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

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 Secretary of Interior Standards for Rehabilitation #2, #3, #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

Michael Moon, Secretary
Clarkston Historic District Commission
375 Depot Road
Clarkston, Michigan 48346
248-376-4076











Zenith




New Garage


New gar


New garage

N Holcom
66.01
74.45
99
89.39
163.84
34
43.10
16.76
63.94
16.33
177.80
117.50
08-20-327-019
7
139.75
08-20-327-028
35
218.65
223.65
181.43
225.00
116.50
25.00
93.80
143.20
118.20
50.95

Site Plan

42 Holcomb

115'

51'

63.94'

16.33'

218.65'

38 N Holcomb
Existing house

23.9'

22.4'

16.1'

6.1'

.5'

8.3'

5.4'

.2'

5.6'

1.0'

20'

Proposed new paved area

9.5'

43.10'

38.2'

Existing Garage

44.4'

15.5'

16.76'

(Holcomb Rd.)

08-20-327-018

50.95'

(Mill Pond)

282.95'

139.75'

143.20'

12'

73'

43'

30 Holcomb

34 Holcomb

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Plot plan

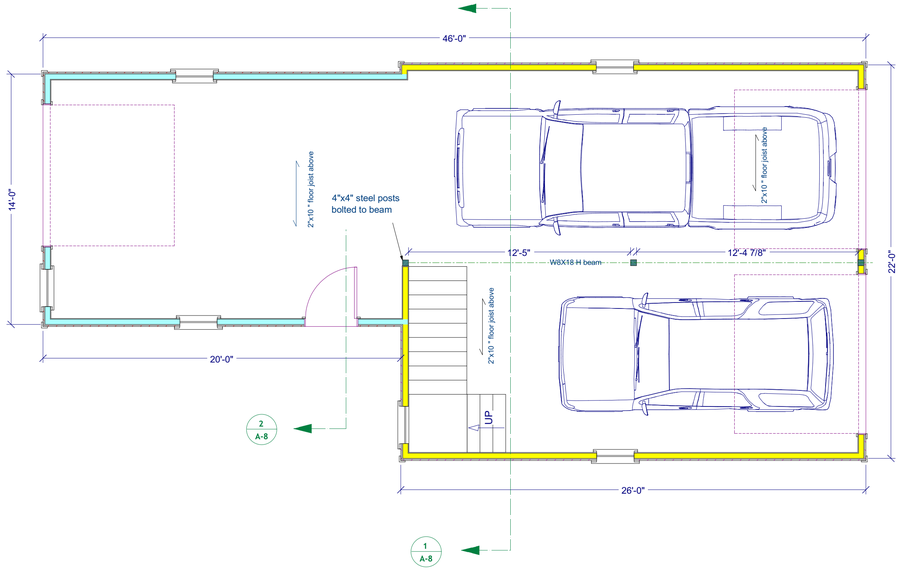
PROJECT DESCRIPTION:
Bob & Leigh Sowles
38 N Holcomb
Clarkston, MI 48346
248-202-2837 -

DRAWINGS PROVIDED BY:
Robert Sowles

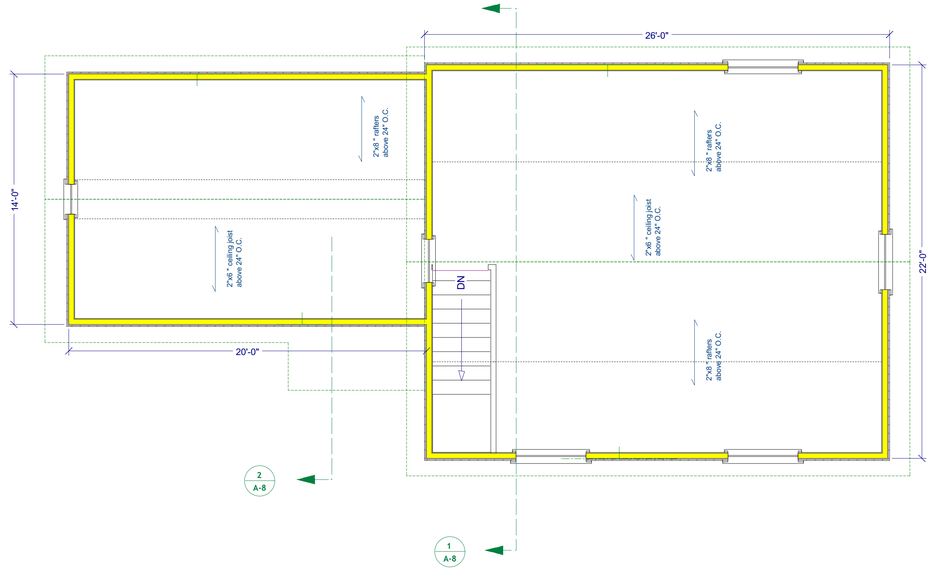
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2/27/2026

