Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	54 West Washington Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-377-002				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735640		Long: -83.421540		
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 1862	
Architectural Style	Vernacular (tollhouse)	
Building Form	Rectangular	
Roof Form	Side 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/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	Domestic Architecture 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	Hodgin House					
Current/Common Name	Lines, Michael Erich Trust					
Historic/Original Owner	Unknown					
Historic Building Use	Tollhouse					
Current Building Use	Single Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	February 13, 2024	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 vernacular style structure sits on the south side of West Washington Street. The north (front) elevation upper level has a one over one double hung window toward each end and a pair of small rectangular windows in the middle. All three windows are directly below the roofline. There is a low-pitch roof enclosed porch in the middle of the first floor with a one over one double hung window on each side directly below the upper-level windows. Both have wood hood molds. The porch has an entrance toward the east end with a tall slender one over one window with the top pane smaller on the east side. The west side of the entrance is three one third over two thirds double hung windows. There is one step from the front walkway to the entrance of the porch. On each side of this walkway is a solid wall below the level of the windows with a wide square newel at the end. Entry way and windows inside the enclosed porch cannot be appreciated.



(north elevation)



(east elevation)

The east elevation of the two-story portion of the house has a prominent fieldstone chimney that extends above the roofline on the south side of the gable. There is a louvered gable vent on the north side of the chimney. The second floor has one double hung window (one over one) just below a hooded cornice board that extends from the north side

of the chimney to the edge of the roofline side of the gable. The first floor has a one over one double hung window like those on the north elevation of the porch. Both of these windows have hood molds. There is an addition on the south elevation of the house with a low-pitch roof that extends to the lower edge of the gable roof on the northern portion of the house. The east elevation second floor has one double hung window (one over one). The first floor has an entrance on the south side of the chimney with three steps from a cement platform leading to a walkway around to the north elevation of the house. On the south side of the entrance is a six over one double hung window. The first floor door and window have hood windows.



(west elevation)

The west elevation has a louvered gable vent of the original two-story portion of the house (north end). There is a hooded cornice that extends between the two sides of the roofline gable. Directly below is a one over one double hung window on the second floor. The first floor has a similar window toward the north end and a small square window next to the edge of the addition on the south elevation. The addition on the south elevation has a flat roof that extends to the bottom edge of the side gable with a one over one double hung window directly below on the second floor. The first floor has a one over one window double hung window. All of these windows have wood hood molds except the second-floor addition window which is directly below the eaves.

There are no photos of the south 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 original section of 54 West Washington Street was a tollhouse on US Highway 10, a major roadway to bring settlers to the region which was moved to this site c 1862. Mrs. Hodgins' Aunt Lizzie Rockwell operated the house as a maternity house during the 1930s.



(date unknown – generic tollhouse in Michigan)

A one-story addition was added to the south elevation in 1912; a porch on the north elevation in 1920; and a kitchen on the south elevation in 1930 joining the earlier addition on the south.



(before 1990 – northeast elevation)

Tax records indicate that in 1866 William Scadding (1823-1913) owned this property through 1870. In 1980 at the time the Clarkston Historic District was certified Goldia (1899-1993) and Sidney (1898-1976) Hodgins owned the house.



(1989 – east elevation)



(1989 – northwest elevation)



(1990 northeast elevation)

Between 1989 and 1990 photos the roofline of the single story on the south elevation changed. It appears as if the original single story section on the south elevation with a steep pitched roof had an addition during 1990 to add a second floor resulting in a low-pitched roof.



(2017 northwest elevation)

The current owner, Eric Lines, is a partner in the ownership of several local restaurants.

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>.

This structure is unique to the historic village. It is the only known tollhouse and is significant for its historical association with the development of the Village of Clarkston. It was moved c 1862 to its existing location. There are no photos of the original tollhouse, but this structure does retain characteristics of a typical tollhouse in Michigan. Changes to this house are distinguishable allowing the structure to continue as a contributing resource to the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

1. Old photos from the Clarkston Community Historical Society and Cara Cattalo;
2. Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
3. *Clarkston News 1970 August 20* article "Golden Bells" by Donna Fahrner;
4. *Clarkston News 1993 December 1* article "Obituaries";
5. USGS Map Title for 54 West Washington Street dated May 18, 1979.