Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	12 South Holcomb Road				
City/Township, State, Zip Code	Clarkston, MI 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-377-003				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735460	Long: -83.421740			
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. 1955	
Architectural Style	Ranch	
Building Form	Rectangular	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingle	
Exterior Wall Materials	Shake Shingle	
Foundation Materials	Concrete Block	
Window Materials	Vinyl	
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	None					
Current/Common Name	Baker, Vincent & Lindsey					
Historic/Original Owner	Sutphen, Glenn					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	December 12, 2021	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.

This ranch style structure sits on the east side of South Holcomb Street.



(west elevation)


(northwest elevation)

This one and one-half story ranch house has undergone significant alterations. A large portico was added to the street-facing west elevation, over the center-set entry door. The portico gable face is covered with wide shake shingles to complement those on the house. The portico shingles are stained, rather than painted, to provide some contrast from the dark, gray-painted shingles on the house exterior.

The west elevation includes a large picture window (a square window flanked by two smaller rectangular windows) to the left (north) of the portico, and a double-hung window to the right. The porch is made from concrete slab over block. The south elevation includes two lower double-hung windows and one more above centered in the gable. The pediment on the south elevation contains a louvred white aluminum gable attic vent.

The east (rear-facing) façade now features a 12 x 22 feet addition, which was constructed in 1982. A large rectangular two-car garage was also constructed on the southeast corner of the property.

According to information collected by Susan K. Basinger, the house originally was covered in aluminum siding, which was removed and replaced with cedar shake siding. However, in the notes collected for the “Inventory of Non-Contributing Structures – Clarkston Village Historic District” and submitted as part of a nomination form to the National Register of Historic Places in February 1980, the house is noted as featuring asbestos shingles at that point.



(south elevation)

History of the Resource

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

While the ranch style house that currently occupies this site was built about 1955, the 1872 map of the Village indicates a footprint of a building on this lot at that time, with the owner listed as Mrs. Catherine Bell. The assessed value of the building then was only $150, indicating either a small structure or one in poor condition. The value doubled by 1883, however, and then fluctuated until 1924. From 1940 until around 1954, the lot was owned by auto baron Henry Ford, who had acquired many properties in and around the Village. In 1954, Glenn Sutphen was listed as the property owner on township tax rolls. Then in 1956, the owner was Henry M. Rankin.



(southwest elevation – unknown date showing asbestos shingles)

In 1980 when the original Clarkston Historic District certification was completed, Constance Baker owned the property.



(northwest elevation – date unknown)



(west south elevation – 1989)

In 1982 an addition was constructed on the east elevation. The aluminum siding which covered the house was removed and cedar shake siding was applied to match the original siding.

The roof was replaced in 2009. In 2010 owner Dr. Michael Baker hired builder Bob Vollbach to replace the two posts on the front porch with eight-inch square posts trimmed at the top and bottom with simple baseboard and then painted to match the trim of the house. Dr. Baker specializes in internal medicine focusing on primary care and the treatment of osteoporosis.

In 2017, Vince and Lindsey Baker demolished the single car garage and constructed roughly a 30 feet by 20 feet garage with Hardie Plank Lap Siding and Pella 450 series windows.



(southwest elevation 2017)

In 2022, the owner, Lindsey Baker, replaced the chain-link fence in the back yard (east elevation) with black aluminum picket-type fencing, style “granite”.

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. <u>This is required for all properties</u>.

In the post-World War II years, the previous mill town, Clarkston continued to grow and require new housing to fulfill the needs of workers in factories such as those of Henry Ford Village Industries and Hawk Tool Manufacturing and Engineering (20 West Washington). This is a good example of one of the ranch style homes built to satisfy the need in this era. This property exhibits integrity particularly in the aspects of location, design, materials and workmanship – all exemplary of the era. The property deserves to be incl uded as a contributing resource in 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) Clarkston Historic District Certificate of Appropriateness dated June 29, 2010, for 12 South Holcomb Street;
(3) Clarkston Historic District Certificate of Appropriateness dated July 11, 2017, for 12 South Holcomb Street;
(4) Old photos from Cara Catallo;
(5) Clarkston Historic District Certificate of Appropriateness dated July 22, 2022, for 12 South Holcomb Street.