Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	80 North Main Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	014-08-20-402-019				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.738190	Long: -83.418610			
Ownership	Private X	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	c 1870	
Architectural Style	Vernacular	
Building Form	Irregular	
Roof Form	Side-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/Carriage House	

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 ☒	Setting X	Feeling X	Association ☒
General Integrity:	Intact X	Altered ☐	Moved ☐	Date(s):		
Historic Name	None					
Current/Common Name	Trust Michael and Nancy Moon					
Historic/Original Owner	Bingham, Lee					
Historic Building Use	Single Family					
Current Building Use	Single Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	March 1, 2024	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.

This two-story vernacular style house sits on the east side of North Main Street. There are some Gothic Revival features.



(west elevation – front porch and side view of north elevation)

The front porch (west elevation) is supported by four large round doric style pillars and a fieldstone foundation. Four steps lead from the brick walk to the front porch landing with a fieldstone wall flanking the steps with a concrete slab top. On the second floor above the hipped porch roofline, there are two gabled dormers with a closed pediment on each side of center. Each dormer has a six over one double hung window. Each window is flanked by classic style pilasters.

The front door is in the middle of the porch, wood with divided lites, with a pointed arch eared hood mold. Symmetrically spaced on each side of the door is a one over one double hung window, each with a pointed arch eared hood mold and dark gray shutters.



(west elevation – front door)

The house is approached from the west by a brick walkway from the front sidewalk. At the front porch steps, the brick walkway splits into a large arch to the south into the backyard and a small arch to the north ending into the driveway. Both of these contain flower beds.


(south elevation)

The south elevation of the original house shows the side gable with a six over one double hung windows in the gable. Directly below on the first floor is a large double hung window one over one (one third over two third) window. Both have pointed arch, eared hood molds. To the east is a single-story bump out that has a pair of double hung four over one windows with decorative wood paneling beneath, that face west.



(south elevation – west end – singe story bump out)


(south elevation – box bay abuts chimney)

Facing south is a box bay, the east end of which abuts the chimney. The box bay has one large, fixed window, four by four divided lites. Beneath the window is decorative wood paneling. Diamond shape lattice extends from the bay to the ground. Over this bump out section is a flat tin roof with white balustrade balcony. Facing south, overlooking the balcony just east of the original gable is a gabled dormer with a six over one double hung window, flanked by pilasters.



(south elevation - second floor atop the bump out)

To the east the bump out joins the side gable easterly addition with west facing sliding doors protecting a pair of multiple divided lites French doors behind. There is a wide decorative chimney of salvaged brick and fieldstone protrudes through the addition roof overhang just south of the doors.


(south elevation)

The south elevation of the addition shows the side gable with a set of six fixed divided lites windows (four windows over two). The top four are fixed irregularly shaped, conforming to the gable peak at the frieze board. The lower two are each two by four casement windows. Below on the first floor is a canted bay with four windows, one on each side and two in the middle facing south, all four over one double hung. The bay has a hipped roof. Beneath the windows is decorated wood paneling. Diamond shaped lattice extends from the bay to the ground.


(south elevation)

Continuing to the east along the south elevation shows another, smaller addition to the east with no windows or no features facing south.


(east elevation)

The back of the house (east elevation) is a two-story side gabled east addition added c1980. The first floor has an entry way (on the north end) with a three by five divided lites wooden door with a large gable roof with diagonal brackets underneath the low-pitched hipped roofline of the addition. On the south end of the east elevation on the first floor are two sets of large paired vertical windows (one being a door). The door leads one step down to a brick patio. Between the two aforementioned portions of the east elevation on the first floor is a pair of casement windows (two by three). This portion of the addition has a low sloped roofline with second floor inset from the east and north walls. The second floor has a low-pitched roofline with a pair of six over one double hung windows on the south end. At the north end of the second level, there is a gable end, under which is another pair of six over one double hung windows. All of these second-floor windows have pointed arch, eared hood molds.



