Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	2 South Main Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-451-001				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735830	Long: -83.418840			
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 1925	
Architectural Style	Other	
Building Form	Rectangle	
Roof Form	Flat with Parapet	
Roof Materials	Unknown	
Exterior Wall Materials	Brick	
Foundation Materials	Brick	
Window Materials	Wood	
Window Type	Picture	
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	Architecture and Commercial Support of the Village					
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	The Addis Building					
Current/Common Name	Old Village Café (Olde Village Café)					
Historic/Original Owner	Roy Addis					
Historic Building Use	Commercial					
Current Building Use	Commercial					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	12/20/2021	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.

This one-story structure resides at the southeast corner of South Main Street and East Washington Street. The front (west elevation) has a multi-colored striped awning over the door and front windows that reads “OLD VILLAGE CAFÉ” and has a recessed entryway. Two steps lead to a concrete landing and a wooden front door with two tall narrow glass panels. There is a large glass picture window set at an angle on each side of the recess. On the façade facing west there is a large glass picture window on each side of the front façade.

The building façade above the awning stretches to a flat roof with a high stepped, pointed arch parapet and a name plate – “ROY ADDIS 1925”. Beneath this is a rectangular sign that reads “Olde Village Café” and directly underneath “Breakfast – Lunch – Dinner.”



(west elevation)



(west elevation - ROY ADDIS 1925)



(north elevation)

The north elevation has three parallel large picture windows at the west end all covered with an awning that reads “BREAKFAST LUNCH DINNER.” To the east of these and in the center of the building is a wooden door with a transom above four lites, five lites on each side, and fifteen glass panes (three by five) in the door (covered by a storm door. The multi-colored awning above the door reads “OLDE VILLAGE CAFE.” To the east is a brick chimney (wider at the bottom) that extends above the roofline. To the east of the chimney are three windows, the first two fixed single pane and the third double hung one over one and larger, each with its own striped awning.



(north elevation)



(east elevation)

The east elevation of the structure has a single door entrance (door has an additional screen door) near the northeast corner. There are no windows.

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>.

Historical records state the first store in Clarkston stood on the southeast corner of South Main Street and East Washington Street (known as 2 South Main Street) and was built in 1838 by William and John Axford. Tax records show William Axford as owner in 1838. The building was poorly constructed. William Axford was Township Supervisor from 1849 – 1852 and again in 1854 – 1859.

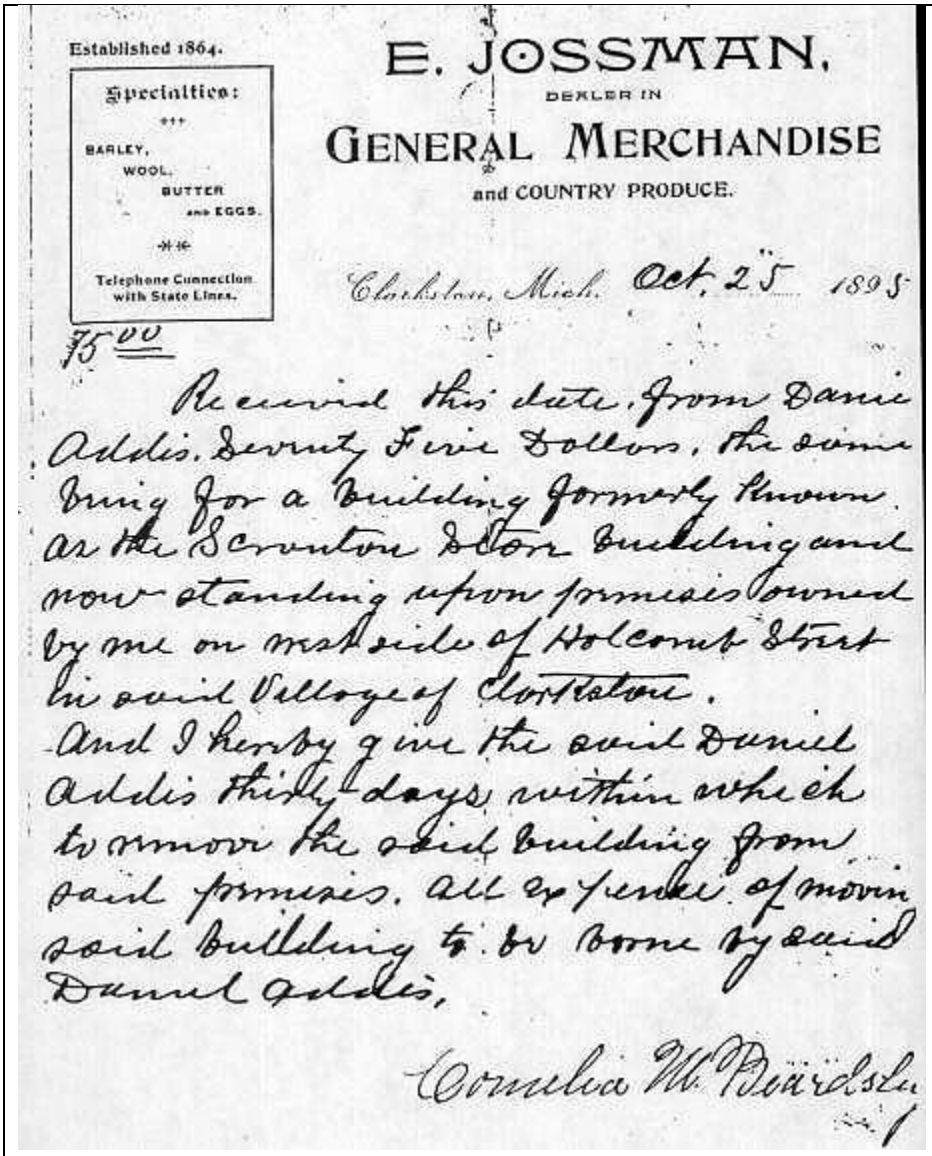
The early tax records indicate the ownership of the property at 2 South Main Street was Phillip and Sarah Foy in 1844 – 1867. There are no records as to what happened to the Foy building.

The 1872 Map of the Village of Clarkston has a building footprint with the name Clark.

The small building on the far left in the following photo located at 2 South Main Street is the Addis Building (formerly known as the Scranton Store). Daniel Addis purchased the building from Esidore Jossman in 1895 and moved the building from 3 North Holcomb to 2 South Main Street. The building was originally a frame structure which Roy Addis (son of Daniel Addis) covered with brick in 1925. The Addis soda shop/candy store remained for many years.



(c 1910 west elevation)



Established 1864.

Specialties:
BARLEY,
WOOL,
BUTTER
and EGGS.

Telephone Connection with State Lines.

E. JOSSMAN,
DEALER IN
GENERAL MERCHANDISE
and COUNTRY PRODUCE.

Clarkston, Mich. Oct. 25 1895

75 00

Received this date, from Daniel Addis, Seventy Five Dollars, the same being for a building formerly known as the Scranton & Dow building and now standing upon premises owned by me on west side of Holcomb Street in said Village of Clarkston.
And I hereby give the said Daniel Addis thirty days within which to remove the said building from said premises. All expense of moving said building to be borne by said Daniel Addis.

Cornelia W. Beardsley

In the late 1950s/early 1960s the building was Yeager's Sporting Goods. By the 1970s the building was owned by Hal and Rusty (Ivalee) Reekwald known as the Clarkston Real Estate. In the 1970s the east elevation original clapboard was covered with aluminum siding.

Next came Sweet Sue's Ice Cream Shop and later Carol's Village Grill (about 1983) then renamed Village Grill. In 1993 Ann and Pete Berishaj owned the building and changed the name to Old Village Café.



(c mid 1980s west elevation)



(1998 northwest elevation)



(1998 west elevation)



(1998 north elevation – west end)



(1998 north elevation – east end)

In 1998, the Berishaj family installed three wood frame windows on the north elevation. The brick lintel aligned with the tops of the three existing windows on the east end of the north elevation. In 2015, a metal frame was added above the windows and door on East Washington Street (north elevation). The frame was covered with Sunbrella Tri-Vantage canvas Lankford Woodland awning material. The existing awning on the west elevation (front façade) was covered with this same material.

Peter Berishaj sold via land contract the Old Village Café to Blu Karma LLC in August 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>.

The property was originally part of the Nelson W. Clark plat to establish the Village of Clarkston.

The Village of Clarkston was established in 1832; a commercial business has been located at 2 South Main Street since 1838. The property has served a variety of commercial enterprises over the years and supported the community of the Village of Clarkston in the current building since 1925. It continues to maintain integrity in several if not all aspects.

A few modifications have been made over the years; however, the uniqueness of the building remains, and the structure continues to be a contributing resource to the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) Clarkston A Michigan Legacy Preserved Clarkston Community Historical Society, Inc. 1981;
(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 Zoning Board minutes from October 11, 1983;
(5) Clarkston Historic District Certificate of Appropriateness dated May 28, 1998 for 2 South Main Street;
(6) Clarkston Historic District Certificate of Appropriateness dated April 14, 2015 for 2 South Main Street;
(7) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed July 3, 1975 by Betty Galligan;
(8) Clarkston News 1973 March 13 article “Clarkston Real Estate in beautiful downtown”;
(9) Clarkston News 1980 June 4 article “Obituary Ivalee Reekwald”;
(10) *Clarkston News 2016 August 24* article “Best food, waitress, service at Olde Village Cafe”;
(11) Clarkston News 2013 June 19 article “Stranger saves Clarkston businessman”;
(12) *Clarkston News 2014 January 15* article “Café owner doing well, recovering from accident”;
(13) Clarkston News 2018 August 22 article “Enjoy community at Olde Village Cafe”;
(14) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger.