# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

| | | | | | |
|---|---|---|---|---|---|
| Street Address | 11 North Main Street | | | | |
| City/Township, State, Zip Code | Clarkston, Michigan 48346 | | | | |
| County | Oakland | | | | |
| Assessor's Parcel # | 14-08-20-328-022 | | | | |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.744220 | Long: -83.419560 | | | |
| Ownership | Private ☒ | Public-Local ☐ | Public-State ☐ | Public-Federal ☐ | Multiple ☐ |

**Property Type**

*(Insert primary photograph below.)*

| | |
|---|---|
| Building ☒ select sub-type below<br>Commercial ☒<br>Residential ☐<br>Industrial ☐<br>Other ☐ | Structure ☐<br>Object ☐ |



**Architectural Information**

| | | |
|---|---|---|
| Construction Date | c 1857 | |
| Architectural Style | Italianate | |
| Building Form | Square | |
| Roof Form | Hipped | |
| Roof Materials | Asphalt Shingles | |
| Exterior Wall Materials | Clapboard | |
| Foundation Materials | Fieldstone | |
| Window Materials | Wood | |
| 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 ☐ | | | | |

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|---|---|---|---|---|---|---|
| Area(s) of Significance | Commercial Architectural Design | | | | | |
| Period(s) of Significance | 1832-970 | | | | | |
| 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 ☒ 1984 | Date(s): 1984 | | |
| Historic Name | John Green House | | | | | |
| Current/Common Name | Radcliff, Jennifer L. | | | | | |
| Historic/Original Owner | Green, John | | | | | |
| Historic Building Use | Single Family/Commercial/ Multi-family | | | | | |
| Current Building Use | Commercial Offices | | | | | |
| Architect/Engineer/Designer | Unknown | | | | | |
| Builder/Contractor | Unknown | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Survey Date | February 8, 2022 | Recorded By | Nancy 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 Italianate structure sits on the west side of North Main Street and backs up onto Mill Pond. The building has a low-pitched hipped roof with wide overhanging eaves with decorative brackets. There are several gable vents along all four sides of the wide overhanging eaves. A chimney is apparent from the roofline just southwest of the middle of the structure.



(east elevation)



