Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28 South Main Street				
City/Township, State, Zip Code	Clarkston, Mi 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-451-020				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735040	Long: -83.418860			
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 1927/1928	
Architectural Style	Vernacular	
Building Form	Irregular	
Roof Form	Flat	
Roof Materials	Unknown	
Exterior Wall Materials	Brick; Metal Clad	
Foundation Materials	Concrete Bock	
Window Materials	Anodized Aluminum	
Window Type	Picture	
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	Commercial support of the community					
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	Seeterlin Bros., Inc Chevrolet Sales and Service					
Current/Common Name	Honcho Latin Street Food & Coffee (28 S Main LLC)					
Historic/Original Owner	Seeterlin Brothers (Joseph and Edward)					
Historic Building Use	Commercial					
Current Building Use	Commercial/Restaurant					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	February 10, 2022	Recorded By	Michael 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 renovated gas station sits on the northeast corner of South Main Street and East Church Street. The current front (west) elevation façade is seen in three parts like a triptych. The north section of the west elevation has a white painted brick exterior with a large three by four single glass pane window that rolls up to provide the appearance of outdoor seating at the restaurant.



(west elevation)

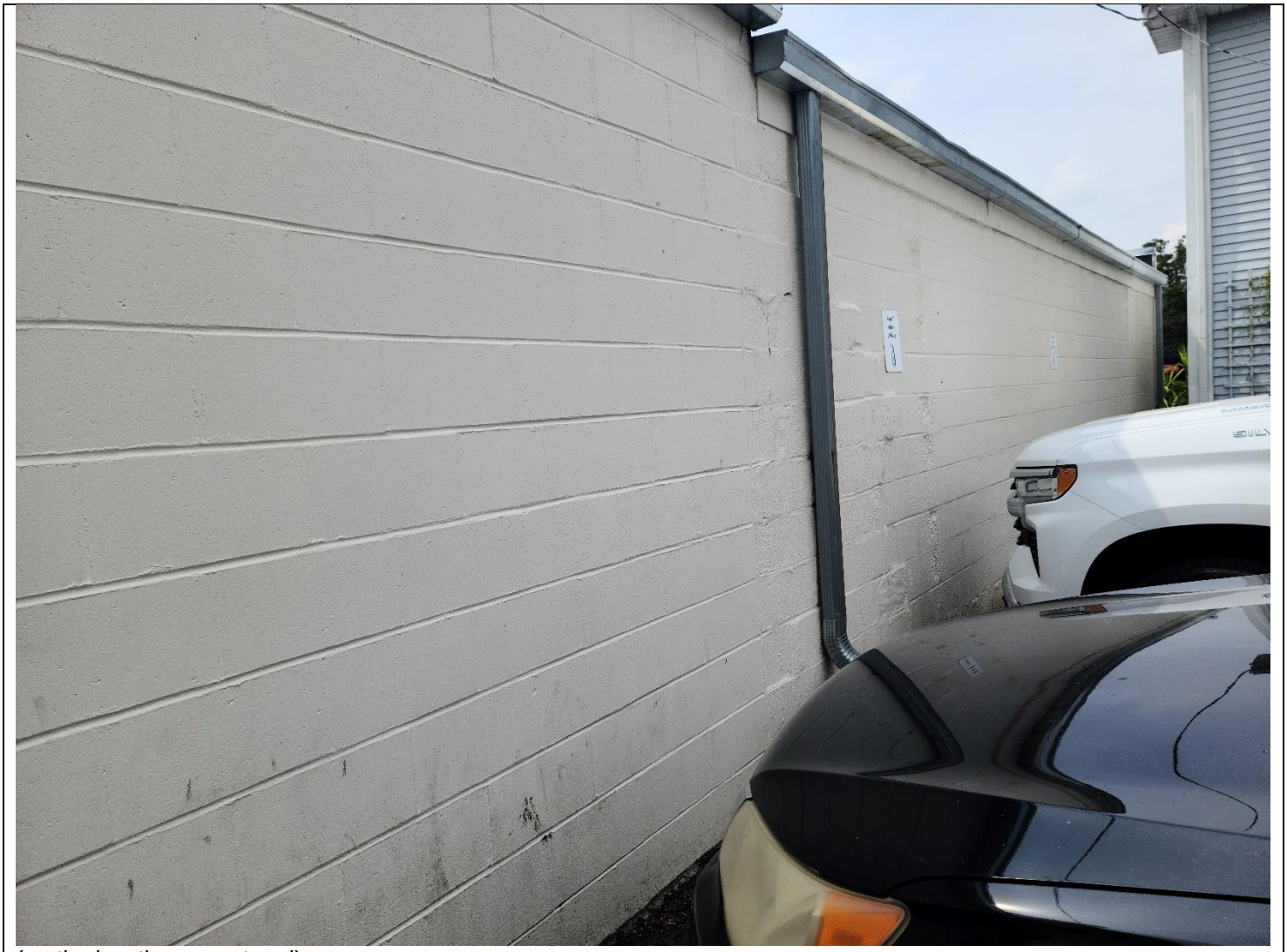
The middle section of the west elevation is angled toward the intersection of South Main Street and East Church Street similar to a large, canted bay. It has a brick exterior and a large three vertical pane section window on the wide-angle side and a one over one double hung window on each side of the angle. A metal chimney or ventilation pipe is visible exiting from the rear of the building.

