



Agenda

Oxford City Council

Court House

TUESDAY, MARCH 6, 2018

EXECUTIVE SESSION

7:15 p.m.

1. Roll call. Kate Rousmaniere, Mayor; Steve Dana - Vice Mayor; Chantel Raghu; Glenn Ellerbe; Mike Smith; David Prytherch; Edna Southard

MEETING PROCEDURE: Comments from the Public are welcome at two different times during the course of the meeting: (1) Comments on items not on the Agenda, and Consent Agenda items, will be heard under Public Comments – and (2) Comments on all Resolutions and Ordinances will be heard during Council consideration of said item. Please wait until you are recognized by the Mayor, proceed to the podium, state your name and address so that your comments may be properly recorded and limit your remarks to a period of five minutes or less.

REGULAR MEETING

7:30 P.M.

PLEDGE OF ALLEGIANCE

2. Approval of Agenda.

This facility is wheelchair accessible. If you plan to attend this meeting and you have a disability that requires special arrangements, please notify the City Manager's office 48 hours in advance so that reasonable accommodations can be made.

3. Public Participation.

- A. Appointments to Boards and Commissions.
- B. Public Comments.

The purpose of the Public Comments Section is for members of the Public to speak to the City Council on any subject not scheduled on the Agenda, except Consent Agenda items. City Council values your comments, and Council rules limit public comments to five minutes for each person. Presentations are not to be in the form of public debate, personal attacks on Council, City staff or other members of the public and Council shall not act except to direct the City Manager to take action or schedule the matter for discussion at a later date.

4. Consent Agenda.

- A. Minutes of the February 20, 2018 City Council Meeting. (Mary Ann Eaton, Clerk of Council)



Minutes

- B. Report regarding the February 15, 2018 Recreation Board Meeting. (Casey Wooddell, Parks and Recreation Department Director)



Report

- C. A Resolution authorizing the City Manager to enter into a contract with Camp Safety Equipment, Inc. for the purchase of specified equipment to outfit two (2) Ford Interceptor utility vehicles for the Police Division through state contract pricing at a cost not to exceed \$22,531.00. (John Jones, Police Chief)



Staff Report/Resolution

5. Resolutions.

- 1. A Resolution authorizing the City Manager to enter into an agreement with Interactive Health to provide the annual employee and covered spouse health evaluations for 2018 at a cost not to exceed \$21,875.00. (Candi Fyffe, Human Resources Director).



Staff Report/Resolution

- 2. A Resolution authorizing the City Manager and the Finance Director to release a payment in the amount of \$46,818.43, payable to 4-Leaf Development, LLC, for reimbursement of eligible expenses related to the construction of a secondary access road connecting with Southpointe Parkway as defined in the Development Agreement attached hereto as Exhibit "A". (Mike Dreisbach, Service Director)



Staff Report/Resolution

- 6. Ordinances. Ordinances are adopted using a two-step procedure. First reading introduces the Ordinance and provides an opportunity for public input on the subject as well as allowing Council to request more information as needed. Second reading is to provide Council with the opportunity to consider new information and to deliberate.

A. First Reading.

1. An Ordinance Accepting The Historic And Architectural Preservation Commission's Recommendation And Amending The Design Guidelines For The City Of Oxford's Historic Districts To Incorporate The New Uptown Historic District Inventory. (Jung-Han Chen, Community Development Director).



Staff Report/Ordinance



Exhibit "A"

2. An Ordinance Repealing Oxford Codified Ordinance Chapter 1331 Entitled Historic And Architectural Preservation, And Adopting New Oxford Codified Ordinance Chapter 1331 Entitled Historic And Architectural Preservation. (Jung-Han Chen, Community Development (Director)).



Staff Report/Ordinance

B. Second Reading.

1. An Ordinance Levying Upon The Lots And Lands Enumerated In The List Of Estimated Assessments (Exhibit A) The Amounts Set Forth On Such List And Setting Forth Terms For Payment Of Assessments. (Mike Dreisbach, Service Director).



Staff Report/Ordinance

7. A. Announcements & Communications.

1. Remarks from City Council and City Staff.

B. 1. Future Meetings.

WED - Mar 7 Historic and Architectural Preservation Commission Work Session 6:00 p.m.

WED - Mar 7 Historic and Architectural Preservation Commission Meeting - Cancelled

WED - Mar 7 Environmental Commission Meeting 7:00 p.m. Municipal Building

THUR - Mar 8 Civil Rights Commission Meeting 4:00 p.m. Lane Library

TUES - Mar 13 Planning Commission Meeting 7:30 p.m.

THUR - Mar 15 Recreation Board Meeting 4:00 p.m. Senior Center

FRI - Mar 16 Student Community Relations Commission Meeting 2:30 p.m. LCNB

MON - Mar 19 Housing Advisory Commission Meeting 7:00 p.m. Municipal Building

TUES - Mar 20 City Council Meeting 7:30 p.m.

