Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25 Buffalo Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-452-018				
Latitude/Longitude (to the 6th decimal point)	Lat:		Long:		
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 1859
Architectural Style	Greek Revival
Building Form	Irregular
Roof Form	Cross Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Clapboard
Foundation Materials	Fieldstone
Window Materials	Vinyl
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 Desing and Community Support
Period(s) of Significance	1832-1970

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

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

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

Historic Name	Methodist Parsonage
Current/Common Name	Zmich, Kevin and Kelli
Historic/Original Owner	Millard, Jesse
Historic Building Use	Parsonage
Current Building Use	Single Family
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	May 5, 2023	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.

This two-story structure sits on the east side of Buffalo Street and the north side of the "Methodist Episcopal Church". The house has a low-pitched side gable roof with a cornice and a steeply pitched front gable on the west elevation with the wall surface extending into the front gable as well as a pair of two over two double hung windows with a simple entablature. This steep pitched front gable is more typical of Gothic Revival, a departure from the Greek Revival style of the remainder of the original house.



(west elevation)

There is a full-width one-story porch across the west elevation with a hipped roof with four spindle columns and two square columns at the entrance and a wooden balustrade on both sides of the entrance. Three wooden steps lead from the front sidewalk to the wooden porch floor. On each side of the wooden door at the entrance is a large two over two double hung window. The front porch is more typical of Queen Anne Victorian and was probably added at a later date, possible late nineteenth/early twentieth century when these porches were popular.



(entrance west elevation)



(front porch west elevation)


(south elevation)

The south elevation two-story portion of the house has a gable vent in the peak of the gable and a two over two double hung window on each floor with a simple wood trim. There is a visible extension on the west elevation.



(east and north elevations)

On the east elevation of the original two-story house is a one and one-half story addition with a steep pitched roof creating a gable on the east elevation with a gable vent in the gable. There is a two over two cottage style window in the gable on the east elevation. On the first floor of the east elevation is a small window located high on the wall and to the south side on a one-story extension with an asphalt shingled low pitched shed roof and an entrance to the house.

On the north elevation of the original two-story portion of the house is a gable vent in the peak of the side gable and a two over two double hung window on the second floor with a simple wood trim. The first floor has two similar windows. On the first level of the north elevation of the addition there are two, two over two double hung windows.

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.

Jesse Millard, a cooper and wagon maker owned the property in 1855 and most likely built the structure. The house became the Methodist Episcopal Parsonage (Methodist Church on the south side of the building) from 1864 to 1958 and served as the home of a succession of ministers and their families. By 1976 the owner was the Salvation Army.



(c 1979 west and south elevations)

In 1980 when the Clarkston Historic District was certified the owner was Ronald DuCharme. By 1989 the owner was Charles S. Mahnken who owned Country Greens along with Laurie Stern in the Mini-Mall in the Village.



(c 1989 west and south elevations)



(c 1989 north and west elevations)

In 2010, The windows were replaced with Jeld-Wen pocket cottage-style windows which had wooden interiors and vinyl-clad exteriors to give the appearance of two over two configuration. The four windows on the front of the house were replaced with Jeld-Wen windows with equally sized sashes instead of cottage stye windows to resemble two over two configuration.

In 2015, the owner, Deborah Rumstadt, added a chimney in the extension on the east elevation of the house.

The current owners, Kevin and Kelli Zmich, purchased the home in late 2022. Kevin is an engineer and Kelli is a registered nurse.

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 structure does have an extension on the east elevation, but it does not distract from the original two-story house. The house retains many of its original features and continues to be a contributing resource to the Clarkston Historic District. Changes to the structure are easily distinguishable from the original.

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) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed June 29, 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 News* April 17, 1975 article entitled “Country Greens opens in Mini-Mall”;
(6) *Clarkston News* March 12, 1980 article entitled “Plants-plus at Country Greens;
(7) *Clarkston News* May 9, 2007 article entitled “Concerns continue about schools’ start/stop times” by Phil Custodio;
(8) Clarkston Historic District Certificate of Appropriateness dated June 29, 2010 for 25 Buffalo Street;
(9) Clarkston Historic District Certificate of Appropriateness dated April 14, 2015 for 25 Buffalo Street;
(10) Old photos from Cara Catallo;
(11) *Clarkston News* April 10, 1985 article entitled “Architecture Archives” by Susan Basinger.