

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Lake Orion Historic District

other names/site number _____

2. Location

street & number Roughly bounded by Elizabeth St., Hauxwell Dr., Front St., and Lapeer St.

not for publication

city or town Lake Orion

vicinity

state Michigan code MI county 125 (Oakland)

zip code 48362

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

John R. Halvey for Brian D. Conway 7-6-06
Signature of certifying official Date

Michigan State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register

See continuation sheet.

determined eligible for the National Register

See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain): _____

Signature of Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 217 | 62 | buildings |
| 1 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 218 | 62 | Total |

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

- COMMERCE: Specialty Store
- COMMERCE: Restaurant
- DOMESTIC: Single Dwelling
- SOCIAL: Meeting Hall
- GOVERNMENT: Fire Station
- RELIGION: Religious Facility
- DOMESTIC: Hotel

Current Functions

(Enter categories from instructions)

- COMMERCE: Specialty Store
- COMMERCE: Restaurant
- DOMESTIC: Single Dwelling
- SOCIAL: Meeting Hall
- GOVERNMENT: City Hall
- RELIGION: Religious Facility
- DOMESTIC: Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

- Greek Revival
- Gothic Revival
- Romanesque Revival
- Queen Anne
- Tudor Revival
- Dutch Colonial Revival
- Prairie School
- Bungalow/Craftsman
- Moderne
- Other: American Foursquare, I-House, Upright and Wing, Gable Front, Gabled Ell, Minimal Traditional, Ranch

Materials

(Enter categories from instructions)

- | | |
|------------|--------------|
| Foundation | Stone |
| roof | Asphalt |
| walls | Weatherboard |
| | Brick |
| other | Cast Iron |
| | Shingle |

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- Exploration/Settlement
- Community Planning and Development
- Commerce
- Architecture
- _____
- _____
- _____

Period of Significance

1829-1956

Significant Dates

1829, 1838, 1854, 1938

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- Previous documentation on file (NPS)
 - preliminary determination of individual listing (36 CFR 67) has been requested.
 - previously listed in the National Register
 - previously determined eligible by the National Register
 - designated a National Historic Landmark
 - recorded by Historic American Buildings Survey # _____
 - recorded by Historic American Engineering Record # _____

- Federal agency
- Local government
- University
- Other

Name of repository:

Orion Township Public Library; Collections of the Orion Historical Society; Oakland County Pioneer & Historical Society (Pontiac); Village of Lake Orion; Michigan State Library and Archives (Lansing)

Primary location of additional data

- State Historic Preservation Office
- Other State agency

10. Geographical Data

Acreage of Property 57.1 acres

UTM References

(Place additional UTM references on a continuation sheet)

| | Zone | Easting | Northing | Zone | Easting | Northing | |
|---|------|---------|----------|------|---------|----------|---------|
| 1 | 17 | 316598 | 4739575 | 3 | 17 | 317157 | 4739055 |
| 2 | 17 | 317107 | 4739459 | 4 | 17 | 316735 | 4738962 |

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Maura Johnson and Jennifer Lovell

organization The Mannik & Smith Group, Inc. date November 15, 2005

street & number 1800 Indian Wood Circle telephone 419.891.2222

city or town Maumee state OH zip code 43537

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white** photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name List provided for owner notification

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Section number 7 Page 1

**Lake Orion Historic District
Oakland County, MI**

DESCRIPTION

The Lake Orion Historic District includes approximately twenty-six blocks in the Village of Lake Orion. The district boundary roughly encompasses the two earliest platted areas of the village. Its focal point is the intersection at Broadway and Flint Street, which was historically the epicenter of the downtown. When M-24 was rerouted to bypass the business district in 1938, there was a shift in downtown activity, and residential development became increasingly dispersed. The Village of Lake Orion has nevertheless maintained a strong sense of cohesion and self-identity. The period of significance is defined as 1829 to 1956, from the time the first industry in Lake Orion was established to the defined fifty-year threshold for historic consideration.

The historic district includes a total of 280 properties, the vast majority of which are contributing resources. Although many contributing buildings have had some degree of alteration, they still retain their exterior integrity and historic character. Contributing resources within the district include 1 school, 2 churches, 1 site, 140 primary structures, and 77 outbuildings. Six of those properties were previously listed in the State Register: Lake Orion Methodist Church at 140 E. Flint Street (1972); Lake Orion Community Church at 21 E. Church Street (1979); Cataract House at 54 S. Broadway (1983); Lake Orion Town Hall at 37 E. Flint Street (1981); Joshua C. Predmore House at 244 N. Broadway (1979); and the Willis-Byrnes House at 129 Shadbolt (1977). There are 62 non-contributing resources in the district, including 26 primary structures and 36 outbuildings. Non-contributing resources generally have a high degree of alteration or addition, with changes in siding materials, windows, and porch configuration among the most common alterations observed. In addition, a small number of buildings within the historic district boundary were designated as non-contributing because their construction date falls outside the period of significance.

Lake Orion's downtown commercial district is located in the southwest corner of the historic district, with the majority of the commercial buildings located on Broadway and Flint Street. The commercial district is generally characterized by brick one- or two-story buildings, directly adjoining each other and abutting the sidewalk, each with one or two retail storefronts. Although the commercial district is relatively small, several periods of architectural development can be observed. This variety is due in part to the several fires that have occurred over the years (in 1859, 1862, 1874, 1894, 1902 and 1910) in portions of the commercial district. When rebuilding occurred after the fires, brick buildings replaced wood frame structures, and the architectural style of the day replaced older styles. Today, styles represented in the commercial area include Commercial Italianate, Romanesque Revival, Moderne, and simply detailed Commercial Brick buildings. Another notable architectural characteristic of the commercial district is the many examples of commercial buildings that were formerly houses. Most of these buildings are located near the perimeter of the commercial district, and have been altered to varying degrees to accommodate their new use. Examples include a former Gothic Revival house at 46 W. Flint (c. 1870) that is now a hair salon, a large Upright and Wing house at 111 E. Flint (c. 1860) that has been modified for use as a funeral home, and a former brick Italianate house at 44-46 E. Flint (c. 1880) that has had a large front addition and now houses two retail stores.

The residential area of the Lake Orion Historic District is largely comprised of modest wood frame houses with construction dates ranging from the mid-nineteenth to the mid-twentieth centuries. According to nineteenth-century

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plat maps, the oldest homes in the historic district were evenly dispersed throughout the area, with most property owners possessing multiple lots surrounding their homes. As the village grew, newer homes began to fill in the lots between the original homes, creating an interesting mix of architectural styles on each street in the district. Pockets of early to mid-twentieth century houses can be seen in every part of the residential area, but are more heavily concentrated in the northeast corner of the district, which remained undeveloped until the early 1900s, and was not formally platted until 1933. The neighborhoods are now characterized by mature deciduous street trees that form a canopy over the streets (Photo 2). For the most part, the streets are level, with a gradual ten-foot incline towards the northwest. The site of the former Elizabeth Street School at the northwest corner of the district is the highest point in the downtown area.

Representative Architectural Styles and Types

The Lake Orion Historic District represents a great diversity of architectural scale, form and style, which reflect the various stages of development and the effects of external influences upon the village. Although there are several examples of high-style architecture in the district, many of the homes and commercial buildings have little formal styling, and include examples of standard vernacular forms that are common to Michigan and the greater Midwest. These are interspersed with examples of public, religious, educational, and utility buildings that follow the same idioms. The following describes more specifically the features and attributes of the most common local styles and types in the district.

Vernacular: New England settlers in Southeastern Michigan brought their folk building traditions with them, and many of Lake Orion's homes reflect those traditions. Vernacular house types in the historic district area include Front Gabled, Upright and Wing, I-House and Gabled Ell. These house types have little stylistic decoration, and are best characterized by type rather than by style. Typical vernacular houses are wood frame, with one or two stories, and a variety of porch configurations.

The Front Gabled house is a dominant urban Folk type that is commonly associated with the Greek Revival style. Front Gabled houses were well suited for narrow lots such as those seen in Lake Orion. Houses of this type are usually narrow, with two stories and a relatively steeply pitched roof. Several examples of the Front Gabled house type can be seen in the district, including the 1861 Neal House at 148 N. Broadway and the c. 1860 house at 326 N. Lapeer. Both of these houses are two stories tall, with prominent front gables and simple detailing.

The Upright and Wing is a compound house type comprised of a taller gable front upright and a lower side-gabled wing. The upright is typically one-and-a-half or two stories tall. The side wing meets the upright below the eaves to form an L or a T, and is one or one-and-a-half stories tall. Like the Front Gabled house, the Upright and Wing was often expressed in the Greek Revival style, as its occurrence coincided with the popularity of that architectural fashion. Unstyled examples were sometimes the product of multiple construction episodes, where a modest I-House or Hall-and-Parlor might be expanded with the addition of the two-story upright. An example of the Upright and Wing type is the house at 209 E. Jackson (c.1900). The upright portion of the house is one-and-a-half stories, and the wing is one story. A small shed-roofed porch is commonly located at the intersection of the upright and the wing.

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The Hall-and-Parlor and I-House are traditional British forms that were readily adaptable to regional conditions, fashions, and changing lifestyles. As a result, they were popular folk types well into the twentieth century. Both are side-gabled, two rooms wide and one room deep. The Hall-and-Parlor is one story tall, and the I-House is two stories. Rear wings and porch additions are common. The Dernberger House (1884) at 305 N. Broadway is an example of this simple house type. The house is side-gabled and two stories tall, with a simple one-story hip-roofed porch.

The Gabled Ell is a post-Civil War house type that features a one- or two-story gable front with an intersecting gable wing of the same height. Like the Upright and Wing, the footprint of the Gabled Ell is typically L- or T-shaped. Following the Civil War, the growing popularity of balloon framing allowed for cheaper and faster construction, which led to an expansion of folk housing throughout the U.S. The c.1900 Gabled Ell house at 140 E. Jackson is typical of the type, with two-story gables intersecting to form an L shape, and a small shed-roofed porch at the intersection. Another slightly more elaborate example can be seen at 45 E. Jackson. This c.1890 T-shaped Gabled Ell has an octagonal enclosed porch on the façade.

Greek Revival: The Greek Revival was the most popular domestic architectural style between the 1830s and 1860s. Large numbers of Greek Revival houses are found in Southeastern Michigan due to the fact that there was a large population growth in the area during the period of the style's popularity. Typical features include low-pitched gabled or hipped roofs, wide cornice trim, and full- or partial-width porches. The historic district has several examples of houses with Greek Revival stylistic elements, including the c. 1840 house at 218 N. Anderson. It is a simple one-and-a-half story, side-gabled house with wide cornice trim, eave returns in the gables, and a pedimented entry porch. The c.1850 house at 29 S. Slater also exhibits these details, with its wide cornice trim and low-pitched gable roof. The Union Church at 21 W. Church Street (1854) has a pedimented porch and front gable, and a wide undecorated frieze band that are typical of Greek Revival architecture.

Gothic Revival: The Gothic Revival style was popularized in the United States through the pattern books of Andrew Jackson Downing. Most of the homes in the style were constructed between 1840 and 1880. Steeply pitched roofs and gables, often with decorative vergeboards, windows that extend into the gables, and one-story porches are common features of the Gothic Revival style. While there are no examples of high-style Gothic Revival in the district, there is nevertheless some evidence of Gothic influence. The Predmore House (1879) at 244 N. Broadway is an Upright and Wing type with steeply pitched gables and vergeboards that are characteristic of the Gothic style. The Warner House (1869) at 44 W. Jackson is a Gabled Ell version that also has decorative vergeboards in the gables, a steeply pitched subsidiary gables, and a one-story partial-width porch that are typical of the style.

Italianate: The Italianate style emerged in the 1840s and dominated architectural design in Michigan until 1880. The style was represented in the pages of pattern books, and was adopted in several forms for residential and commercial buildings. Domestic examples often have low-pitched hipped roofs, deep overhanging eaves with brackets, tall arched windows, and a generous porch. Buildings in the Italianate style are almost always two or three stories tall. The Webb-Coon House at 129 Church Street is a well-restored example of the style. The house

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is two stories, with a hipped roof and wide bracketed eaves. A full-width, one-story front porch and a bay window on the west elevation also exhibit details of the style.

Several commercial Italianate buildings can also be seen in the historic district area. Commercial Italianate buildings share many common features with domestic examples, although they are generally flat-roofed and have accentuated cornices. The French Building (1881) at 22 W. Flint retains much of its original detail, such as a bracketed cornice, segmental arched windows and pedimented window hoods. The former Orion State Bank at 2 S. Broadway was built in 1881 in the Italianate style. It is a two-story brick building with a corbelled cornice and segmental arched windows with raised brick hood moulds. The Lake Orion United Methodist Church (1872) at 140 E. Flint also presents a number of Italianate features, such as the decorative pedimented hood moulds and crowns above the windows in the vestibule and sanctuary, and paired brackets beneath the eaves of the church gable and tower.

Romanesque Revival: European Romanesque models were sometimes used for commercial and public buildings in the United States in the mid- to late-nineteenth century. Termed Romanesque Revival, these buildings were of masonry construction and typically featured semi-circular arches for window and door openings. Two examples of this style can be seen in the historic district. The first is the Berridge Building (1881) at 27 S. Broadway. It is a two-story brick commercial building with a storefront on the first story and a large arched window with stained glass on the second story (Photo 27). The second example is the Neo-Romanesque Elizabeth Street School at 55 Elizabeth Street (Photo 1). Built in 1927, it displays large stone compound arched doorways and liberal use of stone detailing.

Second Empire: Popular in the Midwestern states between 1865 and 1885, the Second Empire style imitated the latest French building fashions, and was therefore considered very modern. The style is characterized by its mansard roof with dormers, bracketed cornices, and windows with elaborate surrounds. The Griggs House (1884) at 231 E. Flint Street is the single example of the Second Empire in the historic district (Photo 20). The house is one-and-a-half stories, with a concave mansard roof with pedimented dormers and a bracketed cornice, all textbook features of the style. It also has a wraparound porch with elaborate wood ornamentation in the frieze and balustrade.

