CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Certificate of Appropriateness
February 28, 2026; Amended 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) special meeting held on February 24, 2026, the commission voted to grant a Certificate of Appropriateness (CoA) for the removal of the existing one car garage and the construction of a new two car 1 ½ level garage dimensions 22 feet X 26 feet, height no greater than 24 feet, with a one level back section 14 feet X 20 feet. Other specifications shall be according to the site plans and drawings provided including:

- 4 inch beveled cedar lap siding;
- concrete foundation;
- 3-dimensional asphalt shingles.

Design elements are to be distinct from the original house avoiding a false sense of historical development.

The Building Department would not approve the height of his new garage (24 feet) as noted in the CoA granted at the February 24, 2026 special meeting of the HDC. Due to the "Detached Building Ordinance" the height must be decreased to no more than 19 feet 6 inches. The CoA is amended such that the new construction garage height shall not exceed 19 feet 6 inches with 14 feet 11 inches to the middle of the roof. Thus, all other parts of the CoA remain unchanged.

The Secretary of Interior Standards for Rehabilitation #2, 3, 9 and 10 appear to apply. There is no change in the application of "Standards."

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

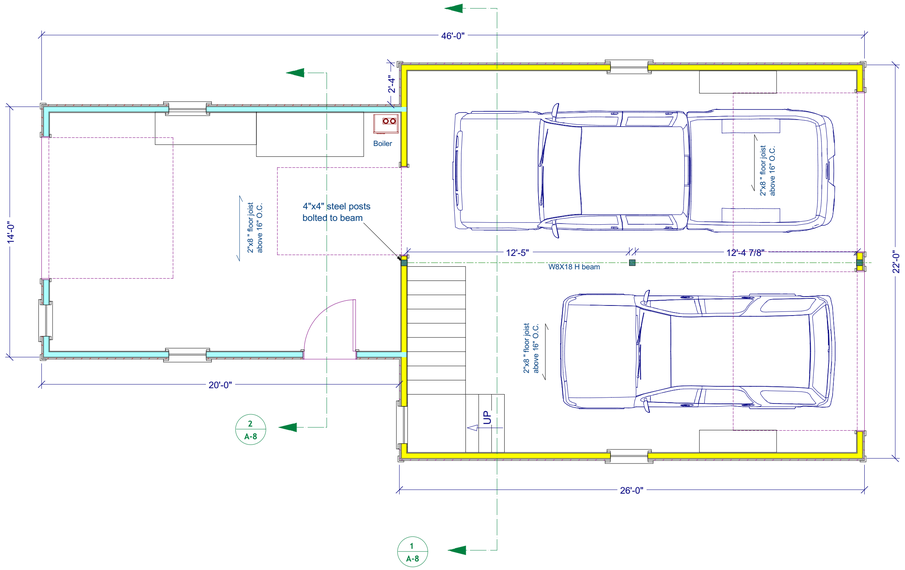
PROJECT DESCRIPTION:
Bob & Leigh Sowles
38 N Holcomb
Clarkston, MI 48346
248-202-2837 -

DRAWINGS PROVIDED BY:
Robert Sowles

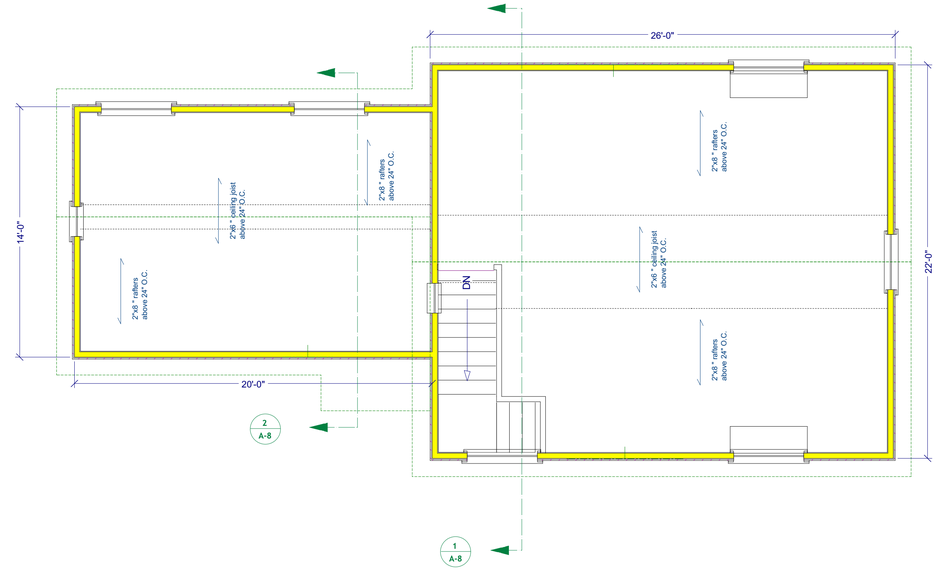
DATE:
3/16/2026

SCALE:
3/32 = 1'

SHEET:
A-1



First Story



Second Story



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Floor Plans

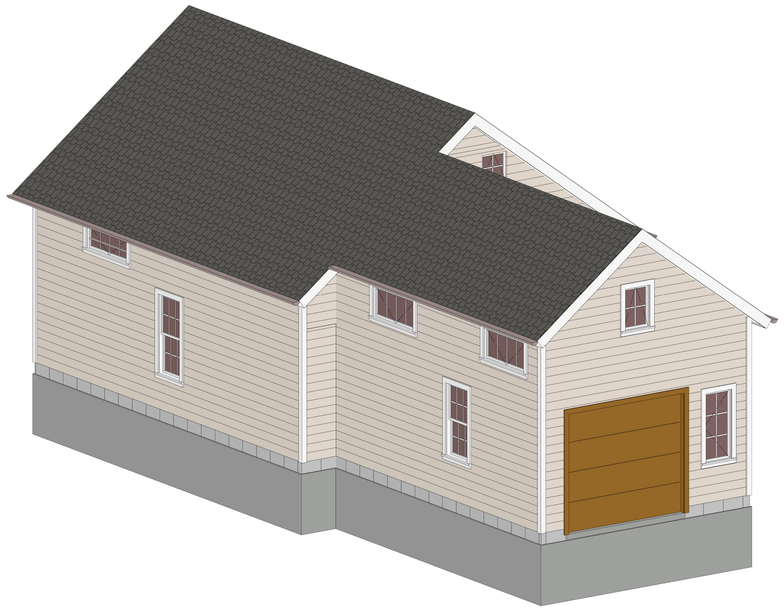
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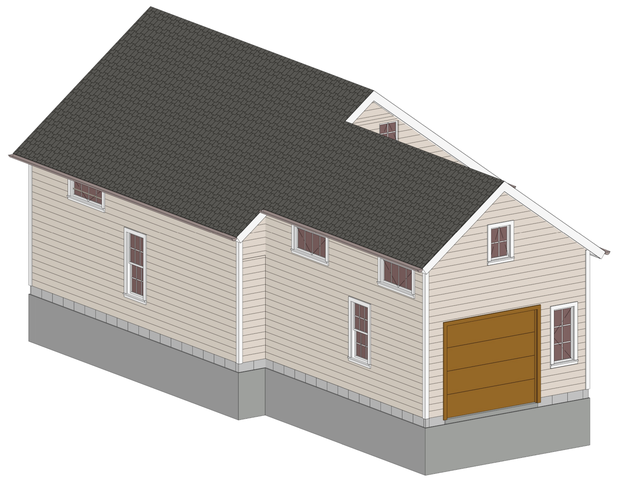
DRAWINGS PROVIDED BY:
Robert Sowles

DATE:
3/16/2026

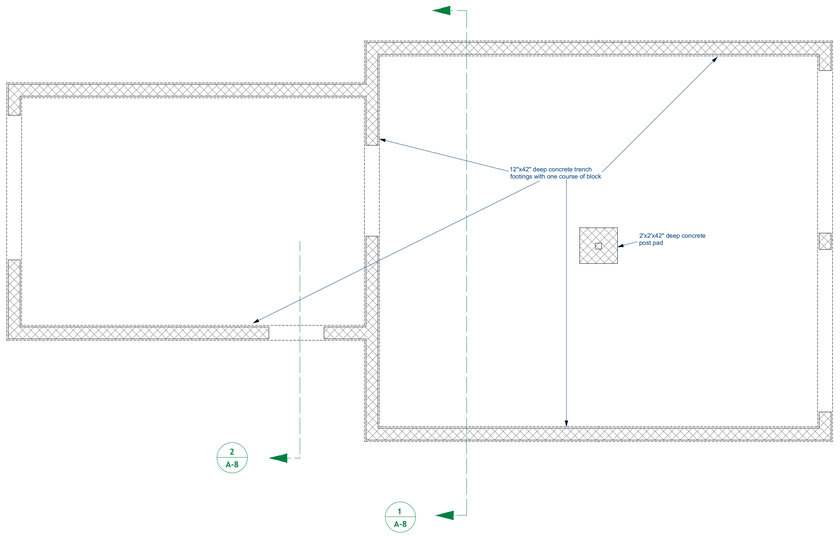
SCALE:
1/4" = 1'

SHEET:
A-2





Perspective Views



Foundation Plan



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Foundation Plan &
Perspective view

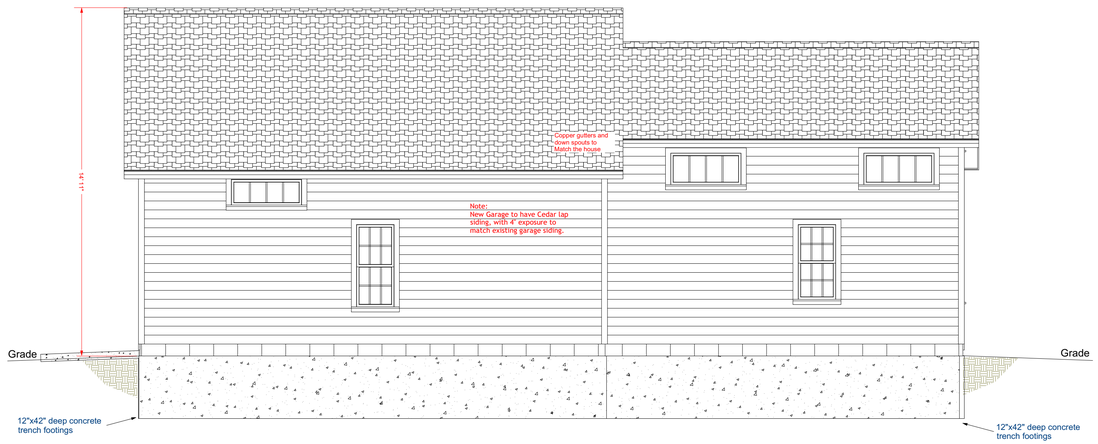
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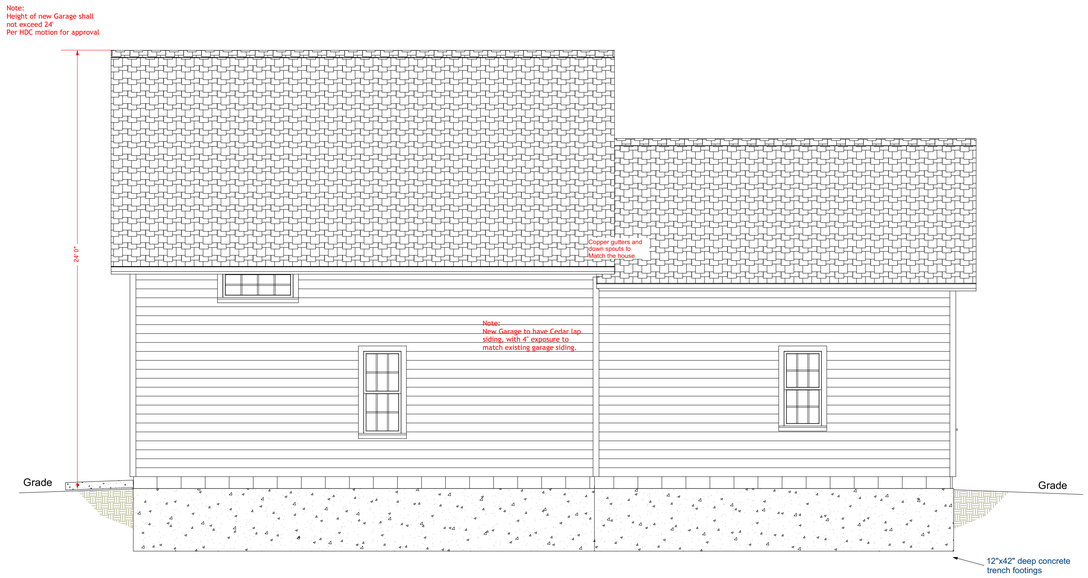
DATE:
3/16/2026

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

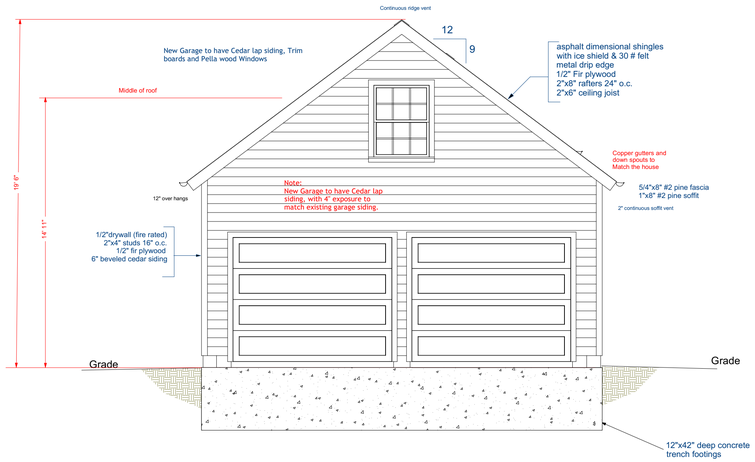
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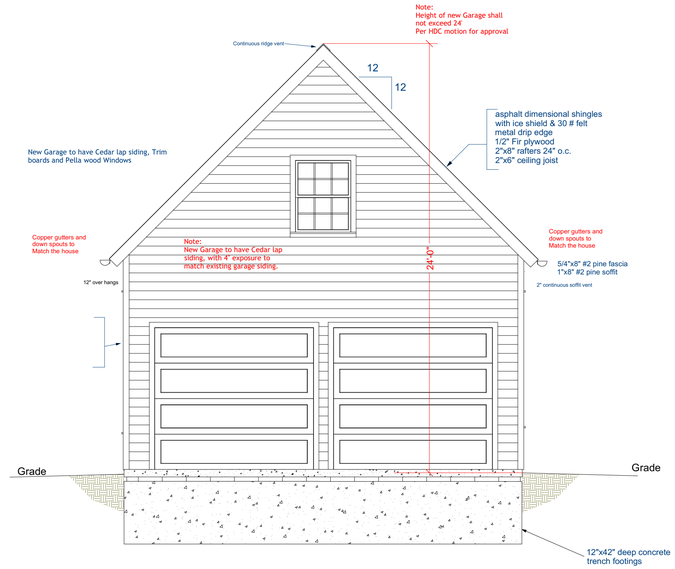
DATE:
3/16/2026

SCALE:
1/4" = 1'

SHEET:
A-4

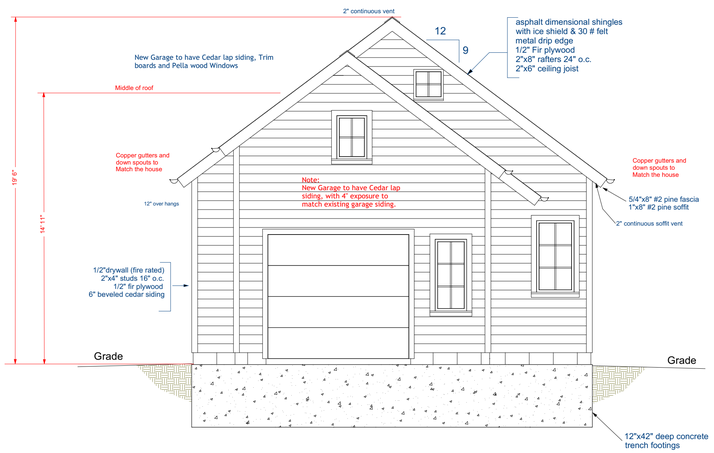


New Elevation

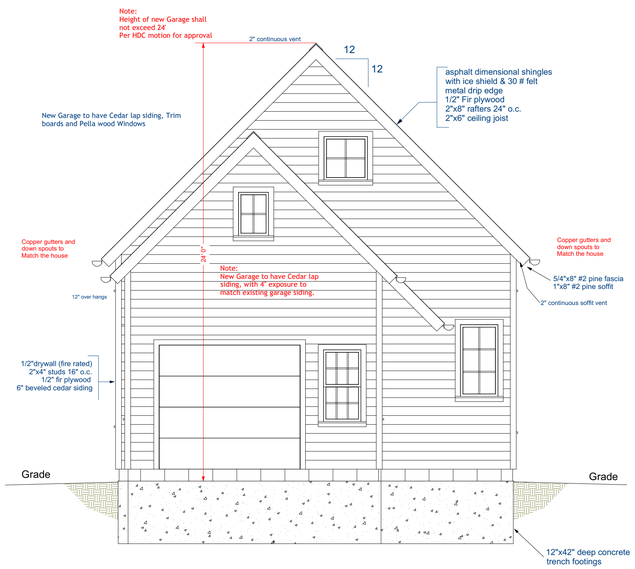


Old Elevation

West Elevation



New Elevation



Old Elevation

East Elevation



NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Elevation Plans

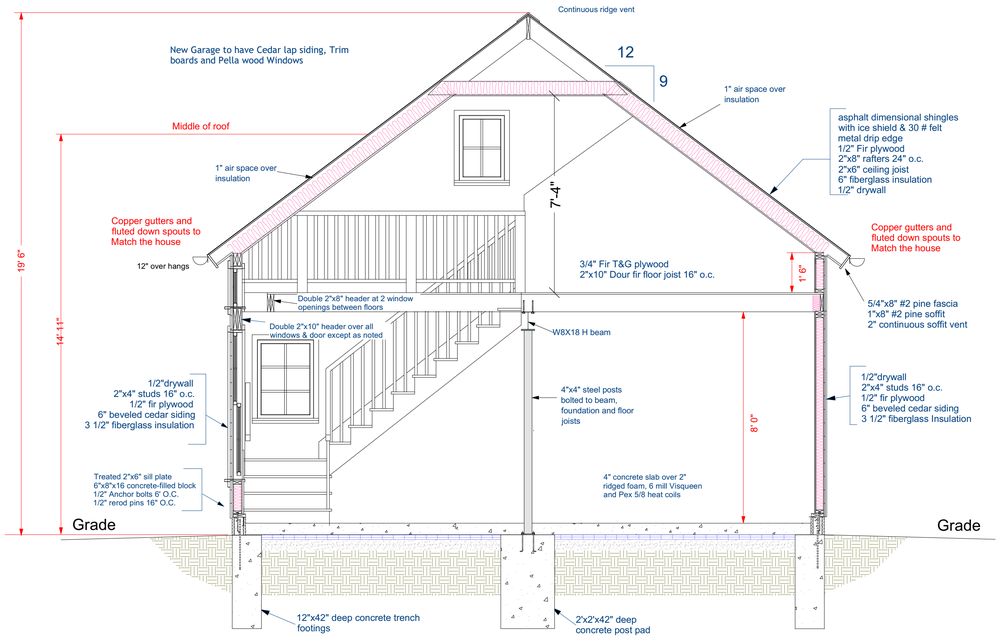
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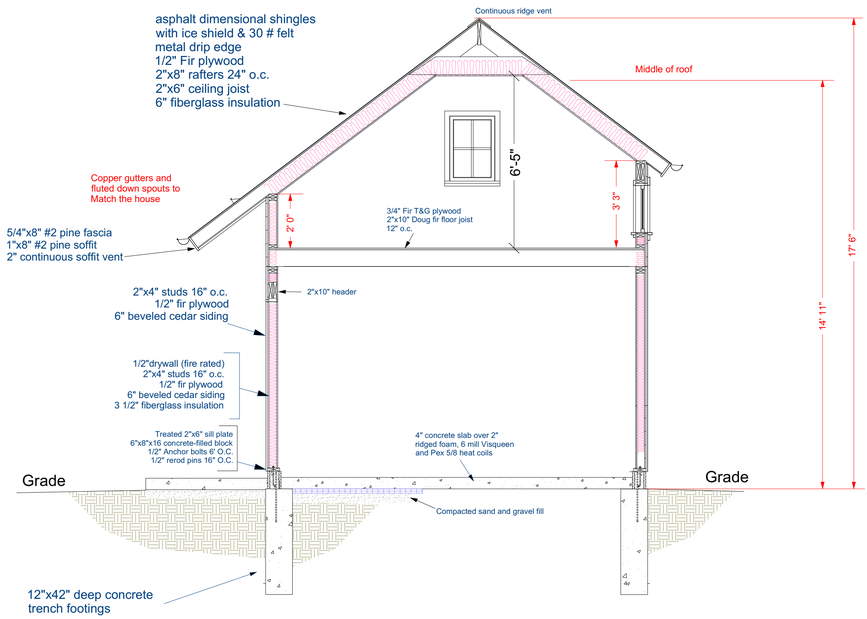
DATE: 3/16/2026

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:
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SCALE:
3/8" = 1'

SHEET:
A-6