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SHEET:
A-1



First Story



Second Story



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Floor Plans

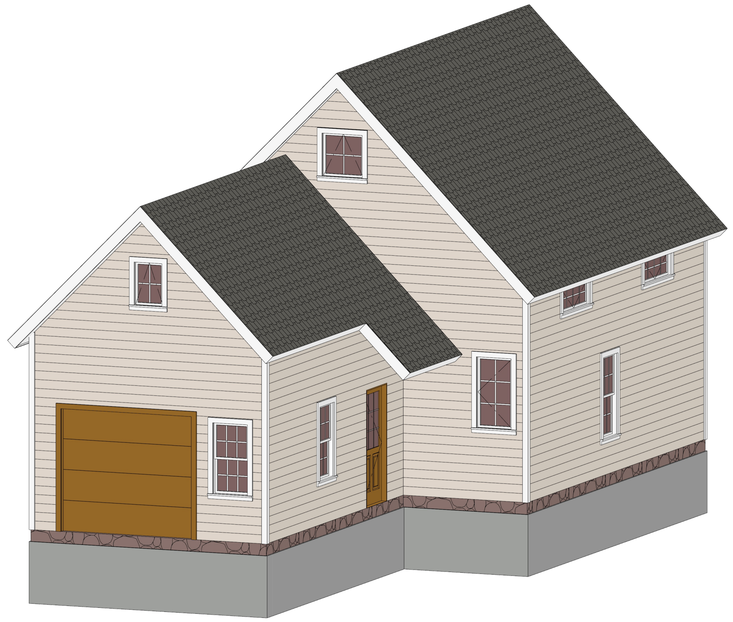
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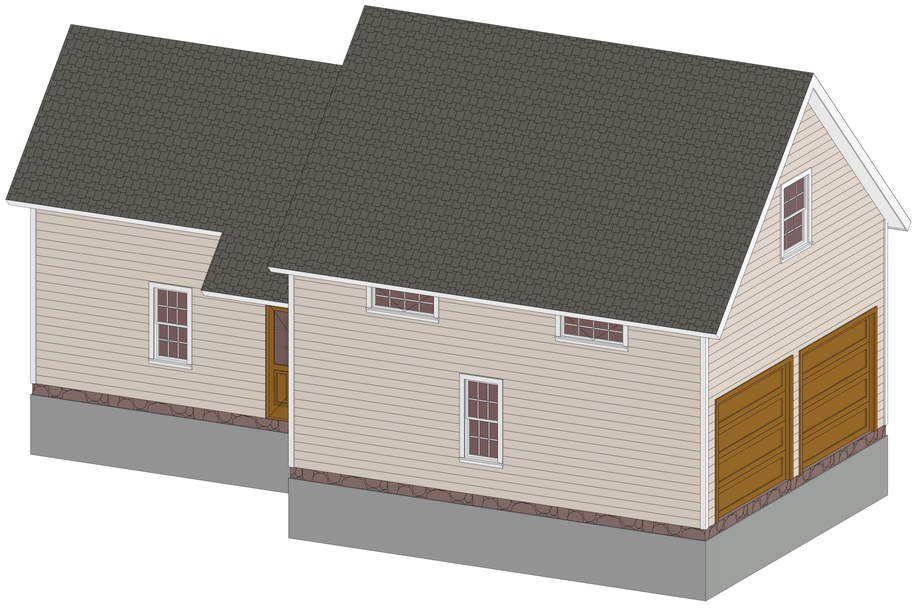
DRAWINGS PROVIDED BY:
Robert Sowles

