Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	46 South Holcomb Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-377-008				
Latitude/Longitude (to the 6th decimal point)	Lat; 42.734540	Long: -83.421710			
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. 1955	
Architectural Style	Ranch	
Building Form	Rectangular	
Roof Form	Side Gable and Wing	
Roof Materials	Asphalt Shingle	
Exterior Wall Materials	Shake Shingle	
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	Lippencott House					
Current/Common Name	Baetz, Nicole					
Historic/Original Owner	Lippencott, Charles H. and Ada E.					
Historic Building Use	Residential					
Current Building Use	Residential					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Andrews, Floyd and Lippencott, Charles					

Survey Date	October 19, 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 with dominant side gables and a small front gable positioned at the north end of the west elevation. The exterior of the house is sided with wide, painted shake-style shingles of either wood or composite material. The front and side gable pediments are sided with contrasting white aluminum siding.

The front entry is set in the center of the front façade, within a porch that runs approximately two-thirds of the façade toward the south end. A wide multi-pane (three by four) picture window flanked by black plastic shutters overlooks the porch, which has a white wooden balustrade that runs the perimeter. The porch roof is supported by four decorative turned posts. Two white wooden stair handrails also flank the entry steps to the porch beginning with two newel posts on the first step. White wooden diagonal lattice skirting surrounds the crawl space beneath the porch decking.

The front façade has two double-hung windows (six over six) set side-by-side with black shutters within the section of the house with the front gable.

The north elevation has three double-hung windows (six over six) without shutters. The central window is about half the size of the other two. The south elevation also has two double-hung windows with black shutters, with the rear (southeast corner) window being a smaller, squared window. Both elevations have a louvered vent at the gable peak.

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

The house is built over a crawl space.



(front porch – west elevation)


(south elevation)



(north elevation)


(garage)

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.

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 through 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 Nadine Thompson. In 2019, the home was purchased by Nicole Baetz from Anginette L. Page. The same year, the new owner had a new roof installed. The front porch, an addition to the original house, was altered in recent years.



(west elevation – date unknown)



(west elevation – 1991)



(southwest elevation – 1989)



(northwest elevation – date unknown)



(west elevation – date unknown)

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, being one of three ranch style homes built by Andrews and Lippencott in the 1950s should qualify it (with the other two) for inclusion based upon association. But also, it is exemplary of ranch style homes built across the United States to answer the need for housing in the post-World War era. The design, materials and workmanship in particular are defining. 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 provided by Cara Catallo.