Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	375 Depot Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-29-126-024				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.734190		Long: -83.420000		
Ownership: Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒	Structure ☐ Object ☐



Architectural Information

Construction Date	1977
Architectural Style	Mid-Century
Building Form	Irregular
Roof Form	Side Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Lap wall siding
Foundation Materials	Cement
Window Materials	Vinyl/Metal
Window Type	Picture/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 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	Village Hall						
Current/Common Name	Art Pappas Village Hall						
Historic/Original Owner	Village of Clarkston						
Historic Building Use	Municipal Offices and Department of Public Works						
Current Building Use	Municipal Offices and Department of Public Works						
Architect/Engineer/Designer	Stylemaster Builders, Inc.						
Builder/Contractor	Stylemaster Builders, Inc.						

Survey Date	July 25, 2023	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 single-story mid-century structure sits on the south side of Depot Road at the base of Livery Hill. It has a combination of functionality and design, lacks ornamentation, and sprawls along the landscape of the hillside.



(west elevation)



(north end of the west elevation – D.P.W. garage)

The north end of the west elevation houses the Department of Public Works (D,P,W,) equipment. This addition has a front gable roof and a narrow asphalt shingle roof extension covering two service bay doors each with six (two by three) pane windows. This addition extends outward (toward the west) from the municipal offices (original) portion of the building on the south end of the west elevation. The roofline of the south elevation of this extension and the roofline of the south portion of the west elevation has a wide entablature. The south portion of the west elevation has a side gable with a front gable porch roofline above the flat roof overhang of the entryway with four square pillars and simple rectangular capitals and bases. This flat concrete porch extends outward (west) from the middle of the south portion of the west elevation. At the intersection of the garage portion and the south portion of the west elevation is a door with a large glass pane in the top one-half. This doorway leads to the conference room. Continuing south along this portion of the west elevation is a solid door that leads to a restroom accessible to the public. Inside the porch toward the north end is another door with a large glass pane in the top one-half leading to the municipality offices. On the south side of this third doorway is a large picture window.



(south end of west elevation – municipal offices)



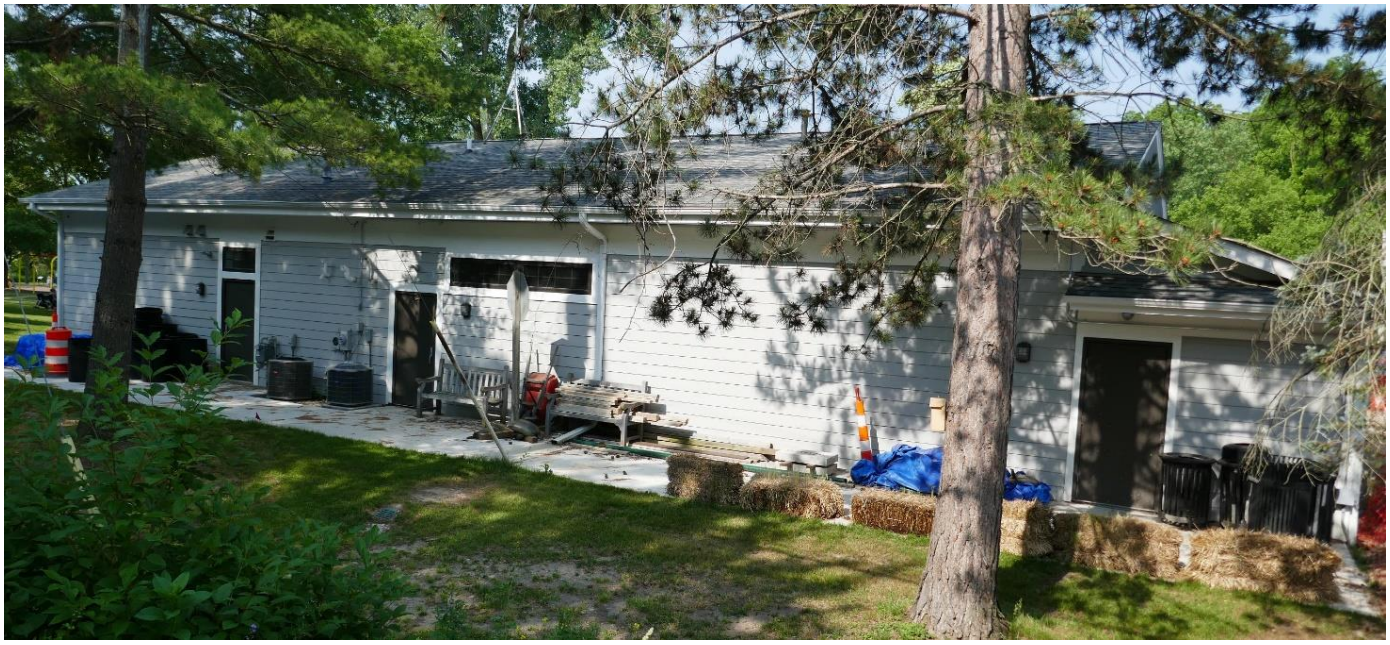
(south elevation)

The south elevation has a vent in the peak of the side gable. There are three evenly spaced six over six double hung windows across the south elevation with a simple rectangle pediment.



(north elevation)

The north elevation has a side gable toward the east end with a vent at the peak. There is an extension along the north elevation that extends from the east end two-thirds along the north elevation with two roof windows. On the west elevation of this extension is an eight over eight double hung window.



(east elevation)

Toward the south end of the east elevation is a solid wood door with a two by three transom light. Continuing north along the east elevation there is another solid door with a pair of two by four transom lights on the north side of the door rather than across the top. The east elevation of the extension along the north elevation has a single solid door.

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.

In May 1977, the Village of Clarkston contracted Stylemaster Builders of Clarkston, Michigan to complete a structure for the storage of its maintenance equipment and housing of its municipal offices. The structure was built on the south side of Depot Road, historically known as Livery Hill. Livery Hill is on the east side of the building which is located at the southwest corner of South Main Street and Depot Road. The 1872 Village Map shows a structure labeled Lee Bingham Foundry & Woolen Mill. Lee Bingham was Township Clerk from 1860-1862 and 1864-1866. He was the first owner of a brick building on 4, 6, and 8 South Main that burned in 1887 and was replaced by the Maccabee Building. No photos of the foundry and woolen mill are available.

This parcel of land had numerous owners after 1876 and for a time served as the “rubbish dump.” In 1938 the dump was closed, and Ben Powell Disposal cleared the refuse. Artemus “Art” Pappas began working for the village as the village clerk in 1962. In 1972 Mr. Pappas assumed the position of treasurer and was appointed village manager in 1988. Until Art retired in 2008, he held the positions of clerk, treasurer, and manager. In June 2010, Village Hall was renamed Artemus Pappas Village Hall as is proclaimed in the large oval disc in the gable of the D.P.W. section of the building. Then in November 2010, the Historic District Commission approved replacing the existing Hardi-Plank lap board, reinsulating the building, adding cedar trim, replacing all the office windows with visually identical vinyl-clad double hung, and replacing the two front doors all in conjunction with the Energy Efficiency Conservation Development Block Grant.



(c 2014 west elevation)



(2018 east elevation)



(2018 south elevation)

In 2019 under the watchful eye of the city manager, Jonathan Smith, the original village office and garage was expanded. The garage portion was extended by 28 feet to the west and a new 10 feet by 48 feet extension to the north. The covered porch on the south end of the west elevation was extended. New roof shingles and horizontal lap wall siding over the exterior was added with new details in the roof overhang,

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. This is required for all properties.

This mid-century structure is one of two such structures in the Village of Clarkston. The building was expanded in 2019 but the original concept and layout of the building remains. The Artemus Pappas Village Hall continues to be a significant building in support of the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(2) Clarkston News 2010 June 30 article "Pappas Hall unveiled" by Trevor Keiser;
(3) Online obituary for Artemus Pappas;
(4) *Oakland Press 2010 May 16* article "Clarkston City Hall to be renamed after beloved manager" by Karen Workman;
(5) 1872 Clarkston Village Map;
(6) Clarkston Historic District Certificate of Appropriateness dated June 1, 2010 for 375 Depot Road;
(7) Clarkston Historic District Certificate of Appropriateness dated February 12, 2019 for 375 Depot Road;
(8) Old photos provided by city manager, Jonathan Smith.