Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	77 Buffalo Street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-454-006				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.73351		Long: -83.417220		
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 1953
Architectural Style	Ranch
Building Form	Rectangular
Roof Form	Side Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Siding (aluminum?)/Brick
Foundation Materials	Cement Block
Window Materials	Aluminum ?
Window Type	Double Hung; Casement
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	None					
Current/Common Name	Baldwin, Michael G. and Cynthia A.					
Historic/Original Owner	Thompson, Wayne					
Historic Building Use	Single Family					
Current Building Use	Single Family					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	June 23, 2023	Recorded By	Nancy Moon	Agency Report #	

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

Narrative Architectural Description

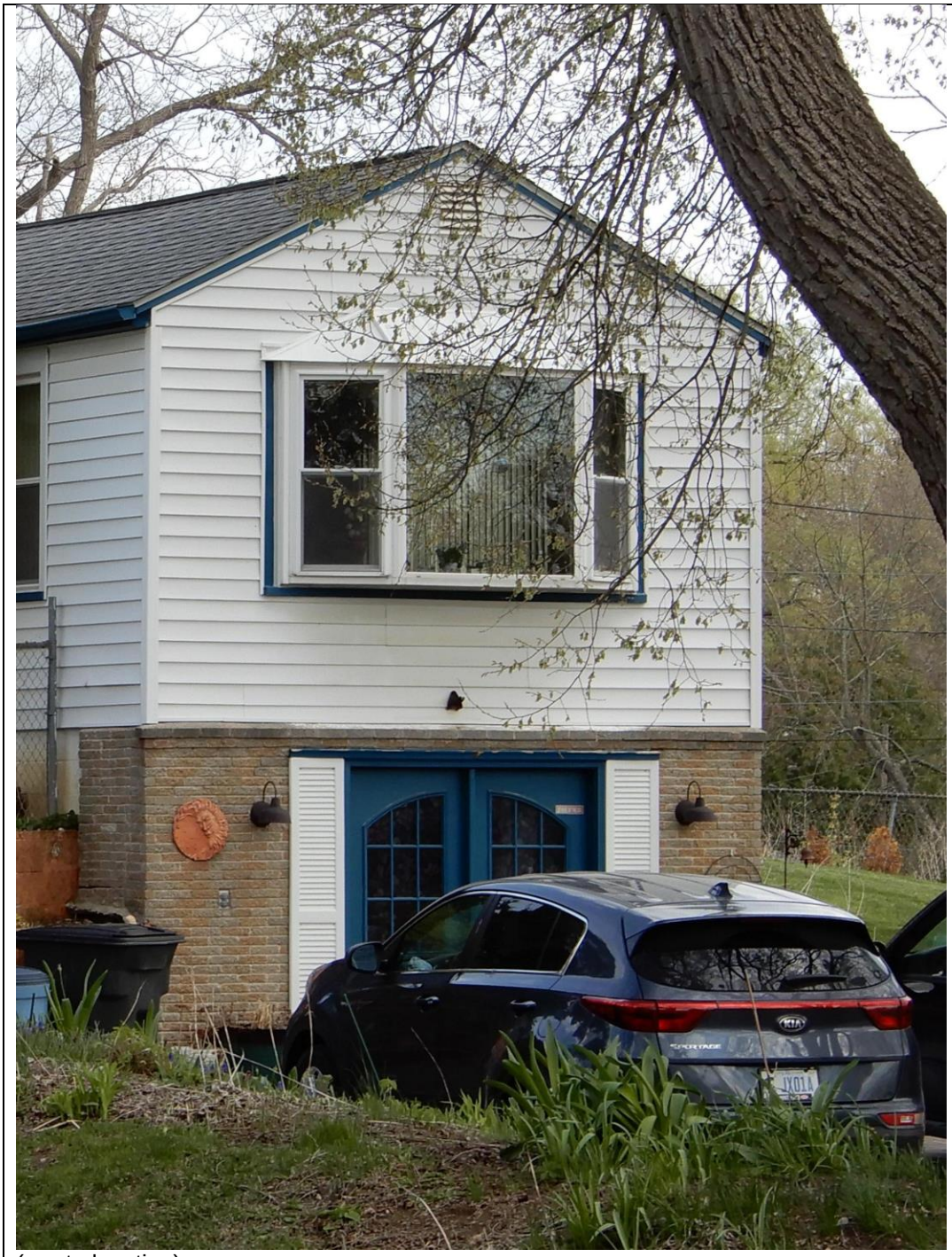
Provide a detailed description of the property, including all character defining features and any accessory resources.



