Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	66 East Washington Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-452-006				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735670	Long: -83.416070			
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 1878	
Architectural Style	Vernacular	
Building Form	Irregular	
Roof Form	Front Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Clapboard	
Foundation Materials	Stone	
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	Architectural Significance					
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	Battishill, Brett William and Lona Larson-Battishill					
Historic/Original Owner	Johnson, Ransom					
Historic Building Use	Single and Multi-Family					
Current Building Use	Single Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	November 10, 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 Vernacular style structure sits on the south side of East Washington Street. There is a two-story section at the east end of the north elevation with a louvered vent inside the gable with a wide wood trim. There are three tall narrow four over four windows on the second floor each with a decorative hood mold. On the east end of the first floor there are two identical windows directly below the two windows on the second floor. There is a steep pitched roof below the third window on the second floor creating a porch with two square columns each with a wide base attached to a wood floor. Inside the porch is a wooden door with a transom across the top. Two steps lead from the front walk to the porch landing.

The single-story side gable addition on the east end of the north elevation has three identical six over six double hung windows.



(north elevation)


(west elevation)

The west elevation of the single-story wing has a louvered vent in the gable with a wide wood trim and no windows.

On the east elevation of the original two-story portion of the house, there is a multi-story brick chimney.There is a one-story porch partially across the east elevation with three square columns each with a wide base and trim. Entrance to the porch is via flag stones on the south end from the driveway along the east elevation of the property. Inside the porch on the north side of the chimney is a four over four double hung window. On the south side of the chimney inside the porch is a wood door with wood trim. Outside the porch on the first floor is a picture window with mullions creating five by four panes. On the second floor there are two four over four double hung windows on the south side of the chimney.

The east elevation shows a two-story addition to the south elevation of the original structure with two gabled dormers with fish scale shingles in the gable and one six over six double hung window partially in the wide trim of the roofline. The first floor has one six over six double hung window toward the south end with an entrance in the middle of the first floor. The doorway has a shed roof with brackets for support. One step leads from the driveway to the landing under the roof.



(east elevation)

The driveway and entrance to the garage is on the east side of the property.

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.

Research indicates a building was available on this property by 1860 belonging to the Methodist Episcopal Church. The 1872 Village of Clarkston map shows a footprint of a building with the name Ransom Johnson but the building outline does not necessarily coincide with the structure of the building today. The tax value more than doubled between 1872 and 1878 indicating a major improvement to the structure. Lucy and her husband, Linsley, Coon lived in the house starting c 1930 until her death at which time the property value was $10,500. Lucy (Bird Vliet Coon 1884-1953) was a graduate of the Michigan State Normal College in Ypsilanti and taught school for many years. She was a member of the Methodist Church and a Past Matron of of the Robert Morris Chapter, O. E. S. of Detroit.



(1989 northwest elevation)

The house served as a two-family residence for many years. The single story on the west elevation was a separate apartment with its own separate entrance on the north elevation.



(1989 – northeast elevation)



(date unknown north elevation)

In 1980 at the time the Village of Clarkston was certified as an historic district, the house was owned by O. J. Olson.



(north elevation 2001)



(2017 northwest elevation)

In 1995, the homeowners, Thomas and Sally Hurley, converted the single-story apartment to a family room. At the time new windows were installed on the north elevation of the single story replacing the central entrance and the two windows on the west elevation were removed. The front support columns on the porch on the north elevation of the original two-story portion of the house were installed in 1998. A two-story addition was added to the south elevation in 2001 when the property was owned by Thomas and Sally Hurley. The balustrade along the porches on the main two-story section of the house were removed between 1989 and 2017.



(2017 northeast elevation)

Brett and Lona Battishill purchased the property in 2011. In 2016, Brett and Lona added a porch roof over the entrance on the east elevation of the addition to match the porch roof on the east elevation of the main two-story portion of the house. Then in June 2022 they replaced the wood decking on the porch on the east elevation of the main two-story structure. No changes were made to the trim and columns.

During July 2022 the Battishills removed a non-historic backyard chain link fence near the west side of the property line. They also installed a vinyl six-foot privacy fence starting at the east elevation of the garage and extending northward along the driveway.

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 vernacular style structure has gone from a single family to a two-family and back to a single family house. It has endured several modifications over the years. However, the original structure retains its details and the structure continues to be a contributing resource to the Village of Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(2) Old photos from the Cara Catallo;
(3) Village of Clarkston 1872 Map;
(4) *Clarkston News 1954 October 14 article "FOR SALE To close the Eastate of Lucy B. Coon";*
(5) *Clarkston News 1953 August 27 article "Services Wednesday For Mrs. Lucy Coon";*
(6) *Clarkston News 2017 August 9 article "Pushback against E. Washington plan" by Phil Custodio;*
(7) Clarkston Historic District Certificate of Appropriateness dated April 12, 2016 for 66 East Washington Street;
(8) Clarkston Historic District Memorandum of Approval dated June 4, 2022 for 66 East Washington Street;
(9) Clarkston Historic District Certificate of Appropriateness dated July 22, 2022 for 66 East Washington Street;
(10) Clarkston Historic District Certificate of Appropriateness dated July 22, 2022 for 66 East Washington Street;
(11) Clarkston Historic District Certificate of Appropriateness dated June 21, 2001 for 66 East Washington Street;
(12) Clarkston Historic District Memorandum of Administrative Approval dated December 7, 2020 for 66 East Washington Street;
(13) Clarkston Historic District Memorandum of Administrative Approval dated September 11, 2020 for 66 East Washington Street.