Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	59 South Main Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-382-007				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.733880	Long: -83.419470			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	c 1903	
Architectural Style	Queen Anne	
Building Form	Irregular	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Clapboard	
Foundation Materials	Rubble Wall	
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	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	Sutherland House					
Current/Common Name	CBC Joint Venture					
Historic/Original Owner	Sutherland, Clark					
Historic Building Use	Residential/Office					
Current Building Use	Multi-Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	April 10, 2022	Recorded By	Nancy Moon	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This large Victorian residence is visually prominent entering the Clarkston Historic District headed north on South Main Street. The building sits on the west side of Main Street and backs up onto Depot Park. The structure has multi-dormers: two on the east elevation and one each on the north and south elevations (no clear photo of the west elevation). There is a large gabled dormer in the middle on the third floor of the east elevation which results in a break in the eave line, accommodating the dormer. The gable has fish scale siding and three single pane windows with decorative wood trim between the windows and at each edge of the dormer. Equally spaced on each side of the middle dormer is another smaller gabled dormer on each end of the structure with a single pane window with decorative trim on both sides.

There is a visible brick chimney to the south of the middle of roofline seen from the east elevation.



(east elevation)

The second floor of the east elevation has five one over one double hung windows. In the middle of the first floor are three steps leading to a block platform covered by black fabric awning and supported by a metal pole at each end of the platform with signage that reads “59 S. Main”. On the south side of the steps is a wooden handrail connected to the south side of a pair of double wood doors. On each side of the doors are two one over one double hung windows with a black fabric awning underneath a pointed arch wooden fixed hood mold. In between the two windows on the north end of the east elevation on the first floor is a small diamond shaped window with decorative wood trim.



(northeast elevation)

There is a large gabled dormer that appears to have no window on the third floor of the north elevation. The second

floor has a double hung one over one window which appears to be directly below the dormer. There is a second one over one double hung smaller window on the second floor toward the east end of the second floor. The first floor has two one over one double hung windows at different levels. Due to placement of these, some or all may be in a stairwell.



(south elevation)

The south elevation has a gabled dormer on the third floor with fish scale siding. There are two single pane windows within the gable with decorative trim between the windows and on each end of the windows. The second floor of the south elevation has no windows. The first floor has four steps on the east end with a wooden handrail connected to a wood balustrade the length of the porch and connected to the southwest corner of the structure. The porch has a fabric awning and four metal poles for support. Along the steps on the first floor is a one over one double hung window with a pitched arch wooden decorative hood mold. Toward the middle of the south elevation and the west end on the first floor is a wooden door.


(west elevation)

The north end of the west elevation appears to have a wooden balcony for the top two floors connected with a wooden column to the ground level and the north side of a tower. The west elevation has a tower just north of the middle of the west elevation. The tower has a gabled dormer with fish scale siding with three single pane windows with decorative wood trim on all sides. Directly below the dormer appears to be a pair of glass sliding doors opening to a wooden balcony. Below on the second floor is another wooden balcony and pair of glass siding doors. The two balconies are connected with wooden square support columns on each end to the brick walkway on the ground level. On the first floor of the tower is a double hung one over one window.

Connected to the south end of the tower on the west elevation is a wooden balcony for each of the top two floors with glass sliding doors into the building. The balconies are connected with wooden square columns to the brick walkway at ground level. At ground level under the balcony is a glass doorway and a double hung one over one window to the north next to the corner of the tower.



(west elevation)



(west elevation – south end)

The south end of the west elevation on the top floor has two double hung one over one windows at different levels. There is another one over one double hung window on the second floor next to the edge of the balcony. A bush is blocking the view on the first floor but it appears as if there is a double hung window just south of the doorway under the second-floor balcony.

On the south side of the tower are four steps with a black wrought handrail on the north side of the steps leading to a brick walkway behind the building.

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 Clarkston Village Map of 1872 shows a footprint of a structure at this location with the name William Axford, one of the early merchants of the village. Unable to determine the use of the building or what happened to it.

Clark Sutherland, M.D. commissioned the construction of a Queen Anne style structure be built at 59 South Main Street. The building was a residence and a medical office. Dr. Sutherland's mother was Abigail Clark the daughter of Rowland E. Clark, one of the original settlers of the Village of Clarkston. Dr. Sutherland was a University of Michigan Medical school graduate. Dr. Sutherland in 1906 became the first resident in the village to own an automobile. He lived in the house until his death in 1941 (born 1867).



(date unknown - east elevation)

Originally the home had diamond-paned windows in the gables and to the right of front entrance, multiple roof gables, shaped shingles, one over one double hung windows and a large wraparound porch. The front gable on the east elevation were covered with wooden shingles to provide textural contrast to the clapboard siding.



(date unknown - east elevation)



(date unknown looking north along South Main Street)

No information as to when the wrap-around porch was removed. The porch was not present in a 1975 photo.



(1975 southeast elevation)

After Dr. Sutherland's death the house was sold and converted into apartments. The house was again remodeled in 1975/1976 (owner John and Richard Powe) to accommodate boutique business such a Matteo's Groceries and a small restaurant in the basement. James Kaminski purchased the building c 1982 and opened McGillacutty's Restaurant in the lower level and shortly thereafter the Thistledown Tea Room opened on the second floor. Later the building was converted back to apartments.



(1989 southeast elevation)



(1999 southeast elevation)

In 2001, owners Larry Barnett and David Carter were given permission to remove a cement block garage at the rear (west) of the property. The garage was of later construction date and had no significant value.



(2014 east elevation)

In 2019, CBC Joint Venture , owners Jeff Harrell and Larry Barnett, worked with the Clarkston Historic District Commission to get approval to refurbish the exterior of the building. New installation was placed under siding. As much of the original clapboard siding as possible was salvaged and especially used on the front façade.

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 historic structure retains its presence when entering the Clarkston Historic District from the south. The modifications to the front porch do not destroy some of the other unique features of the building. The modifications to the west elevation are easily distinguishable. This massive building continues to be a contributing resource to the historic district. It continues to maintain integrity in at least six aspects in association, location, workmanship, materials, design and setting.

References

List references used to research and evaluate the individual property.

(1) Clarkston Village map of 1872;
(2) *Images of America Clarkston* Cara Catallo for the Clarkston Community Historical Society 2015;
(3) Heritage, Philadelphia: L.H. Everts & Co., 1877 Edited by Jennifer L. Radcliff;
(4) *Clarkston News 1941 January 10 article* "Dr. Clark Sutherland Answers Last Call";
(5) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed August 20, 1975 by Betty Galligan;
(6) *Clarkston News 1967 October 26 article* "Another Day" by Constance Lektzian;
(7) Clarkston Village Then and Now Clarkston Community Arts Council, Clarkston Community Historical Society

1978;
(8) *Clarkston News 1975 August 14 article* “Law affects building restoration”;
(9) *Clarkston News 1986 October 15 article* “71 OR SO YEARS AGO”;
(10) *Clarkston News 1983 July 13 article* “Red Sutherland Place in transition”;
(11) Clarkston Historic District Certificate of Appropriateness dated July 23, 2001 for 59 South Main Street;
(12) Clarkston Historic District Certificate of Appropriateness dated December 26, 2019 for 59 South Main Street;
(13) CLARKSTON, MICHIGAN GUIDELINES FOR CONSERVATION OF THE VILLAGE CENTER. PRESERVATION PLANNING, ROYAL OAK, MICHIGAN, dated 1981 March 1;
(14) Old photos provided by Clarkston Community Historical Society, Cara Catallo, and Cory Johnston;
(15) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger.