Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	24 South Holcomb Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-377-005				
Latitude/Longitude (to the 6th decimal point)	Lat: 47.735090	Long: -83.421730			
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. 1878	
Architectural Style	Vernacular	
Building Form	Irregular	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingle	
Exterior Wall Materials	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	None						
Current/Common Name	LaLone, David James						
Historic/Original Owner	Holcomb, William						
Historic Building Use	Single family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	December 12, 2021/February 12, 2024	Recorded By	Kevin Knapp; updated by Michael 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 structure sits on the east side of South Holcomb Street.



(west elevation)


(southeast elevation)

Indications are that this two-story structure began its life as a simple vernacular farmhouse. Over time, however, it has been outfitted with a number of contrasting architectural touches and additions.

Its Greek Revival-style side gables now feature stick-like gable trim accents, while a Victorian-era porch spans most of the street-facing west elevation. A large two-story wing was added to the rear of the house in the early 1990s, expanding its east and south elevations. This wing includes a turret-like polygonal wall structure with canted bay on each floor which is something more often associated with the Queen Anne style.

The west-facing front façade is asymmetrical in its placement of windows and entry door. The enclosed porch follows this asymmetrical footprint, as it sits flush to the north side of the house but stops about 4 feet short of the southwest corner. The front porch, like the chimney on the north elevation, is built of native fieldstone.

There are two double hung windows on the second floor, each under the eaves. They are asymmetrical in placement with the northerly one being closer to the (north) end of this west elevation. The porch has a central entry way flanked on each side by a pair of screened windows. The north and south elevations of the porch each has a similar pair. Entry door and windows of the original house proper inside the porch cannot be appreciated.

Each gable end of the original house has a double hung windows that is centered on both first and second floors and vertically aligned. The south elevation of the addition has the turret-like construction at the southeast corner that features three double-hung windows per floor in a canted bay configuration. These windows have drip edge molding. The gable overriding the tower end has decorative fan-like trim work in the gable peak.

The fieldstone chimney on the north elevation appears to separate the original from the addition. The north elevation of the addition has a small window on each floor, vertically aligned.

There are no photos of the east elevation.

A west-facing two-car garage with an offset door has been added at the rear of the property.



(tower south elevation)


(north 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>.

A map of the village from 1872 shows no footprint of a building on this site. It shows this lot was a part of the property of the house to the north (18 S. Holcomb), which it remained as until 1917. However, there likely was a building of some kind here by or shortly after 1872, since the assessed values for the two properties doubled from 1878 to 1889. This would indicate the construction of this house, or major changes to a building, and also to the one to the north.

The enclosed front porch with a stone foundation was probably constructed c1920.

Jack Parker (1924 – 2005) owned the property in 1980 when the Clarkston Historic District was certified. Mr. Parker lived in the Clarkston area for 28 years while he was Sexton of the Lakeview Cemetery. He served in the navy in 1945 and was a member of the Clarkston American Legion.



(northwest elevation – 1989)



(south elevation – 1989)



(south elevation – 1990)



(southwest elevation – 1991)

The two-story wing was added in the 1990s to the east elevation.

Virginia LaBond owned the property in 2016 at which time she replaced an existing chain-link fence with a six-foot fence on the north and south sides along the back of the property.

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 example of a vernacular home built in the late 1880s. Although changes and additions have been made, these are easily distinguished from the original. 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) Clarkston Historic District Certificate of Appropriateness dated July 14, 2016, for 24 South Holcomb Street;
(3) *Clarkston News 2005 April 20* article “Obituaries”;
(4) Old photos from Cara Catallo.