Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	2 Madison Court				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-381-006				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.733300	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 1955
Architectural Style	Ranch
Building Form	Rectangular
Roof Form	Front Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Wood Lapsidng
Foundation Materials	Concrete Block
Window Materials	Vinyl
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	2/Garage & Swimming Pool

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 Physical Location						
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	Parker, Brian and Annette Zemon-Parker						
Historic/Original Owner	Unknown						
Historic Building Use	Single Family						
Current Building Use	Single Family						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	November 30, 2021	Recorded By	Nancy 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.

2 Madison Court is nestled on a secluded cul-de-sac at the end of the street. The backyard (south elevation) overlooks White Lake Road and on the east elevation the property overlooks South Holcomb Street. It lies in an elevated location near the intersection of these two streets.

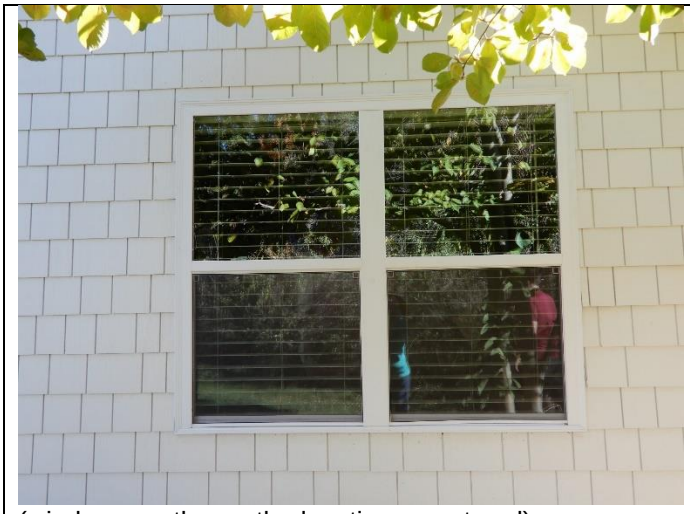
The north elevation (front of the house) has a two-car attached garage on the east and on the west end a single-story wing with two pairs of double hung windows (one over one). Between the two ends of the north elevation is a setback that includes the entrance to the house and an area with windows.



(north elevation)



(north elevation – west end)



(windows on the north elevation - west end)



(north elevation – entrance)

The entrance has a steep pitched roof extending above the side gable roof of the house. Two slender square columns form an entry porch with three slender columns ¼ the length extending from the roof to a wooden cross bar above the top of the door. From the peak of the porch roof to the top of the door frame are painted wood shakes. The remainder of the siding on both side of the wooden door (3 by 2 small glass panes in the top ¼) is white painted brick.

To the east of the porch is three grouped windows one over one double hung set in wood lapsiding in a single-story room.


(south elevation)

The property on the south elevation slopes downward toward White Lake Road providing the opportunity for a walk-out lower level. The lower level is painted concrete block on the west end with a single window one over one double hung and then moving eastward is a pair of double hung one over one windows. Then a solid wood door entrance into the lower level completes the walk-out area.

Above the main floor on the west end the outside is painted white brick with a pair of double hung windows (one over one). Toward the middle of the south elevation is a pair of double hung windows (one over one) that sit beneath the beginning of the deck. Next is a glass door that leads into the main floor of the house. The deck has steps that lead to the ground level and a wooden railing with black wrought iron balusters across the deck and along the steps.


(south elevation)


(south elevation)

The east end of the south elevation has a pair of smaller one over one double hung windows. Then a small single pane window. The far east end has a pair of glass sliding doors that lead to a small wooden deck with a wooden railing and black wrought iron balusters.


(south elevation- east end)


(west elevation)

The west elevation is covered with lap siding and has a small two over one double hung window in the middle and a larger one over one double hung window toward the south end. In the walk-out area (lower level) is appears as if two small windows are at ground level.

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.

The property passed thru many hands (originally part of the Butler Holcomb tract registered with the federal government on October 22, 1831) until 1950s when a house was built. Families were looking for a small tranquil town in which to live. The Village of Clarkston had the services to support families and as a result the community began to grow. Several homes including this structure were built along South Holcomb.

2 Madison Court is the only structure on this street within the Clarkston Historic District. The house sits at the end of a secluded cul-de-sac next to 75 South Holcomb Street. 2 Madison Court and 75 South Holcomb sit on the inside of a fieldstone bordered steep curve. At one time there was a driveway from South Holcomb to the house. With all the trees and the sharpness of curve, the driveway was closed.

In 1985, the home was owned by Ruth E. Mast who sold the property to Ronald and Rachel Hasso. Rachel Hasso wrote a guest column for the Clarkston News.

In 2015 while Andrew Olafsson owned the house, the vinyl siding was replaced with lapsiding (HardiPlank)on the south, east and west elevations. On the north elevation the vinyl siding was replaced with HardiShingle. A 30 X 26-foot addition was added to accommodate a garage and laundry room.

In 2017 the current owners (Brian Park and Annette Zemon-Parker) replaced 3 windows on the lower level of the south elevation with vinyl windows and replaced the door with a similar door. A new deck was added to the south elevation to replace the deck that had been removed c 2010. Also, in 2017 new doors were added to the detached garage on the north elevation of the house.

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>.

The house retains its original features of a ranch style structure. This house was one of several built in the Holcomb Street area c 1950 to support the growing community. Businesses within the village (Hawk Tool Manufacturing and Engineering) and businesses started north and south of the village pushed for housing in North Oakland County. The Village of Clarkston was an ideal community. The design, location, materials and workmanship are all typical of the time and place and maintain integrity in these aspects at least. Therefore, this property should be included as a contributing resource in the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) *Clarkston News* October 19, 2016 article "Lot split postponed";
(2) *Clarkston News* November 12, 2014 article "Jobs aplenty in construction trades";
(3) *Clarkston News* July 26, 2006 article by Dawn Frasa entitled "Co-op Preschool offers school, family experiences";
(4) *Clarkston News* August 22, 2007 article by Trevor Keiser entitled "I like helping people";
(5) *Clarkston News* August 12, 2009 article entitled "Race is on"
(6) *Clarkston News* October 28, 2009 article entitled "6 candidates campaign for 4 city council seats";
(7) Clarkston Historic District Certificate of Appropriateness dated April 14, 2015 for 2 Madison Court;
(8) Clarkston Historic District Certificate of Appropriateness dated November 10, 2017 for 2 Madison Court;
(9) Clarkston Historic District Certificate of Appropriateness dated February 13, 2017 for 2 Madison Court;
(10) *Clarkston News* May 6, 1992 article entitled "Guest column" by Rachael Ann Hasso;
(11) *Clarkston News* March 28, 2011 article entitled "Clarkston residents hop to split town, lot."