Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	5 South Holcomb Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-376-001				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735630	Long: -83.422610			
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. 1855
Architectural Style	Greek Revival
Building Form	Irregular
Roof Form	Flank Gable
Roof Materials	Asphalt Shingle
Exterior Wall Materials	Brick
Foundation Materials	Fieldstone
Window Materials	Wood, Aluminum
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	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	None
Current/Common Name	Clarkston Equity Partners LLC (Village Commons)
Historic/Original Owner	Allen, James
Historic Building Use	Single Family Residence
Current Building Use	Multi-Family Residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	Jan. 20, 2022	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.

The structure sits on the west side of South Holcomb Street.



(east elevation – south end)

The building on this site is one of the early Greek Revival style structures in the village, according to local historical notes, having been built circa 1855. Photos of the residence around 1940, taken from the archives of Henry Ford Museum, show the structure in what is likely close to its original form, with wood clapboard siding. That photo also shows that Queen Anne-style porches had been added to the main house and also the north addition, probably around 1890, when that trend was popular.

In more recent times, the building has been converted into a three-unit dwelling and is advertised as the Village Commons by the current owner. The street addresses 5 and 7 are assigned to the original building, and number 3 is assigned to the addition on the north end of the house.

The exterior of the building is now clad in brick facing – initially red brick – which has more recently been painted a uniform white. The Queen Anne-style porches have both been removed.

A portico has been built over the east-facing entry door and concrete slab porch, off center on the left (south end) of the façade. Front façade first-floor windows are double hung, but the two original window openings with double hung windows have been reduced by adding a decorative wood panel on the bottom half. Now they are converted

to sliders with aluminum storm windows, flanked by light blue shutters. A third window opening on the far right of the façade, pictured in the 1940 photo, has been eliminated. The second floor of the east façade has no windows.

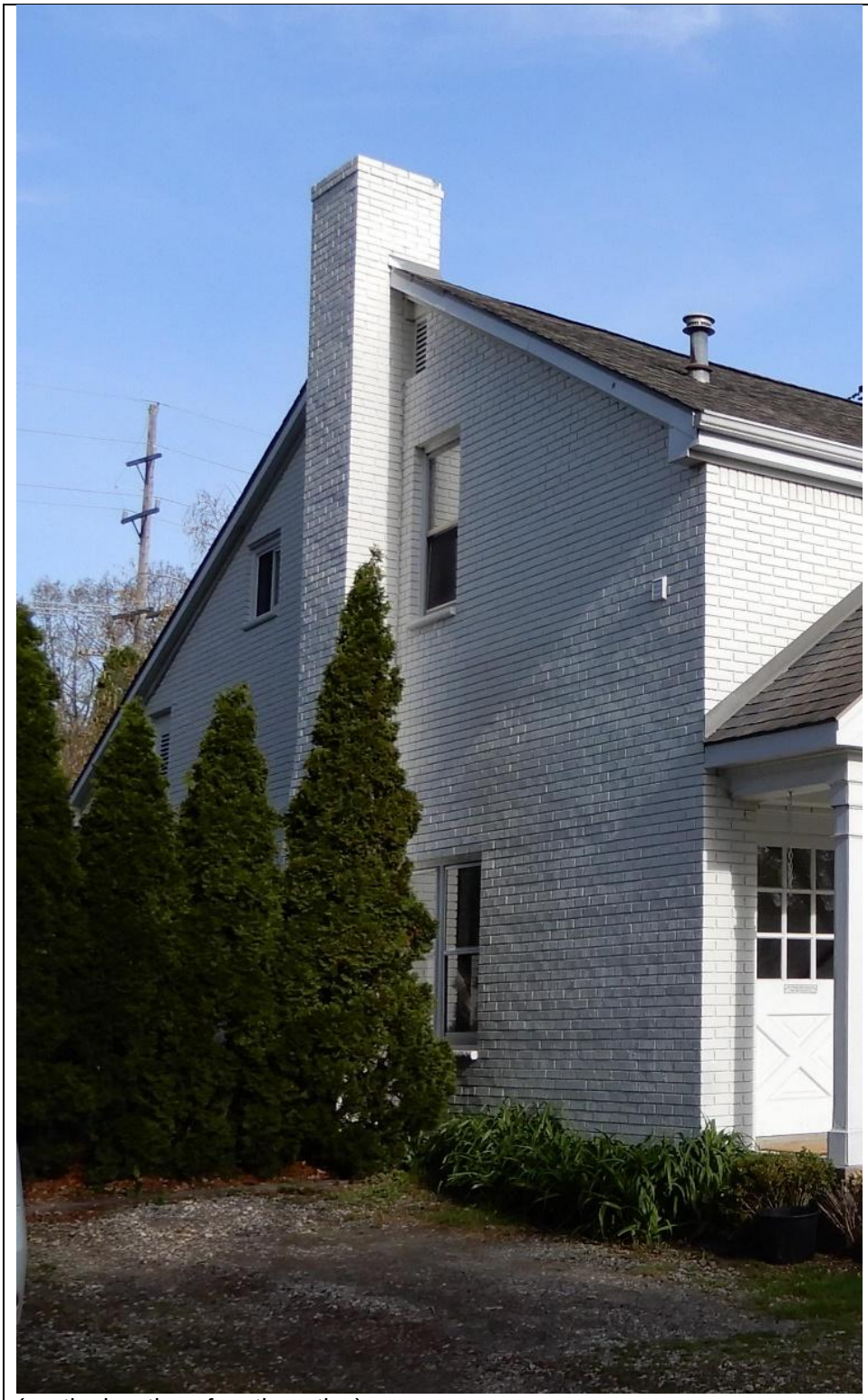
The south façade features a brick chimney that has been added since the 1940 photo. To accommodate the addition of the chimney, a center-positioned lower window has been removed. Another window, to the right at the southeast corner of the house, has in turn been widened, with two double-hung panes. Upper floor window on the southeast remains a double hung in the original configuration; a window on the southwest corner, to the left of the chimney, has been reduced in size and configuration to a square slider window.

