Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	119 North Main Street				
City/Township, State, Zip Code	Clarkston, Michigan (mailing address is 123 North Main Steet)				
County	Oakland				
Assessor's Parcel #	14-08-20-328-005/14-08-28-006 (117 North Main Street)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.739370	Long: -83.419980			
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 1850	
Architectural Style	Greek Revival	
Building Form	Irregular	
Roof Form	Front Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Clapboard	
Foundation Materials	Fieldstone	
Window Materials	Wood	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/barn	

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	Liddicoat Rental					
Current/Common Name	Bonser, Eduard and Sharon Kramer					
Historic/Original Owner	Lewis, David S. and Mary E. Thurston					
Historic Building Use	Single Family and Multi-Family					
Current Building Use	Single Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	July 10, 2022	Recorded 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.

The structure sits on the west side of Main Street with the property on the west elevation bordering the Clinton River Watershed Lower Mill Pond. The east elevation has a front low-pitched roof with a wide band of trim discontinuous across the gable on the two-story section of the house. The cornice lines are wide with a divided band of trim. The second floor has two one over one double hung windows with the top on the windows level with the entablature.



(east elevation)

On the north end of the east elevation (next to the two-story portion) there is a one-story addition with a low-pitched roof and one double hung window one over one. On the south end of the east elevation is another one-story section with a low-pitched roof and three windows, one over one double hung. It appears as if this one-story section sits back slightly from the south elevation of the two-story of the house with a solid wood door at the intersection. Across one-half of this southern one-story portion and slightly more than one half of the two-story portion of the house is a one-story porch. The porch roof is continuous with the roofline on the one-story portion and has four square columns. Three steps lead from the sidewalk to the porch floor. Inside the porch providing entry into the original house is another solid wood door, flanked by simple wood pilasters with another one over one double hung window directly to its north. Outside the porch and on the first floor of the two-story portion is another one over one double hung window.



(south elevation)

The south elevation on the east end has a slightly steep roofline with a small one pane window in the gable. The first floor has two one over one double hung windows. The one-story addition on the west end of the south elevation has a door with a glass pane at the top and two one over one double hung windows to the west side. A single step from the doorway leads to the driveway.



(southwest elevation)

The two-story portion of the house has an addition on the west elevation. This addition connects to the south portion of the house via a one-story room. The south elevation of this two-story addition has two small horizontal windows on the second floor. The first floor has a one-story porch that connects to the one-story room and extends the width of the south elevation. The porch has three square columns and sits under the second story of the addition. Inside the porch (three steps from the floor to the ground) there is a one over one double hung window on the east end; then heading west toward the Clinton River Watershed Lower Mill Pond is a large all glass door; then a pair of one over one double hung windows.



(west elevation)

The west elevation of the two-story addition has a low-pitched roof with a wide band of trim discontinuous across the gable. The cornice lines are wide with a divided band of trim. The second floor has two one over one double hung windows with the top on the windows level with the entablature. On the north end of the first floor next to the end of the porch is a canted bay with a picture window in the middle overlooking the Clinton River Watershed Lower Mill Pond, a one over one double hung window on each side and a hipped. There are two steps from the porch floor to the ground on the south end of the porch.



(north elevation)

The north elevation has a hipped roof on the addition connecting to the two-story portion of the house. There are three nine over one double hung windows on the north elevation.



(barn east elevation)

The two-story barn sits a short distance from the southwest corner of the house and overlooks the Clinton River Watershed Lower Mill Pond. On the east elevation of the barn with its high-pitched roof is a three over one double hung window in the gable. On the second floor of the barn is a pair of three over one double hung windows on the south end and a single three over one double hung window on the north end. The first floor has a wood door with a single glass pane on the south corner of the east elevation. The door opens to a staircase that leads to the upper floor living quarters. The remainder of the first floor is two large barn doors that open to garage space.


(south elevation)

The south elevation of the barn has three windows on the second floor. Each end window is three over on double hung and the middle window is one large single pane window. The first floor has a one over one double hung window directly below the second-floor west window. There is a bump out of the west elevation visible from both north and south which is described later.