Queen Anne: Queen Anne was the dominant style of domestic building between 1880 and 1900, although the style persisted through 1910. Features of the Queen Anne style include an irregular roofline and footprint, patterned wood shingles, projecting oriel and bay windows, towers, balconies, porches and a variety of turned wood ornamentation. The district has a good number of homes built in the Queen Anne style. The Willis-Byrnes House (1896) at 129 E. Shadbolt is a two-story front-gabled house with two porches decorated with spindlework, wood shingles in the gable, and curved brackets below the gable (Photo 16). Another example is the Ross House at 43 E. Shadbolt. Built by local carpenter David Stitt in 1905, the house is a two-and-a-half-story, side-gabled Queen Anne with a partial-width hipped porch, one hipped dormer, one gabled dormer, and an oriel window on the second story (Photo 15). The Wieland House at 45 N. Lapeer is also an example of the style (Photo 12). Although smaller, the 1899 house features an engaged tower and an arched partial-width front porch.

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Prairie: Most Prairie style houses were built between 1900 and 1915, and are common in early twentieth-century suburbs across the Midwest. The style originated in Chicago and soon spread to other cities in the region. Prairie style houses are characterized by their low-pitched hipped or gabled roofs with wide overhanging eaves, horizontal emphasis, and one-story porches with massive square porch supports. The Schick House (1900) at 242 N. Anderson is a front-gabled example of the Prairie style (Photo 5). It is a two-and-a-half-story brick house with a flat-roofed wraparound porch supported by heavy brick posts. The house has wide flared eaves with brackets, and ribbon windows in the gable. The second example of the Prairie style in the district is the Meade House (1913) at 241 E. Flint. It is an asymmetrical, two-and-a-half-story brick house with a hipped roof and a large two-story front gable. The house has several gabled dormers, wide eaves with exposed rafter tails, and decorative half-timbering in the gables.

American Foursquare: Several early prototypes for the American Foursquare appeared in American publications in the 1890s. By the turn of the century, every mail-order company offered variants of the style, and the Foursquare flooded the landscape of the American suburb. One of the most versatile of house types, it was also one of the most popular in the first two decades of the twentieth century. The basic Foursquare is two or two-and-a-half stories tall, has a nearly square floor plan and cube-like massing, sits on a raised foundation, and is capped by a low-pitched hipped roof, often with dormers. On the front elevation, a full-width porch is common. There are many examples of the Foursquare type throughout the historic district. One of the finest examples is the Nelson House at 240 E. Flint Street (Photo 18 in foreground). Built in 1915, the house features a stone foundation and full-width stone porch. The hipped roof with hipped dormers and wide eaves references the related Prairie style. A second example of the American Foursquare is the Hemingway House (1921) located at 347 E. Jackson. It is also two stories, with a hipped roof, hipped dormer and wide eaves. The full-width porch has a closed rail and is supported by large square posts.

Commercial Brick: At the turn of the twentieth century, stylistic trends rejected elaborate and intricately detailed architecture, and building surfaces became simpler and smoother at this time. For commercial applications, one result was the Commercial Brick. A building of this type is characteristically two or three stories tall, with retail space at first-floor lower level and residential space above. It is oriented directly toward the street. Decorative effects are often achieved simply through subtle geometric brick patterning or the use of contrasting colors or textures. Devices such as corbelled cornices and recessed panels, raised parapets, and contrasting trim are selectively applied. Many examples of Commercial Brick buildings can be seen in the commercial district. An example is the Kessell Building at 17 S. Broadway. Built in 1910, it is a one-story brick retail store with corbelling near the roofline and a band of decorative brick above the storefront cornice.

Arts and Crafts/Craftsman: In the early years of the twentieth century, home ownership was becoming a reality for a rapidly-growing middle class, and with it a demand for a small house that would look good even if simply built and furnished. The Arts and Crafts house epitomizes many of the basic tenets of that aesthetic, which favored structural honesty, natural materials, and fine craftsmanship. The Arts and Crafts bungalow is typically one or one-and-a-half stories tall, with a low-pitched gable roof, wide eave overhang with exposed rafter ends, and a deep porch supported by massive battered posts. With its full-width engaged porch, shed dormer and exposed rafter tails, the house at 122 E. Shadbolt (c.1915) demonstrates the Arts and Crafts influence. The Speaker House

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(c.1921) at 59 N. Washington is another example of the style. It is a one-and-a-half-story, cross-gabled bungalow with an enclosed full-width porch with battered brick piers and wide bracketed eaves.

Dutch Colonial Revival: As the Colonial Revival movement spread, architects sought to expand the vocabulary of that period style. Around 1900, they began to incorporate features of the seventeenth- and eighteenth-century dwellings of the Hudson Valley. The Dutch Colonial Revival reached its peak popularity among middle-class urban and suburban families throughout the country in the 1920s. These homes are distinguished by a signature gambrel roof with deep (often flared) eaves. Early examples commonly have front-facing gambrel roofs. By the 1920s, the side-gambrel shape was the most common form, most often with a full-width shed dormer. A side-gambrel example of the Dutch Colonial Revival style is the Flumerfelt-Treinen House (c.1920) at 225 N. Broadway. It is a two-story wood frame house with a full-width shed dormer. A front gambrel version can be seen at 207 N. Slater. The c. 1910 house is one-and-a-half stories with both gambrel and shed dormers. The façade has a one-story flat-roofed porch with a balcony above.

Tudor Revival: Architects designed the first generation of Tudor homes for wealthy clients, but by the early twentieth century the Tudor Revival style was more widely adapted to the middle-class house. The buildings feature steep front-gabled roofs, casement windows, heavy elaborated chimneys, and decorative half-timbering. Brick, stone, wood and stucco – often in combination – are common exterior wall finishes. There are only two examples of the Tudor Revival in the historic district. One is located at 352 E. Shadbolt, and is a c.1920 two-and-a-half-story brick house with areas of stone veneer (Photo 17 on left). The dominant brick front gable has a large chimney, and a smaller stone-clad gable covers the entry door. The second example of Tudor Revival is the Detroit Edison Substation at 215 E. Church (Photo 6). Constructed in 1926, the building adopted the style due to its location in a residential area. The brick building is one-and-a-half stories, with two overlapping gables on the façade. The larger gable has decorative half-timbering, and the entry door is located in the smaller gable.

Moderne: Moderne was popular in the United States between 1930 and 1945. It is characterized by a strong horizontal emphasis, streamlined features, curves and rounded edges, and smooth wall finishes. The single example of Moderne in the historic district is a commercial building at 3 S. Broadway (Photo 24). Originally built in 1912, the two-story building was remodeled in the Moderne style in 1950 and features stucco covered walls, a rounded corner entrance, a flat-roofed corner canopy, and fluted corner detail.

Building Inventory

The following properties are located within the historic district. Unless otherwise indicated, buildings are wood-framed and are categorized as contributing resources within the district. Buildings that fall outside the period of significance (1838-1956), or that no longer convey their historic character, have been identified as non-contributing resources. The properties are listed in ascending numerical order, alphabetically by street.

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ANDERSON, NORTH

129. House (c. 1905); Two-story American Foursquare with hipped roof. The house has a full-width, one-story enclosed entry porch, a two-story addition on the rear (west) elevation, and an attached single-bay garage on the side (north) elevation.
134. Cummings House (1925); One-and-a-half-story, side-gabled bungalow with a full-width, front-gabled enclosed porch. Attached single-bay garage on the side (north) elevation is side-gabled.
146. House (c. 1870); Two-story, front-gabled house with off-center front entry. The house is non-contributing because multiple alterations of materials and fenestration have obscured the historic character of the building.
218. House (c. 1840); One-and-a-half-story, side-gabled Greek Revival with a one-story gabled wing at the rear (west). Deep cornice and eave returns. Gabled porch with turned posts is not original.
241. Deere House (1933); One-and-a-half-story, side-gabled bungalow with two hipped roof dormers and front bay window. Bracketed hoods are located above the front (east) and side (south) entries.
242. Schick House (1900); Two-and-a-half-story, front-gabled and hipped Prairie style house with complex roofline. Sits on a stone foundation, with brick walls at first floor level and shingle siding above. One-story wraparound porch with flat roof. Windows are paired or clustered, with hipped dormers. Enclosed sleeping porch on rear (southeast) elevation. A two-story, three-bay detached car barn/garage is behind the house.
330. Losey House (c. 1910); Two-story Gabled Ell with a projecting one-story gabled addition on the side (north) elevation.
331. House (c. 1910); Two-story, side-gabled I-House with a front-gabled porch. The porch is supported by square posts with railing and balustrade.
343. House (c. 1905); One-story, side-gabled bungalow with stucco finish and brick window sills. A raised front-gabled porch is supported by square posts. A secondary front entrance has a bracketed hood.
346. House (c. 1875); Two-story, side-gabled I-house with flat-roofed front porch. A steeply pitched wall dormer centered on the façade has a cross-braced pendant in the gable. A one-story gabled wing with sunroom is on the rear (east) elevation.

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ANDERSON, SOUTH

51. House (c. 1910); Two-story hipped Foursquare. The front porch is supported by square posts with railing and balustrade.

BROADWAY, NORTH

- 4-12. King Building/ Primetime Sport Cards/Serendipity Salon/ Hook Line & Sinker (1899); Two-story commercial brick Italianate with clipped corner and parapet walls. Transoms above the plate glass storefront windows are covered. The second story has segmental arched windows and a cornice with corbelling below the cornice. A rear addition (ca. 1905) has a separate storefront at 15 E. Flint Street, but features are similar.
- 16-20. Back to Beautiful/Friends on Broadway (c. 1930); One-part commercial block with three storefronts. Each doorway is recessed, and has a large display window. The storefront configuration appears to be original, but the brick façade has been covered with stone veneer.
24. Wigg Building/Global Soccer (1920); Simple one-story commercial brick block with an off-center entry, large glass storefront, and full-width awning. While the door and windows have been replaced, the overall storefront configuration appears to be original.
- 30-32. Davis Building/Lake Orion Review (1884); One-part commercial block with wood siding, a pedimented door and denticulated cornice. The building is non-contributing because multiple alterations of materials and fenestration have obscured the historic character of the building.
33. Stan's Market/Keep Coming Back Club (c. 1948); One-part commercial block constructed of concrete block with a brick façade. It has a recessed center entrance, stepped front parapet wall, brick quoins at the corners, and several bands of decorative brick soldier course.
- 35-37. Cady House (c. 1875); Two-story, front-gabled building with wood siding and corner boards. The two-story front porch is enclosed on the upper level. It has square posts and railing with turned balustrade.
51. Earl Milliman Ford (1937); Two structures are on this site. A one-story car showroom and gas station has been significantly altered for office use. The plan is L-shaped, with a flat roof on one façade and a shingled mansard on the other. A Quonset hut at the rear of the property, originally an auto repair garage, has concrete block end walls, corrugated metal siding, and shed dormers. The showroom is non-contributing because multiple alterations of materials and fenestration have obscured the historic character of the building.

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BROADWAY, NORTH (CONTINUED)

103. Grange Hall/Shear Dimensions/Broadway Records (1881); Front-gabled two-story commercial building with clipped corner entrance. The building is wood frame with permastone veneer on the first floor walls and aluminum siding on the second floor.
106. Earl Abbey's Service Station/Little Caesar's Pizza (c. 1920); One-story commercial block with a shingled hip roof and brick veneer. Originally a service station, it is non-contributing because multiple alterations of materials and fenestration have obscured the historic character of the building.
118. House (c. 1870); L-shaped one-story gable front. Front entrance on the side (south) elevation has a raised wooden stoop.
127. House (c. 1945); One-story brick Ranch with a gable-on-hip roof and a large gabled enclosed porch on the façade with jalousie windows. The house is non-contributing due to multiple additions outside the period of significance.
147. House (c. 1870); One-and-a-half-story gable front with side (south) wing. The off-center front door has a concrete stoop and narrow transom above. There is a contributing end-gabled, two-bay garage behind the house.
148. Neal House (1861); Two-story gable front with one-story hipped wing on the side (south) elevation. The house has asbestos siding and there is a bay window on the façade.
207. Bradford House (1842); Two-story, side-gabled I-House with a one-and-a-half-story wing on the rear (west) elevation (Photo 10). The front porch is gabled, and the side porch is shed-roofed with frieze windows above; both have Doric columns. Greek Revival details on the rear wing suggest it may predate the two-story wing. The whole sits on a stone foundation and has weatherboard siding.
210. Neal House (c. 1901); Two-story, cross-gabled Queen Anne on a stone foundation with an integral one-story semicircular porch at the front (west) entry, supported by plain columns. The front-gabled wing is pedimented with clipped corners. Details include fishscale siding and wood dentils.
222. House (c. 1900); Two-story Gabled Ell with a wraparound front porch (enclosed) and imbricated shingles in the gable ends. There is a one-story addition on the rear (east side) of the building.
225. Flumerfelt/Treinen House (c. 1920); Two-story Dutch Colonial Revival with gambrel roof, flared eaves and full-width shed dormer. The off-center entry is hooded. Exterior chimney and screened porch on the side (south) elevation.

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BROADWAY, NORTH (CONTINUED)

244. Predmore House (1879); Two-story Upright and Wing with Gothic Revival elements. There is a bay window with paired brackets and iron cresting on the upright, and decorative vergeboards on the gable ends. A pedimented entrance on the front wall of the wing is a later addition.
245. House (c. 1900); Two-and-a-half-story Queen Anne with a hipped roof and cross gables on the front (east) and side (south) elevations. The flat-roofed wraparound front porch with Doric columns has a balcony above.
305. Dernberger House (1884); Two-story side-gabled I-House. It has a full-width hipped porch with square posts and balustrade, and a bay window on the side (south) elevation. There is a one-story rear (west) addition.
325. House (c. 1860); One-and-a-half-story Greek Revival with a broad, hipped front porch and a one-story rear (west) addition. The porch has square capped posts and a solid rail. Distinctive ear details on the front door surround.
335. House (c. 1900); Two-story Gabled Ell with enclosed front porch, shed wall dormer, and a bay window on the gable end. There is a lean-to addition on the rear (west) elevation.
336. House (c. 1905); One-and-a-half-story cross-gabled house with enclosed front porch.
347. Belles House (1884); Two-story, cross-gabled Late Victorian with a flat-roofed one-story wing on the side (north) elevation. Main entrance on the side wing has a shed porch with turned posts. Bay window on the front gable end has bracketed cornice and panels; paired windows above have a single bracketed hoodmold.
350. House (c. 1905); One-and-a-half-story, side-gabled bungalow with Arts and Crafts elements. Gables are clipped, gable ends are half-timbered, and walls have brick-patterned asphalt sheathing. The full-width front porch is enclosed.

