Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25 South Main Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-379-004				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735060	Long: -83.4119430			
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/Poured Cement	
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 Support of the Community					
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	Village Hall & Fire Engine House					
Current/Common Name	Forest Milzow Living Trust					
Historic/Original Owner	Village of Clarkston					
Historic Building Use	Public – Local					
Current Building Use	Commercial					
Architect/Engineer/Designer	F. A. Slater					
Builder/Contractor	Sterling Brick Co., Fred Hoyt, W. J. Hartford, Casper Warden & Sons, Eugene Vliet, Walter Churchill, Ralph Cole					
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 structure is located on the west side of South Main Street in the commercial district of the village. The brick facade on the east elevation is painted black with a row of red brick trim below the parapet and above the awning. The black canvas awning reads "REALTORS Morgan & Milzow REALTORS." The front (east elevation) parapet shows a central pointed arch. Beneath this arch is a recessed course of brick with opposite orientation from the rest (vertical not horizontal).



(east elevation)

Both ends of the east elevation, north and south, have a thick brick pilaster and a large multi-pane (four by three) window with wood trim. A thick brick pilaster flanks the entryway on the south. In the middle is a recessed entry way with a metal door having a single large glass pane. On the south side of the recessed doorway is a brick wall and on the north side is an angled single pane glass window.



(east elevation entrance)



(west elevation)

The west elevation has four one over one double hung vinyl windows on the second floor. The first-floor south end has an entryway consisting of a steep roofed gable with a stepped pitch shingled roof with lap siding between the entrance and the peak of the roof. This portico has two square columns with rectangular capitals and a solid wood trim between the tops of the capitals. Directly to the north is a square casement window with signage above that reads “Morgan & Milzow REALTORS, Residential / Commercial.”

Behing the block retaining wall is raised flower beds decorate the patio on each side of the entrance. The one on the north being two to three times larger. Parking is provided on-street and in rear lot on the west elevation.

The north and south elevations cannot be visualized due to the proximity of neighboring buildings. There appear to be solid brick walls without windows.

History of the Resource

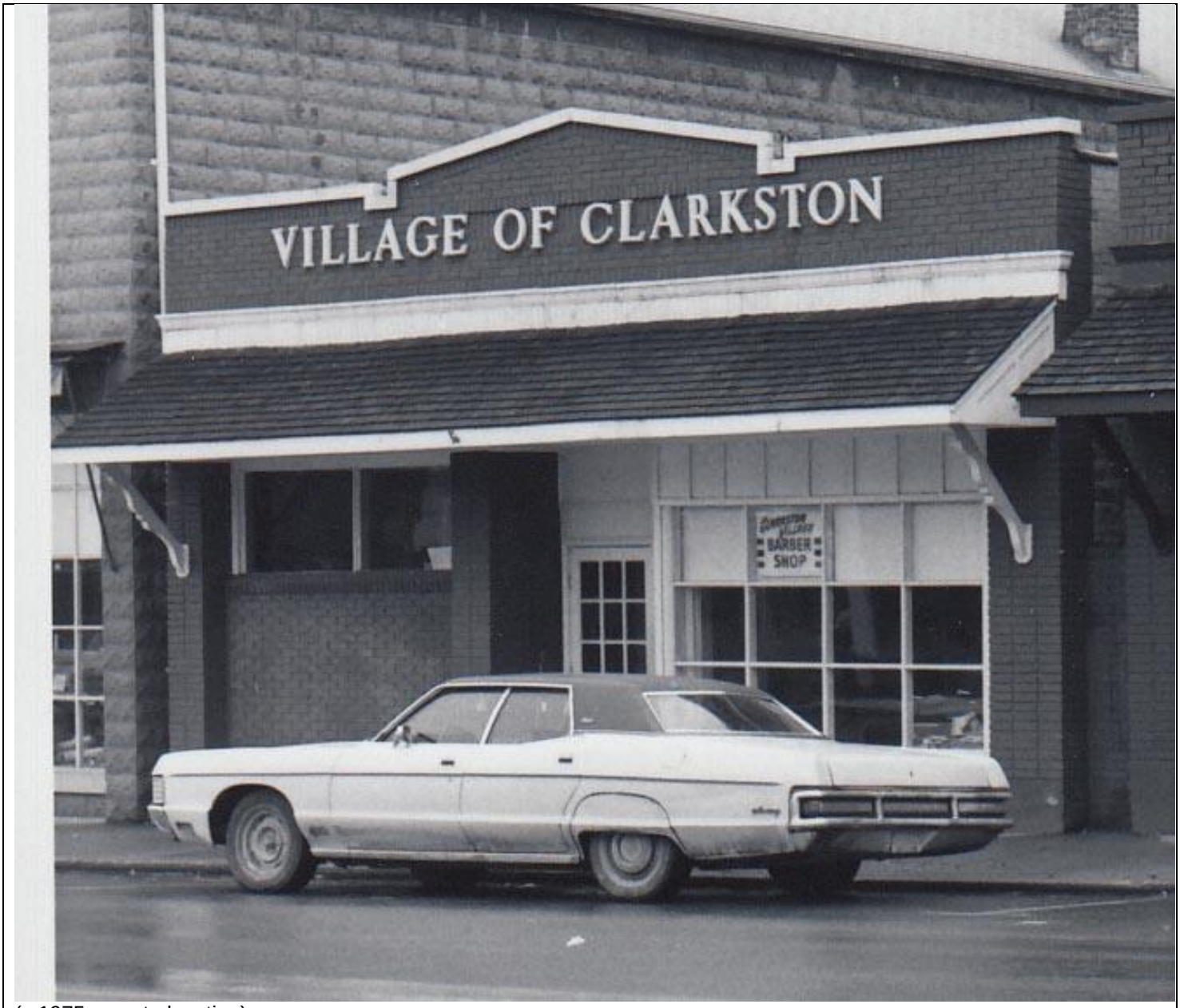
Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Originally a wooden building part of the Clarkston Mill property was located at this address c 1900. The minutes of the Village Council reported that William Gulick, William Petty, and Joseph Gulick were granted permission to tear down the wood building. In 1925 the Village Hall and Fire Engine House were built at this address.



(c 1900)

In 1939, Harvey Demond opened a barbershop in the front of the structure on the north end. Ronk's barbershop opened at this location in 1954. Village offices occupied the south end of the building until a new building was built on Depot Road.



(c 1975 – east elevation)

Later the building was sold for commercial use. 1980 when the Village of Clarkston was registered as an historic district, Country Greens (starting in 1973) owned the building. At the time it had large, fixed glass display windows that were later replaced by multi-paned divided lites units with wood mullions. Windows in the west elevation were one over one wood double hung.



(c 1983 – east elevation)

Between 1983 and 1985, the south end of the east elevation was modified from a small window atop a brick wall to a large window identical to the window on the north end.

In 1994 the owners Laurie Stern and Charles Mahnken sold the building to Forest Milzow.

In June 1999 the owner, Forest Milzow removed the wood and cedar shake overhang and installed a dyed fabric awning with aluminum frame. At the same time damaged exterior façade areas were restored with original type materials.



(c 1999 – east elevation)



(c 2002- east elevation)



(date unknown - west elevation)

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 brick structure, now a commercial building, retains most of its major features from 1925 to be a contributing resource to the Clarkston Historic District. The two noticeable changes – the large window addition on the east elevation and the small, roofed porch at the back entrance on the west elevation do not distract from the original structure. The building still retains many aspects of integrity, especially association

References

List references used to research and evaluate the individual property.

(1) *Clarkston News 1980 March 12* article "Country Greens" advertisement;
(2) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;

(3) Clarkston News 1939 August 25 article “Harvey Demond Opens Barger Shop”;
(4) Old Photos from Cara Catallo and the Clarkston Community Historical Society;
(5) *CLARKSTON, MICHIGAN GUIDELINES FOR CONSERVATION OF THE VILLAGE CENTER, PRESERVATION PLANNING, INC. 1981, March 1;*
(6) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed February 11, 1976 by Betty Galligan;
(7) Clarkston Historic District Certificate of Appropriateness dated June 9, 1999 for 25 South Main Street.