(north elevation)

This structure with its one-story shape, low-pitched roof, and one-story extension on the west elevation sits on a hillside on the east side of the south end of Buffalo Street. The north elevation on the east end has a prominent brick chimney at the roof ridge, just off center east to west. There is a tall one over one double hung window at the east end, then moving west there is a small one over one double hung window, and a sliding window on the west end of this section of the house.

The low-pitched roof of the westerly extension is lower than the roofline of the east portion of the structure and connects below the louvered attic vent in the west elevation of the east section. The extension has a porch extending about two-thirds across the north elevation with four wooden columns across the front and a wooden column at each end connected to the house. There is a wooden balustrade and five cement steps from a walkway to the cement landing. There is an entrance in the middle of the four columns across the front. It appears as if there was an opening on the west elevation of the east section of the house leading to the porch. At the edge of the column on the west end of the porch is a one over one double hung window outside the porch.


(west elevation)

The west elevation side gable has a louvered attic vent. Centered in the west elevation is a canted bay window with a one over one double hung window on each side and a picture window in the middle. The lower level has brick siding and a pair of wooden doors with curved panels having three panes in the curve; below these are twelve panes (four down by three across) with a shutter on each side.



(south elevation)



(south elevation)

The south elevation of the structure sits on the hillside with the west end supported by a cement wall with a small glass block window directly below the first floor. The west end of the westerly extension has a picture window with a casement window on each side. The east section of the south elevation has a deck with a black wrought iron balustrade and railing along the steps on the west end. This section of the house appears to have a pair of glass sliding windows (or casement) on each side of an entrance on the deck. The recessed door has a large decorative oval glass panel. The dominant brick chimney is visible from the south elevation also.

There are no photos of the east 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 structure sits on property that was originally part of the Butler Holcomb estate in 1831. Then the ownership moved to the Jeremiah and Nelsen Clark families. The 1872 map of the Village of Clarkston identifies the ownership as William Malby/Molby but no footprint of a building. Based on tax data there was a significant jump in value from 1946 to 1956, most likely indicating a structure was added. The ownership at the time was Wayne L. Thompson (1898-1957).



(date unknown – north/west elevation)



(date unknown west and south elevations)



(2000 north and west elevations)

After 2000, a bay has been added to the west elevation on the first floor in place of the grouping of three windows as noted in the above photo. Secondly on the south elevation the lower-level casement windows were replaced with a doorway creating direct entrance into the lower level before 2000. A deck has been added to the south elevation with an entrance replacing a window (s) on the south elevation. On the north elevation, the porch at the west end was previously enclosed but sometime after 2000, the walls were removed creating an open porch. The precise date of these modifications is unknown.

In 1980 at the time the Village of Clarkston was certified as an historic district, the owner was Dave Daniel. The current owners, Michael and Cynthia Baldwin purchased the home in the mid-1990s. Michael holds a residential builder license.

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 house in many ways is typical of ranch style homes built in the post-World War II era to satisfy the housing shortage. With local increase in business and factory jobs such as Henry Ford's Village Industries and Hawk Tool Manufacturing and Engineering Company, Clarkston was no different from so many of the small towns. It was the logical progression from the 19th century mill town that engendered this building boom on the space available in the 1950's; in this case availing themselves of the hill location. It possesses integrity in the aspects of location, design, materials, workmanship and setting- being characteristic of time and place. This deserves to be included as a contributing resource of 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) Old photos provided by Cara Catallo.