Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	90 North Main Street				
City/Township, State, Zip Code	Clarkston, Michigan				
County	Oakland				
Assessor's Parcel #	14-08-20-402-018				
Latitude/Longitude (to the 6th decimal point)		Lat: 42.738520		Long: -83.417790	
Ownership	Private X	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial X Residential ☐ Industrial ☐ Other ☐	Structure Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	c 1912	
Architectural Style	Colonial Revival/ Educational	
Building Form	Square	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick	
Foundation Materials	Fieldstone	
Window Materials	Wood	
Window Type	Double-Hung	
Outbuildings	Yes X	No ☐
Number/Type:	2/Annex; Small square building	

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 X	Non-contributing to a district ☐	Historic District Name:	Clarkston Historic District
Not Eligible ☐				

Area(s) of Significance	Architecture and historic community connection
Period(s) of Significance	1832-1970

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location X	Design X	Materials ☒	Workmanship X	Setting X	Feeling X	Association X

General Integrity:	Intact X	Altered ☐	Moved ☐	Date(s):

Historic Name	Clarkston School (Union School)
Current/Common Name	Union AdWorks
Historic/Original Owner	Clark, Nelson Washington
Historic Building Use	Educational
Current Building Use	Commercial
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	October 10, 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.

A multiple level brick building sits on the east side of North Main Street and the west side of Parke Lake with a hipped roof and a dormer on both the north and south sides each with two windows (eight over one double hung). The brick building has basement windows four over one double hung on all four elevations of the building (west – two, south – five – east – two – north – five). On the east and west elevations, the windows are on either side of an entryway.

The windows on the first and second floors are twelve over one over one – lower half double hung. Each floor has multiple such windows with second floor windows directly above the first-floor windows.

The front of the building (west elevation) second floor has six windows in pairs of two (left, center, and right evenly paced pairs) with the first floor having a vestibule directly below the pair of center windows of the second floor. The one-story vestibule has double doors with a long narrow side lite on each side and small windows in the arch directly above the door (four total). Each side of the vestibule also has a window twelve over one over one double hung. Five cement steps lead to the doors of the vestibule which has its own hipped roof with asphalt shingles.



(northwest elevation)



(entrance – west elevation)



(west elevation – south end)



(south elevation)



(dormer – north and south elevation)



(east elevation)

The east elevation has a two-story vestibule with a pair of tall narrow windows (eight over twelve over one over one). Directly below these windows is a glass double door entrance with floor to ceiling glass panels on each side and glass transom. An awning over the door offers protection while entering the building. On each side of this east elevation vestibule there is a pair of windows identical to those on the front (west elevation) on each of the two floors. There is metal zig-zag fire escape stairway on each side of vestibule extending to windows on the second-floor level each with a landing at half-way.

Windows surrounding the building support the concept of extensive light for buildings of education.



(southwest elevation) Annex on the east side of the main building)

The Annex on the east side of the main building (formerly the powerhouse with the steam engine to power manufacturing during World War II) has a tall dominant chimney (which is now home to a flock of chimney swifts) with three sections all with a flat roof and a trim of aluminum siding on the top one-fourth to one-half. The Annex main room (westerly section) now serves as a large conference room with large stationary glass walls (each panel is two horizontal panels over two horizontal panels). There are six panels on the west elevation and two panels on both the north and south elevations. This main room sits slightly inset from the other two sections of the building. The section in the middle on the north and south elevations has a full-height brick column intersecting with the westerly section. It has three by four stationary glass panes.

The easterly section (two-story) on the south elevation has a full height brick column at each corner and double glass doors at the west end with a single transom across the top. On the east side of this entrance are four large vertical lites.



(north elevation)

The easterly section of the north elevation has a doorway (door large glass insert) on the second floor with a black wrought iron landing and railing with a black wrought iron ladder along the side of the brick column. Directly below is another entrance with a door with a large glass insert and a single glass transom. To the east of this entrance toward the east corner of the building is a tall narrow one over one double hung window.



(east elevation)

The east elevation has a tall brick chimney in the middle with two-thirds of the south extending outward to the east from the remaining one-third on the north. On the south side of the chimney is a large one over one double hung window on the first floor with a set of bulkhead doors at the ground level that lead to the basement floor directly below. Between this window and the chimney is another one over one double hung window but smaller. On the north one-third is a one over

one double hung window next to the brick wall of the southern two-thirds. Directly to the north of this window is an entrance with a door with a large glass insert and a single glass panel above.



