Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	15 South Main Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-379-001				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735340	Long: -83.419440			
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	c 1910/1911	
Architectural Style	Craftsman	
Building Form	Rectangular	
Roof Form	Side Gable	
Roof Materials	Clay Tile	
Exterior Wall Materials	Stone	
Foundation Materials	Stone	
Window Materials	Wood/Aluminum	
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	Commercial 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	Jossman Bank					
Current/Common Name	15 S Main LLC					
Historic/Original Owner	Jossman State Bank					
Historic Building Use	Banking					
Current Building Use	Restaurant					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Vliet, Jerome – stone mason					

Survey Date	January 6, 2022	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 native stone structure sits on the west side of South Main Street just south of Mill Street and backs up onto West Alley. The side gables at each end (north and south) protrude above the moderately pitched tile roof like a parapet. The peak at each end gable is flattened by a concrete slab with fieldstone on top of it on the north gable. Whereas the south gable as seen from the east, has a flat concrete slab along its length from the peak, on the north there are two projections on each side of the gable – in the middle and near the eave giving the appearance of steps.



(east elevation)

A hipped roof dormer with a wide overhang and exposed rafter ends on the east elevation has a trio of fixed eight by one windows. The dormer has fish scale siding.

In the north two-thirds section of the east elevation are four steps with a black wrought iron handrail leading to a landing underneath the eave and a double glass door entrance. The entrance appears to have an awning. To the far north of the entrance is a tall narrow picture window. Just north of the entrance is a grouping of three tall narrow operable wood windows.

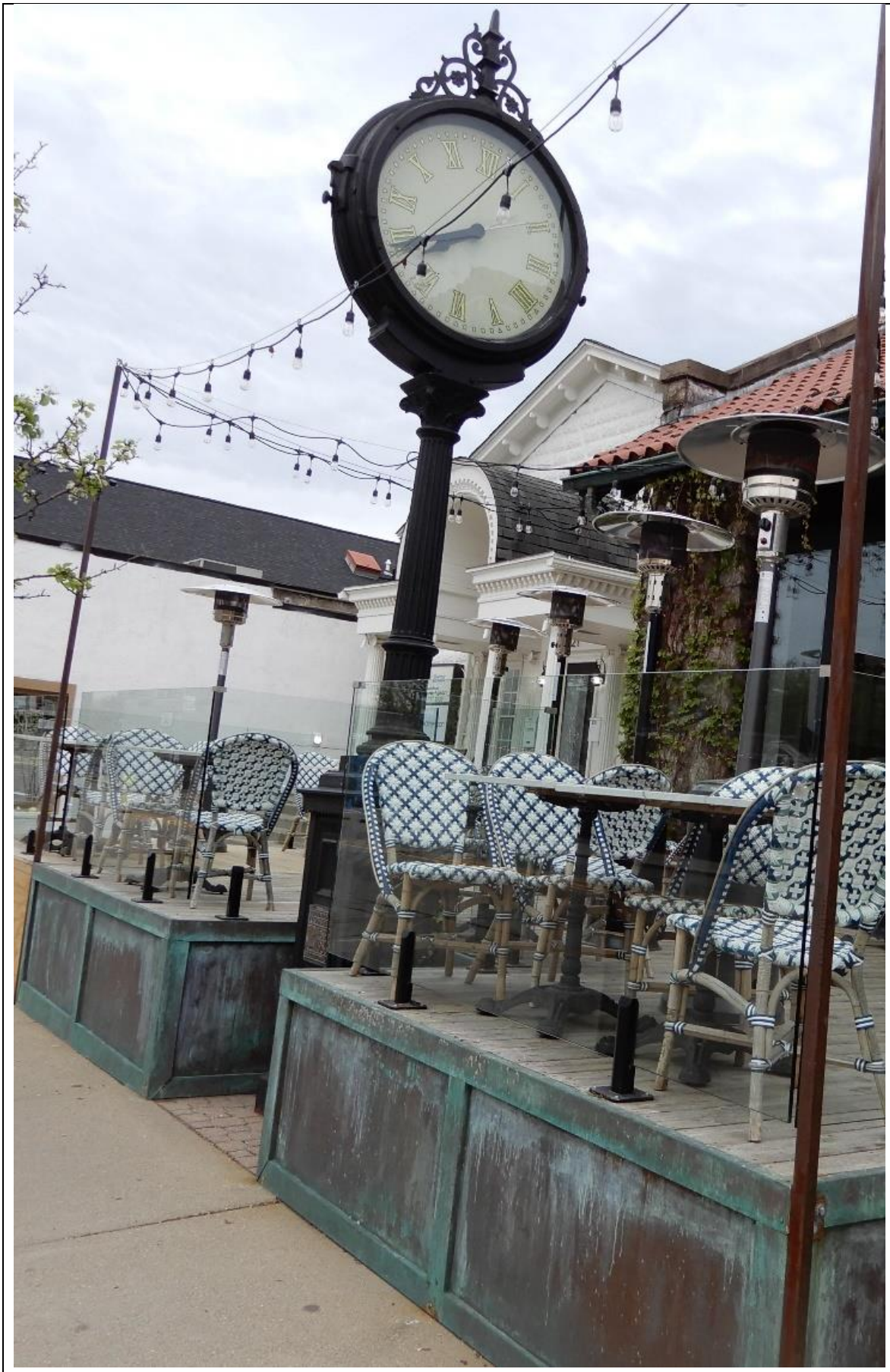
On the south one-third portion of the east elevation are two tall narrow windows. In front of these windows is an elevated flagstone patio with railing and clear glass panels built for outside seating. However, the clock was not disturbed. The clock sits on a base with the lettering “INDEPENDENCE TOWNSHIP 1836 1986 SESQUICENTENNIAL.” This south one-third section of the building appears to be an addition with a slightly lower roofline.



