Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	18 North Holcomb Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-327-022				
Latitude/Longitude (to the 6th decimal point)		Lat: 42.7336390		Long: -83.421910	
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)



Architectural Information

Construction Date	c. 1914
Architectural Style	Queen Anne
Building Form	Irregular
Roof Form	Front Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Fieldstone/Cement Block
Window Materials	Wood
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1/Barn

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 and Historic Community Connection						
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	Mary Green Maternity Home						
Current/Common Name	Savich, Pedrag and Susan Marie						
Historic/Original Owner	Tindall, Christina						
Historic Building Use	Maternity Home; Multi-family						
Current Building Use	Single Family						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	November 2, 2022	Recorded By	Michael Moon	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 predominantly Queen Anne style home has a steeply pitched roof with an irregular shape, a dominant front gable with a louvered gable vent and fish scale shingles and a closed pediment. A one-story wraparound front porch accents the asymmetry of the façade. This structure sits on the east side of North Holcomb Street with the property backing onto the Clinton River Watershed Lower Mill Pond (Mill Pond).



(southwest elevation)

The wraparound porch has four round classical columns connected to a spindle balustrade; there is a column on each side of the entrance at the southwest corner of the house. The asymmetry is accentuated by this corner entrance. The columns connect to a low-pitched roof with asphalt shingles and fish scale shingles in the gable over the porch entryway. Five wooden steps from the brick walkway lead to a wood porch landing. The entrance at the intersection of the south and west elevations is a wooden door with a large oval glass plane. There is a large one over one double hung window on each side of the entrance, one facing south, and the other west. The north end of the porch is open, but the east end of the porch connects to a tower on the south elevation. In the west end of this tower under the porch roofline is a two over two glass casement window.

On the second floor above the porch roofline on the west elevation is a one over one double hung window.


(north corner west elevation)

The north corner of the west elevation is a two-story tower with moderate pitched gable with a closed pediment, asphalt shingled roof and fish scale shingle siding within the gable. Each floor of each of the three sides has a one over one double hung window vertically aligned. The gable of this tower stands out from the lower left (northwest) corner of the larger front (west elevation) gable.



(north elevation and tower on north end of west elevation)

One each floor of the north elevation of the two-story portion there are two one over one double hung windows aligned vertically. A large brick chimney appears to be exiting from the roof in the middle of the house. The fieldstone foundation has two fixed windows each with three lites.



(north elevation)

There appears to be a one and one-half story addition on the east elevation of the house. This addition has a very steep pitched roof with asphalt shingles and one, one over one double hung window on the first floor. This is located above a Bilco -type slanted cellar door set in a small, framed cellar entryway.

Another addition was added to the east elevation. This section has a pair of one over one double hung windows on the first floor below a hipped asphalt shingled roof.



(east elevation)

The east elevation has a dramatic second floor addition on top of a ground floor addition with a very low-pitched to flat roof on the east elevation. The second-floor addition has a steep pitched roof with asphalt shingles and fish scale shingle siding in the gable with a round gable vent. Directly below the fish scales on the east elevation are two one over one double hung windows. On the north elevation is another one over one double hung window.

Directly below the very low-pitched roof first floor are six one over one double hung windows with an entrance on the south end. The door appears to have twelve panes (three by four) with a wood trim. A porch with spindle balustrade and spindle newel posts along five steps from the driveway lead to this entrance. There is lattice work siding along the porch flooring to the ground level. This addition (except the second floor) has the appearance of a closed in porch.



(south elevation)

The south elevation has a one over one double hung window just below the roofline on the second floor above the wraparound porch. The second tower connects to the east side of the porch with a steep pitched asphalt shingled roof with a closed pediment gable, fish scale siding, and a circular louvered gable vent. There is a one over one double hung window on the second floor and an eight over twelve double hung window on the first floor.

The south elevation of the one-story addition to the east elevation has a window at the intersection with the tower on the south elevation and pair of one over one double hung windows toward the east end. There is another one-story section on top of this addition with a steep pitched roof with asphalt shingles and an open pediment. Inside the gable is fish scale siding with a pair of one over one double hung windows directly below.



