

## Appendix A - Community Description

### A. Population

Population information is important to review when trying to understand a community. When considering population for a village, it must be kept in mind that residents of a village in Michigan are also residents of the township in which the village is located. This is reflected in the census data. Therefore, the census numbers for Metamora Township include Village of Metamora residents.

The Village of Metamora’s census population peaked in 1980 and dropped 40% in 1990. This may have been a data collection error. The population figure rebounded significantly in 2000.

TABLE 1 VILLAGE OF METAMORA POPULATION CHANGE 1940 – 2000		
Year	Population	Population Change from previous decade
1940	281	
1950	390	39%
1960	452	22%
1970	468	6%
1980	552	30%
1990	440	(40%)
2000	491	18%

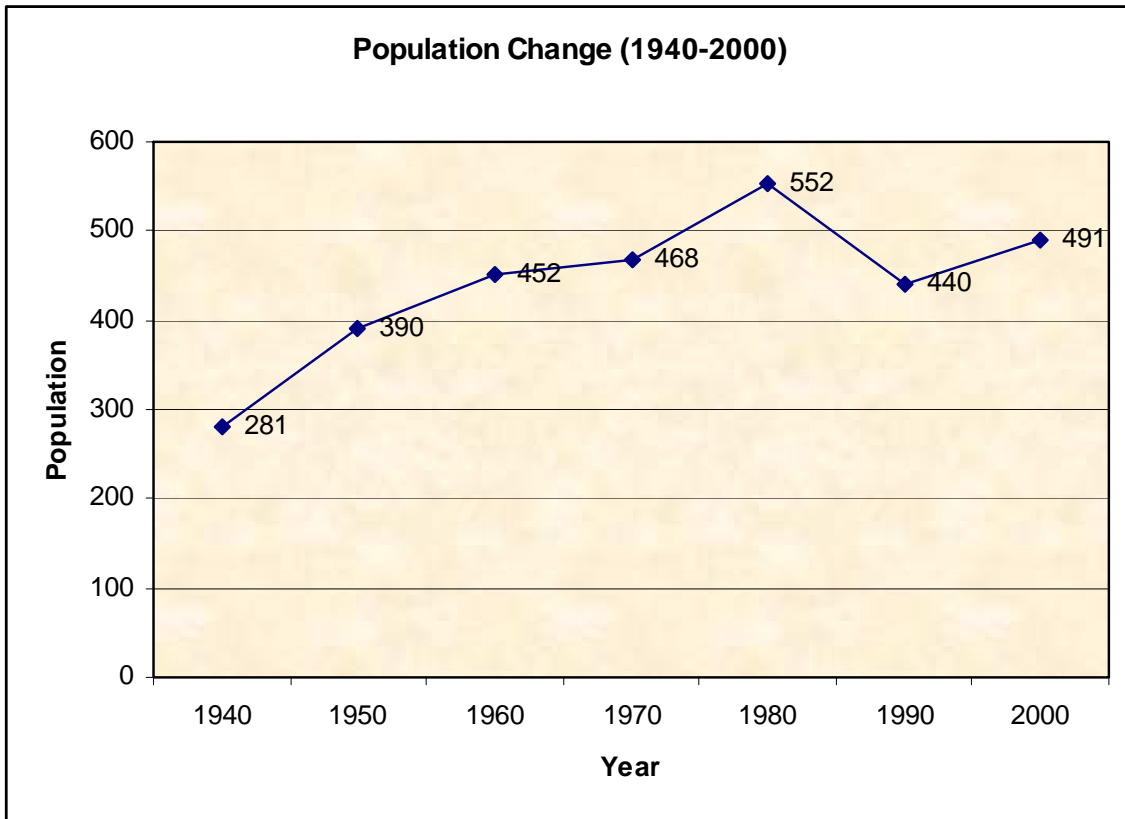
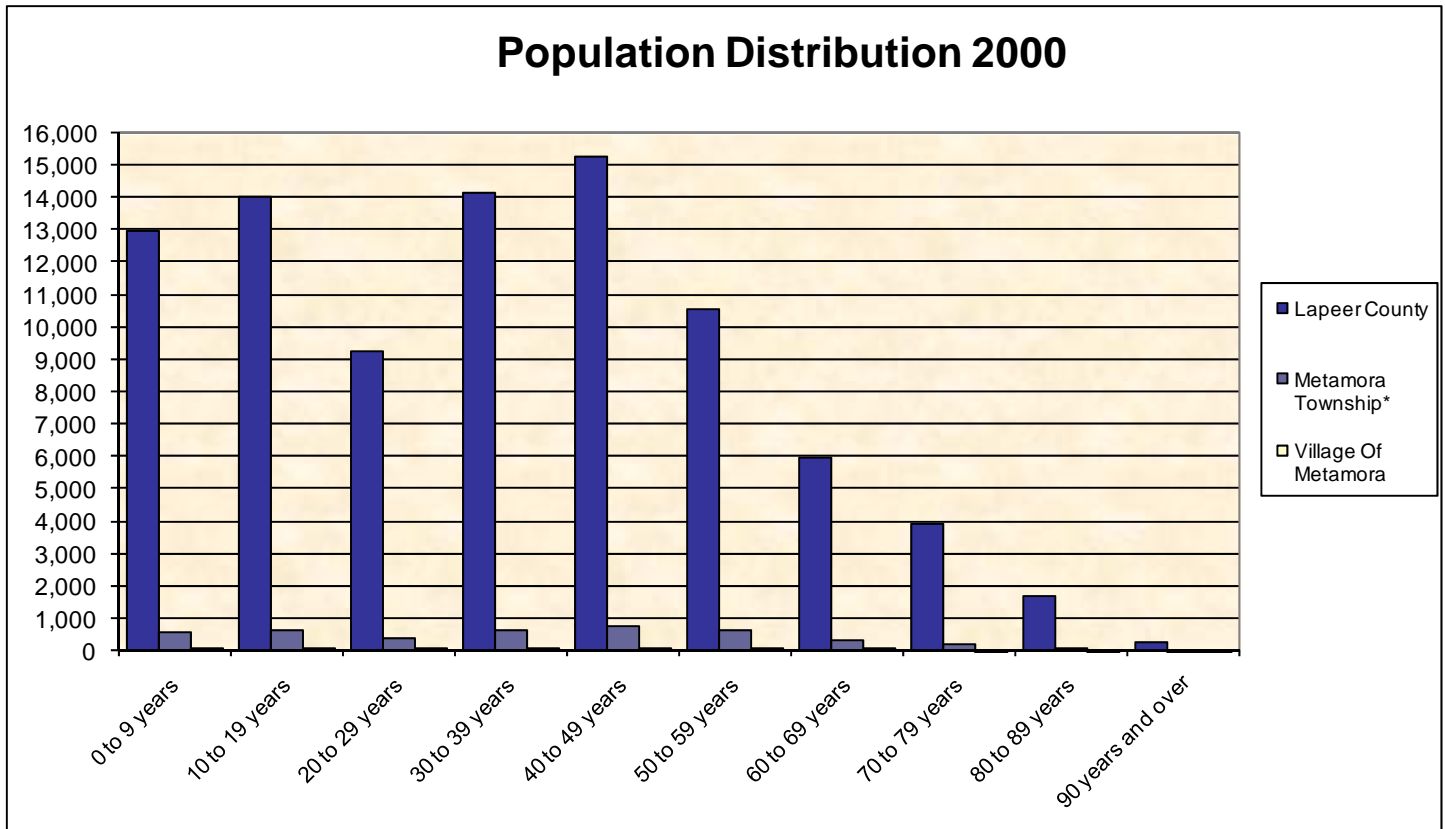


