Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	9 South Main Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-378-003				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735580	Long: -83.419450			
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 1915	
Architectural Style	Other	
Building Form	Rectangular	
Roof Form	Flat/Parapeted	
Roof Materials	Unknown	
Exterior Wall Materials	Native Stone	
Foundation Materials	Native Stone	
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	Commercial Architecture 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	Rudy's					
Current/Common Name	Rudy's Market (food)					
Historic/Original Owner	Voorheis, Lewis					
Historic Building Use	Commercial					
Current Building Use	Commercial					
Architect/Engineer/Designer	Lewis Voorheis					
Builder/Contractor	Fred Owen stonemason; Casper (Cass) Warden assistant; Frank Leonard builder					

Survey Date	October 10, 2022	Recorded By	Michael 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 native stone one-story building sits on the west side of South Main Street directly along the sidewalk. The east elevation of the structure has a stepped parapet roof line above the flat roof. A neon sign just below the middle parapet reads “RUDY’S” and directly below are the words “MEAT, GROCERY, WINE.” A metal overhang extends via metal cables from the steps of the parapet to below the lettering to create a covered entrance to the stone building.

In the middle of the building on the east elevation is a double glass metal door entryway. On each side of the door is a large picture window trimmed in wood.



(east elevation)

The south elevation of the building is primarily stone. There were originally three bays and windows along this elevation for entry of autos for service. These have since been enclosed with native stone. Toward the west end is gray painted brick with a black metal door entrance and beyond this is rusticated block to the southwest corner. There is a blocked-up window opening just west of the door. Parking spaces are available along this elevation.



(south elevation)



(west elevation)

The west elevation is gray painted brick with a gambrel roofline which mimics a “barrel roof” at this end of the building. Directly below the roofline are a few rows of siding. Several blocked window openings (approximately six) are scattered along the west elevation, one covered by metal caging near the northwest corner.

The north elevation is attached to 5 South Main Street.

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 property was part of the Clarkston Mill property until 1858 when tax records indicate Phoebe Edmondson (wife of Jonas Edmondson) owned the property. The Clarkston Village Map of 1872 shows a building at this location, labeled Mrs. Green. Reuben Newell Clark owned the wood building from 1876 – 1889 where his family operated a grocery/drug store. Guy and Nelson Walter, also in the grocery business, are listed in the tax records from 1908 to 1914. Unclear what happened to this wood building.



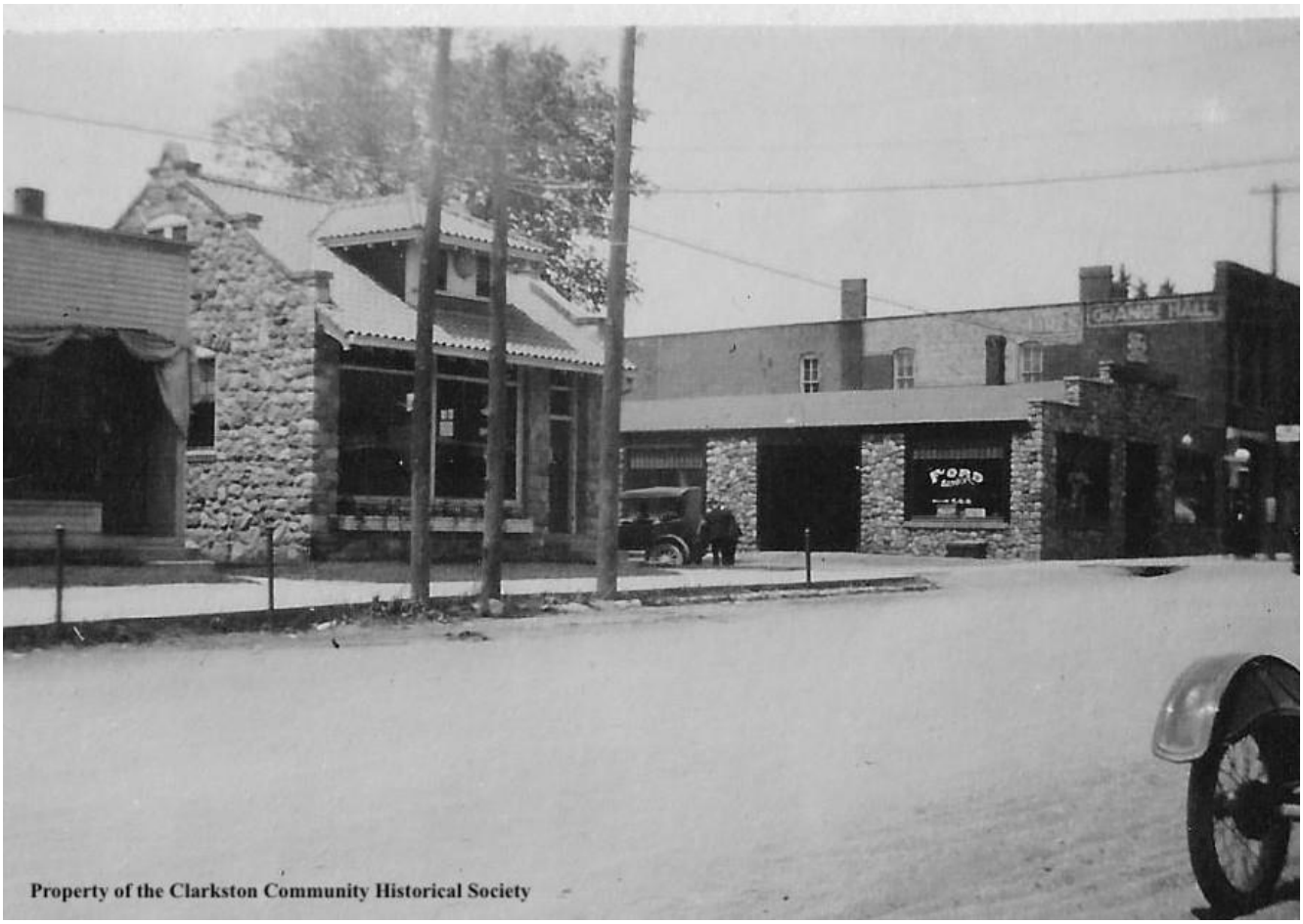
(structure far left c 1907 – original building at 9 South Main Street)

Lewis Voorheis owned the property in 1915 and by 1917 the tax value increased by nearly 8 times. Mr. Voorheis built the original section of this native stone structure – the L. S. Voorheis Ford Service and Auto Supply. Lewis sold the building to Frank Leonard (1876 – 1952) and Ben Miller (1873 – 1946) in 1919. During the holiday season in 1933 they featured a window display of curiosities such as Diamondback Rattlesnake, Horseshoe crabs, Star Fish, and other interesting items. They discontinued the business on December 26, 1934.

A Pontiac and Buick dealership was operated by Edward Whipple until World War II when he reenlisted. In 1942 it became a local branch of the Kroger Grocery and Baking Co. Then the business was sold to Rudy Schwarz in 1954. Mr. Schwarz purchased Hagele's Market in 1933 located at West Washington Street and South Main Street. The building burned in 1939; he temporarily ran the business at other locations (including 31 South Main Street) until he moved it to 9 South Main Street in 1954.



(c 1915 Voorheis Ford)



(1923 – 1925)

During the years the structure was operated as an auto service building, there were two bay doors and a large window in the south elevation.

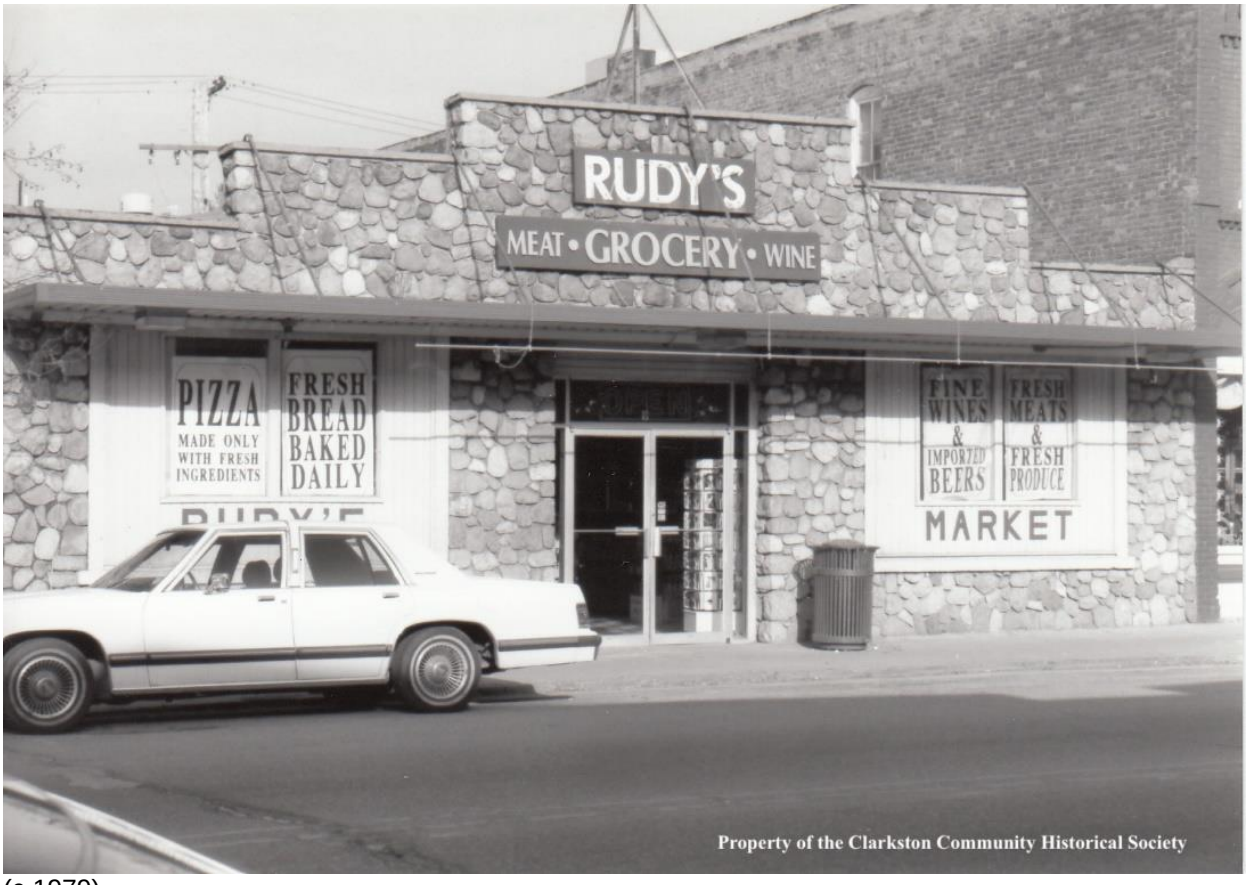


(1950 – 1952)

Text



(c 1974)



(c 1979)


RUDY'S
MARKET
RUDY'S
(c 1989)


RUDY'S
QUALITY MARKET
Catering
Specials
248.625.3033
Graduation
(c 2011)

Rudy's Market has remained on Main Street since 1933 and this location since 1954. The current owners Robert Esshaki and Christopher Thomas who purchased the business in 1991 closed the business September 4, 2021 and plan to reopen as an eatery. The details are still under review but hope to reopen in 2024.

An addition of rusticated block was added to the west elevation in 1922 while the building was an auto store. The addition is visible; the building retains its original stone structure.



(2020 east elevation)



(2021 east elevation)

