Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	32 South Main Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-453-015				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.734590	Long: -83.418810			
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 1944	
Architectural Style	Other	
Building Form	Rectangular	
Roof Form	Flat/Parapeted	
Roof Materials	Unknown	
Exterior Wall Materials	Fiber Cement Siding	
Foundation Materials	Concrete Slab	
Window Materials	Aluminum	
Window Type	Picture/Casement with Kickboard	
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	Domestic 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	None						
Current/Common Name	HQ Clarkston, LLC						
Historic/Original Owner	Lang & Poole						
Historic Building Use	Commercial						
Current Building Use	Physical Therapy						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	12/10/2021	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.

32 South Main Street, a one-story building, sits at the corner of East Church Street and South Main Street on the southeast corner.

The west elevation of the building sits along the sidewalk with a flat roof and two stepped parapet sections to the roof. Three goose-neck lights hang from below each parapet and two hang in between the parapets. Directly below the lighting in the parapets is raised lettering that reads “Fitness Quest” on the north and “Health Quest” on the south. In the middle of the building below the roofline is signage that reads Physical Therapy, Medical Fitness, Weight Loss, Fitness Training. There are four equally spaced tall, narrow double casement windows across the west elevation each with a simple pediment.



(west elevation)

The south elevation at west end has two casement windows with a simple pediment as before. Toward the center of the building is a set of double glass entry doors leading to a small lobby. Above the doors is a medium gray painted metal canopy with recessed lighting. Just to the east of the doors is a large vertically oriented, rectangular picture window with a simple pediment.



(south elevation)

The north elevation has two pairs of casement windows as seen before toward the west end each with a simple pediment. Directly above the windows is signage that reads “Health Quest PHYSICAL THERAPY.” In the middle of the north elevation is a inset with two glass doors with signage directing clients to use the main entrance. Toward the east end is a large vertically oriented, rectangular fixed picture window with a simple pediment.



(north elevation)



(north elevation)



(east elevation)

The east elevation is painted gray cement blocks.

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.

Historically a wooden structure was on this site in 1856. The 1872 Village Clarkston of Map reports the property ownership as J. M. Clark. James M. Clark was one of the first blacksmiths in the village. The building became the site of Frank Yeager & Son (also Frank) blacksmith shop. Frank owned the property until c 1914.



(c 1877 Frank Yaeger's Blacksmith Shop)

In c 1919 the Seeterlin brothers built a new building for their Chevrolet Sales & Service. The building became the Clarkston Garage when the Seeterlins moved across the street.



(c 1919 - northwest elevation - Seeterlin Brothers Chevrolet Sales and Service).

Henry Buck and William Chase started a Ford dealership and Ward Robbins had a service station on the property at different times.

Then Reuben Beattie purchased the building in 1927 and took ownership of the dealership.



(c 1927 northwest elevation - Beattie Brothers Ford Sales and Service)

In 1943 the building burned. The building was rebuilt in1944 and became the home of the Bill Spence Rambler dealership. In c 1961 it was Clarkston Motor Sales. By the 1970s the structure was home to Jack W. Haupt Pontiac Body Shop.



(c 1940 northwest elevation)



(1983 northwest elevation)

In 1993 Prudential Stiehl & Associates Realtors had offices in the building. Then in 1999 it became Prudential Chamberlain Stiehl Realtors. In 2011 the structure became the home of Health Quest, a physical therapy clinic.



(c 1998 northwest elevation)

In 2010 the Historic District Commission approved fiber cement or wood paint lap siding, copper metal standing roof seam, and capitals and pediments for the windows with a kickboard below each window.

In 2011, the roof canopy scooping was changed from copper to medium gray painted metal and recessed lighting was added under the roof canopy.

Later in 2011, the siding was changed to 5 ¼ inch cedar mill with 4-inch exposure and color plus timber bark factory applied stain fiber cement siding. The existing trapezoid detail was removed, and a pilaster base and trim were added to the window trim.

In 2011, HQ (Health Quest) Clarkston, LLC owned the building. This physical therapy clinic is owned and directed by Steve Lukens.



(2011 – northwest 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>.

The structures residing on this property since the early days of the village have serviced the community. First it was blacksmith shops, then automobile dealerships and service, then real estate agencies, and now a physical therapy clinic. All these services were and are needed by the community.

The original structure was a Greek Revival style building. However, it burned and today the 1944 building is rectangular with windows on three sides and doors on two. The building is typical of its time and function. It does not pretend to be of a previous era, i.e. there is no false sense of historical development. With this in consideration, there is integrity in several aspects, particularly design, location, materials, workmanship and setting. The property deserves to be included as a contributing resource to the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) Clarkston Village Map of 1872;
(2) *Clarkston A Michigan Legacy Preserved* Clarkston Community Historical Society, Inc. 1981;
(3) *Images of America Clarkston* Cara Catallo for the Clarkston Community Historical Society 2015;

(4) Heritage, Philadelphia: L.H. Everts & Co., 1877 Edited by Jennifer L. Radcliff;
(5) *Clarkston News 1952 June 12 "Advertisement for Clarkston Motor Sales"*;
(6) *Clarkston News 1962 October 11 "Advertisement for Bill Spence, Inc Rambler – Jeep";*
(7) *Clarkston News 2000 April 5 article "No Parking"; by Maralee Cook;*
(8) *Clarkston News 2000 April 26 article "Park Place: Is there one?" by Ed Davis;*
(9) Clarkston Historic District Certificate of Appropriateness dated July 7, 2011 for 32 South Main Street;
(10) Clarkston Historic District Certificate of Appropriateness dated June 27, 2017 for 32 South Main Street;
(11) Clarkston Historic District Certificate of Appropriateness dated July 16, 2011 for 32 South Main Street;
(12) Clarkston Historic District Certificate of Appropriateness dated September 21, 2010 for 32 South Main Street;
(13) Old photos from the Clarkston Community Historical Society and Cara Catallo;
(14) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger.