Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	36 South Holcomb Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-377-007				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.734730	Long: -83.421720			
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. 1954	
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	Weber, Barbara					
Historic/Original Owner	Andrews, Floyd and Lippencott, Charles					
Historic Building Use	Single Family					
Current Building Use	Single Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Andrews, Floyd and Lippencott, Charles					

Survey Date	September 17, 2020	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 single-story ranch style house (facing west) has a low-pitch roofline without dormers and a front entry off-center (south end) entrance sheltered under the wide roof overhang on the east side of South Holcomb. In the center of the front façade is a bump-out with three side-by-side double hung windows (three by two) outlined with white shutters. The pediment of the bump-out gable has fish scale shingles. On the north end of the front façade is another double hung window of similar style with white shutters.



(west elevation)


(west elevation)

The side gable pediments (north and south) also have fish scale shingles. On the south elevation there is a pair of double hung windows (six over six) at the west end and a smaller two-panel slider window at the east end all with white shutters. The north elevation has two double hung windows (six over six) with white shutters.



(north elevation)



(south elevation)

The house has an unattached garage facing west with a garage door that is off-center door toward the south end and fish scale shingles in the front gable.

History of the Resource

Provide information on previous owners, land use, construction, and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

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 Genevieve Dennis. The home was purchased in February 1987 by Barbara Weber (who still lives in the house).



(south – west elevation - 1989



(west elevation – 1989)

In 2000, the original aluminum siding was replaced with vinyl siding and the windows were replaced with vinyl windows.

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, like others, is an excellent example of a home built to relieve the housing deficit of the 1950s postwar era. This and two others on South Holcomb Street were built by Floyd Andrews and Charles Lippencott. This association is a strong recommendation in the aspect of integrity. However, the design, workmanship, location and setting are also aspects for inclusion as a contributing resource for 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) The survey form was reviewed by the current homeowner Barbara Weber;
(4) Clarkston Historic District Certificate of Appropriateness dated May 11, 2000 for 36 South Holcomb Street;
(5) Old photos from Cara Catallo.