WED - Mar 21 Board of Zoning Appeals Meeting 6:30 p.m.

FRI - Mar 30 Student Community Relations Commission Meeting 2:30 p.m. LCNB

8. Adjourn.

A regular meeting of the Oxford City Council was called to order by Mayor Kate Rousmaniere on Tuesday, February 20, 2018 at 7:00 p.m. Those members present were Steve Dana, Glenn Ellerbe, David Prytherch, Chantel Raghu, Mike Smith and Edna Southard.

Staff members present: Mr. Doug Elliott, City Manager; Mr. Mike Dreisbach, Service Director; Mr. John Jones, Police Chief; Mr. Joe Newlin, Finance Director; Mr. Jung-Han Chen, Community Development Director; Mr. Alan Kyger, Economic Development Director; Mr. Casey Wooddell, Parks and Recreation Director; Mr. John Detherage, Fire Chief; Ms. Amy Blankenship, Assistant Law Director and Ms. Mary Ann Eaton, Clerk of Council.

ADJOURN TO EXECUTIVE SESSION

Mr. Dana moved to adjourn to Executive Session at 7:00 p.m. in accordance with Ohio Revised Code Section 121.22(G)(1) for the purpose of discussing appointments to Boards and Commissions. Mr. Ellerbe seconded. The motion passed by the following roll call:

AYE: Mr. Ellerbe, Mr. Prytherch, Ms. Raghu, Mr. Smith, Ms. Southard, Mr. Dana
Mayor Rousmaniere (7)

NAY: None (0)

ABS: None (0)

RETURN FROM EXECUTIVE SESSION

Ms. Southard moved to adjourn from Executive Session at 7:28 p.m. Mr. Dana seconded. The motion passed 7-0-0.

PLEDGE OF ALLEGIANCE

Mayor Rousmaniere requested the Pledge of Allegiance.

APPROVAL OF AGENDA

Mr. Dana moved to approve the agenda. Mr. Smith seconded. The motion passed 7-0-0.

PUBLIC PARTICIPATION

PROCLAMATION **'RARE DISEASE DAY'**

Mayor Rousmaniere read the Proclamation and presented it to Ms. Betsy Walker.

Ms. Betsy Walker, noted she grew up in Oxford and had lived here all of her life except while attending Ohio University. Ms. Walker advised her 9 year old son Liam has an extremely rare form of muscular dystrophy and is one of only 18 people ever diagnosed with this type of muscular dystrophy.

Ms. Walker noted her son received most of his care at Cincinnati Children's Hospital and the family felt lucky to have Cincinnati Children's so close to home. Ms. Walker noted they had been to NIH a couple of times and they had been asked to go to France and to Spain to participate in studies but the logistics of getting someone to Europe in a wheelchair was very taxing. Ms. Walker advised the funding was not available for people to participate in such studies. Ms. Walker noted there was not cure and no treatment for her son's disorder and when he was diagnosed at 3 years of age they were told to treat him like any other little boy. Ms. Walker advised her son was losing his ability to walk, breath on his own and eat on his own although he would live to be an adult. Ms. Walker noted this was a horrible disease and thanked everyone for listening. Ms. Walker advised it was nice to see friendly faces this evening and noted the Oxford community had been amazing. Ms. Walker noted the community assisted with the purchase of an accessible van and they felt fortunate to live in Oxford especially with a sick child.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Dana moved to reappoint Dr. Molly Emmert to the Butler County Board of Health for a term of three years ending in 2021, to appoint David Ian Vanness to the Civil Rights Commission for a term expiring in 2019, to appoint Karen Martino to the Personnel Board of Appeals for a term expiring in 2019, Greg Smith to the Personnel Appeals Board for a term expiring in 2020 and Bill Brewer to the Personnel Appeals Board for a term expiring in 2021. Mr. Smith seconded. The motion passed 7-0-0.

PUBLIC COMMENTS

Mr. David Brown, Butler County Auditor's Office noted he was in attendance as part of the Butler County Auditor's Outreach Program to Local Governments. Mr. Brown advised the genesis of this was program was Auditor Reynolds coming into office and determining he wanted the Auditor's Office to be as accessible as possible to local government officials. Mr. Brown advised every constituent in Butler County would touch something that the Auditor's Office touched and his quarterly updates to City Council might assist Councilors with questions or concerns from their constituents. Mr. Brown noted Councilors could also call him directly for assistance. Mr. Brown advised the Auditor's Office supported every local government in Butler County and he visited this area of the county. Mr. Brown advised property tax bills were due February 28, 2018 and any appeals for the Board of Revision were due by April 2, 2018. Mr. Brown updated everyone on the 'skimmer' problem in Butler County at certain gas stations and advised no skimmers had ever been found in Oxford.

Ms. Ceili Doyle, Assistant News Editor for the Miami Student, advised the Miami Student newspaper was hosting a forum tomorrow night at 7:00 p.m. at the Wilks Theater called 'City Matters'. Ms. Doyle noted Councilor Smith, City Manager, Doug Elliott, and various representatives from the university and McCullough Hyde Hospital would participate in the event. Ms. Doyle noted the event was open to the public and she and other members of the editorial team have prepared questions for the panel representatives. Ms. Doyle advised there would also be an hour for questions and answers from audience members.

Mr. Ellerbe inquired if other members of Council in attendance could field questions if necessary and Ms. Doyle advised yes, although she would like to keep the prepared questions contained to the people on stage.

Mr. Steve Dana, 131 W. Collins Street, advised he was speaking in reaction to what has happened in our country. Mr. Dana noted he was speaking to Council and to the public. Mr. Dana noted his hope each of us can reflect upon what we can do to make this the last time, what we can do to turn this around, what we can do to turn people's hearts. Mr. Dana advised he wanted to get this off of his brow because he feels it's so important for our country that we take measures and we engage those who may not think as we think but engage them so we can have a result and that result is peace.

CONSENT AGENDA

MINUTES

Minutes of the February 6, 2018 City Council Work Session. (Mary Ann Eaton, Clerk of Council)

Minutes of the February 6, 2018 City Council Meeting. (Mary Ann Eaton, Clerk of Council)

REPORTS

Report regarding the January 18, 2018 Recreation Board Meeting. (Casey Wooddell, Parks and Recreation Director)

Report regarding the February 7, 2018 Historic and Architectural Preservation Commission Meeting. (Jung-Han Chen, Community Development Director)

Report regarding the February 7, 2018 Environmental Commission Meeting. (Mike Dreisbach, Service Director)

RESOLUTIONS

RESOLUTION **CONTRACT WITH** **LEBANON FORD**

A Resolution No. 6052 authorizing the City Manager to enter into a contract with Lebanon Ford for the purchase of a 2018 Ford F450 cab and chassis with specified options at state contract pricing at a cost not to exceed \$35,152.00. (Mike Dreisbach, Service Director)

RESOLUTION
CONTRACT WITH
VISION AUTOMOTIVE, LLC

A Resolution No. 6053 authorizing the City Manager to enter into a contract with Vision Automotive, LLC for the purchase of a 2018 Dodge ProMaster van with specified options at state contract pricing at a cost not to exceed \$23,225.00. (Mike Dreisbach, Service Director)

RESOLUTION
CONTRACT WITH
VISION AUTOMOTIVE, LLC

A Resolution No. 6054 authorizing the City Manager to enter into a contract with Vision Automotive, LLC for the purchase of a 2018 Dodge Ram 2500 pickup truck with specified options at state contract pricing at a cost not to exceed \$26,828.50. (Mike Dreisbach, Service Director)

RESOLUTION
CONTRACT WITH
VISION AUTOMOTIVE, LLC

A Resolution No. 6055 authorizing the City Manager to enter into a contract with Vision Automotive, LLC for the purchase of a 2018 Dodge Ram 2500 pickup truck with specified options at state contract pricing at a cost not to exceed \$29,935.50. (Mike Dreisbach, Service Director)

RESOLUTION
SURPLUS VEHICLES

A Resolution No. 6056 declaring certain City property no longer needed for any municipal purpose as surplus and authorizing its advertisement and sale to the highest bidder by electronic auction. (Mike Dreisbach, Service Director)

Mr. Ellerbe moved to approve the consent agenda. Mr. Dana seconded. The motion passed 7-0-0.

RESOLUTIONS

RESOLUTION
CONTRACT WITH
FYDA FREIGHTLINER

A Resolution No. 6057 authorizing the City Manager to enter into a contract with FYDA Freightliner Cincinnati, LLC for the purchase of a 2019 M2 106 cab and chassis at state contract pricing at a cost not to exceed \$79,492.00. (Mike Dreisbach, Service Director)

Mr. Dreisbach noted the Service Department was in the process of replacing a 16 year old heavy duty dump truck for the Wastewater Collection Division and they were recommending this vehicle as they were very pleased with one already in service. Mr. Dreisbach advised staff was recommending the existing truck be transferred to the Street Division for seasonal use and evidentially transferring it to the Wastewater Treatment Plant where it will spend its final years before being disposed of.

Mayor Rousmaniere inquired if there were any comments from the public and there were none.

Mr. Prytherch commended the Service Division for maintaining vehicles for their full life which he appreciated as a taxpayer.

Mr. Dana moved to adopt Resolution No. 6057. Mr. Smith seconded. The motion passed 7-0-0.

RESOLUTION
CONTRACT WITH
HENDERSON PRODUCTS - OHIO

A Resolution No. 6058 authorizing the City Manager to enter into a contract with Henderson Products – Ohio for the purchase of specified truck equipment through the National Joint Powers Alliance bid contract #080114-HPI at a cost not to exceed \$56,411.00. (Mike Dreisbach, Service Director)

Mr. Dreisbach advised the proposed Resolution would authorize staff to equip the vehicle discussed in the previous Resolution by adding a stainless steel dump bed, hoist hydraulic system and salt spreader to the vehicle.