Connected to this is a vestibule with a corrugated metal-clad siding on the south end of the west elevation. It is also angled toward the intersection of the two streets. On the west angle is a large fixed single vertical pane glass window. A large fixed square single pane window is on the angle (i.e., facing the street corner). Directly above this square window is the wording “HONCHO.” The east corner of this vestibule is a tall glass door with two equal sized panes and with a rectangular fixed glass pane above the top of the doorway (or transom). A black gooseneck lamp extends over the entrance.



(south elevation)

The south elevation is painted white brick and extends slightly outward from the vestibule with two equally spaced large twenty (four by five) glass pane roll up doors that open to provide the atmosphere of outside dining. Above each window are two black gooseneck lamps. The brick structure connects to 3 East Church Street via a corrugated metal-clad corridor.



(north elevation – west end)



(north elevation – east end)

The north elevation of both sections of the building (28 South Main Street and 3 East Church Street) is painted white brick with no windows. The east end (3 East Church Street) has numerous utility machinery on top of the building. At the intersection of the two sections there is a metal door on the 3 Church Street side with a small square window in the top one-half.



(north elevation – entrance)

History of the Resource

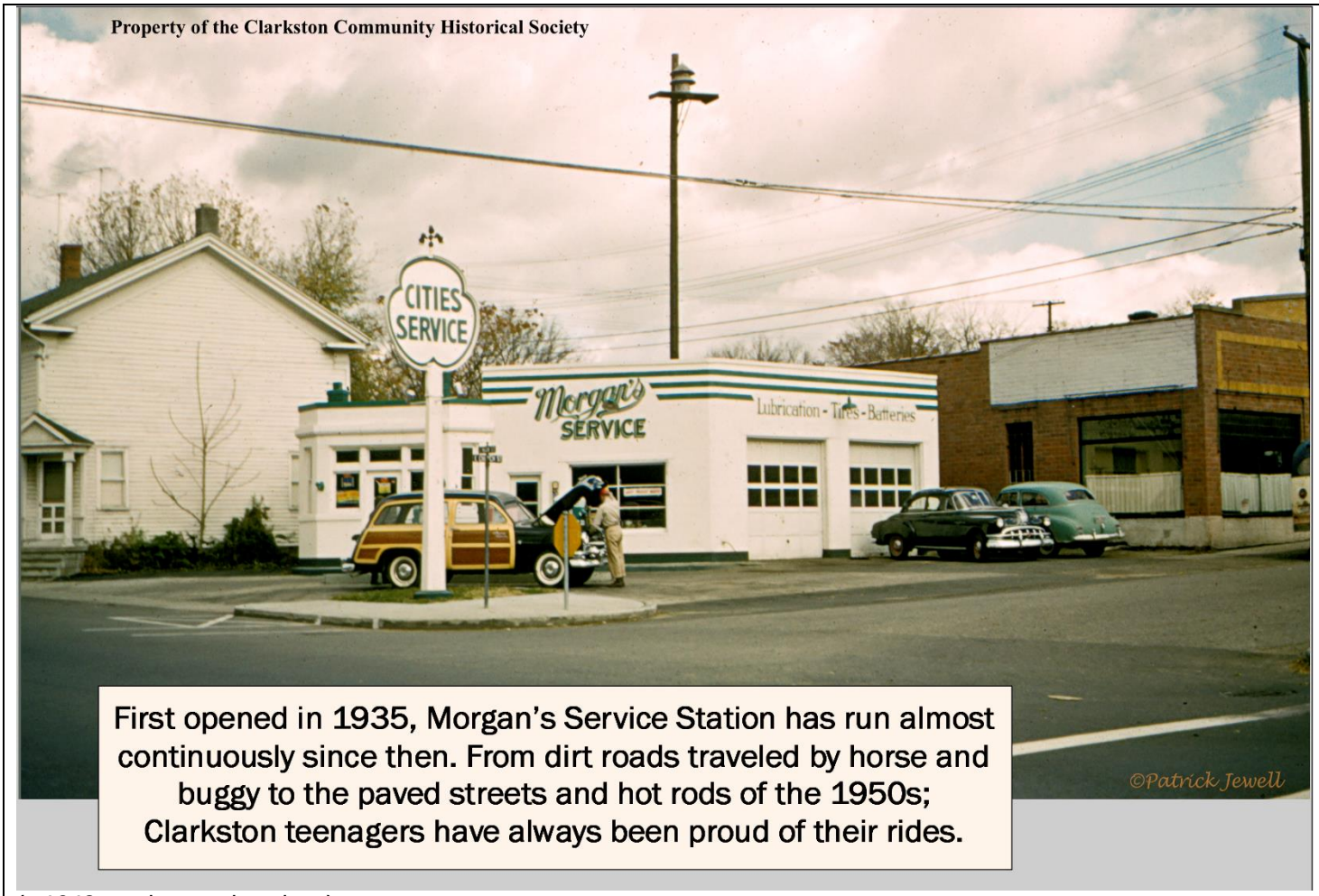
Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

The 1872 Map of the Village of Clarkston has a footprint of a building labeled Clark. This was the home of Washington and Lucy Clark. In 1926 the house was moved to 38 East Washington Street when the lot was cleared for the construction of a gasoline service station. The Seeterlin Brothers (Joseph and Edward) built their service station at the corner of South Main (28 South Main Street) and East Church Streets. The brothers built a rectangular building to the east (3 East Church Street) to augment their service station and to create Seeterlin Bros., Inc Chevrolet Sales, and Service. The service station was purchased by Richard Morgan in 1932 and became known as Morgan's Auto Service. The brothers expanded their business to include Oldsmobile sales after moving to a different location in 1949 on Dixie Highway in Clarkston, Michigan. The brothers at the same time sold the 3 East Church Street building to Independence Township.



(c 1930 west elevation)

The office portion was built in 1926 and the addition behind the office was constructed in 1930. The front portion was completed in 1945.



(c 1948 southwest elevations)

In 1949, Independence Township paid $15,000 to purchase the building at 3 East Church Street to use as Independence Township Fire Hall Number One, which it remained until 1996 when Richard (Dick) Morgan purchased 3 East Church Street to expand his gasoline and service station, Morgan's Auto Service at 28 South Main Street.

In 1988 John Morgan operated the business with his father, Richard, and at that time a façade of cedar plank was installed, and the front fixed window was replaced with a window that would open.

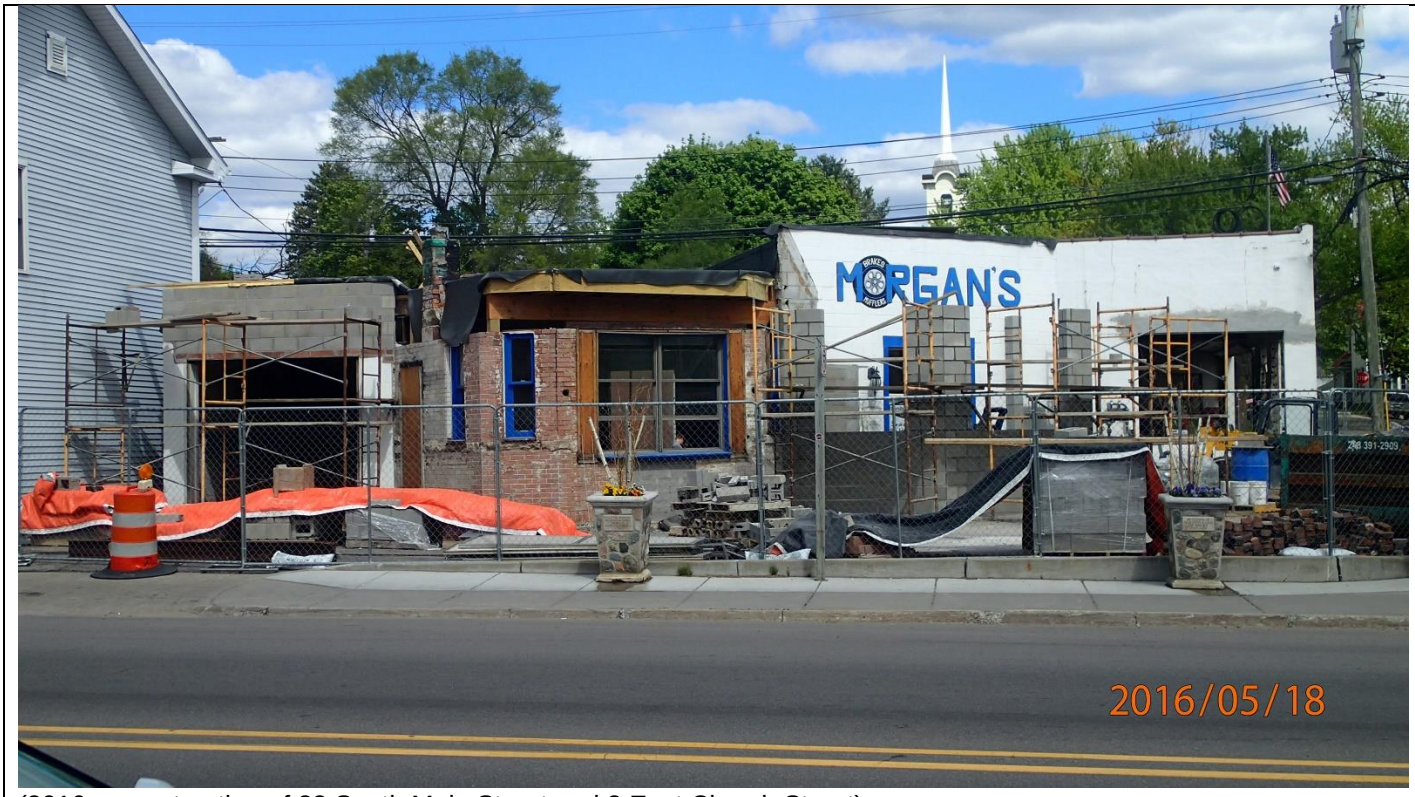
The City of the Village of Clarkston later rented the building at 3 Church Street from Morgan's Auto Service for use as its Police Station and Department of Public Works (DPW). After the Village of Clarkston lost its Police Department in a public vote in 2010 and the Village renovated its facility on Depot Road to house DPW, Richard Morgan's son John, sold the building to 28 S Main LLC, Registered Agent Curt Catallo, in 2015.

In 2016, the monitoring shed between the two buildings was removed and repurposed the buildings into one with a corrugated metal-clad corridor. An ADA vestibule with the same metal material was added to the west elevation. The existing entry doors and windows were replaced with black anodized aluminum. The faux stone and mansard roof , replaced with parapet style roof were removed in order to restore the building. A 24-inch hand-painted aluminum plate sign was added to the west elevation.



(c 1989 southwest elevation)


(c 2014 southwest elevation)



(2016 reconstruction of 28 South Main Street and 3 East Church Street)



(2016 west and south elevations)



(2016 west elevation)

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 original commercial business structure has had a major renovation, but it still has many features of the original commercial enterprise from the 1920s. The structure holds a place in the development of Main Street in the Village of Clarkston. The large roll-up garage doors of both buildings were updated with glass panels to provide lighting and openness to the restaurant. The buildings (28 South Main Street and 3 East Church Street) retain integrity in five aspects and continue to be a contributing resources to the Clarkston Historic District.

References

List references used to research and evaluate the individual property.

(1) 1872 Map of the Village of Clarkston;
(2) Old photos provided by Cara Catallo and Cory Johnston;
(3) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991-2005 and researched by Susan K. Basinger;
(4) *Clarkston News 1988 August 24 article "A quick peek into the past";*
(5) Clarkston Historic District Certificate of Appropriateness dated April 12, 2016, for 3 East Church Street and 28 South Main Street;
(6) Clarkston Historic District Certificate of Appropriateness dated September 13, 2016, for 3 East Church Street and 28 South Main Street;
(7) *Clarkston News 2001 May 30 article "Dick Morgan's gone the extra mile" by Ed Davis;*
(8) *Clarkston News 2016 August 3 article "Downtown job fair for restaurant";*
(9) Clarkston Historic District Certificate of Appropriateness dated July 21, 2016, for 3 East Church Street and 28 South Main Street.