TABLE 2 POPULATION DISTRIBUTION 2000						
	Lapeer County		Metamora Township*		Village Of Metamora	
	#	%	#	%	#	%
Total population	87,904	100.0	4,184	100.0	507	100.0
0 to 9 years	12,958	14.7	571	13.7	79	15.6
10 to 19 years	14,036	15.9	618	14.8	67	13.2
20 to 29 years	9,225	10.4	394	9.4	69	13.6
30 to 39 years	14,169	16.1	620	14.9	87	17.2
40 to 49 years	15,241	17.3	779	18.6	87	17.2
50 to 59 years	10,519	12.0	614	14.6	52	10.2
60 to 69 years	5,974	6.8	344	8.2	36	7.1
70 to 79 years	3,879	4.4	182	4.4	21	4.2
80 to 89 years	1,656	1.9	53	1.2	8	1.6
90 years and over	247	0.3	9	0.2	1	0.2

*\*Includes village population.*

Population information is important to review when trying to understand a community.



The age distribution in the Village of Metamora is somewhat different from the township as a whole. The village has a greater percentage of young adults when compared with the total population of the Township (including the village). The village's numbers are closer to the county as a whole. This is reflected in the fact that the median age for the county and village is closer. The Township population has a greater percentage of residents from age 40 to 59.

TABLE 3 MEDIAN AGE 1990 – 2000			
Year	Lapeer County	Metamora Township*	Village of Metamora
1990	31.8	33.3	30.2
2000	35.9	38.7	34.5

*\*Includes village population.*

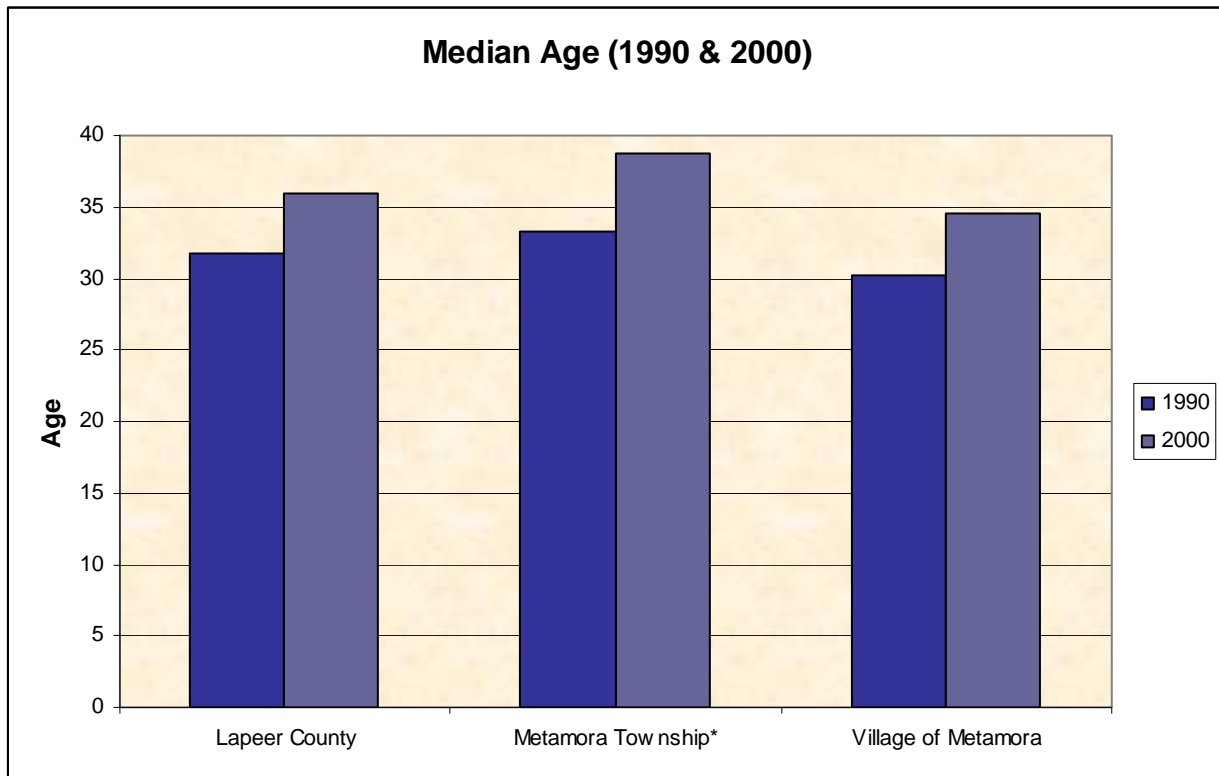


TABLE 4 RACE 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
White	84,541	96.2	4,070	97.3	491	96.8
Black or African American	720	0.8	7	0.2	0	0
American Indian and Alaska Native	337	0.4	14	0.3	2	0.4
Asian	339	0.4	18	0.4	1	0.2
Native Hawaiian and Other Pacific Islander	8	0	0	0	0	0
Some other race	943	1.1	13	0.3	0	0
Two or more races	1,016	1.2	62	1.5	13	2.6

*\*Includes village population.*

The village reflects the homogeneous character of the township and county shown in Tables 4 and 5.