Mayor Rousmaniere inquired if there were any comments from the public and there were none.

Ms. Southard inquired if Mr. Dreisbach felt the City of Oxford had enough equipment to do the good job the City was doing. Mr. Dreisbach advised he felt the City of Oxford was fortunate to be well stocked with vehicles and City staff did a great job of maintaining them.

Mr. Smith moved to adopt Resolution No. 6058. Mr. Dana seconded. The motion passed 7-0-0.

RESOLUTION
AGREEMENT WITH ODOT

A Resolution No. 6059 authorizing the City Manager to enter into Agreement No. 31366 with the Ohio Department of Transportation (ODOT) authorizing the Local-Let project for the construction of Phase II of the OATS trail system. (Mike Dreisbach, Service Director)

Mr. Dreisbach advised this was the first Local-Let contract with ODOT that the City was venturing into. Mr. Dreisbach noted previously when the City was awarded state or federal funds ODOT had to manage the project at a fee of 10%. Mr. Dreisbach noted by locally letting the project and following ODOT rules and regulations the City would be able to keep the 10% in house and do more with the project.

Mr. Dreisbach advised the City Engineer had been qualified to do this by ODOT and noted the Local-Let project was for the construction of Phase II of the OATS trail system connecting SR73 with US27. Mr. Dreisbach noted the project was already funded and under design by Bayer Becker. Mr. Dreisbach advised ODOT has committed to pay for 63% of the project cost up to \$750,000.00.

Mayor Rousmaniere inquired if there were any comments from the public and there were none.

Mr. Dana noted it was great that the City Engineer was certified by ODOT saving 10% of the project cost.

Mr. Prytherch advised an investment in staffing would continue to pay dividends and Mr. Dreisbach noted the City was fortunate to have Mr. Popescu on staff.

Mr. Dana moved to adopt Resolution No. 6059. Mr. Ellerbe seconded. The motion passed 7-0-0.

RESOLUTION **AGREEMENT WITH SPIN**

A Resolution No. 6060 authorizing the City Manager to enter into an agreement with SPIN to participate in a Stationless Bike Share Pilot Program for an initial period of six (6) months.
(Jung-Han Chen, Community Development Director)

Mr. Chen noted at the last meeting ASG (Associated Student Government) student leaders came to Council to ask for their support for entering into a pilot project with SPIN. Mr. Chen advised the ASG had worked on trying to obtain a bike sharing program for a long time. Mr. Chen noted the SPIN program was a stationless program, the bicycles were equipped with a GPS, and they could be locked and unlocked from a smart phone app. Mr. Chen advised he found SPIN to be a very easy company to work with and he contacted their references which included cities and universities and they all responded very positively about the program. Mr. Chen noted one idea for Oxford was to try to transition short driving trips to riding a bike on and off campus. Mr. Chen advised the SPIN representative, Kyle Rowe was in attendance from Seattle, Washington and ASG student leaders were in attendance as well.

Mr. Kyle Rowe, thanked Council for allowing him to make a presentation this evening. Mr. Rowe made arrangements to have one of SPIN's bicycles shipped to Oxford and demonstrated how the mobile application worked. Mr. Rowe noted the rates were \$1.00 for a 30 minute trip, there were discounts for students and monthly and annual plans were also available.

Ms. Grace Huddleston, 5347 Bonham Road, noted she had read a lot about dockless bike programs and she supported bike sharing programs. Ms. Huddleston advised a problem with dockless bike programs was that people leave them in places they should not be which brings up an accessibility issue. Ms. Huddleston inquired if there was a plan to keep the bikes in desired locations and keep them out of undesirable locations.

Mr. Rowe advised he had an urban planning background and had worked for the City of Seattle for 5 years. Mr. Rowe noted he was very familiar with the challenges of managing right-of-way and trying to keep right-of-way accessible for all users, especially those in need of sidewalk access. Mr. Rowe noted when a user downloads the SPIN app they will be required to read several screens regarding how the system is to be used and a series of the screens were about parking education. Mr. Rowe advised recently SPIN deployed a parking rating screen which allows SPIN to track user behavior on parking compliance. Mr. Rowe noted the parking rating screen has made a huge improvement in SPIN being able to identify and correct 'hot spots' regarding where bikes are parked. Mr. Rowe advised geo-fencing technology is also used.

Mr. James Gale, 401 N. Poplar Street, advised he served as an off campus Senator and he was a member of the MU Parking and Transportation Advisory Board. Mr. Gale noted students parking on campus was a huge problem and there had been a significant increase in the demand to drive places. Mr. Gale advised this has extended to the Uptown area as well. Mr. Gale noted he felt SPIN was the most efficient system to curb these problems without a massive investment on behalf of the City or the university. Mr. Gale noted he highly recommended that Council approve the signing of the Memo of Understanding with SPIN.

