Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	5 South Main Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-378-002				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735680	Long: -83.419450			
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 1877/1878	
Architectural Style	Italianate	
Building Form	Rectangular	
Roof Form	Flat	
Roof Materials	Unknown	
Exterior Wall Materials	Brick	
Foundation Materials	Cement	
Window Materials	Wood	
Window Type	Picture/Double Hung/Arched	
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	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	Walter's Building					
Current/Common Name	5 South Main Street LLC (Clarkston News Building)					
Historic/Original Owner	Howe Brothers, Henry H. And James P.					
Historic Building Use	Commercial					
Current Building Use	Commercial					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	December 15, 2021	Recorded By	Michael 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 ornate Italianate structure sits on the west side of South Main Street. The second floor is topped with a corbeled brick frieze with three brick engaged pilasters separating the openings on both floors.

On the north end of the second floor is a double brick arch connected in the middle (similar to a keystone) with brick details at each end of the arch but no window. To the south, is an arched tall slender double hung arched window (four over four) in the middle between each pilaster for a total of three windows with a double brick arch connected in the middle with brick detail at the ends of the arch similar to the corbeled brick frieze work below. A row of brick corbeled frieze extends across the east elevation between the two floors.



(east elevation)

There are two entry ways. The first at the northeast corner (facing east), is flush with the front gable and features a wood door (three panels, not original), a glass rectangular transom above and above that an arched window engraved “51/2.” As with the second floor, this opening is about one half the width of the other three. The remainder of the first floor is divided into three more openings, two large picture type windows with a recessed entryway below them. The entry way is inset approximately two to two and on-half feet, canted with a large rectangular window on each side and a wood panel beneath. The door is wood except for the top two-thirds, occupied by a single glass pane. There is a rectangular glass transom above the door. There is a decorative wood ceiling. Each of the flanking large picture windows has a wood panel beneath. Each also has, along with the entryway opening, an arched window above, each with a single central wood mullion.



The north elevation is brick with the eastern two-thirds covered by stucco and white paint. Beginning in the summer of 2021, the middle of the lower portion of the wall was covered with “CLARKSTON ART IN THE ALLEY.”



(north elevation)



(west elevation)



(west elevation)

The west and south elevations are brick. The west rear elevation has two double hung windows (one over one) on the top floor with a wood panel at the bottom of the opening (perhaps the original windows were taller). The first-floor windows are tall, narrow and directly beneath the second-floor windows. Both first-floor windows are double hung with three vertical lights over one. These windows are set high on the wall. Both windows are set inside a pediment lined with brick. At the southwest corner of the first floor is a solid metal entryway.

The south elevation is not visible except for a solid brick wall extending above the attached 9 South Main Street building and ending in a parapet above the flat roof.

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 Walter's Building is thought to be the oldest brick building in the Village of Clarkston. Henry H. and James P. Howe purchased the property from Reuben and Nelson Clark in 1877. Originally part of the Clarkston Carding Mills, the Howe brothers had a dry goods store on the first floor. Clarkston Grange had rights to a portion of the second floor. The property changed ownership three times before Frank Walter (1851 – 1929) purchased the structure in 1919. Prior to purchasing the structure Frank Walter was the local peddler using a horse-drawn wagon. The building housed Frank Walter & Sons Dry Goods, Footwear and Groceries and served as a meeting room on the second floor for the Grange Society.



(third building from the left on South Main– c 1907)



(inside Walter's Building c 1910)



(example advertisement)



(1939)

The Sloat Building on the north side of the Walter's Building burned in August 1939 which housed the Clarkston Venetian Blind Company. The lot has remained empty for 83 years. Note that removal of the Sloat Building reveals four apparently bricked in former tall, narrow windows on the second floor.



(1950-1952)

At Frank Walter's death the property transferred to his son, Louis Walter in 1934. Louis operated the family business after completing Detroit Business College and his son, Ronald inherited the property upon his death in 1944. Ronald Walter was a Clarkston Attorney for many years and provided services to the Clarkston Community Schools, the United Methodist Church, and the Township of Independence. He was a member of the Clarkston Rotary Club, Clarkston Community Historical Society, and the Clarkston Conservatory Association.