TABLE 5 HISPANIC OR LATINO HERITAGE 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Hispanic or Latino (of any race)	2,731	3.1	50	1.2	4	0.8
<i>*Includes village population.</i>						

TABLE 6 HOUSEHOLD TYPES 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Total households	30,729	100	1,533	100	188	100
Family households (families)	23,889	77.7	1,214	79.2	137	72.9
With own children under 18 years	11,757	38.3	531	34.6	62	33
Married-couple family	20,183	65.7	1,051	68.6	114	60.6
With own children under 18 years	9,574	31.2	446	29.1	50	26.6
Female householder, no husband present	2,483	8.1	113	7.4	18	9.6
With own children under 18 years	1,479	4.8	56	3.7	9	4.8
Nonfamily households	6,840	22.3	319	20.8	51	27.1
Householder living alone	5,679	18.5	259	16.9	37	19.7
Householder 65 years and over	2,105	6.9	65	4.2	12	6.4
<i>*Includes village population.</i>						

Table 6 shows the breakdown of households by types. A household is one or more persons functioning as a household unit. It is different from a family by the fact that it includes individuals living alone and two or more unrelated people living together. The ratios in each of the categories in the village are closer to the county as a whole than the township. The principal difference between the village and township (and the county, to a lesser extent) is the percentage of non-family residences, due to a larger percentage of single-person households and those comprised of two or more non-family members living together. This may due to the greater portion of rental units in the village, which may lend themselves to less permanent household arrangements.

The average household size for the village, township, and county is similar. Comparison with 1990 data shows a drop in household size. This is a national trend due to the aging population. As nuclear families age, single households split into several as the children reach adulthood and form new households. Increases in the rate of divorce over the past 50 years have also increased the number of households and caused a reduction in average household. A significant impact of this trend is that a population that does not increase may still require additional housing units. It also impacts the demand for smaller dwelling units.

TABLE 7 AVERAGE HOUSEHOLD SIZE 1990 – 2000			
Year	Lapeer County	Metamora Township*	Village of Metamora
1990	2.97	2.95	2.92
2000	2.8	2.72	2.7
<i>*Includes village population.</i>			

TABLE 8 EDUCATIONAL ATTAINMENT 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
<b>Population 25 years and over</b>	56,454	100.0	2,810	100	348	100
Less than 9th grade	2,189	3.9	105	3.7	6	1.7
9th to 12th grade, no diploma	6,555	11.6	201	7.2	35	10.1
High school graduate (includes equivalency)	21,751	38.5	869	30.9	121	34.8
Some college, no degree	14,560	25.8	770	27.4	89	25.6
Associate degree	4,217	7.5	206	7.3	26	7.5
Bachelor's degree	4,950	8.8	468	16.7	47	13.5
Graduate or professional degree	2,232	4.0	191	6.8	24	6.9
<i>*Includes village population.</i>						

Both the township and village have a somewhat higher percentage of residents over 25 who have some type of college degree. Futurists and economic developers stress the need in the new “knowledge economy” for communities to attract college graduates if they are to ensure future economic growth. If the community can continue to attract a higher percentage of college educated individuals through its quality of life, the Metamora area can help to bolster the area’s long term economic growth.

**B. Housing**

This data measures the transient character of a community. It indicates that the village’s population tends to be less permanent than most communities. Less than half of the residents of the village were residing in the same home in 2000 in which they were residing in 1995. This fact is probably due in part to the high number of rental units in the village in comparison

TABLE 9 RESIDENCE IN 1995 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
<b>Population 5 years and over</b>	82,051	100	3,928	100	506	100
Same house in 1995	49,642	60.5	2,570	65.4	236	46.6
Different house in the U.S. in 1995	31,859	38.8	1,337	34	266	52.6
Same county	14,906	18.2	533	13.6	123	24.3
Different county	16,953	20.7	804	20.5	143	28.3
Same state	14,578	17.8	698	17.8	112	22.1
Different state	2,375	2.9	106	2.7	31	6.1
Elsewhere in 1995	550	0.7	21	0.5	4	0.8
<i>*Includes village population.</i>						

with the township, but it does not explain the high transient rate in the village versus the county, which has a similar percentage of renter-occupied dwellings. A portion of that can be explained by the relatively large number of new homes built during the period from 1995-2000.

TABLE 10 HOUSING TENURE 2000						
Housing Units	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Occupied	30,729	100	1,533	100	188	100
Owner-occupied	26,088	84.9	1,383	90.2	154	81.9
Renter-occupied	4,641	15.1	150	9.8	34	18.1

*\*Includes village population.*

Table 10 identifies the breakdown of renters vs. homeowners in the village. It is not unusual for an urban area to have a higher percentage of renters than adjacent rural areas, as is the case in the Village of Metamora and Metamora Township.

TABLE 11 UNITS IN STRUCTURE 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Total housing units	32,732	100	1,634	100	208	100
1-unit, detached	26,468	80.9	1,366	83.6	183	88
1-unit, attached	316	1	3	0.2	3	1.4
2 units	673	2.1	8	0.5	5	2.4
3 or 4 units	658	2	17	1	15	7.2
5 to 9 units	786	2.4	0	0	0	0
10 to 19 units	297	0.9	0	0	0	0
20 or more units	679	2.1	0	0	0	0
Mobile home	2,833	8.7	233	14.3	2	1
Boat, RV, van, etc.	22	0.1	7	0.4	0	0

*\*Includes village population.*

Table 11 compares the type of housing in the village, township, and county. It shows that almost all of the multi-family dwellings in the township are those located in the village. It is common for urban areas with municipal water and sewer infrastructure to contain the bulk of the multi-family housing. This trend can be expected to continue unless the township develops municipal water and sewer. On the other hand, the portion of the township outside the village provides the setting for almost all of the mobile homes in the community.

