Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	39 South Main Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-382-004				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.734510	Long: -83.419360			
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	c 1972	
Architectural Style	Mid-20th Century	
Building Form	Rectangular	
Roof Form	Flat	
Roof Materials	Unknown	
Exterior Wall Materials	Brick/Block/Wood	
Foundation Materials	Unknown	
Window Materials	Metal	
Window Type	Fixed/Sliding	
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:	Historic District Commission
Not Eligible ☐				

Area(s) of Significance	Commercial Architecture
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	Adler Building
Current/Common Name	Fulcrum Clarkston LLC (Neil Wallace)
Historic/Original Owner	Lehman Investments
Historic Building Use	Office Building
Current Building Use	Office Building
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	February 27, 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 two-story structure sits on the west side of South Main Street. The massing and detail are representative of a mid-20th century office building. All four corners of the building are brick. On the east (front) elevation, there is a raised brick pilaster separating the brick corner from the main portion of the front façade consisting of painted vertical wood siding. In both brick corners facing east are very tall, narrow metal trimmed windows – one on each floor, vertically aligned. Brick formation is visible. At the north end on the first floor on the wood paneling is the wording ”39 S. Main.”

Pedestrians can access the building from the southeast corner near the sidewalk on the east elevation.



(east elevation)

The south elevation shows the same brick corners with another identical window on the second floor. Directly below on the first floor is a doorway with a black awning. The metal door has a large glass pane. The southwest brick corner has no windows facing south. On the south elevation, there is a slightly protruding outward (about one foot) section of painted, vertical wood panel between the brick corners. There are two decorative glass globe light fixtures on the vertical middle of the wood paneling.


(south elevation)

The north elevation of the building is predominately not visible from the street but the small portion on the west end that is visible is all brick.

The west elevation of the building overlooks a small parking lot. The west elevation appears to have three floors since the building sits on the side of a hill sloping to the west. At each end of the west elevation the brick corners have a pair of small rectangular windows (sliding) with metal trim on each of the top two floors on both ends of the structure. The ground level on the northwest corner has a recessed section of wood vertical paneling with a wood pediment surrounded by brick. Inside the paneling is a three-section sliding window. On the southwest corner of

the west elevation inside the brick is a wood horizontal trim between the first and ground floors. A small rectangular metal sliding window is located at the north edge of the brick corner.

Between the brick corners on the west elevation is a slightly recessed painted brick on all three floors with a tall narrow painted metal exhaust protector extending from the top two floors. The top floor has a rectangular metal sliding window toward the south brick corner. Directly below on the second floor is another similar window. To the north of the window on the second floor is a metal door with a metal pediment. The door is no longer in use. On the first floor at the edge of the wood paneling is a metal door with two equal panes of clear glass and a black awning. In the middle of the first floor of the wood paneling it appears as if there was a door that is now a double hung window on the top with a painted wood paneling at the bottom.



(west elevation)

