

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 6 th decimal point)	Lat:	42.737970			Long:
					-83.418720
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐



Property Type

(Insert primary photograph below.)

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



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 ☒ 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 ☒	Non-contributing to a district ☐	Historic District Name:	Clarkston Historic District
Not Eligible ☐				
Area(s) of Significance	Domestic Architecture			
Period(s) of Significance				
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	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 #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date 6/25/2019

Narrative Architectural Description

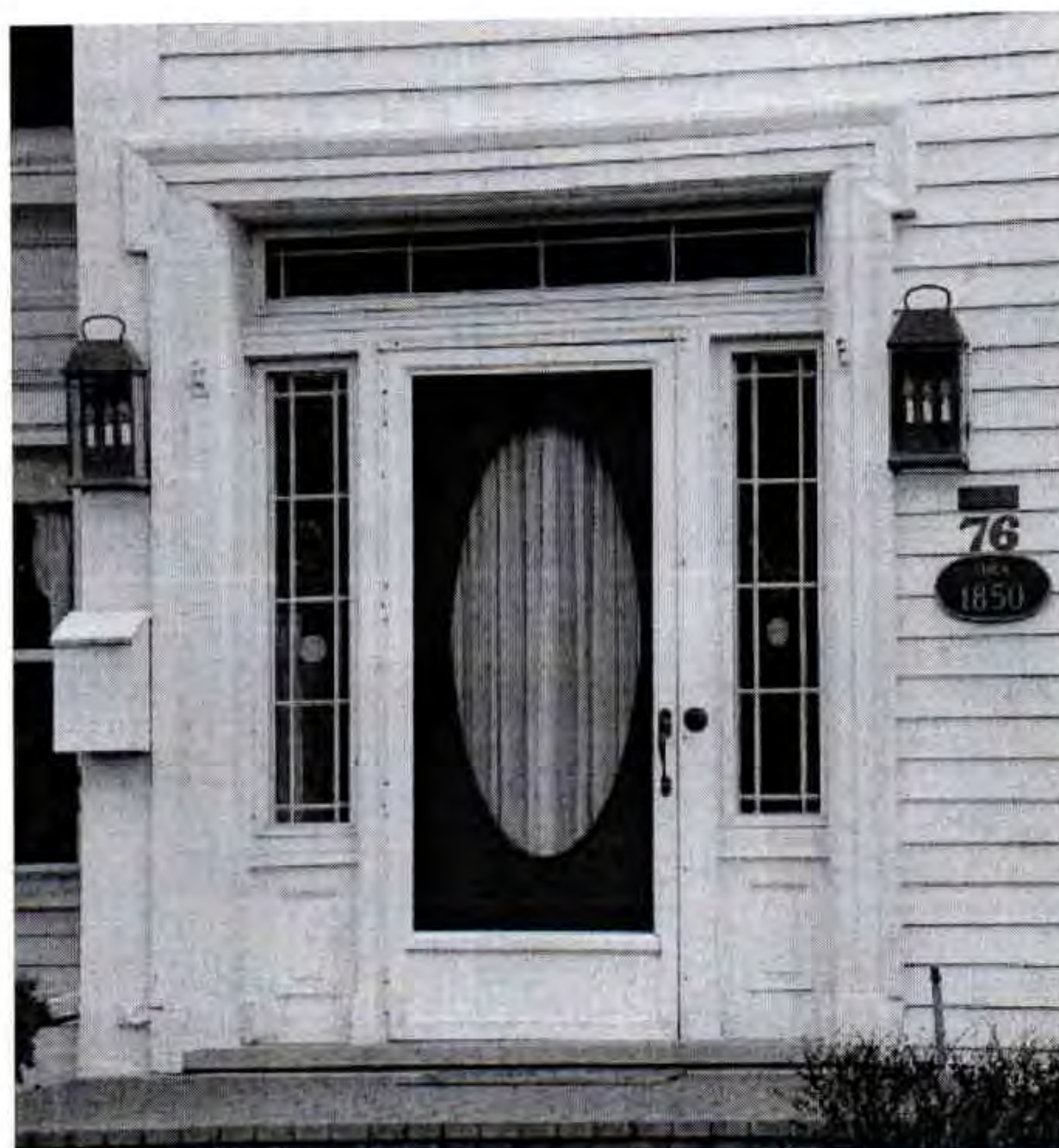
Provide a detailed description of the property, including all character defining features and any accessory resources.