BROADWAY, SOUTH

2. Orion State Bank/Grigg's Drugstore/Ed's Gifts (1881); Two-story commercial brick Italianate with corner entrance and corbelled brickwork below the cornice. Second-floor windows are segmental arched with continuous raised hood moulds. Decorative cast iron columns and prism glass transoms on the primary (east) storefront elevation.

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BROADWAY, SOUTH (CONTINUED)

3. Van Wagoner Building/Cutting Edge (1912; c. 1950); Two-story Moderne building with stucco walls. The corner entrance is flanked by display windows. Above it is a streamlined wraparound canopy and fluted corner pylon. A similar treatment appears on a secondary entrance at the northeast corner of the building (14 E. Flint Street).
11. Lincoln Theatre (1913); One-story commercial block constructed of brick and rock-faced concrete block. The area above the door and windows is brick with several bands of corbelling. Center entrance flanked by display windows.
12. Beemer & Carleton's General Store/CJ's Sandbar (c. 1902, 1910); Commercial Brick with a recessed entrance, transoms, display windows, cast iron columns and wood panel kickplates. The upper portion of the façade has several bands of decorative brickwork. This is an L-shaped building with a larger storefront at 21 W. Flint Street, which is a one-part brick commercial block with a decorative band of corbelled brickwork at the cornice.
17. Kessell Building/Elvira's Fashions (c. 1910); One-story brick enframed window wall. Recessed center entrance flanked by display windows, with decorative brick corbelling on the front wall and a band of decorative brickwork at the storefront cornice.
18. Orion Post Office (1854); One-story commercial brick Italianate. The building is non-contributing because fire damage has destroyed nearly all of the historic character of the structure. The decorative pressed metal cornice survived the fire.
21. Close Building/Patti's Place for Hair (c. 1908-1910); One-part commercial block with a shingled pent roof covering the top portion of the façade. The storefront has an offset glass door, a large display window and vertical wood siding. The building is non-contributing because multiple alterations have obscured the historic character of the structure.
27. Berridge Building/Stephen Auger and Associates (1881); Two-story brick and stone Late Victorian commercial building with a recessed center entrance flanked by large display windows with transoms. The second-floor façade is dominated by a large arched opening that features a center panel and two 3/1 light double-hung windows with multi-light stained glass transoms. The denticulated cornice (restored ca. 1996) has corner piers.
33. Bradford Building/Totally Hair (c. 1850); Two-story Gabled Ell, this is the last wood-framed commercial building surviving in the downtown district. A one-story hipped porch is at the intersection of the two wings, and there is a one story-gabled addition at the rear (east) of the building.

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BROADWAY, SOUTH (CONTINUED)

47. Parker Feed Store/Lake Orion Window (c. 1880); One-story commercial brick block with a tall pent roof concealing the front parapet wall. This is an L shaped building with another storefront at 15 Front Street. The storefront on Front Street is a two-story commercial block with decorative corbelling at the cornice, ghosting that indicates three second-floor windows (now enclosed), and a large arched doorway opening that has been infilled with wood.
- 51-59. Curtis Building/Photos Unique/Dragon Martial Arts (c. 1880); Two-story brick commercial Italianate. A tall pent roof covers the second story of the façade and front parapet, and is interrupted by four segmental arched windows with hood moulds. At ground level there are two storefronts and a center doorway for upstairs access. The building is non-contributing because multiple alterations of materials and fenestration have obscured its historic character.
54. Cataract House/Verwood Apartments (1881); Three-story, nine-bay brick hotel. The plan is L-shaped and it features segmental arched windows. Windows on the second and third floors have raised drip moulds. It was converted to apartments in the 1990s.
101. Speaker and Son's Hardware/Lucky's Natural Foods (1920); One-part commercial block with a recessed corner entrance and large pent roof. The walls have vertical wood siding. The building is non-contributing because multiple alterations of materials and fenestration have obscured the historic character of the structure.
102. Howarth Building/Wagon Wheel Tavern (c. 1913); One-story commercial building with stepped parapet and center entrance. Constructed of rusticated concrete block with a brick façade and stone coping.
120. Zillioto Building/Sea Pines Sales and Service (1955); One-part gable front commercial block with vinyl siding and stone veneer. The building is non-contributing due to multiple non-historic alterations. However, this is the approximate location of the dam and sawmill that secured the future of Lake Orion in 1838, and the site is significant for the information it may yield about the community's earliest settlement and industry.
- 121-35. Speaker Building/2nd Time Around/Dick Hassberger & Associates/ Carol Holmes PC/Accent on Art (1920-48); Originally an auto repair shop and showroom, the building is currently comprised of four two-part commercial blocks that were artificially created with a Dryvit veneer. It is non-contributing because these alterations have obscured the historic character of the building.

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CHURCH. EAST

21. Union Church/First Baptist Church (1854); Two-story wood frame Greek Revival church with a two-part addition on the side (east) elevation. It has a pedimented gable front, two-part tower, pyramidal steeple, deep entablature, corner pilasters, and Gothic-influenced triangular head stained glass windows. It sits on a daylight basement.
105. Village School/Brown House (1844); Two-story gambrel residence, it was the first schoolhouse in the village according to local historians. It has shed dormers on the side elevations. The full-width flat-roofed porch is supported by decorative metal posts on a partial wall of concrete block.
117. House (c. 1905); L-shaped, one-and-a-half-story gable front house with an enclosed porch on the front (north) wall of the side wing.
129. Webb/Coon House (c. 1887); A boxy, two-story hipped Italianate with paired eave brackets, bracketed window hoods, and a bay window on the side (west) elevation. A full-width, flat-roofed porch with modillions is supported by Ionic columns on a solid rail. There is a one-story gabled wing on the rear (north) elevation.
140. House (c. 1905); A plain, one-story hipped bungalow with a small gabled ridgeline protrusion, and a shed-roofed entry hood. The building is non-contributing because multiple alterations have obscured the historic character of the structure.
211. House (c. 1910); Two-story Gabled Ell with a shed-roofed porch. The porch is partially enclosed with brick-faced walls, and there is a two-story addition on the rear (north) elevation.
215. Orion Substation - The Detroit Edison Co. (1926); One-and-a-half-story, cross-gabled brick Tudor Revival with asymmetrical façade and multiple front gables (Photo 6). Details include slate roof, multi-pane glazing, decorative half-timbering on the front gable end, skintled brickwork, and a copper gutter system.
230. House (c. 1915); Two-story, front-gabled house with an asymmetrical front porch enclosure and a one-story addition at the rear (south) of the building. Windows are paired or clustered.
242. Wright House (c. 1929); One-and-a-half-story, side-gabled Craftsman bungalow with a large gabled dormer. A full-width engaged porch is supported by square posts with a railing and balustrade. The gabled hood above the side (west) door has knee bracing.

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CHURCH, WEST

42. House (c. 1920); Broad-pitched, two-story gable front with a hipped porch (enclosed). The house is non-contributing because multiple alterations have obscured the historic character of the building.
77. House (c. 1910); Two-story American Foursquare has a hipped roof and a full-width front porch. The shed-roofed porch is supported by chamfered, bracketed wood posts, and it has a solid wood railing.
95. House (c. 1930); One-and-a-half-story side-gabled bungalow with front (north) bay window and gabled dormer. The front porch is gabled and supported by battered posts.

ELIZABETH

55. Elizabeth Street School/Ehman Center (1927; 1934; 1940); A V-shaped, three-story brick school with Neo-Romanesque elements. Details include flush wall surface, arched windows, patterned brickwork, stone trim, and flush/stepped parapet walls with stone coping. The primary entrance is located at the outside juncture of the V. It features a monumental compound arched stone doorway flanked by Ionic pilasters. A more restrained secondary entrance on the southeast wall also has a compound arched opening.

FLINT, EAST

17. Nolan Building/Head to Toes Massage Therapy (c. 1900); Two-part brick commercial block with stone veneer and brick storefront surround. The recessed entry bay is flanked by large display windows.
27. Charlton Building/Paint Creek Bicycle (c. 1900); Two-part commercial block with modern brick veneer and soldier course details at the cornice, window headers, and above the storefront cornice. It has a traditional three-bay storefront (not original), with a recessed off-center entry and large display windows.
37. Lake Orion Village Hall/Fire Department (1900; 1980); A two-story brick building with a one-story addition (1980) on the west elevation. The original building is three bays wide and has multiple bands of corbelled brickwork at the cornice. Windows are round-arched with raised brick hood moulds and stone voussoirs and sills. Stone panels at second-floor level have TOWN HALL in relief. The one-story addition has a modern glass façade and is set back from an open brick arcade that is flush with the historic building.

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FLINT, EAST (CONTINUED)

- 44-46. Andrews House/Lake Orion Veterinary Hospital (c. 1870); Two-story front-gabled residence converted to commercial use, with a one-story addition on the side (west) elevation, and a two-story addition on the rear (south) elevation. The building is non-contributing because multiple additions and alterations have obscured its historic character.
47. Cumming's Building/Heritage Spinning and Weaving (1930); Two-part brick commercial block with a three-part storefront and upstairs entry. It has a flared band of cornice trim and a wide band of raised brick along the top and sides of the second-floor facade.
106. Anderson House (1898); Two-and-a-half-story Queen Anne with multiple wall planes and surface textures, a wraparound porch, and a recessed second-floor balcony. The shed-roofed porch is supported by columns standing on square piers. The porch railing has curved balusters, a pedimented entry above the front door, and decorative scroll-sawn wood apron below.
111. Andrews House/Sparks Griffin Funeral Home (c. 1870); Two-and-a-half-story Gabled Ell with a one-story brick-faced addition that wraps around the front (south) and side (east) of the building. A two-story portico has also been added. The building is non-contributing because multiple alterations and major additions have obscured its historic character.
140. Lake Orion United Methodist Church (1872); One-and-a-half-story, front-gabled Romanesque-inspired church on a raised basement, with an L-shaped one-story addition on the side (west) elevation. A hipped vestibule at the church entrance has a gable dormer, round-arched windows with hood moulds, and double doors with arched fanlight. The main building mass has paired brackets under the wide eaves, a circular window in the front gable end, and a square tower topped by a spire. The sanctuary windows are round-arched with leaded glass and hooded crowns. The rear addition is comprised of a one-story brick wing and a concrete block structure with domed roof.
206. United Methodist Church Parsonage (1918); Two-story front-gabled wood frame residence, with brick veneer on the first floor exterior and aluminum siding on the second floor. Deep overhanging eaves are supported by knee braces. The shed-roofed front porch is enclosed,
209. Griggs House (1884); One-and-a-half-story Second Empire residence with mansard roof, gable dormers, wraparound porch, and front (south) bay window. The house plan is asymmetrical, with projecting bays on the side (west) and front (south) elevations. Elaborate ornamentation on the bracketed eaves, pedimented dormer window heads, and porch frieze. The porch posts are chamfered and bracketed, and the porch balustrade has geometric spindlework.
216. House (c. 1925); One-and-a-half-story side-gabled bungalow with a gable dormer. The full-width engaged porch is supported by large square posts with a closed rail.

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FLINT, EAST (CONTINUED)

228. House (c. 1920); One-and-a-half-story, side-gabled Arts and Crafts bungalow with clipped gable dormer and full-width engaged porch (enclosed). The gables have eave returns and are clipped.
231. Griggs House (c. 1890); Two-story, hipped Italianate with a one-story, flat-roofed addition on the side (west) elevation. The porch entry is gabled and is supported by plain square posts. Details include a denticulated cornice and window crowns.
240. Nelson House (1915); Two-story American Foursquare with a hipped roof and hipped dormers on the front (south) and side (east and west) elevations. The full-width porch has a solid stone rail and is supported by large capped posts. There is an eyebrow dormer above the entry bay, and the porch is screened.
241. Meade House (1913); Two-and-a-half-story brick house with asymmetrical massing. The roof is hipped, with two front-gabled wings on the façade, and gable dormers on the front (west) and side (south) elevations. There is half-timbering and decorative vergeboards on the gable ends, and exposed rafter tails at the eaves.
310. Perry House (c. 1895); Two-story Gabled Ell house with a wraparound porch and pedimented corner entrance. The porch is supported by plain Doric columns. A one-story wing at the building rear (south) has an attached shed.
326. House (c. 1920); One-and-a-half-story, side-gabled Arts and Crafts bungalow with a broad-pitched, gabled porch supported by battered columns.
337. Spencer House (c. 1870); Two-story side-gabled I-House has a large two-story rear (north) addition with deck. A full-width porch is supported by square posts with railing and balustrade. Corner pilasters on the façade are incised and have paterae caps.
357. House (c. 1925); One-and-a-half-story hipped bungalow with a hip-roofed dormer. The full-width porch is hipped and is supported by square posts.

FLINT, WEST

- 2-12. Belles Building/Masonic Temple (1881); A two-part commercial block sheathed with aluminum paneling on the second floor and wood paneling with battens on the first floor. There are two storefronts at street level with recessed entries and large display windows, both covered by a single vinyl awning. The building is non-contributing because multiple alterations and artificial siding have obscured its historic character.

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FLINT, WEST (CONTINUED)

16. Orion State Bank/Village Developers L.L.C (1881); Two-story commercial brick building with Italianate details. Second-story windows are segmental arched with stone sills, and the storefront cornice is bracketed. New brick facing and storefront reconstruction occurred in ca. 2004.
21. See 12 S. Broadway.
- 22-24. French Building/Orser Photography (1881); Two-story commercial brick building with Italianate details, including a bracketed cornice and segmental arched windows with pedimented hoods. The storefront has a bracketed cornice, cast iron columns, prism glass transom windows, and a recessed entry.
36. Barney's Tavern/Poppysseed Deli (c. 1874-1884); Brick and concrete block front-gabled, one-part commercial block. The front portion of the building is brick, and there are two large concrete block additions at the rear. The façade has an arched display window and a glass entry door on the east side. Windows on the east and west elevation are segmental arched. The building is non-contributing because multiple material and fenestration alterations have obscured its historic character.
- 45-47. Brown House/Celtic Cove/Rompers and Scampers (c. 1880; c. 1935); Two-story commercial brick with two storefronts. The brick storefront was added to the front of a cross-gabled brick residential structure in the mid-1930s; only the ridgeline of the original structure is visible. The side (east and west) elevations have been covered with vinyl siding.
46. Owen House/Clip Away (c. 1870); Two-story Gabled Ell with deep eaves and a steeply pitched Gothic Revival cross gable on the facade. A bay window and one-story addition (ca. 1930) are located on the side (west) elevation and another one-story addition with gabled porch is on the opposing (east) elevation. The building is non-contributing because multiple material and fenestration alterations have obscured its historic character.

FRONT

15. See 47 S. Broadway.
20. Middleton's Dairy/Ye Olde Stuff Antiques (1941); Front-gabled one-part commercial block constructed of concrete block. It has a stepped falsefront parapet, a large multi-light display window, and garage door on the façade.

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FRONT (CONTINUED)

29. Royal Recreation Bowling Alley ("The Royal")/Muy Loco Restaurant (1939); Flat-roofed, one-story commercial block. Construction is concrete block, with stone veneer on the lower walls and stucco on the upper walls. The building is non-contributing because multiple alterations have obscured the historic character of the structure.

HAUXWELL

145. House (c. 1950); A one-story Minimal Traditional house with hipped roof and attached single-bay garage under the main roof. There is a brick planter box at the front entrance..

JACKSON, EAST

36. Isaac Brown House (c. 1870); Two-story Upright and Wing, with a large shed dormer and hipped porch on the wing. The porch is partially enclosed.
45. House (c. 1890); Two-story cross-gabled house with an octagonal front porch. The porch is supported by thin Doric columns and has been enclosed.
105. House (c. 1905); Two-story hipped American Foursquare with a full-width shed porch on the primary (south) elevation, and a single-bay attached garage on the rear (north) elevation. The porch has been enclosed with jalousie windows.
140. House (c. 1900); Two-story Gabled Ell with a one-story shed porch at the intersection of the ell. An attached single-bay garage is attached on the rear (south) elevation.
209. House (c. 1900); One-and-a-half-story Upright and Wing house. The entrance on the side wing has a small shed-roofed canopy and a large oriel window (not historic).
229. House (c. 1870); Two-story, side-gabled house with a steeply pitched subsidiary front gable that suggests a Gothic Revival influence. Two arched windows on the façade appear to be historic, but the fenestration elsewhere on the building has been significantly altered. The building is non-contributing because multiple material and fenestration alterations have obscured its historic character.

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JACKSON, EAST (CONTINUED)

305. Stanaback House (1908); Two-story side gabled I-House with a hipped front dormer and full-width porch. The porch is flat-roofed and has a denticulated cornice, Doric columns, and a solid railing. A large two-story gabled addition is located on the rear (north) elevation.
317. Genereux House (c. 1920); Two-story hipped American Foursquare with a large gabled front dormer and a full-width hipped front porch. The porch is supported by four Doric columns on a solid railing. A large two-story hipped addition with attached two-bay garage is located on the rear (north) elevation.
329. House (c. 1945); One-story, side-gabled Minimal Traditional house with a centered entry door and a concrete stoop.
347. Hemingway House (1921); Two-story, hipped American Foursquare with hipped front dormer and a full-width front porch. The hipped porch roof is supported by three large posts on a solid railing. A one-story addition is located on the rear (north) elevation.

JACKSON, WEST

44. Warner House (c. 1869); Two-story, cross-gabled Victorian house with gabled wall dormers on the front (south) and side (east) elevations. Decorative vergeboard trim with cross-bracing is located on the gable front and side dormer. The front porch is supported by plain columns on piers with lattice railing. Exterior walls have a stucco finish. A triangular bay window is located on the front gable end. A two-story gable front carriage house is located behind the house. It has board-and-batten siding, barn doors on tracks, and a cupola on the roof ridge.

LAPEER, NORTH

28. House (c. 1915); One-and-a-half-story, side-gabled Arts and Crafts house with flared eaves. A pedimented front dormer has flared eaves. The dormer, roof eaves, and gable end are boxed with modillions. There are circular windows in the dormer and side gable pediments. The whole sits on a stone foundation.
45. Wieland House (1899); Two-story side-gabled Queen Anne house with an engaged octagonal tower and two-story addition on the rear (west) elevation. The porch has arched cutouts at the front (east) and side walls. Above the porch is a small hip-roofed dormer.

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LAPEER, NORTH (CONTINUED)

107. Charlton House (1872); Two-story hipped Victorian with cross gables, asymmetrical plan, bay window, and wraparound porch. The porch supports are turned posts with railing and spindlework balustrade. A large two-bay, cross-gabled garage is connected to the back (west) of the house with a hyphen.
127. Beemer House (c. 1905); One-and-a-half-story front-gabled house with a full-width porch. The porch is shed-roofed and enclosed.
137. Coady House (c. 1875); Two-story, side-gabled I-house with a gabled front wall dormer and a full-width porch. The porch is hip-roofed and screened. A gabled one-story wing is located on the rear (west) elevation.
144. Lapeer Apartments (c. 1965); A large two-and-a-half-story apartment building with recessed balconies and sliding windows. The building is non-contributing because its date of construction is outside the period of significance
145. Scheile House (c. 1870); Two-story Gabled Ell with a Gothic gabled front wall dormer and full-width front porch. The porch is shed-roofed and enclosed. A one-story gabled wing is located on the rear (west) elevation.
201. Allen House/Myers House Apartments (c. 1880); Two-and-a-half-story, front-gabled Italianate building with deep cornice and bracketed eaves. A full-width shed-roofed front porch is supported by square posts. A balconet with wood balustrade is located in the front gable end, and a shed-roofed hood over a side (north) basement entrance. May originally have been a rooming house.
217. Gates House (c. 1920); One-and-a-half-story, cross-gabled bungalow with a side (north) bay window and gabled front (east) porch.
233. House (c. 1915); One-and-a-half-story front-gabled bungalow with a full-width front porch. The shed-roofed porch is enclosed. Knee braces support the deep overhanging eaves.
248. George Neal House (c. 1870); One-story, cross-gabled house with a partial-width front porch supported by turned posts.
249. Stitt House (1921); One-and-a-half-story, side-gabled Arts and Crafts bungalow with a large gabled dormer. The small front porch is engaged. The roof has wide eaves and exposed rafter tails.
326. House (c. 1860); A broad-pitched, two-story gable front house. A full-width front shed porch is enclosed. A two-bay gable front garage is attached with a hyphen.

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SHADBOLT, EAST

27. Smalley Building/Denton Building (c. 1872-84) Two-story, side-gabled building with a shed-roofed porch. The east portion of the porch is enclosed, the remaining portion is open, with turned posts, a railing with balustrade, and spindlework in the frieze.
43. Ross House (1905); Two-and-a-half-story, side-gabled Queen Anne house. The façade features a small hipped roof dormer, a large gabled dormer and a three-sided oriel window. The dormer and front gable end have imbricated shingle siding. A side (east) porch is enclosed. The front porch is hipped and is supported by turned posts with a railing and balustrade.
105. House (c. 1900); One-and-a-half-story Gabled Ell with a wraparound front porch and wood shingle siding. There is an addition on the side (east) elevation with two gabled dormers. The house is non-contributing because multiple alterations have obscured the historic character of the building.
106. House (c. 1905); Two-story, hip-roofed American Foursquare with low-pitched gabled dormers on all four elevations. The front (north) entrance is off-center, with a small shed-roofed hood above.
122. Stone House (c. 1915); One-and-a-half-story, side-gabled Arts and Crafts bungalow with a full-width engaged porch. The porch is enclosed. A shed dormer is centered above the front entrance. Rafter tails are exposed.
129. Willis/Byrnes House (1896); Two-story Victorian home with two pedimented side porches flanking a front-gabled wing with cutaway corners. Details are abundant, with Stick style and Eastlake influences. The front gable end is flared and has imbricated shingles; beneath it are spindles, consoles and decorative pendants. The larger gable has a decorative vergeboard. The porches have eave brackets, turned posts, and spindlework in the frieze and balustrade. The house was listed in the State Register in 1977.
145. House (c. 1900); Two-story Upright and Wing. The upright portion has wide eaves, with cutout details in the gable end. The wing portion has a shed-roof porch and a sunroom addition on the side (east) elevation.
205. Perry House (1889); Two-story I-house with a two-story rear addition, and an enclosed full-width porch on the façade.
225. House (c. 1945); One-story, hip-roofed Minimal Traditional house with a centered entry door.

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SHADBOLT, EAST (CONTINUED)

234. House (c. 1875); Two-story hip-roofed Italianate with bracketed eaves, bay window, and a two-story wing on the rear (south) elevation that is offset to the west. The building does not appear on a plat map until 1908, suggesting that it was moved to this location prior to that time.
325. House (c. 1920); One-and-a-half-story, side-gabled Arts and Crafts bungalow with a front gabled wall dormer centered above a full-width gabled porch. The porch is supported by four battered piers. There is a two-story addition on the rear (north) elevation.
335. Conn House (c. 1920); One-and-a-half-story, side-gabled bungalow with a partial-width front-gabled porch and a one-story rear (north) addition.
336. Buckbee House (c. 1929); Two-story American Foursquare with a hipped roof and full-width front gable porch. The porch has a solid rail and square columns.
351. Andrew Belles House (c. 1870); Two story Gabled Ell with a one-story porch along the side wing. The porch is flat-roofed and partially enclosed. A one-story side-gabled addition is on the rear (north) elevation and a small oriel window on the west elevation.
352. Kowalski House (c. 1920); Two-and-a-half-story, brick Neo-Tudor with partial stone veneer and full-width shed dormer. The dominant front gable has an exterior chimney. A smaller overlapping gable with flared eaves has a round-arched opening to the entrance vestibule. A one-story sunporch is located at the southeast corner of the building.

SHADBOLT, WEST

24. Hazelton Lettering (1953); Two-story, front-gabled commercial building with brick veneer. Storefront windows are cantilevered, with a stone planter in front and aluminum awning above. In ca. 2000, the roof level was raised, a gable was added, and the side walls and gable end were covered with vinyl siding. The building is non-contributing because multiple alterations have obscured the historic character of the building.
46. Pott Medical Center (1965); One-story, cross-gabled building with vinyl siding and L-shaped plan. It is non-contributing because its date of construction falls outside the period of significance.

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SLATER, NORTH

28. House (c. 1900); Two-story Queen Anne house with a hipped roof, cross gables, corner entrance, wall dormers, and a wraparound porch supported by decorative metal posts. There is a one-story gabled wing on the rear (east) elevation.
31. Reddy House (c. 1925); One-and-a-half-story, side-gabled bungalow with a front gable dormer and full-width enclosed porch with battered posts. The lower wall surface is brick, the upper walls are weatherboard.
43. Lyon House (1924); One-story, side-gabled bungalow with a full-width, front-gabled porch. The porch is enclosed. A large exterior chimney is on the side (north) wall. The gables have weatherboard siding.
44. Swayze House (c. 1900); Two-story, front-gabled Queen Anne with a wraparound porch on the southwest corner and gabled wall dormer on the side (north) elevation. Lower walls are weatherboard, and upper walls are shingle. Windows are paired or clustered. There is a one-story gabled wing on the rear (east) elevation.
126. House (c. 1945); Simple one-story Minimal Traditional house with a hipped roof and an off-center entry door.
129. Davis House (1925); One-and-a-half-story Dutch Colonial Revival house with a full-width hipped porch on square posts. On the side (north) slope of the gambrel roof is a shed dormer.
134. House (c. 1950); One-story Ranch house with hipped roof and hipped porch supported by square posts.
144. Deere House (c. 1870 One-and-a-half-story, side-gabled Victorian house with a gabled wall dormer centered on the façade. Currently under renovation, the original center entry door has been relocated on the facade. The building is non-contributing because multiple alterations of materials and fenestration have obscured the historic character of the building.
207. Porit House (c. 1920); One-and-a-half-story, Dutch Colonial Revival cross-gambrel with a shed dormer on the side (north) elevation. A second-floor balcony in the gambrel end doubles as a front stoop hood. A one-story addition is located on the rear (west) elevation.

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**Lake Orion Historic District
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SLATER, NORTH (CONTINUED)

- 227. House (c. 1890); One-and-a-half-story, side-gabled residence with a gabled wall dormer centered on the façade. A one-story shed-roofed addition wraps around the front and side elevations, where it intersects with a one-story gabled wing at the rear of the house. The building is non-contributing because multiple alterations of materials and fenestration have obscured the historic character of the building.
- 234. House (c. 1950); One-story, side-gabled ranch house.
- 244. Smalley House (c. 1870); One-and-a-half-story Upright and Wing. A full-width shed porch on the side wing is shed-roofed and supported by turned posts. A second shed-roofed porch is located on the rear (east) elevation.

SLATER, SOUTH

- 29. Kessell House/ Lake Orion United Methodist Education Building (c. 1850); Two-story Greek Revival with a shed-roofed porch on the side wing with square posts above a closed railing. The building has wide cornice trim, and several small additions on the side (south) and rear (east) elevations, as well as a large gabled wall dormer across much of the wing façade.
- 42. Schafer House/Lake Orion United Methodist Church Associate Pastor's Parsonage (c. 1910); Two-story American Foursquare with a hipped roof and full-width front porch. The porch is enclosed. Centered above it is a hipped dormer. On the side (north) elevation is an oriel window.
- 52. House (c. 1880); One-and-a-half-story side-gabled Hall and Parlor residence with a full-width front porch. The porch has a hipped roof and is supported by four large posts on a rusticated block base. A one-story gabled wing is located on the rear (west) elevation. There is a one-story building at the rear of the property that appears to be a second residence. The building does not appear on a plat map until 1908, suggesting that it was moved to this location prior to that time and placed on a new foundation.
- 55. House (c. 1925); One-and-a-half-story, side-gabled bungalow with a front gabled dormer and clipped gable ends. The porch roof is hipped. The porch has been enclosed.