(northwest elevation of small square building on south side of property

The white aluminum sided one-story building on the south edge of the property has a hipped-pyramidal roof and double hung wood windows (six over twelve) on the north elevation. At the west end of the north elevation is an entrance with a gable roof with brackets. There is a concrete landing with a black wrought iron balustrade and railing that connects to the concrete patio on the east elevation of the main building. The west (front) elevation has a six over twelve double hung window on the north side of the entrance and two identical windows on the south side of the entrance. A wood panel door with a glass opening in the middle of the second row of panels sits atop a concrete landing with black wrought-iron balustrade and railing on the south side of four steps that lead to a front walkway.



(south elevation of small square building)

The south elevation of this small square building has a six over twelve double hung window in the middle and a smaller similar window toward the east end that is located slightly higher on the wall.


(east elevation of the small square building)

The east elevation has a six over twelve double hung window just north of the center and a small six over one double hung rectangular window just south of the center. Toward the middle at ground level of the foundation is a bulkhead entrance to the basement. The building now serves as the management location for the restaurant business of the current owners.

World War II-era Beechcraft Model 18 airplane sits in the backyard (east elevation). It reminds the community that 90 North Main Street was used to make parachutes and seat covers for jeeps during World War II; the site was once a Ford Motor Company upholstery factory.


(airplane sits on the southeast side of the powerhouse)

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.

Butler Holcomb purchased this site from the United States Government in 1830's. He sold his interest in the property to Jeremiah and Nelson Clark. In 1850 Nelson Clark constructed a two-story clapboard frame building to be used as an Academy. Later Professor Isaac C. Cochran owned the property and operated a private school (Clarkston Academy, 1853). The property was deeded to the public in 1863 for a District School with O. S. Ingham as principal.



(c 1900 – west elevation – Union School)

The current structure was erected in 1911/1912. A new school was built in 1934 on East Church Street. After several years of the building standing vacant, bids were accepted to purchase the property. A former Independence Township Supervisor Washington Irish purchased the property in 1938 planning to convert the building into apartments. Unfortunately, he died the next year at the age of 83 without completing his dream.



(c 1912 – west elevation)



(c 1938 – construction on the west elevation)

In 1940 Henry Ford purchased the property from the Irish estate and removed the domed belvedere and decorative front piece, completed repairs to the brick front, and added a front vestibule. Mr. Ford planned the building to be used as a trade school but because of World War II, the building manufactured parachutes and upholstered seat cushions for military and civilian vehicles.



(1939 west elevation)

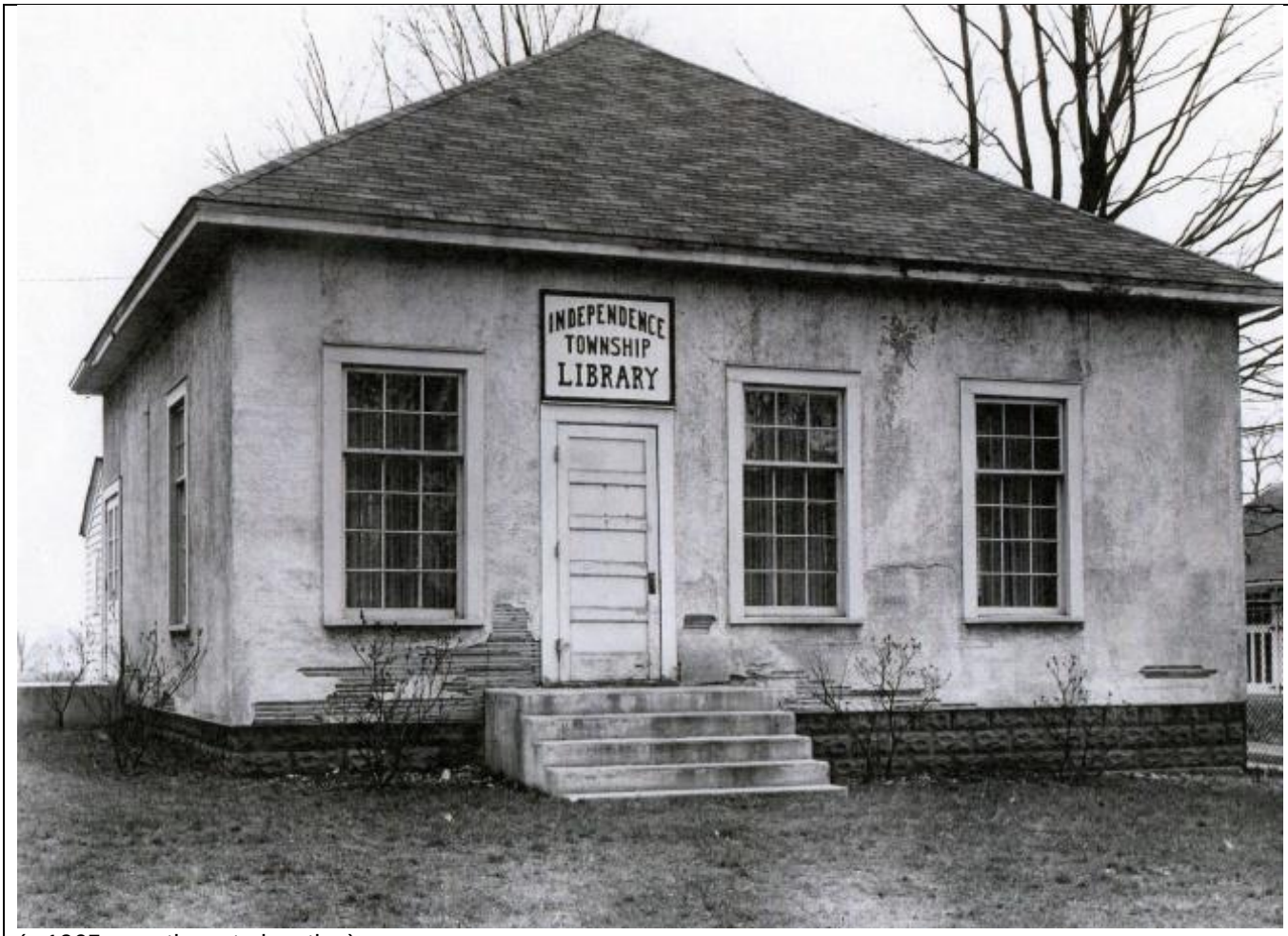
The Annex was built on the east side and housed a steam engine powered by the water from Parke Lake to support the manufacturing. Formerly the powerhouse with the steam engine was used to power manufacturing during World War II.



In 1959 the company deeded the property to Independence Township to be used as a Community Center. Independence Township offices remained until 2008 when the township traded with Leh-Ray Holdings, LLC (Bob Roth and Ed Adler) to open new township offices on Waldon Center Drive.

Union AdWorks (Curt Catallo and Ann Stevenson) executed a purchase agreement in 2012. The atrium of the brick schoolhouse was restored since the former foundation was not adequately supported; the original woodwork was refurbished; the maple floors were refinished. The design driven ad agency Union Ad Works took occupancy in 2013.

In 2019, five new streetlamps were installed in the parking lot on the east side of the building toward Parke Lake.



(c 1965 – northwest elevation)

Fanny Irish (daughter of Washington Irish) lived in the small square building (c. 1925; remains unchanged) on the south side of the property. Fanny Irish was employed by Henry Ford as caretaker of the property and continued to live in the small square building. In 1955 the small square structure became Clarkston's first library with Esther Smith as librarian and 500 books. During 1969 the library moved to its current location on Clarkston Road; later the structure served as a substation for the Oakland County Sherriff.

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>.

The site was home to the first district school in Clarkston as well as the first library in Independence Township; both provided education to the community for many years. The structure of the main building is still intact, and its appearance and presence still signify education.

With location of the building on a lake, water from the lake powered a steam engine in the Annex to support manufacturing during World War II as part of the "war effort." The small square building remains unchanged.

Overall, the large structure (school, house) and the small square building retain their historic architectural details and hold significant integrity in all seven aspect to remain contributing resources to the Clarkston Historic District.

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) *History of Oakland County, 1817-1877;* Philadelphia: L.H. Everts & Co., 1877;
(5) Clarkston, A Michigan Legacy Preserved Clarkston Community Historical Society, Inc. 1981;
(6) Images of America, Clarkston Cara Catallo for the Clarkston Community Historical Society 2015;
(7) Heritage, Philadelphia: L.H. Everts & Co., 1877 Edited by Jennifer L. Radcliff;
(8) Library photo (1965) courtesy of the Clarkston Independence District Library;
(9) Photo of Clarkston School courtesy of Clarkston Community Historical Society;
(10) *Oxford Leader,* December 10, 2010 article by Trevor Keiser;
(11) *Clarkston News* 2013 January 2, article "Summer heats up political season in year 2012";
(12) *Clarkston News* 2011 October 19 article "New Union proposed for 90 N. Main" by Trevor Keiser;
(13) *Clarkston News* 2013 July 10 article "Union owners open AdWorks in Clarkston" by Andrea M. Beaudoin;
(14) *Clarkston News* 2014 July 30 article "World War II-era plane graces Main Street" by Andrea Beaudoin;
(15) Old photos from Clarkston Community Historical Society;
(16) Old Ford Photo from Collection of Henry Ford Museum and Greenfield Village, the Clarkston Community Historical Society, and Cara Catallo;
(17) Clarkston Historic District Certificate of Appropriateness dated January 2, 2013 for 90 North Main Street;
(18) Clarkston Historic District Certificate of Appropriateness dated August 13, 2019 for 90 North Main Street.