Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	20 West Washington				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-377-011				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735250	Long: -83.419740			
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 1941	
Architectural Style	Other	
Building Form	Irregular	
Roof Form	Multi Rooflines	
Roof Materials	Asphalt Shingle	
Exterior Wall Materials	Concrete/Brick/Metal Vertical Siding	
Foundation Materials	Concrete	
Window Materials	Metal	
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	Contribution to the growth and 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	None						
Current/Common Name	Lehman Investment Company, LLC						
Historic/Original Owner	Ford Motor Company						
Historic Building Use	Manufacturing						
Current Building Use	Commercial						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	February 10, 2024	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.

The Clarkston Mills indoor mall sits on the south side of West Washington Street on the piece of property that was central to the development of the Village of Clarkston. The structure sits on a hill side, such that it has two floors on the south elevation and one floor on the north elevation.



(north elevation)



(north elevation- east end)



(windows at northeast corner)


(entrance on north elevation east end)

The east end of the north elevation has a prominent cloth awning that reads “Clarkston Mills 20. W. Washington” supported by two narrow metal polls sitting atop a six-layer brick small rectangular column with a flat rectangular cement top. The awning sits flush with the cement building on the east and a cement square pillar supports the awning on the west. The west cement side of the building is slightly recessed from the east side. This creates an entrance to the building from West Washington Street. The entrance is recessed with a picture window on each side. The entrance has three lights across the top of double glass doors in the middle with lights on both sides and a glass transom above. There is another set of doors before reaching the inside of the building.

On the east side of the recessed entrance is a large picture window with three vertical panels. The writing on the windows read “Berkshire Hathway, Hime Services, Michigan Real Estate.” Continuing east ward along the building is a horizontal narrow stationary window with two vertical panels. There is a moderately pitched single layer of roofing material across ninety-five percent of the east end roofline.



(north elevation – west end

Between the east and west ends of the structure is a cement breezeway or hyphen that is slightly recessed from both the east and west portions of the building. The west end has two picture windows with the words “MOVEMENT SEARCH & DELIVERY,” There is a large picture window (three by three lights) on each side of the writing with the top of the window level with the bottom of the writing. A painted tall brick chimney is prominent above the roofline.



(window on north elevation – west end)



(north elevation far west end)

The far west end of the north elevation is slightly recessed with a large picture window, an extended cement landing with two brick columns creating a small porch (one step above the walkway) with a roofline lower than the remainder of the north elevation. There is a shingled side gable roof with a metal flashing at each end.



(west elevation)

The west elevation of the ground level (West Washington – north elevation) has a solid door entrance at ground level. There is an extension to west elevation at the south end. The extension has a solid door entrance on the north elevation just above a large cement slab with one step to the ground level. This is on the short side of the L-shaped extension toward the west with no windows and a painted white wooden fence.



(west end of the north elevation)

The far west end of the north elevation is enclosed with a fence but there is a structure to the east with a shed roof connected to a flat roof on the west. The bullding appears to be vertical metal siding with four louvered vents under the flat roof .



(east elevation – north end))

The north end of the east elevation has a tall wooden fence at the north end that connects to a solid wall, no windows, and a single metal door entrance. The wooden gate leads to an enclosed coourtyard with a brick wall on the north side and a brick wall on the west side connecting to the bulding in the middle of the horizontal window second from the northeast corner of the building.



(east elevation – north end)


(middle of east elevation)

The middle of the east elevation has a recessed entrance similar to the entrance on West Washington Street (north elevation) with a picture window (completely covered) on south side of the entrance. The doorway has double glass

doors with side windows and a glass transom above. Three steps lead from the alley to the entrance.



(east elevation – south end)

South of the entrance on the east elevation along the alley is a solid wall with four horizontal windows. Directly below the middle two windows is a set of similar windows just above the alley level.



(south elevation)

The south elevation of this structure is L-shaped. A portion of the L is on the south elevation and the other portion is on an east elevation.



(south elevation – west end)

The south elevation on the west end has a side gable shingled roof. This portion of the south elevation protrudes outward from the remaining south elevation. The structure has vertical siding with a recessed portion on this extension with an entrance with double glass doors each with two by three lights. Directly above the doorway is the wording “MOVEMENT SEARCH & DELIVERY.” Just to the east of this entrance is a larger recessed area with two large picture windows on the south elevation and a square pillar creating a porch outside these windows. The east side of this porch is closed and a wooden balustrade that connects to a walkway across the overflow of the Clinton River Watershed Lower Mill Pond. The west corner has a landing that slopes downward toward a parking lot with a balustrade stretching from the parking lot across the overflow stream.

This section of the south elevation is like the short side of an L-shaped building. In the midpoint of this westerly portion of the south elevation is another section toward the east with a roofline connecting on the north side of the midpoint of the roof line of this westerly section. This midsection of the south elevation has four large picture windows and sits slightly recessed from the remaining portion of the south elevation. This midsection sits on the ground level.



(south elevation – west (middle) section)

Continuing east along this south elevation is another section with eight picture windows on the first floor and three evenly spaced windows on the second floor each with a red awning. At the east end of these windows is a door with multiple divided lights that opens onto a small wooden railed balcony that connects to the ground with diamond shaped lattice and connects to the west elevation of the “L-shaped” building on the south elevation. The balcony has a small opening in the balustrade with one step down to the ground level on the east end. This grassy area leads to multiple cement steps downward to view the water flow. This portion of the building sits on a fieldstone bridge for the waterway between the Clinton River Watershed Lower Mill Pond and the millstream that flows into Depot Park.



(south elevation – east end faces west)

The east end of the south elevation is perpendicular to the middle section and faces west. The second floor has three windows, each with a red awning, with the north end of the second floor resting on the roofline of the middle section. The first floor has a grouping of four picture windows with a large red awning at the north end that intersects with the middle section. Further south along this section is another grouping of four picture windows with a large red awning. This section entire section has a fieldstone foundation. Next section steps back



(south elevation that faces west)

Continuing south along this west facing section is a setback with a set of double doors on the first floor facing south and on the west a window on the second floor with a red awning. The end portion of this section has two floors of glass facing west.



(south elevation of inset along the west portion of the south elevation)

A wood bridge with a wooden balustrade on the west side runs along this section of the building connecting to the “MALL ENTRANCE” (a pair of tall glass doors) at the south end of the building.



(south elevation – west section with two floors of glass)



(south end of the west section)

The south mall entrance has a one-story flat roof porch creating a small, enclosed entrance. The first floor has a double glass door with transom and glass sidelights. The transom has the following wording" MALL ENTRANCE 20 West Washington". The glass panel to the east of these doors reads "Deuel Financial Group, - UPSTAIRS, RAYMOND JAMES." There is a pair of sliding windows on the second floor above the roof.



(south elevation – another west facing portion)

Continuing along the original south elevation is another setback atop a fieldstone wall with three vertical windows – one on the second floor and the other two evenly spaced on the first floor. There is a white circular label on the vertical window on the south end that reads “Salon 20 WEST, Clarkston, Michigan”.



(south elevation far south end facing west)



(south elevation)

The south elevation has several sections with some portions facing west; the end of this irregular L-shaped south elevation is pictured in the above photo. This two-story end has vertical dark colored siding with no windows on either floor. Toward the west end is an entrance with a red-striped awning with a black border that reads “Salon 20 WEST”.



(south elevation)

Underneath the awning is a glass door on the west end that reads “HOURS, TUESDAY- THURSDAY 10:00-7:00, FRIDAY 10:00– 6:00, SATURDAY 9:30-3:00”. There is a large picture window on the east side of the entrance with a white circular label that reads “Salon 20 WEST, Clarkston, Michigan”.

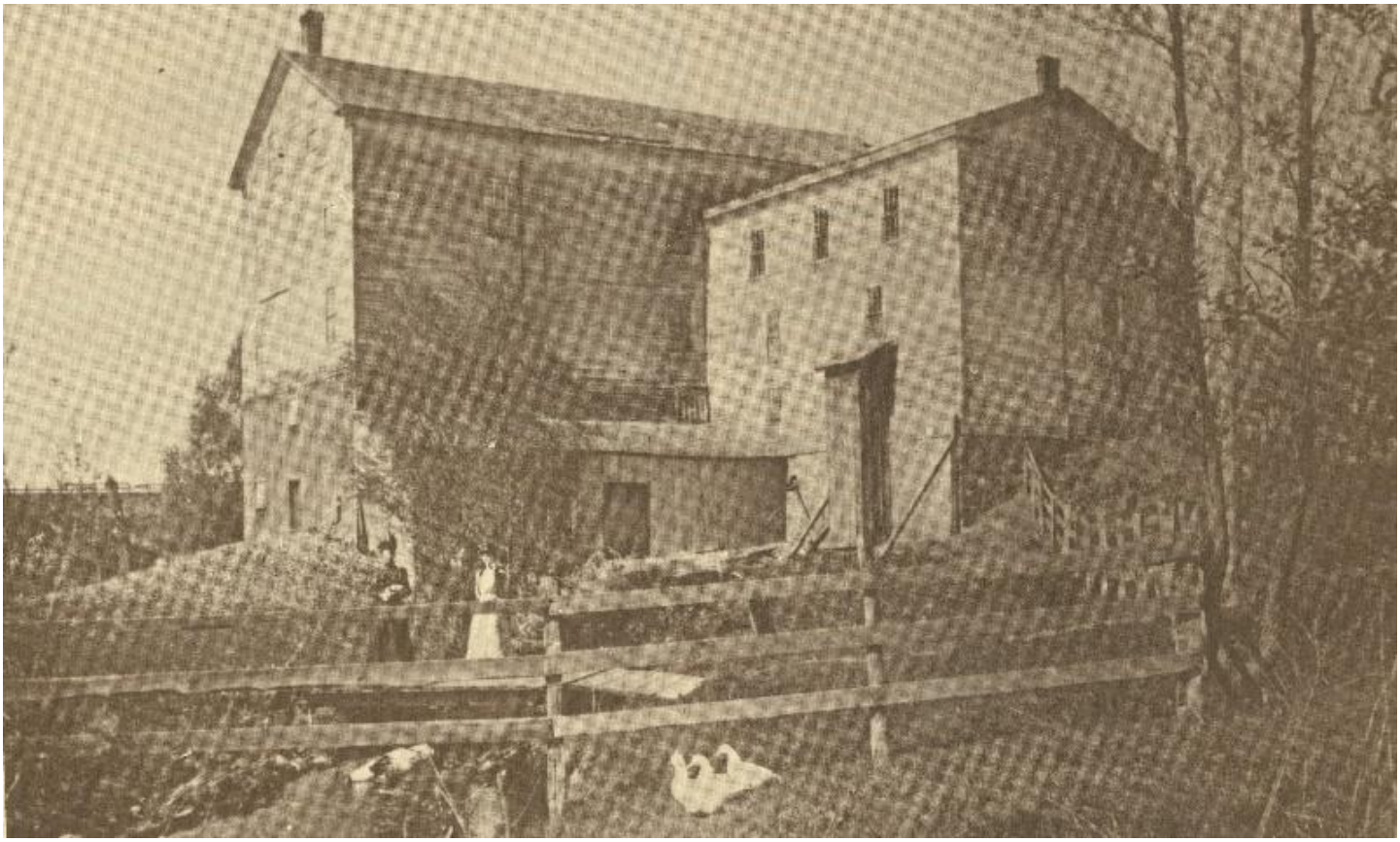
History of the Resource

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>.

Butler Holcomb from Herkimer Company, New York came to Clarkston in 1832; purchased 2,000 acres in Clarkston; and built the fifth house in the village. Mr. Holcomb built a sawmill using waterpower from the east branch of the Clinton River. He sold the property, milling rights, and water privileges to Nelson W. and Jeremiah Clark in 1838. The brothers built a 200-foot-long dam with 22 feet drop to create sufficient waterpower to operate a two-story grist mill. The mill was enlarged twice after that. The Clarks sold the mill in 1859 to E. S. Hirst and Company. The company ran saw grist and plaster mills on the property. By 1878, the property was leased to William Holcomb (Butler Holcomb’s son). By 1903 the property was owned and operated by grandsons of Butler Holcomb that built the original mill. They made snowflake flour and operated a carpentry shop in one corner of the mill. The mill building was demolished in 1917, and the property was vacant until Henry and Clara Ford purchased the property in 1920.



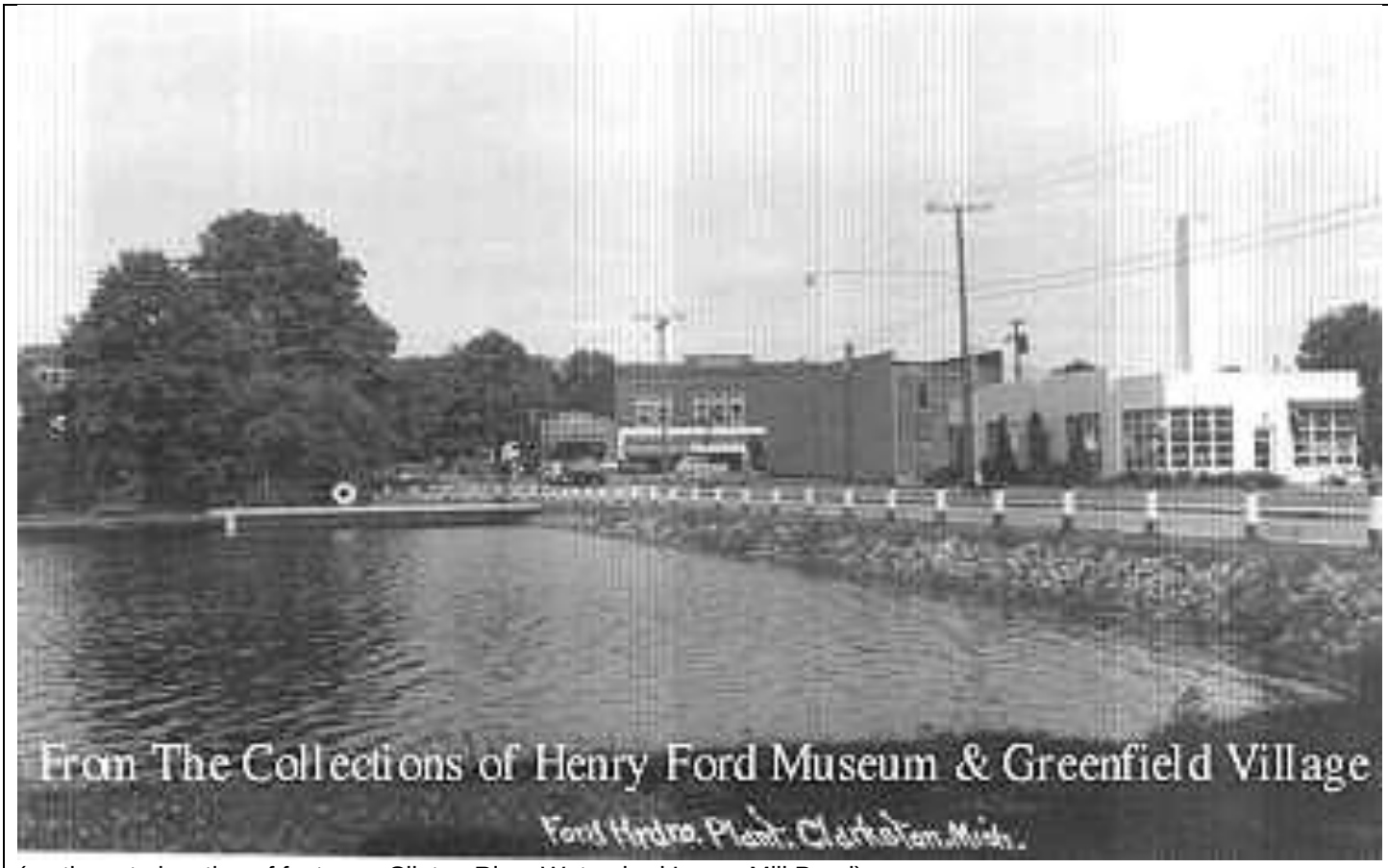
(c 1866 Clarkston Mils – picture courtesy of Donald Beach)


(c 1900 rear elevation Clarkston Mills - picture courtesy of Donald Beach)

Mr. Ford left the property vacant until he proceeded to build a small, water powered factory as part of his “Village Industries” project. In April of 1941, Mr. Ford lowered the water in the Clinton River Watershed Lower Mill Pond in preparation of constructing the factory facing West Washington Street. A temporary cut in the dam (built in 1838) had been made and a coffer dam installed to protect the pond and construction. Heavy rains the following days resulted in water flowing over the coffer dam and finally the coffer dam gave way and water rushed forward. The pond was cleared before it was filled with water again.



(c 1940 southwest elevation – Collection of Henry Ford Museum & Greenfield Village)



(northwest elevation of factory – Clinton River Watershed Lower Mill Pond)

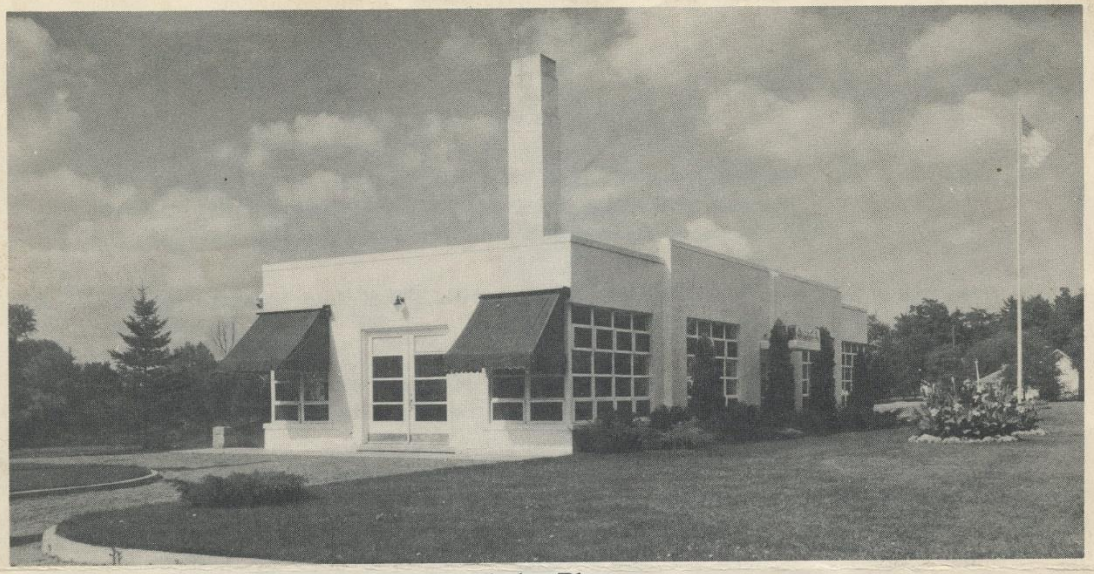
The waterpower was never sufficient for the full operations of the plant. Ford Motor Company put the factory up for sale in the late 1940s.



(1943 south elevation)

FOR SALE

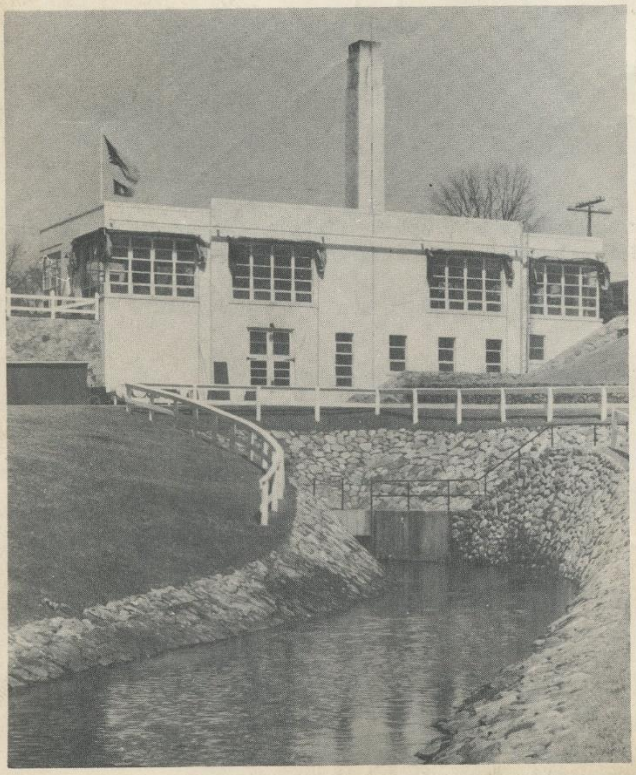
by FORD MOTOR CO., 3000 Schaefer Road, Dearborn, Michigan

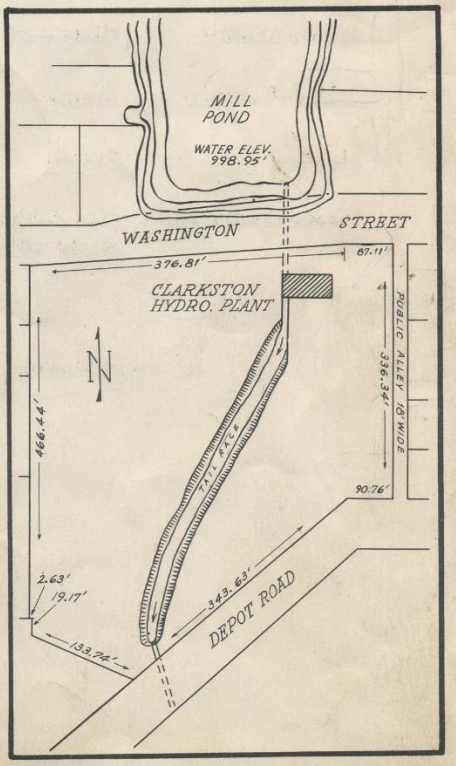


Hydro Plant

CLARKSTON, MICHIGAN

20 West Washington Street





Description on following page.

The Hawk Tool and Engineering Company (Allen Edward Hawke) purchased the factory in 1949 and began

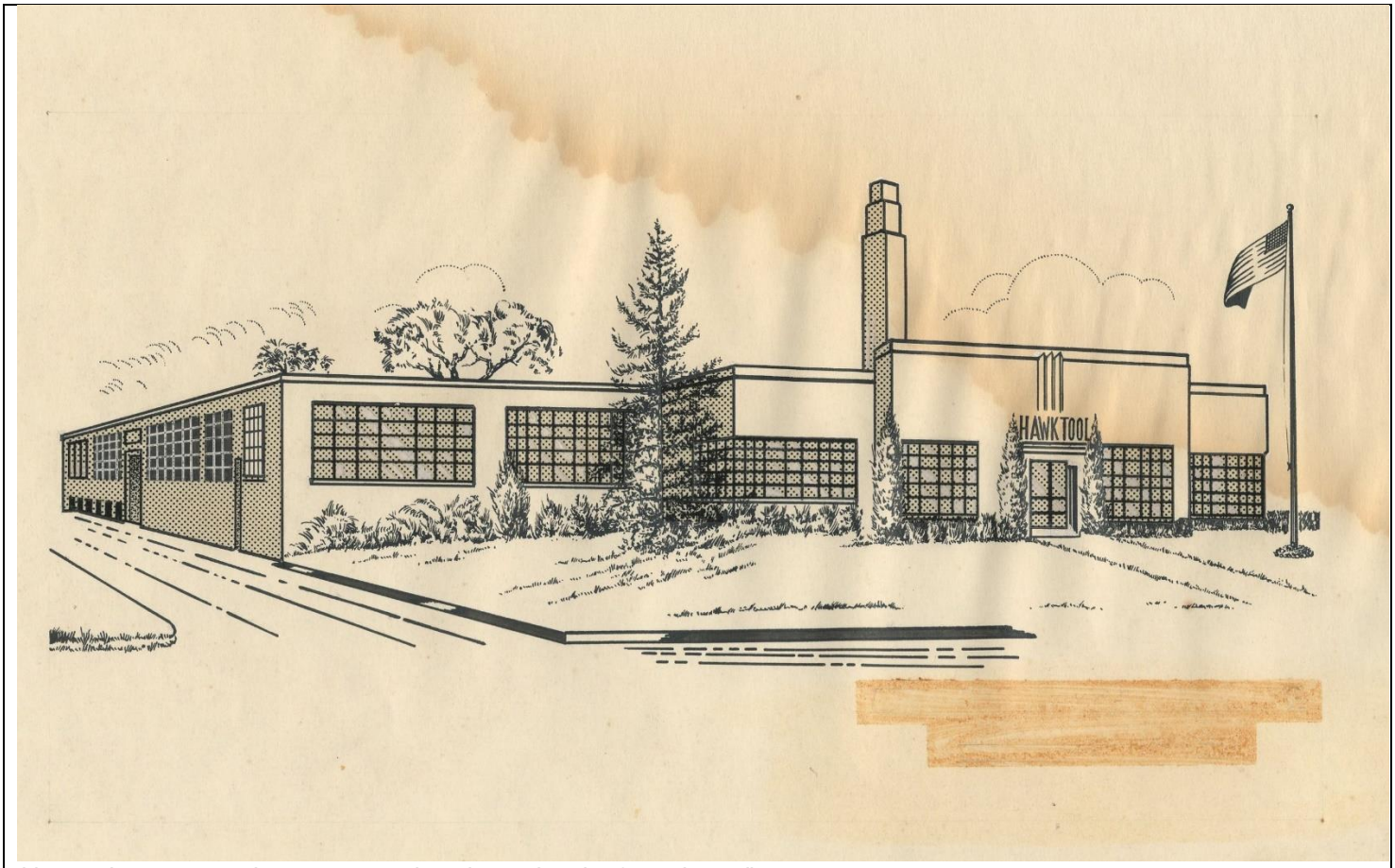
manufacturing the Pony Cycle (scooter) in 1950. The company enlarged the plant with two new sections and modernized the facility. By 1956, Montgomery Ward awarded Hawk Tool and Engineering a contract to supply the company with pony cycles. Unfortunately, the company was unable to meet the demands of Montgomery Ward's sales. Workers refused to work between Christmas (1970) and New Years Day (1971). The employee contract had expired in September 1970. UAW Local 40 and management were unsuccessful in negotiating a new contract. When the government contract expired in the summer of 1972, the owners decided to close the Hawk Tool and Engineering permanently.



(date – unknown inside Hawk Tool and Engineering Company)



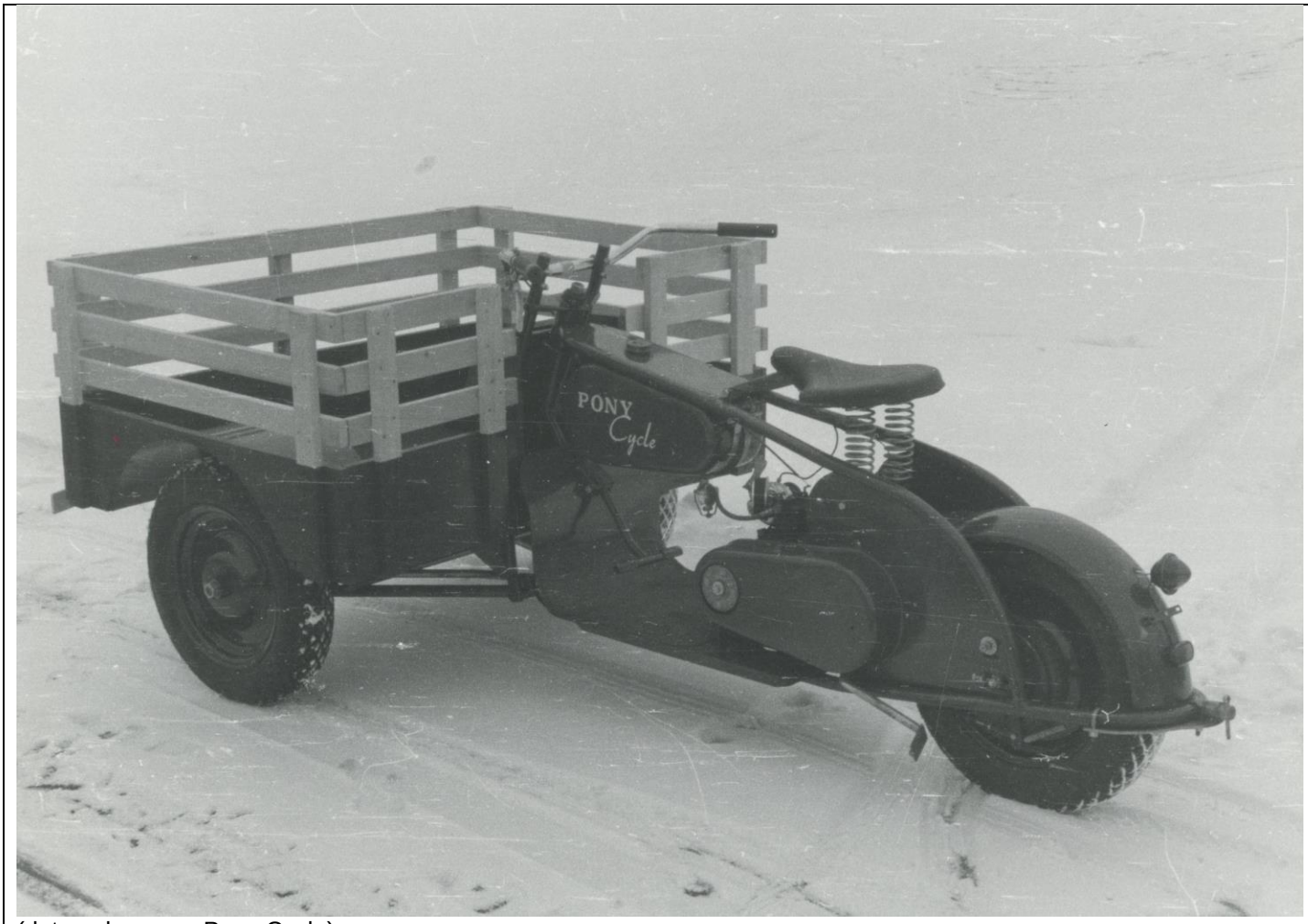
(date unknown - north elevation)



