Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	22 North Holcomb Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-327-021				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.736570	Long: -83.421230			
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 1920	
Architectural Style	Bungalow/Craftsman	
Building Form	Rectangular	
Roof Form	Front Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Wood Clapboard	
Foundation Materials	Cement Block	
Window Materials	Aluminum	
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	Architectural Significance						
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	Schoebel, Frank and Lisabeth						
Historic/Original Owner	Axford, Lloyd						
Historic Building Use	Single Family						
Current Building Use	Single Family						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	July 23. 2023	Recorded By	Nancy Moon	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This one and one-half story bungalow/craftsman house sits on the east side of North Holcomb Street a distance back from the street. The back yard (east) section of the property ends at the Clinton River Watershed Lower Mill Pond (Miil Pond). The garage sits on the west elevation of the house along the north side of the driveway. The front (west elevation) of the house has a low-pitched, front gabled roof with a wide overhang and a decorative wooden fan inside the gable peak. Barely visible along the north edge above porch gable roof and below the fan of the roof gable is a one over one double hung window with a dark colored decorative shutter in the one-half upper level of the house.

The porch gable roof is within the house front gable just under the south gable roof line and occupies approximately three-fourths of the house gable. The porch has an identical gable fan with porch roof rafters visible through the open west end of the porch roof. A plaque below the gable fan and in the middle of the beam across the front of the porch roof reads "22."



(west elevation)

The porch stretches about three-fourths across the west side of the house with four square columns, one at each corner. There is a wooden balustrade along the porch with a wooden railing on each side of the five steps that lead from the porch downward to the front walkway. The steps are near the north end of the porch and lead to an entrance with a one over one double hung window with dark colored shutters on the south side. The entrance is a solid wooden door with an outside door that has nine panes of glass. Each corner is a small glass pane with a narrow vertical pane between. There are three vertical panes with the ones on each side narrower than the one in the middle. On the north side (outside) of the porch is another one over one double hung window with dark colored shutters.



(south elevation)

The west end of the south elevation has a pair of small one over one double hung windows over a dark colored window box. In the middle and the east end of the south elevation are two pairs of larger one over one double hung windows with dark colored shutters. The basement/foundation of the house has two windows evenly spaced from the center with four by two lights. A brick chimney is visible toward the middle of the house.

There is what was an open porch on the east elevation that is now enclosed. The south elevation of this porch has two one over one double hung windows.



(south elevation – porch on east elevation)



(east elevation)

The porch on the east elevation has a hipped roof and is centered across the house sitting slightly inward from both sides of the house. The porch is enclosed to the ground level with vertical and some horizontal siding and a pair of one over one double hung windows on each side of the centered glass siding doors on the east elevation. Five steps lead from the yard to the porch floor with a wooden balustrade along the north and south sides of the landing and a wooden railing on the north side of the steps. Directly above the hipped roof is a pair of one over one double hung windows.



(north elevation of east elevation back porch)

The north elevation of the porch has a grouping of three one over one double hung windows.



(north elevation)

The north elevation of the house has a pair of one over one double hung windows toward each end (east and west) and a one over one double hung window in the middle. The block foundation has an enclosed window opening toward each end.

The garage with carriage house doors sits on the northwest corner of the property in front of the house. The west elevation gable of the garage has a decorative fan inside the peak to match the gable peak on the west elevation of the house. In the middle of south elevation of the garage there is a two over two double hung window with dark colored shutters.

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>.

This bungalow/craftsman structure sits on the west shore of the Clinton River Watershed Lower Mill Pond (Mill Pond). Originally the property was part of a larger section of land along the pond. The property for the house was separated in 1928. This house has changed little since it was constructed. Old photos indicate that some typical craftsman details (like exposed rafter ends) have been replaced but still retain the early 20th century craftsman appearance.



(1928 northwest elevation)

William and Mary Baldwin owned the house at the time the property of land for the house and garage became its own parcel. Mary lived in the house until 1954.



(date after 1928 – southeast elevation)

Sometime after 1928, the porch on the east elevation overlooking the Mill Pond was enclosed with windows on three sides with the entry steps remaining on the south end of the porch.

The current homeowners, Frank and Lisabeth Schoebel, purchased the home in 2009 from the Carlos D. Hansen Trust. In May 2010, the Schoebels restored the porch (front) on the west elevation. At the same time, windows from the east elevation of the back porch were moved to the south side of the porch eliminating the entryway and a doorwall was installed in the opening of these windows. The entrance to the east elevation of the house was now through the doorwall.

Frank Schoebel is a successful dentist and has been a member of the Clarkston Planning Commission.

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 is an excellent example of a bungalow/craftsman style home constructed in the 1920s as the Village of Clarkston was becoming a small economic hub. Clarkston had a train depot that offered a community for families to gather and reunite resulting in Clarkston becoming a vacation destination.

In comparing the photo from 1928 to photos of today the structure has changed very little and retains its characteristics as a bungalow house. Hence, it continues to be a contributing resource to the Historic Village of Clarkston.

References

List references used to research and evaluate the individual property.

(1) Old photos from Cara Catallo;
(2) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(3) Clarkston News 2010 October 27 article “Involvement key for city council candidates”;
(4) Clarkston News 2018 December 5 article “Planners look to Waldon, Main for development” by Phil Custodio;
(5) Clarkston Historic District Certificate of Appropriateness dated May 6, 2010 for 22 North Holcomb Street.