(northwest elevation)

The north elevation original section of the house has a multi-level fieldstone chimney that disrupts the roof overhang. On the second floor of the north elevation next to the west side of the chimney is a six over one double hung window with a pointed arch eared hood mold. On the east side of the chimney next to the roofline is a large arched double hung window with a six divided lites fan at the top of eight over eight lites. There is an arched, eared hood mold with a wood keystone at the top.

To the east is a small, recessed porch two steps above a brick walkway. In this small recess is a wood door with nine divided lites identical to the front door. The door is flanked by pilasters. To the east is the easterly addition with a pair of casement windows, each three by three. Toward the northeast corner of this elevation is a single six over six double hung window. On the second floor, above the doorway (original part of the house) is a north facing closed pediment gabled dormer with six over one double hung window flanked by pilasters. This is identical to the dormer facing south over the balcony. Just to the east is a small, fixed horizontal rectangular window with decorative wood paneling beneath. At this point, the trim work can be seen of the sky lites above the first-floor casement windows.

A small chimney is visible protruding from near the middle of the house just west of the dormer.

The roof line is multiple levels due to additions over the years. The house has a total of three fireplaces (the parlor, the kitchen, living room).



(north elevation – east end)



(carriage house)

The driveway on the north side of the house leads to a carriage house (more than a hundred years old) which remains unchanged.



The original stepping stone block and hitching post still stand in the front (west elevation) of the house along Main Street.

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 part of the Nelson W. Clark's property until 1864 when ownership was recorded as C.S. Curl. Lee Bingham is listed as owner on the Clarkston map of 1872. The map shows the footprint of a rectangular building with the short side facing the street. The use of the building at the time is not known. Mr. Bingham was residing at 75 South Main Street. The 1872 map shows Bingham as the owner of several parcels in the village with building structures on the property. Mr. Bingham was noted as a manufacturer of harnesses and agricultural implements. The map indicates the foundry and woolen mill owned by Mr. Bingham were located on the southwest corner of South Main and Depot Road.

The front portion of the house is original. The front 1 ½ story section of the house was built with hand hewn beams and rough milled limber. The original house included a parlor room and two front upstairs bedrooms. The kitchen was a lean-to with bathroom facilities as an outhouse.

Abraham (Abram) L. Craft became the property owner in 1891. In 1885 Professor Craft was appointed principal of Clarkston High School (it was built as a private academy by Nelson W. Cark); for ten years he was county school examiner in Oakland County and then commissioner.



(c 1908 west elevation)

Beginning in 1910 the tax records indicate the family name of Bellows (Charles and Julia). In 1923 Willis Edwy Bellows (son of Charles and Julia) became the name on tax records. During W. E. Bellows' ownership of the property, a dining room, a kitchen, a half-bath, and laundry room were included on the first floor. On the second level a hall bathroom and back bedroom were included. A brick carriage house was added to the property behind the house. In September 1932, the Bellows added a tulip tree (probably magnolia) in the front yard. Also in the 1930s, Mrs. Bellows was known for her extensive peony beds (150 peonies).



(date unknown – southwest elevation – no screened in front porch)

During the 1940's Louis Fitzroy Bellows (grandson of Charles and Julia) lived on the property and added a stone fireplace chimney and cabinetry to the parlor; rebuilt the stairway and added an elevator in the back hallway. Mr. Bellows built a mausoleum in the Lakeview Cemetery in Clarkston in memory of his family coming to America in 1635.



(late nineteenth, early twentieth century – looking south down North Main Street)

In 1955 the property was sold to Maynard J. (1920-1994) and Rose Bernice (1922-1996) Kizer. Maynard retired from Pontiac Motors after 25 years of service. There are no records of Mr. Kizer making changes to the house. During porch restoration done during the fall of 1975, some charred boards were found indicating there had been a fire at some time. Maynard was depressed when the 50-year-old magnolia tree in front of the house was destroyed by a 40-foot maple tree that toppled in the storm in 1984.



