Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	37 East Washington Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-403-002				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.736200	Long: -83.417260			
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 1920
Architectural Style	Vernacular
Building Form	Irregular
Roof Form	Cross Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Clapboard
Foundation Materials	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	Architectural Significance
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	Hoxsie Trustee, Neal and Jody L. Tibias Trust
Historic/Original Owner	Steinbaugh, Ora Bell
Historic Building Use	Single Family
Current Building Use	Single Family
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	November 2, 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 two-story L-shaped vernacular style house backs up onto Parke Lake and sits on the north side of East Washington Street. The east end of the south elevation has a steep-pitched front gable with a wide trim and louvered vent in the peak. There are two six over six double hung windows on the second floor and two identical windows directly below on the first floor.



(south elevation)



(south elevation)

The two-story side gable wing toward the west has a pair of six over six double hung windows near the center of the second level. Below these windows is a low-pitched shed style roof covering a first-floor porch. The roof is supported by two square posts, one on each end (east and west). One step from the front walkway leads to a cement landing and a wooden door entrance flanked by side lights on each side ending with a decorative rectangular trim at the porch floor. There is a pair of six over six double hung windows on the west side of the door. On the west end of the porch are two steps down to the driveway.



(west elevation)

The west elevation has a louvered vent in the peak of the gable. There is a bump out section with a low-pitched shed roof and a solid wood door facing south. Three steps from the driveway approach this entry door. On the west elevation of the bump out is a six over six double hung window. Directly behind (north side) of the bump out is a large multi-story brick chimney.



(east elevation)

The east elevation has two six over six double hung windows on the second floor and a shallow bay on the first floor with with a shed roof and two six over six double hung windows on the east elevation.

There are no photos of the north (lake side) elevation.

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>.

The Village of Clarkston 1872 Map has a footprint of a structure labeled blacksmith shop. William H. Smith owned the property in 1869. Tax records indicate a significant increase in the value of the property in 1920 (from $ 500 to $2,000) thereby assuming the current structure was built c 1920. A. Grundy purchased the house c 1923 and continued to own the property for at least twenty years.



(1979 south elevation)



(date unknown – east elevation)

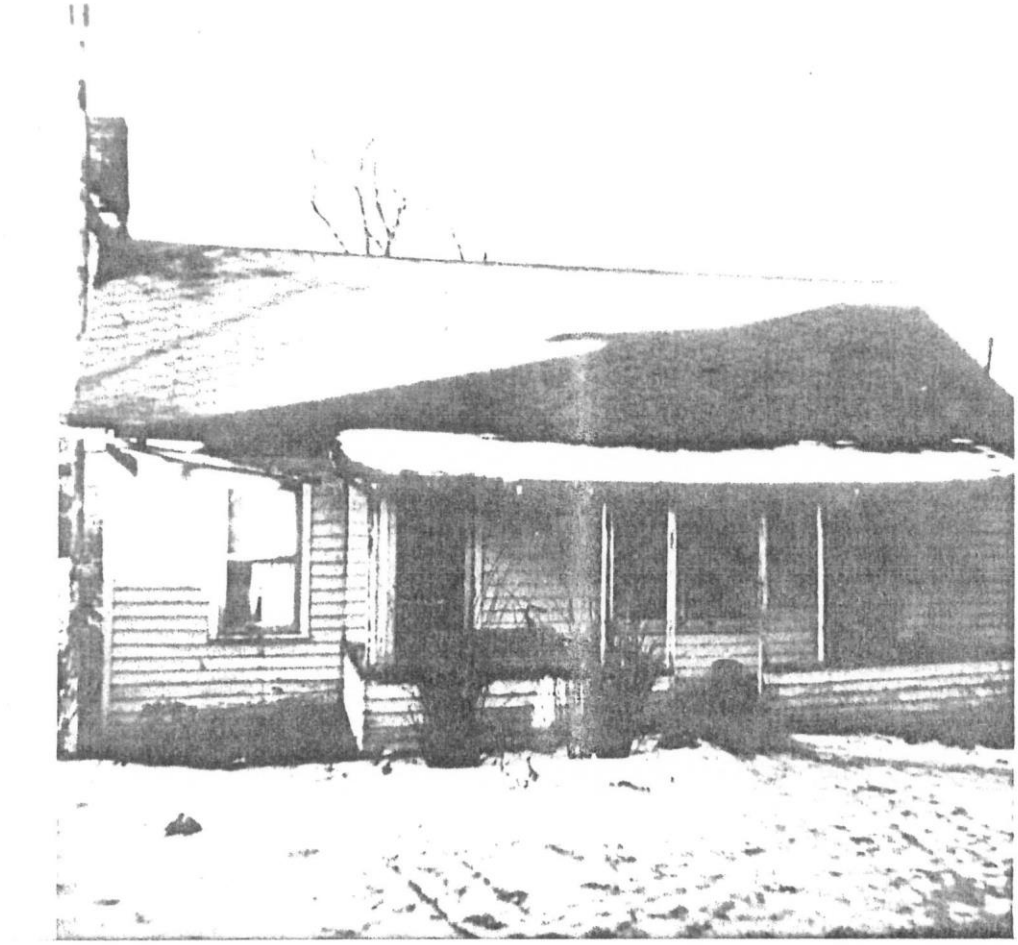


(1989 southwest elevation)



(1989 southeast elevation)

Neal Hoxie (current owner) purchased the house from his parents in 1958. At the time a second small residence (371/2 East Washington Street) stood behind the main residence. The plan was to remove this small building when the remodeling of the main house was completed. It is thought this second structure was built c 1930s for the then owner's son. In 1996, Neal Hoxsie approached the Clarkston Historic District Commission concerning the removal of this structure.



(north elevation -37 ½ East Washington)



(arrow points to 37 ½ East Washington)

In 2018, Neil Hoxsie cut back the deck by four feet on the north elevation, constructed a new roof over the deck that partly overlaid a shed roof that was added c 1950.

The shutters were removed from the windows after 1989.



(April 2021 – south elevation porch)

In July 2021, the homeowner, Neal Hoxsie, after application to the Clarkston Historic District Commission, opened the west end of the porch on the south elevation allowing access to the driveway.

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 vernacular style house has had modifications since it was constructed but it still retains its original characteristics to continue as 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) Village of Clarkston 1872 Map;
(3) Old photos from Cara Catallo and Neal Hoxsie and Jody Tobias;
(4) Notes from the Village of Clarkston City Hall street files;
(5) Clarkston Historic District Certificate of Appropriateness dated September 11, 2018 for 37 East Washington Street;
(6) Clarkston Historic District Certificate of Appropriateness dated July 12, 2021 for 37 East Washington Street;
(7) Notes from Neal Hoxsie and Jody Tobias dated March 4, 1996.