Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	3 East Washington Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-402-032				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.736110	Long: -83.418630			
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 1920	
Architectural Style	Vernacular	
Building Form	Rectangular	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Clapboard	
Foundation Materials	Concrete	
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:	Clarkston Historic District
Not Eligible ☐				

Area(s) of Significance	Architecture Significance and Contribution to 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	None					
Current/Common Name	Clarkston Properties (Little House of Lashes)					
Historic/Original Owner	Parker, Thomas L.					
Historic Building Use	Commercial					
Current Building Use	Commercial					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	January 10, 2023	Recorded By	C. Cattalo & N. 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 small rectangular structure sits on the north side of East Washington Street close to the corner of East Washington and Main Streets. The south elevation has a central recessed entrance enclosed on both sides with a horizontal transom of five small square glass panes between the two walls and black wrought iron handrails on both sides. Four steps from the sidewalk lead to a small landing and the front door within the enclosure. On each side of the entrance is a one over one double hung window with a transom of five square glass panes across the top. Each window is outlined with wide wood trim and decorative corners. There is a white colored window box under each window with an awning over the entryway and each window detailing the services.



(south elevation)



(east elevation)

The east elevation has three unevenly spaced windows identical to the windows on the south elevation with a pair of tall slender one over one double hung windows toward the north end. There are seven evenly spaced roof vents near the roof ridge.



(west elevation)

The west elevation has two windows identical to the windows on the south elevation that are located near the south (front) end. There north end of the west elevation is obscured by the building next door (to the west) which is only a few feet away.

There are no photos of the north elevation.

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.

Thomas L. Parker built this structure in 1920 to house his business which, according to a 1921 Community News item, was sales of harnesses, robes, and trunks plus shoe repair. The business had occupied the first floor of the Greek Revival building that was at the northeast corner of North Main and East Washington Streets, before it was moved to make way for the red brick Masonic Temple building.

By 1923, the building belonged to Clarkston Postmaster Charles Myers and his and wife Edith. The building served as the Post Office as well as a tea room. A 1932 newspaper advertisement stated their specialty was “steak, chop and chicken dinners” and that they also had “fountain service” and “delicious candies.” Next door neighbor Helen O'Roark, at 7 E. Washington, waited on tables at the tea room.

Since that time, the small building has housed a multitude of other business, including a five and dime operated by Mrs. Lila Burns in 1941; Althouse Heating in 1946; Jack's Cleaning Service, proprietor Harold Zeplin, in 1949; and a Standard Oil distribution office operated by Byron Nolan (1907-1963) in the mid-1950s.

The building was remodeled in the early 1970s, enclosing the two large bay windows which were on either side of the recessed front door. The original bay windows, which tapered toward the sidewalk, had divided panes, each pane measuring 8” (w) by 14” (h). Aluminum siding replaced the building's grey asbestos shingles. With the remodel, the building had two uses: the front for retail while an apartment occupied the back.

New owners in the late 1970s removed the apartment and converted the entire space to office use. The building was again remodeled in the early 1990s, returning clapboard to the exterior.

Over the years many businesses were housed in this structure. In 2004, David Savage operated his Savage Photography business from 3 East Washington Street. In 2012 it housed the Attuned Mind, L. L. C. Then the Village Eye Care until 2022 when that business moved to 6 East Church Street.

In 2022 Eric and Nancy Haven Trust sold the structure to Clarkston Properties (Daniel and Jurgita Bendtsen). Little House of Lashes (Eminence a certified spa) moved from 6 South Main Street to 3 East Washington Street.

