Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	76 North Main Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-402-021				
Latitude/Longitude (to the 6th decimal point)		Lat: 42.737970		Long: -83.418720	
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)



Architectural Information

Construction Date	c 1855	
Architectural Style	Greek Revival	
Building Form	Irregular	
Roof Form	Front Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Clapboard	
Foundation Materials	Fieldstone	
Window Materials	Wood	
Window Type	Double Hung	
Outbuildings	Yes X	No ☐
Number/Type:	1/Barn	

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 X	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 X	Design X	Materials ☒	Workmanship X	Setting X	Feeling X	Association X

General Integrity:	Intact X	Altered ☐	Moved ☐	Date(s):

Historic Name	None
Current/Common Name	Sans, Margaret
Historic/Original Owner	Hirst/Hurst, Edward and Mary
Historic Building Use	Single Family/Multiple Family
Current Building Use	Single Family
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	December 8, 2021	Recorded By	Michael 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.

The original house was built in Greek Revival style on the east side of North Main Street.



(west elevation)

On the front (west) elevation the house has an open pediment front gabled roof emphasized with a wide trim (undecorated boards). Under the front gable, there is a six over six double hung window on each side of the second floor. In between there is a taller six over six double hung window. All three have dark green shutters and hood molds. However, the central window hood mold is larger, more like a pediment. On the first floor, north side of the original house is the front door with eared molding that extends to the porch. There is a full transom with multiple divided lites. The wood door has a large, central, oval glass and is behind a storm door. The door is flanked by substantial side lites comprised of multiple divided lites. Beneath each side lite is a decorative wood panel. Two steps lead down from the brick porch landing to a brick walkway. To the south of the front door, near the southeast corner is a somewhat “Victorian” style three-sided canted bay with four windows – one on each side and two in the middle facing west. Each window is stationary, with a piece of wood trim across the middle giving the appearance of double hung from the street. Across the top of each window are four tinted glass lites. Above and below each window is a wood panel. The hipped roof of the bay is copper. There are five cornice brackets that descend as decorative spindles to the wood paneling below the windows.



(west elevation)

The front façade (west elevation) is still Greek Revival, but the house has a one-story wing addition to the north modifying the look of a traditional Greek Revival house. This north wing has three one-over-one double hung windows, one near the junction with the original house and two together near the middle of the wing. Each of these has a hood mold and dark green shutters. A chimney is visible that appears to be toward the south east part of the house.



(south elevation – west end)

The south elevation of the original house has four windows on the second level and directly below three windows on the first level all six over six double hung with dark green shutters. Directly below the fourth window on the second level is a door (a large single pane of glass) entryway into the first floor. There is a small brick landing in front of the door with one step down to a brick walkway.



(south elevation east corner)

A one-story kitchen was added to the southeast (back) of the house in the 1980s and then in 2004 the kitchen was expanded, and a one-story porch was added. The kitchen addition in the 1980s (south elevation) has a large fixed fifteen pane (three by five) window with dark green shutters. The 2004 addition kitchen window has a six over six double hung window with dark green shutters on the south elevation just to the east.



(north elevation)

On the north elevation is the side gable of the north wing seen from the west, with a gable vent in the side gable peak and two double hung windows (one over one) with dark green shutters. The addition to the east of this wing has a pair of double hung windows (one over one) with dark green shutters toward the west end. Toward the east end is a smaller one over one double-hung window with dark green shutters.



(east elevation)

The additions on the north and south both extend toward the east complicating the east elevation. These additions result in a small courtyard between them that is open ended toward the east (a horseshoe shape). At the closed end of the courtyard is an entryway door of solid wood panels that enters the original house's first floor. Within the courtyard, there is a south facing side of the north addition that has a pair of six over six double hung windows near the west (closed) end and a solid wood door near the east end. Also, within the courtyard, the north facing side of the south (kitchen) addition has a single six over six double hung window near the east end.

The second floor of the east elevation of the original house is still visible above the south side addition and shows two six over six double hung windows with dark green shutters and a large gable vent with decorative lattice work near the gable peak.

Beneath this is the (south end) kitchen addition with full pediment gable showing east elevation porch across the full width that is one step up from the ground level. The steep gable roof of the porch is supported by four square posts/columns. There are two six over six double hung windows, one in the middle and one toward the south end of the porch. These also have dark green shutters. There is a flagstone patio with paths to the barn. At the north end is an entryway door.