DATE:
2/27/2026

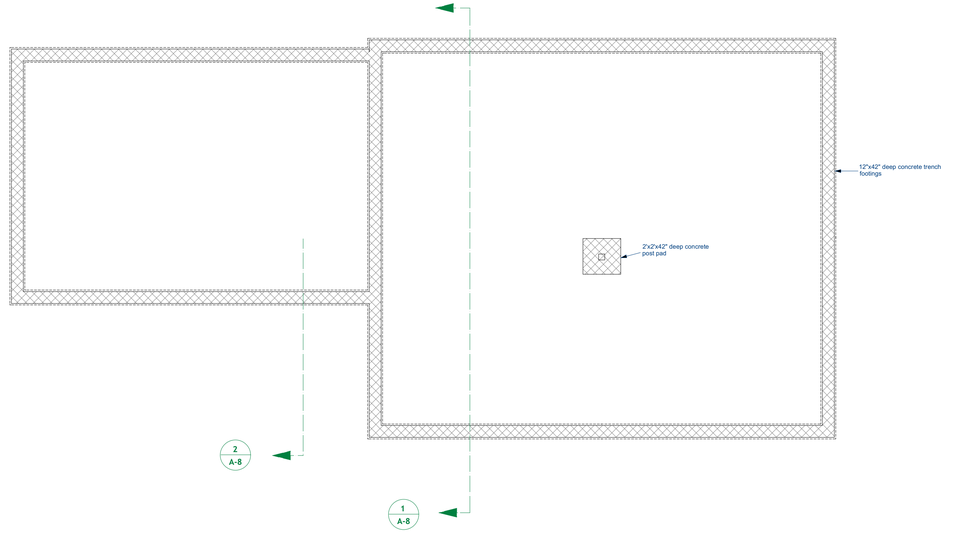
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SHEET:
A-2





Perspective Views



Foundation Plan



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Foundation Plan & Perspective view

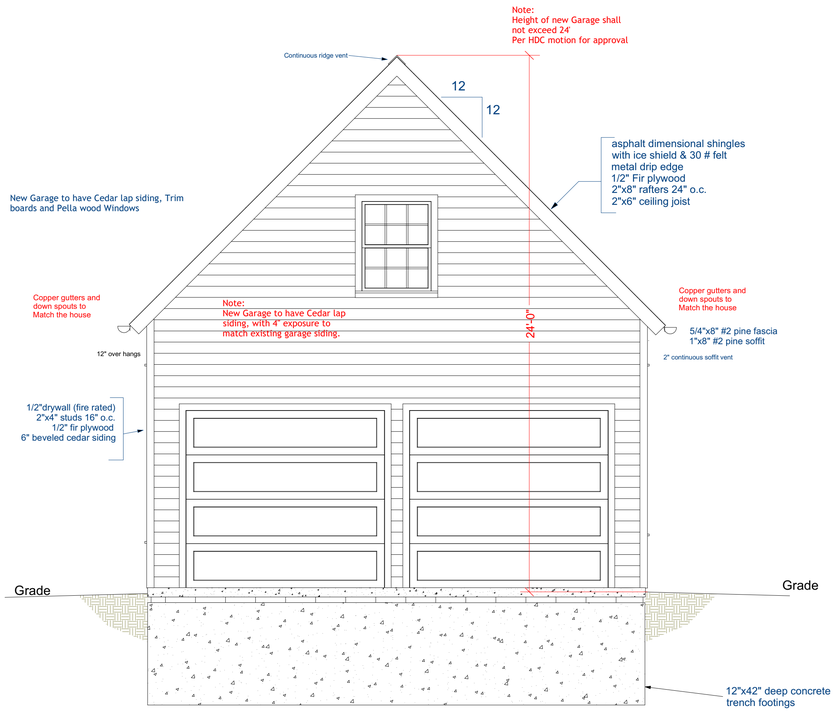
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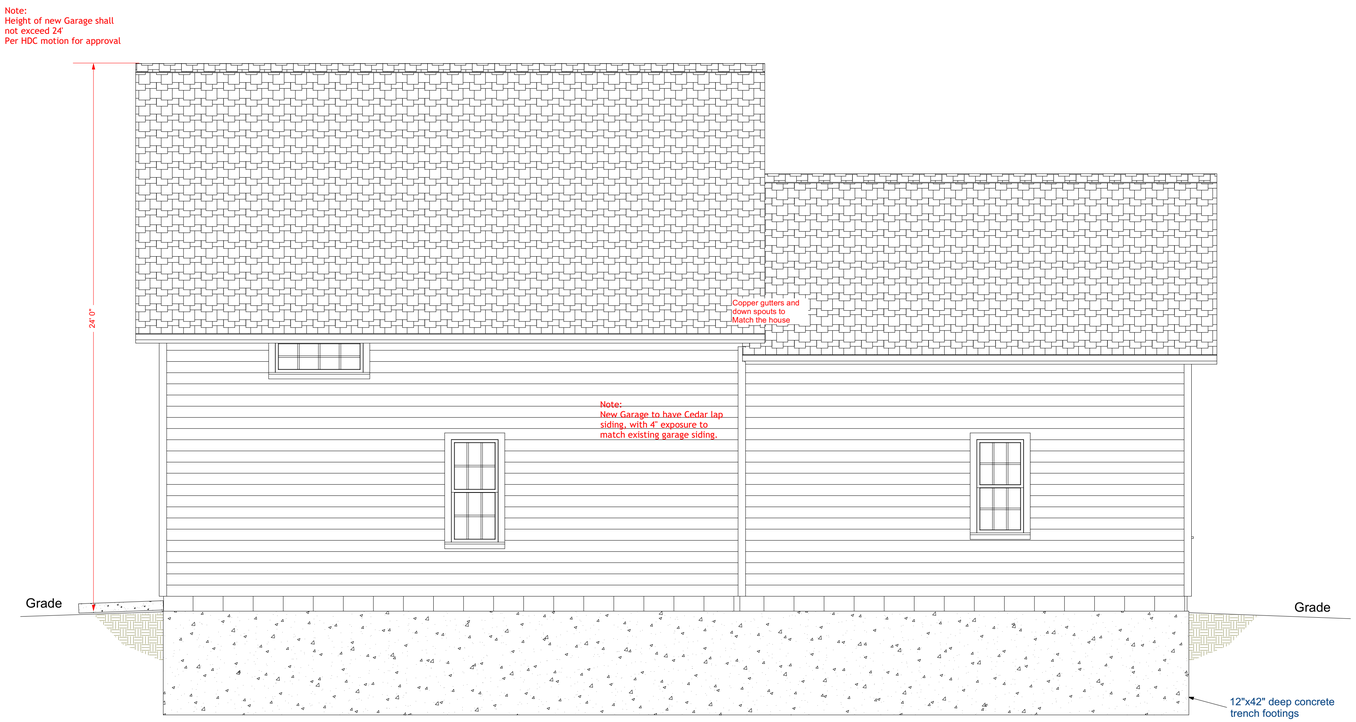
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2/27/2026

SCALE:
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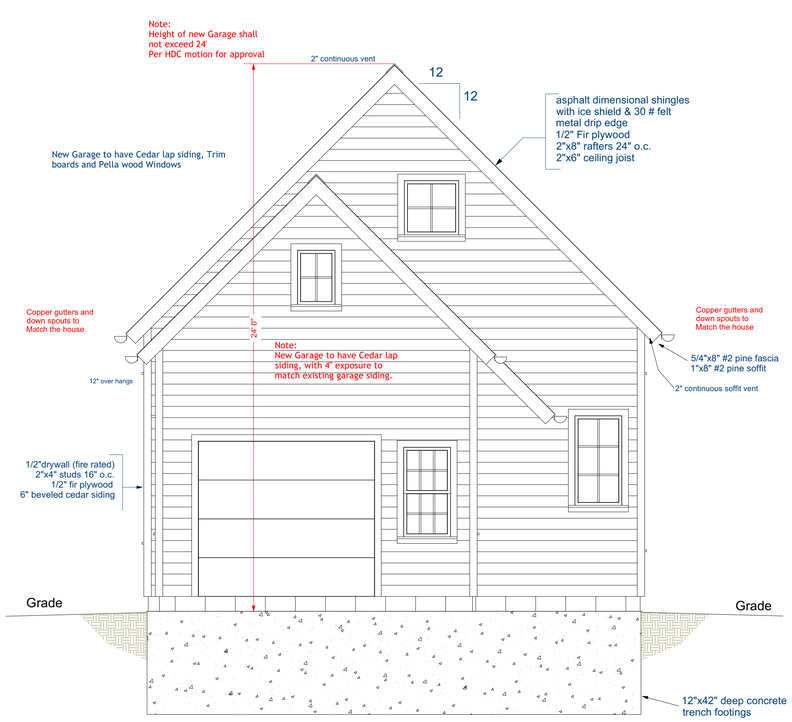
SHEET:
A-3