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SLATER, SOUTH (CONTINUED)

104. House (c. 1880); One-and-a-half-story, side-gabled Hall and Parlor residence with a full-width front porch. The porch has a hipped roof and is supported by four square posts with railing and balustrade. A one-story gabled wing is attached on the rear (west) elevation. The building does not appear on a plat map until 1908, suggesting that it was moved to this location prior to that time.
105. House (c. 1925); One-and-a-half-story, side-gabled bungalow with gabled center dormer and hipped front porch. Siding on the dormer is weatherboard. All other exterior walls are simulated stone veneer. A one-story wing is located on the rear (east) elevation.

WASHINGTON, NORTH

8. Shoemaker House (c. 1840); One-and-a-half-story residence consisting of two parallel gable-front wings connected by a one-story side-gabled wing. A porch spans all three wings across the front of the building. According to local tradition, this may be Lake Orion's oldest building. However, the house is non-contributing because multiple alterations of materials and fenestration have obscured the historic character of the building.
24. House (c. 1915); One-and-a-half-story bungalow with hipped roof and engaged full-width front porch. The porch is supported by square posts with a railing and balustrade. A hipped dormer with exposed rafter tails is centered above the porch.
40. Buckbee House (c. 1890); Two-story Queen Anne residence with hipped roof, decorative cresting, and a wraparound porch. The porch roof is hipped. It is enclosed on the façade, but is open on the side (south) with a corner entrance and turned wooden posts. The house is non-contributing because multiple alterations of materials and fenestration have obscured the historic character of the building.
59. House (c. 1921); One-and-a-half-story, cross-gabled Arts and Crafts bungalow with an engaged full-width front porch. The porch has battered brick piers and is enclosed with weatherboard siding.
108. Beemer House (c. 1866); Two-story, front-gabled residence with Italianate detailing and a modern two-story pedimented portico addition on the façade. Historic features include the deep cornice and brackets. A one-story addition is on the rear (east) elevation.
120. Axford House (1904); Two-story Gabled Ell has a one-story wraparound porch with corner entrance. The porch is supported with slender Doric columns and a railing with curved balustrade. There is a steep-pitched wall dormer on the north elevation.

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WASHINGTON, NORTH (CONTINUED)

144. Kitchen House (c. 1880); Two-story Gabled Ell with a shed-roofed porch across the side wing. The porch is supported by plain square posts. A bay window is beneath the front porch. There is a one-story wing on the rear (east) elevation, and a one-and-a-half-story cross-gabled wing on the side (south) elevation.
159. Elliot House (c. 1945); One-and-a-half-story, cross-gabled Minimal Traditional house. There is a prominent front gable and a second smaller gable with eave returns over the main entry door. The door opening on an attached single-bay garage on the side (south) elevation has been bricked in with a large chimney. The house is non-contributing because alterations have diminished the historic character of the building.
224. House (1957); One-story, gable-on-hip Minimal Traditional house with a small recessed entry porch on the façade.
244. Drahner House (c. 1950); One-story, side-gabled brick ranch house with engaged corner porch. Gable ends have vinyl siding. A two-bay garage is connected to the house with a hyphen. There is a two-car attached garage connected with a hyphen.
306. House (c. 1910); Two-story American Foursquare with a hipped roof and a full-width gabled porch. The porch is screened. Centered above it is a gabled dormer. A one-story addition is on the rear (east) elevation.
316. House (c. 1930); One-story house with hipped roof and an L-shaped plan. The house is non-contributing because multiple alterations have obscured the historic character of the building.
326. House (c. 1925); One-story front-gabled Arts and Crafts bungalow with a partial-width front porch. The porch is gabled and has knee braces beneath the eaves. Both the main roof and porch roof are slightly flared.
336. House (c. 1920); One-and-a-half-story, side-gabled Arts and Crafts bungalow with a full-width engaged porch, and solid knee braces beneath the eaves. The porch is supported by four large posts with a railing and balustrade. Centered above the porch is a large gable dormer.

WASHINGTON, SOUTH

30. House (c. 1915); Two-story, front-gabled Arts and Crafts house with a full-width front-gabled porch. The roof has wide eaves supported at the peak and ends with knee braces. The porch is enclosed.

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**Lake Orion Historic District
Oakland County, MI**

STATEMENT OF SIGNIFICANCE

The Village of Lake Orion is located in the northeast corner of Oakland County. It was established in the 1820s on the banks of Paint Creek, the region's major waterway and the principal tributary to six nearby lakes. Thanks to its waterfront location, Orion achieved its greatest renown around the turn of the twentieth century as a seasonal destination for recreation, amusement, and spiritual refreshment. However, it was also the heart of a prosperous farming district, and the village center was a place for trade, business, and social interaction. The Lake Orion Historic District represents this latter aspect of community identity and is nominated for its local significance under Criteria A and C in the areas of settlement, development, commerce and architecture. The district boundary roughly encompasses the two earliest platted areas of the village but also includes adjoining parcels that are visually and historically associated with the central core district. The period of significance is defined as 1829 to 1956, from the time the first industry was established in Lake Orion to the standard defined fifty-year threshold for historic consideration.

Orion Township Settlement

Established in 1805, the Michigan Territory experienced little growth in the years prior to the War of 1812. Most of the territory was not yet surveyed, and settlers could not obtain legal title to land until Indian land titles were extinguished. Advance reports of the territory beyond Detroit's outer belt were also not complimentary. In Oakland County, government surveyors found extensive marches and swamps, interspersed with "a poor, barren, sandy land, on which scarcely any vegetation grows," and their report to the U.S. Surveyor General in 1816 concluded that "it is so bad there would not be more than one acre out of a hundred, if there would be one out of a thousand, that would in any case admit of cultivation."¹ Due to these negative reports, there was little initial interest in settlement in this area.

In 1818 the U.S. Congress authorized the first sale of public land in the Michigan Territory. Undaunted by earlier reports, a group of prominent Detroit businessmen and professionals was organized for the purpose of acquiring land beyond the city limits for settlement or speculation. Known as the Pontiac Company, they commissioned a scouting party to reevaluate present-day Oakland County, with much more favorable results than two years before. Territorial governor Lewis Cass also campaigned heavily to boost the state's image, and beginning in the 1820s "with the relinquishment of Indian claims in southern Michigan, the rapid progress of the surveys, the opening of land offices, and the improvement of transportation facilities," there began an influx of settlers in the lower third of Michigan's southern peninsula.²

Oakland County was established in 1819, and was named for the large number of "oak openings" found within its borders. Pontiac was selected as the county seat in 1820 and Orion Township, in the northeast corner of the county, was organized in 1835. Moses Allen was the first to enter a land claim in the township in 1818, but he lost

¹ R.A. Young, History of Northeast Oakland County (Oxford, MI: The Oxford Leader, Inc., 1976), p.3.

² Willis F. Dunbar and George S. May, Michigan: A History of the Wolverine State (Grand Rapids, MI: William B. Eerdmans Publishing Company, 1995), p. 162.

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the land soon thereafter for defaulting on payments. The following year, Judah Church and John Whetmore purchased land in a densely wooded area in the southwest quadrant of the township known as the Big Pinery. Samuel Munson settled on Trout Creek in 1825 and cleared some land, built a log house and sawmill, and planted the first orchard in Orion Township (which was then part of Oakland Township). Later that year, he was joined by Jesse Decker, Jacob Bigler, and John McAlvey of New Jersey, and in 1826 by Josiah Dewey and Needham Hemingway of New York. The community created by these families on the east side of Orion Township came to be known as the Decker Settlement, in honor of its nominal leader. Within a decade this pioneer settlement grew to include a tavern, post office, general store, blacksmith shop, school, and cemetery, but when it was bypassed by the railroad and the post office was moved to New Canandaigua (Lake Orion's original name) in 1837, Decker's fortunes began to decline and Orion emerged as the more prominent community.

Early Industry on Paint Creek

In the early 1830s, Michigan experienced a great land boom that caused a spectacular growth in population, especially in the Lower Peninsula.³ A steady stream of settlers came to Orion Township from New York, New Jersey and Pennsylvania between 1826 and 1834. The majority traveled by steamship across the Great Lakes, many of them by way of the Erie Canal, which opened in 1825. Philip Bigler was the first to settle on the current Orion village site in 1825. On his eighty-acre land claim he built a dam across Paint Creek in 1829 with Needham Hemingway and Jesse Decker. Paint Creek was the common outlet for a chain of small "marsh bordered and odorous" lakes in Orion Township.⁴ By damming the creek, the water level was raised and the six small lakes to the west were united into a single body of water. The largest in the township, this mile-wide body of water was first known as Canandaigua Lake and later as Lake Orion. The outlet at Paint Creek provided an abundant energy source for several early industries, and it helped establish the settlement here as the region's primary trade center in the early nineteenth century.

Since mills provided the power to operate machinery, they were an important asset in pioneer days. Mills were frequently among the first businesses established in early settlements and they sprang up wherever there was sufficient power to drive their wheels. In 1820 there were already thirty-two mills in Oakland County, more than any other county in the state.⁵ Munson's sawmill near the Decker settlement three miles south of Orion was the first one built in the township in 1825. The first sawmill within the village limits was built in 1829 by Needham Hemingway and Jesse Decker on the north side of Paint Creek near the dam on Bigler's land (below the current spillway and immediately inside the southwest district boundaries). The mill was burned in 1832 and rebuilt later that year by Hemingway, who by that time had become the sole owner of the property. A log house for the sawyer was also built nearby.

In 1837 Hemingway built a grist mill below the sawmill at Lake Orion. To provide adequate power for the mill, the dam across Paint Creek was raised twelve feet. Following an especially strong storm the dam collapsed, causing so much damage along the valley downstream that an injunction was served restraining the owner from rebuilding

³ Young, p. 200.

⁴ *Orion Weekly Review* [Lake Orion, MI], "Review Records Fifty Years of Progress," 18 December 1931, p. 1.

⁵ A.P. Adler, *Oakland County: Making it Work in Michigan* (Chadsworth, CA: Windsor Publications, 1990), p. 16.

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it. In the meantime, however, the water in the mill pond and standing pools left from the flood became so stagnant "there was great danger of miasmatic diseases decimating the country."⁶ As a result, the injunction was set aside and in one day the dam was rebuilt by local volunteers. Until the mid-1830s these three buildings near the Paint Creek dam were about all that comprised the settlement, but the success of the mills "ushered in a boom that gave early Orion at least a permanent habitation and a name."⁷ The former mill site at 120 S. Broadway (Photo 29) represents the extreme southwest corner of the historic district. It is significant within the district for the information it may yield about the community's earliest settlement and industry.

Establishing and Incorporating the Village

As the mills flourished, more settlers were drawn to the area, and the boundaries of the present village began to become defined. The first plat in the vicinity of Lake Orion was made in 1836 by a traveling auctioneer and flimflammer named James Stilson. Stilson purchased forty acres of swampy land along the lake shore (southwest of the historic district boundaries) and parceled it into a paper city he named New Canandaigua. Upon inspection, many of Stilson's investors left in disgust – having been promised a fully developed waterfront community with graded streets, fine buildings, wharves, parks, and numerous other public amenities – but others were attracted by the area's natural attributes and were eager for the opportunities they presented. Although it was later replatted, a post office by the name of New Canandaigua served the community from 1838 until 1854, when it was renamed Orion.

Needham Hemingway filed the first plat for Orion in 1838. The plat was comprised of thirty-four blocks and it was laid in a rectilinear grid that fell less than five hundred feet north of Stilson's plat for New Canandaigua. The main north-south road in Hemingway's plat was what is now called Anderson Street. Two large lots straddling Paint Creek south of Front Street – the location of the dam and mill race – were reserved for water privileges. The State Road from Lapeer to Rochester passed diagonally across the plat from the northwest on Elizabeth Street to the southeast corner of the plat, where it turned due east at Flint Street (then called Main Street) through the Perrysburgh Addition. The entirety of Hemingway's plat falls within the district boundaries, and comprises most of its area.

Orion's second plat, the Perrysburgh Addition, was dedicated later in 1838 by John Perry. There were thirty-two lots in the plat, which covered four blocks and eventually became an extension of the village to the east. Perry's lots were more generously apportioned than Hemingway's, and his streets were oriented at an angle to follow the path of the State Road. As a result, the Hemingway and Perry plats did not directly align. It was said that "because of a grudge [the two plats were] purposely misjoined...causing, in consequence, the pleasantly abrupt right and left turns eastward from Broadway" that are still part of the street grid.⁸ Although there are no records to substantiate this claim, the Hemingway and Perrysburgh plats nevertheless merged and, with Jesse Decker's addition south of

⁶ S.W. Durant, History of Oakland County, Michigan (Philadelphia: L.H. Everts & Co., 1877), p. 257.

⁷ J.Y. Clark, Clark Family History (privately published, 1922). From the collection of the Orion Historical Society, Lake Orion, MI.

⁸ J.Y. Clark, Orion Weekly Review [Lake Orion, MI], "Lake Orion in the Making," n.d.

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Paint Creek, were incorporated as the Village of Orion in 1859.⁹ Half of the Perrysburgh Addition is included in the historic district, along the eastern boundary.

Early Transportation and Commerce

The early network of trails and roads in Oakland County was of singular importance to Orion's emergence as a trade center in the nineteenth century. Early roadways provided the critical market access that allowed commerce in Orion to grow. The original inhabitants of this region – the Nipissing tribe of the Ottawas – established several routes through Oakland County that were later incorporated into the nineteenth- and twentieth-century transportation systems. In 1832 the State Road from Detroit to Lapeer via Rochester was authorized by the territorial government along the former Nipissing Trail in northeast Oakland County. This became a major route for teamsters carrying lumber from the Thumb region to Pontiac and Detroit. The State Road was routed through the village from Elizabeth to E. Flint by way of local streets until 1938, when it was realigned as M-24 to bypass the central business district.

