Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29 Buffalo Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-452-019				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735060	Long: -83.417260			
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	1873	
Architectural Style	Italianate	
Building Form	Rectangular	
Roof Form	Front Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick & Wood	
Foundation Materials	Fieldstone	
Window Materials	Wood	
Window Type	Multi Church Styles	
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 significance and meaningful community connection					
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	First Methodist Episcopal Church Clarkston					
Current/Common Name	Catallo, Sharron					
Historic/Original Owner	First Methodist Episcopal Church congregation					
Historic Building Use	Religious Building					
Current Building Use	Single Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	November 1, 2022	Recorded By	Michael 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.



(west elevation)



(west elevation)

The commanding brick structure at the northeast corner of Buffalo and East Church Streets is an Italianate style church with arched windows, corbeled brick hoods and brackets, and blind arches (on the front façade). A corbeled brick frieze supports the eaves and marks the division between the building's ground floor and its sanctuary on the second floor. Originally, those Italianate design elements were emphasized with white paint.

The stained-glass windows, wooden doors, and woodwork are original.

The arched double front wooden doors on the west elevation are framed in corbeled brick frieze across the top and about one-third of the way along each side with each door having two tall narrow decorative glass panes in the top half. These panes are separated by wood giving the appearance of a glass arch interrupted in three places by wood.



(west elevation)

There is a decorative circular glass window below the wood trim of the roofline with a double layer of brick outlining the top one-half of the window. Directly below the window is an oval insert that reads" FIRST M. E. CHURCH CLARKSTON."

Below the oval sign is an arched window with brick framing across the top and along the sides of the arch. The arch has one half circle glass pane above six rectangular (two by three) glass panes creating a tall narrow window.



(west elevation)



(west elevation)

The spire for the church rests on a square steeple with an arched pediment roofline on all four sides. The steeple's exterior is wood with a small arch window on each side. The window has a wooden decorative arch crown and a multi-pointed star in the window. On the outside of the lower one third of the window is a slender turned wood spindle balustrade.

Around the 1950s, the congregation expanded the structure to add office and utility space onto the back (east end). Its more modern style and slight indentation in from the original building differentiates the two construction periods. At some point the church's steeple was removed or came down. Later property owners added a new steeple base and steeple, along with a second story screened-in porch (in part to replace a fire escape) on the back portion/east addition in 1981. The porch has a flat sawn Victorian style balustrade and nine square columns with decorative curving support braces attached to a low-pitched roof. On the first floor below the porch is a similar balustrade and four columns; however, the balustrade is open in the middle to allow for entry and parking of a car. Those owners also built the detached carriage house in 1986.



(east elevation)



(north elevation)

The north elevation clearly shows the division between the original structure and the addition (which is inset with respect to the original façade). Beginning at the west end (front), there are three panels of brick separated by brick pilasters from the eaves to the ground. Decorative brackets connect these columns to the eaves. In each panel on the second level, there is a tall narrow decorative round arched fixed window, each with overlying storm window. In the rounded arch of each, there is a stained-glass pane. The first tall, narrow window at the west end is filled with an original, fixed, leaded, stained glass window. The other two have six panes each (two by three). Each window has a three course, raised decorative brick hood. The first and second levels are separated by a dentilated brick corbel. On the first level there is a smaller one over one double hung window directly beneath each of the tall windows. The fourth panel of brick façade of the north elevation shows an entryway on the second level, contiguous with a narrow round-arched window above that is similar to the three larger ones to the west. The round arch contains a fixed stained-glass pane. The wooden door is obscured by a Victorian -style screen/storm door. There is an outdoor lamp to the upper right hand of the door. The entryway is approached by wooden stairs on each side (east and west) which have bilateral railings having flat sawn Victorian-style balusters. The stairs have multiple steps to a landing, turn and five more to the doorway. This landing at the entryway continues as a porch/balcony along the second level of the north elevation from the easterly end of the original structure to the easterly end (northeast corner) of the addition. At the intersection of the original building and the addition is a decorative brick column from the roofline to the ground with two decorative brackets at the roofline. There are two more similar columns separating the windows on the original section of the north elevation. The dentilated brick corbel between the two floors is apparent. Along with the inset of the addition, the roof line is a few feet lower than the original building. This second level of the addition has three tall, narrow fixed windows, equally spaced) each with 28 panes (four by seven) each covered by a storm window. Between the first two is another door with entry off the porch balcony. The flat sawn Victorian-style balustrade and railing continues the length of the porch and joins an identical balustrade at the northeast corner of a second level porch/balcony on the east elevation.