(north elevation)

The north elevation has three, three over one double hung windows evenly spaced on the second floor. The most westerly one is slightly smaller. The first floor has two, two over two double-hung windows, one near each end (east and west). The windows on the east end are aligned vertically and have a ladder on their west side.



(west elevation)

The west elevation has a bump out with a nearly flat singled roof that sits underneath the roof of the barn proper. The second floor has three over one windows on both the north and south elevations and six similar windows across the west elevation. The first floor has one, one over one double hung window on the west elevation. The first floor on the south elevation has no windows; the first floor on the north elevation has a wood door entrance.

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.

The 1860 Clarkston Village Map records the structure and property ownership of Mrs. Thurston. Mary Thurston inherited this house when her husband Davis S. Lewis died in 1853. Mary then married Eleazer Thurston (died at age of 76 in 1880). By 1920, Earl and Carrie Ann Walter owned the house. Earl owned a trucking business that served the local farmers in getting their produce to the Detroit Eastern Market. Mr. Walter would return with food items for the Caribou Inn & Deer Lake Inn, Garters Hardware Store, and other local businesses. Earl Walter and his family lived above the two-car garage built c1920 where he stored his trucks below. Earl and Russell Walter (son of Jessie Walter) bought the icehouse (today the barn) and stored ice blocks cut from the Clinton River Watershed Lower Mill Pond.

By 1954 the structure and property were owned by Lloyd Sibley (who lived next door at 129 North Main Street) with his wife Gladys. Lloyd (1910-1976) served as Deputy Treasurer of Oakland County.



(date unknown – southeast elevation)

By the time the Clarkston Historic District was certified the structure was a multi-family rental property owned by Mrs. William Liddicoat (Eloise Duffy Liddicoat). William Liddicoat (1923 – 1998) retired from the Directorate General of Mineral Resources in Jeddah. Eloise was a strong advocate for land conservancy and the library. William and Eloise worked to establish the cooper mines in Calumet, Michigan as a U. S. National Historical Park in 1992.



(1989 southeast elevation)

Sometime before 1989 the picket fence across the front (east elevation) of the house was removed.



*(*2017 southeast elevation)

Eduard Bonser and Sharon Kramer purchased the house and the empty lot connected to the south side in 2000. The house remained a multi-family structure until 2018 when the owners decided to return the home to a single-family residence. The owners discovered serious foundation issues. The northernmost wall and roof were temporarily removed in order to perform needed foundation repairs on the north elevation and the interior and interior bearing wall. They were then replaced using as much original material as possible including all original windows. The east elevation wall remained in place, but the other walls and roof were rebuilt. A new rear addition (west elevation) enclosed the existing exterior basement entrance, and a floor was added. New windows were added to the west elevation that matched existing windows. The trim, columns and details of the addition were differentiated from the existing details of the structure. Ed Bonser served on the Village of Clarkston City Council. Ed Bonser and Sharon Kramer with their family lived on the second floor of the barn during this major rehabilitation to the house.



(2018 construction photo)



(2018 southeast elevation)



(2018 south elevation)



(2018 south elevation construction)

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 house was owned over the early years by many individuals that supported the Village of Clarkston and just as important worked to maintain the history of the copper mines in the Upper Peninsula of Michigan.

Due to serious foundation issues this structure needed extensive rehabilitation. Despite this major project, the house retains most of its original features and continues to be 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) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed January 30, 1976 by Betty Galligan;
(3) Clarkston Village Map of 1860;
(4) *Clarkston News 1945 January 19* article "Obituary – Mrs. Jessie Walter";

(5) *Clarkston News 1975 January 16* article “Carrie Walter”;
(6) *Clarkston News 1990 November 2* article “Library important”;
(7) *Clarkston News 1991 May 8* article “Wanted: Highway cleaners’ identity”;
(8) *Clarkston News 1992 November 2* article “Land Conservancy marks 20 years of preservation” by Duffy Liddicoat;
(9) *Clarkston News 1998 May 20* article “William Liddicoat”;
(10) Clarkston Historic District Certificate of Appropriateness dated January 9, 2018 for 119 North Main Street;
(11) Clarkston Historic District Certificate of Appropriateness dated October 2, 2018 for 119 North Main Street;
(12) Old photos were provided by Cara Catallo.