Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	7 Buffalo Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-452-001				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735670	Long: -83.417400			
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 1860-1880	
Architectural Style	Italianate	
Building Form	Rectangular	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Cedar Clapboard	
Foundation Materials	Fieldstone/Concrete	
Window Materials	Vinyl	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

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	1832-1970					
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	Yoh Home					
Current/Common Name	Schaffer, Robert and Wendy					
Historic/Original Owner	Johnson. S. R.					
Historic Building Use	Single Family					
Current Building Use	Single Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	June 1, 2022	Recorded By	Cara Cattalo/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 Italianate structure sits at the intersection of Buffalo Street and East Washington Street. The house sits back from East Washington Street close to the south property line. The low-pitched hip roof has wide overhanging eaves with decorative dentilated wood trim but the supporting brackets beneath have been removed.



(north elevation – view from East Washington Street)

On the north elevation the second floor has four tall narrow windows with dentilated pediment matching the wood trim of the eaves and dark colored shutters. Two are in the original house and two in an apparent addition to the east with a slightly lower roofline. Although this apparent addition may contain the oldest part of the house. On the first floor at the far east end is an attached two-car garage with a steep pitched side gable roof. Across three-fourths of the first floor starting at the east end next to the garage is a one-story porch with nine square posts with a large, decorative, vertically rectangular base and a square box capital connecting to a wide decorative entablature. Four steps lead from the sidewalk to the front porch. Inside the porch at the east end is a one over one double hung window. On the west side of the window (and connected to the window) is a wood door with a large glass pane. Continuing west along the north elevation is another one over one double hung window. This window has the same decorative crown as the windows on the second floor. Continuing west is a pair of double glass doors with a small wood frame inside the porch. Outside the porch on the first floor at the west end of the north elevation is a pair of one over one double hung windows with the same dentilated pediment as the wood trim of the eves.



(north elevation east end)

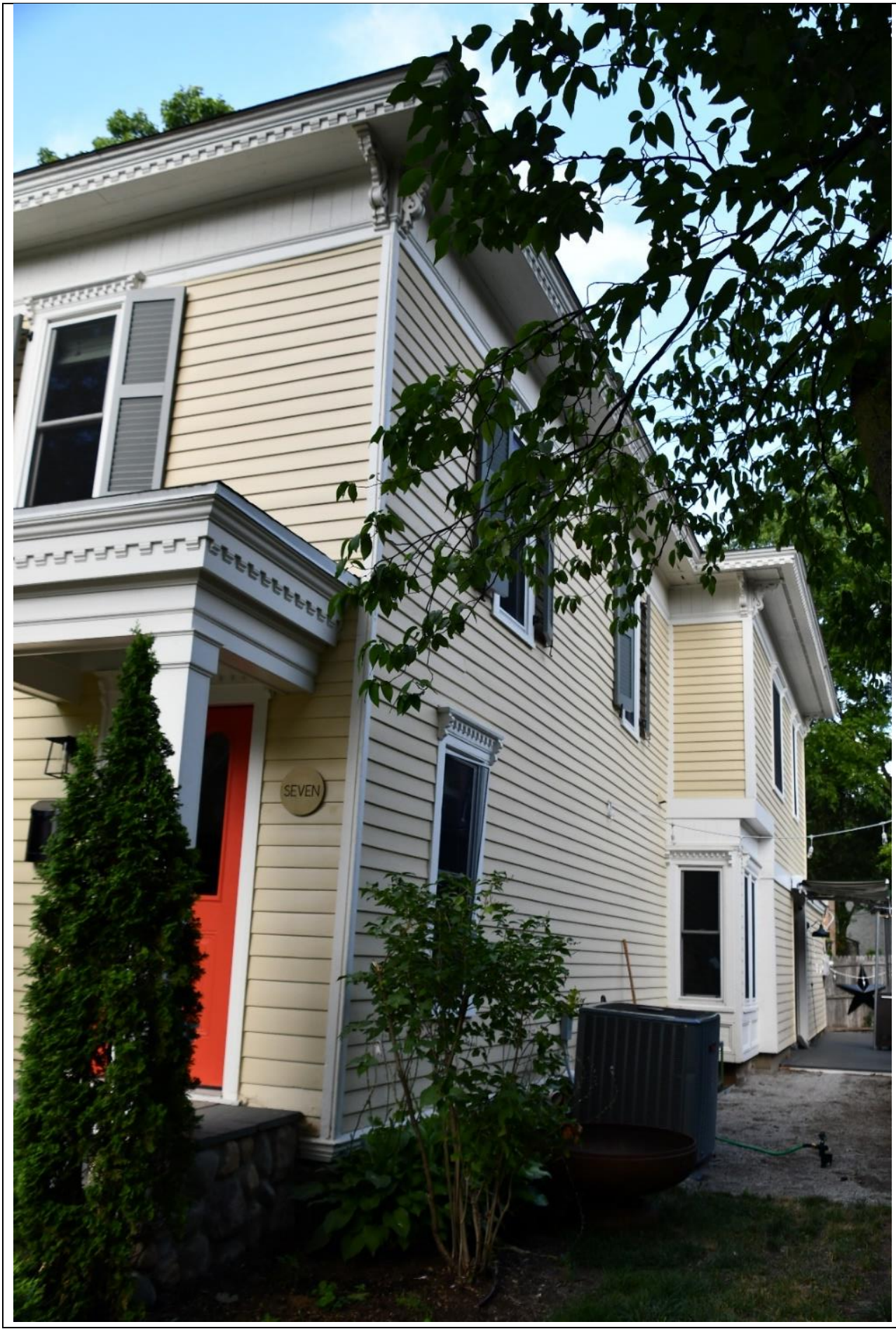


(double hung windows with the decorative dentilated crown)



(west elevation)

The dentilated decorative wood trim along the eaves on the north elevation continues all-round the house. The west elevation on the second floor has two tall narrow one over one double hung windows with the decorative pediment that matches the decorative trim along the roofline. Both windows have dark colored shutters. The first floor on the west elevation has two large four over four double hung windows each with a dentilated decorative pediment. On the south end of the west elevation is a solid wood door with decorative wood pediment that matches the windows and a pair of tall narrow glass panes in the top on-half of the door. The door resides in a one-story porch with two square pillars and a wide decorative entablature all matching those of the one-story porch on the north elevation. This is a more formal entrance than that on the north elevation.



(south elevation)

On the south elevation at the west end the second floor has two tall, narrow one over one double hung windows with dark colored shutters and the dentilated decorative wood pediment. The first floor at the west end has a one one over one double hung window with the decorative pediment crown. Continuing east along the south elevation there is a build out with two one over one double hung windows on the second floor. On the first floor at the west end of the build out is a one over one double hung window with the wood pediment crown. Connected to the first floor on the south elevation is a pair of one over one double hung windows. Toward the east end of the south elevation is a doorway.

There is a black metal picket-type fence inside the sidewalk on the west and north elevations and extending up the driveway to the garage (east side). There are gates at the west elevation entrance and near the garage.

No photo of the east elevation. The east elevation contains the garage which is on or very close to the property line and cannot be easily seen.

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.

The parcel's assessed value in 1855 and the footprint noted on an 1872 map indicates the existence of an L-shaped home typical of a small Midwestern Greek Revival house, among the most popular styles in Clarkston. In 1880, that assessment doubled, suggesting that owner S. R. Johnson built the taller Italianate that exists today.

Until 1920, the same owner owned all the property along the south side of Washington Street to 50 East Washington Street. Ben Miller split off a 40-foot-wide lot for the site of 44 East Washington Street and then another 40 feet for 38 East Washington, onto which a house that had stood at South Main and Church Streets was relocated.

A former longtime owner stated that she had knowledge of the house originally having a wraparound porch, common with Italianate, but unfortunately no known early photos of the house appear to exist beyond one unconfirmed possibility. Among its many alterations:

- Around 1910, owners added to the taller section of the north façade a bungalow-style wood clapboard screened-in porch, with tapered square wood posts above the railings to support the roof. Subsequent owners removed it in 1995, closing in the opening with an exterior wall.



(date unknown)



(date unknown)



(date unknown)

- In 1939, homeowners added a laundry room and garage expanding back from the east façade.

At the time the Clarkston Historic District was certified, the structure was owned by Harry (1918-1988) and Ruth Yoh (1924-2012).



(c 2013)

- At some point, homeowners replaced the wood windows with replacement windows, which currently are vinyl.
- The side porch (west elevation) was added in 1997.
- In 2013, homeowners extensively renovated the home, expanding the second story over the single-story section believed to be the oldest (c. 1855) section of the building all the way to the garage, returning a porch to the Washington Street façade with French entry doors, and adding a smaller covered porch to the Buffalo Street entrance. They also removed shutters.
- In 2020, homeowners, Jason and Rhiannon Cherwak, made notable additions including replacing two-non historic windows with a box bay with continued placement of brackets between frieze and soffit.
- In 2020/2021, the one-and one-half attached garage on the east elevation was demolished and replaced with a two-car carriage house connected to the east elevation mudroom.
- In 2021, homeowners, Robert and Wendy Schaffer, installed black wrought iron fencing along the north elevation (East Washington side) of the property.



(north elevation 2020)

- In 2022 Robert and Wendy added louvered wood shutters to the upstairs windows, poured new concrete walkways, a new driveway, replaced deteriorating wood porch deck (north elevation) with composite deck material, and added a raised circular stage-like patio on the East Washington (north side) 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. <u>This is required for all properties</u>.

Over the years this Italianate structure has had several additions and modifications. However, the single-family residence still retains many of its original features and continues to be a contributing resource to the Clarkston Historic District. The changes are easily distinguishable from the original house.

References

List references used to research and evaluate the individual property.

(1) Old Photos from the Clarkston Community Historical Society and Cara Cattalo;
(2) 1872 map of Clarkston, *Atlas of Oakland County;*
(3) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed June 16, 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 August 5, 2020 for 7 Buffalo Street;
(6) Clarkston Historic District Certificate of Appropriateness dated December 15, 2021 for 7 Buffalo Street;
(7) Clarkston Historic District Certificate of Appropriateness dated May 21, 2022 for 7 Buffalo Street;
(8) Clarkston Historic District Certificate of Appropriateness dated February 15 , 2022 for 7 Buffalo Street;
(9) Clarkston Historic District Certificate of Appropriateness dated January 18, 2021 for 7 Buffalo Street.