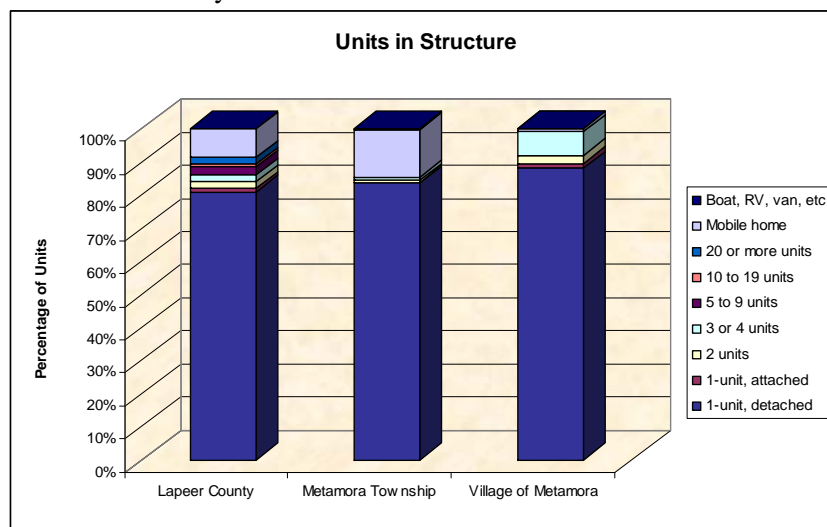


TABLE 12 HOUSE VALUE 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Specified owner-occupied units	17,514	100	886	100	149	100
Less than \$50,000	472	4.7	42	4.7	4	2.7
\$50,000 to \$99,999	3,797	10.3	91	10.3	28	18.8
\$100,000 to \$149,999	6,460	23	204	23	47	31.5
\$150,000 to \$199,999	3,829	21.4	190	21.4	66	44.3
\$200,000 to \$299,999	2,396	30	266	30	2	1.3
\$300,000 to \$499,999	504	10	89	10	2	1.3
\$500,000 to \$999,999	50	0	0	0	0	0
\$1,000,000 or more	6	0.5	4	0.5	0	0
Median (dollars)	134,600		176,400		144,900	

*\*Includes village population.*

TABLE 13 GROSS RENT 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Specified renter-occupied units	4,289	100	102	100	30	100
Less than \$200	215	5	0	0	0	0
\$200 to \$299	176	4.1	0	0	0	0
\$300 to \$499	1,224	28.5	17	16.7	8	26.7
\$500 to \$749	1,743	40.6	42	41.2	5	16.7
\$750 to \$999	457	10.7	4	3.9	4	13.3
\$1,000 to \$1,499	117	2.7	12	11.8	12	40
\$1,500 or more	4	0.1	4	3.9	0	0
No cash rent	353	8.2	23	22.5	1	3.3
Median (dollars)	541		608		769	

*\*Includes village population.*

TABLE 14 YEAR STRUCTURE BUILT 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Total housing units	32,732	100	1,634	100	208	100
1999 to March 2000	982	3	89	5.4	44	21.2
1995 to 1998	3,648	11.1	210	12.9	24	11.5
1990 to 1994	3,533	10.8	175	10.7	0	0
1980 to 1989	3,935	12	233	14.3	4	1.9
1970 to 1979	7,477	22.8	373	22.8	18	8.7
1960 to 1969	3,260	10	152	9.3	9	4.3
1940 to 1959	4,328	13.2	159	9.7	37	17.8
1939 or earlier	5,569	17	243	14.9	72	34.6

*\*Includes village population.*

The 2000 census data in Table 12 shows that the median value of housing in the village was 17% less than the township as a whole. This difference can be explained in part on the age of the housing in the village. Over one third of the village’s housing was built prior to World War II, compared with less than 15% for the township as a whole. Over one half was built prior to 1960, compared with less than

one quarter for the township as a whole. These values may have been significantly impacted by the fall in housing prices throughout the State of Michigan that has occurred over the past two years.

At the same time, the median rent in the village is significantly higher than the township as a whole.

Table 14 shows the significant increase in housing that occurred in the village from 1995 to 2000, due to two new single-family residential developments, as well as an additional apartment building.

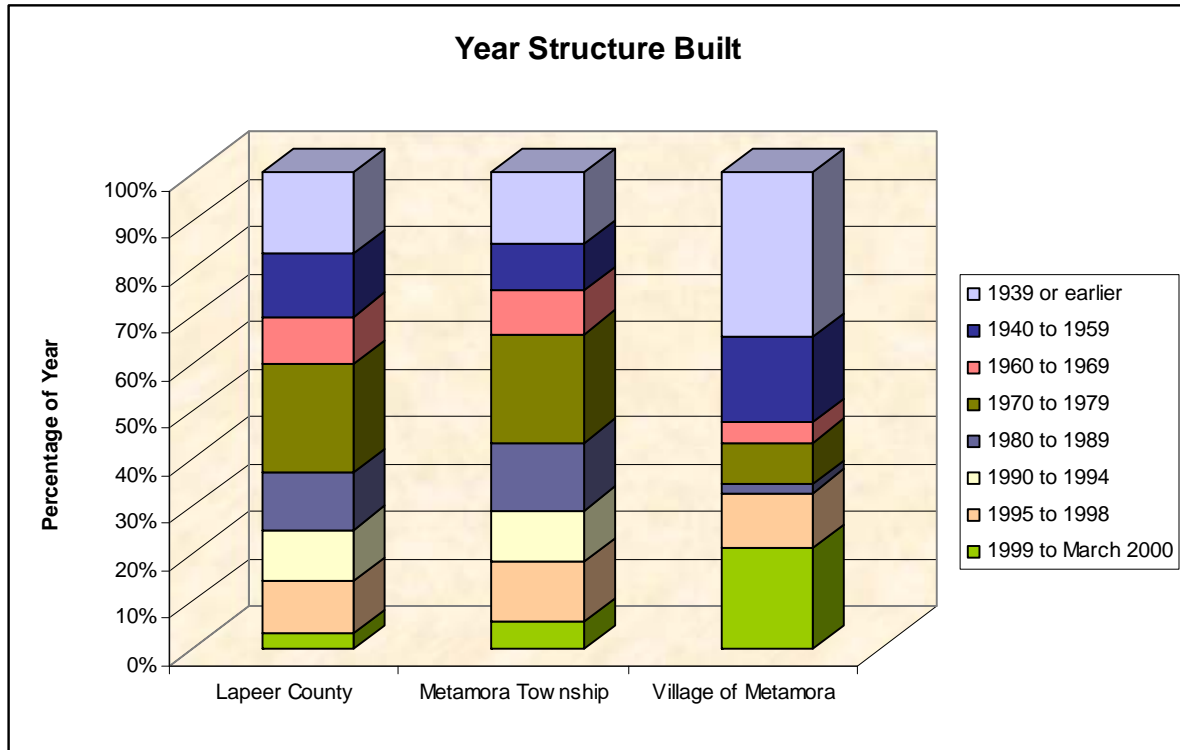


TABLE 15 SELECTED HOUSING CHARACTERISTICS 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Lacking complete plumbing facilities	101	0.3	16	1	0	0
Lacking complete kitchen facilities	179	0.6	2	0.1	0	0
No telephone service	661	2.2	40	2.6	5	2.6

\*Includes village population.

The 2000 census shows that no dwelling units in the village lack complete plumbing or kitchen facilities. Five homes in the village were without phone service, which is a comparable percentage to the township as a whole.