(date unknown – northeast corner elevation - sketch of Hawk Tool)



(1956 – pony cycles)



(date unknown – Pony Cycle)

The facility was vacant for several years until the property was rezoned for commercial purposes in 1977. The owner, Marc Allen, remodeled the space creating a retail mall (Clarkston Mills Mall). Ted Remke Sr. purchased the mall in 1980 concentrating on completion of the restaurant on the first floor. As retail operations dwindled, the new owner, Lehman Investment Company (agent Edwin L. Adler) converted space to accommodate more offices starting in 1989.

In 2016, the stairs on the south elevation were repaired. In 2023, Precision Roofing replaced the roof with Certain Teed 30-year Dimensional shingles and installed single-ply granulated roof system on three window wells.

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 of 20 West Washington Street has been an integral part of the development of the Village of Clarkston. Clarkston Mills served as an early saw-and-grist mill. Thomas Farmer was the pioneer miller and produced flour to support the community. The sawmill provided lumber for wagons, plank roads, and frame houses. With land available, the community of Clarkston began in 1832.

Ford's Village Industries Plant in Clarkston started in the current building. Mr. Ford saw an opportunity to increase his workforce such that families were not required to move to the city and could retain the family farm. The factory produced products to support the war effort during World War II.

The building had extensive renovation and additions to become the Hawk Tool and Engineering in 1949. The structure in the late 1970s was once again remodeled and became the Clarkston Mills Mall.

The modifications to convert the structure from manufacturing to commercial required some changes and additions. The original 1832 footprint of Clarkston Mills has changed but the footprint of the Ford Village Industries and Hawk Tool and Engineering is still apparent when viewing 20 West Washington. There are elements of the facade remaining that are surely identifiable. The building continues to possess integrity in the aspects of association, design and location above all but also in materials, workmanship and setting. It deserves to be included as a contributing resource in the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) 1872 map of Clarkston, *Atlas of Oakland County*;
(2) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(3) Clarkston A Michigan Legacy Preserved Clarkston Community Historical Society, Inc. 1981;
(4) Images of America Clarkston Cara Catallo for the Clarkston Community Historical Society 2015;
(5) Heritage, Philadelphia: L.H. Everts & Co., 1877 Edited by Jennifer L. Radcliff;
(6) Clarkston Village Then and Now Clarkston Community Historical Society 1978;
(7) The Clarkston Record January 1, 1904 article "An Old Landmark";
(8) Clarkston News 1932 January 1 article "Butler Holcomb Reminisces";
(9) Clarkston News 1941 April 25 article "RAINS WRECK COFFERDAM AMD DRAIN CLARKSTON'S CENTURY OLD MILL";
(10) Clarkston Living 2021 January 21 article "Clarkston and the Pony Cycle" by Toni Smith;
(11) Clarkston Historical Markers Numbers 3 and 5;
(12) *Clarkston News 1950 February 2* article "MACHINERY BEING MOVED INTO NEW FACTORY";
(13) Clarkston Community Historical Society Spring 2019 Newsletter – Clarkston and the Pony Cycle";
(14) *Clarkston News 1972 April 6* article "Hawk Tool plant, started by Henry Ford, may close this year";
(15) *Clarkston News 1977 August 25* article "Council rezones Hawke property for Mall";
(16) *Clarkston News 1980 April 6* article "Hawk Remke Sr. Buys Clarkston Mills";
(17) *Clarkston News 1985 March 27* article "Clarkston Mills Mall";
(18) Clarkston Historic District Certificate of Appropriateness dated October 20, 2023, for 20 West Washington Street;
(19) Information and photos from Terry Hawke;
(20) Old photos from Cara Catallo, The Collections of Henry Ford Museum & Greenfield Museum, and the Clarkston Community Historical Society.