Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	12, 14, 18 South Main Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-451-003; 08-20-451-017; 08-20-451-018				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735520	Long: -83.418690			
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 1928	
Architectural Style	Other	
Building Form	Rectangular	
Roof Form	Flat/Parapeted	
Roof Materials	Unknown	
Exterior Wall Materials	Brick	
Foundation Materials	Concrete	
Window Materials	Vinyl Clad/Wood	
Window Type	Picture/Double Hung	
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	Domestic Architecture and Support of the Community					
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	Brick Block					
Current/Common Name	None					
Historic/Original Owner	Teggerdine & King; Landi; Hubble & Hopkins					
Historic Building Use	Commercial					
Current Building Use	Commercial					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	November 4, 2021	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.

South Main Street – 12, 14, and 18 once known as the “Brick Block” is on the east side of South Main Street. The structure was originally covered in yellow brick (lending the name of “Brick Block”) with its front façade facing west. The north and middle sections of the building retain the original flat roof with parapet roof rising from the front façade.



(west elevation)

The north end (12 South Main Street) has a name plate “T-K” in light colored brick inside the upper peak of the stepped parapet. Below the parapet across the front of the structure above the second level windows is an accentuated rectangle of light-colored bricks that stretches beyond the tops of the windows. Directly below are two double hung one over one windows (aluminum clad). At the base of the windows is a row of apparent cement brick/block that stretches the width of the north end of the structure and forms a sill for these windows. The first floor has two large picture windows (anodized aluminum). There are two smaller glass picture windows (anodized aluminum) on each side of the recessed entrance with an aluminum clad door with a large single glass pane. A black awning hangs over the front of the building with the words “SOCIETY Boutique.” Beneath the windows is a continuation of the light brick facades. Above all the windows are individual glass transoms with a double transom above the door.



(12 south main – west elevation – north end)



(west elevation – north end windows)



(west elevation – north

The middle section of the “Brick Block” is 14 South Main Street and also retains the yellow brick. There is a name plate in the peak of the pointed arch parapet roof line that reads “LANDI.” Below the parapet across the front of the structure above the second level windows is an accentuated rectangle of cement brick/block that stretches across the top of the middle three windows. There are five double hung one over one wood windows on the second level. At the base of the windows is a row of cement brick/block that stretches from the north end across the entire middle section and appears to form a sill for the windows. Directly below the middle window and the lighter brick trim is a cement plate that reads 1928.



(west elevation)



(west elevation – middle section)

The middle section of the west elevation has three wooden picture windows on each side of a solid wooden door (not currently used as an entrance). Above each window is a wood panel transom. Each set of three windows has a wood framed awning advertisement for the food and drinks available inside. The door has a rectangular wooden frame on each side and decorative trim pediment. Beneath the windows is wood paneling and then concrete slab.



(west elevation – middle section windows)



(west elevation – middle section)

A distinctive lamp hangs between the middle section and south end of the “Brick Block” and reads “WOODSHOP.” This south section is covered in red brick and has no distinctive arched or stepped parapet like the other two sections, but its straight horizontal parapet has a gray concrete brick/block/slab across the top with brick pilaster topped with concrete slab at each end. The two pilasters create a slight recess that has two wood double hung one over one windows on the second level. Each window has a decorative brick sill. Between the two floors is a brick trim across the entire width of the south end.

On the first floor there is a large picture window that reads “PIZZA COCO” on the north end of the south section of the “Brick Block.” In the middle is a double wood door each with a large glass pane. The door sits inside a recessed small porch with wood panels on both sides, a wood ceiling and a concrete landing with two steps to the sidewalk. On the south side of the steps is a black wrought iron handrail. There is a wood trimmed awning over the window and entrance that describes food and drinks available inside the restaurant.



(west elevation middle section entrance)



(west elevation – south end)

At the far south end of the first floor is another entrance. Two concrete steps with a black wrought iron handrail on each side approach a wood door with an upper half glass panel. On each side of the door are four side lites. The entrance leads to a staircase to the second level of the restaurant that serves drinks and has pool tables.



(west elevation – south end entrance)



(south elevation)



(south elevation)

The south elevation of the “Brick Block” (18 South Main Street) has a few courses of brick on the west end that match the brick on the west elevation of the south end. A mural designed by Alex Gilford is painted on the light-colored brick starting at the edge of the red-colored brick. Ivy grows at the east end of this south elevation wall.



(southeast corner)



(east elevation of the south end)

The east elevation of the south end is covered in red brick with a brick pillar. The second floor has two one over one double hung windows with shutters. The first floor has two one over one double hung windows one each side of a wood door with a large single glass panel. On each side of the door is a decorative lamp. This is near the entrance to the restaurant. More than one half of the façade is covered by ivy.



(east elevation of middle and north end)

The remainder of the east elevation of the “Brick Block” is covered with painted stucco. The second level has a metal door in the middle section with two one over one double hung windows on each side. A metal staircase leads from the ground to the second level door. On the first floor to the north of the staircase is a metal door with a small window in the upper one third of the door.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

The Village of Clarkston 1872 map displays a footprint of buildings along the east side of South Main Street. Four frame buildings stood on this property c 1910. The four businesses were (1) a bank, (2) Fred Holcomb’s drug store with Dr. Sutherland’s office on the second floor, (3) dry goods store, and (4) Frank Dunston’s meat market. All four buildings were destroyed by fire in 1927.



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(c 1910 west elevation of South Main Street)



(c 1929 west elevation of South Main Street)



“In December 1924 David R. Teggerdine (1864 – 1934) and George King were granted a permit to build a fireproof building on the lot between (then) Town Hall and (then) Post Office (25 South Main Street).” The storefront was known as the “Brick Block” at its completion in 1928. The entire building was the combined effort of Teggerdine, King, Landi, and Hubble & Hopkins.

The **north end** of the structure has a name plate “T-K” and has separate ownership from the remainder of the building. The building housed four separate store fronts on the first floor.

The building was then used as a Post Office with Floyd Andrews as Postmaster. Mrs. Elizabeth Ronk was appointed Post Mistress in 1936. The post office remained for another 20 years.

A bakery was in the building along with King’s Insurance. In 1932 Waterbury’s Home market was in the north end. Earl Terry who had worked for Frank Dunston purchased an interest in the market which was renamed Terry’s Market (1945) and continued in business until 1967. In the 1970’s the Village Sewing Basket occupied the first-floor north end. David McNeven started a sporting good store (c 1974) at 12 South Main Street known as Coach’s Corner. In 1999, the Village Apparel and Gifts were housed in 12 South main Street.



(c 1974 west elevation – 12 and north end of 14 South Main)

In July 2014 Picasso's Grapevine owned by Leanna Kuskowski-Haun and Cecilia and Robert White opened an art studio. In 2017 Terrance Milliken (in 2018 changed to TK Enterprises with Terrance Milliken as agent) purchased the building and opened "Society Boutique." The existing front canopy was removed and paint on the front masonry was removed, and damaged masonry was repaired. The original transom which had at some time been covered, was now re-exposed.



(2014 – west elevation – 12 South Main)

The **middle section** of the building with a name plate “LANDI” (Burt Landi was a local business man) had separate owners. Landi had a variety store which carried a sign reading “Money Saving Variety Store.” Mr. Kennedy also operated a barber shop. In 1953 Phillip’s Gun & Rod Shop did business there followed by Quellette’s Beauty Shop. By 1960 the space became Leeta’s Beauty Salon (1961 – 1969). In 1976 it was Patricia’s Beauty Shop.



Originally the south end parapeted roofline carried the initials “H-H” on a name plate which stood for Hubble and Hopkins. Unable to find the details as to when these initials were removed, and the pointed arch parapet roofline of the north end was removed leaving a horizontal, flat parapet. In 1928 Cecil Hubble and Clair Hopkins operated a pool room in the north end of this space.

Later this space became the original site of the Clarkston Café with Robert Parker as the owner in 1943 and remodeling the café in 1952.

In 1976 Patrick and Lee McNew, Donald Hayes, Lynda Stumpf, and Leon McNew bought the Clarkston Café. In 1994 they sold this section of the building to Sign of the Beefcarver Inc and Carroll Harris and Brad Graines continued to manage the Clarkston Café.



(date unknown - west elevation)



(west elevation)

In 2006 Curt Catallo purchased the Clarkston Café and opened the renovated café in early 2007. In 2009 the Clarkston Café became the Union Woodshop. In 2011, Curt Catallo "replaced the second story sashes with Pella Architect series double hung of equal splits to more closely suite deemed original size as defined by the original brick surroundings."

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 Brick Block has been an integral part of the Village of Clarkston since the beginning of the 20th century. The structure acquired this title due to its distinctive yellow brickwork. Numerous businesses housed within the structure have supported the community over the years and worked to maintain this unique building. The structure sits in the middle of the first block of South Main Street from the north end of the village. It is the only structure in the village with this unique parapeted roofline. Some changes have been made that have by longevity achieved their own historic significance.

The building retains integrity particularly in the aspects of location, design, material, workmanship, setting, and association. This structure retains sufficient integrity to be a contributing resource to the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) Clarkston Village map of 1872;
(2) *Clarkston A Michigan Legacy Preserved* Clarkston Community Historical Society, Inc. 1981;
(3) *Images of America Clarkston* Cara Catallo for the Clarkston Community Historical Society 2015;
(4) Heritage, Philadelphia: L.H. Everts & Co., 1877 Edited by Jennifer L. Radcliff;
(5) *Clarkston News 2014 September 3* article "David McNeven, 74";
(6) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed March 8, 1976 by Betty Galligan.
(7) *Clarkston News 2014 November 26* article "Business achievements";
(8) *Clarkston News 2017 July 5* article "Community support for art for special-needs adults";
(9) Clarkston Historic District Certificate of Appropriateness dated May 23, 2018 for 12 South Main Street;
(10) *Clarkston News 1967 February 16* article advertisement "Leeta's Beauty Salon";
(11) *Clarkston News 1985 March 27* article "Clarkston Cafe";
(12) *Clarkston News 1993 July 27* article "Improvements in the works for Clarkston Cafe" by Eileen Oxley;
(13) *Clarkston News 1994 May 11* article "Liquor license transfer approved";
(14) *Clarkston News 1995 March 29* article "Come as you are to the Clarkston Cafe";
(15) *Clarkston News 2006 November 27* article "Clarkston Café to reopen within weeks, they hope";
(16) *Clarkston News 2007 January 17* article "Open for business";
(17) Photos from the Clarkston Community Historical Society;
(18) Clarkston Historic District Certificate of Appropriateness dated December 7, 2011 for 18 South Main Street;
(19) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(20) Home Tour Clarkston Scamp Silver Anniversary Edition 1983-2007;
(21) Clarkston Historic District Certificate of Appropriateness dated September 9, 1999 for 12 South Main Street;
(22) Clarkston Historic District Certificate of Appropriateness dated June 29, 2010 for 18 South Main Street;
(23) Clarkston Histori c District Certificate of Appropriateness dated May 23, 2018 for 12 South Main Street;
(24) Clarkston Historic District Notice to Proceed dated September 7, 2018 for 18 South Main Street.