West Elevation



South Elevation



East Elevation



North Elevation



NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Elevation Plans

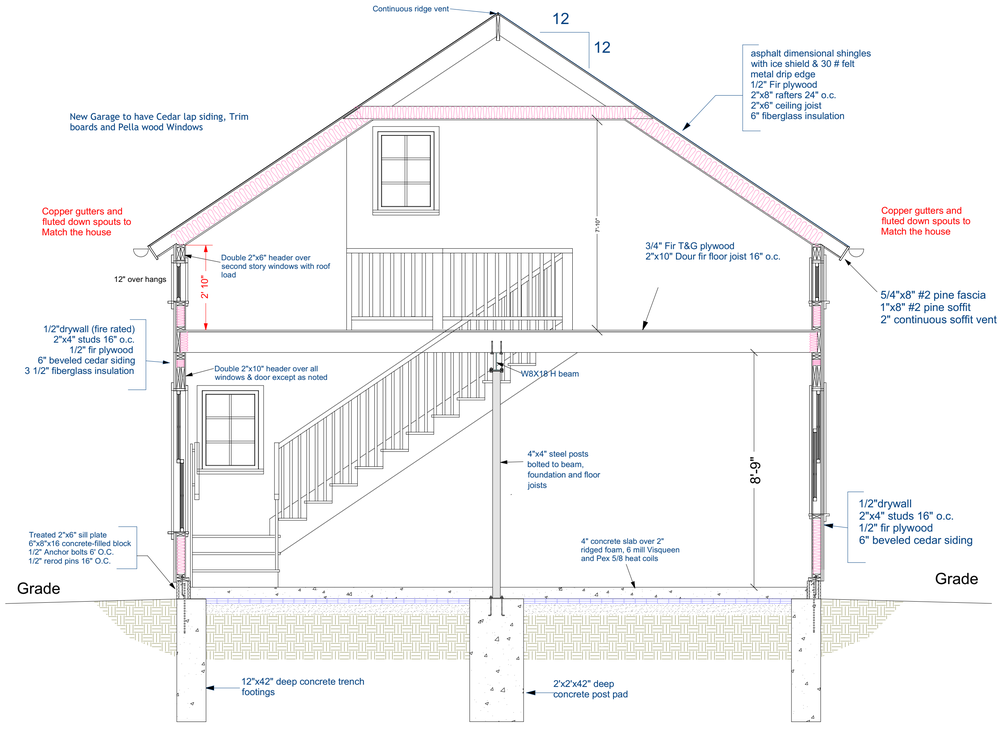
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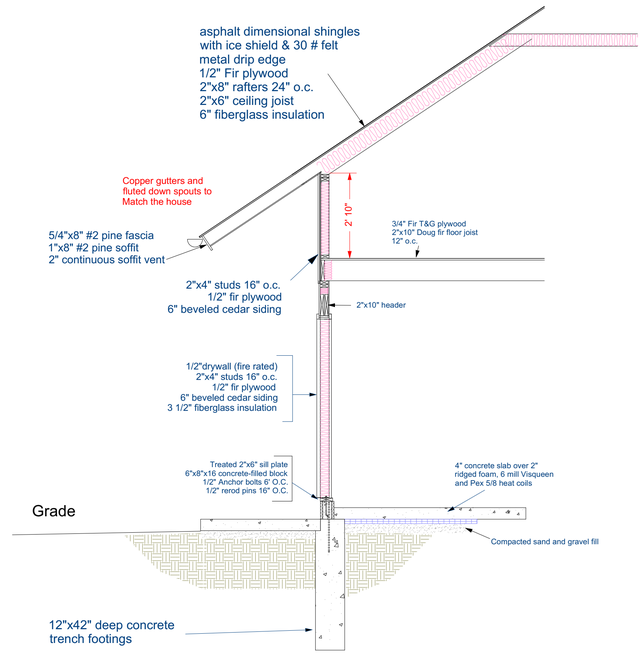
DATE:
2/27/2026

SCALE:
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SHEET:
A-4



Cross Section 2



Cross Section 1



NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Cross section Plan 1

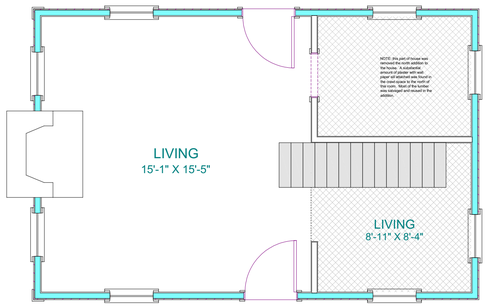
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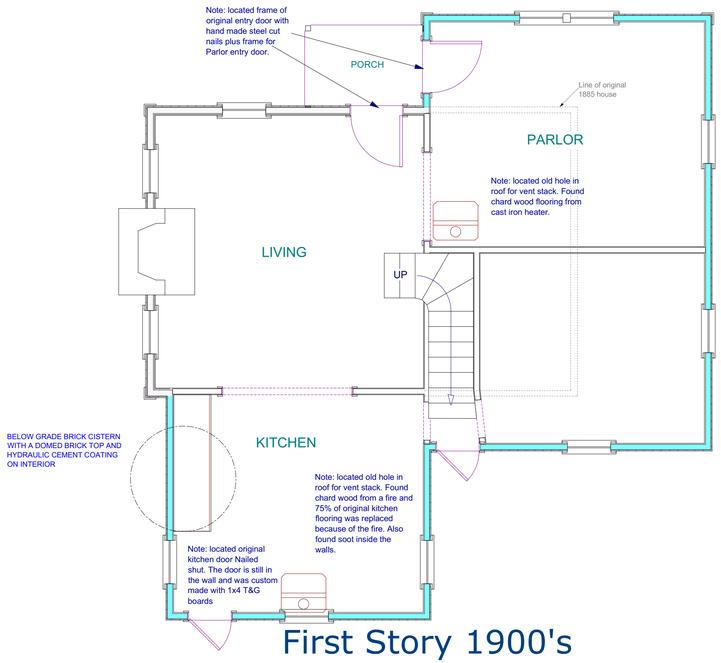
SCALE:
1/2 = 1'

