Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	69 South Holcomb Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-381-004				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.733860	Long: -83.422570			
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. 1880	
Architectural Style	Vernacular	
Building Form	Irregular	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingle	
Exterior Wall Materials	Vinyl Siding	
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	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	Visnaw, Todd and Casie M. Bockenstette					
Historic/Original Owner	Petty, Jacob					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	Mar. 12, 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 structure sits om the west side of South Holcomb Street.



(east elevation)


(south elevation)

This two-story side-gabled Vernacular-style house has undergone many additions to the original basic structure over the years.

The east (or street-facing) elevation is notable for a long front porch with shed-style roof that runs the length of the house and wraps around the south side of the building. The porch has a clapboard-sided knee wall along the perimeter. The porch features a gable roof, which is positioned over the entry way. A circular louvered vent is located at the peak of this porch gable. Two small, square single-pane windows are in the upper level, set symmetrically. The façade of the house has narrow pilasters on the upper half. Below the porch roof, however, the pilasters are wider. The lower-level features two double-hung windows of differing sizes. The window on left is narrow; the window on the right is considerably wider but of the same height. An entry door is set between them. The wooden planked porch is skirted with a grid of horizontal/vertical wood lattice along the bottom to ground level. Wooden steps lead up to the porch, with a wooden balustrade and newel post set along the left side. The porch roof is supported by seven square wooden pillars.

On the south elevation, the original house has a single double-hung window centered in the gable on the upper level. Above that is a rectangular louvered attic vent. The lower level includes the south-facing portion of the wraparound porch, which abuts an addition to the original house. The addition features a south facing single-story gable. Beneath the gable is a screened porch enclosure with an entry door facing the east, off the wraparound front porch. Attached to this addition is yet a second addition (to the west), which is a two-story side gabled replica of the original house. The upper level contains a single double hung window centered in the gable. Above it is a rectangular louvered attic vent. The lower level has four double-hung windows (eight-over-eight), set unevenly.

Still yet another addition is built at the rear of the house, a single-story structure with a shed-style roof. With an abundance of large windows, it is likely a sun porch. The south elevation contains two of the oversized double-hung windows.

The west elevation shows the rear-facing sun porch addition. This has five oversized double-hung windows set sequentially. The upper-level windows in both adjoining additions are single pane casement-style windows. To the left, the gable on the addition off the north side of the house contains one double-hung window on the upper level. The adjoining west-facing addition includes two double-hung windows.

The north elevation of the original section of the house has two double-hung windows (four-over-four), one set directly above another. A rectangular louvered attic vent is located at the peak of the gable. The middle addition has two double-hung windows, one set above the other, with the lower window being wider. The next addition (to the west) adjoining the previous contains one double-hung window set asymmetrically in the upper gable. At the peak is a rectangular louvered attic vent. On the first floor is an entry door, located at the right (or northwest) corner, with a shed-style portico over the door. The entryway has a small porch deck; the roof is supported by three square wooden pillars. The porch enclosure is surrounded by a wooden slat privacy fence. The north-facing side of the rear-most (west-facing) addition (the sun porch) features three large double-hung windows. A rectangular attic vent is located above them.

The detached garage/carriage house is a Vernacular side-gabled building of modern vintage, sided with the same yellow vinyl product as the house. The garage sits at a higher elevation than the house. It faces west and exits onto Madison Court. Three stalls with white sectional garage doors, each with a set of four fixed lights of four panes each. Flanking each door are black metal coach lamps. The south side contains three windows, one double-hung window on the upper level, centered in the gable, and two double hung windows set symmetrically on the lower level. The north side contains a single double-hung window on the upper level, centered in the gable. The east side has an entry door (to the rear of the garage) at the far right (northeast) corner and also includes two double-hung windows, symmetrically set, to the left. Attached to the rear is a set of wooden steps and railings, which form the approach to the garage from the main house, along a stone pathway.



(north elevation)



(west – north portion)


(west – south portion)

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>.

According to the historical notes compiled by Susan K. Basinger in 2000: *This house was apparently built circa 1880 for Jacob Petty. Architecturally it is a simple Vernacular Style farmhouse. The gable roof over the front door is a twentieth century addition.*

In 1980 when the Clarkston Historic District was certified, J. D. Powell owned the house.



(east elevation – 1989)

In 1999, Tim and Laurie Vandekerckhove owned the house and added an addition to the west elevation with a cement block foundation, vinyl siding, asphalt shingles, Pella double hung windows, and a porch with wood railing and trim.


(south elevation – 2001)

In 2001 owner Frank Latimer constructed a two-story addition to the west elevation with a cement block foundation, asphalt shingles, lapped OSB “engineered wood” siding, and Anderson wood windows.

In 2004, Frank Latimer, demolished the non-historic one car garage at the rear of the property. A wood-frame three car detached garage with a basement was constructed. In addition, a screened porch was added to the north elevation. The porch was constructed of wood with asphalt shingles.



(east elevation – front porch and front dormer added in 2007)

During 2007 and 2008, Frank Lattimer, added a front porch with a front gable to the east elevation with wood siding and asphalt shingles.



(east elevation – 2017 – note the front porch)

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 structure is an example of a Midwest Vernacular Style 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. Although numerous changes and additions have been made these can be distinguished from the original.

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) Clarkston Historic District Certificate of Appropriateness dated April 21, 1999 for 69 South Holcomb Street;
(3) Clarkston Historic District Certificate of Appropriateness dated January 25, 2001 for 69 South Holcomb Street;
(4) Clarkston Historic District Certificate of Appropriateness dated April 15, 2004 for 69 South Holcomb Street;
(5) Old photos provided by Cara Catallo;
(6) Clarkston Historic District Certificate of Appropriateness dated May 3, 2007 for 69 South Holcomb Street;
(7) Clarkston Historic District Certificate of Appropriateness dated May 5, 2008 for 69 South Holcomb Street.