(c 1980 northwest elevation – no balustrade on front porch or front porch roof)

Michael Lorimer (Lorimer Building Company) purchased the property in 1987. Modifications were made to the rear of the house, but the original portion of the house remained unchanged. The dining room was modified with a box bay window (where a side porch had once been located); custom milled fluted moldings and panel doors to match the original moldings of the house were made to replace damaged or missing woodwork. The central interior fireplace was rebuilt and turned to open into the kitchen. The half bath and laundry room were moved to the mud hallway in the back of the house. The upstairs hall bath was enlarged. On the first floor, a family room with a fireplace (the mantel was hand hewn oak from a barn at Nelsey/Andersonville Roads) and wet bar, foyer with closets, and a rear entry into mud hallway and pantry were added to the house. On the second level a master bedroom suite with balcony and master bathroom were added. The basement was dug out under the extension on the house.



(prior to 1989 southwest elevation)



(prior to 1989 northeast elevation)



(prior to 1989 north elevation carriage house)



(c 1989 renovation south elevation)

In 1995 Dr. Michael and Nancy Moon purchased the property. The brick on the carriage house was coated with a preservative to prevent further deterioration and a wooden beam with metal supports was installed inside to stabilize the structure. In October 2011, the front porch floorboards were replaced with AZEK Deck material. In 2018, the storm damaged the fence between the houses located at 80 North Main and 76 North Main was replaced, and a cedar trellis was added at the gate. In the fall of 2020, the capstone and one foot of the 1980's chimney was replaced with reused and reclaimed brick where possible. This chimney as well as the chimney in the center of the house was tuckpointed. In 2021, infrared analysis indicated the origin of water damage from ice dams in the roof and all the way to the basement. Damaged materials were removed, and new shingles, clapboard, and soffit were installed.

Michael has been a commissioner of the Clarkston Historical District Commission for several years; Nancy is a Trustee of the Clarkston Independence District Library. Both Michael and Nancy (Chairman) worked on the Michigan State Historic Preservation survey during the early twenty-first century.

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>.

The property was originally part of the Nelson Clark family that platted the Village of Clarkston. Prominent owners of the property were manufacturers and merchants in the community and educators in Clarkston and Oakland County. The exterior changes/additions performed in the late 1980's are easily differentiated from the original by a more modern style windows and trim.

Overall, the house retains its historic architectural details and holds sufficient integrity in all seven aspects to remain as a contributing resource to the Clarkston Historic District.

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) *Clarkston News* February 22, 1968 article "Another Day" by Constance Lektzian;
(4) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(5) Home Tour Clarkston *Scamp Silver Anniversary Edition 1983-2007;*
(6) Photos provided by the current homeowners, Michael and Nancy Moon and the Clarkston Community Historical Society;
(7) Research information from Michael Lorimer;
(8) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed November 5, 1975 by Betty Galligan;
(9) *Clarkston News* October 22, 1986 article "Gravestone graffiti" by Pat Young;
(10) *Clarkston News* June 15, 1994 article "Obituaries";
(11) *Clarkston News* January 10, 1996 article "Obituaries";
(12) *Clarkston News* May 20, 1932 article "Clarkston Home News";
(13) *Photos from the Clarkston Community Historical Society:*
(14) *Clarkston News* May 2, 1984 article "Independence weathers the wind" by Kathy Greenfield;
(15) Clarkston Historic District Certificate of Appropriateness dated October 11, 2011 for 80 North Main Street;
(16) Clarkston Historic District Certificate of Appropriateness dated May 8, 2018 for 80 North Main Street;
(17) Clarkston Historic District Certificate of Appropriateness dated March 30, 2021 for 80 North Main Street;
(18) Detroit News March 25, 1995 article "New and Improved" by Marge Colborn;
(19) *Clarkston News* June 15, 1994 article "Obituaries - Maynard Kizer".