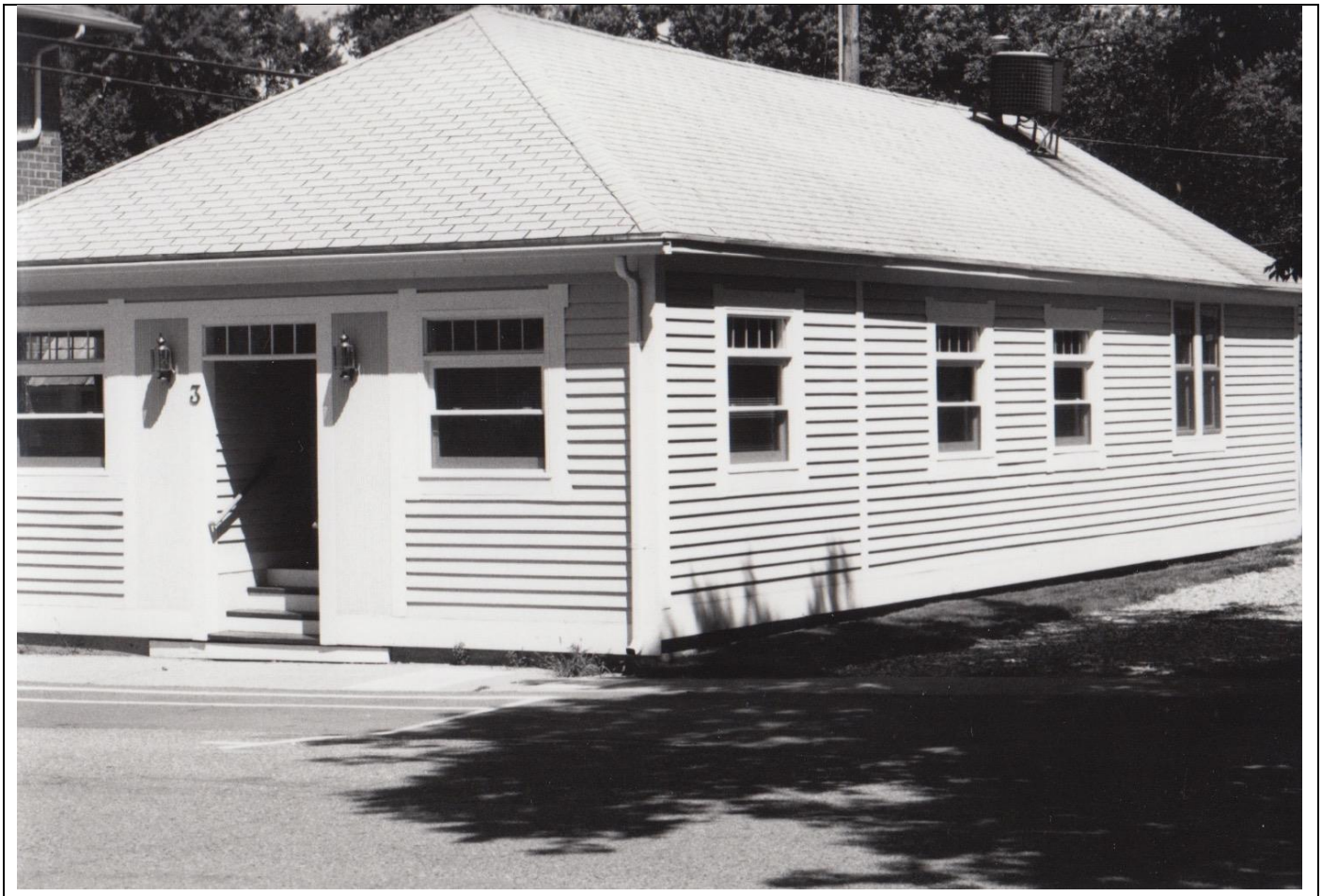


(1989 southeast elevation)

Between 1989 and 1991 the windows were changed, and the window boxes removed.



(1991 southwest elevation)



(1993 southeast elevation)



(2012 southeast elevation)



(2021 southwest 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 small structure still retains many of its original features from 1920, thereby continuing to contribute to the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) Old photos from Cara Catallo and Cory Johnston;
(2) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991-2005 and researched by Susan K. Basinger;
(3) *Clarkston News 1963 April 25* article "Retired Standard Oil Dealer Dies of Cancer";
(4) The 1872 Map of the Village of Clarkston;
(5) *Clarkston News 1946 November 8* article "Benjamin F. Miller Answers Last Call";
(6) Clarkston Historic District Certificate of Appropriateness dated May 15, 2004 for 3 East Washington Street.