The original house was built in Greek Revival style. The 1872 Clarkston map shows a rectangular structure with the short side along Main Street.

The house has a front gabled roof emphasized with a wide trim (undecorated boards). The front door has narrow sidelights (four on each side) with broken transom light and a simple enframement. The windows in the original part of the house are four over four wooden double hung with dark green shutters. The canted bay (southwest corner of the west elevation) has a total of four one-over-one double hung windows, each with four small lites at the top. Two of these windows are in the front with one on each side of the bay. There are traditional wooden cornice brackets supporting a copper low pitched roof.

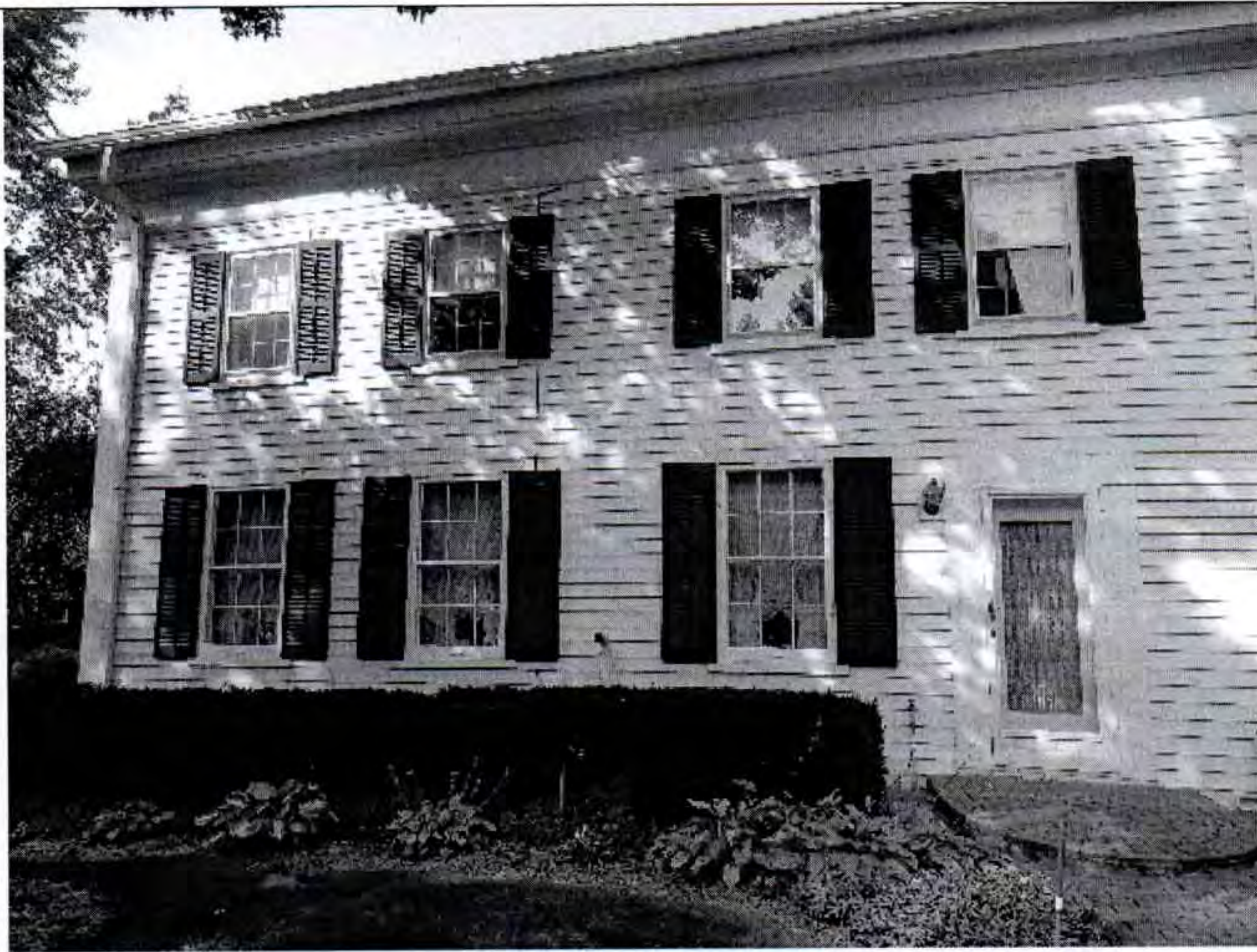


(west elevation)



Directly above the entryway on the second level is a tall window (six over nine double hung – the opening is the size of a door) and on each side of this window is a six-over-six double hung window all with dark green shutters.

