Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	38 East Washington Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-452-002				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735740	Long: -83.417190			
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 1859
Architectural Style	Greek Revival
Building Form	Rectangular
Roof Form	Front Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Wood 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 ☐				

Area(s) of Significance	Architectural Significance and Community Support						
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	Eberhardt, Lawrence and Carol						
Historic/Original Owner	Clark, Washington and Lucy						
Historic Building Use	Single Family and Commercial						
Current Building Use	Single Family						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	December 6, 2022	Recorded By	Cara Catallo & Michael Moon	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

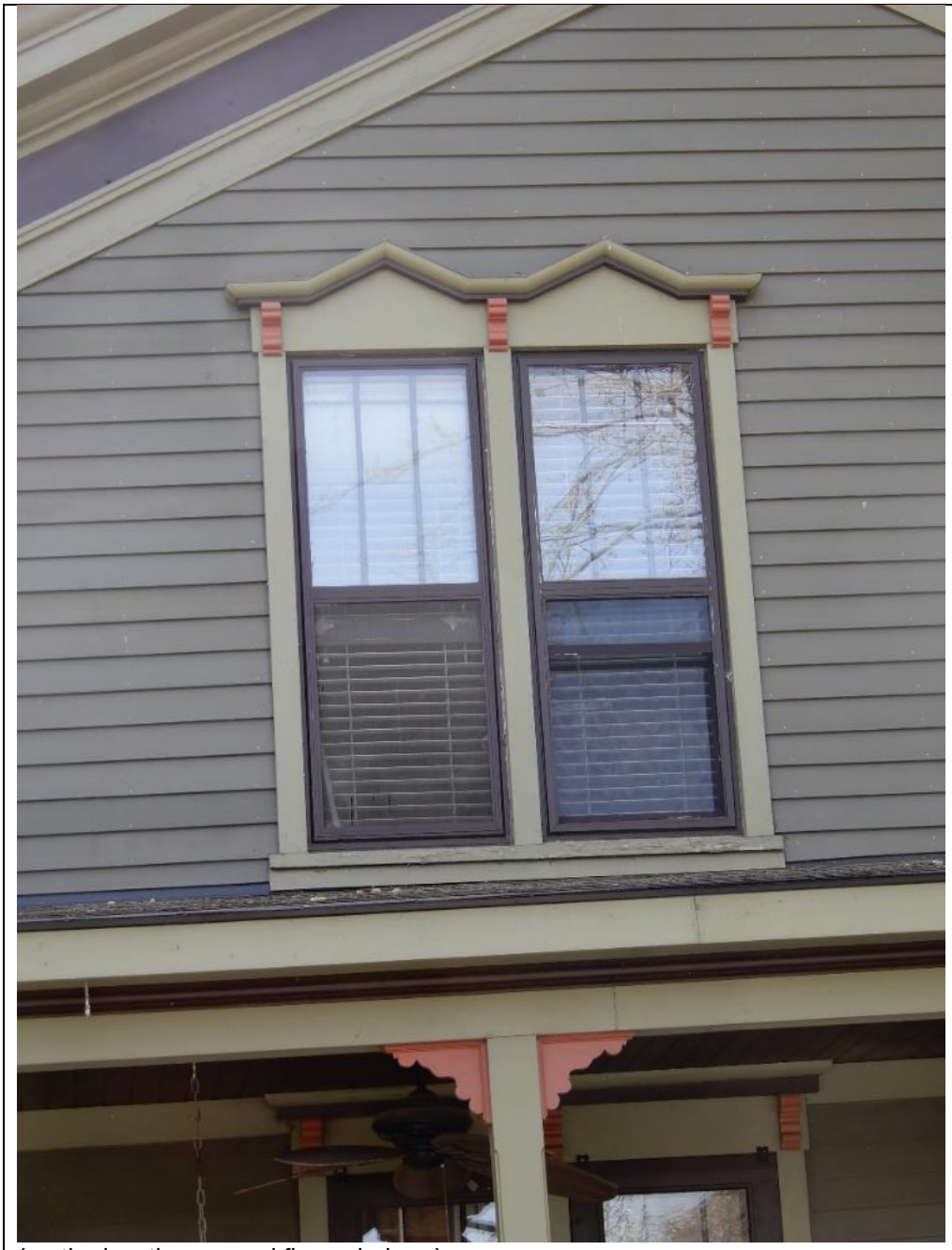
Provide a detailed description of the property, including all character defining features and any accessory resources.