The north elevation of the original building has four lower double-hung windows, two of which retain the original dimensions. The remaining two windows have been shortened to smaller and shorter double hung windows. All four lower windows are flanked by light blue shutters. The second-floor windows on this elevation are the original dimensions and have no shutters.

The east elevation of the north addition (3 S. Holcomb) has had a portico erected above the off-center (northerly) entry door and above a concrete slab porch. A large picture window with light blue shutters now features to the left of the door. A single second-floor window – a horizontally oriented slider – is centered on the façade and is flanked by light blue shutters. The north elevation of the north addition retains a single window opening that has been sealed off with plywood.



(north elevation south portion and east elevation of north portion)



(south elevation of north portion)



(west elevation)

The west elevation of the structure – the back of the house – is a flush façade that is a combination of the original house and the north addition. It contains three lower windows, and single upper window, and two rear- entry doors. The windows are of approximately the same dimension, are horizontally oriented sliders, none of them with shutters.

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 Henry Ford Museum & Green Village archives provided some old photos c. 1940.



(1940 - northeast elevation)



(1940 - southeast elevation)

The original configuration of this house is not clear, but the 1872 map of the village shows a building footprint that is close to the current one. Notes by Susan K. Basinger suggest that the house originally may have had a smaller wing that was later built up to include a second story.

Her account states the house as being built circa 1855, one of the early Greek Revival style structures in Clarkston. “The entablature with the broken pediment of the low-pitched roof at right angles to Holcomb St. is a feature that is

typical of the Midwestern adaptation of the Greek Revival style, which is seen in other Village buildings all constructed about the same time."

She also noted that the house, from about 1900 to 1940, was the home of Ben DeLisle, who was a pharmacist and the health officer for Independence Township.



(south elevation – 1989)



(east north elevation – date unknown)



(east elevation – 2017)



(north elevation – 2017)



(west elevation – 2017)

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 structure is an example of a Midwestern Greek Revival home built in the late 1880s. Although numerous changes have been made (additions, porches, etc.), the house retains sufficient historic architectural details and holds sufficient integrity to remain as a contributing resource to the Clarkston Historic District. It has also served as home to prominent residents.

References

List references used to research and evaluate the individual property.

(1) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(2) Old photos from the Henry Ford Museum & Greenfield Village archives and Cara Catallo.