Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	11 Buffalo Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-452-022				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735490	Long: -83.417270			
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 1862	
Architectural Style	Vernacular	
Building Form	Irregular	
Roof Form	Front Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Clapboard	
Foundation Materials	Fieldstone	
Window Materials	Wood	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	2/garage and shed	

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	Architecture Design and Owners Support of the Village					
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	Charles Allen Residence					
Current/Common Name	Wheeler, Robert Jr. and Miranda					
Historic/Original Owner	Allen, Charles					
Historic Building Use	Single Family and Religious Building					
Current Building Use	Single Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	December 8, 2021	Recorded By	Cara Catallo Nancy Moon (2022)	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 vernacular structure resides on the east side of Buffalo Street. The structure has a two-story front gable section on the south and a single-story wing extending toward the north. The two-story section has two one over one double hung windows on the second floor and directly below two similar windows on the first floor. The wing on the north includes a full width porch with a low-pitched roof and two steps leading to the solid wood front door inside the porch adjacent to the two-story section of the house. Directly to the north of the door are two one over one double hung windows. The porch has four square pillars across the front connecting the roof directly to the porch floor. Above the porch is a small, broad, low peaked gable with siding matching the house.



(west elevation)



(inside the porch on the west elevation)


(south elevation)

The two-story section on the south has two double hung one over one windows on the second floor one toward the west end and the other toward the east end. The first floor has two pairs of evenly spaced double hung one over one windows. At the rear of the south elevation a one-story addition to the east elevation is visible. On the south elevation of this addition there is a low-pitched roof with a door next to the two-story portion of the house and a pair of one over one double hung windows to the east of the doorway. On the east elevation of this addition is another pair of double hung windows.

On the east end of the two-story section of the house on the second floor is a double hung window with a wooden pediment. This is an arched window with a fixed half circle decorative pane over the one over one double hung portion. A small louvered gable vent is in the peak of the gable on the east elevation.


(south elevation – single story addition)

There is a second addition on the east elevation that is joined just north of the aforementioned pair of windows. This one story addition also has a low pitched roofline with a pair of double hung windows on the south elevation obscured by large bushes and a pair of double sliding doors on the east end leading to a deck with two steps down to the lawn.





(east elevation)



(north elevation)

The north elevation on the single story wing has one double hung one over one window. There is a single story bumpout on the east end with a steeply pitched shingled roof. A chimney is visible from the north elevation that appears to be toward the middle of the house. Another chimney is visible toward the back (on the east 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.

Jonas Edmonson, town clerk in 1853, owned a building on this site by 1855. Edmonson also owned the lot at 31 S. Main, likely a store, in a building preceding what later became known as the Garter Building (which still stands). Edmonson "also owned property (the north half of Lots 4 & 3) on Block 2 of Cobb's Southwest Addition to the Village Plat" (clarkstonhistory.info). In 1870 he owned the lot across the street from 11 Buffalo (10 Buffalo).

In 1869, Charles Allen, who had been justice of the peace in 1857 and Independence Township Supervisor 1858-1865, purchased the property. A rise in the assessed value in 1872 suggests construction of a new house or a major reconstruction. An 1872 village map shows the house's footprint as it likely was before a subsequent addition to the rear of the house in the 1880s.

Between 1910 and 1945 Harriett Walter (Mrs. Frank Walter also known as Hattie) owned the house and lived her entire life in Oakland County. She was a member of the Methodist Church and a charter member of Methodist Ladies Aid Society. Hattie passed away in her home in 1945.

The Clarkston United Methodist Church owned the house in the 1950s-1960s, along with the house to its south (25 Buffalo Street) and the nearby church building on the northeast corner of Church and Buffalo Streets. The Methodist Church used this 11 Buffalo structure as a church school building.



(c 1959 - bible school class in the building)

In 1967/8 the church sold the three properties to the Salvation Army, which occupied and used the buildings before ending services there, leaving the properties to fall into disrepair. In the late 1970s, builder Bob Adams purchased the properties with plans to restore and sell each one individually. He eventually sold each.

The 11 Buffalo home underwent multiple alterations since that time. In the late 1980s, new owners remodeled the front porch and added a large single-story addition to the rear (east elevation) of this house. The small peak (gable) with shaped shingles seen above the single-story wing roof was a part of that work. In 1996, homeowners replaced most of the original siding and enclosed the home's porch on the southeast corner of the house. They also moved windows on the south façade (some of which earlier owners had moved previously).



(date unknown (pre 1989) – northwest elevation)



(c 1989 – northwest corner – porch columns are a different style)



(c 1989 southwest elevation)



(c 1991 northwest elevation, eastward addition showing new gable over roof of porch)



(c 1991 southwest elevation)



(c 2000 west elevation)



(c 2000 southeast elevation)



(east elevation of southeast addition)



(east elevation)

In 2000, the home's owner received permission to demolish a small garage at the rear of the resource (believed built around 1930 with city records indicating it may have been moved there in 1988) to build a 24' x 28' garage with vinyl clad windows.

In 2011, the roof was replaced with Sherriff-Goslin Co, Art-Loc diamond-shaped interlocking asphalt shingles in charcoal black. At the same time, the gutters were replaced with half-galvanized gutters with marching rounded downspouts.

In 2013, owners (Chuck and Nikki White) replaced the roof with Sherriff Goslin Co. Art-Loc diamond-shaped interlocking asphalt shingles in charcoal black and added half-round galvanized gutters with matching rounded downspouts.

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.

Reasons that support this property's eligibility:

- The design of the home and its attributes are consistent to its time period and stand as a good example of the Vernacular style.
- The structure's location, setting and association with early public officials and the nearby First Methodist Episcopal Church of Clarkston is meaningful.
- The structure still provides good examples of materials and workmanship.

The structure at 11 Buffalo Street still retains many of its original features and continues to be a contributing resource to the Clarkston Historic District. Changes and additions are easily distinguishable from the original.

References

List references used to research and evaluate the individual property.

(1) 1872 Map of the Village of Clarkston;
(2) Old Photos from the Clarkston Community Historical Society, current owners Robert and Miranda Wheeler, and Cara Cattalo;
(3) Home Tour Clarkston *Scamp Silver Anniversary Edition 1983-2007;*
(4) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed June 28, 1976 by Betty Galligan;
(5) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(6) Clarkston Historic District Certificate of Appropriateness dated October 8, 2013 for 11 Buffalo Street;
(7) *Clarkston News 1945 February 16* article "Mrs. Harriett Walter Answers Last Call";
(8) *Clarkston A Michigan Legacy Preserved* Clarkston Community Historical Society, Inc. 1981;
(9) Clarkston Historic District Certificate of Appropriateness dated August 6, 1996 for 11 Buffalo Street;
*(10) C*larkston Historic District Certificate of Appropriateness dated June 11, 2000 for 11 Buffalo Street;
*(11) C*larkston Historic District Certificate of Appropriateness dated October 8, 2013 for 11 Buffalo Street.