SHEET:
A-5



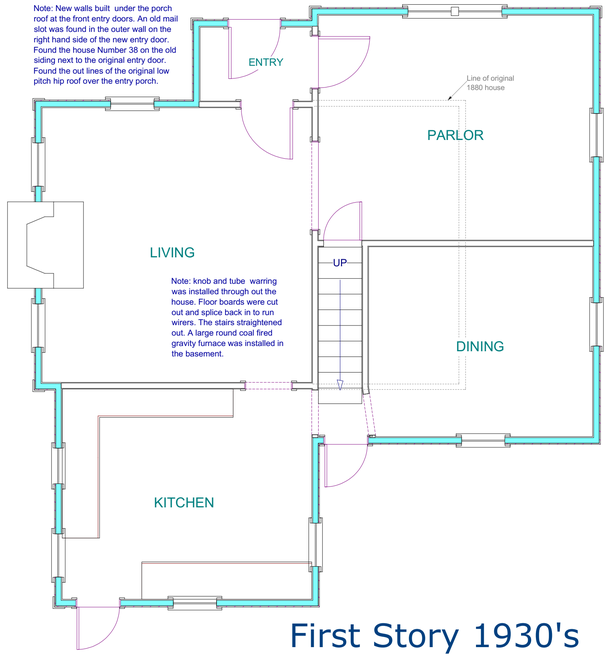
LIVING AREA
399 SQ FT

First Story 1880's



LIVING AREA
821 SQ FT

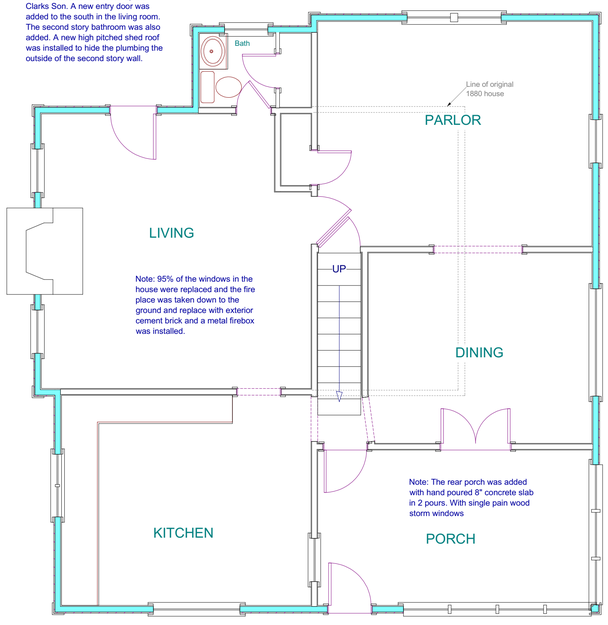
First Story 1900's



LIVING AREA
641 SQ FT

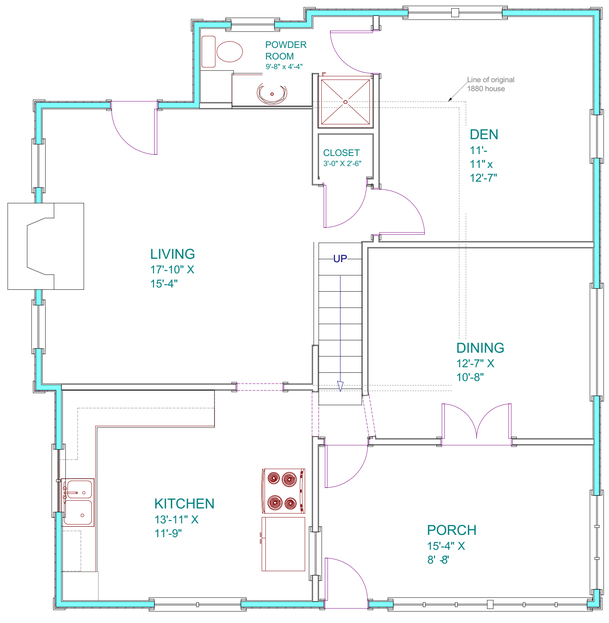
First Story 1930's

Note: The entry porch was converted to a bathroom after the WWII by the Clarks Son. A new entry door was added to the south in the living room. The second story bathroom was also added. A new high pitched shed roof was installed to hide the plumbing the outside of the second story wall.