The front façade (west elevation) is still Greek Revival, but the house has a one-story L-shaped addition to the north modifying the look of a traditional Greek Revival house. The addition across the west elevation (shorter section of the L) has three one-over-one double hung windows; the longer section of the L shaped addition facing north has five double hung windows of varying sizes all one-over-one; the inside of the L shaped addition has three six-over-six double hung windows; the east elevation has two six-over-six double hung windows. All windows have dark green shutters.



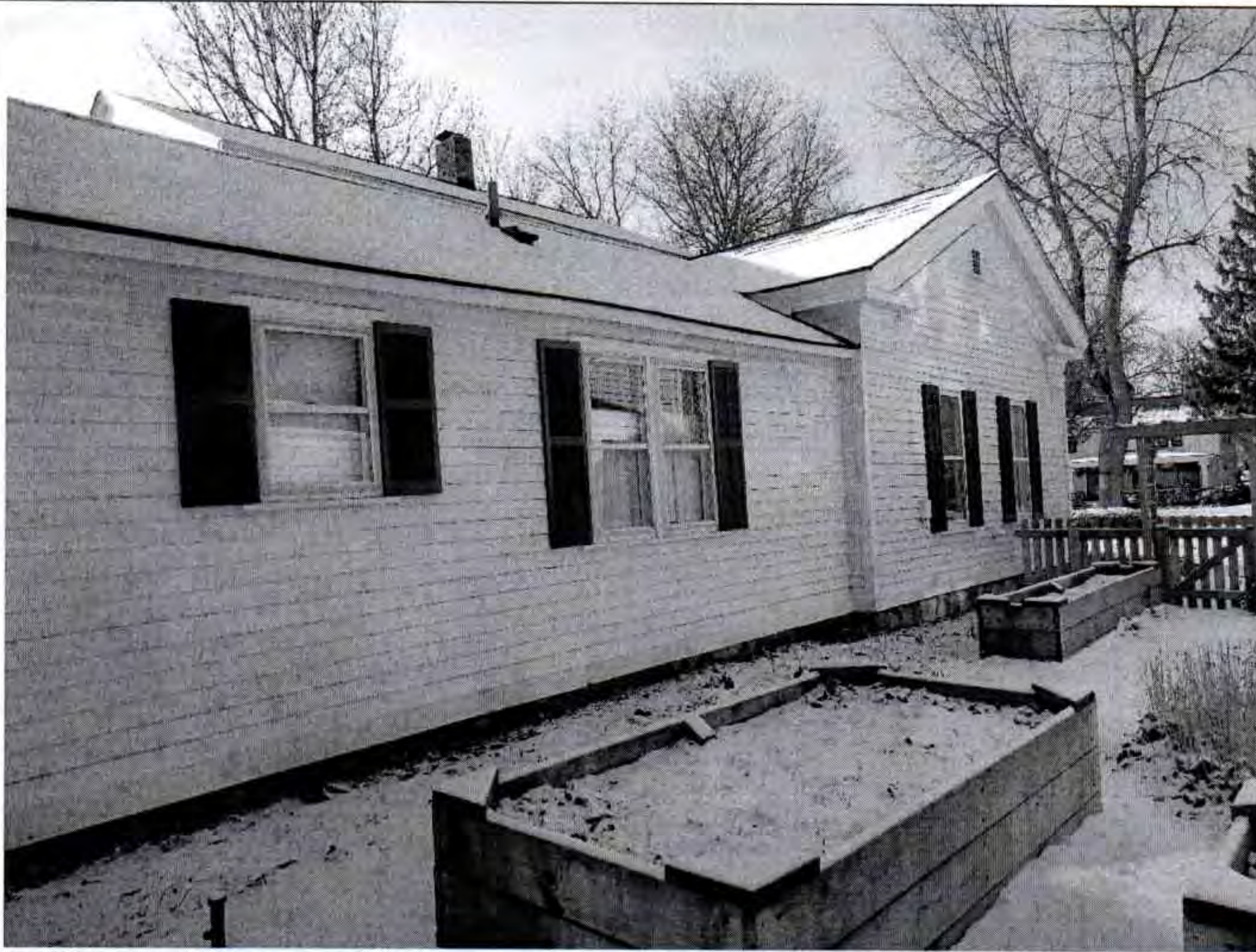
(south elevation)

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.



