Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	11 South Holcomb Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-376-002				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735410	Long: -83.422610			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	c. 1855	
Architectural Style	Greek Revival	
Building Form	Front Gable	
Roof Form	Irregular	
Roof Materials	Asphalt Shingle	
Exterior Wall Materials	Wood Clapboard	
Foundation Materials	Fieldstone	
Window Materials	Wood	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Clarkston Historic District
Not Eligible ☐				

Area(s) of Significance	Domestic Architecture					
Period(s) of Significance	1832-1970					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☐	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	Grace Hoyt House					
Current/Common Name	Pagel, James W					
Historic/Original Owner	Vliet, Nelson					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Vliet, Nelson					

Survey Date	Jan, 20, 2022	Recorded By	Kevin Knapp	Agency Report #	

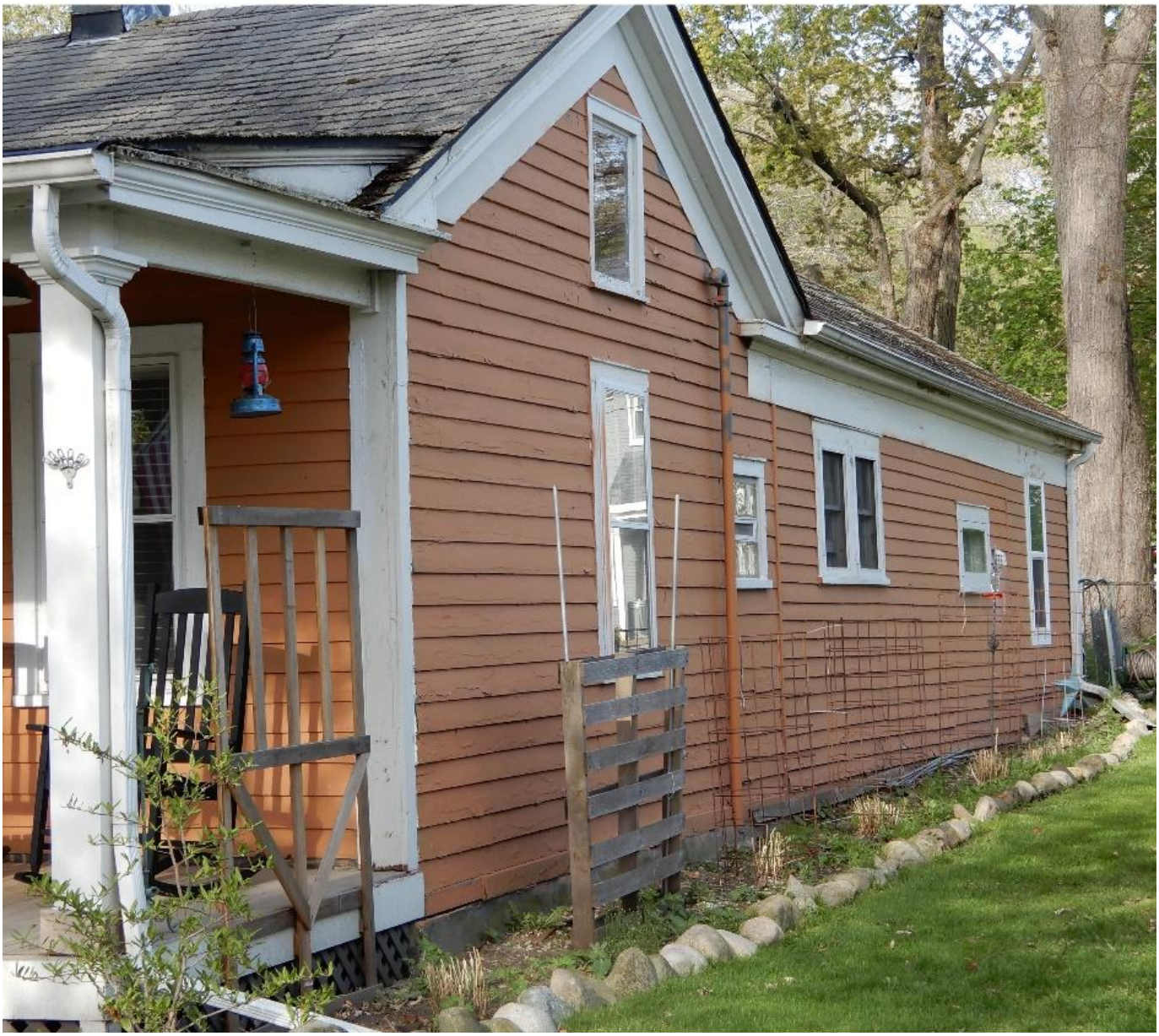
For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.



(east elevation)


(north elevation)

This Greek Revival house was built circa 1855, probably by its first owner, Nelson Vliet, who was a building contractor. The structure exterior appears to be largely in its original state. The footprint, however, has been expanded over time by the addition of a wing built to the rear (west-facing) elevation. Historical notes by Susan K. Basinger estimate the date of the addition to about 1910 (owing to a substantial increase in property value, as found in village tax assessment records).

The east (front) elevation has many features that are classic Greek Revival elements, such as the wide frieze and cornice trim under the eaves, the wide corner pilasters that vertically flank the primary structure. Four double-hung (one over one) windows arranged symmetrically (two below and two positioned directly above).

The wing that adjoins this building toward the north contains the offset entry door. There is also an entry door to the left which leads into the main structure and is accessed from the front porch. The porch runs the length of the wing. The wing also has three double hung windows evenly spaced apart (one south of the door and two north). The porch pillars are square and have either replaced or simply covered over the Victorian-style porch posts that can be seen in an earlier photograph. Current pillars have simple Doric-style capitals.

The porch deck itself has been changed from what is seen in the earlier photograph, as well. A short knee wall that had surrounded the porch has been removed, and a band of diagonally-set (diamond pattern) lattice skirting runs along the bottom edge of the deck.

There are triangle-shaped louvered attic vents in the peeks of the front and rear gables. These are painted a contrasting gray against the orange paint of the clapboards.

The north elevation features the wing and an addition to the west. There are a total of six windows with storms, two of which are smaller single pane fixed lights and four double-hung. The original wing has an elongated double hung with a smaller rectangular window directly above it on the second floor. To the right of that is a smaller rectangular window that is a fixed light (with an outside vent for the clothes dryer configured into the center of the pane).

The westward addition to the wing, north elevation (clearly delineated by the mismatched clapboard siding) has three windows: two double-hung windows of disparate size, and one smaller, horizontally oriented fixed light between them (most likely a bathroom window).

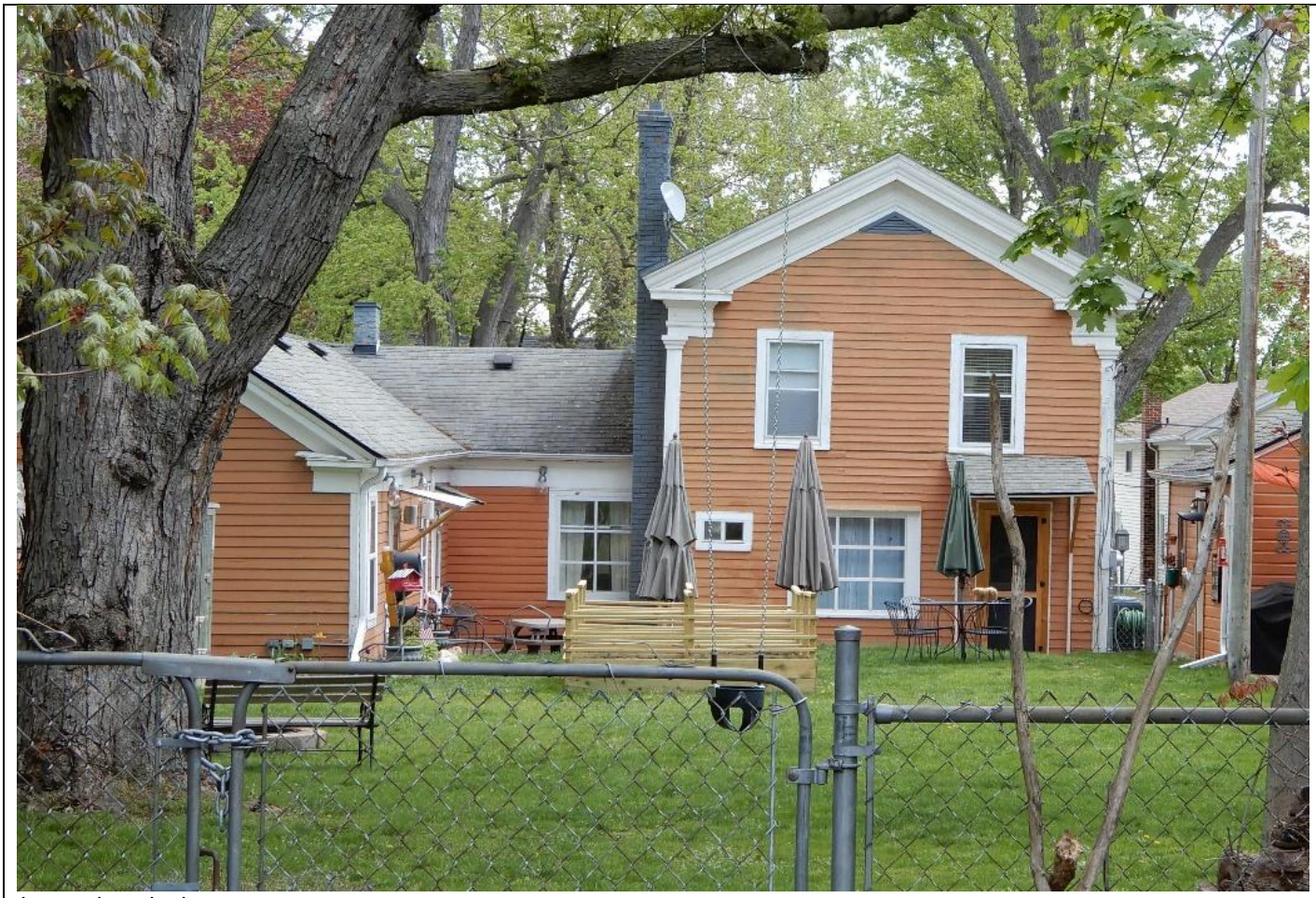
On the west elevation, the main (original) house echoes the look of the street-facing side, with wide frieze and cornice trim under the eaves, and wide pilasters at the corners. This section contains two double hung windows on the upper floor, spaced symmetrically, while the lower level features a large fixed nine-pane (three by three) picture window near the center of the wall, a small horizontally oriented vinyl slider on the left, and an entry door set at the far-right corner with a shed roof above. The wing has a large fixed six-pane (two by three) picture window, while the west-facing addition contains three unevenly spaced double-hung windows along the south-facing wall. The west-facing gable of the addition has a larger double-hung window set in the center of it.

