Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	55 South Main Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-382-00				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.734150	Long: -83.419479			
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 1956	
Architectural Style	Other	
Building Form	Irregular	
Roof Form	Flat/Shed	
Roof Materials	Unknown	
Exterior Wall Materials	Cement Block	
Foundation Materials	Cement block	
Window Materials	Aluminum Frame	
Window Type	Single Pane	
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	Village Clinic					
Current/Common Name	Clarkston Village Dental					
Historic/Original Owner	Unknown					
Historic Building Use	Medical Offices					
Current Building Use	Dental Office					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	September 28, 2022	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.

This commercial building sits on the west side of South Main Street and has supported the community with medical and dental services since it was constructed. The building sits along the sidewalk The original one-story section of the building on the east elevation has three single pane fixed windows evenly spaced across the north three fourths of the front façade of painted brick. At the south end of the painted brick before the entrance is signage that reads "VILLAGE DENTAL." The south end of the east elevation is a recess that provides an entrance to the building. The entrance is a metal door with two panes of clear glass and a transom and with wide sidelight on the north side. The south side of the doorway is lighted colored brick creating a small porch under the existing roof overhang with a black wrought iron column at the southeast corner.



(east elevation)

The second story addition on the west elevation across the width of the building sits a significant distance back to the west of the front façade. There is horizontal wood paneling at the south end. Continuing north along the east elevation second floor is a section of light-colored brick and a grouping of five tall wide fixed windows with a rectangular pane at the top and bottom and a large pane in the middle of each of the windows. On the north side of the windows is another area of light-colored brick and then a section of wood paneling. At the far north end of the second story addition is a metal triangle extending from the top of the building to the flat roof of the one-story building. This is several feet wide and has the appearance of a shed roof over the end.

On the north end of the east elevation is a one-story addition that provides a second entrance to the building. Under the existing roofline is a metal door with a large glass pane, transom and wide sidelite on the north side. This area is partially covered by the previously described shed roof.

Along the sidewalk to the south of the entryway is a brick wall beginning with a short brick pillar and extending southward and westward along the south elevation ending in another brick pillar about half-way along the one-story facade.



(east elevation – north entrance)

The two-story section of the north elevation appears to have a series of tall narrow rectangular windows from the roofline along the side of the one-story section of the building. The remainder of the north elevation appears to be brick.


(south elevation)

The two-story section of the south elevation appears to have a series of tall slender rectangular windows from the roofline continuing down the side of the one-story section of the building. The remainder of the south elevation appears to be brick. Toward the east end (one story section) there is a single fixed window.



(west elevation and south corner elevation)

The west elevation of the building was four evenly spaced sliding rectangular windows on both the floors vertically aligned. The exterior of the building is brick.

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 1872 Map of the Village of Clarkston shows the footprint of a building at this address – 55 South Main Street. The owner – William Axford, and his brother John are credited as building the first store in Clarkston at 18/20 Buffalo Street in 1852. William served as Township Supervisor between 1849 and 1852; and Justice of the Peace in 1841 and 1852. Unable to locate any details as to what happened to the original building. The tax assessed value of the property in 1880 was $400 but by 1900 the value was $50. Tax records indicate in 1914 that the property was joined with the property south – 59 South Main Street. The structure located at 59 South Main Street was built in c 1903.



(year unknown - South Main Street – photo on far left is 59 South Main Street – lot just south – 55 South Main Street is vacant)

The current brick/block building has been used as medical/dental offices since its construction. In 1964, Gary Ushman D.D.S. moved into the Village Clinic offices at 55 South Main Street. He still owned the building in 1980 when the Village of Clarkston filed documents for a historic district certification. Records indicate at one time podiatrists had offices in this building.



(1978 southeast elevation)



(c 1999 northeast elevation)



(2016 east elevation construction)

Bright Side Dental owned the building in 2014 and requested approval from the Clarkston Historic District to erect an addition on the west elevation of the building with stained cedar on the east elevation and smooth James Hardie

plank on the other sides. An aluminum framed door would be added as well as silver anodized aluminum windows. A small one-story addition to the north elevation was completed that adds an entrance to the building.



(2018 southeast construction)

In April 2018 a double tandem trailer truck going north on South Main Street ran the red traffic light just south of 59 South Main Street. The driver turned left to avoid hitting traffic going south and drove through the brick wall and into the side of the building at 55 South Main Street. The people inside the building were not hurt. The building was repaired.

Today the structure is owned by Danyal Dental Management Company LLC.

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>.

It appears a structure has been at this location since the early days of the Village of Clarkston. The current building of the 1950s has supported the community in terms of both medical and dental needs. The original one-story concrete block building is still very visible. The 2016 addition does not destroy the historic integrity of the structure and is easily recognizable from the original materials of the building. Both the original and the addition are typical in design, materials and workmanship for their purpose and time. There is no creation of false sense of historical development. When the addition was built, care was taken to respect the historic integrity of the buildings on both sides by restraining the height and placing it at the rear (west) elevation. The building possesses integrity in several aspects including location, design, material and workmanship at least. It deserves to be included as a contributing resource in the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) Village of Clarkston 1982 Map;
(2) Old Photos from Clarkston Community Historical Society, Cara Catallo and Cory Johnston;
(3) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;

(4) CLARKSTON, MICHIGAN GUIDELINES FOR CONSERVATION OF THE VILLAGE CENTER. PRESERVATION PLANNING, ROYAL OAK, MICHIGAN, dated 1981 March 1;
(5) Clarkston N*ews 1964 July 16* article “New Dentist in Clarkston”;
(6) Clarkston N*ews 2018 April 25* article “Seconds to spare”;
(7) Clarkston Historic District Certificate of Appropriateness dated August 12, 2015, for 55 South Main Street;
(8) Clarkston Historic District Certificate of Appropriateness dated February 9, 2016 for 55 South Main Street;
(9) Clarkston Historic District Certificate of Appropriateness dated July 21, 2016, for 55 South Main Street;
(10) Clarkston Historic District Certificate of Appropriateness dated October 29, 2018, for 55 South Main Street;
(11) Clarkston Historic District Certificate of Appropriateness dated July 20, 2020 for 55 South Main Street;
(12) Clarkston N*ews 2014 January 22* article “Ribbon cutting for Bright Side”.