(south elevation – west end)



(south elevation west end window)



(south elevation east end)



(south elevation entrance)

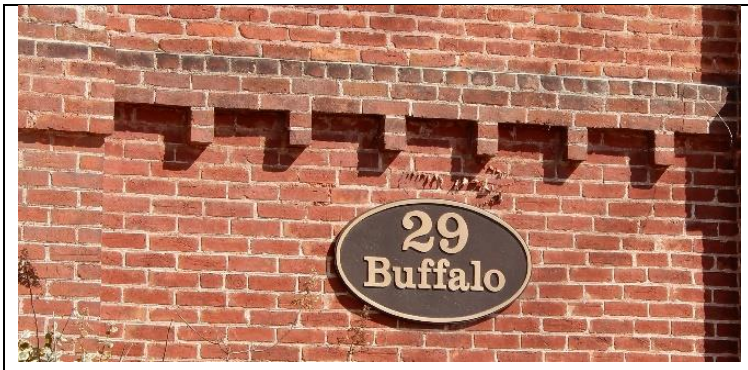
On the second floor of the south elevation, there are four tall, narrow decorative round arched glass windows. Each with an overlying storm window. These windows are fixed although divisions in the “storms” make them appear to be double hung. In the rounded arch of each, there is a stained-glass pane. The first (west end) is a tall, narrow, leaded original, stained, glass window. The remaining three tall, narrow windows below the arch, all were originally stained glass but were broken out between occupants. Now, each contains six windows (two by two by two), each of which contains six lights (two by three). There is a three course, decorative raised brick hood over each arch. Each of these window complexes is within a brick panel, each of which is separated by a raised brick “pilaster” extending from the eaves to the ground. Two decorative Italianate style brackets connect these columns to the roof eaves. There is dentilated brick frieze separating first and second levels. On the first level there is smaller, narrow one over one double hung windows, directly beneath those on the second level. Each of these has a two course brick “hood” that is nor raised, but flush with the surrounding brick façade.

Where the two story addition joins the original there is an entryway having a wooden door with two narrow half-arch windows separated by a wood vertical trim in the upper one half panel. The doorway is protected by a steeped roof pediment supported by a decorative bracket on each side. Toward the east end on the first floor are three eight over eight double hung windows with large wood trim. Above the door there is a long, narrow fixed window with 32 panes (four by eight) covered by a three part storm window. Two more identical windows are equally spaced toward the east end. The last one is directly above the last of the first level windows. These all have large wood trim components.

In the middle of the south elevation a tall brick chimney is visible.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.





In 1831 the property site transferred from the United States to Butler Holcomb. Tax records indicate that in 1833 Jeremiah Clark became owner and in 1839 it changed hands to Nelson Washington Clark.

On the heels of the establishment of the first Methodist congregation in Independence Township (1834-1837), Silas Smith, a preacher and carpenter, constructed a wooden, windowless church on the property in 1841. For 32 years it remained unfinished, with the congregation instead meeting at the schoolhouse.

In 1873, church members razed that dilapidated building to construct a 40 by 60 feet brick Italianate church with a spire on the same site at a cost of $9,000. The building committee included E. Stiff, J. Peter, and M.B. Vliet. Local farmer and church member Peter Addis used an ox team and a stone boat to transport rocks from his farm to form the building's foundation. On June 1, 1873, parishioners set in place the cornerstone; on December 14, 1873, they dedicated the new building, big enough to hold a 300-person congregation.

The parish repaired the building after a 1930 fire caused extensive damage to the interior and added office and utility space to the back of the building in the 1950s. Still, the parish outgrew the space, so in 1961 they built a new church within walking distance, east down Church Street. Although Sunday school remained in the building for some time, the parish sold the church along with the adjacent parsonage and a second house on Buffalo Street to the Salvation Army in 1967.