(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 fifteen pane 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.



(north elevation)

On the north elevation L-shape portion of the original house (west end) has a gable vent in the side gable peak and two double hung windows (one over one) with dark green shutters on the first floor. The addition on the north elevation 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 addition 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. At the closed end of the courtyard is an entryway door of solid wood panels that enters into the original house 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.

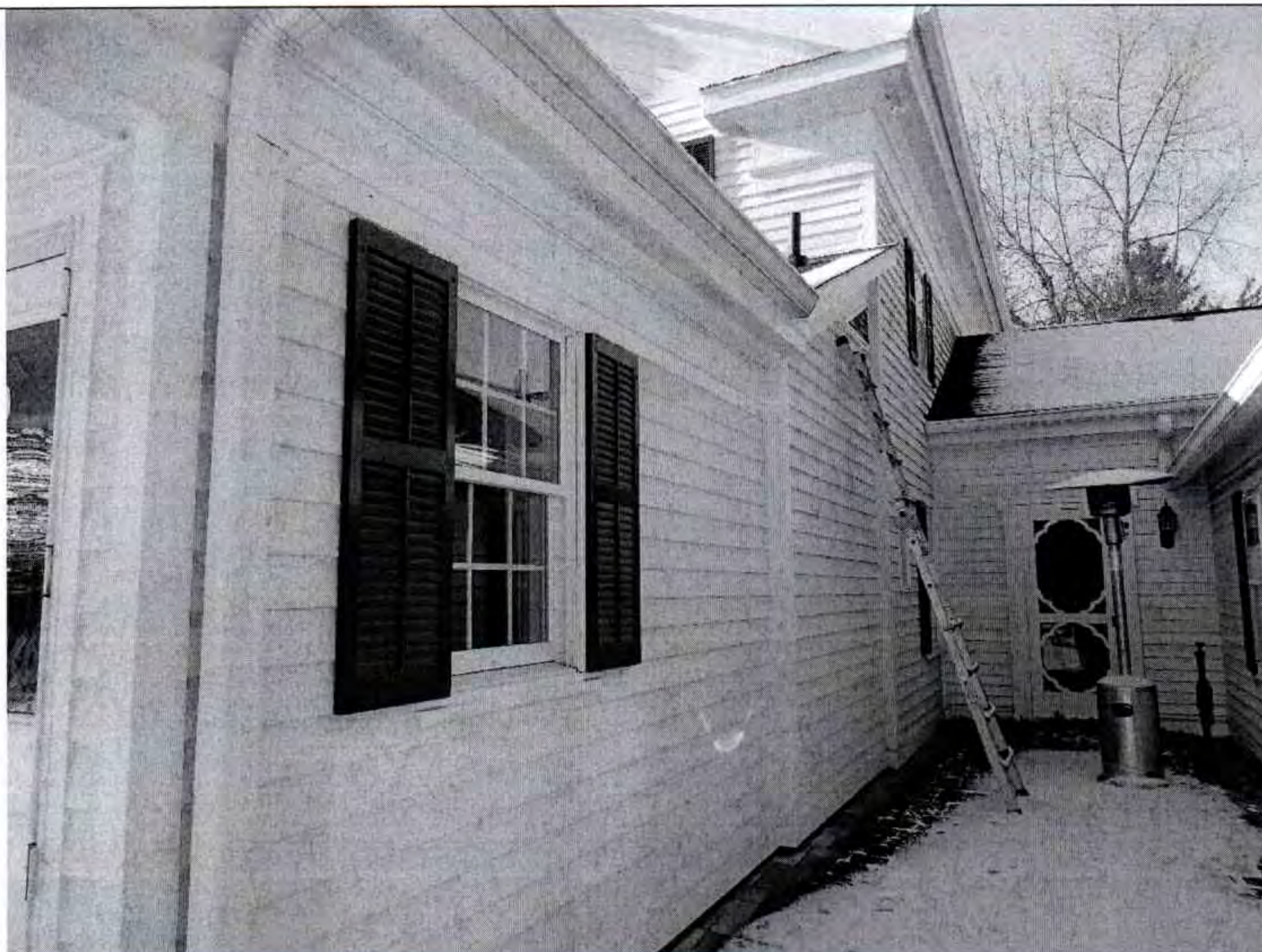
The second floor of the east elevation of the original house is still visible above the south side addition and shows two six over six double hung windows and a large gable vent with decorative lattice work near the gable peak.

