Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	74 South Holcomb Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-377-013				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.733720	Long: -83.421800			
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	
Roof Materials	Asphalt Shingle	
Exterior Wall Materials	Shake Shingle	
Foundation Materials	Concrete Block	
Window Materials	Wood, Aluminum	
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	Cormier, David and Michael						
Historic/Original Owner	Whittingham, William R.						
Historic Building Use	Residential						
Current Building Use	Residential						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	Jan. 16, 2022 / February 2, 2024	Recorded By	Kevin Knapp / updated by Michael 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 house sits at the northeast corner of South Holcomb and Depot Road.



(west elevation)


(north elevation)

This single-story ranch house was built circa 1955. A notable feature is that the house was built onto a slope, revealing about half of its basement block walls as it follows the grade toward lower-lying Depot Park to the south and east.

The center-set gable roofed portico on the west-facing front elevation built above the front porch is of recent vintage. The steps to the wood porch are flanked by white wooden balustrades with large newel posts.

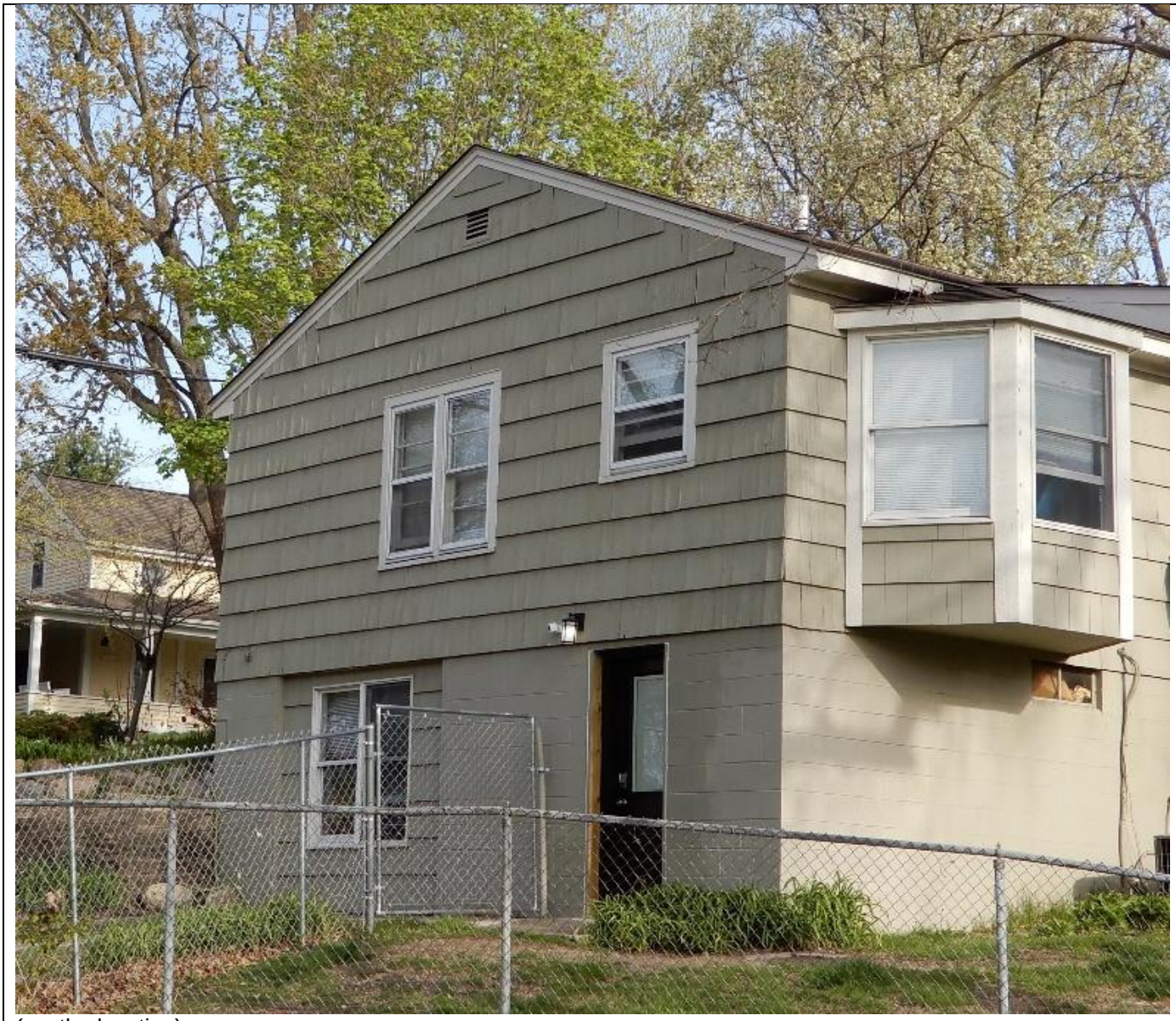
Double hung windows are found on all elevations, without shutters. A large picture window is featured on the right front façade; flanked by a vertical pair of side lights on each side. A canted bay juts out from near the southeast corner of the east-facing façade, overlooking Depot Park. This bay has a single double hung, one over one, window on each of its three sides and a typical hipped roof.

The east-facing façade also has a roof overhang shielding a wooden deck that is attached to the back of the house. The deck is supported by 4x4 pilings that follow the contour of the downward slope. The overhang is supported by two posts.

The south elevation reveals two full levels, the lower level being the basement with an entry door near the southeast corner. There is a pair of double hung windows to the west of the door. The upper level (ground floor of the house) has a pair of double hung windows just left (west) of center and a smaller double hung window directly above the basement door, both within the gable. There is a small louvered gable vent near the peak.

The north elevation has two double hung windows symmetrically placed on the façade. There is a small gable vent near the peak.

A detached rectangular one-car garage near the northeast corner of the house faces west, toward the street.



(south elevation)



(east elevation)



(window 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.

Property transfer records show William R. Whittingham was listed as the owner in 1956, presumably upon completion of the house. In 1980, when the Historic District was registered with the National Register, the owner was Robert and Rose (1924 – 1988) Noyes.



(date unknown – west elevation)



(1989 – west elevation)

Terrance and Patricia Evans purchased the home in 1993. In 2014 they replaced the soffit wood and changed the front porch shed style roof to a gable.



(2014 – west elevation – shed roof)

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 is one of a few 1950s ranch style homes built in the Historic District during the post war era (World War II) in an attempt to relieve the housing shortage. It shows the use of new materials for that time period while in some aspects being very typical of past war construction. In terms of location, design, materials and workmanship as aspects of integrity, this should be included as a contributing resource in 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) National Register of Historic Places Inventory Nomination Form, submitted Feb. 13, 1980, "Inventory of Non-Contributing Structures-Clarkston Village Historic District";
(3) Old photos provided by Cara Catallo and City of the Village of Clarkston files;
(4) Clarkston Historic District Certificate of Appropriateness dated April 29, 2014 for 74 South Holcomb.