Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	54 Buffalo Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-453-011				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.734250	Long: -83.418030			
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 1850/1864	
Architectural Style	Greek Revival	
Building Form	Irregular	
Roof Form	Front Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl	
Foundation Materials	Field Stone/Concrete Block	
Window Materials	Wood/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 Significance						
Period(s) of Significance	1832-1870						
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	Scrace House						
Current/Common Name	Alvin & Cornelia Covent Living Trust						
Historic/Original Owner	Schoolhouse District Building 3						
Historic Building Use	Education						
Current Building Use	Single Family						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	12/22/2022	Recorded By	C. Catallo	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

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 with a front gable high-pitched roof emphasized by a wide band of trim and a broken pediment. Unlike many Greek Revival structures this house has no porch. There is a south side wing (lower than the two-story dominant portion) with a low-pitched roof.



(east elevation)

The two-story portion of the house has no windows on the second level and a wooden door with a wide simple entablature in the middle of the first floor on the east (front) elevation. Two steps from the front walkway lead to a concrete landing with black wrought iron balustrade on two sides of the landing and along both sides of the steps. On each side of the entrance is a six over six double hung window. There is a tall exhaust pipe visible above the north side of the roofline. The single-story south wing has a wood door in the middle with two steps from a second front walkway leading to a concrete landing. There is no balustrade around the landing and no railing along the steps. On each side of this entrance is a six over six double hung window.



(northeast elevation)

The north elevation of the original two-story portion of the house has a single six over six double hung window in the middle of the first floor. There are no windows on the second floor. There appears to be two skylights in the roof next to the apex of the north elevation.

There is a one-story addition on the west elevation visible from the north elevation. The north elevation portion of this addition has an entrance at the intersection of the two-story original portion of the house and the addition. There are two steps that lead from the driveway on the north side of the house to the entrance with black wrought iron railing on both sides of the steps. West of the doorway is a double hung window. This addition has a low-pitched roof with a wide wooden trim.



(north elevation)


(south elevation)

The south elevation of the single-story addition on the south end of the original two-story structure has one six over six double hung window toward the west wall. There are two skylights near the apex of the south roofline of the original two-story portion of the structure.

The back of the garage is visible from the south elevation.

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 1849 Nelson W. Clark sold this property to the District Board of School District No. 3. Built c. 1850, this structure originally served as a schoolhouse (grades 1-10). In 1864 the School Board sold the property to John T. Peter. The 1872 map of the Village of Clarkston shows a building footprint with the owner J. Peter.

This house also has connections to several notable Clarkston families who owned it, including Leman Gulick, whose grandfather Henry was one of Independence Township's early settlers (and for whom nearby Gulick Lake was named). Fred Vliet, a member of the family that owned many businesses in Clarkston ("Wiltsie" Vliet lived next door at 40 Buffalo) and owned the property in 1920. The Scrace family, who owned it from 1925-1954+, the last of whom was Ada Scrace, (the youngest of six children of Frank and Anjanette) midwife to Dr. Clark Sutherland until 1917, when she went on to work as a nurse in Goodrich. She later returned to Clarkston to care for her ailing sisters and eventually for Dr. Sutherland himself. Ada Scrace (1855-1944) also worked in the post office some 15 years. While living in Clarkston Ada started the first literary club.

In a remodeling in 1950, large plate glass windows were added to either side of the front door. When the Village of Clarkston was identified as a historic district, the house was owned by David DeLong. Then in 1996 the owners, Alvin and Connie Covent, constructed a garage on the property. In 2021 Pinnacle Pristine High-Performance

Architectural Shingles manufactured by Atlas Roofing replaced the deteriorated roof.



(date unknown)



(date unknown)



(date unknown)



(southeast elevation 1989)


(northeast elevation 1989)

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>.

This structure's eligibility is supported in every way, because of its impressive integrity, in architectural design and materials, workmanship, setting and location, but most of all because of its feeling and association related to it being a former schoolhouse, a meaningful structure in local history, as well as its association with the Gulick, Vliet and Scrace families.

References

List references used to research and evaluate the individual property.

(1) 1872 map of Clarkston, *Atlas of Oakland County;*
(2) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(3) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed May 17, 1976 by Betty Galligan;
(4) Old photos from Cara Catallo;
(5) Clarkston Historic District Memorandum of Administrative Approval dated September 2, 2021, for 54 Buffalo Street;

(6) *Clarkston News 1938 October 14* article “Mrs. Ann J. Scrace Celebrates 83rd Birthday”;
(7) *Clarkston News 1944 February 18* article “Obituaries Ann Janette Scrace”;
(8) *Clarkston News 1935 October 5* article “Literary Club Has First Meeting”;
(9) Clarkston Historic District Certificate of Appropriateness dated October 22, 1996, for 54 Buffalo Street;