Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	85 East Washington Street				
City/Township, State, Zip Code	Clarkton, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-403-011				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.736910	Long: -83.414910			
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	2002/2003	
Architectural Style	Millennium Mansion	
Building Form	Irregular	
Roof Form	Hipped Roof with Cross Gables	
Roof Materials	Asphalt Shingles/Copper Gutters	
Exterior Wall Materials	Brick, Stone, Limestone	
Foundation Materials	Poured Concrete	
Window Materials	Wood	
Window Type	Differing Sizes & Shapes	
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	Unique 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	Vernier Home						
Current/Common Name	Olsen, Deanna Marie Revocable Trust						
Historic/Original Owner	Vernier, John and Janet						
Historic Building Use	Single Family						
Current Building Use	Single Family						
Architect/Engineer/Designer	Carter, Jery						
Builder/Contractor	Lou DeCiantis						

Survey Date	November 15, 2023	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 complex hipped roof multi gable structure sits on the north side of East Washington Street. It is the last house on East Washington Street within the Clarkston Historic District. There is a tall brick chimney on the west end of the south elevation.

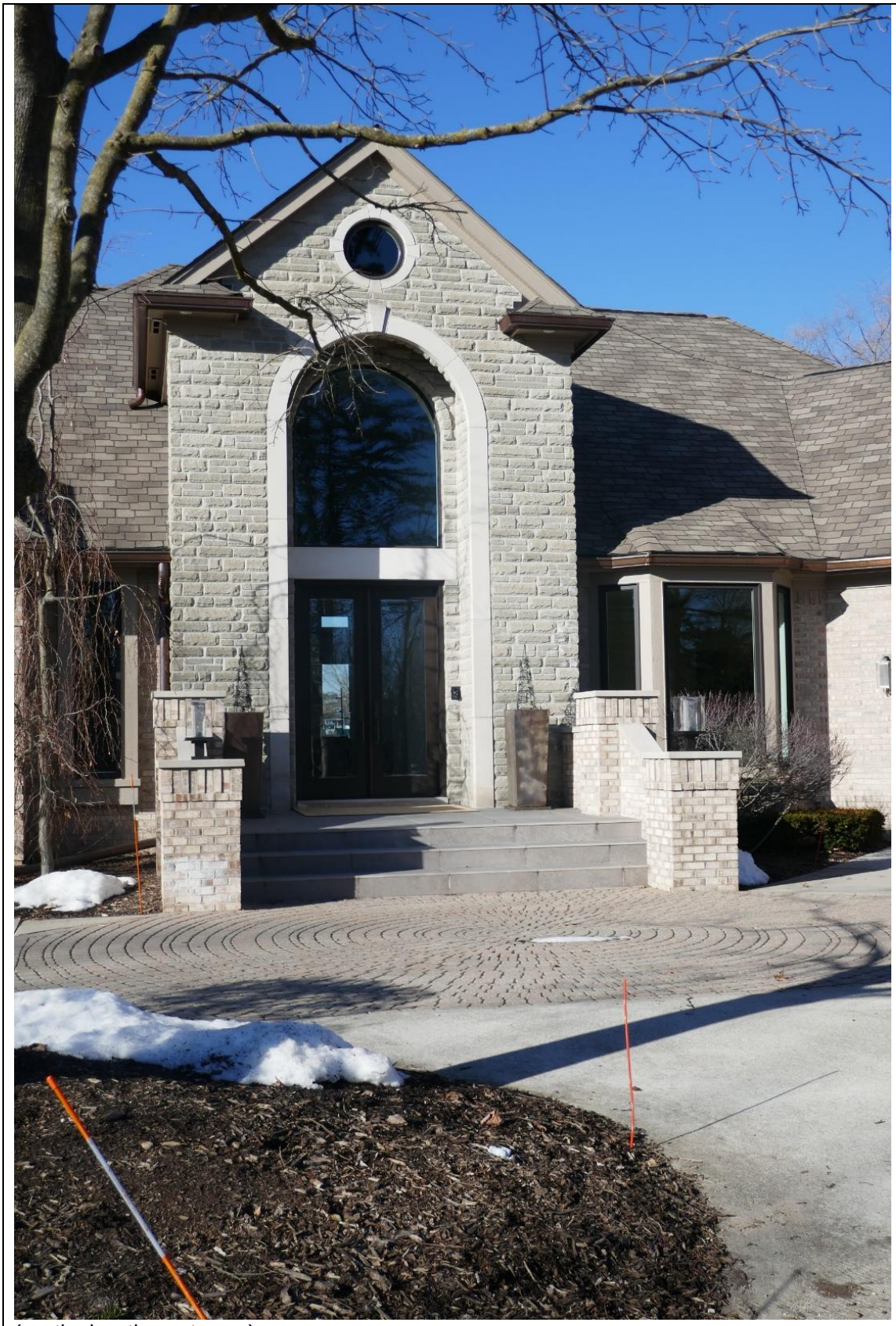


(south elevation)

Continuing east along the south elevation is a first-floor gable roof with an open pediment and canted bay window with a decorative cooper pediment and three single pane straight windows, the middle window the largest. Between this gabled first floor portion of the house and the entrance is another single pane straight window.



