Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26 Buffalo Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-451-012				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735249	Long: -83.417900			
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 1919
Architectural Style	Craftsman/Bungalow
Building Form	Square
Roof Form	Hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Fieldstone and Shingle
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	Casper Warden Home
Current/Common Name	Hahn, Robert and Cameron
Historic/Original Owner	Warden, Casper
Historic Building Use	Single Family
Current Building Use	Single Family
Architect/Engineer/Designer	Warden, Casper
Builder/Contractor	Warden, Casper

Survey Date	December 1, 2021	Recorded By	Cara Catallo	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 Craftsman house sits on the west side of Buffalo Street, featuring stonework by its original owner that also appears in a fence pillar and a short stone wall along the driveway between this residence and 20 Buffalo. The second floor of the house has a shingled exterior with the first floor having a stone exterior.



(east elevation)

The house has a low-pitched hipped roof with wide unenclosed eave overhang. This Craftsman house lacks exposed roof rafters often typical of a Craftsman house. The east elevation has a hipped roof dormer in the attic with a grouping of three single pane windows. The second floor has two double hung three over one windows with colored shutters. The front enclosed screen porch covers the full width of the east elevation with short square columns resting on a fieldstone balustrade. Two steps lead from the front sidewalk to the porch floor and entrance to the house.



(front door – east elevation)

The second floor of the south elevation has two double hung three over one windows with colored shutters. The first floor toward the east end has a tall narrow window (appears to be one over one). Moving west along the south elevation from the window is a first-floor extension with a hipped roof and a stone exterior. On the east elevation of this extension are three steps leading to a doorway. The south elevation of this extension appears to have two tall narrow windows.



(south elevation)


(north elevation)

The second floor of the north elevation has a double hung three over one window with colored shutters. The first floor has three double hung three over one windows with the window in the middle smaller. Much of the north elevation is ivy covered. The west elevation has a one-story addition.

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.

From 1855 to 1910, this property connected with the property west of it, 22-26 S. Main Street, which also included (between the two) a barn and a driveway leading from East Church Street. In 1919, local stonemason Casper Warden built this square style as his own residence with his wife Irene (ne: Dennis). The lower portion of this home well demonstrates his craftsmanship, which is believed to also be exemplified elsewhere in Clarkston.

Casper Warden (1874 – 1949) was a member of the Clarkston Methodist Church, member of Cedar Lodge 60 F. &

A. M., served terms as Village Clerk, Village Vice President, and Independence Township Clerk.

Frank and Alice Merkel owned the house from 1954 thru 1976.

Though no early photos of the house have surfaced, it does still strongly resemble the earliest known photos, which include the shake siding and porch, but not its current shutters, which came sometime after 1979. All of the home's windows were replaced in 2000 when Eric and Nancy Haven were owners.



(c 1989 – owner Marilyn Weiss – south east elevation)



(1989 east north elevation)



(c 2000)

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.

This property retains its support of the Clarkston Historic District by its architectural style and attributes consistent to its time period and the particularly notable craftsmanship in the stonework of its original owner, Casper Warden. The structure's association with a craftsman who likely did so much of the stonework prevalent in the community adds to its meaningfulness.

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 24, 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 1949 March 11* article "Casper I. Warden Answers Last Call";
(7) *Clarkston A Michigan Legacy Preserved* Clarkston Community Historical Society, Inc. 1981;
(8) Clarkston Historic District Certificate of Appropriateness dated June 8, 2000, for 20 Buffalo Street.