This Greek Revival structure sits on the south side of East Washington Street near the southeast corner of East Washington and Buffalo Streets. The front gable on the north elevation of the low-pitched roof is emphasized by a wide entablature and a broken pediment. On the second floor slightly to the east of the center of the north elevation is a pair of tall, narrow double hung windows (three vertical glass panes over one) each with a pointed arch hood mold and brackets. At the west end of the broken pediment on the second floor is a small sliding window with a pointed arch hood mold and brackets. The right side (west) of the hood molding is interrupted by the edge of the western part of the (broken) gable pediment.



(north elevation)

A full width porch with a low pitched, hipped roof stretches across the first floor on the north elevation. The roof is supported by six square columns each with a decorative trim brace. Directly below the pair of windows on the second floor is another pair of tall, narrow double hung three verticals over one window. The two windows have a flat hood mold with a decorative bracket at each end. On the west end of the porch is a wooden door entrance from the wooden porch floor and three wooden steps from the front walk. A beautiful wooden swing hangs on the east end of the porch.



(north elevation second floor windows)



(west elevation – north end)

The west elevation of the structure sits extremely close to the driveway of the neighboring house (7 Buffalo Street). The second floor toward the south end has a pair of tall, narrow three vertical over one double hung windows. The windows have a flat hood mold with decorative brackets. Directly below on the first floor is a canted bay with three similar windows, one on each side, each with a pointed arch hood mold and decorative brackets.



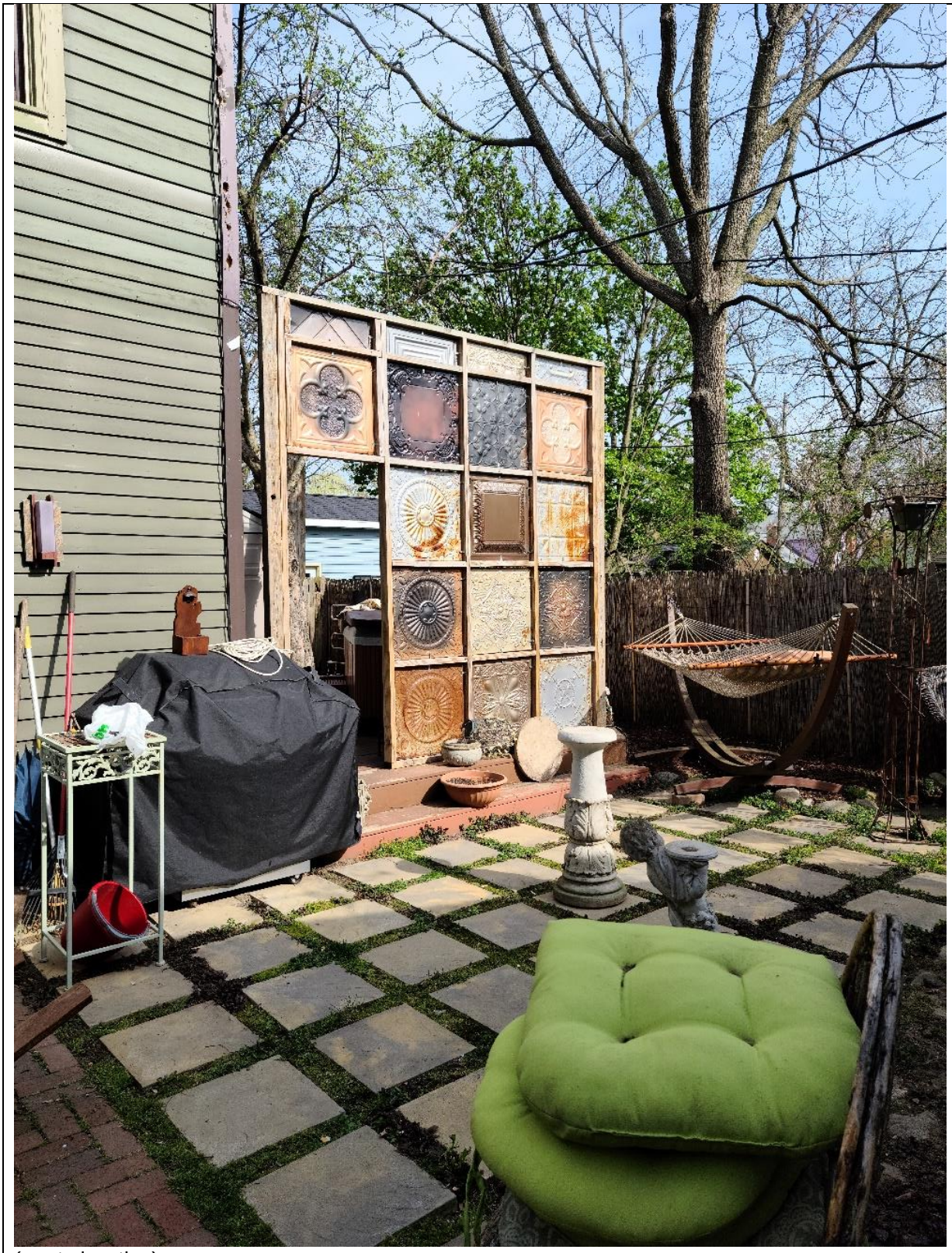
(south elevation of original structure with an addition)

The south elevation of the original structure has a pair of small three vertical over one, double hung windows on the second floor next to the edge of the addition on the south elevation.

A two-story addition has been added to the south elevation of the house. The second floor of the addition extends slightly wider than the first floor creating an overhang of the deck below. One step from the wooden walkway leads to the deck with its wooden balustrade. At the intersection of the addition with the original structure is a door on the first floor of the original structure. The doorway has a decorative hood mold and brackets. Under the overhang of the second-floor addition (covering a porch of the deck) is a pair of three vertical over one double hung windows also with hood molds and brackets.


(the west elevation of the south end of the addition)

At the end of the overhang on the addition on the south elevation, the second floor on the west elevation has a pair of one over one double hung windows directly beneath the eaves. Below the windows on the first floor outside the end of the deck is another entrance to the house. The door has three by three glass panes in the top one-half and a hood mold with decorative brackets.



(west elevation)

The west elevation of the addition has a beautiful art piece enclosing a portion of the south elevation yard.



(northeast elevation)



(east elevation)

It is difficult to see the east elevation of the house since it is close to the structure just east. It appears as if there is a double hung window on each floor of the east elevation of the original house. There is a two-story addition on the east elevation with a double hung window on each floor of the north and east elevations. There is a one-story addition on the east side of the south elevation. However, it is difficult to determine if any windows exist in the east elevation of this addition.

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.

This 1859 structure is believed to be one of the village's earliest. The home of Washington (1818-1853) and Lucy Clark (1818-1897), it originally stood at the northeast corner of South Main and East Church Streets (28 South Main Street). Washington was a local physician and at his death Lucy ran a boarding house renting rooms to local schoolteachers.

In c1926 Ben Miller (1873-1946), who owned the property along 7 Buffalo Street (the property on the west side of 38 East Washington Street), moved this house to 38 East Washington Street. At that time, it became the village telephone company (Bell Telephone). A fire damaged the south elevation of the house in 1938 so the family and telephone company moved out. Within a couple years the house was renovated and converted into a single-family residence.

Lawrence and Carol Eberhard purchased the home in 1982. The house was covered with old slate siding and Permastone on the lower half of the north elevation. Under the slate siding was cardboard and a layer of tar paper. It took nearly two years to strip the house.



(1986 north elevation)

In 1997 Lawrence and Carol enlarged the second story, expanding it over the rear of the single story. In 2012, they replaced a front porch that previously only covered the front door with a full front porch similar to the porch that was on the house when it was built in 1859. Carol Eberhardt served as president of the Village Council and later as City Manager.



(c 1988 north elevation)



(1989 northwest elevation)



(1989 northeast elevation)

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.

The structure was moved to its current location and has had several modifications and additions, but the house still retains many of its original features. The house continues to be a contributing resource to the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) Old photos from Cara Catallo;
(2) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991-2005 and researched by Susan K. Basinger;
(3) *Home Tour Clarkston Scamp Silver Anniversary Edition 1983-2007;*
(4) *Clarkston News 1989 April 19* article "Herbs and more prosper here;
(5) The 1872 Map of the Village of Clarkston;
(6) Notes from Lawrence and Carol Eberhardt in 2012;
(7) *Clarkston News 1946 November 8* article "Benjamin F. Miller Answers Last Call";

(8) *Clarkston News 1985 December11* article “Eberhardt won’t run” by Carolyn Walker;
(9) *Clarkston News 2014 February 5* article “Sewer contract disagreement”;
(10) Old photos from the Clarkston Community Historical Society and Cara Catallo.