Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	15 Waldon Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-453-014				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.733630	Long: -83.417880			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	c 1952	
Architectural Style	Ranch	
Building Form	Rectangular	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block and Brick	
Window Materials	Vinyl	
Window Type	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 Structure and Location						
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	Giampetroni, Paul and Christy						
Historic/Original Owner	Unknown						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 1, 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 ranch style structure sits as the first structure on the west end (north side) of Waldon Road built into a hill side. The house has a low-pitched side gabled roof with no dormers and a wide overhang. On the south elevation there is a full-length porch/balcony (since the house is built into a hillside) with a black wrought iron balustrade and black iron pillars in the middle and a double pillar at each end of the porch. At the west end of the first floor is a grouping of three casement windows with shutters. In the center and the east end of the first floor is a pair of smaller casement windows with shutters.



(south and east elevations)

On the lower level of the south elevation as part of the hill side at the west end is a solid man door under the overhang of the first-floor porch/balcony. The east end is a two-garage garage.

The east elevation first floor has two casement windows with shutters and a louvered gable vent in the peak of the side gable. The east elevation north end is at ground level; as one looks toward the south, more of the brick foundation is exposed incrementally as the hillside falls away until the south elevation is again at ground level.



(east and north elevations)

The north elevation has two casement windows set high on the wall under the eaves. There is a poorly visualized entrance at the west end.



(west elevation)

There are numerous evergreen trees on the west elevation such that acquiring a photo of the house was not possible.

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 property was part of the Nelson Abby holdings during the early years of Clarkston. Nelson Abbey was one of the first physicians in Clarkston and served as the Clarkston Postmaster from 1869-1873. The lot remained vacant until this structure was built c 1952. William and Prudence Dunston owned the property from 1939 at least until 1952 when the property value changed from $ 175 to $ 2500. William owned the Dunston's Market located at 10 South Main Street and in 1924 purchased the Crosby & Teggerdine meat market at 12 South Main Street. Both wooden buildings burned in 1927. By 1955 Bill was a salesman for Clifford M. Stanley Real Estate and residing at 68 Buffalo Street.. Prudence was a teacher in the Clarkston School District and served as the Treasurer of the Village of Clarkston.

At the time the Clarkston Historic District was certified the owner was Mary Van Schoick.



(south elevation date unknown)

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 appears to be the only ranch style house in the village with an attached garage as part of the hillside on which the house sits. This structure emphasizes the design of a sprawling house where land was more plentiful and no longer a small lot requiring a two-story house. It exemplifies the post war need for housing in a small village with growing population. In some ways it is typical of its time, place, materials and workmanship. It possesses integrity in these two aspects plus location, design and setting. It deserves to be included as a contributing resource in the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(2) Real estate documents online;
(3) Old photo from Cara Catallo.