Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28 North Holcomb Road (also 30 North Holcomb)				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-327-019				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.736700	Long: -83.421840			
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 1860	
Architectural Style	Greek Revival	
Building Form	Irregular	
Roof Form	Front Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Clapboard Siding	
Foundation Materials	Fieldstone and Cement	
Window Materials	Wood	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

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	Twenty-Eight Thirty Associates N Holcomb (Pamela Ford Morgan)					
Historic/Original Owner	Bloomfield (Broomfield). Richard					
Historic Building Use	Multi-Family (?)					
Current Building Use	Multi-Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	October 1, 2023	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.

This Greek Revival structure sits on the east side of North Holcomb Street and serves as a two-family residence (28 and 30). This L-shaped structure has a two-story section on the north end of the west elevation with a gable vent inside a high-pitched roofline with open-ended wide gable trim (30 North Holcomb). The second floor has two six over six double hung windows with identical windows directly below. A chimney is visible as part of the two-story section of the house toward the east end.



(west elevation)

The south end (28 North Holcomb) of the west elevation is one one-half story, east facing gable roof, with a gabled dormer near the center with asphalt shingles and a six over six double hung window atop a steep-pitched roof. This roof encloses a porch the width of the one and one-half story section with five square columns with a slightly larger square base. At the intersection of the porch and the two-story portion of the house is an entrance, a wooden door with upper half nine glass panes (three by three) to 30 North Holcomb Street. Under the center of the porch roof is the entrance to 28 North Holcomb Street (wooden door with a large glass pane) with a pair of six over six double hung windows just to the north (left) of the door. On the south of the entrance is a six over six double hung window. Two steps lead from the front walkway to the entrances on the west elevation.



(north elevation)

The north elevation (two-story portion of the house – 30 North Holcomb) has a shed dormer with a pair of six over six double hung windows and asphalt shingles. A brick chimney is visible behind (south of) the dormer. Directly below the dormer on the first floor is a pair of six over six double hung windows. Another such window is toward the west (front) end of the first floor. There are no windows on the second floor.

At the east end of the first floor starting at the pair of windows continuing east is an extension of a screened-in porch with a low-pitched roof. A driveway leads to this porch with two steps to a small landing with railing on the north end and entrance of the porch. Below the screen on the north elevation of the extension is a balustrade extending to the east and south elevations.


(south elevation)

The south elevation one and one-half story section (28 North Holcomb) of the original house (west end) has a side gable vent and a pair of six over six double hung windows. The one-story extension (addition) on the east elevation has an asphalt shingled moderately pitched roof with a visible brick chimney near the center. There is a pair of six over six double hung windows near the intersection with the original structure and an entrance (wooden door with three-by-three window panes in the top one-fourth) toward the east end. One step from the driveway on the south side of the house leads to a cement landing and entrance.



(east elevation)

The east elevation addition of the original one and one-half story portion (28 North Holcomb) has a side gable vent and two pairs of two six over six double hung windows.

The east elevation of the original two-story section (30 North Holcomb) has a gable vent and a six over six double hung window is visible on the second floor near the north edge of the wide roof trim. The first floor is the continued extension of the screened-in one story porch. There is a doorway to this porch on the south side of the addition.

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 Greek Revival structure sits on the east side of North Holcomb Street with the piece of property directly behind reported as 34 North Holcomb Street. This house was constructed by or for Richard Bloomfield (Broomfield) in 1860. Richard (born in England) had moved to Clarkston in 1857 as a wagon maker. By the early 1870s he moved his family to 50 South Main Street. The Village of Clarkston 1872 map reports an L-shaped footprint structure with the name Mrs. Bescherer.

It is unknown if this structure was originally multi or a single-family residence.



(1988 west elevation)



(1989 northwest elevation)



(1990 northwest elevation)



(date unknown southwest elevation)

The dormers on the north and west elevations were added circa 1920s. In 1988 the house was owned by John and Edna Ettinger of Waterford, Michigan; they added an addition to the east elevation. A new roof was installed in 1988. As early as 1999, the ownership was Pamela Ford Morgan, a real estate agent.

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. This is required for all properties.

The original structure is still very identifiable. The extensions on the east elevation are distinguishable from the original house. Greek Revival features are still prominent ensuring this structure continues to be a contributing resource to the Clarkston Historic District.

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) Old photos from Cara Catallo and the Clarkston Community Historical Society;
(4) Street files in the Village of Clarkston Art Pappas Village Hall.