Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	6 North Main Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-402-030				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.736120	Long: -83.418860			
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 1924	
Architectural Style	Other	
Building Form	L-shaped	
Roof Form	Flat	
Roof Materials	Unknown	
Exterior Wall Materials	Brick & Stucco	
Foundation Materials	Concrete Blocks	
Window Materials	Wood	
Window Type	Picture	
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	Historic/meaningful community connection						
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	Cheeseman Building						
Current/Common Name	Kopietz, Linda						
Historic/Original Owner	McFarland, Lee						
Historic Building Use	Bakery & Ice Cream Store						
Current Building Use	Fashion Boutique; Travel Agency; Spa						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	McFarland, Lee						

Survey Date	8/21/2021	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.

The simple one-story structure sits at the sidewalk beginning the commercial district from the northern approach on the east side of Main Street. The building is L-shaped with the shorter portion of the L behind the Masonic Temple creating a second entrance on 6 East Washington Street. Therefore, the Masonic Temple building sits in the indentation of the L-shape.



(west elevation)

The wide entrance to the building is on the west elevation (east side of Main Street). The front façade shows a parapeted roof feature. Three cement steps with black iron railing on both sides lead to a landing with double doors that lead into a small foyer. On each side of the foyer a door leads to a commercial enterprise. The entry double doors are black wood with one large glass pane covering the top two-thirds of the door and one large panel on the lower portion with simple black wood trim. The front of the building (west elevation) has a black awning across the front with signage on the facade above the awning indicating the business within. On each side of the double doors (and under the awning) is a large window each with twenty panes (five by four). In the middle, above the doorway and between the signs, is an escutcheon that reads “Est. 1924.”



(west elevation – Main Steet

The south elevation of the long side of the L connects to the Masonic Temple.



(west elevation – above the double doors)



The north elevation of the building is brick and is within inches of the north neighboring apartment building. There is a chimney near the northeast corner that rises from the roof and is visible from the street.



(south elevation - east Washington – short side of the L)

The short side of the L (the south elevation) is only visible from East Washington Street. This portion of the building that faces south has a flat roof with five horizontal rows of cedar shingles across the front creating an overhang and vertical clapboard siding. The entrance is on the west end – single door with a glass pane covering the upper one-half of the door and a cross panel on the bottom half. On the east end are two sets of twin one over one double hung windows and each with a large wooden rectangular pediment. This portion of the structure sits back from the sidewalk creating a small patio in the front of the building. The west side of the portion of the building connects to the Masonic Temple.

The remainder of the building is not visible from the street as it is inches from the building on the east.

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.

According to tax records in 1846 the property was owned by Arthur Davis. Mr. Davis was one of Clarkston's early businessmen/residents. He had the first iron foundry; he was county sheriff; he served as Justice of the Peace in 1843 & 1848; he was the first clerk of Clarkston serving 1838-1842. By 1847, the property belonged to Jeremiah Brown; the 1872 Village map shows the footprint of an irregular shaped building – J. Brown Meat Market. In 1914 Frank Leonard established a bakery in the front of the building with his family living in the back. Early photos of the east side of Main Street indicate a Greek Revival building was standing on the property but was later moved to 20-22 South Main Street.

