Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	34 North Holcomb Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-327-020				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.736720	Long: -83.421250			
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 1950	
Architectural Style	Ranch	
Building Form	Irregular	
Roof Form	Front Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Hardiboard Siding	
Foundation Materials	Concrete Slab	
Window Materials	Vinyl	
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	Leaman, Christine Denise					
Historic/Original Owner	Ainsley, Ray and Irene					
Historic Building Use	Single Family					
Current Building Use	Single Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	October 12, 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.

The property of 34 North Holcomb Street is directly behind (east side) of the 28/30 North Holcomb lot. The 28/30 North Holcomb property is on the street. 34 North Holcomb Street property east side backs up onto the Clinton River Watershed Lower Mill Pond (Mill Pond). The residents of 34 North Holcomb share a driveway with the residents of 28/30 North Holcomb and the residents of 18 North Holcomb.

This one-story structure from the west elevation has a “U” shape with the middle section having two one over one double hung windows with the window on the north much larger. There is a faux front gable with a steeply pitched asphalt shingled roof and no windows starting midway going south connecting to the roof of the southern portion of the “U” shape of the west elevation. A brick chimney is visible from the west, exiting on the east side of the middle section.



(west elevation)

The front gable of the west elevation of the southern portion of the “U” shape has a gable vent and two one over one double hung windows. On the north elevation of this portion of the house there is a double glass siding door in the middle and a pair of one over one double hung windows to the west of these doors.

The south elevation of the northern portion of the “U shape has an entrance with a wooden door with three by two small glass panes in the top one-fourth directly above a wooden shelf with dentils. The porch has a steeply pitched roof with open lattice beams on the south elevation with two square columns each with a simple square capital and wood balustrade around the landing. The opening in the balustrade on the south side has one step down to a brick walkway. On the east side of the porch is a diamond shaped window. On the west side is a pair of one over one double hung windows.



(entrance on the south elevation of the north section)



(west elevation – north end)

The west elevation of the northern portion of the “U” shape is the two-car garage. On the north side of the large garage doors is a man door with three-by-three glass panes in the top one-half of the door.



(south elevation of the south end of the “U” shape)

In the eastern half of the south elevation of the south end of the “U” shape portion of the house are three one over one double hung windows.



(north elevation of the north section of the west elevation)

In the north elevation of the garage (the northern portion of the “U” shape) is a pair one over one double hung windows directly below the trim of the roofline. In the east end of this north elevation (the house) there is a pair of one over one double hung windows. A moderately pitched roofline is visible separate from the roof of the garage that is most likely the roofline of the middle section of the “U” shape structure.


(east elevation)

The east elevation (facing the Mill Pond) has an off-center gable to a moderately pitched roof with two single one over one double hung windows toward the south and a grouping of five one over one double hung windows on the north. On the far north is a porch with a low pitched roof, four columns and a complete balustrade. There is a gate in the balustrade leading to two steps down to the lawn to the waterfront. Inside this porch is a pair of glass siding doors on the south next to the house and a pair of one over one windows on the north.

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>.

The early tax records (1931) indicate this property was part of the 28 (30) North Holcomb Street original property plat. The property of 34 North Holcomb Street is directly behind (east side) of the 28 (30) North Holcomb lot. Based on tax documents Irene (1890-1968) and Ray Ainsley (1887-1962) owned the property as early as 1940. Mr. Ainsley served his country during World War I, a member of the Campbell-Richmond Post 63 American Legion, a life member of Cedar Lodge No.60 F. & A.M., a member of the Joseph C. Bird Chapter No. 294 of the Order of the Eastern Star, and a member of the Canada Creek Ranch in Montgomery County, Michigan. For a time, Ray served as the clerk of White Lake Township. Mr. Ainsley was employed as a cashier at the Clarkston State Bank; upon leaving he was co-owner of the Ainsley-Henry Electrical Shop at the corner of Main and East Washington Streets.

The structure started as a single story with two bedrooms and one- and one-half bathrooms. In the 1960s the house was remodeled to add two additional bedrooms and an extra bathroom.

In 1980 at the time the Village of Clarkston was certified as a Historic District, the property was owned by Carlos Hansen.

In 2013, the current owners Marc and Christina Leaman constructed a 28 foot by 28-foot garage to the northwest elevation of the house. At that time the house and garage were sided in 7-inch reveal Hardiboard siding. The aluminum trim was replaced with rough sawn spruce trim. A pyramidal roof detail was added above the entrance and windows on the west elevation of the house (not original) were removed to make space for the garage.



(east elevation overlooking the Clinton River Watershed Lower Mill Pond)

This view is most likely the reason the structure was built on this piece of 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. This is required for all properties.

During the time of construction, the Village of Clarkston was continuing to develop into a thriving community to support the Ford Motor Company Village Industries and local businesses such as Alger Hardware, O'Dell Drugs, and Terry's Market of Quality Meats. Surrounding agricultural establishments needed a place to support their family and business needs.

This ranch style house emphasizes the lavish use of land and the introduction of the automobile. After World War II the automobile allowed people to travel for work and pleasure. The house is an excellent example of the ranch style homes built in the 1940s to support the post war need for housing in the Clarkston community.

These one-story homes need to be maintained to document our history for the introduction of concrete slab foundations and standardization in windows produced for these ranch houses. This property exhibits integrity in at least five aspects and deserves to be included as a contributing resource in the Clarkston Historic District. The location, design, materials, and workmanship are all exemplary of this era with particular reference to a mill town in Michigan.

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) *Clarkston News 1962 November 1 article "Clarkston Born Man Succumbs";*
(4) Clarkston Historic District Certificate of Appropriateness dated June 24, 2013 for 34 North Holcomb Street.