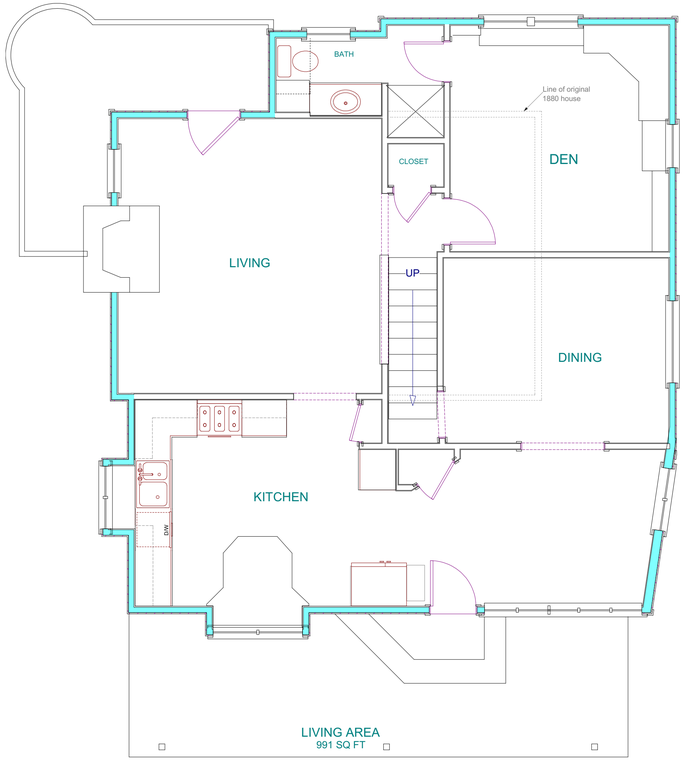
LIVING AREA
845 SQ FT

First Story 1940's



LIVING AREA
845 SQ FT

First Story 1990's



LIVING AREA
991 SQ FT

First Story 2008



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Floor Plans
140 years

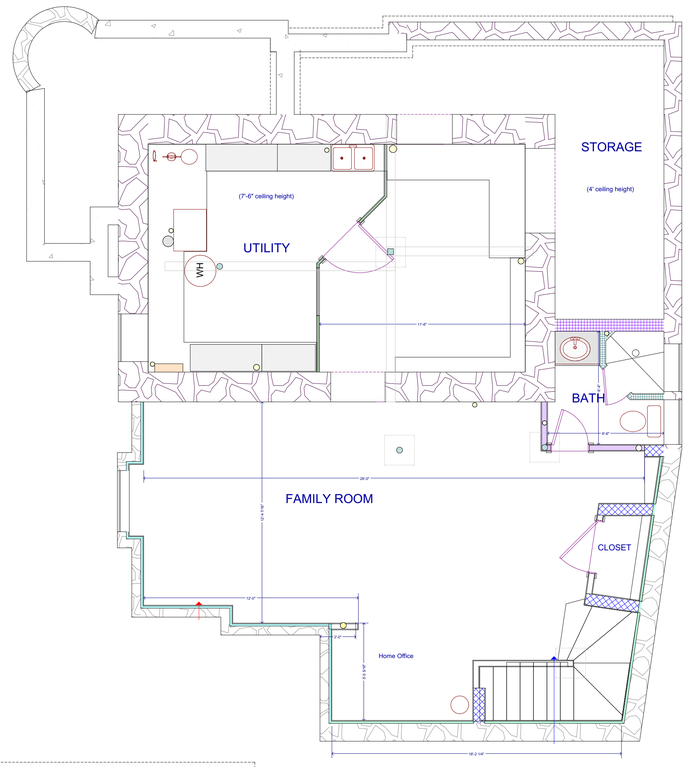
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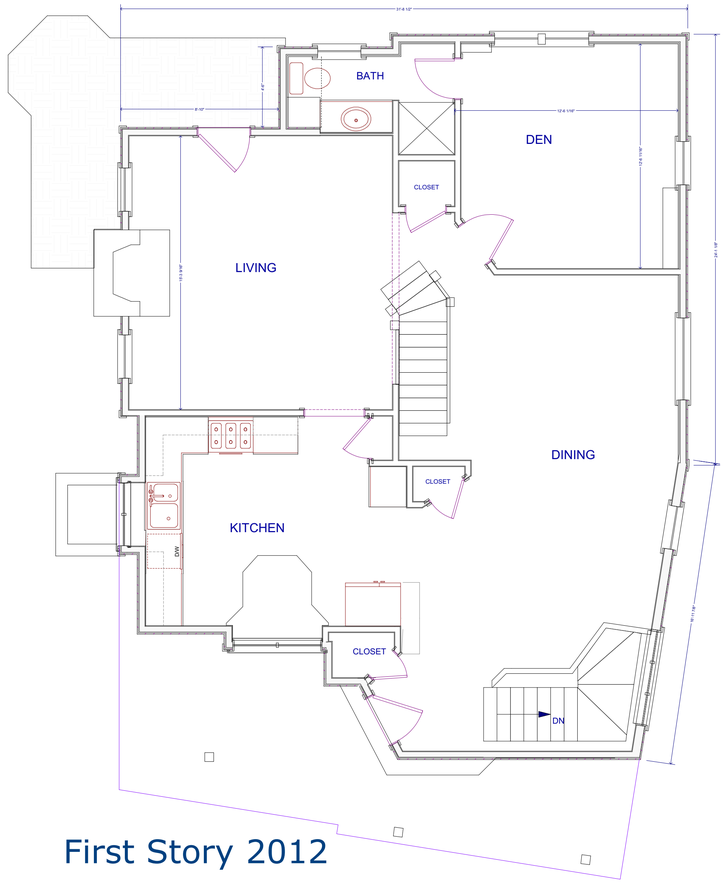
DATE:
2/19/2026

SCALE:
1/4 = 1'

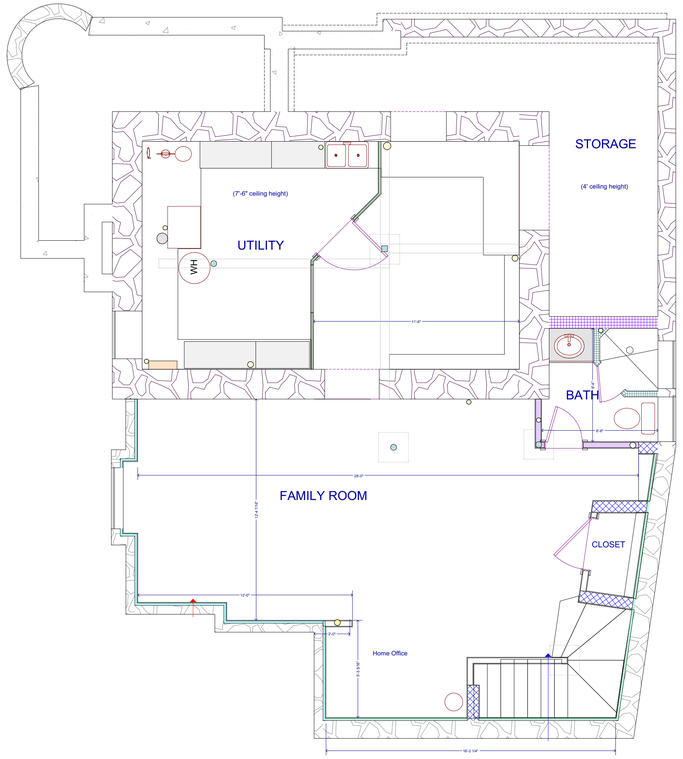
SHEET:
A-6



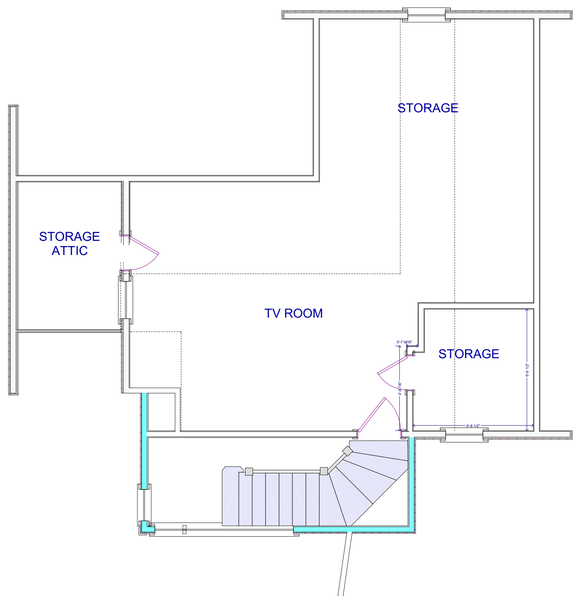
Second Story 2012



First Story 2012



Foundation Plan 2012



Third Story 2012



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Floor Plans
140 years

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SCALE:
1/4 = 1'

SHEET:
A-7