The south elevation has an irregular array of windows. Two upper double hung (one over one) windows are spaced in symmetrical fashion, and the lower window on the southeast corner of the structure is set directly below the upper one. Two more lower windows: a large horizontally oriented slider at the southwest (far left) corner and a smaller, horizontally oriented set just off center of the wall. This elevation faces the partially paved driveway.

A detached two-car garage has been added to the rear of the property. The east-facing façade has an off-center-set metal pull-up door with a divided six-pane light located to the right. There is an adjoining tool or storage shed made of weathered, unpainted wood that is attached to the rear of the garage, with its gable end facing west.



(south elevation)


(west elevation)

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

The house almost certainly was built by Nelson Vliet, the original owner, who was a building contractor by trade and was responsible for building many houses in the village of Clarkston. Vliet was a Civil War soldier, with Company D of the 22nd Michigan Volunteers. He was captured by Confederate forces during the bloody Battle of Chickamauga on Sept. 20, 1863, and was sent to the Andersonville Prison in Georgia. Vliet died in captivity on Sept. 28, 1864, and is buried in the National Cemetery in Andersonville. His widow, Elizabeth, later married Charles Bower, and continued to live in this house until her death in 1909. Elizabeth Vliet Bower was the grandmother of Lee and Bessie Clark. Lee and Bessie were great grandchildren of one of the village founders, Lee Clark. Lee Clark began the first continual weekly paper in Clarkston in 1920 and was a leading force in rebuilding the local opera house.



(1891 – Elizabeth Vliet Bower and family)

Originally, the house had two single stack chimneys – one for the summer and one for the winter.

Susan K. Basinger's historical notes mention that the house architecturally is a Midwestern adaptation of the Greek Revival style. "The original section of this house has elements seen in many Clarkston Greek Revivals. The broken pediment entablature under the low-pitched roof of the one & 1/2 story section faces the street with the one-story wing to the north. There are pilasters at the corners carrying the pediment. An addition was constructed to the rear wall of the original house, circa 1910, it would seem from the tax assessment records."

She added that a screened porch was added in 1902, according to an item in the *Pontiac Post* newspaper, which stated in the 8/28/1902 issue that "Mrs. E. A. (Elizabeth) Bower has improved the looks of her house with a new porch."

When the original application was submitted for the Clarkston Historic District in 1980 Grace Hoyt owned the house.

The porch was built in the popular late Victorian Queen Anne style. This porch was remodeled in 2001, removing the clapboard covered railing and replacing the Victorian style support posts.



(east elevation – date after 2001)



(east elevation – date after 2001)



(east elevation – 1989)



(south elevation – 1989)

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This structure is an example of a midwestern style Greek Revival home built in the 1850s. Overall the house retains its historic architectural details and holds sufficient integrity to remain as a contributing resource to the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(2) Photos from the Clarkston Community Historical Society and Cara Catallo;
(3) USGS Map Title, Clarkston Historic District March 13, 1979;
(4) Heritage, Philadelphia: L.H. Everts & Co., 1877 Edited by Jennifer L. Radcliff;
(5) Clarkston Historic District Certificate of Appropriateness dated September 20, 2001 for 11 South Holcomb Street.