Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	148 North Main street				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-252-007				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.740150	Long: -83.418680			
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 1930	
Architectural Style	Tudor	
Building Form	Rectangular	
Roof Form	Front Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Stucco	
Foundation Materials	Cement	
Window Materials	Aluminum-clad wood	
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 Design and Community Support					
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	Unknown					
Current/Common Name	Clarkston Corner LLC					
Historic/Original Owner	Leonard, Frank; Seeterlin, Edward and Joseph					
Historic Building Use	Commercial					
Current Building Use	Commercial					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	November 2, 2021	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 structure has two components: one and a half story Tudor Revival cottage and a one-story garage. It sits on the northeast corner of North Main Street and Clarkston Road. The cottage section faces North Main and has a steeply pitched gabled roof with decorated half-timbered upper level with a two by three multi paned nested window in the gable on the front (west) elevation Directly below there is a closed heavy plank wooden door and a four by three multi pane glazed casement window on the southside of the door. In the middle of this portion of the building is a massive dominant chimney with a decorative chimney pot. The south portion of the west elevation has a heavy plank wood door entrance and a four-by-four multi pane glazed casement window. This south portion is set back further from Main Street than the north portion forming a modest L-shape.



(west elevation)



(north elevation)

The north elevation has a shed roof dormer with a four by three multi pane glazed window on the second floor. The cottage portion on the first floor has two four by three multi pane glazed windows. The northwest corner of the garage portion has an eight-over eight double hung window facing west.

The north side of the garage portion has two double hung windows (eight over eight).



(south elevation)

The south elevation cottage portion was a steeply pitched gabled roof with decorated half-timber upper level with a two by three multi pane nested window in the gable. The lower level has a Tudor style, canted bay with casement windows (two

by four on each side and four by four in the middle). The south elevation garage portion has three full view (five by five) windowed service bay doors.

The east elevation has a double hung window (eight over eight) on the south end and a metal door with a large single pane and a tall slender lite on the south side of the door. Above the door is a glass transom that reads "Morgans."



(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 1872, 1896, and 1906 Village of Clarkston maps identify a structure at this address. Property Transfer records indicate the property belonged to the Robinson family from 1855 to 1930. Horace Robinson was the first owner in the family and most likely had his home at this address. Dr. Horace Robinson (1808 – 1863) was one of the first physicians in Clarkston and joined with Dr. Nelson Abbey to open the first drugstore on the northeast corner of East Washington and North Main Streets. Dr. Robinson died in a hunting accident in 1863 when he adorned his hat with turkey feathers and used a decoy whistle to attract turkeys. Unfortunately, another hunter heard the whistle and saw the feathers and shot. No photos of the house were located.

In 1930 Cynthia Robinson sold the property to Frank Leonard (1876 – 1952) and bothers Edward and Joseph Seeterlin. These individuals had a car dealership on the corner of South Main and East Church Streets and entered into a lease agreement with Standard Oil Company. The current structure was built, and driveways were constructed with landscaping and a water fountain.

Mr. Leonard lived in the village for forty-five years and originally started his career in the bakery business before changing to the automotive industry. The Seeterlin brothers began their career in the Chevrolet car dealership business located at 32 South Main Street (the site of Frank Yeager's blacksmith shop).

.



(date unknown - southwest elevation)

By 1954 the property belonged to Harry and Grace Fuller. When the BUILDING-STRUCTURE INVENTORY FORM for this property was completed in 1975 the ownership was Flintex – Union 76 Gasoline Station.



(date unknown - southwest elevation)



(date unknown – southwest elevation)

In 1992 the location was the Clarkston Muffler and Brake Inc with a registered agent of John Muieller-Trathen JR. In 2008 the structure was the Clarkston Brake Shop with Daniel O'Connor as the registered agent.



(1998 southwest elevation)



(2013 southwest elevation)

In 2015 Morgan's (established 1932) moved to this location from the northeast corner of South Main and Church Streets. During 2015 the following changes were made to the structure:

(1) Removed the non-original door and window on the south elevation and replacement with a garage door where one was previously;
(2) Replacement of current earlier garage doors to look more like the originals;
(3) Replacement one west elevation, two north elevation, and two east elevation windows (at the time boarded or corroded) with Pella double-hung aluminum clad windows with fixed transoms;
(4) Windows in cottage portion of the structure were restored/repaired;
(5) Conversion of the window in northeast corner of the east elevation of the garage portion to a steel door.

Morgan's Auto Service (Scott McIntyre) offers a full range of auto repair services.

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.*

The property has been an integral part of the community since the 1850s. The current Tudor Revival structure has retained its appearance and design through several commercial ownerships that all greatly supported the community. Modifications and restorations have not altered the building design.

References

List references used to research and evaluate the individual property.

(1) 1872, 1896, and 1906 maps of Clarkston;
(2) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(3) Clarkston News 1956 August 16 article "Obituaries Mrs. Margaret Seeterlin;"
(4) Clarkston News 1952 November 13 article "Frank Leonard Succumbed Sunday;"
(5) City of the Village of Clarkston historic files;
(6) Old photos from the Clarkston Community Historic Society, Village of Clarkston Street files, Cara Catallo, and Cory Johnston;
(7) Clarkston News 1995 March 29 article "Plan your Future;"
(8) BUILDING-STRUCTURE INVENTORY FORM, Michigan History Division, completed November 20, 1975 by Betty Galligan;
(9) Heritage, Philadelphia: L.H. Everts & Co., 1877 Edited by Jennifer L. Radcliff;
(10) Clarkston Historic District Certificate of Appropriateness dated May 19, 2015 for 148 North Main Street;
(11) Clarkston Historic District Certificate of Appropriateness dated September 15, 2015 for 148 North Main Street;
(12) Clarkston Historic District Certificate of Appropriateness dated December 8, 2015 for 148 North Main Street.