Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	62 South Holcomb Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-377-014				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.734010	Long: -83.421780			
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. 1890	
Architectural Style	Vernacular	
Building Form	Irregular	
Roof Form	Front Gable	
Roof Materials	Asphalt Shingle	
Exterior Wall Materials	Vinyl	
Foundation Materials	Fieldstone, Concrete Block	
Window Materials	Wood, 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	None						
Current/Common Name	Rotila, David M.						
Historic/Original Owner	Unknown						
Historic Building Use	Residential						
Current Building Use	Residential						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	Jan. 16, 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.

This house sits on the east side of South Holcomb Street.



(west elevation)


(southwest elevation)

This two-story vernacular farmhouse was built around 1890. Most likely it began as a simple front-gable rectangular-shaped structure. Over time, a side addition was erected on the south-facing side, as well as a west-facing vestibule built to house the entry door. This is located at the juncture of the original house front gable structure and the southerly one-story wing addition. The south elevation of the original structure has two windows on the second level. The one toward the east is smaller and almost square, sitting just above the roofline of the vestibule. The one on the west end is directly above the first level window. These two look to be identical. The southerly wing has a single window just south of the entryway vestibule and a pair of windows toward the south. The south elevation of this wing is the side gable end with a vent near the gable peak and no windows.

The windows are mostly double hung which are flanked by black shutters, with the exceptions being the newer windows on the rear (east) elevation addition and the lower windows on east-facing rear of the house, which have no shutters.

In recent times, a large one-story addition was constructed at the rear (east) portion of the house, with an adjoining wooden recreation deck and patio area. The east elevation of the addition includes a large half-circle window in the side gable. The south elevation of this addition features a vinyl single-pane light and a full-size sliding patio entrance door to the deck. As with the main house, it is covered in vinyl clapboard siding. The deck includes a wooden railing around the perimeter.

The north elevation also has had alterations. A portico has been built over the side entrance door (facing the driveway) and a small porch and balustrades with stairs and a stair balustrade was added. There are two windows at the west end (original house), double hung and vertically aligned. The two north-facing windows on the rear addition are vinyl sliders, also without shutters.

The detached two-car garage is sided in wood clapboard.



(north elevation)



(east elevation)

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>.

A map of the village from 1872 has no building footprint on this site at that point. Property transfer documents show the value for the lot increasing during the late 1880s. Susan K. Basinger's notes mention that the house's original wood clapboard was covered circa 1930 with asbestos shingle artificial siding. She also noted that "the house exterior underwent a major remodeling in the early 1980s when a layer of foam-core board insulation was applied over the asbestos shingles. Then artificial siding was applied over the insulation". She added that the windows were replaced at that time as well.



(east elevation of house from Depot Road – date unknown)



(west elevation – 1989)



(north elevation – 1989)

In 1980 when the Clarkston Historic District was certified Donald Clinansmith was the owner of the house. Mr. Clinansmith was the owner and certified mechanic of Village Total Service located at the intersection of Clarkston Road and North Main Street.

In 1999, owner Debra Kaltz removed the east and south walls of the existing addition on the east elevation of the house. A new larger one-story addition was distinguishable from the rest of building was added to the east elevation. One window was saved and moved to the new addition along with adding another window. The new addition had aluminum siding.

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 vernacular home built in the late 19th century. Overall the house retains its historic architectural details and holds sufficient integrity to remain as a contributing resource to the Clarkston Historic District.

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 provided by Cara Catallo;
(3) Clarkston Historic District Certificate of Appropriateness dated September 22, 1999 for 62 South Holcomb Street;
(4) *Clarkston News 1978 September 7* article “Shop talk”;
(5) *Clarkston News 1978 September 14 advertisement* “Village Total Service”.