Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	12 East Church Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-453-008				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.734700		Long: - 83.418110		
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. 1857
Architectural Style	Vernacular
Building Form	Rectangle
Roof Form	Front Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Wood
Foundation Materials	Unknown
Window Materials	Vinyl
Window Type	Double Hung
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	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	Church Street Enterprises LLC
Historic/Original Owner	Buzzell, Evens and Nelly Jane
Historic Building Use	Residence
Current Building Use	Multi-family Residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	12/28/2021/November 10, 2023	Recorded By	Carole Sawyer/updated 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 vernacular style house sits on the south side of East Church Street.



(north elevation)



(northwest elevation)



(north elevation entrance doors)

This residence is currently deemed a two-family duplex. The one and a half story portion of the house on the east contains three double-hung vinyl windows (one over one) on the lower level and two double-hung vinyl windows (one over one) on the upper. Above these, there is a gable vent. The northwest portion of this section contains one entry door and a small window on the second level just below the roofline.

The single-story section of the house (west end) contains two double-hung vinyl windows (one over one) and an entryway on the north elevation under the extended roof and one additional double hung vinyl window (one over one) on the north elevation outside the roofed enclosure plus two double hung vinyl windows (one over one) on the west elevation. The brackets under all the roof eaves are reminiscent of the Italianate style.



(northeast elevation)



(east elevation)

The east elevation of the one and a half story contains one double-hung vinyl window (one over one) at the southeast corner of the lower level. A small lean-to attached to the rear of the structure contains a small, almost square double-hung window (one over one) facing north.



(west elevation and south elevation)

The west elevation of the single-story portion of the house contains two double-hung vinyl windows (one over one) toward the south end. Above these is a gable vent. The visible portion of west elevation of the one and a half story (approximately four feet) contains one entry door on the first level that is approached by two steps.

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.

This property was originally a part of Lot 1 Block 8. Tax records seem to indicate a building, or buildings, on the lot by 1857, owner Evens Buzzell. Buzzell also owned the house to the west at the time. Buzzell, and wife, Nelly Jane, bought the property in 1854 from the heirs of Washington Clark, Nelson W. and Phidelia Clark, and Ebenezer and Sarah Ann Clark. The Buzzells sold the property by 1857 to Robert and Fanny Perry. Prices for the two transactions also seem to indicate a structure or structures on the lot at the time.

An 1872 Map of the Village shows two building footprints on Lot 1, the one at this address being a simple rectangle. Mrs. Mary D. Howe owned all of Lot 1 Block 8 until 1893 when she kept this piece and sold the east 54' of Lot 1 to Catherine ("Kate") Vliet.

By 1920 Etta (1884 -1964) Teggerdine owned the house through the 1930s. The property has had several owners since.



(c 1989)

In 2000, the owner Dr. David Wright, replaced all existing windows with “Sunair vinyl clad over metal and vinyl” that have two large panes (one over one) and fit into the original openings. In 2014, the house was purchased by Church Street Enterprises LLC with Robert Roth as agent. In 2023, 17 non-original vinyl single-hung windows with unchanged openings were replaced with North Stat vinyl windows.

Architecturally, this house is Vernacular style. The low-pitched roof of the one and a half story with single-story section seems to indicate that the building was originally built in the Greek Revival style. However, the brackets under the eaves are reminiscent of the Italianate style. There is no evidence at present to explain whether the original building was built as a combination of styles or was "updated" later.

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 ownership was part of the Holcomb and Clark families for many years. The structure still has its original style and appears as if few if any changes have been made over the years. The house remains one of the oldest structures within the Clarkston historic district.

References

List references used to research and evaluate the individual property.

(1) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991-2005 and researched by Susan K. Basinger;
(2) Clarkston Village Map of 1872;
(3) *Clarkston News 1964 November 12* article “Two from Area Succumb”;
(4) Clarkston Historic District Certificate of Appropriateness dated June 11, 2000, for 12 East Church Street;
(5) Old photo from Cara Catallo;
(6) Clarkston Historic District Certificate of Appropriateness dated February 20, 2023, for 12 East Church Street.