Beneath this is the (south end) kitchen addition showing east elevation porch 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. On the north end is an entryway door.

The east elevation of the north addition shows two six over six double hung windows with box shelves.

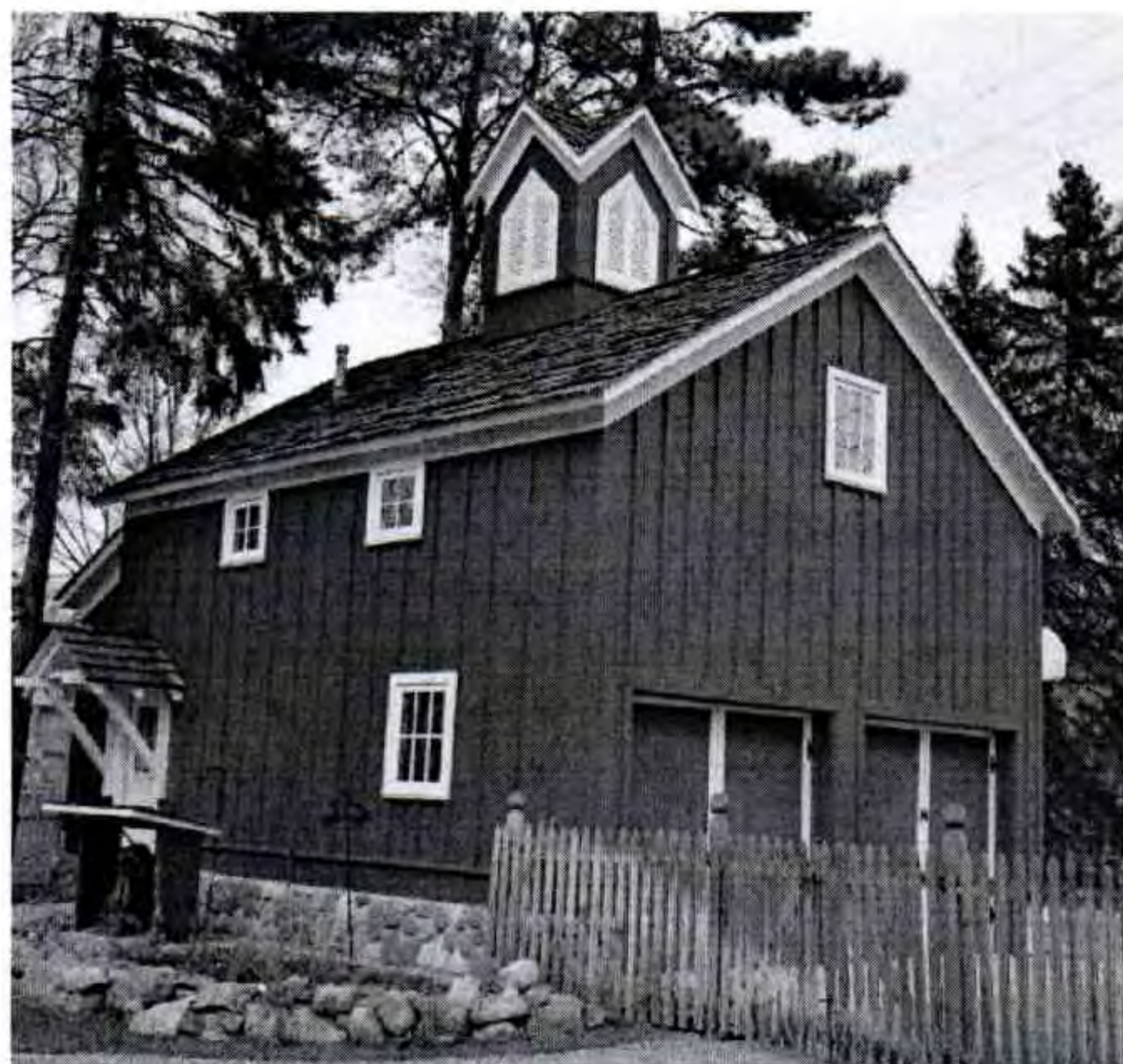


(north and west elevation of the courtyard)



(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).

