Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	55 West Washington Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-327-024				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.736090		Long: -83.421590		
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 1926
Architectural Style	Craftsman/Bungalow
Building Form	Rectangular
Roof Form	Side Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Wood & Aluminum
Foundation Materials	Fieldstone
Window Materials	Wood
Window Type	Double Hung/Roll-Out
Outbuildings	Yes ☒ No ☐
Number/Type:	1/Shed

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 Owner's Dedication to the Village
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	Manoli, Teri
Historic/Original Owner	Maan, George
Historic Building Use	Single Family
Current Building Use	Single Family
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	January 5, 2024	Recorded By	Nancy Moon	Agency Report #	

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

Narrative Architectural Description

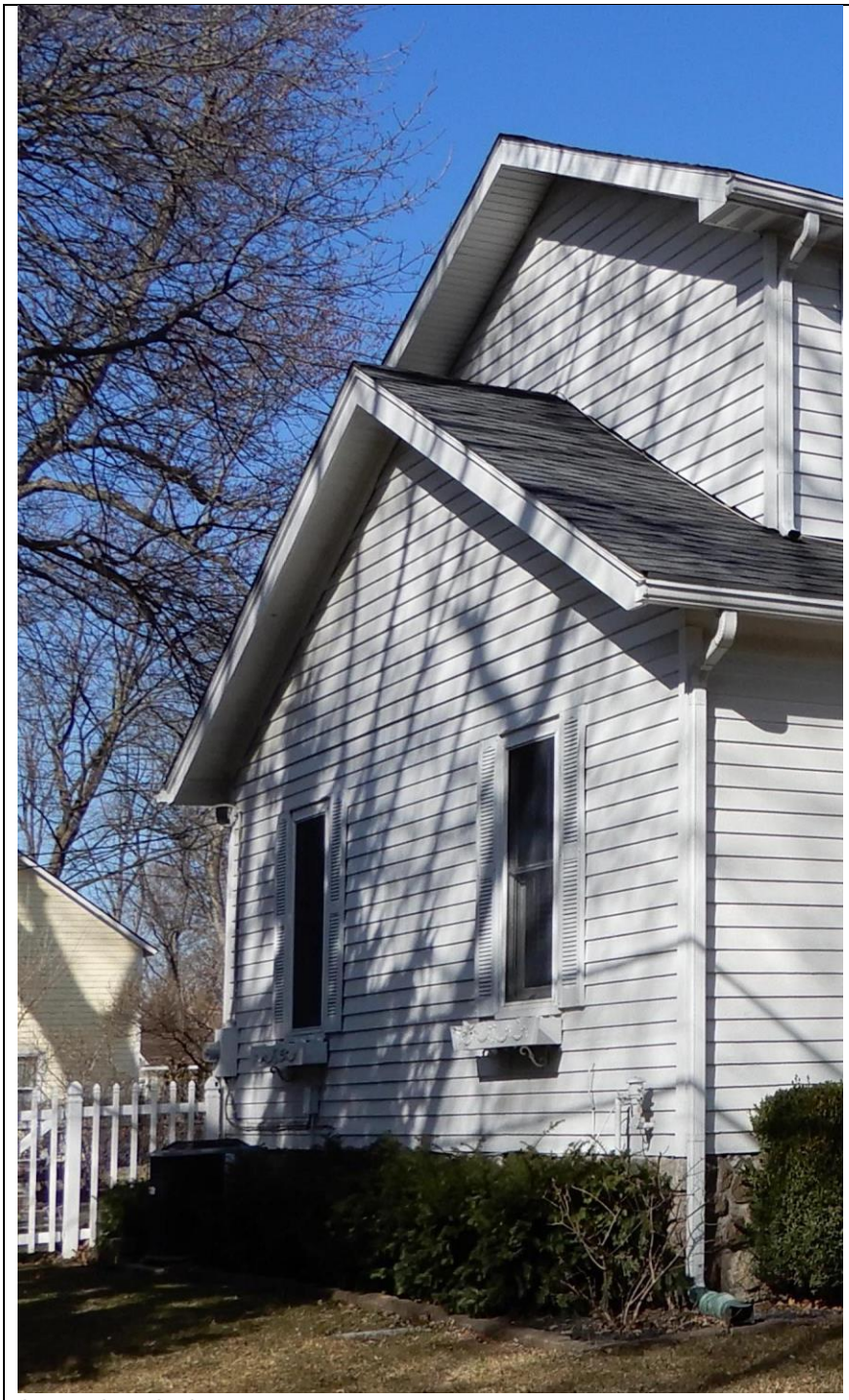
Provide a detailed description of the property, including all character defining features and any accessory resources.

This craftsman/bungalow sits on the north side of West Washington Street. The house has a double side gable because of an addition. On the south elevation (front of the house) there is a prominent moderate pitched porch gable roof with a three small, fixed pane horizontal window in the peak. The roof has a wide eaves overhang with two large square pillars with a large wood base on a fieldstone base from ground level to the balustrade upper rail. There is a balustrade on each side of the porch (east and west) and on each side of the steps. A railing continues from the balustrade along both sides of the six steps to the front walkway. There is an entrance in the middle of the south elevation porch.

The porch is flanked on each side by a double hung four vertical lights over one window with tall narrow shutters. The second floor addition has a similar window on each side of the porch gabled roof.



(south elevation)



(west elevation)

The west elevation side gable for the second-floor addition has no windows or vents. The first floor has a moderately pitched gable with two double hung windows each with a flower box and shutters.



(east elevation)

The east elevation second floor gable roof has a double hung window at the southeast corner. The first floor toward the south end has a small box bay with a gable roof and a pair of double hung windows on the east elevation only. Halfway

between the edge of the bay and the northeast corner is a smaller double hung window. The garage is attached to the northeast corner. There is a door facing south along the breezeway between the house and the garage.

There are no photos of the north elevation.

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 property from the mid-19th century to 1920 belonged to the Thomas (1827-1897) Broomfield family. Thomas and his wife Philinda lived next door at 49 West Washington Street. George Mann, the original owner, was a proprietor of a mill at the southeast corner of south Main Street and Depot Road.

The second story addition was added in 1960. In 1999, the owner, Art Pappas, removed one window on the east elevation and shortened another window due to renovating the kitchen. The replacement window was double hung and the window opening was covered with wood siding. In 2000, he replaced two windows on the south elevation first floor; two windows on the west elevation first floor; and three windows on the north elevation first floor. The replacement windows were Anderson wood with vinyl cladding, snap in-muntin's three over one. All nine small windows on the north elevation second floor were replaced with roll-out windows. In 2003, Art and Mary Ann Pappas constructed a small 10 by 10 feet storage shed in the back of the north elevation yard. The front porch deck (south elevation) was covered with engineered, manufactured decking material with the appearance of individual wood boards.



(date unknown – south elevation)



(1989 – southwest elevation)

Artemus “Art” (1934-2010) and Mary Ann Pappas lived in the house for many years and Mary Ann sold the house in 2014 to Teri Manoli. Art was appointed village clerk in 1962. In 1972 he switched to treasurer and held this position until 1988. Mr. Pappas taught business classes at Clarkston High School from 1959 through 1966. He also taught in neighboring communities through June 1988. Later that year Art accepted the full-time positions of Clarkston’s city manager and treasurer. After his passing, City Hall was renamed the Art Pappas Village Hall.

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 bungalow has a second-floor addition, but the unique features of the craftsman style house are very prominent. The addition and attached garage are distinguishable from the original structure and do not alter the structure continuing to be a contributing resource to the Clarkston Historic District.

The house had been home to prominent residents.

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 2010 April 7* article “Clarkston loses friend” by Trevor Keiser;
4. Clarkston Historic District Certificate of Appropriateness dated October 4, 2004, for 55 West Washington Street;
5. Clarkston Historic District Certificate of Appropriateness dated October 1, 2003, for 55 West Washington Street;
6. Clarkston Historic District Commission Meeting Notes March 11, 1999;
7. Clarkston Historic District Commission Meeting Notes June 8, 2000.