Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	68 Buffalo Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-453-013				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.73790		Long: -83.417820		
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 1855
Architectural Style	Greek Revival
Building Form	Irregular
Roof Form	Front Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Cedar Shakes
Foundation Materials	Field Stone
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 Structure					
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	None					
Current/Common Name	Patercsak, Peter					
Historic/Original Owner	Selden, Theodore					
Historic Building Use	Single Family					
Current Building Use	Single Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	June 20, 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 Greek Revival Structure sits on the west side of Buffalo Street with a driveway on the north elevation leading to a detached garage. This two-story structure has a broken front (east) gable with two one over one double hung windows on each side of the second floor with simple pediments and located partially in the gable. The first floor has two similar windows each with a window box. Between the windows on both floors is an addition with a steeply pitched roof slightly off center extending several feet outward from the original façade and contained within the bounds of the gable with an entrance on the first floor. This s an entrance with a Tudor-style appearance. One step from the front sidewalk (east elevation) leads to a cement landing and a door with three horizontal glass panes in the top one third.



(east elevation)

There is another addition on the south elevation with siding rather than shingles. The east elevation of the single -story portion of the addition has a pair of one over one double hung windows with a simple pediment and a low-pitched hipped roof.



(south elevation)

The south elevation has had two additions. The first addition is the east end with a hipped roof and a grouping of three one over one double hung windows on the south elevation. It appears as if the first addition was extended the length of the two-story south elevation of the house adding another three-window grouping of double hung windows on the westerly portion of the south elevation. Later it appears as if a rectangular second floor addition was added on the west end of the south elevation. This second-floor addition on the south elevation has a flat roof and a grouping of three small windows on the second floor.


(north elevation)

The north elevation has a prominent two-story field stone chimney at the east end. There is a small one over one double hung window at the west end of the first floor next to a single-story porch with two square columns and a low-pitched roof. Two steps lead from the sidewalk portion of the driveway to the porch landing.

There are no photos of the west 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>.

The property history reports between 1848 and 1855 jump in the lot value from $30 to $290 most likely indicating a structure was built. At the time, the property belonged to Theodore Selden. The 1872 map of the Village of Clarkston reports the property ownership as William Molbey/Malby. William settled in the Clarkston area around 1836 and he and his wife were early members of the Methodist Episcopal Church.

By 1935 William and Prudence Dunston owned the house. William had previously purchased the Waterbury's Home Market located at 10 South Main Street and renamed the store Dunston's Market. He had also purchased the Crosby & Teggerdine meat market located at 12 South Main Street in 1924. Both business locations were

wood structures that were destroyed by fire in 1927. Then William became a salesperson for Clifford Stanley Real Estate located in Fenton, Michigan. Prudence was a teacher in the Clarkston School District and held the office of Village Treasurer for a period.

Circa 1930, the gabled front porch on the east elevation and the sunroom on the south elevation were added.



(c. 1964 – east elevation)



(c 1978 east and north elevations)



(c 1989 east and north elevations – owner Ed Ashby)



(c 1989 south and east elevations)

The current owner Lisa Patercsak works as an account manager. In 2018, Lisa added a porch to the north elevation of the house.

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 structure has had several modifications and additions over the years. However, the original Greek Revival section of the house is still the dominant feature of the house and supports the resource continuing as a contributing resource to the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) 1872 Map of the Village of Clarkston;
(2) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991-2005 and research by Susan K. Basinger;
(3) Clarkston Historic District Certificate of Appropriateness dated November 13, 2018 for 68 Buffalo Street;
(4) Old photos provided by Cara Catallo and Lisa Patercsak.