The east elevation of the east addition to the north elevation shows six over six double hung windows with window box shelves and dark green shutters. The side gable is simple open-ended.



(north and east elevation of the courtyard)



(south elevation of the courtyard)



The barn (to the east of the house) has a front-gabled steep pitched roof, a louvered shuttered cupola, painted in traditional barn red.

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 was originally owned by Nelson W. Clark (the north part of Lot 7 and the South part of Lot 6 Block 23). The original section of the house was built c. 1855 for Edward S. and Mary E. Hirst/Hurst who purchased the Clarkston Mill (the first sawmill in Clarkston in 1833 with a two-story gristmill added) from Nelson Clark in 1859. By 1864 the Stiff's/Steiff's owned the house and purchased ½ of the mill property in 1873. It was a two-story home with low-pitched roof, open pedimented gable facing the street.

During the 1880's the property was owned by members of the Taylor family (Esther Taylor died in 1899). It is believed that the north L-shaped wing was built between 1880 and 1890 and at one point was used as an efficiency apartment. The canted bay was thought to have been constructed about 1880.

In 1900 Mary Walter owned the house until she died in 1921. Ownership then passed to the Newland family, Goodspeed family, and Stauter family in succession. Frank Stauter removed all three original porches (ballroom, front, and side) because they were unstable and unsafe.

Emil Lurch/Lorch (1870 – 1963) University of Michigan Professor of Architecture, made the comment the house had a "nice front porch" (later removed) and that the appearance was "spoiled by a later bay window" which was built during a time when a more "Victorian "style was popular. The second story window under the street facing pediment is taller and narrower than the others suggesting this was an addition (originally a sliding window or possibly a door to a balcony).

By 1978 Nelson Kimball owned the residence and later in the 1980's Peter and Ellie Miller purchased the house. The Miller's did hundreds of hours of stripping the woodwork and updating the kitchen. The original kitchen had been converted into a library off the foyer.

Don and Doris (Jean) Frayer purchased the house in 1991; in 2004 on the east elevation, they added to the kitchen creating a larger space for meals using existing windows, shutters, and door. An entrance to the back hallway and door to basement from the inside were installed at the same time, along with a back porch. Don Frayer was on the Village" Tree Committee" for many years, having received his degree in Forestry from Michigan State University. Margaret Sans purchased the home in 2021 from Jean Frayer.

The recent changes to the east elevation are of modern style and easily differentiated from the original.



(date unknown – southwest elevation)



(date unknown- second house on the left)



(date unknown – southwest elevation)



(date unknown northwest elevation)



(c 1996 - barn)

The barn (c. 1880) was restored in 1996 replacing the six by six-foot wood cupola (which had been removed at some unknown time), the foundation, and closing the outside upper level entrance via wooden steps.

The property originally extended to the shore of Parke Lake. Circa 1914 a small cottage was built at the back of the property and the site became two separate lots (72 North Main).

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 structure is another example of a Greek Revival home built in the mid-1850s. Overall the house retains its historic architectural details and holds sufficient integrity to remain as a contributing resource to the Clarkston Historic District. The original owners' (Edward and Mary Hirst/Hurst) operation of the Clarkston Mill added to the village's prosperity since local customers enjoyed the fine wheat flour. The front remains mostly unchanged for more than one hundred years. The property maintains integrity in all seven aspects and remains an important resource in the historic district.

The additions are easily differentiated from the original structure.

References

List references used to research and evaluate the individual property.

(1) Independence Township Tax Assessment book of 1871;
(2) 1872 map of Clarkston, *Atlas of Oakland County;*
(3) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(4) Emil Lurch/Lorch comments on this house in 1934. He suggested this house plus structures at 62 North Main and 58 North Main were built about the same time;
(5) *Clarkston A Michigan Legacy Preserved* Clarkston Community Historical Society;
(6) *Oakland Press* article "Clarkston Barn Tour" by Natalie Lombardo 2006 October 10, 2006;
(7) Photos and information from current homeowners Don and Jean Frayer plus Cara Catallo;
(8) Home Tour Clarkston Scamp Silver Anniversary Edition 1983-2007;
(9) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed October 13, 1975 by Betty Galligan.