Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	30 South Holcomb Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-377-006				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.734910	Long: -83.421730			
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. 1960	
Architectural Style	Ranch	
Building Form	Rectangular	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl	
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	Unknown					
Current/Common Name	Coleman, Kimberly A					
Historic/Original Owner	Andrews, Floyd and Lippencott, Charles					
Historic Building Use	Residential					
Current Building Use	Residential					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Andrews, Floyd and Lippencott, Charles					

Survey Date	October 18, 2021	Recorded By	Kevin Knapp	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.



(west elevation)

The single-story ranch style house (facing west) has a low-pitch roofline without dormers and a front entry set at the southwest corner with the doorway facing south. The entrance is sheltered under a wide roof overhang; the porch entryway also features a double-hung window that faces the street (west). The porch is approached by two steps and features a single square post supporting the roof of the southwest corner.

In the center of the front façade is a wide picture window, flanked by green plastic shutters. The front façade also has a second double-hung window with shutters at the northwest corner. The side gable pediments have fish scale shingles.

The north elevation has two double-hung windows with green shutters. The south elevation also has two double-hung windows with green shutters, and an additional two double-hung windows of longer length and without shutters set into an enclosed porch addition in the southeast corner of the house, along with a rear entry door with ready access to the garage.

The house has a separate square-shaped garage with a center-positioned pull-up door, located a few feet from the southeast corner of the house The garage faces west.

The original house is built above a crawl space, while the rear addition includes a basement.



(entrance – south corner west elevation)



(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>.

One of three ranch style houses (30, 36 & 46 South Holcomb) built in the 1950s by Floyd Andrews & Charles Lippencott for resale.

The property passed thru many hands (originally part of the Butler Holcomb tract registered with the federal government on October 22, 1831) until the 1950s when Floyd Andrews owned the property and built a house for resale. Floyd Andrews (1886 – 1960) lived in Clarkston for 50 years during which he was the Independence Township Supervisor for 24 years and the Clarkston postmaster for 22 years. He belonged to the Cedar Lodge 60, F. & A. M. of which he was secretary for 25 years.

In 1980, when the Historic District was registered with the National Register, the owner was Johnnie Stringfield.

The house has been added onto twice (from the rear, east elevation) over the years.



(south west elevation – 1989)



(north west elevation – 1989)


(west south elevation – 1989)

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.

This modest ranch style house is exemplary of those built in the post-World War II area to answer the housing shortage of that time. It is one of three on South Holcomb Street built by Floyd Andrews and Charles Lippincott. The design, materials and workmanship are in keeping with and typical of the era and recommend inclusion. In addition, association with Floyd Andrews is a major aspect of integrity. The property deserves to 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 20, 1960 "Floyd Andrews 50 Year Resident";
(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.