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 property was originally part of the Nelson W. Clark plat to establish the Village of Clarkston. The Village of Clarkston was established in 1832; a commercial business has been located at 9 South Main Street since 1860. The property has served a variety of commercial uses over the years and supported the community of the Village of Clarkston in the current building since 1915. Rudy's Market has been a staple in the community since 1933.

It retains a strong contributing resource in the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) *Clarkston Village Then and Now* Clarkston Community Arts Council, Clarkston Community Historical Society 1978;
(2) *Clarkston A Michigan Legacy Preserved* Clarkston Community Historical Society, Inc. 1981;
(3) *Images of America Clarkston* Cara Catallo for the Clarkston Community Historical Society 2015;
(4) *Heritage,* Philadelphia: L.H. Everts & Co., 1877 Edited by Jennifer L. Radcliff;

(5) Clarkston Village Map of 1872;
(6) Clarkston News 1952 November 13 article “Frank Leonard Succumbed Sunday”;
(7) *Clarkston News 1933 December 22* article “Store Windows Suggest Many Beautiful and Useful Gifts”;
(8) Clarkston News 1946 November 8 article “Benjamin F. Miller Answers Last Call”;
(9) *Clarkston News 1934 December 21* article “Leonard & Miller Discontinue Business”;
(10) *Clarkston News 1933 July 14* article “Hagele’s Market Under New Management”;
(11) *Clarkston News 1953 November 12* article “RUDY’S MARKET PLANS EXPANSION”;
(12) *Clarkston News 1973 June 14* article “Rudy’s Market up for sale”;
(13) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed April 2, 1976 by Betty Galligan;
(14) *Clarkston News 2020 January 8* article “Rudy’s a restaurant” by Phil Custodio;
(15) *Clarkston News 2021 September 1* article “Local business closing, to reopen as new eatery” by Matt Mackinder;
(16) Old photos provided by Clarkston Community Historical Society, Cory Johnston, and Cara Catallo;
(17) *Clarkston News 1999 March 24* article “Rudy’s Quality Market – the anchor of Clarkston”;
(18) *Clarkston News 1991 January 16* article “Rudy’s offer customers convenience, courtesy”;
(19) *Clarkston News 2022 March 9* article “Viewpoint: Very excited to make new memories at Rudy’s”;
(20) Clarkston News 2022 October 12 article “Moving forward with Main Street eateries.”