Tables 16 and 17 identify the affordability of housing in a community by comparing housing costs with income. For owner-occupied homes, “selected monthly owner costs” include payments for mortgages or similar debts on the property (including payments for second mortgages, home equity

loans, and other junior mortgages); real estate taxes; insurance on the property; utilities (electricity, gas, and water and sewer); and fuels. Where appropriate, it also includes the monthly condominium fees or mobile home costs. The “gross rent” calculated for non-homeowners includes the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels, if these are paid for by the renter.

TABLE 16 SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME 1999						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Specified owner-occupied units	17,514	100	886	100	149	100
Less than 15 percent	6,827	39	314	35.4	67	45
15 to 19 percent	3,302	18.9	202	22.8	21	14.1
20 to 24 percent	2,473	14.1	139	15.7	18	12.1
25 to 29 percent	1,559	8.9	74	8.4	13	8.7
30 to 34 percent	1,071	6.1	58	6.5	11	7.4
35 percent or more	2,225	12.7	90	10.2	19	12.8
Not computed	57	0.3	9	1	0	0

*\*Includes village population.*

Tables 16 and 17 identify the affordability of housing in a community by comparing housing costs with income.

TABLE 17 GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME 1999						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Specified renter-occupied units	4,289	100	102	100	30	100
Less than 15 percent	911	21.2	14	13.7	7	23.3
15 to 19 percent	674	15.7	7	6.9	0	0
20 to 24 percent	625	14.6	21	20.6	10	33.3
25 to 29 percent	467	10.9	8	7.8	1	3.3
30 to 34 percent	231	5.4	4	3.9	3	10
35 percent or more	984	22.9	23	22.5	6	20
Not computed	397	9.3	25	24.5	3	10

*\*Includes village population.*

These housing costs can expect to rise as energy price increases affect electricity and heating costs.

A general rule of thumb is that a household should not pay more than one-third of its income on these housing costs. Table 16 shows that a majority (almost 60%) pay less than a one-fifth of its income for housing costs. Table 17 shows that a smaller percentage of renters pay only one-fifth of their income on housing costs (23.3%). Both numbers are slightly higher than the township as a whole.

The percentage of renters paying 35% or more of their income on housing costs is comparable with the township and county as a whole, but the actual numbers in the village and township are very low.

C. Economics

TABLE 18 OCCUPATION 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
<b>Employed civilian population 16 years and over</b>	41,012	100	2,132	100	280	100
Management, professional, and related occupations	11,043	26.9	790	37.1	78	27.9
Service occupations	5,608	13.7	257	12.1	24	8.6
Sales and office occupations	8,581	20.9	481	22.6	89	31.8
Farming, fishing, and forestry occupations	165	0.4	2	0.1	0	0
Construction, extraction, and maintenance occupations	5,687	13.9	254	11.9	34	12.1
Production, transportation, and material moving occupations	9,928	24.2	348	16.3	55	19.6

*\*Includes village population.*

The six occupations listed in Table 18 are generalization of 509 specific occupational categories for employed people arranged into 23 major occupational groups by the Bureau of the Census. The table shows that the percentage of each occupation varies between the county, township, and village.

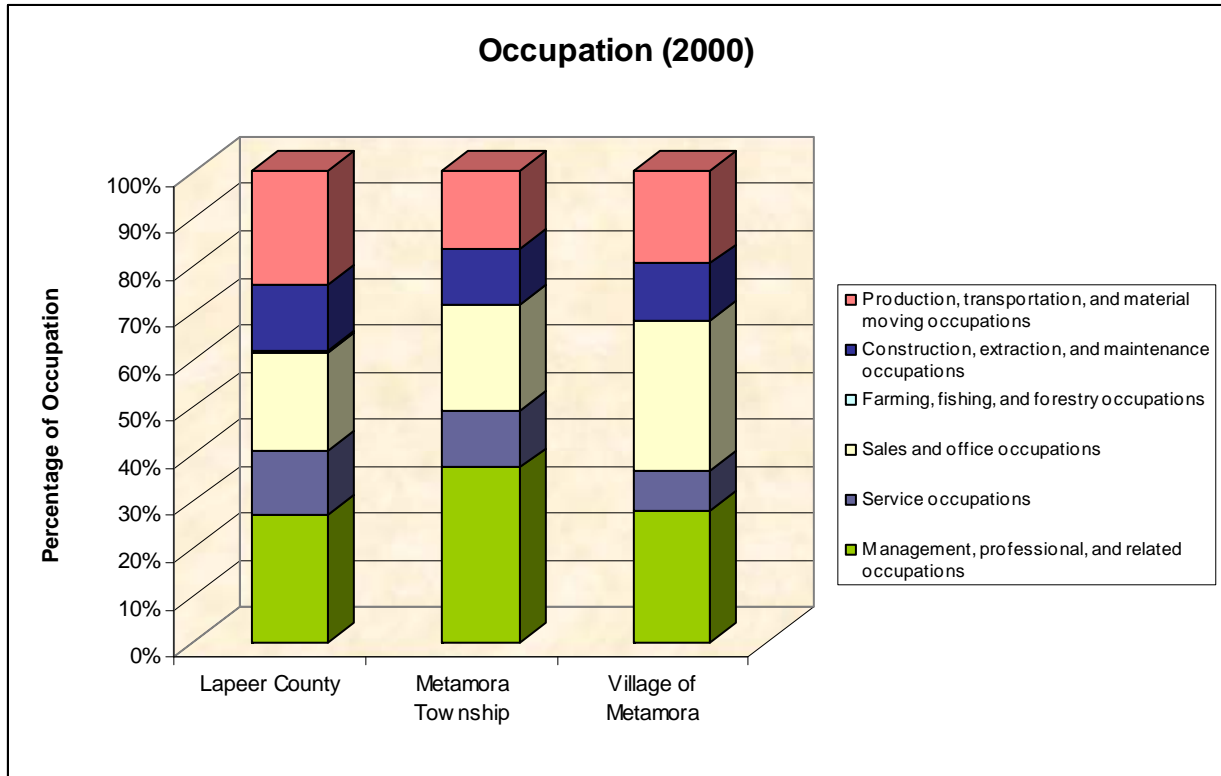


TABLE 19 INDUSTRY 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
<b>Employed civilian population 16 years and over</b>	41,012	100	2,132	100	280	100
Agriculture, forestry, fishing and hunting, and mining	610	1.5	28	1.3	0	0
Construction	3,767	9.2	242	11.4	29	10.4
Manufacturing	12,237	29.8	502	23.5	81	28.9
Wholesale trade	767	1.9	38	1.8	6	2.1
Retail trade	4,486	10.9	272	12.8	61	21.8
Transportation and warehousing, and utilities	1,433	3.5	54	2.5	5	1.8
Information	655	1.6	57	2.7	2	0.7
Finance, insurance, real estate, and rental and leasing	1,499	3.7	84	3.9	6	2.1
Professional, scientific, management, administrative, and waste management services	2,537	6.2	217	10.2	21	7.5
Educational, health and social services	7,209	17.6	393	18.4	33	11.8
Arts, entertainment, recreation, accommodation and food services	2,298	5.6	142	6.7	21	7.5
Other services (except public administration)	2,259	5.5	46	2.2	11	3.9
Public administration	1,255	3.1	57	2.7	4	1.4
<i>*Includes village population.</i>						

The industry classification system used during Census 2000 was developed for the census and consists of 265 categories for employed people, classified into 14 major industry groups. From 1940 through 1990, the industrial classification has been based on the Standard Industrial Classification (SIC) Manual. The Census 2000 classification was developed from the 1997 North American Industry Classification System (NAICS) published by the Office of Management and Budget, Executive Office of the President. NAICS is an industry description system that groups establishments into industries based on the activities in which they are primarily engaged.

The primary industries that the residents of the village were engaged in the year 2000 were manufacturing and retail trade, which made up over half of all employed persons. The 28.9% employed in manufacturing was similar to the percentage in the county as a whole, but slightly higher than the township percentage. The retail trade percentage is significantly higher than the county or township.

TABLE 20 CLASS OF WORKER 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Private wage and salary workers	34,086	83.1	1,789	83.9	249	88.9
Government workers	4,150	10.1	216	10.1	10	3.6
Self-employed workers in own not incorporated business	2,580	6.3	114	5.3	21	7.5
Unpaid family workers	196	0.5	13	0.6	0	0
<i>*Includes village population.</i>						

The data in Table 20 shows the breakdown of workers based on the ownership of the employing organization. It shows that in 2000, the percentage of persons employed by the government was lower than the county or township as a whole. This can make the employment base somewhat more vulnerable during an economic downturn

TABLE 21 INCOME 1999						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
<b>Households</b>	30,779	100	1,541	100	190	100
Less than \$10,000	1,392	4.5	89	5.8	9	4.7
\$10,000 to \$14,999	1,332	4.3	48	3.1	10	5.3
\$15,000 to \$24,999	3,138	10.2	135	8.8	12	6.3
\$25,000 to \$34,999	3,411	11.1	77	5	18	9.5
\$35,000 to \$49,999	5,381	17.5	276	17.9	37	19.5
\$50,000 to \$74,999	7,345	23.9	297	19.3	45	23.7
\$75,000 to \$99,999	4,518	14.7	259	16.8	39	20.5
\$100,000 to \$149,999	3,225	10.5	256	16.6	20	10.5
\$150,000 to \$199,999	635	2.1	43	2.8	0	0
\$200,000 or more	402	1.3	61	4	0	0
Median household income (dollars)	51,717	(X)	61,250	(X)	58,088	(X)
<i>*Includes village population.</i>						

TABLE 22 INCOME SOURCE 1999						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
<b>Households</b>	30,779	100	1,541	100	190	100
With earnings	25,844	84	1,330	86.3	171	90
Mean earnings (dollars)	61,007	(X)	76,596	(X)	55,627	(X)
With Social Security income	7,060	22.9	300	19.5	39	20.5
Mean Social Security income (dollars)	11,644	(X)	11,141	(X)	8,956	(X)
With Supplemental Security Income	846	2.7	26	1.7	15	7.9
Mean Supplemental Security Income (dollars)	6,708	(X)	8,327	(X)	9,153	(X)
With public assistance income	591	1.9	38	2.5	5	2.6
Mean public assistance income (dollars)	2,321	(X)	3,782	(X)	720	(X)
With retirement income	6,219	20.2	219	14.2	35	18.4
Mean retirement income (dollars)	14,949	(X)	21,205	(X)	19,429	(X)
<i>*Includes village population.</i>						

Tables 22 and 23 deal with annual household income in 1999. Table 22 indicates that the households in the village had a significantly higher income than residents of the county as a whole but slightly less than the township. The higher income in comparison with the county as a whole appears to be due to the somewhat higher percentage of households with “earned income” (income from jobs) and a higher median income from retirement earnings for village versus county residents.

TABLE 23 POVERTY STATUS 1999						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Families	925	(X)	57	(X)	5	(X)
Percent below poverty level	(X)	3.8	(X)	4.7	(X)	3.6
With related children under 18 years	631	(X)	27	(X)	1	(X)
Percent below poverty level	(X)	5	(X)	4.8	(X)	1.4
With related children under 5 years	264	(X)	8	(X)	1	(X)
Percent below poverty level	(X)	5.7	(X)	3.7	(X)	2.1
Families with female householder, no husband present	380	(X)	17	(X)	1	(X)
Percent below poverty level	(X)	15.3	(X)	18.5	(X)	9.1
With related children under 18 years	322	(X)	11	(X)	1	(X)
Percent below poverty level	(X)	20	(X)	29.7	(X)	25
With related children under 5 years	141	(X)	1	(X)	1	(X)
Percent below poverty level	(X)	25.7	(X)	100	(X)	100
Individuals	4,654	(X)	227	(X)	20	(X)
Percent below poverty level	(X)	5.4	(X)	5.4	(X)	3.6
18 years and over	3,199	(X)	182	(X)	18	(X)
Percent below poverty level	(X)	5.2	(X)	5.9	(X)	4.3
65 years and over	609	(X)	16	(X)	4	(X)
Percent below poverty level	(X)	7.5	(X)	4	(X)	7.4
Related children under 18 years	1,393	(X)	45	(X)	2	(X)
Percent below poverty level	(X)	5.7	(X)	4.2	(X)	1.4
Related children 5 to 17 years	1,004	(X)	34	(X)	0	(X)
Percent below poverty level	(X)	5.4	(X)	4.2	(X)	0
Unrelated individuals 15 years and over	1,648	(X)	83	(X)	9	(X)
Percent below poverty level	(X)	17.4	(X)	19.2	(X)	11.4
<i>*Includes village population.</i>						

Table 23 demonstrates that poverty within the village was comparable to that in the county as a whole.

TABLE 24 VEHICLES AVAILABLE 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Households	30,779	100	1,541	100	190	100
None	1,126	3.7	20	1.3	2	1
1	7,135	23.2	332	21.7	43	22.3
2	13,933	45.3	798	52.1	94	48.7
3 or more	8,535	27.8	383	25	54	28
<i>*Includes village population.</i>						

Table 24 shows that very few residents in the village do not have access to a vehicle. It is not uncommon for households too poor to own a car or too aged to operate one to cluster in urban areas where goods and services are within walking distance, but this does not appear to be the case in the village in 2000.

#### D. History

The Metamora Crossroads Historic District is located in the four corners of the High Street (Dryden Road)/Oak Street (Metamora Road) intersection (see map on next page). The district, listed on the National Register of Historic Places in 1984, contains 15 modest one- and two-story structures of religious, governmental, residential, and commercial uses. The structures were built primarily between 1850 and 1910; when the village was a center of agricultural distribution, government, and commercial support for the local farm community. Only 3.5 acres in size, the district nonetheless contains good interpretations of late 19<sup>th</sup> and early 20<sup>th</sup> century styles in architecture.

According to documentation prepared for the National Register application, the significance of the district stems from two sources: the role of the village as an early rural Lapeer County settlement; and the examples of Greek Revival, Gothic, and Italianate buildings which embody the distinctive characteristics of types and periods of design important to an understanding of rural Michigan's architectural history.

The village's evolution as the center of a nineteenth century Lapeer County farming community had three distinct phases. The description of these phases noted below is taken from the National Register application.

The first stage was the pioneer settlement of Metamora Township and the Village of Metamora between 1839 and 1850. Barrows' Corners", as Metamora first was known, was settled by Eber Barrows in 1839. In 1843 he built a log way station and provided shelter and entertainment to travelers heading north to new settlement areas in Michigan. With the opening in 1848 of the Territorial Road (Metamora Road) as the major north-south route from Pontiac to Lapeer City and with the establishment of a stage coach line soon after, hotels began to dot Metamora Township's landscape. These new establishments were permanent and comparatively spacious structures and began replacing the earlier log cabin way stations. To keep pace, Barrows' shanty was modernized and renamed the Northern Exchange Hotel. It competed with but eventually lost its business to Lorenzo Hoard's House, an enlargement of Barrows' Corners first village store built by Daniel Ammerman around 1850. With a major transportation route bisecting it and lay-over establishments available for travelers, the small settlement began to grow.

The second period of growth lasted from 1850 to 1872 and was marked by an increasing number of agriculturally related services being concentrated at the crossroads. The land around the tiny settlement was not unusually rich. Indeed, the soils were not considered good enough for most cereal crops and vegetables. Instead, farmers used the land for sheep raising and the growing of apples, both activities becoming mainstays of the area's economy by the Civil War. Wagon and blacksmith shops and a general store were established near the corners of Oak and High Streets to serve the farmers and their families. Two doctors moved into the community to serve the growing population. Eber Barrows and the Wilder Brothers constructed Italianate commercial buildings in the late 1860's. By 1872, the village center was strong enough to be selected as a stop for the Detroit and Bay City Railroad, a prize which ensured its future growth and development.

No longer just a "corner" or a post office, Metamora received its more dignified name during its third and final phase of development that lasted from 1872 to about 1910. As the village began to

meet the accelerated demand for the transport of local agricultural products to outside markets and the receipt of goods manufactured outside the area, business and community investment increased. Brick commercial buildings replaced frame ones, new churches and schools were constructed, and the village population steadily grew. The Stone Building constructed in 1879 and the Pilgrim Congregational Church dedicated in 1878 reflected local builders' inventive architectural expressions of Italianate and Gothic styles. Theatrical acts and prominent speakers traveling the midwest circuits by rail performed in Metamora's 1888 Town Hall and Opera House complete with its Romanesque-inspired facade, full stage, and spacious hall. By 1890, growth had slowed, but several additional commercial buildings were constructed prior to the close of this last era of Metamora's development in 1910.

By 1910, the automobiles produced in nearby Flint and Detroit were changing the way Americans lived, where they worked, and where they traveled for entertainment and recreation, Metamora, like countless other small towns within 20 miles of major urban centers, began to lose its residents and shop owners to Pontiac to the south and Flint to the west. While decline was evident, however, it was never devastating. By the 1920s a new generation of property owners was transforming the rural landscape into one highlighted by horse-breeding farms and hunt clubs. Wealth generated by the Detroit automobile industry began to affect the area's development. The village continued to provide residents in the township with convenience shopping so crossroads buildings remained in use. Due to high level of local pride, historic awareness on the part of residents, a solid base of community wealth, and activities of the Metamora Historical Society, the buildings of the Metamora Crossroads Historic District remained intact and now face a new era of revitalization.

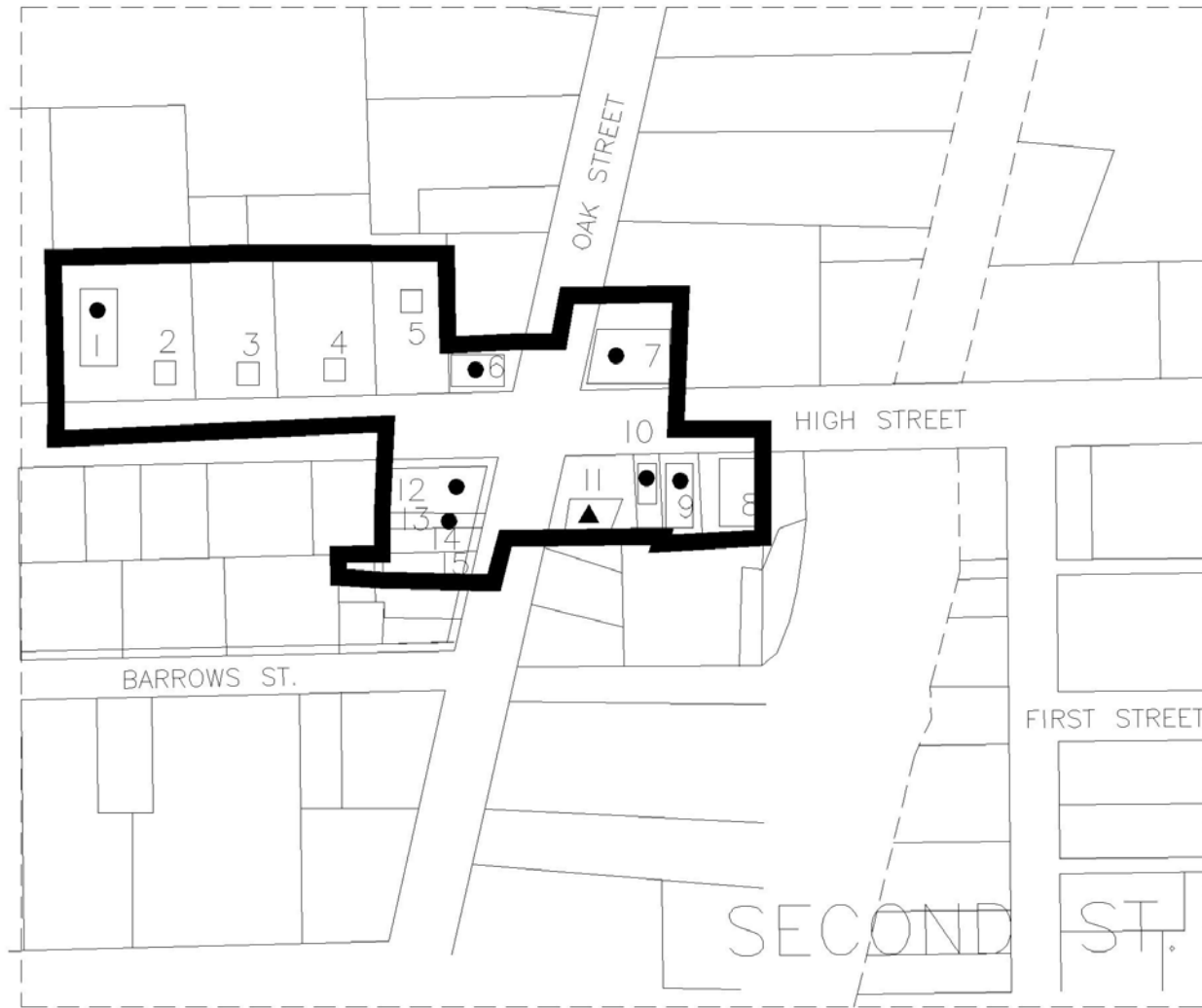
The following briefly describes the 15 structures contained within the Metamora Crossroads Historic District. The site numbers correspond to the numbers on the District Map.

Site	Description
1. Pilgrim Congregational Church 50 West High Street (Pivotal)	The Pilgrim Congregational was built in 1878 and reflects Gothic styling. Wood-framed and clapboard-sheathed, the church features Gothic-arched windows, decorative bargeboards, and a corner tower with open top-story, carved spandrels, and steeply pitched hipped roof.
2. Pilgrim Congregational Church Parsonage 50 West High Street	Built circa 1930, the two-story, aluminum-sided, wood-frame church parsonage has a steeply pitched gable roof, shed roof dormer, and a front porch detailed with sets of three squared colonnettes.
3. House 40 West High Street	This two-story, wood-frame Greek Revival residence with 'T' floor plan, single-story north wing, fascia windows, and recessed porch was built circa 1850.
4. House 20 West High Street	This two-story, wood-frame Italianate residence has a low hipped roof, bracketed eaves, simple wood sheathing, and a wrap-around porch. It was built circa 1870 and remains little changed today.

Site	Description
5. Walker House 12 West High Street	This 1.5 story, post-World War II frame residence is a compatible and contributing building to the district by virtue of its unobtrusive 20 foot setback and simple design. The home reflects the Village of Metamora’s modest but continuing growth.
6. Wilder Brothers Building 3998 Oak Street	Built circa 1870 by the Wilder Brothers, the structure served as a hardware store (Pivotal) for many years. The wood-framed and clapboard-sheathed, two-story building is Italianate in styling. An original storefront, elaborate rounded arch windows, and an unusual cornice-line frieze provide ornamentation for the front facade. A single-story north wing was used as a post office, but now is part of the original commercial space.
7. Ammerman Building/Hoard House 1 East High Street (Pivotal)	Built circa 1850 by Daniel Ammerman as a two-story frame Greek Revival-styled village store, the building has an irregular “H” floor plan. The structure was then adapted by Lorenzo Hoard as an inn. Alterations to the first floor windows have changed the appearance of the building’s main block, but are well executed and have gained significance in their own right. The building continues to function as a restaurant.
8. Metamora-Hadley Masonic Lodge 32 East High Street	Built in 1907 by Marion Barnes as a combination store and Masonic Temple, this two-story, red brick building has been altered very little, except that exterior wood paneling has replaced the glass display windows.
9. Metamora Township Hall & Opera House 28 East High Street (Pivotal)	Dedicated in 1888, this one-story, red brick Romanesque Revival-inspired structure was built to serve as the community’s Township Hall and Opera House. “Perma-Stone” added to the front facade is being removed by the building’s present tenant, the Metamora Historical Society.
10. Barrows Building 16 East High Street (Pivotal)	Built circa 1866 by village founder Eber Barrows, this two-story wood-framed and clapboard sheathed Italianate commercial building is highlighted by a high ‘boomtown’ cornice. Sometime after 1872, Elias L’Hommedieu moved the building to its present High Street location from elsewhere in the village. L’Hommedieu, a long-term owner, used the relocated structure as a harness shop.
11. Metamora Shell Service 4003 Oak Street (Non-contributing)	The gas station is a one-story, concrete block building constructed circa 1950.

Site	Description
12. Stone Building 4000 Oak Street (Pivotal)	Built in 1879 by Dr. David Stone, this two-story Italianate commercial building has elaborate brick work decorating its six-bay front facade. A coat of paint and new windows and door are the major alternative.
13. Henderson Building 4010 Oak Street (Pivotal)	The single-story brick Henderson Building combines Italianate and Queen Anne style elements. Built circa 1890, the building currently is undergoing restoration.
14. Bank Building 4012 Oak Street	The Bank Building is a single-story red brick commercial building constructed circa 1890. A stepped, brick cornice line and brick side piers are its main decorative features. The building's first floor has been altered.
15. Commercial Building 4018 Oak Street	Built in 1911, this single-story brick building is detailed with an off-center door and simply delineated cornice line. The building recently was altered when it was painted, had its front display windows filled with wood paneling, and was fitted with a new front entry door enframingent.

The development patterns identified on the Existing Land Use map provide a base from which to begin the process of developing a Village Master Plan. By correlating existing development and natural features with the expected future population, the commission can begin to develop a plan for the community's long-range development. This particular approach to the planning process ensures a plan for future land use that is sensitive to the natural capabilities of the village's physical resources, as well as the social needs of the existing and future population.



## METAMORA CROSSROADS HISTORIC DISTRICT

● PIVOTAL

▲ NON-CONTRIBUTING



Based on map prepared by  
Birchler/Arroyo

MAP 14  
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