Mayor Rousmaniere clarified that even though students were involved the contract would be between the City and SPIN. Mr. Prytherch further clarified it was not a contract but rather a Memo of Understanding so Council understands what the limits of their responsibility and liability are. Mr. Prytherch noted it was an agreement for the use of the public right-of-way. Mayor Rousmaniere advised it was a City MOU with a bike company based in Seattle that is available for all citizens to use around the City.

Mr. Elliott inquired what the City would do if a bike was left locked in front of a handicapped ramp. Mr. Rowe noted SPIN would hire a local operations team and they would be notified to move the bike. Mr. Rowe noted even if a bike is locked, it can be moved out of the way although SPIN does not want to rely on community members to move bikes.

Mr. Prytherch asked Mr. Rowe to speak more about the staffing and the management of the program. Mr. Rowe noted assuming an agreement is reached and all stakeholders are on board with the concept, SPIN would have a launch team come to Oxford to get the program up and running, find warehouse space, bring the bikes in and get them assembled. Mr. Rowe advised bikes would be placed in high demand areas or in areas that Council determines might benefit from having bike access. Mr. Rowe noted from there users are going to bring the bikes to where they want to go and the SPIN staff would replace bikes in those locations. Mr. Rowe advised once the program was in operation for a week or two the launch team would hire a local operations team including a General Manager, and maintenance personnel. Mr. Rowe noted geo-fencing was a tool used for many different elements. Mr. Rowe advised at Duke's campus a geo-fence was placed around their chapel where they don't ever want to see a bike.

Mr. Ellerbe inquired what the response time was to create a geo-fence. Mr. Rowe advised usually within 5 business days.

Ms. Southard inquired if SPIN would work with the local bike shop. Mr. Rowe noted they contracted with a lot of local bike shops and noted the bike shop in Oxford assembled the bike he demonstrated this evening.

Mr. Elliott advised the City received an email today from the General Counsel at Miami University stating that SPIN has no right to commercial access to university property. Mr. Elliott recommended that Council table the Resolution tonight until SPIN and the students have a conversation with Miami University officials.

Mayor Rousmaniere inquired if Mr. Rowe could speak to the issue of the right to commercial access to university property. Mr. Rowe advised Miami might have specific rules regarding who can do business on their land. Mr. Rowe noted SPIN was committed to getting approval from Miami University before initiating a bike share program in Oxford. Mr. Rowe advised he was fine with Council tabling the Resolution or they could adopt it but not launch the program until all parties were on board.

Mr. Prytherch noted he understood the desire for the City and Miami University to partner although people have been talking about a bike share program in Oxford for years and years putting good faith efforts in multiple lean committees on Miami's campus that evaluated this from top to bottom. Mr. Prytherch advised he felt this was a community decision for the City of Oxford. Mr. Prytherch noted it was not for lack of opportunity that Miami has not had input.

Ms. Maggie Callaghan, 218 N. Campus Avenue, Student Body President, advised the students involved had reached out to Miami's general counsel multiple times on this opportunity and were told that even though there was no liability for the university the students needed to find a 'home' for the bikes. Ms. Callaghan noted she felt if Council tabled the Resolution it would not give Miami a reason to work with the City.

Ms. Southard noted as Council planned for the future with a potential Amtrak Station she could see people riding to the Amtrak Station and leaving the bikes to get on the train and the same for a return trip. Ms. Southard advised a new aquatic center would be built at the Community Park and it needed to be accessible. Ms. Southard noted she felt the citizens of Oxford can and will use a bike sharing program and it would not be exclusively a Miami program. Ms. Southard advised she felt Council should very much be in favor of this program.

Mr. Ellerbe inquired who at Miami University Ms. Callaghan had not be able to contact regarding the bike share program. Ms. Callaghan advised everyone had responded in some manner. Mr. Ellerbe inquired of those responses, how many had not been favorable. Ms. Callaghan noted everyone had been in favor except for the issue with general counsel. Mr. Ellerbe noted he felt the geo-fence could be drawn around Miami's campus. Mr. Ellerbe advised for purposes of enforcing the MOU and moving the decade old project forward he agreed with Mr. Prytherch that it seemed like the students have always been presented with a smile and an obstacle. Mr. Ellerbe noted Council had an option to move the project forward without obstacles and if Council tabled the Resolution it would create another obstacle and he did not want to do that. Mr. Ellerbe advised he felt this was a good project for Oxford and a bike trail was being built around Oxford for this purpose which would benefit all constituents.

Mr. Dana concurred with Councilor Southard and Councilor Ellerbe and noted there were examples at other university towns where these concerns were raised but they were overcome and the program was implemented. Mr. Rowe advised that was correct.

