Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	21 Miller Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-181-004				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.740550	Long: -83.420680			
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 1925
Architectural Style	Craftsman/Bungalow
Building Form	Irregular
Roof Form	Dual
Roof Materials	Asphalt Singles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Cement Block/Fieldstone
Window Materials	Aluminum
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	Architecture 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	Dacosta, Margaret Trust						
Historic/Original Owner	Gundry, Roy and Helen						
Historic Building Use	Single Family						
Current Building Use	Single Family						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	January 5, 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 bungalow style one-and-half story home sits on the south side of Miller Road. There is a chimney visible from the north toward the middle of the side gable roof line for the south elevation. The top one-half story has five windows, each of which is three (narrow vertical lights) over one double hung windows centered in the middle of what was originally a shed dormer. Directly below, the first floor (enclosed porch) is a pair of three vertical over one windows on each side of the entrance. There is a decorative wood door with a small window in the top one-third. The front porch has a distinctive prominent half-circle decorative fan pediment and is supported by two square pillars one on each side of four steps with a railing on each side to the front brick walkway. The fieldstone foundation is along both sides of the steps.



(north elevation)


(west elevation)

The extended shed dormer construction on the north and south elevations creates a dual roofline with a moderate pitched gable roofline and a steep pitched gable roof line inside. On the south end under the addition gable roof is a small octagonal window near the corner. Within the steep gable is a three vertical over one double hung window.

On the west elevation of the enclosed porch are two more identical to the previous windows. On the first-floor west elevation is another similar window. There is a small one-story addition to the west elevation toward the south end of the house. At the intersection of the addition and the original house is an entrance with a small, slanted pediment. The north elevation of the addition has another similar window. There is a pair of similar windows on the west elevation of the addition. The west elevation of the original house at the south end has a pair of double hung windows.



(east elevation)

The east elevation of the original front porch that is now enclosed has two same as previous windows. The steep, pitched gable on the east elevation has a louvered vent in the peak and another similar window in the gable . The first floor has three small windows that roll out from the top toward the north end and a pair of three vertical over one double hung windows toward the south end. A driveway along the east elevation leads to a two-car garage.

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 1872 Map of the Village of Clarkston shows no footprint of a structure along Miller Road with ownership of I. (Isadore/Esidor) Jossman. This bungalow style structure is one of the five homes built in the King-Wompole Plat during the mid-1920s. Mr. Jossman is credited with starting the first bank (Clarkston Exchange Bank) in the Clarkston area. He used milk cans as money boxes in his general store.

In 1938 a free-standing garage was built on the east side of the house by Roy (1893-1971) and Helen (1894-1984) Gundry. Roy, a carpenter, served the village as a trustee for 13 years, served as treasurer of the Masonic Temple association, and a life member of the Jospeh C. Bird Chapter 294 OES. At both of their passings, the house was inherited by their daughter, Gladys Ann Gundy MacArthur. Gladys sold the home to Margaret DaCosta on a land contract. By 2002, Margaret owned the house completely.

The original clapboard was covered with aluminum siding, but the date is unknown. In 1980 a shed roofed dormer was added to the south elevation on the second floor.



(1989 – northeast elevation)



(1989 – northwest elevation)



(2017 - northwest elevation)

Between 1989 and 2017, the shed dormer on the second floor of the north elevation was enlarged to nearly the full width of the north elevation and additional windows were installed. The front porch (north elevation) was enclosed, and a half circle-fan pediment was installed as the roofline of a small porch with two square pillars. The foundation of the front porch was changed to fieldstone.


(2017 northeast elevation)

In October 2017 Ms. DeCosta removed a window on the west elevation that was damaged due to the roof drainage and enclosed the opening with siding to match the existing. A year later she replaced the existing garage door which was no longer functional with a new 7 ¼ inch wide lumber and painted to match the existing other entrance.

In May 2022, Ms. DaCosta replaced two damaged and deteriorated fences in the backyard (south elevation) with new vinyl fencing which was approved since the fence was in the rear yard.

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 bungalow style structure is one of the five homes built in the King-Wompole Plat during the mid-1920s. It has had a few changes, but it still retains significant features of a bungalow structure and remains a contributing resource to 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) 1872 Map of the Village of Clarkston;
(3) Old photos from Cara Catallo;
(4) Clarkston Historic District Commission Certificate of Appropriateness dated October 10, 2017 for 21 Miller Road;
(5) *Clarkston News 1967 June 1* article “Esidore Jossman – Clarkston’s first bank owner” by Constance Lektzian;
(6) *Clarkston News 1971 November 18* article “obituaries – Roy Gundy”;
(7) Clarkston Historic District Commission Certificate of Appropriateness dated June 12, 2018 for 21 Miller Road;
(8) Clarkston Historic District Commission Certificate of Appropriateness dated May 21, 2022 for 21 Miller Road.