Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	51 East Washington Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-403-004				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.736460	Long: -83.416620			
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 1900/1986
Architectural Style	Vernacular
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:	

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	Unique 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): c 1986

Historic Name	None
Current/Common Name	Papatheodoropoulos, Theo and Donna
Historic/Original Owner	Davis, John and Sarah
Historic Building Use	Single Family
Current Building Use	Single Family
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	September 20, 2021	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 structure sits on the north side of East Washington Street and backs up onto Parke Lake. The structure is L-shaped with the short leg running north-south and the long leg running east-west. The current structure has some Gothic Revival and Greek Revival design elements but was built in the 1980s on top of the partially demolished earlier house. Little remains of the original structure.

The south elevation on the west end has a front gable with a steeply pitched roof with a wide band of trim and broken pediment. There are four one over one double hung windows – two on each floor identically spaced. The windows have decorative wooden keystones in the middle of the upper wood molding and are approximately one-third over two-third.



(south elevation)



(west end south elevation)

The gabled roof has a wide overhang with partially exposed rafter ends.

To the east of this two-story section on the south elevation is an enclosed porch with an asphalt shingled hipped roof; four classical pillars two on each side of the door; two steps lead to the landing. The wood door has a large single pane glass window.



(south elevation)

The porch extends to the north with two large twelve pane east-facing picture windows (three by four). This porch connects to the first floor of the south elevation. Rising from this enclosed porch area at the intersection of the two L-legs is a square, windowless tower with a hip roof.

The south elevation of the longer sided L-shape (east of the tower) has a pair of double hung windows (one over one) with decorative hood molding on the first floor. There are no windows on the second level. The two-car garage with a steeply pitched roof connects to the house at this junction.



(south elevation)



(west elevation)

The west elevation has three windows on the first floor – a pair of double hung one over one at the south end and a single similar window at the north end. All three windows have a decorative wood keystone attached to the middle of the upper wood molding. There are no windows on the second level.

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 original house on this property was a Greek Revival (c 1850) built for John Davis. John was one of four brothers arriving from Ireland c 1833 and served as county legislator for two terms. He operated an iron foundry on the property.

The 1872 map of the village has the footprint of a structure with Jesse Millard as owner. Jesse was a cooper and wagon maker with his shop at 41 Buffalo Street and thought to have moved into the house at 51 East Washington in 1863.

By 1883 Walter (1849 – 1937) and Elizabeth (her first husband was Louis Tiffany) Habbin owned the property. In the 1930s the property was owned by William Gundry.

At the time the Clarkston Historic District was established (1980) the property was owned by Martin Steiner who sold the house to Mr. Gray in 1988 who later sold the property to Papatheodoropoulos.



(1900 - south elevation - photo of Habbin/Tiffany family)



(demolition of original structure c 1986)



*(*demolition of original structure c 1986)

In 1986, while the concept of preservation was being established in the village concentrating on saving Miller Road and collecting revenue from the State/County to build sidewalks and strengthen the village, Frank Walker demolished the original house except for a small portion. The demolition was stopped, and a wall (and possibly slightly more) was preserved.



(989 – south elevatiom)

As of 1986 Theodore K and Donna J Papatheodoropoulos owned the structure. Theo is Administrative Director at Michigan Montessori Teacher Education Center in Waterford, Michigan. Donna was a horticulture teacher at the Northwest Oakland Vocational Education Center. In 1993, while repairing the roof of the south elevation, the roofline was extended to create a wider overhang.

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 sits on the property originally in the tract registered by Butler Holcomb with the federal government in October 22, 1831. The original Greek Revival structure was a prominent property in the community. The original owners were businessmen within the community.

References

List references used to research and evaluate the individual property.

(1) Old photos from Clarkston Community Historical Society;
(2) Clarkston Village Map of 1872;
(3) *Clarkston News 1937 June 4* article "Miss Gladys Gundry Honored At Shower";
(4) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(5) *Clarkston News 1997 November 5* article "Giving new meaning to the word 'fresh" by Annette Kingsbury;
(6) *Clarkston News 1985 July 3* article "Flowery praise";
(7) Comments from older residents (Sharon Catallo and Bill Basinger) in the village concerning the partial demolition.