Mayor Rousmaniere noted Mr. Rowe stated earlier that if Council votes in favor of the Resolution tonight SPIN would not implement the program without agreement from Miami University and Mr. Rowe advised that would be his recommendation.

Mr. Smith inquired if the Resolution should be amended to include that the roll-out would be contingent on certain matters being addressed.

Mayor Rousmaniere reminded Council there was a recommendation from the City Manager to table the Resolution and inquired if there was a motion to do so. Ms. Blankenship noted this was a policy decision to be made by Council but from the law department's perspective today was the first time they heard of any concerns from Miami's general counsel. Ms. Blankenship concurred with the City Manager's recommendation that the City's law department have the opportunity to reach out to Miami's general counsel to determine exactly what the issues are prior to Council adopting the Resolution.

Ms. Raghu noted she felt representatives from Miami knew Council was going to vote on this issue this evening and they could have been in attendance. Mr. Prytherch advised there had been so many opportunities to constructively engage in this process that originated on campus. Mr. Prytherch noted he felt the students had done everything right process wise. Mr. Southard noted it should be clear from the discussion here that City Council is very much in favor of this project moving forward and if those problems could be resolved that would be great. Mr. Ellerbe inquired how negatively a two week delay would impact the roll-out. Mr. Rowe advised not significantly although it would impact how much time the bikes are here while most of the students are in town.

Mr. Sean Perme, Secretary for Off Campus Affairs, 123 N. Beech Street, noted when another representative from SPIN presented to the SCRC in December he stated after the presentation that there was usually a 4 week delay between the signing of the MOU and when bikes can be on campus. Mr. Perme advised he would like to have the bikes on campus with students here for a long enough period of time to have a satisfactory pilot program. Mr. Perme recommended that Council approve signing a MOU tonight and have the bikes shipped to Oxford but not deploy them until a later date.

Mr. Smith suggested amending the Resolution with the caveat that roll-out is contingent on Miami University legal counsel and City legal Counsel conferring on the universities concerns.

Ms. Raghu noted she felt the university and the City were different spheres and if a geo-fence could be created around the campus she didn't know why Council's decision had to rely on a time table.

Ms. Blankenship advised the language in the Resolution states "Council accepts the recommendation of the City Manager and the Community Development Director and further authorizes the City Manager to enter into an agreement **as approved by the Law Director**" and noted Council was not tied to the language in the MOU.

Mr. Ellerbe noted as a City representative he felt this was a good thing for the City and he needed to know what Mr. Rowe would like from Council in order to move the project along, along with the Associated Student Government because ASG and the City were a thumbs up.

Mr. Ellerbe noted the administration at Miami sent an email today saying thumbs down. Mr. Ellerbe inquired if SPIN would move forward if Council approved the Resolution with conditions. Mr. Rowe advised SPIN wanted to be a collaborative partner because they would be providing transit in the community. Mr. Rowe noted it was a huge goal of SPIN to not have bikes on land without approval. Mr. Ellerbe advised with that being said, he was in favor of tabling the Resolution. Mr. Rowe advised whether it was a good faith agreement or a MOU, SPIN could commit to not launching until Miami signs a MOU as well. Mr. Rowe noted SPIN did not need the to have the campus MOU in hand to pursue the agreement with the City. Mr. Prytherch noted he felt Mr. Smith had a good suggestion and a condition could be that it is subject to review by the Law Director and conferral with Miami counsel. Mr. Prytherch advised the MOU was not an operational plan.

Mayor Rousmaniere noted if the Resolution was approved with a condition to confer with Miami and that is not successful then the project is lost and if Council tables the Resolution there would be two weeks to try to resolve the issues.

Mr. Elliott reiterated that he felt tabling the Resolution was in order to allow time to confer with Miami University officials and find out what their real issues were. Mr. Prytherch advised he was willing to vote to table the Resolution but with a plan for moving forward without Miami's approval. Ms. Callaghan noted she felt if Council tables the Resolution Miami has no reason to come to the table and talk.

Mayor Rousmaniere inquired if there was a motion to table the proposed Resolution and there was not.

Mr. Ellerbe called the question.

Mr. Dana moved to adopt the Resolution. Mr. Ellerbe seconded. The motion passed 7-0-0.

Mayor Rousmaniere thanked Mr. Rowe for making the trip to Oxford.

RESOLUTION

CONTRACT WITH GRANICUS

A Resolution No. 6061 authorizing the City Manager to enter into an agreement with GovDelivery, LLC, a Minnesota Limited Liability Company d/b/a/ Granicus, for internet broadcasting and archiving of local public meetings a records. (Doug Elliott, City Manager)

Mr. Elliott advised in April of 2008 the City contracted with Granicus for internet broadcasting and archiving of City Council, Planning Commission and Board of Zoning Appeals meetings on the City's website. Mr. Elliott noted in May of 2013 staff renegotiated the annual cost of \$19,785 to \$10,788. Mr. Elliott advised since the original contract has expired staff is recommending entering into a new one year agreement with an automatic renewal for an additional two terms of one year each for an annual cost of \$10,788 for year one, \$11,543 for year two and \$12,351 for year three. Mr. Elliott noted staff believes Granicus has provided a high level of service for the City and recommends Council approval of the proposed Resolution this evening.