Essentially abandoned by 1974, all three properties deteriorated, and the church building suffered vandalism, with its largest stained-glass windows broken and eventually boarded up. A builder named Bob Adams purchased the three properties when they went on the market. After fixing up and selling the homes, Adams sold the church to Clarence and Sharron Catallo, who then hired Adams as general contractor to rehabilitate the structure and convert it into a private single-family residence. The 18 months renovation included restoration of the exterior as much as possible, including returning a steeple atop the bell tower, which still housed the fully functional original church bell. They repaired and restored the top arched stained-glass windows, wooden doors, and woodwork, all original. They moved the church's original front doors inside to better preserve them and the ladder that went to the bell tower became decorative, now hanging in the kitchen. They added a second story screened-in porch to the back of the building in 1981 and a stand-alone carriage house in 1986. In 2007, the windows on the east elevation were replaced with wood windows of the same style and number of window lights.

The exterior additions performed are easily differentiated from the original.

Clarence Catallo, a philanthropist, financial wizard, race car enthusiast, and dog lover, died in March,1998; Sharron Catallo has been the mayor and served on the City Council for the Village of Clarkston for many years. She continues to be an avid supporter of the community. In 2013, the outdoor porch deck on the north elevation was replaced with wood composite material. Two large evergreen trees on the west elevation were removed in October 2015 due to complex spruce needle disease. Two similar trees were planted.

The ladder that went to the bell tower now hangs in the kitchen to store pots and pans. The oak side door with its stained-glass window now is the passageway to the master bedroom.





(c 1880)



(c 1955)



(c 1989)


29
BUFFALO
This property has
been placed on the
NATIONAL REGISTER
OF HISTORIC PLACES
by the United States
Department of Interior

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 brick 1873 Italianate church stands on the site of the first Methodist frame meeting house (c. 1841-1847) for the Village of Clarkston. The placement of the church was the conscious decision of the community. The workmanship of the building is evidence of the craftsmen constructing this place of worship. The building continued to serve the community until the congregation outgrew it. Fortunately, the church was not destroyed when the parish moved in 1961, though it fell into disrepair. Once it became a private residence, the building received much-needed care to return it to its earlier glory, which many native Clarkstonians recall from family services. Overall, the building retains its historic architectural details and holds sufficient integrity to remain a contributing resource to the Clarkston Historic District.

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) *Clarkston News* November 19, 1980 article entitled "What Goes Up";
(4) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991-2005 and research by Susan K. Basinger;
(5) *History of Oakland County, 1817-1877;* Philadelphia: L.H. Everts & Co., 1877;
(6) Personal letter from Mrs. John Harris to Mr. Harry P. Edmonson dated December 27, 1873, describing dedication ceremonies of the Church. Letter now in possession of Clarkston Community Historical Society;
(7) Cornerstone on the structure's southwest corner reads "1873";
(8) *Clarkston: A Michigan Legacy Preserved,* Clarkston Community Historical Society, Inc. 1981;
(9) *Images of America Clarkston* Cara Catallo for the Clarkston Community Historical Society, Charleston, S.C.: Arcadia Publishing, 2015;
(10) *Detroit Monthly June 1986* article by Chuck Bennet photography by Bruce Hubbard entitled "Born-Again Church";
(10) *Heritage,* Philadelphia: L.H. Everts & Co., 1877 Edited by Jennifer L. Radcliff;
(11) Photos and information from current homeowner, Sharron Catallo and daughter Cara.
(12) *Clarkston News* March 25, 1998 article by Eileen McCarville entitled "Local philanthropist dies";
(13) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed January 5, 1976 by Jennifer Radcliff;
(14) Clarkston Historic District Certificate of Appropriateness dated August 13, 2013 for 29 Buffalo Street;
(15) Clarkston Historic District Certificate of Appropriateness dated October 01, 2015 for 29 Buffalo Street;
(16) Clarkston Historic District Certificate of Appropriateness dated November 16, 2007 for 29 Buffalo Street.