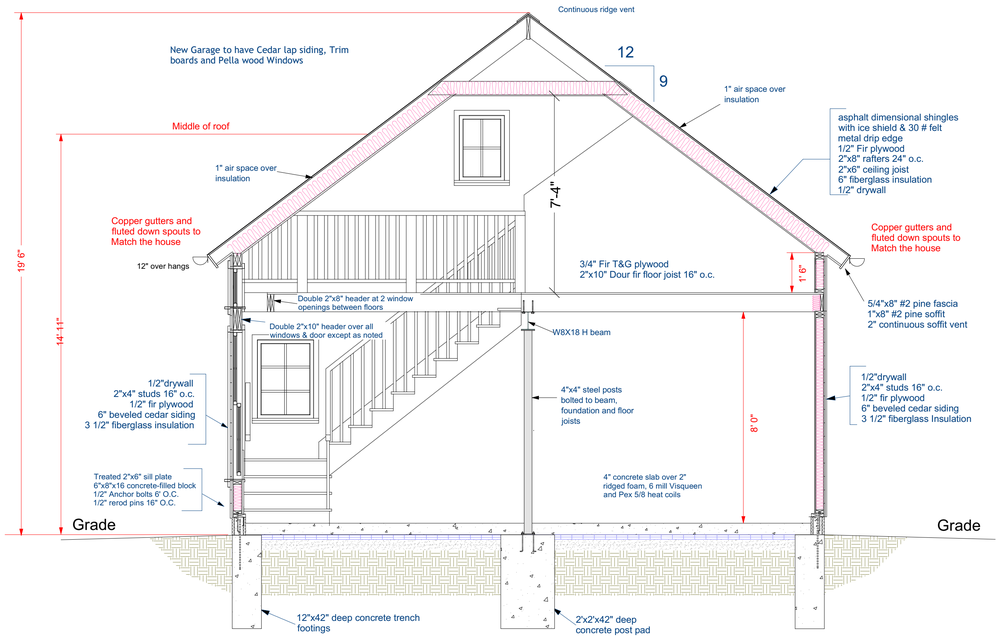
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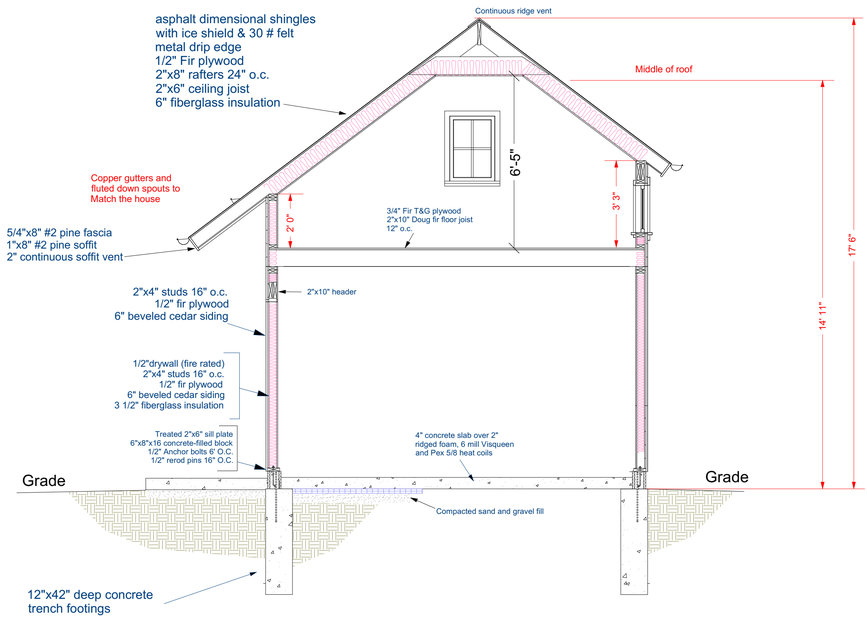
DATE: 3/16/2026

SCALE: 1/4 = 1'

SHEET: A-5



Cross Section 1



Cross Section 2



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SHEET TITLE:
Cross section Plans

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DRAWINGS PROVIDED BY:
Robert Sowles

DATE:
3/16/2026

SCALE:
3/8" = 1'

SHEET:
A-6