Mayor Rousmaniere inquired if there were any comments from the public and there were none.

Mr. Dana advised he felt Granicus was a vital tool for bringing the public into communication with the City.

Ms. Southard noted she felt Granicus was a very important building block and an essential method of communication as people including Council members do consult it.

Mr. Prytherch inquired if the City still broadcasted meetings on cable television and Mr. Elliott advised no. Mr. Prytherch noted he felt Granicus was wonderful and inquired how to drive more traffic to it so people knew it was there.

Mr. Dana moved to adopt Resolution No. 6061. Ms. Southard seconded. The motion passed 7-0-0.

ORDINANCES

ORDINANCE **CURB, GUTTER & SIDEWALK** **ASSESSMENTS**

An Ordinance Levying Upon The Lots And Lands Enumerated In The List Of Estimated Assessments (Exhibit A) The Amounts Set Forth On Such List And Setting Forth Terms For Payment Of Assessments. (Mike Dreisbach, Service Director)

Mr. Dreisbach advised this was the final piece of legislation needed for last construction season's curb, gutter and sidewalk improvement program. Mr. Dreisbach noted in April of last year Council passed a Resolution of Necessity for property owners to improve their defective curb, gutter or sidewalk. Mr. Dreisbach advised in July Council authorized a construction contract for the work to be done for the property owners that chose not to do the work themselves and in January notice was served to the property owners of the actual costs of the improvements. Mr. Dreisbach noted Ms. Eaton has published the necessary legal advertisements to make the owners aware of the cost and no one has contested the actual amounts of the improvements to their property. Mr. Dreisbach advised with Council's approval at the second reading of the proposed Ordinance a property owner has the opportunity to pay cash for the amount listed on the exhibit or they can choose to have the cost spread out over 5 years on their property taxes at an interest rate of 5%.

Mayor Rousmaniere inquired if there were any comments from the public or from Council and there were none.

ORDINANCE **NEW CHAPTER 182 – INCOME TAX**

An Ordinance No. 3462 Repealing Oxford Codified Ordinance Chapter 182, Entitled Income Tax Effective January 1, 2016, And Adopting New Oxford Codified Ordinance Chapter 182, Entitled Income Tax Effective January 1, 2016 And Declaring An Emergency. (Joe Newlin, Finance Director)

Mr. Newlin advised the City was involved with a law suite for the collection of the business profits tax with the State of Ohio. Mr. Newlin noted on Monday, February 12 and Tuesday the 13th Franklin County Common Pleas Judge David Cain heard the opening statements and was presented evidence on the motion for a preliminary injunction. Mr. Newlin noted Judge Cain stated that the motion was taken under advisement and a written opinion would be issued on or before February 23, 2018. Mr. Newlin advised a lot of cities held off passing these Ordinances because they did not want them on the books saying that the state could actually collect the net profits tax. Mr. Newlin advised the state has said that if municipalities do not pass legislation authorizing the state to proceed with the centralized collection, municipalities may lose their right of taxing authority. Mr. Newlin noted on November 3, 2015 the City of Oxford updated its Income Tax Ordinance to reflect the changes required in HB 5 such that any income tax or withholding tax is levied in accordance with the provisions and limitations specified in Chapter 718 of the Ohio Revised Code. Mr. Newlin advised this was done to make municipal income tax codes more uniform throughout the state and HB 49 determined that it was necessary and appropriate to amend Chapter 718 of the Ohio Revised Code. Mr. Newlin noted this Ordinance contained all of the changes that the state felt were necessary to amend everything that did not have to do with the net profit tax. Mr. Newlin advised anytime the state amends Chapter 718 of the Ohio Revised Code it is necessary for the City to do the same for its Income Tax Chapter of the Oxford Codified Ordinances. .

Mayor Rousmaniere inquired if there were any comments from the public and there were none.

Mr. Dana advised prior to HB 49 businesses could use the Ohio Business Gateway to file their net profit business filings electronically and when they did so it went straight to the municipalities. Mr. Dana noted with HB 49 the corporations would send their net profit business taxes to the state and the state would issue refunds to municipalities but they would also keep .5% as a fee. Mr. Dana advised right now it was optional for cities to the Ohio Business Gateway but if they opt in they are locked in for a year. Mr. Dana noted municipalities are not even able to see the filings according to the Ohio Municipal League and he felt it demonstrated to what extent the state is willing to almost disenfranchise municipalities.

Mayor Rousmaniere advised because of that over 100 cities in Ohio filed suite against this proposal by the state and a decision was to be made by the judge on the 23rd of February.

