Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	75 South Holcomb Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-381-005				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.733650	Long: -83.422590			
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. 1870
Architectural Style	Greek Revival
Building Form	Irregular
Roof Form	Front Gable
Roof Materials	Asphalt Shingle
Exterior Wall Materials	Clapboard/Vinyl Siding
Foundation Materials	Fieldstone, Block
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	Sanderson House					
Current/Common Name	Arkwright, Stephen and Jennifer					
Historic/Original Owner	Shurts, William H.					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	Mar. 30, 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.



(east elevation)



(front entrance – east elevation)

This two-story house, located on a promontory at the curve of Holcomb Road at Depot Park Road, appears to have started as a Greek Revival style, owing to the wide entablature on the street-facing façade. However, at this point it is without certain distinguishing features associated with that style – the broken pediment with returns and longer window openings. As the house clearly has undergone several additions and revisions over time, some original details may have been sacrificed during those renovations.

On the east (or street-facing) façade, the upper windows on the front gable are double hung (six-over-six) and set directly next to one another, flanked by black shutters. A front porch portico on the gable is built consistent with the Greek Revival style; however, it is adorned by a small wooden decorative flat sawn balustrade along the top (emulating a widow's walk or faux balcony). The porch roof supported by two square wooden pillars. The lower level has the entry door set at the center of the gable. The door is flanked by two double-hung (four-over-four) windows. One black shutter is set at the outside edge of each window.

A wing attached to the north side of the house (facing east) has a single double-hung window (four-over-four) on the lower level, flanked by black shutters. A second-story addition above the wing has two horizontally oriented wide double-hung windows, set closely, and flanked by black shutters.

The east-facing side of the wing built to the south side of the main house features an enclosed screened porch on the lower level. The porch has siding running up to a knee wall (similar to other houses on the street that "modernized" their porches in the 1920s) and a large, divided screen window. A second-story addition features an enclosed sun porch with two 12-pane divided lights (three over four), set close and without shutters.

The lower floor of the north façade has two double-hung windows (four-over-four) set symmetrically, both flanked by black shutters. The second floor has two windows, asymmetrically set. To the left is a longer rectangular double-hung window (six-over-six) flanked by black shutters. On the right is a smaller rectangular double-hung window (four-over-four) flanked by black shutters. At the rear of the house is still another addition. The north-facing gable features two center-set double-hung windows (four-over-four) in the upper level. A large fieldstone chimney, built in recent times, is prominent at the northwest corner of the addition.

The south elevation's first-floor enclosed screened porch has two large, divided screen panels (two-over-two). The second story sun porch shows three 12-pane divided lights. At the southeast corner of the upper level is another 12-pane divided light that is set in the upper level of the original house. To the left of the sun porch are two horizontally oriented double-hung windows (six-over-six) that are set into the original house. On the first floor is a side porch or vestibule with 12-pane French doors, flanked by 10-pane side lights. The porch roof is supported by two square wooden columns.

A second addition has been built at the rear of the house. The upper level has four smaller casement-style windows with six-pane divided lights. The lower level of the wing has a shed roof with six skylights set into it. The first floor of this addition has four double-hung windows (nine-over-nine). Two of the windows are set close in the center of the façade, while the second set are similarly placed but located farther west on the façade. A fifth double-hung window (six-over-six), almost half the length of the others, is located at the right corner of the addition.

The west elevation (the rear of the house) has an open porch along the back, supported by six square wooden columns. The lower-level features two 15-panel French doors (three over five) with an accompanying 15-panel sidelight. Two tall double-hung windows (nine-over-nine) are set at the southwest corner of the house. In the upper level of the sun porch (as viewed from the west), there are two 12-pane lights, as featured elsewhere on the sun porch. The west-facing façade of the main house has two double-hung windows (nine-over-nine) set off-center in the upper gable. Adjacent to the rear porch is a flagstone patio, located off the southwest corner of the house footprint.

A detached three-car garage of recent vintage is located at the rearmost part of the property. The side-gabled garage sits at a slightly higher elevation than the house. It faces west and exits onto Madison Court. There are three stalls with white solid garage doors, with a pair of black coach lamps set between them. The north side of the garage has a double-hung window, set off-center on the lower level. At the peak of the gable is a crescent-shaped louvered vent. The south side of the garage has one double-hung window, set off-center on the lower level, and a crescent-shaped louvered vent at the peak of the gable.



(north elevation)



(south elevation)



(south east elevation – windows)



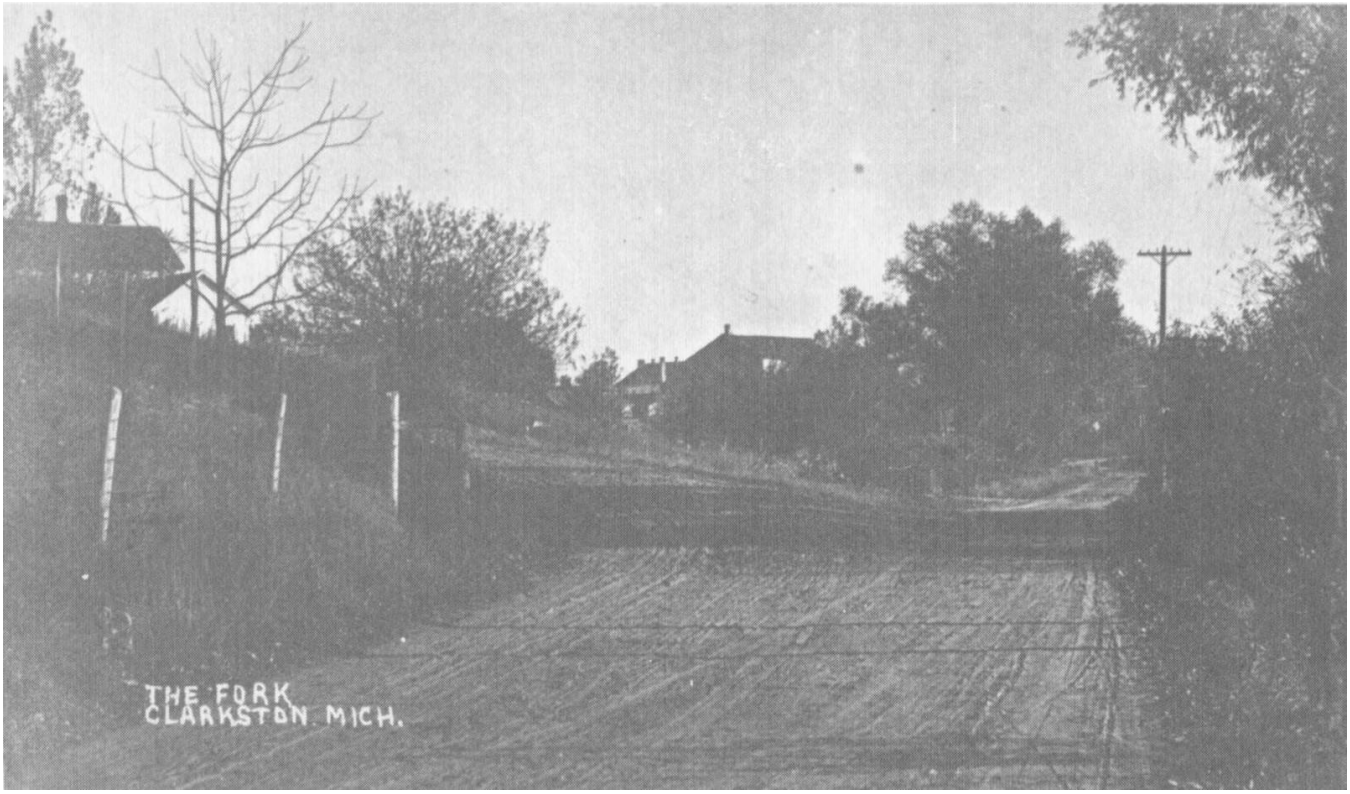
(south west elevation)



(west side of the property)

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>.



(1908 - house on left side of photo – photo courtesy of Evelyn Cushman)

According to the historical notes compiled by Susan K. Basinger in 2000, “The center two-story section of this house was certainly built by 1872, since a rectangular footprint may be seen on a map of the Village from that year. However, the proportion of the windows and the absence of entablature returns typical of the Greek Revival style would seem to indicate a later construction date than the circa 1850 one cited in earlier research. Tax records seem inconclusive regarding a construction date. The assessment value, $250 in 1856, is high for this property without a building but the size of the property was larger then. There may have been a building on the property by 1850 but, if so, it was certainly substantially remodeled later. As cited above, the windows are taller and the ceilings, on the interior in the front rooms, are higher than is typical for early Greek Revival style houses.

Several changes have been made since 1872. Single story wings to the north and south and west are most likely additions to the original structure. A second story summer porch over the first story porch on the south was added by 1940. A second story was enclosed over the north wing at some time. The front porch with roof balustrade seen in a photo taken about 1940, from the Henry Ford Museum archives, has been altered. A new three car garage was constructed in the 1980s.



(date unknown)



(east elevation – date unknown



(east elevation – 1989)

Robert and Karen Sanderson owned the house in 1980 when the Clarkston Historic District was certified. Karen (1942 – 2018) was very active in the Village of Clarkston where she served on the city council for about eight years. She worked with others to create the first City of the Village of Clarkston's Town Charter. She received her Master's in Education at Eastern Michigan University and taught students for 35 years. She was also very active in SCAMP (A Special Camp For Special Kids).

In 1990 major remodeling of the house was undertaken. Part of the west/back section was removed and new two story and single-story sections (to the west and the south respectively) were constructed. Most of the existing windows were also replaced. The current homeowners in 1999 modified the south-facing two-story porch by enlarging the windows facing east and south. In addition, a window was added to the west facing wall.



(north elevation – 1989)



(west elevation – 1999)

In 2001, the current owners, Stephan, and Jennifer Arkwright, added a porch to the rear of the house (west elevation) with concrete footings, treated wood posts, plywood soffits, cedar decking, and asphalt shingles. The porch is eight feet wide with columns matching the columns on the south and west elevations. The Arkwright's wanted extra outside living space and to complete the exterior of the appearance of the house. Stephen Arkwright served as major of the village.

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 Midwest Vernacular Style home built in the 1870s. The house has been changed substantially by additions but still retains sufficient historic architectural details and holds sufficient integrity to remain as a contributing resource to the Clarkston Historic District. Changes can easily be distinguished from the original.

The house is significant for its prominent location on South Holcomb and Depot Road which represents early development in Clarkston. It has been the home of several prominent Clarkston 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) Clarkston Historic District Certificate of Appropriateness dated October 29, 1999, for 75 South Holcomb Street;
(3) Old photos from the Collection of the Henry Ford Museum and Greenfield Village and Cara Catallo;
(4) USGS Map Title Survey March 12, 1979;
(5) *Clarkston News 2018 September 12* article "Obituaries";
(6) *Clarkston News 2001 June 6* article "Sanderson resigns from council" article by Ed Davis;
(7) *Clarkston News 1977 March 10* article "Clarkston selects council trustees Monday";
(8) Clarkston Historic District Certificate of Appropriateness dated November 1, 2001, for 75 South Holcomb Street;
(9) *Heritage,* Philadelphia: L.H. Everts & Co., 1877 Edited by Jennifer L. Radcliff.