Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	10 Buffalo Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-451-010				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735590		Long: -83.418080		
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 1855
Architectural Style	Gothic Revival
Building Form	Irregular
Roof Form	Centered Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Wooden Clapboard
Foundation Materials	Fieldstone/Concrete
Window Materials	Wood
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	2/Sheds

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	Domestic 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	None					
Current/Common Name	Catallo, Sharron					
Historic/Original Owner	Edmonson, Jonas					
Historic Building Use	Single family					
Current Building Use	Single Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	December 10, 2022/Update July 3, 2023	Recorded By	Cara Catallo/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.

This Gothic Revival structure sits on the west side of Buffalo Street with its steeply pitched roof with wide undecorated vergeboards and side-gabled roof with a prominent central cross gable on the east elevation. A one over one double hung window sits in the cross gable. There is a full width one-story porch on the east elevation with four small square columns and decorative side brackets creating flattened arches between the columns.



(south and east elevations)



(east elevation)

Under the porch of the south end of the east elevation there is a large one over twelve (four by three) double hung window; continuing north there is a one over one double hung window and then an entrance. One step from the sidewalk along the driveway leads to a wooden landing on the porch and a wooden door with a large glass pane and simple wide wooden pediment and side pilasters.



(entrance east elevation)



(south elevation)

The south elevation has three side gables visible resulting from additions to the structure. The original portion of the house (east end) has two one over one double hung windows partially in the side gable of the second floor. Both windows have a pointed arch pediment. On the first floor is a similar window directly below the window on the east end of the second floor. Below the other window on the second floor is a box bay with a one over one double

hung window on each end and a large one over one double hung window in the middle (i.e. facing south). This bay window has a low-pitched hipped asphalt shingled roof.

The next section of the house moving west has a one over one double hung window in the gable and a casement window directly below on the first floor. These windows have a simple pediment. The third gable at the west end of the south elevation has a pair of one over one double hung windows on both floors aligned vertically each with a simple pediment.


(north elevation)

There are two fieldstone chimneys visible on the north elevation. It looks as if there is a fieldstone chimney in the middle of the original structure; the second is a multi-story chimney at the west end of the north elevation visible on the outside. On the north elevation two side gables are visible. The gable on the east end is larger and has two one over one double hung windows with a pointed arch pediment on the second floor inside the side gable. A slightly slanted roofline connects these two gables. On the first floor starting about one-third down from the east end of the north elevation is an extension/addition or bumpout with a shed roof that results in a porch at the west end of the roofline between the two gables. This extension along the original portion of the house is enclosed with a one over one double hung window in the east end. Along the north elevation of this extension are three one over one double hung windows. All the windows in the extension have a simple pediment. The porch roofline extends slightly outward from the extension with two small columns with decorative brackets connected to the roof. One step leads from the brick area along the driveway on the north elevation.

The west section of the north elevation has one, one over one double hung window on the second floor.

There are no photos of the west elevation.



(north elevation)

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.

Along with much of Clarkston, the property was initially owned by the Holcomb family (in the1830s). By the 1840s and into the 1870s ownership of this property passed between the Clark and Hoist families, before shop owner and town clerk Jonas Edmonson purchased it sometime in the 1870s.



(date unknown east elevation)



(c 1978) south and east elevations)

Although a major jump in property value in the mid-1850s suggests the likelihood of a new building on the property, that structure likely preceded the current one. An 1872 map of the village shows a building footprint — though the shape differs some, it might be the current structure — but more definitively the building arrived by 1878. An 1880 tax assessment tripled indicating major improvements to the property.



(c 1986-87 east elevation)



(1986-1987 north and west elevations)

After various owners and eventually falling into disrepair in the late 1970s and early 1980s, the home was purchased by Ruth Basinger in 1985. She removed its non-original cement block enclosed porch and asbestos siding to reveal the original wood clapboard. She also designed the home's current front porch, inspired by other Michigan Gothic Revival porches. Mrs. Basinger, no doubt, did not have the photo from the home's earliest years showing a wraparound porch. Mrs. Basinger, who lived nearby at 8 E. Washington, never lived in the home, whose interior she gutted. Ruth Basinger was appointed to the "new" Planning Commission for the Village of Clarkston in 1972.

After her death in 1991, Clarence and Sharron Catallo purchased the home and demolished a non-original dilapidated garage (c. 1940) slightly set back off the north side of the home and removed the kitchen at the back of the home to construct a two-story 20-foot addition straight back (west) behind the house, keeping the front façade intact. This 1993 addition differentiates itself with new, modern-style and reclaimed windows that do not match the style, size, details, or trim of the originals.

Subsequent years included the addition of two unremarkable outbuildings: a shed (c. 1995) and a shed-sized playhouse (2007).

Cara Catallo, daughter of Sharron Catallo, who lives in the house served as a Commissioner for the Clarkston Historic District Commission for many years. She actively supports the Clarkston Community Historical Society, Clarkston SCAMP (A Special Camp for Special Kids), and wrote the book Images of America Clarkston.



(c 1990 east and north elevations)



(c 1990 south and east elevations)



(c 1994 north elevation)



(c 1994 south 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.

A variety of reasons this property continues as a contributing resource to the Clarkston Historic District:

- The original homeowner (from about 1870 until his 1894 death) was Jonas Edmonson (Oct. 11, 1828-Dec. 30, 1894) the town clerk, who owned a shop at the northwest corner of South Main Street and Depot Road. The 1860 Village of Clarkston census records lists Edmonson as a 31-year-old clerk born in (Newark) New Jersey, and wife Phebe, 24, born in (Utica) New York. (The census also includes their 3-year son Harris P., born in Michigan, and Martha Bellows, age 12, born in New Jersey.)
- The style of the home and its attributes are consistent to its time and stand as a good example of Gothic Revival architecture found in a mid-1800s mill town.
- The Gothic Revival style also reflects Clarkston's prevalence of settlers who migrated west to Michigan from the eastern states, most notably New York and New Jersey.
- Jonas Edmonson was the grandfather of Elizabeth Edmonson Lambert (1893-1979), one of the founders of the Clarkston Farm and Garden Club. Lambert and husband Frank Lambert lived in one of Clarkston's most impressive homes, the grand Queen Anne at 43 N. Main Street.

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) Notes from original study committee for registration of the Clarkston Historic District;
(5) Personal accounts from research conducted by Cara Catallo;
(6) Old photos from Cara Catallo and the Clarkston Community Historical Society;
(7) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed May 28, 1976, by Betty Galligan;
(8) *Clarkston News* December 7, 1972 article entitled "Village names planning group";
(9) Old photos from the Clarkston Community Historical Society.