The road from Pontiac to Orion also followed an existing Indian trail as a branch of what later became the Saginaw Turnpike. By the 1840s the road was covered with heavy wooden planking, but when the plank road finally became impassable from the weight of wagon traffic, it was covered with gravel. Improvements were subsidized in part by tolls, which were collected at two locations on the route. A stage line provided transport between neighboring communities on the route, and also served as a feeder for existing rail lines before their arrival in Orion. The Pontiac road entered Orion from the south at Broadway (then called Market Street). The intersection of these two regional thoroughfares at Broadway and Flint streets became the center of Orion's commercial district, which it remains to this day.

With the improvement of land transportation and early development of milling capability, businesses were attracted to the settlement on the lake, and Orion's economy began to expand in the 1830s. Thomas Abernathy was licensed in 1836 to keep a tavern, which was first located in the log cabin next to Hemingway's sawmill. When the cabin outlived its usefulness, David Shadbolt constructed a larger building on the site called the Orion House, and Abernathy opened a hotel on the north side of town. A large factory was built on the south side of Paint Creek by E.R. Emmons in 1856, and when Hemingway's mill was again destroyed by fire, Emmons bought the site and gained full control of Orion's water power. Emmons equipped his factory with new equipment and in 1868 began operating a grist mill, which had a capacity of 75 barrels of flour per day.¹⁰

The saloon and hotel businesses were also robust. Beginning around 1835, large numbers of teamsters from the Saginaw Valley traveled the State Road through Orion carrying loads of lumber to Pontiac and Detroit. As a stopping point on that trip, Orion (then New Canandaigua) was known to teamsters as Dogway and was "as rough a town as could be, and gambling and drunkenness held high carnival." Businesses catering to this clientele were highly transient, as "any Tom, Dick or Harry who could scrape up enough money to buy a cow would open a meat

⁹ Decker's addition, platted in 1858, encompassed thirteen blocks on the site of New Canandaigua.

¹⁰ Durant, p. 257.

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market. Lots of money passed over the counter while the cow lasted and then business went to the wall.”¹¹ The business district had “no sidewalks, muddy streets, no lights, [and] poorly built frame buildings” that were regularly leveled by fire.¹² Regardless, there was steady economic growth throughout the rest of the 1840s and 50s.

One small commercial node was briefly established at the south end of the Perrysburgh plat near Paint Creek. Before 1840 it was the site of a cider mill, blacksmith shop, and cooper shop. According to local historians, it was also the site of the region’s first brickyard. People came from all over the township to buy brick from Mathias Varhite at his brickyard in Perrysburgh. Despite its early start, however, the village center “whirled slowly westward toward the lake and its present location” in Hemingway’s plat.¹³ Most commercial activity occurred along Broadway (then Market Street) between Front and Shadbolt streets, which remains the heart of today’s business district. Robert Jarvis and Paul Rice opened the first general store in 1838, and three blacksmith shops were opened around the same time. In September of 1839 a post office was opened in the general store under the name New Canandaigua. Jarvis was the first postmaster, and the office received semi-weekly mail.¹⁴ A second store was opened in 1842 by Simeon Andrews. By 1857 the local tradesmen included one pastor; two attorneys; three merchants; three grocers; one cabinet maker; two physicians; one wagon maker; one harness maker; two boot and shoemakers; two hotel keepers; two blacksmiths; and six carpenters and joiners¹⁵.

Education

Parallel with economic advancements, other institutional improvements served as the basis for long-term community growth. Education, for instance, was strongly supported by the settlers of this region, many of whom came from the Eastern states, where “learning was equated with godliness, and ignorance with devilry.”¹⁶ Most teaching during the territorial period was done in private schools for students at the elementary level. Around 1830 the children of Orion Township went to school in the home of Samuel Eaton in Decker’s Settlement. In 1834 a log schoolhouse was built closer to Orion on the land of Elijah Clark, which served for some years, but in 1841 Loren Treat successfully petitioned the state for a public school within the village boundaries. Built in 1844, it was “one of the best schools in the county.”¹⁷ The schoolhouse was “quite a pretentious frame house for those times” and was later converted to a private residence that still stands at 105 E. Church Street.¹⁸

In 1868 the first of three schools was built on the hill at the top of Elizabeth and Lapeer streets, the highest point in the village and the extreme northwest corner of the historic district. It was replaced in 1893 with a larger two-story brick school, and again in 1927 with the current structure at 55 Elizabeth Street. Called the Elizabeth Street School (Photo 1), it was designed to hold five hundred students, although additions in 1934 and 1940 increased the

¹¹ Clark, “Orion in the Making,” p. 10.

¹² Ibid.

¹³ Clark, “Lake Orion in the Making,” p. 10.

¹⁴ P.M. Scott, Orion Since 1818 (Lake Orion: Orion Township Library Board, 1976), 7.

¹⁵ F. Hess, Map of Oakland County, Michigan (Cincinnati: S. H. Burhans, 1857).

¹⁶ Dunbar, p. 191.

¹⁷ Durant, p. 258.

¹⁸ T.D. Seeley, History of Oakland County, Michigan (Chicago and New York: Lewis Publishing Co., 1912), p. 441.

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capacity of the school as student enrollment grew. The Elizabeth Street School housed kindergarten through twelfth grades until 1950, when an elementary school was built on the east side of town (outside the historic district).

In 1952 all the schools in Orion Township were consolidated into the Lake Orion Community School District. Population increases required a continuing program of building. Financing that construction was one of the critical problems at that time. The junior and senior high school students continued at the Elizabeth Street School until 1957, when the high school on Scripps Road was built (outside the historic district). The old building was subsequently used for a variety of education and youth services, but the school district has since sold the school. It is now known as the Fred C. Ehman Center.

Religion

Traveling missionaries were the first to spread the gospel in remote locations, and services were traditionally held in the homes of prominent settlers as opportunity allowed. The great influx of settlers in the 1830s brought many Methodists to the state, along with other Protestant groups.¹⁹ As early as 1825, the sparsely-settled areas of Orion Township were visited by Baptist and Methodist circuit riders. The first to preach on a regular basis was a Methodist by the name of Reverend Frazer in 1831-32. In 1833 a society of Congregationalists was formed in the area, and in 1844 a Presbyterian congregation was established.

In frontier settlements where population was dispersed, it was common for different denominations to combine resources and build a single church for all to share. Under this arrangement, they could separate from the union as the congregations grew and build their own house of worship. In 1854 the Congregationalists, Presbyterians and Methodists built a common church in Lake Orion, the first church in the township. The Union Church at 21 E. Church Street (Photo 4) was described as "a neat frame church...complete in all its arrangements."²⁰ A session room and kitchen were added in 1877. Sunday morning services were held by the Congregationalists, while Sunday afternoons were reserved for Methodist services.²¹ When the Methodists built their own church in 1873, the Union Church was renamed the Congregational Church. The Congregationalists disbanded in the early 1900s for lack of members, but in 1921 they deeded the property to the Baptists for one dollar. When the Baptists built a new church in 1972, the Village of Lake Orion purchased the building for use as council chambers, village offices, and a police station. The Apostolic Church occupied the building for several years, but it was sold in 1988 to Orion Township for use as a community and senior center, which it remains to this day. The church was listed in the Michigan State Register in 1979.

The United Methodist Church was built in Lake Orion in 1873. The church was described as "an imposing structure [with] three rooms below and a handsomely finished audience-room above."²² It was originally located at the west end of Flint Street near the Detroit & Bay City Railroad line, which was completed the year before. The threat of fire from the sparks ignited by passing trains and the noise at the neighboring railroad station contributed to the

¹⁹ Dunbar, p. 193.

²⁰ Durant, p. 258.

²¹ A.A. Hagman (editor), Oakland County Book of History, 1820-1970 (Oakland County, MI. 1970), p. 412.

²² Durant, p. 258.

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decision to move the church.²³ In 1901 the church was moved three blocks east to its present location at 140 E. Flint Street. Several additions were made in the 1980s. In 1972 the church was listed in the Michigan State Register of Historic Sites.

The Lake Orion branch of the Reorganized Church of Jesus Christ of Latter-Day Saints was organized in 1916 with ten charter members. Meetings were held in the Grange Hall at 103 N. Broadway Avenue (Photo 13), which was purchased by the congregation in 1919 and owned until 1945, when they moved to another location and the building was adapted to commercial uses.

Government

Orion Township was first established as part of Oakland Township in 1820, and was made part of Pontiac Township in 1828. Finally, it was organized as a separate township and named Orion in 1835 by the Legislative Council of Michigan Territory. The first township meeting was held in April of that year in the home of Jesse Decker, who was elected Township Supervisor at the annual salary of two dollars. Township officials at that time were responsible for assessing property, collecting taxes, land surveys, road improvements, law enforcement, and school oversight. The original records of township government prior to 1877 were destroyed over the years but, according to other sources, the elected officers included nearly every landholder of means in the area. Many of their names are today assigned to streets and subdivisions in the village.

The post office at the mouth of Paint Creek was named New Canandaigua until 1854, when it was formally changed to Orion. J.A. Treat wrote in 1911 that it was his father, Loren Treat, who named Orion when he served as postmaster for the community "because it was short, handy to write and altogether lovely, it being the finest constellation in the heavens."²⁴ Orion was incorporated as a village in 1859, but the charter was repealed by the legislature in 1863 following a fire that effectively leveled the business district. The downtown was quickly rebuilt and the village reincorporated in 1869. Following several amendments to its charter, it was again reincorporated in 1891. By public referendum the name of the village was changed to Lake Orion in 1928.

In 1900 the current village hall was built at 37 E. Flint Street (Photo 21 center). The building was designed to house the fire department on the first floor and the town hall on the second floor. A large arched doorway opening on the ground floor originally provided access for horse-drawn, hand-pumped equipment, and a tower on the roof housed a large iron triangle used to summon the firefighters. An adjoining concrete block building on the west side of the town hall housed the horses and stored feed. The first gasoline-powered fire engine was purchased and housed here in 1910, following a major downtown fire. The village fire department was established the following year. In 1972 the village offices were relocated to the Union Church at 21 E. Church Street. In 1980 the town hall was renovated and the adjoining garage was replaced with a one-story addition and arcaded front courtyard. The village offices, council chamber, and police department returned to the current site in 1981. Orion's town hall was listed in the Michigan State Register of Historic Sites in 1981.

²³ S.A. Wuest, Orion Township Sesquicentennial Starring 150 Years, 1835-1985 (Sherman Publications, 1985) p. 23.

²⁴ Originally written in the 28 July 1911 issue of the *Orion Weekly Review*, and reprinted in the Golden Anniversary Edition of the paper on 18 December 1931.

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The Detroit & Bay City Railroad Arrives

Railroads provided shipping options and wider access to markets and goods than were available in Orion by road alone. In 1872 the Detroit & Bay City Railroad (which was leased to and became part of the Michigan Central system) was completed to Orion. The railroad followed the same general line as the State Road, but was routed to the west edge of town and over the dam at Paint Creek, which was substantially reinforced as part of the construction. Rail shipments went primarily to Flint and Detroit. The coming of the railroad stimulated local business, and presented vast opportunities for recreation and resort development that would be realized over the next fifty years. More immediately, it connected the rich farm lands of Oakland County with Detroit and provided an outlet for an increasingly productive agricultural market in Orion Township, with Orion its principal shipping point.²⁵

For over a century, agriculture was the backbone of Michigan's economy, swelling from 4.4 million cultivated acres in the 1850s to over 19 million acres at its peak in 1920.²⁶ Because Oakland County was one of the first to be settled, it contained more cleared land than any other in Michigan during the nineteenth century. It also boasted more farm acreage than any other county and was a leading agricultural producer in the state.²⁷ Its chief products were wheat, potatoes, wool, cheese, butter and pork, but as early as 1873 the county's orchards were also producing apples and cherries for the region. By 1920 farms covered eighty percent of the land in Oakland County.²⁸

Early settlers found the land in Orion Township nearly all forested, but as soon as the land was cleared, a system of general agriculture was developed. The land proved to be ideally suited to wheat cultivation, but corn, oats, rye and potatoes later came to be profitable field crops as well.²⁹ The first known crop of any size was planted by Jesse Decker, who seeded three acres to wheat in 1826 "and began some improvements which gave character to the neighborhood"³⁰ including in 1830 the first frame barn in the township. Within a decade "the surrounding country had quite a sprinkling of farms and the neighborhood trade was considerable."³¹ The Grange Hall at 103 N. Broadway (Photo 13) was built in 1881 as a social outlet and gathering place for area farmers; it was used as such until around 1916, when the building was leased and then sold to the Church of the Latter-Day Saints.

Local dairy operations also prospered at this time. In 1877, area dairymen formed the Oakland County Butter and Cream Association. The purpose of the Association was "to furnish a superior quality of butter for the Detroit market [and] to ship pure milk and manufacture cheese."³² Under the leadership of David B. Swayze and Payne

²⁵ Durant, p. 257.

²⁶ Michigan Land Use Leadership Council, *Timeline of Michigan's Development and Settlement*, accessed 2005 at <http://www.michiganlanduse.org/resources/councilresources/Timeline_MI_Dev_Settlement.pdf>.

²⁷ Hagman, p. 32.

²⁸ Adler, p. 19.

²⁹ Dunbar, p. 172.

³⁰ Durant, p. 255.

³¹ Seeley, p. 443.

³² Durant, p. 239.

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Axford, a creamery was built in Orion “with the most approved apparatus.”³³ The association soon became a major supplier of the county’s dairy needs.