In 1960 Genry's Colonial House, furniture, and gifts, opened at 5 South Main Street. When it closed in 1964, Don Auten opened Auten Furniture at this location. Then Clarkston Lumber Company's Do It Yourself Store occupied the building in the fall of 1966. In 1967, The Clarkston News leased the building at 5 South Main Street from Ronald Walter, owner.

In 1982 Mrs. Ronald Walter (Virginia) sold the structure to James & Hazel Sherman (publisher of the Clarkston News) and the building continued to house the newspaper offices.

In 1960 Robert Waid, builder in Clarkston, rebuilt steps on the north side of the east elevation of the building and installed a bathroom facility on the main floor.

The newspaper shared the space with several small businesses: (1) Regena's Wall and Window Coverings, (2) Antique Store, and (3) Basketful of Yarn.

The doorway on the northeast corner of the Main Street façade was altered in the early 1990s when the original door was removed.



(photo from Clarkston Community Historical Society – date unknown)

In 2000, James Sherman created the J.A. & H.M.S., LLC (James Sherman as agent) which took ownership of the building.

In 2013, Jim Sherman received approval from the Clarkston Historic District (HDC) to install a county receiver for community “Wi-Fi” Internet service.

In 2015 Rochelle C. Jaffe Consulting performed a site visit to review the exterior walls of 5 South Main Street. Extensive recommendations were made to restore the exterior of the structure over the upcoming two years. The following tasks were completed: (1) on north, south and west walls – loose stucco and bricks were removed and replaced with reclaimed bricks, mortar, and stucco determined by third party lab results to be appropriate for the age of the building; (2) rebuilt the chimney with reclaimed brick and S-type mortar with a cement cap.

In 2018, the HDC approved proposed landscaping at the northeast corner of the building.

In September 2021 Robert Esshaki and Christopher Thomas purchased the building from J.A. & H.M.S., LLC. Esshaki and Thomas own the connected property directly south (Rudy’s Market). The new owners plan to reopen both structures as new eateries based on accommodations accepted by the Clarkston Historic District Commission. Currently the Chamberlain’s Art Gallery is occupying the first floor.



(photo from Clarkston Community Historical Society - 1982)

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.

5 South Main Street is believed to be the oldest brick building in the Village of Clarkston. It is almost 150 years old. It is a full two-story building with a full basement having cement floors, and stone walls. Wood beams in the basement are used for support. It is thought the original brick may be from Detroit.

Architecturally, the Main Street facade (east elevation) has changed little since it was constructed. This 1877/1878 structure retains many of its original features and remains as a strong contributing resource to the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) *Clarkston A Michigan Legacy Preserved,* Clarkston Community Historical Society, Inc. 1981;
(2) *Images of America Clarkston,* Cara Catallo for the Clarkston Community Historical Society 2015;
(3) *Heritage,* Philadelphia: L.H. Everts & Co., 1877 Edited by Jennifer L. Radcliff;
(4) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed June 16, 1975 by Betty Galligan;
(5) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(6) 1872 map of Clarkston, *Atlas of Oakland County*;

(7) *Clarkston Village Then and Now* Clarkston Community Arts Council, Clarkston Community Historical Society 1978;
(8) Old photos from Clarkston Community Historical Society and Cara Catallo;
(9) *Clarkston News 1967 August 10* article “New office for the “News”;
(10) *Clarkston News 1967 August 10* article “Pioneer Peddler founds store, now to be occupied by ‘News’ office” by Constance Lektzian;
(11) *Clarkston News 1944 May 19* article “Louis F. Walter Taken By Death”;
(12) *Clarkston News 1973 January 4* article “obituaries Ronald A. Walter”;
(13) *Clarkston News 1973 July 17* article “Clarkston News building sold”;
(14) *Clarkston News 2021 March 10* article “New ownership for downtown Clarkston building”;
(15) *Clarkston News 1973 September 1* article “Local business closing to reopen as new eatery”;
(16) Clarkston Historic District Certificate of Appropriateness dated October 20, 2015 for 5 South Main Street;
(17) *Clarkston News 1939 August 18* article “Fire Destroys Clarkston Landmark”;
(18) Clarkston Historic District Certificate of Appropriateness dated November 12, 2013 for 5 South Main Street.
(19) Clarkston Historic District Notice to Proceed dated September 7, 2018 for 5 South Main Street.