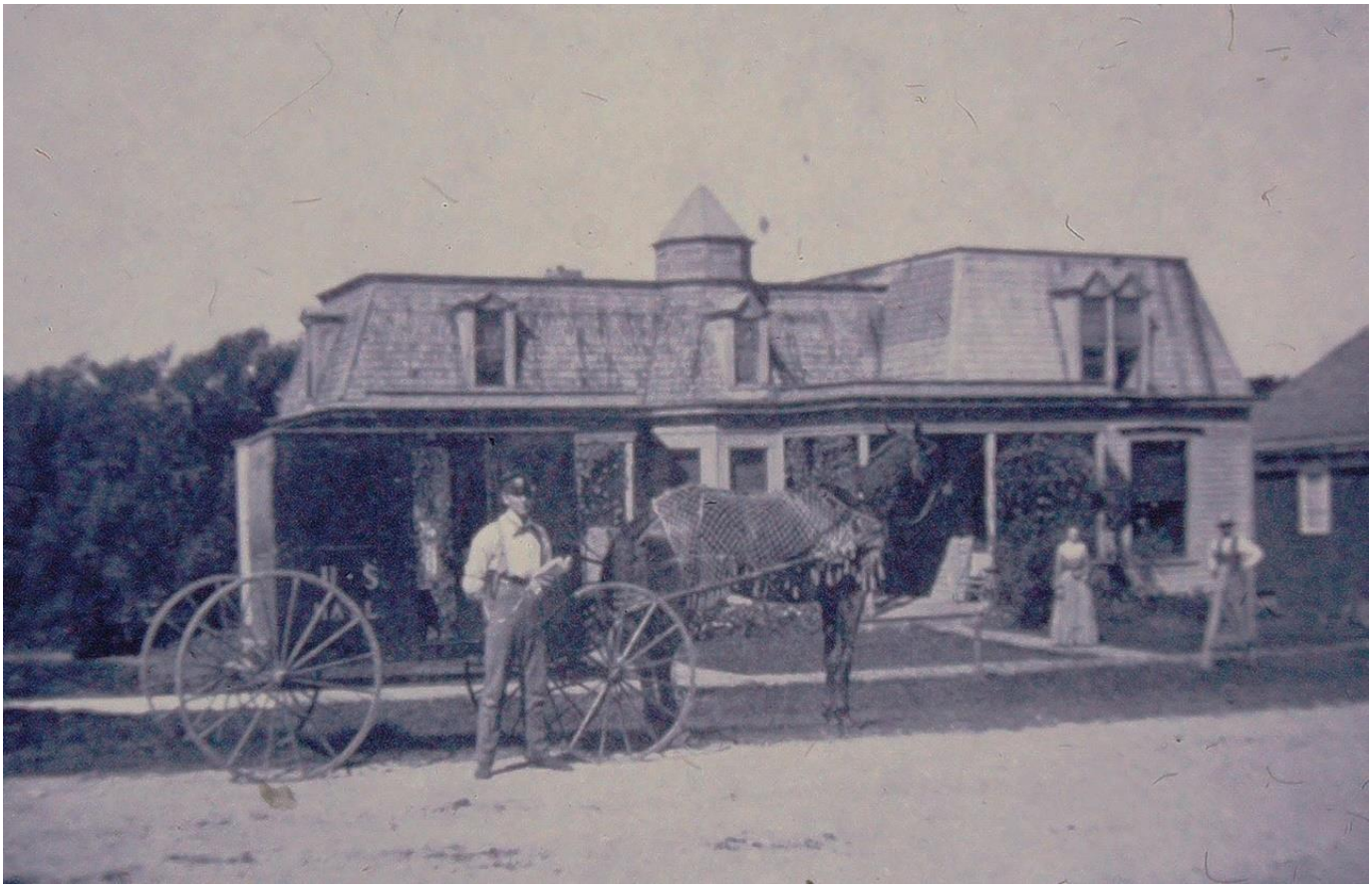
History of the Resource

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 building at this location is not the original building. Historically this location was part of the Clarkston's commercial and manufacturing district. There is no information about the early building on this lot. The Clarkston Village 1872 map shows a building footprint with the name L. Bingham. It was thought to be a Greek Revival house.

Jasper Linabury (1862 – 1946) owned the property in 1895 and remodeled the house, adding a Mansard Roof. Mr. Linabury owned a furniture store on the southwest corner of South Main Street and Mill Street. Later he ran a livery

and operated a branch of the Detroit Creamery in Clarkston. At times the structure housed three families; the house burned in 1950.



(1903 – Jasper Linabury Home)

The current structure was built c 1972 as an office building. The property was owned by Lehman Investments in 1980.



(c 1993 – north elevation)

In 1999, Fulcrum Clarkston LLC (agent Neil Wallace) owned the building and installed a new aluminum horizontal sliding window on the first floor of the west elevation. Then in 2000 a similar window was installed on the north elevation on the basement floor. The north elevation of the building is not visible from the street.

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 structure is a basic brick/wood vertical paneling office building built c1872. This structure is the only commercial mid-20th century building within the Clarkston Historic District. The few modifications to the building have not altered its original style.

References

List references used to research and evaluate the individual property.

(1) Old Photos from Clarkston Community Historical Society and Cara Catallo;
(2) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(3) CLARKSTON, MICHIGAN GUIDELINES FOR CONSERVATION OF THE VILLAGE CENTER. PRESERVATION PLANNING, ROYAL OAK, MICHIGAN, dated 1981 March 1;

(4) Clarkston Village Map of 1872;
(5) *Clarkston News 1946 March 1* article “Death Claims Jasper Linabury”;
(6) Clarkston Historic District Certificate of Appropriateness dated February 10, 1999, for 39 South Main Street;
(7) Clarkston Historic District Certificate of Appropriateness dated March 10, 2000, for 39 South Main Street.