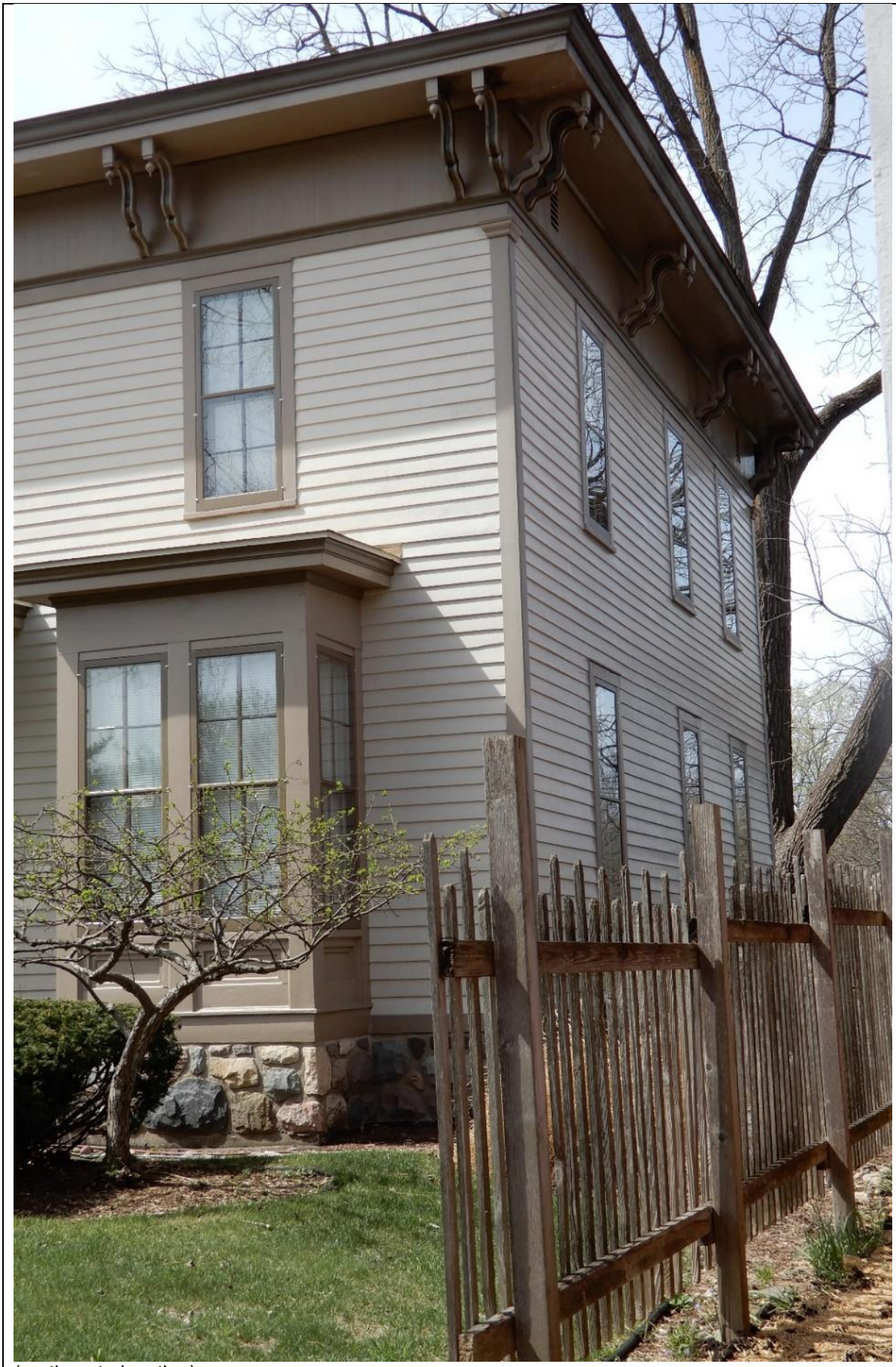
(decorative brackets)

The second floor east (front) elevation has two tall narrow double hung four over four windows one on each end above the box bays on the first floor. In addition, in the middle of this second level directly above the entrance door is a long rectangular, inserted window with two by four panes and a wood panel at the bottom that sits on the roof entrance. This appears to have been a door at one time with some old photos showing hardware to that effect.

On the first floor of the east elevation is a box bay on both the north and south ends of the front façade. Each bay has a four over four double hung window on the north and south ends and a pair of four over four double hung windows on the east elevation. Each bay has a wide overhanging pediment and a decorative wood base,

The front entrance in the middle of the first floor on the east elevation has a solid wood door with a transom and two single paned sidelights. The porch flat roof is the same height as the pediment of the bays and has two square supporting columns on each side. Four wooden steps lead to the front porch with a black wrought iron balustrade and handrail on each side.

Each corner has a wood pilaster beginning at the foundation and ending in a small decorative capital at the horizontal trim board beneath the brackets.



(northeast elevation)

The north and south elevations have three double hung windows (four over four) on each level. The windows are aligned

vertically. All the house windows are rather long and narrow.



(south elevation)



(west elevation)

The west elevation has two groupings of three double hung one over one windows on each end (north and south) of the second level. The first floor has a one over one double hung window on each side of the small, central porch. The flat roof porch has four square columns (two on each side) with a central wooden balustrade. A ramp with a railing on each side leads from the parking to the porch providing wheelchair access. The entrance is a wide solid wood door with sidelights.

**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.*

There has been a structure on the property at 11 North Main Street since at least 1872. The property was associated for many years with the Joseph Carran family who owned the property in 1889. Sisters Lucy Mason and Mary Mason Taylor opened their millinery shop on the first floor at this location in 1895. The family lived on the second floor. The Caribou Inn was located just south of the house and was damaged by fire in 1958. When the remains of the Caribou Inn were torn down so was this house next door. The house had been unoccupied for several years.



