Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	64 West Washington Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-377-001				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735640		Long: -83.421850		
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 1956	
Architectural Style	Ranch	
Building Form	Rectangular	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Cement Block	
Window Materials	Wood	
Window Type	Double Hung/Picture	
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	None					
Current/Common Name	Cooper, Charlotte M. Trust					
Historic/Original Owner	Sutphen, Glenn (?)					
Historic Building Use	Single Family					
Current Building Use	Single Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	November 29, 2022	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 ranch house sits on the south side of West Washington Street at the corner of South Holcomb Street. It has a traditional broad one-story shape built low to the ground with a low-pitched roof and no dormers. The entrance is located off center- toward the east end of the north elevation of the house. Toward the middle of the north elevation of the house is a large picture window with a one over one double hung window on each side. Continuing west along the north elevation is another one over one double hung windows (sightly smaller) and another such window at the west end (larger). There is a visible brick chimney in the middle of the roofline of the house.



(north elevation)

At the east end of the north elevation is a two-car garage with an entrance (one step from the driveway) into the breezeway to the house. At the juncture of the breezeway and the house is a one over one double hung window. There is a similar but slightly larger window in the east elevation of the house next to the breezeway. The east elevation of the garage gable end has a single double hung window.



(east end of the north elevation)



(west elevation)

The west elevation has two one over one double hung windows.



(south elevation)

The south elevation has a one over one double hung window toward the west end. The remainder of the south elevation has a bump out screened in porch with two screened windows on the west end and an entrance with a screened window on each side on the south elevation. There is a bump out southward extension of the garage at the far end of the south elevation with no windows.

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 reports no footprint of a building, Frank Yeager (Yager) owned the property in the 1880s. He was a blacksmith with a building at the southwest corner of South Main Street and East Church Street. Mr. Yeager was a member of the Clarkston Baptist Church and Cedar Lodge No. 60 F. & A.M. The property had a variety of owners until 1956 when tax documents indicate Glenn Sutphen (wife Louise) purchased this house. Glenn (1902-1993) was a member of the First Free Methodist Church of Pontiac, Michigan. In 1980, Edna H. Miller owned the property at the time the Village of Clarkston received certification for the historic district.



(date unknown - north elevation)



(1989 – north elevation)

Between 1992 and 2003, the home was owned by Jane and Leonard Loveless. Jane was an elementary speech pathologist at North Sashabaw Elementary for over 18 years.

Darrell and Charlotte Cooper purchased the home in 2022. They own the house at 63 West Washington (across the street) and plan to renovate the house and then use it as a rental property.

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.

The house is an excellent example of the ranch style homes built in the 1950s to support the community post-war need for housing. In the 1950s Hawk Tool and Manufacturing near the intersection of West Washington and South Main Streets (20 West Washington Street) was manufacturing the Pony Cycle (scooter). Employees were needed to support the plant.

This modest ranch house is exemplary of the era in terms of design, material, and workmanship. It possess integrity in these aspects plus location and setting. It is typical of the time and deserves to be preserved and included as a contributing resource in the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

1, Clarkston Village Map 1872;
2. Clarkston News 1993 January 20 article "Obituaries – Glenn F. Sutphen";
3. *Clarkston News 1936 September 18* article "Old Resident Expires Tuesday";
4. *Clarkston News 1993 December 1* article "Many Changes – Jane Loveless".