Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	23 South Main Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-379-003				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735140	Long: -83.41943.			
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	Rectangular	
Roof Form	Flat with Parapet	
Roof Materials	Unknown	
Exterior Wall Materials	Brick	
Foundation Materials	Stone	
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	Commercial Architecture and Community Support					
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	Teggerdine-King Building					
Current/Common Name	Twenty Three South Main (Chiappelli, David and Jamet)					
Historic/Original Owner	Teggerdine-King					
Historic Building Use	Public Federal – Post Office					
Current Building Use	Commercial					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	January 17, 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 brick “fire-proof” building sits on the west side of South Main Street. This flat roof structure has an asphalt shingle shed roof wood awning that replaces a previous pent roof removed in June 1999 with decorative brackets across the front (east elevation) of the building. The roof is parapeted on three sides (east, north and south). The brick parapet on front (east) elevation has a central inset on several courses of brick laid in the opposite direction of the remainder. A square plaque of unknown material is placed over the middle, possibly once a sign that is now painted over. There is a large picture window on each end with cursive writing (Clarkston Hair Design) on each window identifying the phone number and services provided. The inset between the windows is lined with wood (board and batten) on the north and south sides with a wood door in the middle nine (3 by 3 glass panes in the top half) labeled David Chiappelli.



(east elevation)



(north elevation)

At the east end of the north elevation is a smaller fixed picture window with the same text as the front two windows. At the west end of the north elevation is a one over one double hung window. There is a lighted walkway along the north elevation to the brick patio on the west elevation of the building.



(west elevation)

The west elevation has a wood door with nine, three over three glass panes in the top one-half at the southwest corner of the building.

The south elevation is inaccessible since it is only a few inches from the north elevation of the building at 25 South Main Street. There appears to be no identifiable architectural features.

Parking is available on South Main Street and in a parking lot at the rear (west) of the building.

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 "fireproof" building was originally known as the Teggerdine-King building. These two men received a permit in December 1924 for a "fireproof" building to be used as the Post Office. Floyd Andrews (1886 – 1960) was the Postmaster at that time. Mr. Andrews also served as the Township supervisor for 24 years.

In 1936 Mrs. Elizabeth Ronk became the postmistress. In 1956 the Post Office moved next door to 21 South Main Street and the building became the Clarkston Bakery. In 1960 the building was home to the Clarkston shoe Service; in 1966 King Insurance moved in. An ice cream parlor opened here in the 1970s.



(c 1975 northeast elevation)

Patricia's Beauty Salon opened next. Patricia Hall owned the building at the time the Village of Clarkston was registered as an historic district. At this time the building had fixed display windows on the east elevation and two six over nine double hung windows on the west elevation to the north of the back entrance.

In 1986, the Clarkston Hair Design owner David Chappelli purchased the building. Unable to determine when the mansard roof was removed.



(c 1999 east elevation)

During 2002, the Chocolate Mouse owner Christie Kojima occupied the rear of the building. In 2009, David Chappelli installed energy efficient windows.

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 1872 Clarkston Village Map shows a footprint of a building belonging to Nelson Abbey & J. W. Howe. Nelson Abbey was the local doctor and Postmaster. Unclear as to what happened to this wood building. The current structure remains as it was in 1925 except for changes in the windows. The building has supported the community all these years either as a Post Office or a commercial enterprise.

This brick structure retains integrity in multiple aspects especially due to use as the post office and therefore remains a contributing resource to the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) *Clarkston News 2013 August 14* article “Clarkston Hair Design downtown since ‘86”;
(2) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(3) *Clarkston News 2009 December 23* article “Clarkston Hair Design returns to Main Street”;
(4) Old Photos from Cara Catallo;
(5) *CLARKSTON, MICHIGAN GUIDELINES FOR CONSERVATION OF THE VILLAGE CENTER, PRESERVATION PLANNING, INC. 1981, March 1.*