(east elevation)



(east elevation picture windows)



(east elevation – clock sits along the sidewalk)



(east elevation - clock base)


(north elevation)

In the stone portion of the north elevation at the east end under the gable end is a grouping of three double hung windows (three vertical over one). Directly beneath these windows is a small fieldstone “house” (60 inches high X 60 inches wide X 50 inches deep) with a moderately pitched aggregate concrete roof. On the front (north) façade is a cast iron plate with inscription “After Hour Deposit”. Toward the peak of the side gable in the stone exterior is a large, white louvered gable vent of unknown material. In the middle of the north elevation there are three separate double hung windows (three vertical over one). In the west end of the north elevation there is a wood door atop a small landing with black wrought iron railing and handrail with five steps at the beginning of the brick exterior. Just to the west of the door are two one over one double hung windows, also above the landing. Then near the northwest corner are two more identical windows.

Toward the top of the side gable on the north elevation in the stone exterior is a louvered gable vent.



(west elevation)

The west elevation is painted brick/block with a louvered gable vent and a one over one double hung window on the north end of the second level. In the middle of the second level are three smaller one over one double hung windows. On the far south end of the second level are two windows enclosed with glass blocks. On the first floor of the west elevation is a long horizontal window with eight-by-eight verticals. Just south is a smaller window with two-by-two verticals. The far south end of the west elevation has two square aluminum windows each with three rows of multiply vertical panes. Machinery for utilities is seen on the southwest corner roof, surrounded by balustrade.

A beautiful eagle is painted on the exterior between the two floors at the south end.



(south elevation – east end)



(south elevation – west end)

The south elevation of the south addition shows exterior wall of rusticated block and simple cornice brackets. Beginning at the east end there are three, equally spaced double hung one over one windows. In the space where the next window might be is a small rectangular opening filled by a wood plaque. Toward the west end of this addition is another identical double hung window. All of these have a cement lintel and sill. Beyond is the west addition with exterior wall of plastered block and no cornice brackets. There are three window openings filled with fifteen glass blocks (five by three) and each with a brick lintel. Two of these are directly beneath the eaves near the southwest corner. The third is below the one at the corner.

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.

This stone building was the first building in Clarkston built for the use of banking. The north half of the building was constructed for Isador/Esidor Jossman. Mr. Jossman started Clarkston's first bank in the back of his Main Street store and moved into this new stone-cut building c 1910. The bank failed within a few years due to Jossman's nephew, Ralph "Duck" Jossman embezzling money from the bank. The nephew was convicted. The Clarkston businessmen organized the Clarkston State Bank in 1913.



(c 1912 Jossman Bank)

On July 16, 1932, two young people robbed the Clarkston State Bank and escaped with $5,500 dollars. In early November 1932 the police followed up on a tip and recovered the bulk of the money but in the end one robber and two police officers died.



(1913 – northeast elevation)

The addition to the south elevation was constructed in 1928/1929 and the brick addition to the west elevation was constructed in 1924.



(1943 east elevatiom)



(1949 – southeast elevation)

The Clarkston State Bank was purchased by the Pontiac State Bank in 1965, which was later purchased by National Bank of Detroit, (N.B.D.) and closed the branch in 1997. The new Clarkston State Bank opened in January 1999.



(c 1965) northeast elevation - Pontiac State Bank)



(c 1975 northeast elevation)



(c 1989 east elevation)

In 2013 on the west elevation, the wood sash packs were replaced on three double hung windows; four windows were replaced with aluminum extrusion windows with fixed insulated glass; smaller windows near the center of the west elevation were replaced with aluminum extrusion windows. This branch of the Clarkston State Bank closed in 2015 and the building was sold.

Sarah and James Schneider purchased the building and converted it into a restaurant “The FED” which opened in July 2017.

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 native stone structure has been an integral part of the commercial scene in the Village of Clarkston for approximately one hundred twelve years of which one hundred five years were the banking industry. The big addition to the building on the west elevation is clearly distinguishable from the original but has been present for almost one hundred years. This commercial building retains many of its original features as a significant building within the Clarkston Historic District. This building possesses integrity in all seven aspects.

References

List references used to research and evaluate the individual property.

(1) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(2) Images of America Clarkston Cara Catallo for the Clarkston Community Historical Society 2015;
(3) Heritage, Philadelphia: L.H. Everts & Co., 1877 Edited by Jennifer L. Radcliff;
(4) Clarkston A Michigan Legacy Preserved Clarkston Community Historical Society, Inc. 1981;
(5) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed March 2, 1976 by Betty Galligan;
(6) *Clarkston News 1932 July 22* article "Sidelights on the Bank Robbery";
(7) *Clarkston News 1932 November 4* article "Greenan, Teddar Killed as Bank Bandit Commits Suicide";
(8) CLARKSTON, MICHIGAN GUIDELINES FOR CONSERVATION OF THE VILLAGE CENTER. PRESERVATION PLANNING, ROYAL OAK, MICHIGAN, dated 1981March 1;
(9) Clarkston Historic District Certificate of Appropriateness dated December 8, 2015 for 5 South Main Street;
(10) Clarkston Historic District Certificate of Appropriateness dated May 12, 2015 for 15 South Main Street;
(11) Clarkston Historic District Certificate of Appropriateness dated June 14, 2016 for 15 South Main Street;
(12) Clarkston Historic District Certificate of Appropriateness dated February 13, 2017 for 15 South Main Street;
(13) Clarkston Historic District Certificate of Appropriateness dated April 28.2017 for 15 South Main Street;
(14) Clarkston Historic District Certificate of Appropriateness dated June 27, 2017 for 15 South Main Street;
(15) *Clarkston News 2016 March 3* article "Clarkston State Bank";
(16) *Clarkston News 2017 July 20* article "FED restaurant open to all" article by Phil Custodio;
(17) *Detroit Jewish News 2017 December 6* article "Well 'FED' in Clarkston;"
(18) Old photos were provided by the Clarkston Community Historical Society, Cory Johnston, and Cara Catallo;
(19) Clarkston Historic District Certificate of Appropriateness dated November 1, 2013 for 15 South Main Street;
(20) Clarkston Historic District Notice to Proceed dated September 7, 2018 for 15 South Main Street.