Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	38 North Holcomb Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-327-018				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.736980	Long: -83.422030			
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 1920	
Architectural Style	Vernacular	
Building Form	Irregular	
Roof Form	Multi-Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Wood 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	Architectural Significance and Family History of Original Owner					
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	Lee Clark House					
Current/Common Name	Leigh Sowles Trust (Robert & Leigh)					
Historic/Original Owner	Phillips, Theodore					
Historic Building Use	Single Family					
Current Building Use	Single Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	October 10, 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 vernacular style house with some Greek Revival elements, sits on the east side of North Holcomb Street and the property backs up to the Clinton River Watershed Lower Mill Pond (Mill Pond). The house is the last structure in the Clarkston Historic District on the east side of North Holcomb Street.



(west elevation)

In the front-facing gable peak on the west elevation (north end) of the original house is a single small casement window with four square glass panes and a decorative hood mold pediment. The window directly below on the second floor is double hung with nine over nine (each three by three) with the same decorative hood mold pediment. Below on the first floor is a pair of nine over six double hung windows with an identical decorative pediment. Directly below the steep-pitched shingled roof of the front (west) is a small horizontal roll-out window just below the eves. Directly below this window is a moderately slanted shingled roof creating a bump out on the south side of the north section of the west elevation of the house that connects to the south end of the west elevation. This bump out has a small horizontal roll-out

window with a decorative pediment.

The southern portion of the west elevation has a small four square pane swing out window on the second floor directly below the roofline of the gable of the south elevation. On the first floor on the south end of the west elevation is an entrance (wood door with small panes in the top one-fourth) that corresponds to the front walkway and porch floor that extends to the south elevation.



(north elevation)

The north elevation of the original house (west end) has two six over six double hung windows (three by two) with a decorative pediment on the second floor. At the east end of the original house on the second floor is a small roll-out window with four square panes. The first floor of the original house has a six over nine double hung window with a decorative pediment toward the west end and a twenty pane (four by five) over twenty (four by five) double hung window with a decorative pediment toward the east. Each of these is directly below the two larger second level windows. The two-story addition on the east elevation has a side gable on the north of a steeply pitched roof with a small, hooded, single pane window connected by a section of solid wood to a six over six (each three by two) double hung window below. On the first floor a pair of casement windows with a simple pediment toward the west and a grouping on three casement windows with a simple pediment on the east end.


(south elevation)

The south elevation has a steeply pitched gabled roof with a prominent brick chimney in the center that rises above and obscures the gable peak. On each side of the chimney on the second floor inside the gable is a six over six double hung window each with a simple pediment. On the first floor on each side of the chimney are two similar but slightly larger windows. Moving toward the east is a one-story addition with a shingled roof and a box bay with four single pane windows across the south elevation with a pair of casement windows below and at ground level a horizontal possibly fixed window. There is a balustrade outside this window that perhaps is part of stairs going below. The bay has a shingled shed roof. The remaining first floor wall leads to a porch on the south elevation.

Above this box bay and to the east is a second floor of an eastward addition with a balustrade balcony, an entrance at the corner with the original portion of the house and a long horizontal window directly below the roofline toward the east. There is a balustrade along the second floor above the remainder of the south elevation on the first floor and then the porch on the east elevation.


(east elevation)

Unable to get a good photo of the east elevation but a portion of the north end was visible. Multiple additions are notable. It appears on the second floor at the south end the wall is slightly inward with a six pane roll-out window. The remainder of the second floor has steeply pitched east-facing gable with a tall narrow window identical to the gable window in north elevation at the east end. On each side of this window is a six over six double hung window partially in the gable. This second-floor addition is suspended over an open porch and is supported by three columns. Inside the porch toward the north is a grouping of four casement windows with a decorative pediment. Toward the south end of the porch is a pair of tall narrow casement windows. Outside the porch on the first floor at the east end of the wall is an entrance with a wood door which has multi-glass panes in the top one-half.


(east elevation)

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.

This structure is the last house on the east side of North Holomb Street that resides in the Clarkston Historic District. In the 1920s the assessed value increased drastically indicating that a structure was built on the property.
At the time, the ownership was Theodore Phillips (1836-1925), the son of Bildad Phillips who settled in the area in 1831 as one of the earliest settlers in the Village of Clarkston. The second owners of the house were Lee and Bertha Clark. Lee was the grandson of Milton Henry Clark who was the son of Jeremiah III and Phoebe Clark, one of the two brothers that gave Clarkston its name. Lee Clark and his father Edwin owned the business, Vulcan Art Metal Works located at 64 South Main Street operated until 1941. In 1920, Vulcan constructed the metal gates located at the Lakeview Cemetery at or near the southwest corner of the Clarkston Historic District. The Lakeview Cemetery is outside the Clarkston Historic District.



(date unknown – souothwest elevation)



(1989 southwest elevation)



(date unknown – northwest elevation)



(1989 northwest elevation)



(date unknown – east elevation)



(1998 east elevation)

The current owners, Leigh and Robert Sowles, purchased the home in 1998. At that time the house had had four additions. In 2002, they replaced the existing windows with Pella solid wood windows with aluminum cladding. Muntins were used to simulate the panes of glass indicative of the period of the house. In 2006, a new roof was installed. In 2012, the current owners completed the addition of a second story three-season room enclosing an upstairs porch (east elevation).

Robert Sowles, owner of the house, owns Raves Construction located in Highland, Michigan and served as a commissioner in the Clarkston Historic District for many years.

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 house has had numerous modifications over the years. Despite these changes the original portion of the house facing west on North Holcomb Street remains unchanged. This structure has a direct link to the Clark brothers that named the Village of Clarkston and were earlier business ownerships in the development of the community. The structure retains its place in the history of the village and continues to be a contributing resource.

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 Historic District Certificate of Appropriateness dated May 9, 2002 for 38 North Holcomb Street;
(4) Clarkston Historic District Certificate of Appropriateness dated August 17, 2006 for 38 North Holcomb Street;
(5) Clarkston Historic District Certificate of Appropriateness dated June 12, 2012 for 38 North Holcomb Street;
(6) Clarkston Historic District Certificate of Appropriateness dated November 14, 2017 for 38 North Holcomb Street;
(7) *Clarkston News 1967 January 19 article "Another Day" by Constance Lektzian;*
(8) *Clarkston News 1967 March 9 article "Another Day" by Constance Lektzian;*
(9) Old photos from Pam Schoff, Robert Sowles, and Cara Catallo.