# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

| | | | | | |
|---|---|---|---|---|---|
| Street Address | 63 West Washington Street | | | | |
| City/Township, State, Zip Code | Clarkston, Michigan 48346 | | | | |
| County | Oakland | | | | |
| Assessor's Parcel # | 14-08-20-327-023 | | | | |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.736100 | Long: -83.421850 | | | |
| Ownership | Private ☒ | Public-Local ☐ | Public-State ☐ | Public-Federal ☐ | Multiple ☐ |

**Property Type**

| | |
|---|---|
| Building ☒ select sub-type below<br>Commercial ☐<br>Residential ☒<br>Industrial ☐<br>Other ☐ | Structure ☐<br>Object ☐ |

*(Insert primary photograph below.)*



**Architectural Information**

| | | |
|---|---|---|
| Construction Date | c 1920 | |
| Architectural Style | Colonial Revival | |
| Building Form | Irregular | |
| 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: | | |

**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 | | | | | |
| 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 | Bullard House | | | | | |
| Current/Common Name | Cooper, Charlotte M Trust | | | | | |
| Historic/Original Owner | Walter, Louis and Blanche | | | | | |
| Historic Building Use | Single Family | | | | | |
| Current Building Use | Single Family | | | | | |
| Architect/Engineer/Designer | Bullard | | | | | |
| Builder/Contractor | Bullard | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Survey Date | January 2, 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 and one-half story structure sits at the northeast corner of West Washington Street and North Holcomb. .



(southwest elevation)



(west elevation)

The west elevation has a prominent brick chimney in the middle passing through the side gable. Inside the gable there is a small four over one double hung window on each side of the chimney each with a dark colored shutter on the gable side. Directly below these windows on the second level are two larger double hung windows (six over one) with a dark colored shutters. On the first floor is a large box bay enclosed to the ground level with a moderately flat roof and black wrought iron balustrade. On the north and south ends of the bay are a pair of six over one double hung windows. There are two pairs of six over one double hung windows on the west side.



(north elevation)

On the north elevation there is a visible brick chimney toward the east. The second floor has three equally spaced six over one double hung windows each with dark colored shutters. At the east end of the north elevation is a one-story bump out with a small six over one double hung window on the west elevation. Directly west of the bump out on the first floor is a six over one double hung window that appears to be identical except that is has dark colored shutters. Toward the west end

is a pair of six over one double hung windows with dark colored shutters.




(south elevation of the original house)

In the middle of the first floor of the south elevation is a porch with a relatively flat roof with a black wrought iron balustrade supported by classic round doric columns with a decorative base on each side of the entrance from the driveway. Two steps lead from the porch landing to the paved driveway. On each side of the porch is a pair of six over one double hung windows with dark colored shutters. On the second floor directly above the porch is a smaller six over one double hung window with dark colored shutters. On each side of this window is a larger six over one double hung window with a dark colored shutter. These are directly above the window pairs on the first lelvel.



(west elevation – garage)

At the intersection of the house and the garage is an L-shaped breezeway with five tall slender windows (four lights on the top one-fourth and one below) three facing south and two facing west. There are two round classic columns on the north end of the garage with a decorative rectangular lattice piece between them. There is an identical set of columns at the south end of the garage. In the middle is another column that divides the garage into two sections.


(south elevation - garage)

The south elevation of the garage has a vertical louvered vent in the side gable and a pair of six over one double hung windows with dark colored shutters on the first floor.

There are no photos of the east elevation of the house.

**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>.*

This house was built for Louis Walter (1878 – 1944) son of Frank Walter – Walter Building at 5 South Main Street. He ran the local business after his father passed in 1929; he was village clerk from 1938 – 1943 and school board member for 5 years; member of Cedar Lodge No. 60 F.& A. M. and member of the Clarkston Methodist Church. Louis and Blanche (1881-1966) were members of the First Methodist Church and the Clarkston Pioneers Club.

Originally this house was the reverse plan of 55 North Main Street built for the George King family. The two families, Walters and Kings, were friends.




(c 1940 southwest elevation)

In 1980 when the Village of Clarkston was certified as a historic village the home was owned by Rockwood Ballard.



(c 1988 southeast elevation)



(c 1989 southwest elevation)


(before 2008 – south elevation)

Darrell (1942-2023) and Charlotte Cooper owned the house starting in 2005. Darrell managed the Fernco Joint Sealer Company and moved the company from Ferndale to Davisburg, Michigan. He served as Chairman of Business Development Board for Eastern Michigan University and was a charter member of the Board of Trustees. He was a member of the Jeremiah Clark Chapter, National Society Sons of the American Revolution. Charlotte served on the Historic District Commission for several years.

In 2008 a renovation replaced the c 1990 garage on the southeast corner.

**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.*

This original Colonial Revival structure has had very few visible modifications. The new constructed attached garage is easily distinguishable from the original house. This house from the early 20th century continues to be a contributing resource to the Clarkston Historic District.

**References**

*List references used to research and evaluate the individual property.*


(1) *Clarkston News 1944 May 19* article "Louis F. Walter Taken By Death";
(2) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(3) Old photos from Clarkston Historical Community Society, Cara Catallo, and The Collection of Henry Ford Museum & Greenfield Village;
(4) *Clarkston News 1967 August 10* article "Pioneer Peddler founds store, now to be occupied by 'News' office" by Constance Lektzian;
(5) *Clarkston News 1966 October 27* article "obituaries – Balance Walter";
(6) USGA Map Title survey dated March 13, 1979.