Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27 South Main Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-379-005				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.734980	Long: -83.419420			
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 1910/1911	
Architectural Style	Other	
Building Form	Rectangular	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Rusticated Block	
Foundation Materials	Fieldstone	
Window Materials	Aluminum Clad	
Window Type	Double Hung/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	Architectural Style 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	Garter Building						
Current/Common Name	Harrison, Kevin						
Historic/Original Owner	Garter, Henry L.						
Historic Building Use	Commercial/Office Space						
Current Building Use	Commercial/Residential						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	February 24, 2022	Recorded By	Nancy Moon	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This rusticated block building sits on the northwest corner of South Main Street and Depot Road. Directly below the hipped roof on the east elevation in the center of the building is the wording “Garter.” The second level on the South Main Street has three, one over one double hung windows across the east elevation. The pediment and windowsill of each window is a single strip of cement.

Directly below the windows’ sills is a gray and white stripped fabric awning across the entire first floor. Awning above the wood door with a wide single glass pane at the south end reads “HARRISON”S.” The rusticated block on the east elevation below the awning is painted black.



(east elevation – South Main Street)



(east elevation)

On the south side of the entryway on the east elevation is a black painted wooden door with a large single glass pane that leads to the second floor from the east elevation. Just north is another wooden door painted yellow (slightly taller) with a large glass pane with wording “HARRISON’S DESIGN & FURNITURE.” Continuing north is a large picture window slanted toward the entrance (toward the south elevation) with the words “HARRISON’S” above the window in the black trim. Moving north along the east elevation is a pair of large glass picture windows with the word “DESIGN” above one window and the word “FURNITURE” above the other window.



(east elevation)

On the south elevation (along Depot Road) the structure sits on a hill side sloping westward and creating a floor lower than South Main Street level. Lower level is covered with fieldstone; at the west end is a tall slender window, just east is an entrance with the heading “HARRISON’S DESIGN AND FURNITURE.” On the east side of the entrance is another tall narrow window. All the trim of the door and windows is painted black.

There are five double hung, one over one, windows on each of the two upper floors on the south elevation, all vertically aligned.



(south elevation)



(west elevation)

On the west elevation the three floors are clearly visible. The top two floors have a central combined large rectangular box bay with each level having four double hung one over one wood windows. Directly below at the ground level is a double door entrance (wood doors with large glass panes) with a sign directing customers to use the front entrance. On each side of the double door entrance is another glass door that does not open.



(north elevation)

On the north elevation the east end is next to the structure just south. The west end is all rusticated blocks with visible fieldstone foundation. On the second level at the east end is a single double hung one over one window.

History of the Resource

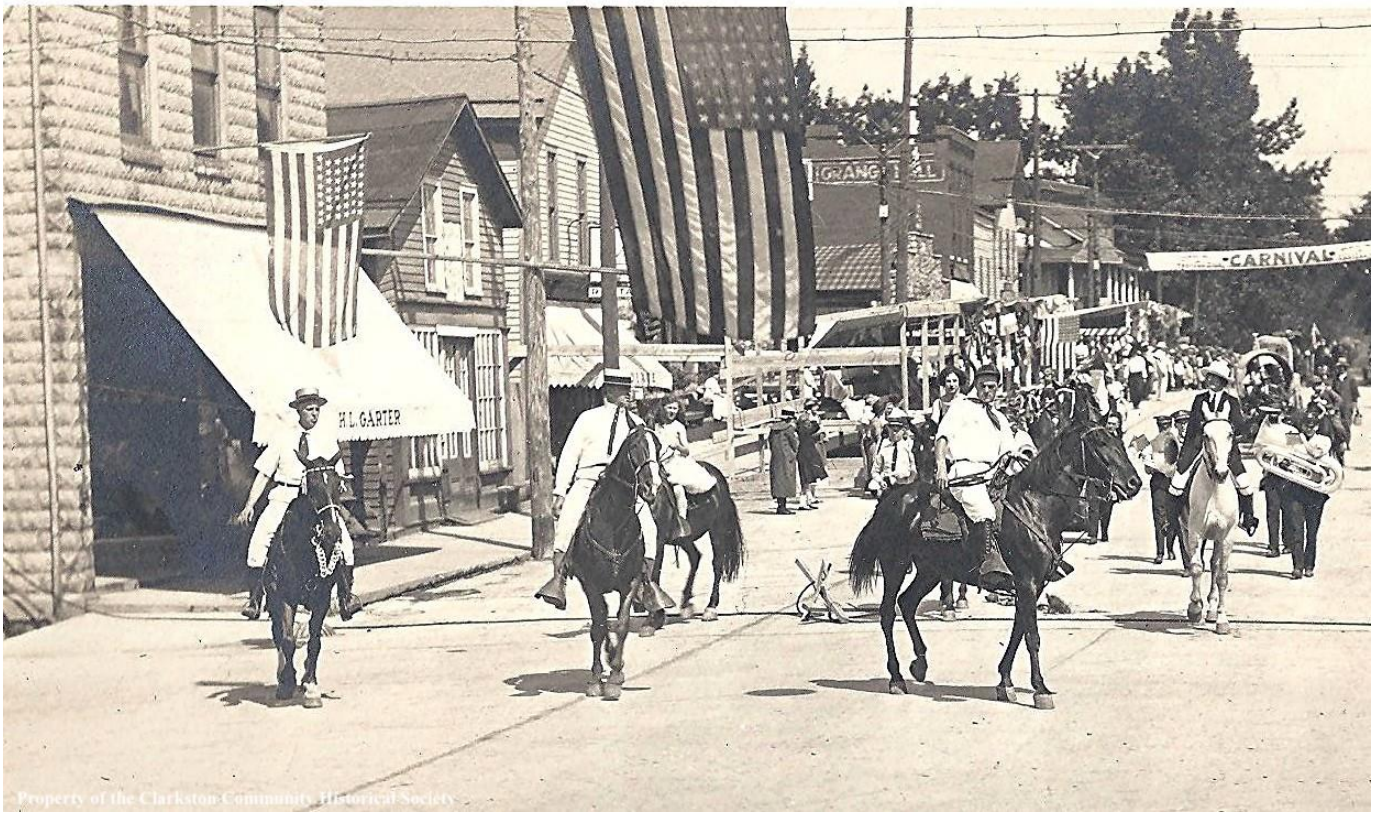
Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

The Village of Clarkston 1872 Map has the footprint of a rectangular building with J. W. Howe as the owner. The Howes owned the property until they sold it to Henry Garter.



(date unknown (probably 19th century) – northwest corner of South Main Street and Depot Road)

This office/commercial building was constructed in 1910/1911 as a furniture and hardware store for Henry Lee Garter (1877 – 1950). Mr. Garter operated his business at this location for 48 years. Henry was a member of the Clarkston Methodist Church and a life member of Cedar Lodge No. 60 F. & A. M. After Henry's death, his wife Grace continued to own the building.



(c 1922 – July 4th parade)

By 1960, the building housed Bob's Hardware, Auten Furniture, later the Clarkston Shoe Store into the 1970s. The second floor was office space.



(c 1975 southeast elevation)

By 1976 the building was vacant and in need of repair and restoration. In 1978 Max Broock Inc. owned the building and later opened a real estate business.



(c 1989 southeast elevation)



(date unknown – southwest elevation)



(c 1999 southwest elevation)

In 2010. Kevin Harrison purchased the building. Mr. Harrison previously had a small commercial operation at 6 North Main Street. After purchasing the building, he expanded his business into Harrison's Design and Furniture. This is a boutique furniture retail store and interior design consultancy. In 2013 Turtle & Toys operated on the first floor (bottom level). In 2016, the top floor was granted residential.

In 2016, Kevin Harrison added a fabric awning 28 feet wide, 4 feet 4 inches height with a 4-foot projection to the east elevation. In 2018, the non-original windows on the east (top floor), south and west elevations were replaced with one over one double hung windows. One window on the north elevation on the upper level was replaced. The non-original canted bay on the west elevation was replaced with a box bay version with a screened in porch at the top floor. The east elevation non-original storefront windows were removed and replaced in 2018 with three large single pane windows trimmed with flat stock. The door was replaced and window on each side were replaced with clad windows in the fall of 2018.

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 historic building retains many of its original features and maintains integrity in multiple aspects as a contributing resource to the Clarkston Historic District. The modifications on the west elevation are easily distinguishable from the original details of the structure.

The building has served as home for many commercial businesses that have supported the village for over hundred years.

References

List references used to research and evaluate the individual property.

(1) *Clarkston News 1950 November 2 a*rticle "Clarkston Merchant Died Sunday";
(2) Old Photos from Clarkston Community Historical Society and Cara Catallo;
(3) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(4) CLARKSTON, MICHIGAN GUIDELINES FOR CONSERVATION OF THE VILLAGE CENTER. PRESERVATION PLANNING, ROYAL OAK, MICHIGAN, dated 1981 March 1;
(5) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed February 10, 1976 by Betty Galligan;
(6) Clarkston Historic District Certificate of Appropriateness dated July 21, 2016, for 27 South Main Street;
(7) Clarkston Historic District Certificate of Appropriateness dated June 12, 2018, for 27 South Main Street;
(8) Clarkston Historic District Certificate of Appropriateness dated August 14, 2018, for 27 South Main Street;
(9) Clarkston Historic District Certificate of Appropriateness dated October 23, 2018, for 27 South Main Street;
(10) Clarkston Village Map of 1872;
(11) *Clarkston Village Then and Now* Clarkston Community Arts Council, Clarkston Community Historical Society 1978.