(1900 Carran home and millinery shop)

The current structure at this property was moved from its original site in 1984 – north side of Dixie Highway, between M-15 and Maybee Road. The structure was known as the “John Green house.” Mr. Green came to Independence Township from New Jersey around 1849 to farm. The Green Farm may be seen on the 1872 Township Map.



(structure on Dixie Highway)



(Russell McNeil – inside the barn)

Russell and Hilda McNeil purchased the home after World War II. Russell was a nurseryman and sold nursery stock next to the house. The McNeil family reinforced the foundation, changed the front porch, added aluminum siding and modified the back of the house.

In 1967, Kevin and Mary Ritter purchased the house and continued the nursery business. Then their son Tom took ownership in 1977.


(c 1987 southeast view)

Hank and Jennifer Radcliff purchased the home in 1984. At the time, the four bedrooms upstairs had been converted to two apartments. The Radcliff's removed the aluminum siding and found the clapboard underneath in good condition. Windowsills were replaced or repaired along with some of the trim. The front porch was restored, and a stone foundation was built by local craftsmen. The back (west elevation) was modified with two double hung windows to provide a view of the Clinton River Watershed Lower Mill Pond. The first floor is now barrier free due to the widened rear doorway and ramp.



(2017 – east elevation)

The window shutters were removed after 1989. In 2019, the front entrance (east elevation) was replaced with new wooden steps, metal balustrade, and metal railing plus balusters. Then in 2020, the existing fence along the south elevation had deteriorated from weather conditions and replaced with a new picket fence with like materials, dimensions, and placement.

It has been leased for commercial use (legal offices).

**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>.*

The 1857 Italianate structure was saved from demolition and moved to the Clarkston Historic District from a busy four lane road several miles away. The modification to the west elevation of the structure is easily identified from the original and allows the building commercial capabilities.

Overall, the structure retains its many defining Italianate features and continues to be a contributing resource for the Clarkston Historic District. It maintains integrity in most of the seven aspects.

**References**

*List references used to research and evaluate the individual property.*


(1) 1872 map of Clarkston, *Atlas of Oakland County*;
(2) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
*(3) Images of America Clarkston,* Cara Catallo for the Clarkston Community Historical Society 2015;
*(4) Heritage,* Philadelphia: L.H. Everts & Co., 1877 Edited by Jennifer L. Radcliff;

*(5) Home Tour Clarkston Scamp Silver Anniversary Edition 1983-2007;*
*(6)* Old photos from Clarkston Community Historical Society, Cara Catallo, and the McNeil family;
*(7) Clarkston News 1982 July 28* article “Clarkston Sesqui-Centennial”;
*(8)* 1872 map of Independence Township;
*(9) Clarkston News 1984 March 28* article “New old house for Clarkston?”;
*(10) Clarkston News 1984 April 4* article “Law, not house under review”;
*(11) Clarkston News 1984 April 11* article “Village commission Oks house-moving idea”;
*(12) Clarkston News 1984 April 18* article “House moving supported”;
*(13) Clarkston News 1984 May 16* article “Historic home’s move to Clarkston denied”;
*(14) Clarkston News 1984 June 20* article “Ritter home move gets two-week reprieve”;
*(15) Clarkston News 1984 Aug 8* article “New law clears Ritter home for ZBA review”;
*(16) Clarkston News 1984 Sept. 26* article “Ritter home freed for move”;
*(17) Clarkston News 1984 October 31* article “Ritter house moves this week”;
*(18) Clarkston News 1984 November 7* article “An old-fashion homecoming”;
(19) Clarkston Historic District Certificate of Appropriateness dated September 20, 2020 for 11 North Main Street;
(20) Clarkston Historic District Certificate of Appropriateness dated August 13, 2019 for 11 North Main Street.