Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	20 Buffalo Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-451-011				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735370	Long: -83.417890			
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 1852	
Architectural Style	Greek Revival	
Building Form	Rectangular	
Roof Form	Front Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Wood Clapboard	
Foundation Materials	Fieldstone	
Window Materials	Wood	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/garage	

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	Architectural Design					
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	Axford House					
Current/Common Name	Sabol, Michael and Kathy					
Historic/Original Owner	Axford, John					
Historic Building Use	Single Family, Multi-Family and Commercial					
Current Building Use	Single Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	December 21, 2021; updated 8/4/2022	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 Greek Revival house sits on the west side of Buffalo Street. Both front gables of the structure have wide entablatures with a broken pediment with a one-story connection between the two, two-story portions of the house. The one story-section has a double hung nine over six window and a low pitched shingled roofline. The overall appearance is that of two very similar Greek Revival houses that at some point have been joined by a one-story addition.



(east elevtion)

The south portion of the east elevation has two six over six double hung windows on the second floor. On the south end of the first floor are two, six over six double hung windows with a doorway on the north end. The solid wood door has a large simple wood enframement with each side of the door having a band of six rectangular lites (two by three).

There is a white picket-type fence a few inches back from the front sidewalk.



(east elevation – south end)

The two-story portion of the house on the north end has two, six over six double hung windows on the second floor. There is a doorway with a wood door in the middle of the frist floor with a nine over six double hung window on each side.



(east elevation – north end)



(south elevation)

On the south elevation there are two windows six over six at the west end with a brick chimney in the middle of the first floor. There is another six over six double hung window on the east side of the chimney also on the first floor. There is another, smaller addition or bumpout toward the west, with no windows or other architectural detail visible on the south elevation.



(north elevation)

Directly below the roofline on the north elevation are two single pane windows – near each corner (northeast and northwest) which are high under the eaves (displacing a few inches of fascia board). Near the northwest corner is a room air conditioner unit protruding about one foot. The first floor has two double hung six over six windows that appear to be directly below the single pane windows on the second floor.

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.

Original owner John Axford and his brother William opened one of Clarkston's first stores in 1838, soon after building "a frame house for a store-room," according to *Heritage* (p. 20). Tax records from 1852 cite this lot along with one directly to its west, on Main Street, together as a store and dwelling.

"The 1872 Map of the village shows the footprint of the house, then, owner Clark Crosby. Crosby was a business owner and a board member of the Methodist Episcopal Church. Frank Walter, owner of Frank Walter and Son Dry Goods, 5 S. Main, purchased the home about 1915 and lived there until his death in 1929, when son, Manley, inherited it. Manley (1908 – 1954) spent his life in Clarkston. He was a member of the Clarkston Methodist Church and worked for General Motors for many years."



(c 1970 east elevation)

At the time the Clarkston Historic District was certified, David Baumhart owned the property. Mr. Baumhart was an attorney that served as assistant Oakland County prosecutor for a period of time and was appointed to the Independence Township auxiliary police force.



(c 1989 Dominic J. Mauti owner southeast elevation)



(c 1989 east north elevation)

The garage at the rear of the property was constructed in the 1980s, around the time the home transitioned from a multi-family dwelling to single family. The current homeowners (Michael and Kathy Sabol) make great efforts to

honor the history of the home. In 2014, to keep the original windows together, they replaced a deteriorated center front window with another historic window to its left, which in turn received a new Hurd wood window with matching nine-over-six lites. They also removed the home's non-original shutters when the house was repainted.

The current homeowner, Michael, served as a councilman for the Village of Clarkston and has also been a commissioner on the Planning Commission.

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 structure has had several modifications, but these changes do not alter the resource's importance to the Clarkston Historic District. It continues to have outstanding integrity in its setting, workmanship and continuity of care and use of original design and materials. It well represents its era, style, and community. The changes are easily distinguishable from 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 and Cara Catallo;
(3) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed May 20, 1976 by Betty Galligan;
(4) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(5) Clarkston Historic District Certificate of Appropriateness dated September 20, 2011, for 20 Buffalo Street;
(6) *Clarkston News 1954 December 9* article "Manley L. Walter Dies Suddenly";
(7) *Clarkston News 1974 January 24* article "Independence Township Meeting Synopsis";
(8) *Clarkston News 1974 January 17* article "Criminal Code Adopted ";
(9) *Heritage,* Philadelphia: L.H. Everts & Co., 1877 Edited by Jennifer L. Radcliff;
(10) *Clarkston A Michigan Legacy Preserved* Clarkston Community Historical Society, Inc. 1981;
(11) Clarkston Historic District Certificate of Appropriateness dated April 8, 2014, for 20 Buffalo Street.