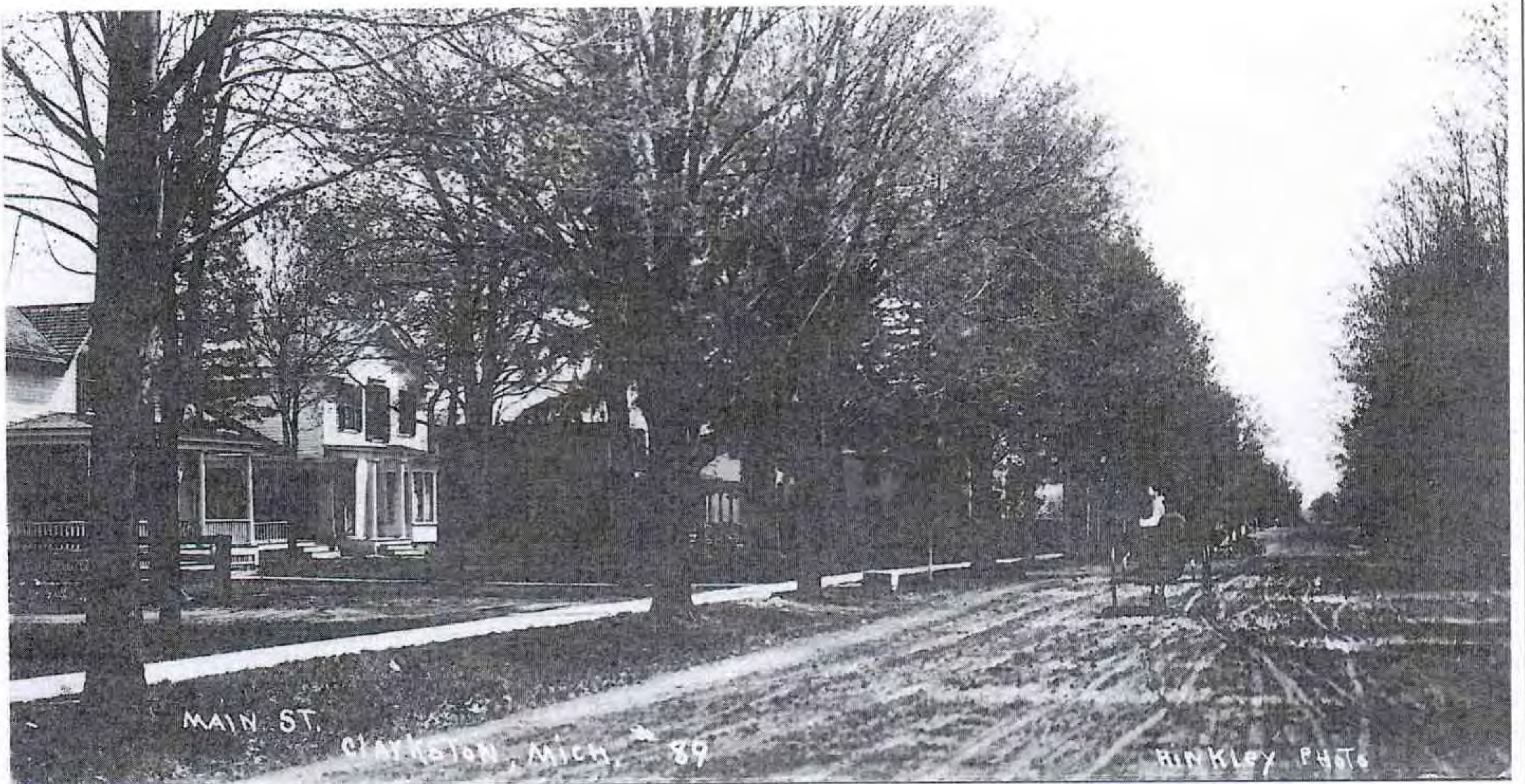
By 1978 Nelson Kimball owned the residence and later in the 1980's Peter and Ellie Miller purchased the house. The Miller's did hundreds of hours of stripping the woodwork and updating the kitchen. The original kitchen had been converted into a library off the foyer.

Don and Doris 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. 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)



(date unknown- second house on the left)



(date unknown)



(c 1996)

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. This is required for all properties.

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 prosperity since local customers enjoyed the fine wheat flour.

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 Clakston Scamp Silver Anniversary Edition 1983-2007*;
- (9) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed October 13, 1975 by Betty Galligan.