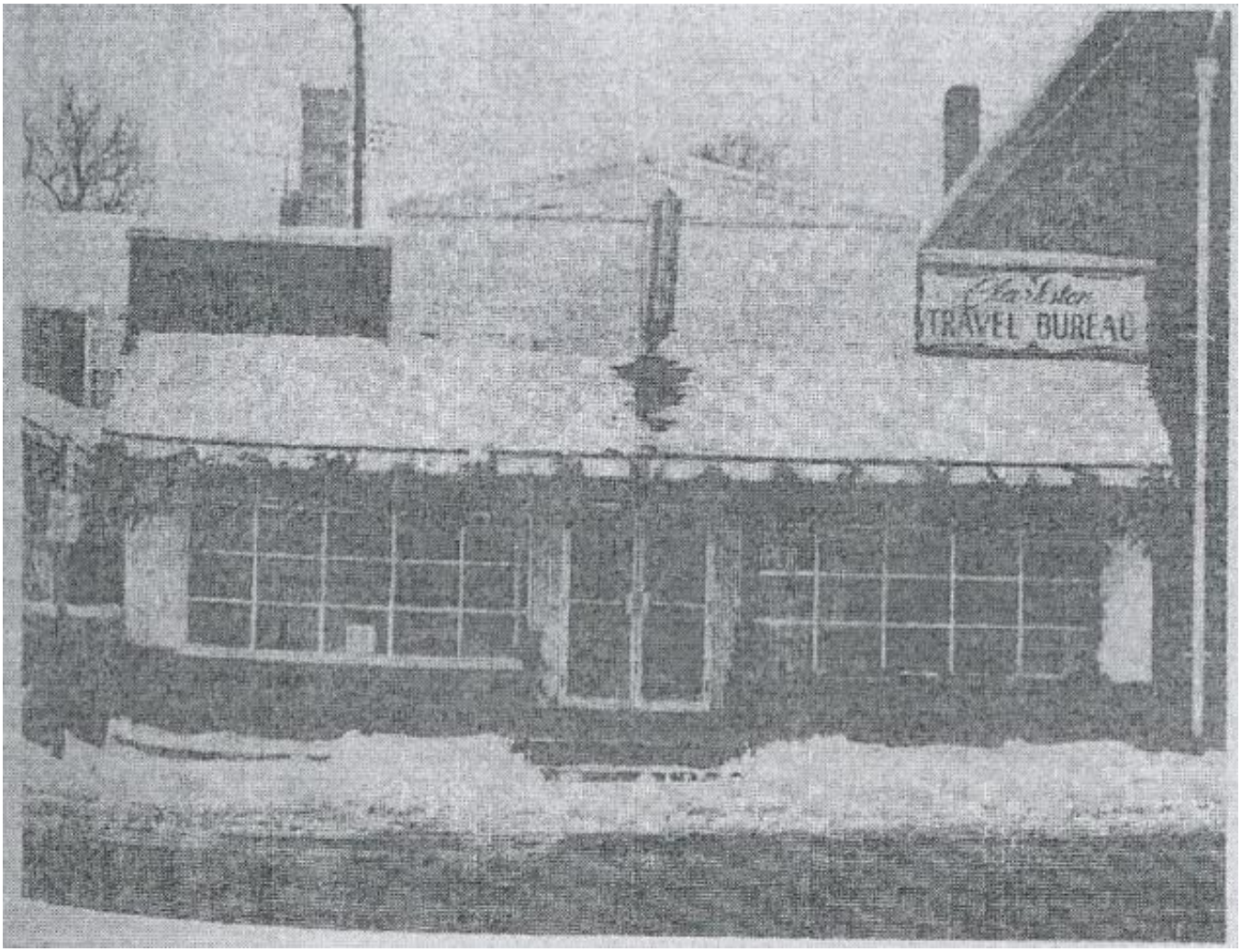


(prior to 1910 east side of North Main Street)



(c 1936 – west elevation)

In 1924 Lee McFarland was granted a permit to construct a building with tile and brick. Clifford. J. Cheeseman (August 15,1884 – November 15,1962) bought the property in the 1930s and created the Cheeseman's Ice Cream Parlor. By 1938 the business also included home-baked goods and light lunches. In 1946 the Cheeseman Shop was damaged by a fire that broke out in the freezer units.



(c 1981)

By 1976 Kathleen and Harold Reekwald owned the property and used the structure as a Pet Store and Office. In 1981 the two businesses (1) Village Pastry Shop (north end of the building) and (2) Clarkston Travel Bureau (south end of the building) were serving the community from the west elevation. Additions had been made to the building such as a mansard roof, wrought iron handrails, and pediment. The existing multi-paned windows were probably single-paned windows when the structure was built.

Property records indicate that Linda Kopietz purchased the property in the fall of 1983 and is still the owner of the structure. Neen's Cleaners & Tailoring served the community starting in 1988 in the north end (west elevation).

By 2004 the mansard roof had been removed and a 31-foot black canvas awning with aluminum was attached to the west (front) elevation. At that time, the Macksey Interior Design shop was in the north end. Today the Clarkston Travel Bureau still resides in the south end and the Village Fashion Boutique (since 2010) resides in the north section.


NEEN'S
CLEANERS & TAILORING
SHIRT LAUNDRY
SHIRTS
99¢
OPEN
CLARKSTON TRAVEL
CLARKSTON
TRAVEL

c 1988



(1998 – west elevation)



(c1993 – before the canvas awning installed on west elevation)

In the smaller portion of the L-shaped building (south elevation), Little House of Lashes started a business in 2019. Prior were such businesses as Creations Best, Artichoke Interiors, and Frank and Me (a funky lady's fashion and accessories store which relocated to 20 South Main 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. This is required for all properties.

The building retains its historic details and holds sufficient integrity to remain as a contributing resource to the Clarkston Historic District. The Cheeseman Ice Cream Parlor was a major draw for tourists in the summer that came to enjoy Depot Park, Parke Lake, Deer Lake, and the Caribou Inn. The structure has continued to house businesses that support the community. The Clarkston Travel Bureau has been supporting the community for nearly 40 years.

References

List references used to research and evaluate the individual property.

(1) Independence Township Tax Assessment book of 1871;
(2) 1872 map of Clarkston, *Atlas of Oakland County*;
(3) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(4) Clarkston A Michigan Legacy Preserved Clarkston Community Historical Society, Inc. 1981;
(5) Heritage, Philadelphia: L.H. Everts & Co., 1877 Edited by Jennifer L. Radcliff;
(6) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed March 18, 1976 by Betty Galligan;
(7) Photo from the Clarkston Community Historical Society;
(8) CLARKSTON, MICHIGAN GUIDELINES FOR CONSERVATION OF THE VILLAGE CENTER, March 1, 1981;
(9) Clarkston News 1998 May 8 article "Neen's Cleaners & Tailoring";
(10) Clarkston News 1962 November 29 article "Clifford Cheeseman Passes";
(11) *Clarkston News 1946 October 11* article "Cheeseman Shop damaged by Fire";
(12) *Clarkston News 1998 June 3* article "60 YEARS AGO";
(13) *Clarkston News 1936 November 19* article "Cheeseman Remolding McFarland Restaurant";
(14) *Clarkston News 2010 August 11* article "Food, music and fighting slavery";
(15) Clarkston Historic District Certificate of Appropriateness dated April 15, 2004 for 6 North Main Street.