Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	200, 206, 212, 218 North Main Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-252-047; 048; 049; 050				
Latitude/Longitude (to the 6th decimal point)		Lat: 42.741530		Long: -83.418560	
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	2002	
Architectural Style	Queen Anne	
Building Form	Irregular	
Roof Form	Hipped Pyramid/Irregular	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Hardy Board	
Foundation Materials	Brick	
Window Materials	Wood	
Window Type	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: t	Clarkston Historic District
Not Eligible ☐				

Area(s) of Significance	Domestic 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	Clarkston Village Place						
Current/Common Name	Corsiglia, Dawn & James; Gibbins, Garrett & Polakowski, Christina; Pardee, Chester & Margaret; Wisniewski, Casimer & Michelle						
Historic/Original Owner	Clarkston Village Place LLC						
Historic Building Use	Multi-Family						
Current Building Use	Multi-Family						
Architect/Engineer/Designer	Birtsas, Tim and Miller, Dave						
Builder/Contractor	Castlewood Custom Homes						

Survey Date	October 15, 2022	Recorded By	Michael 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 structure compromises four condominiums – two face west (Main Street) and two face east overlooking the pond on the east elevation. Each condominium has a separate entrance, wrap around porch, and an attached two-car garage. The living spaces only share one wall. Each pair of condominiums represents a mirror image.



((southeast elevation)

Each of the four units has a steeply pitched hipped roof with a prominent gable-roofed tower. The towers have three sides with double hung six over one window on each side of both levels. There is fish scale siding in the gables and a fixed four lites window. A large brick chimney stands on one side of each tower. On the other side of the tower on the second level is a section of siding with an oval fixed window. Beneath this is a pedimented entryway to a mainly shed roofed wrap around porch. The pedimented roof is supported by three doric columns on each side at the front. The columns rest on large newel posts that extend into a balustrade around the porch. There are three more doric columns resting on the balustrade at the corner and then two pairs of columns on the far side. Beneath the pedimented roof on the porch is a set od double doors, each with a large decorative glass pane.



(northeast corner)

On the side of the doorway opposite the tower is a two-story turret with first level under the porch. Each level has three, six over one double hung windows. The turret roof extends into a tall finial.



(southwest elevation)



(south elevation)

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>.

RBI Companies purchased the land in 1997. The materials for the construction of a four-unit condominium with vinyl siding from the Wolverine Restoration Collection with cedar wood trim, chimneys covered with cultured stone, and foundation and brick surfaces covered with Krause brick veneer. The Clarkston Village Place was erected in 2002 at the north edge of the Clarkston Historic District. The concept was to build a structure with architecture to blend into the former mill town.

Tim Birtsas grew up on Robertson Court in the Village of Clarkston. Tim is a former professional baseball player (pitcher for teams such as Oakland A's and Cincinnati Reds) and was the number one draft pick for the New York Yankees in 1982. Following his baseball career, Mr. Birtsas decided to work in development and partnered with Kirk Gibson to create the company, RBI Construction Management. Tim was a youth assistant and board member of SCAMP (a summer camp for physically and mentally challenged children) and currently owns and manages the Olde Mill Inn of Clarkston.

In 2021 a Memorandum of Administrative Approval was granted regarding roofing materials to be replaced.

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 structure is an example of a multi-family residence built in the early 21st century designed to blend into a historic district. The building has architectural features that support the historic district, but the structure does not detract from the essence of the community. The design team were/are members of the community.

References

List references used to research and evaluate the individual property.

(1) *Home Tour Clarkston Scamp Silver Anniversary Edition 1983-2007;*
(2) *Clarkston News 1997 December 17* article "Birtsas Condo Project OK'd" by Brad Monastiere;
(3) *Clarkston News 1997 June 18* article "Council makes Birtsas wait again" by Brad Monastiere;
(4) *Clarkston News 1982 May 12* article "Clarkston grad Tim Britsas hurls like a pro" by Marilyn Tremper;
(5) Clarkston Historic District Certificate of Appropriateness dated February 10, 1999 for 200 North Main Street;
(6) Clarkston Historic District Certificate of Appropriateness dated October 28, 1999 for 200 North Main Street;
(7) Memorandum of Administrative Approval dated July 2, 2021 for 200 North Main Street;
(8) Memorandum of Administrative Approval dated September 7, 2022 for 200 North Main Street.