The resort industry was a boon to local farmers in the late nineteenth century. Many hotels and restaurants were established in Lake Orion to serve thousands of visitors during the summer months, and farmers delivered wagonloads of produce to meet their needs. As late as 1941, the village of Lake Orion was still essentially a country market center and depended for its local trade on “the productive surrounding country, which yielded fair crops of grain, fruit, potatoes and general farm produce.”³⁴ But in the 1950s Oakland County experienced the greatest rate of population growth of any county in the state. Most of it took place in unincorporated township areas. By the 1970s Orion Township had become a bedroom community to Pontiac, and working farms were almost entirely converted to residential subdivisions for the growing suburban population.

Lake Orion’s Resort Era

In addition to supplying the village with goods, railroad and interurban access also helped establish Lake Orion as the centerpiece of a booming summer resort industry at the end of the nineteenth century. Visitors from Detroit and other urban areas were attracted by the lake and surrounding countryside and the short trip by rail or interurban made it an ideal place for excursions. Recognizing the potential for capturing this trade, E.R. Emmons created a small park on the northeast lakeshore for picnicking in 1874, and he operated a small excursion boat to islands around the lake. In the same year, the Orion Park Association purchased nearby Park Island, where they built a large reception/dance hall, an eighty-foot observation tower, and an outdoor amphitheatre with seating. Visitors came for Lake Orion’s “natural scenic beauty and the irresistible charm of miles of cool, wooded shores, numerous beautiful islands, hundreds of acres of pure, clear water, and a variety of wholesome amusements and recreation.”³⁵ The Orion Park Association sponsored picnics and entertainment, and big celebrations on the summer holidays that drew thousands of visitors. Trains ran four times daily through Orion, and lakeside cottages were quickly built to accommodate the growing summer population. While most of the development occurred outside the boundaries of the historic district, these lakeside activities generated considerable revenue and positive exposure for businesses and residents in the village.

Lake Orion became one of the most popular resorts in southeastern Michigan. One of the major attractions at the end of the century was the chautauqua, which provided a mix of popular education and entertainment in plays, concerts and lectures. In 1898 the Assembly Resort Association was organized to create a permanent assembly ground for religious conventions and educational programs in Lake Orion. The Assembly Resort Association purchased Bellevue Island near the south shore of Lake Orion and built a bridge to the island, constructed a large auditorium, cut a canal to the island interior, and within a year built one hundred cottages on the island. The crowds were huge, especially after the first interurban line from Detroit was completed in 1900, and then extended to Flint in 1901.

³³ Durant, p. 239.

³⁴ Seeley, p. 443.

³⁵ Lake Orion Summer Homes Co. and Detroit Chamber of Commerce, undated pamphlet titled “Say Yes to Lake Orion,” from the collection of the Michigan State Archives.

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For a few years Lake Orion was known as "The Chautauqua of Lower Michigan," but the financial commitment was overwhelming to the owners, and the last camp meeting was held around 1909. Still, the resort was firmly established by this time and other activities continued unabated. In 1911 the Summer Homes Company purchased Park Island and built an amusement park there that included a dance hall, amphitheater, skating rink, penny arcade, roller coaster, and other rides. Next to it was a bathing beach with bathhouses, a dock with diving boards, and the largest water slide in Michigan. Orion's heyday as a resort town abruptly ended in the first years of the Depression, but the amusement park remained in operation until it was finally closed in the 1940s. The park was finally demolished following a fire in 1955.³⁶

Development of the Business District

Fire was a formative element in the physical evolution of Lake Orion's core area, beginning with the 1862 fire that resulted in the revocation of Orion's first charter. Most of the business district was destroyed by fire in 1874, but the arrival of the railroad and the influx of money from the resort industry in Lake Orion began a new period of commercial growth and reinvestment. Many of the businesses destroyed by the fire were quickly rebuilt, and new ones were created by businessmen that were eager to capitalize on the growing economy.³⁷ Only a few commercial buildings that survived the 1874 fire are still standing: the Lake Orion Post Office at 18 S. Broadway (1854), the Bradford Building at 33 S. Broadway (c. 1850), and the Smalley Building at 27 E. Shadbolt (c. 1872, Photo 14). Astoundingly, the latter two buildings are wood framed.

Among those constructed after the 1874 fire, most commercial buildings were one- or two-story brick structures with traditional glass storefronts at street level. These include: the Korner Drugstore at 2 S. Broadway (1881, Photo 25); the Berridge Building at 27 S. Broadway (1881, Photo 27); the Parker Feed Store at 47 S. Broadway (c. 1880); the Curtis Building at 51-59 S. Broadway (c. 1880); the Davis Building at 30-32 N. Broadway (1884); the Belles Building at 2-12 W. Flint (1881); the French Building at 16 W. Flint (1881); the Orion State Bank at 22-24 W. Flint (1881); and Barney's Tavern at 36 W. Flint (c. 1880). There are also two purpose-built commercial buildings from this era that do not represent the typical storefront configuration. The Cady House at 35-37 N. Broadway (ca. 1875), a wood-framed building, was originally constructed as a boarding house and later became a single-family residence and offices. The Cataract House at 54 S. Broadway (1881), the "tallest" building in the downtown area, is a three-story brick hotel that was listed in the Michigan Register of Historic Sites in 1983 (Photo 28 on right). It still operates for multi-unit residential use.

Fire damaged portions of the village again in 1894, 1901, and 1902, and resulted in the construction of the King Building at 4-12 N. Broadway (1899); the Beemer & Carleton General Store at 12 S. Broadway (c. 1902); the Nolan Building at 17 E. Flint (c. 1900); and the Charlton Building at 27 E. Flint (c. 1900). In 1910 a fire destroyed the wood-framed Commercial Hotel at the southeast corner of Broadway and Flint Street, along with two buildings to the south of it (Photo 26). The Van Wagoner Building (3 S. Broadway) was built on the site of the hotel in 1912; Lake Orion's first movie house (11 S. Broadway) was built next to it in 1913, and the one-story Kessel Building (17

³⁶ Scott, p. 21.

³⁷ Scott, p. 12.

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S. Broadway) in 1910. The 1912 concrete block Van Wagoner Building was re-skinned in c. 1950 with the current Moderne veneer (Photo 24).

Other civic improvements in the downtown area reflected the prosperity of the time, and signaled the maturing status of the community. In the mid-1880s wooden sidewalks were installed throughout the village, and streets in the commercial district were re-graded to provide gutters. The first telephone lines were installed in 1882, and by 1887 a telephone exchange was established connecting downtown businesses. In 1915 a municipal water works was built, and in 1930 a new well for more adequate fire protection was added. When the Emmons grist mill on Paint Creek was burned in 1901, the Assembly Resort Association purchased the water power rights. As the Orion Light & Power Company, they built a small generating plant on the south side of the creek and in 1906 installed the first streetlights in the village. The generating plant was purchased by the Detroit Edison Company in 1912. In 1926 the company built a substation at 215 E. Church Street, a textbook example of the Tudor Revival style (Photo 6).

In addition to tourism, Orion also emerged as a major producer of ice in the early twentieth century. Ice houses were scattered throughout Orion Township on all the major lakes. The first in Orion was the Pittman & Dean Company, which built elaborate ice cutting and storage facilities just north of the village on Long Lake in 1906. The Hacker & Mackrohdts Company built their ice plant in the center of town in 1911. Both companies furnished employment to local residents in the winter, and in the summer the ice was sent to Detroit and Flint by streetcar or train. The industry prospered until the coming of mechanical refrigeration in the mid-twenties, and in the 1930s nearly all the local ice houses were torn down. No buildings associated with that industry are still standing in the historic district. There is also no known evidence of a short-lived tile and brick works that was established in 1884.

Residential Development Before 1900

The residential areas in the historic district did not experience the same purging influence of fires as the commercial district. Instead, the major building episodes were more closely associated with economic trends and social developments. As a result, a full range of architectural styles and types are represented in the neighborhoods of the district today, dating from the 1840s to the 1950s.

According to the reminiscences of an early settler, "not a soul lived in Orion village" when the family arrived in the area in 1831.³⁸ The first frame building in the village was located on the north side of town and was operated by Thomas Abernathy as a hotel in the mid-1830s. In 1842 the first brick building in the area was also constructed on the north side of the village (at the southwest corner of Elizabeth and Lapeer streets and the northwest district boundary) with materials from the brickyard of Mathias Varhite in the Perrysburgh Addition.³⁹ Neither building remains standing.

³⁸ J.Y. Clark Clark Family History.

³⁹ The house was razed around 1927 to make way for the present Elizabeth Street School.

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By 1860 there were sixty-three families residing within the village limits. The preponderance of homes were then located in Hemingway's original plat along Lapeer, Broadway, and Anderson streets, with more scattered sites also occurring to the northeast, and at the southeast corner of the plat along Front and Flint streets. Homes within the district that were built before 1872 include the Sims house at 218 N. Anderson (c. 1840, Photo 7); the Bradford house at 207 N. Broadway (1842, Photo 10); the Ferguson house at 325 N. Broadway (c. 1860, Photo 3); the Warner house at 44 W. Jackson (c. 1869); the Kessel house at 29 S. Slater (c. 1850); the Gardner house at 8 N. Washington (c. 1840); the Beemer house at 108 N. Washington (c. 1866); and the Predmore house at 218 N. Anderson (c. 1840, Photo 7).

In 1874 the railroad and resort industry introduced a new era of economic prosperity and population growth in Orion. Along with this, the first in a rapid succession of nine subdivisions was dedicated 1881 on the west side of the rail line (outside the district boundaries). Most of these subdivisions were platted along the shoreline or the islands of Lake Orion, where they were intended primarily for seasonal use. However, residential development also intensified within the existing village boundaries with the expansion of employment opportunities at that time, and roughly thirty blocks were platted to the south and southeast of E. Flint Street in 1884.

Within the historic district over forty homes were built between 1870 and 1900. Many were high-style homes of local businessmen or professionals, such as the Belles house at 347 N. Broadway (1884); the Anderson house at 106 E. Flint (1898); the Letts house at 209 E. Flint (1884, Photo 20); the Wieland house at 45 N. Lapeer (1899, Photo 12); the Charlton house at 107 N. Lapeer (1872); the Tunison house at 242 N. Anderson (1900, Photo 5); the Webb house at 129 E. Church (c. 1887); and the Kitchen house at 144 N. Washington (c. 1880). Others belonged to tradesmen or general workers, and were typically modestly embellished vernacular types such as the Willis-Byrnes house at 129 E. Shadbolt (1896) which was listed in the Michigan Register of Historic Sites in 1977 (Photo 16); the Axford house at 205 E. Shadbolt (1889); the Groover house at 351 E. Shadbolt (c. 1870); the Stoddard house at 45 E. Jackson (c. 1890, Photo 8); the Dernberger house at 305 N. Broadway (1884); and the Smalley house at 244 N. Slater (c. 1870).

Residential Development After 1900

Although the township continued to attract a large summer recreation population, more permanent settlement was also starting to occur in the early twentieth century.⁴⁰ Over sixty homes were constructed in Lake Orion's historic district between 1900 and 1930, when the Depression halted construction of almost every kind. House types from this period ran the gamut from high-style Late Victorian homes to middle-class bungalows. Examples from early in the century include the Philips House at 222 N. Broadway (c. 1900, Photo 9); the Neal house at 210 N. Broadway (c. 1901); the Losey house at 330 N. Anderson (c. 1910); the Henderson house at 245 N. Broadway (c. 1900); the Haseley house at 211 E. Church (c. 1910); the Meade house at 241 E. Flint (1913); the Stanaback house at 305 E. Jackson (1908); and the Ross house at 43 E. Shadbolt (1905, Photo 15).

⁴⁰ Scott, p. 21.

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Later within this time period, the American Foursquare was a dominant subtype. Examples exhibiting a high degree of integrity include the Close house at 51 S. Anderson (c. 1910); the Cascaddan house at 129 N. Anderson (c. 1905); the Hathaway house at 77 W. Church (c. 1910); the Nelson house at 240 E. Flint (1915); the Parker house at 105 E. Jackson (c. 1905); the Genereux house at 317 E. Jackson (c. 1920); the Hemingway house at 347 E. Jackson (1921); and the Chapin house at 306 N. Washington (c. 1910). Also well represented in the district are bungalows and Craftsman homes, including the Wright house at 242 E. Church (c. 1929); the Reid house at 228 E. Flint (c. 1920); the Gates house at 217 N. Lapeer (c. 1920); the Stitt house at 249 N. Lapeer (1921); the Stone house at 122 E. Shadbolt (c. 1915); the Cochran house at 325 E. Shadbolt (c. 1920); the Conn house at 335 E. Shadbolt (c. 1920); the Stephen house at 24 N. Washington (c. 1915); the Lyons house at 43 N. Slater (1924, Photo 19); and the Hall house at 336 N. Washington (c. 1920). Most bungalows are located on the east side of Hemingway's plat and in the Perrysburgh Addition.

In 1933 the Assessor's Plat No. 1 was dedicated, encompassing a large area north of the Perrysburgh Addition from Jackson to Cedar Bend Drive, and east from Florence to Schorn. A number of pre-existing homes outside the eastern boundary of the original village plat were incorporated into the new subdivision. Ten buildings along the eastern boundary of the historic district are included in Plat No. 1. Over the next twenty-three years (in 1944, 1955 and 1961) parts of this addition would be re-platted into smaller lots for tract homes, the scale of which is inconsistent with the previous lot dimensions.

Twentieth Century Transportation and Suburbanization

The railroad and interurban helped transform the northern Oakland County resort region into a highly mobile community in the first quarter of the twentieth century, and Lake Orion fell into the expanding sphere of the Detroit metropolitan area during that period.⁴¹ With the growing popularity of the automobile, the rural landscape was even more profoundly changed. In 1905 the voters of the state approved an amendment to the state constitution to authorize state aid to roads, thus opening the way for Michigan's modern highway system.⁴² In 1913 the State Trunk Line Act was passed by the state legislature, which provided for a network of through highways in Michigan to replace local farm-to-market roads.⁴³ That year a county road system was adopted in Oakland County. In 1915 a bond issue of one million dollars was approved for construction of roads. Until that time, the main road from Pontiac to Lapeer passed through Orion along Broadway and Elizabeth, but in 1916 the route was shifted to Lapeer Street and designated as State Trunk Line No. 36. The Trunk Line was graveled in 1916, Broadway was paved in 1919, and Flint Street was paved in 1926.

Early twentieth-century road improvements were directly associated with Lake Orion's ultimate suburbanization. According to the Board of County Road Commissions "this system of improved highways has had more to do with the phenomenal growth of Oakland County than any other cause [in that it has] provided easy access to the beautiful lakes and the rolling scenic beauty of the county...inducing many people from outside our borders to

⁴¹ Hagman, p. 36.

⁴² P.P. Mason, Michigan Highways: From Indian Trails to Expressways (Detroit, 1959), p. 13.

⁴³ *Ibid.*

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purchase summer homes and to spend considerable time and money in Oakland County.”⁴⁴ The impact on Orion’s commercial core was especially critical. The Trunk Line was paved in 1938, but on a new alignment on the west side of the village. Realignment of the Trunk Line (now M-24) significantly reduced the number of travelers who stopped in Orion, and attracted businesses away from the downtown area.⁴⁵

A few new commercial buildings were constructed downtown in the 1920s and 30s. Several were auto-related and strategically located on Broadway, which could still easily be accessed from the main highway. Henry Predmore built a filling station at 106 N. Broadway in c. 1920 that operated as Earl Abbey’s Service Station for over twenty years. Earl Milliman’s Ford dealership was located in the Howarth Building at 102 S. Broadway in the 1920s and 30s (Photo 28). In 1937 Milliman opened another dealership and gas station on the north side of town at 51 N. Broadway, and built a Quonset hut in back for auto repair. A block of buildings at 121-135 S. Broadway was constructed by Earl Speaker between 1920 and 1948 on the site of his father’s blacksmith shop. Businesses within the Speaker Block included a hardware store, auto service shop, garage, and car showroom. Other commercial buildings appeared simply through attrition: Sheldon’s Restaurant at 16-20 N. Broadway (c. 1930); the Wigg building at 24 N. Broadway (1920); and Stan’s Market at 33 N. Broadway (c. 1948).

With the decline of the resort industry and the closure of local ice houses, Orion began to change from a seasonal resort town to a suburban community, and the local economy shifted accordingly. Residents were forced to look outside the community for employment, and in the 1940s many of them found jobs in Pontiac factories as production increased to support the war effort. The boom of the auto industry ten years later made Orion a bedroom community of Pontiac, which was then experiencing an extreme rate of population increase, especially as the suburban movement out of Detroit accelerated. Established on former farmsteads on the fringes of Orion in 1924, the Bunny Run Country Club and the Indianwood Golf and County Club were the first subdivisions in the area to combine recreation and housing, a model that is still favored by local developers. In 1956 M-24 was expanded from a two-lane highway to a four-lane divided highway from Pontiac to Lake Orion. Since then there has been a significant increase in residential and commercial development outside the traditional core area.

⁴⁴ Board of County Road Commissions, “Ninth Annual Report to the Board of Supervisors of the County of Oakland, State of Michigan,” (Oakland County, MI, 1921), p. 26.

⁴⁵ Scott, p. 23.

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GEOGRAPHICAL DATA

Verbal Boundary Description

Beginning at the northwest corner of the former school property at 55 Elizabeth Street, proceed east along the center of Elizabeth Street to the center of N. Washington Street. Then proceed south 71', east 133', and south 439' along the rear property lines of 224-336 N. Washington Street. Then proceed east 158' along the rear property lines of 305-347 E. Jackson to the center of Hauxwell Drive, and south to the center of E. Flint Street. Then proceed west 166' along the center of E. Flint Street, south 177', and west along the rear property lines of 310-326 E. Flint Street to the center of S. Washington Street. Then proceed north 100' to the south property line of 30 S. Washington Street, west to the rear property line of 29 S. Slater Street, south along the rear property lines of 29-105 S. Slater Street, west 159' to the rear property line of 104 S. Slater street, north to the south property line of 51 S. Anderson street, and west 276' across S. Anderson Street to the east property line of 20 E. Front Street. Then proceed south 168', and west along the rear property line of 20 E. Front Street and 1355 S. Broadway Avenue. Then proceed south 43' across Paint Creek and west 192' across S. Broadway Avenue and along the south property line of 120 S. Broadway Avenue. Then proceed north along the rear property line of 120 S. Broadway Avenue, north 60' across W. Front Street, north along the rear property lines of 18-54 S. Broadway Avenue, and west 109' along the south property line of 45 W. Flint Street to the center of S. Lapeer Street. Then proceed north 304' on S. Lapeer Street, west 135', and north along the rear property lines of 45-201 N. Lapeer Street. Then proceed north 170' to the center of W. Church Street, east to the center of N. Lapeer Street, and north 162' to the south property line of 55 Elizabeth Street. Then proceed west and north along the side and rear property lines of that parcel to the point of origin. The Lake Orion Historic District includes approximately twenty-six blocks. The district boundary roughly encompasses the two earliest platted areas of the village. Distances in this boundary description have been rounded to the nearest foot.

Boundary Justification

The Lake Orion Historic District includes approximately twenty-six blocks in the Village of Lake Orion. The district boundary roughly encompasses the two earliest platted areas of the village. Its focal point is the intersection at Broadway and Flint Street, which was historically the epicenter of the downtown. It also includes the homes, churches, and institutional buildings in the downtown area that best represent the growth and development of the community between 1829 and 1956. Six buildings within the boundary are previously listed in the Michigan Register of Historic Sites.

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**Lake Orion Historic District
Oakland County, MI**

PHOTO CAPTIONS

The name of the nominated property, name of photographer, location of negatives, and date of photographs is the same and is therefore listed only once.

1. Name: Village of Lake Orion Historic District
Location of property: 55 W. Elizabeth Street
Photographer: Maura Johnson
Date: August 3, 2005
Location of negatives: Orion Historical Society
View: Looking northwest to the former Elizabeth Street School, now the Fred C. Ehman Center.
2. Location of property: N. Broadway Street
View: Looking south on Broadway from Elizabeth Street, showing the general setting and features of the neighborhood near the north district boundary.
3. Location of property: 325 N. Broadway
View: Looking southwest to a Greek Revival style residence, showing typical features and alterations.
4. Location of property: 21 E. Church Street
View: Looking northeast to the Lake Orion Community (Union) Church, now the Orion Community/Senior Center. The church was listed in the Michigan State Register in 1979.
5. Location of property: 242 N. Anderson Street
View: Looking northeast to a Prairie style residence with Craftsman elements and distinctive stone foundation.
6. Location of property: 215 E. Church Street
View: Looking northeast to the Detroit Edison Company's Orion Substation, a Tudor style building with a high degree of physical integrity.
7. Location of property: 218 N. Anderson Street
View: Looking southeast to an early Greek Revival style residence, showing typical features and alterations.
8. Location of property: 45 E. Jackson Street
View: Looking northeast to a Gabled Ell residence, showing typical porch and siding alterations.
9. Location of property: 222 N. Broadway
View: Looking northeast to a Gabled Ell residence, showing typical porch and siding alterations.

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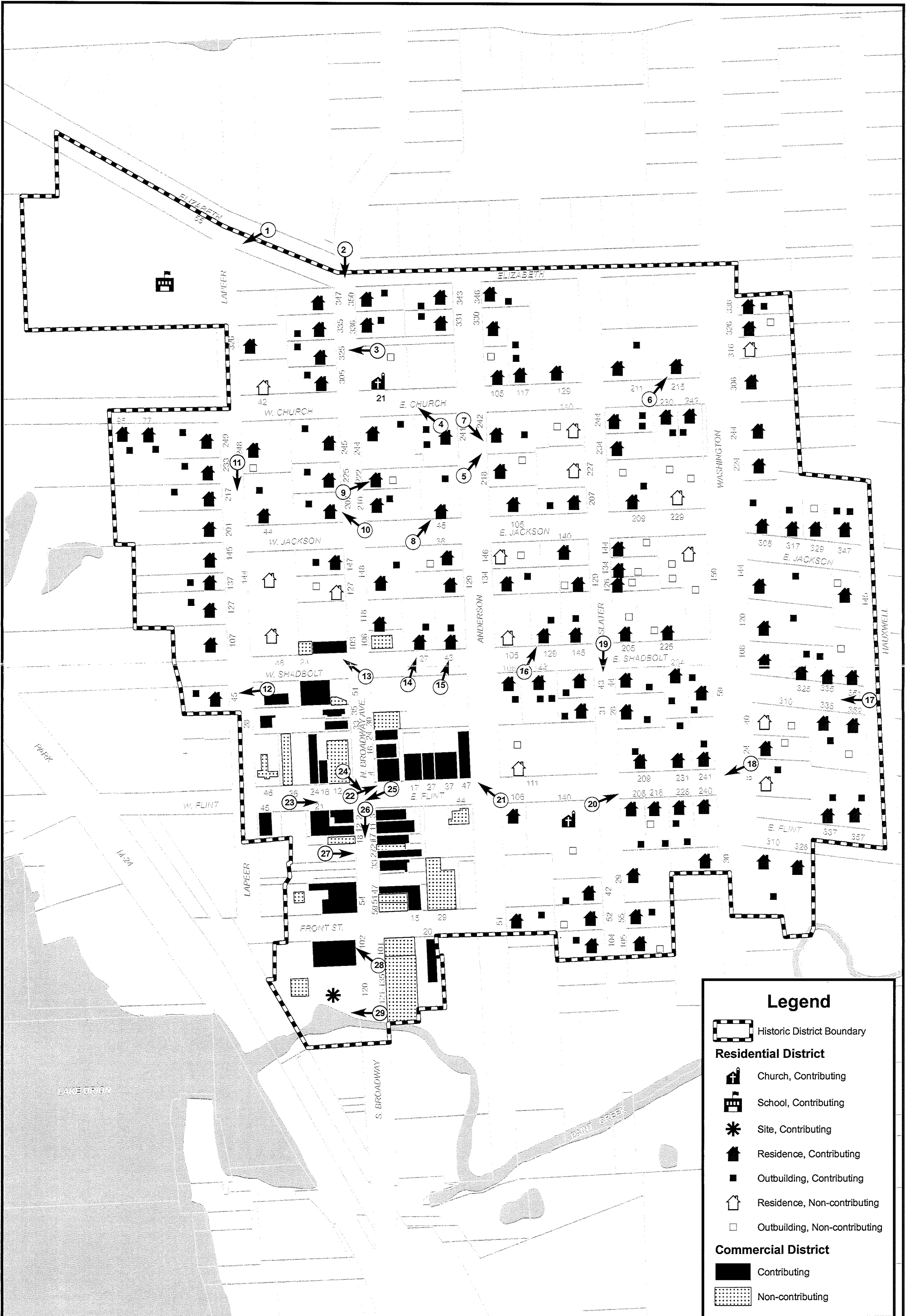
10. Location of property: 207 N. Broadway
View: Looking west to a Pre-Classic I house with Greek Revival style elements and distinctive stone foundation.
11. Location of property: N. Lapeer Street
View: Looking southwest on Lapeer at Jackson Street, showing general setting and features of the neighborhood near the west district boundary.
12. Location of property: 45 N. Lapeer Street
View: Looking west to a vernacular Queen Anne style residence on the west district boundary.
13. Location of property: 103 N. Broadway
View: A front-gabled commercial building on the north edge of the village commercial center that was used as a grange hall, church, and various retail businesses.
14. Location of property: 27 E. Shadbolt
View: Looking northwest to an early commercial building on the north edge of the village commercial center that was moved from an adjoining parcel and converted to residential use.
15. Location of property: 43 E. Shadbolt
View: Looking northeast to a Queen Anne style residence at the north edge of the village commercial center.
16. Location of property: 129 E. Shadbolt
View: Looking northeast to a Stick/Eastlake style residence at the eastern edge of Hemingway's village plat, listed in the Michigan State Register in 1977.
17. Location of property: E. Shadbolt
View: Looking southwest on Shadbolt from Hauxwell Street, showing the general setting and features of the neighborhood at the east district boundary, which falls within the Perrysburgh plat.
18. Location: E. Flint Street
View: Looking southwest on Flint from Washington Street, showing the general setting and features of the neighborhood near the south district boundary.
19. Location: N. Slater Street
View: Looking southeast on Slater from Shadbolt Street. Cross-gabled and dormer-front bungalows are in the foreground and the United Methodist Church (listed in the Michigan State Register in 1972) is at the rear on the far left.
20. Location: 209 E. Flint Street
View: Looking north to a Second Empire style residence with a high degree of physical integrity.

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21. Location: E. Flint Street
View: Northeast block at the main village crossroads (Broadway and Flint), looking northwest. The Town Hall (37 E. Flint) is the second building from the right, and was listed in the Michigan State Register in 1981.
22. Location: 12 N. Broadway
View: South and west elevations of the King Building at the main village crossroads (Broadway and Flint), looking northeast.
- 23: Location: W. Flint Street
View: Looking northeast to the main village crossroads (Broadway and Flint).
24. Location: 3 N. Broadway
View: West elevation of the Van Wagoner Building at the main village crossroads (Broadway and Flint), looking east.
- 25: Location: S. Broadway at Flint Street
View: Southwest block at the main village crossroads (Broadway and Flint). The corner building is the Orion State Bank (2 S. Broadway).
26. Location: S. Broadway at Flint Street
View: Southeast block at the main village crossroads (Broadway and Flint), looking southwest.
27. Location: 27 S. Broadway
View: West elevation of the Berridge Building, an outstanding example of late Victorian commercial architecture.
28. Location: S. Broadway
View: Looking northwest to the Howarth Building (102 S. Broadway) and the Cataract Hotel (54 S. Broadway). The hotel was listed in the Michigan State Register in 1983.
- 29: Location: S. Broadway
View: Looking west to the spillway where the Lake Orion dam was originally constructed to power the first mill. This site marks the southernmost district boundary.



Notes:
 Parcel lines provided by
 Planning and Economic Development Services
 Oakland County Information Center
 Oakland County, Michigan

Lake Orion Historic District, Oakland County, Michigan
District Boundaries and Photo Key

1" = 200'