(south elevation – west end)



(south elevation entrance)

The two-story entrance toward the middle of the south elevation has a round window in the open pediment of the gable. Directly below is a two-story arched opening with a recessed single pane window in the top one-half and a double door entrance with single pane wood trimmed doors directly below. Three concrete steps lead from the cement entrance platform to the brick circular patio below. There is a brick wall on each side of the platform with a brick wall following the steps downward to a brick pillar on each aide.

On the east side of the entrance is a canted bay with three single pane windows with the largest window in the middle. This window pediment is part of the roofline of the house.



(south elevation – east end garage)

The east end of the south elevation has a three-car garage each with a separate entrance and two gabled dormers each with a single pane window.



(west elevation)

The west elevation has a two-story tower with a hipped roof and a tall slender single pane window on the first floor of the house next to the tower. On the second floor of the tower is a single pane sliding window; directly below the first floor has a large picture window with a roll-out single pane window in the top one-fourth.



(2021 photo - north elevation – overlooking Parke Lake)

A screened porch was added to the north elevation in 2022 but unable to collect another photo. The north elevation has a central multi-story tower with a high-pitched gable roof with an open pediment. To the west of this roofline is a prominent brick chimney. The third floor of the tower has five single pane windows with a half circle window above the middle three extending into the gable. Directly below on the second floor is another set of five single-pane windows, each with a small single pane window atop a tall narrow pane. The first floor of the tower has another set of five single-pane windows.

On the west side of the tower on the second floor is a deck with a wooden balustrade and three single pane doors each with a small window above. On the far west second floor of the tower on the west elevation is a tall narrow window. The area below the deck is hidden by small trees and bushes but there are two brick pillars that lead to another set of brick pillars on the east end of the tower at ground level.

On the east end of the tower at the middle level is another deck with a wooden balustrade and steps leading to the garden level below. The steps have a wooden railing on both sides. Inside the deck there are two tall narrow windows with a small window atop each next to the tower. Directly east is an entrance with a single pane door and a vertical pane window above the door. Continuing to the end of the deck is another set of four tall single-pane windows with a pane window atop each.



(2021 photo - east elevation behind the garage)

The deck on the north elevation continues around to the east elevation behind the garage. There are three more tall single pane windows at the corner of the east and north elevations. Each window has a small window at the top. Directly below is another set of identical windows at ground level. Above this deck area is a large, hipped dormer with a vertical three pane window. On the north elevation of the garage is another set of two gabled dormers each with a single pane window. At the intersection of the north elevation of the garage and the north elevation of the house on the second floor is a tall narrow single pane window. The deck continues around to the north elevation of the garage to about two-thirds from the end of the north elevation of the garage. At the point the deck ends is an entrance with a small, recessed doorway. Below this area appears to have a garage type entrance at ground level. A brick wall slanting to the ground leads to the ground level from the deck. Just east of this wall is a brick wall with multiple steps from the ground level of the back yard to the ground level of the south elevation. The rear (north) elevation commands a beautiful view of Parke Lake.

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 1872 Clarkston Village map has no imprint of a structure and identifies the owner of the land as N. W. Clark.

The original large structure (date unknown) on this three-acre parcel of land at the east end of the Clarkston Historic District on Washington Street was destroyed by fire May 4, 2001. John and Janet Vernier had lived in the house (no photo) since 1972. Rags soaked in deck sealer stored in an open garage car spontaneously combusted with the fire quickly spreading to the rest of the house. The insurance company classified the house as a complete loss. John and Janet enlisted custom home builder Lou DeCiantis to construct a 4,200 square foot home. Eighteen months later the Vernier family had a stone and brick residence.

In 2016, Patrick and Tamera Valde owned the house and replaced four doors. The house was sold in 2021 to Deanna Marie Olsen.

In November of 2021, homeowner, Deanna Olsen received administrative approval to repair rain damage to multiple sites on the home. Rain damage to the front porch resulted in damage to the wine cellar below. Water inside one of the chimneys warranted removal of the brick veneer, replacement of the sheathing and flashings, and reinstallation of the brick.



(2021 chimney damage west elevation)

In 2022, the windows on this structure had deteriorated and were replaced with new windows in similar appearance to the existing windows. Fifty existing windows were replaced (no change in size) with Marvin Ultimate Collection windows. Later in the year, administrative approval was granted to replace a deteriorating deck on the north elevation along with the addition of a screened porch.



(south elevation windows and entrance in 2021)

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 millennium mansion has a varied roofline with multiple dormers and towers. The windows are different sizes and shapes accompanying the asymmetrical appearance of the house. This is a dramatic new form of structure within the Clarkston Historic District. This structure is oversized in comparison with other homes in the district.

References

List references used to research and evaluate the individual property.

1. 1872 map of Clarkston, *Atlas of Oakland County;*
2. *Home Tour Clarkston Scamp Silver Anniversary Edition 1983-2007;*
3. *Clarkston News 2005 May 25* article "Clarkston SCAMP announces its 23rd home tour";

4. *Clarkston News 2001 May 9* article “Fire department kept busy” by Maralee Cook and Jennifer Nemer;
5. Clarkston Historic District Certificate of Appropriateness dated August 23, 2001, for 85 East Washington Street;
6. Clarkston Historic District Memorandum of Administrative Approval dated November 1, 2021, for 85 East Washington Street;
7. Clarkston Historic District Notice to Proceed dated February 14, 2022, 85 East Washington Street;
8. Clarkston Historic District Memorandum of Administrative Approval dated June 2, 2022, for 85 East Washington Street;
9. Research completed by the Clarkston Independence District Library.