(barn on the east side of the house)

The barn has a pair of large carriage doors on each end with a smaller pair in the middle that lead to an opening through the barn to the Mill Pond behind.

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 1872 and 1906 maps of the Village of Clarkston report no footprint of a building. A dramatic increase in the assessed value of the property (owner Christina Tindall) in 1914 indicates a structure was built. The original house covering was wood clapboard with a wrap-around porch (southwest corner) with multi gables, and towers on the south and west elevations.



(c. 1916 photo provided by daughter of Mr. & Mrs. D. L. Osborn - previous owners)

Ms. Mary E. Green (1864-1952) was licensed as a midwife and began helping local physicians' deliver babies in family homes after the death of her husband in 1913. In 1932, Mary Green (known as "Grandma Green") opened a Maternity Home (birthing center) at 18 North Holcomb Street and continued to support families with meals and laundry needs till 1943. Mary's husband, Reverend O. H. P. Green, operated a livery on North Main Street.

By 1941, the house was owned by Garnet Poulton (1900-1968) who owned and operated the Poulton Automotive Supply of Clarkston for 26 years. He was also a member of the First Methodist Church and the Clarkston Rotary Club. Mr. Poulton converted the house to a two-family residence with each floor a separate home.

The house became a single-family home once again in the 1970s.



(1989 southwest elevations)



(1989 west elevation)



(1989 street view looking north - house on the far left with a barn)

Amy and Craig Wilson purchased the home from Ron and Pat Schebor (who lived in the house for 32 years) in 1999 and carefully restored the inside and outside of the house. In 2002, the Wilsons replaced the cement porch on the east elevation with a wood porch keeping more with the turn of the century house. In 2004, they tore down the porch on the west elevation and added a wrap-around porch that resembles the porch in the photo circa 1916. Dennis Berry & Associates were the engineers that designed the porch with a wood foundation, wood siding, wood trim, and asphalt shingles. In 2007, Craig and Amy restored the barn (circa 1900) on the east side of the house toward Mill Pond from further deterioration. The siding used was James Hardy, the windows and trim were wood, the shingles were asphalt, and the doors were metal made in the carriage house style. In July 2010 they received approval from the Clarkston Historic Commission to repair damage caused by a tree belonging to the Village of Clarkston falling on the roof.



(2017 south west elevations)

Susan and Padrag (Jimmie) purchased the home from the Wilson family in 2018.

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>.

This structure has gone through several changes over the years, but it still retains its many original characteristics of a Quenn Anne style home. In one case, the wrap around front porch was removed and later replaced, restoring the appearance noted in the 1916 photo. Newer styled additions are toward the rear of the structure and are clearly distinguishable from the original construction.

This house continues to be a contributing resource to the Clarkston Historic District. For many years the house was of prime importance to the community as a "maternity house" or "birthing place."

References

List references used to research and evaluate the individual property.

(1) 1872 map of Clarkston, *Atlas of Oakland County;*
(2) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(3) *Clarkston News 1968 April 16 obituaries;*
(4) *Clarkston News 1952 January 31 obituaries;*
(5) *Clarkston News 1934 January 26 newspaper ad;*
(6) *Home Tour Clarkston Scamp Silver Anniversary Edition 1983-2007;*
(7) Old photos from the current homeowners, Pedrag and Susan Savich, the Clarkston Community Historical Society, and Cara Catallo;
(8) *Clarkston News 2000 January 19 article "Couple restores historic 'birthing house'" by Eileen McCarville;*
(9) Clarkston Historic District Certificate of Appropriateness dated October 12, 2007 for 18 North Holcomb Street;

(10) Clarkston Historic District Certificate of Appropriateness dated July 29, 2002 for 18 North Holcomb Street;
(11) Clarkston Historic District Certificate of Appropriateness dated January 14, 2004 for 18 North Holcomb Street;
(12) Clarkston Historic District Certificate of Appropriateness dated July 4, 2010 for 18 North Holcomb Street.