Mr. Ellerbe inquired who sponsored the bill and Mr. Elliott advised it was the Governor's Budget Bill. Mr. Ellerbe noted he felt this was a cash grab as well as a direct hit on home rule.

Mr. Prytherch thanked Mr. Newlin and the legal staff for finding a way for the City of Oxford to comply with the state in a good faith manner.

Mayor Rousmaniere inquired why Council was voting on the same thing twice. Mr. Newlin advised the next Ordinance dealt with all the language regarding the net profit tax.

Mayor Rousmaniere advised the proposed Ordinance would be adopted as an emergency on first reading and become effective immediately.

Mr. Ellerbe moved to adopt Ordinance No. 3462 as an emergency. Mr. Dana seconded. The Ordinance was adopted by the following roll call:

AYE: Mr. Prytherch, Ms. Raghu, Mr. Smith, Ms. Southard, Mr. Dana, Mr. Ellerbe
Mayor Rousmaniere (7)

NAY: None (0)

ABS: None (0)

ORDINANCE
NEW CHAPTER 182 – INCOME TAX

An Ordinance No. 3463 Repealing Oxford Codified Ordinance Chapter 182, Entitled Income Tax Effective January 1, 2016, And Adopting New Oxford Codified Ordinance Chapter 182, Entitled Income Tax Effective January 1, 2016 And Declaring An Emergency. (Joe Newlin, Finance Director)

Mr. Newlin advised the proposed Ordinance reflects the net profit tax language and the Ordinance states “That Council hereby expressly finds and determines that it does not concede the legality of H.B. 49’s municipal income tax provisions; Section 803.100 of H.B. 49; Section 718.04(A) of the Ohio Revised Code; or any other law that is the subject of the action pending in Case Number 2017 CV 10258 in the Franklin County Court of Common Pleas, and that the City reserves its rights to continue its participation in and prosecution of said litigation, and any other litigation challenging the State’s authority to dictate municipal tax collection and administration, and that adoption of this Ordinance shall not prejudice the claims of the City therein.”

Mayor Rousmaniere inquired if there were any comments from the public and there were none.

Mr. Newlin noted if the litigation against the state goes in favor of municipalities this Ordinance will be rescinded.

Mr. Dana noted he felt Mr. Newlin and Mr. McHugh did an excellent job of seeing Council through this process.

Mr. Dana moved to adopt Ordinance No. 3463 as an emergency. Ms. Southard seconded. The Ordinance was adopted by the following roll call:

AYE: Ms. Raghu, Mr. Smith, Ms. Southard, Mr. Dana, Mr. Ellerbe, Mr. Prytherch
Mayor Rousmaniere (7)

NAY: None (0)

ABS: None (0)

ANNOUNCEMENTS

Mr. Elliott updated everyone on the recent Police Community Relations and Review Commission meeting which took place on Thursday, February 15, 2018.

Mr. Elliott provided an update on Duke Energy's utility pole replacement project on Contreras Road.

Mr. Elliott reminded everyone a Public Safety Forum would take place tomorrow at 7:00 p.m. at the Wilks Theater on Miami's campus noting he, Chief Jones, Chief Detherage, Councilor Smith, Dean Curme and Chief McCandless were on the panel to field questions.

Mr. Wooddell advised the Request for Proposals for the new aquatic center project were published and a pre-qualification meeting would take place with any Design Build team that is interested in the project.

Mr. Kyger welcomed new businesses to town including Sweetheart Desserts, Mr. BBQ, Marco's Pizza and Fridge and Pantry. Mr. Kyger noted Red Brick Property Management recently expanded and advised there were 6-8 more businesses scheduled to open in the near future. Mr. Kyger noted the Kona Bistro building will be changing hands and he expected to see another restaurant at that location soon.

Ms. Raghu commended OPD for taking animal abuse seriously noting some cases had come through her husband's veterinary clinic recently. Ms. Raghu encouraged the public to report any signs of animal abuse and advised there was a group of 3 people in the area shooting animals with a bow and arrow. Chief Jones confirmed that OPD does take animal abuse seriously and added that OPD does outreach with the community including international students on the proper care of companion animals.

Mr. Ellerbe noted he looked forward to attending the Safety Forum tomorrow evening at 7:00 p.m.

Mr. Dana advised he felt the management of the City's funds was exemplary and noted it has positive implications for everyone and their quality of life.

Mr. Smith advised he was looking forward to some interesting debate tomorrow at the Safety Forum and noted he hoped to see a lot of people in attendance.

Ms. Southard noted the Police Academy has just begun and advised several Council members are graduates of the Police Academy. Ms. Southard noted she felt any citizen who is interested in how law enforcement works and how the City operates will be interested in attending the academy in the future. Ms. Southard advised a citizen brought to her attention that today was National Handcuff Day in honor of the person who designed a better and safer handcuff for the perpetrator and for police officers.

Ms. Southard noted the Walk Audit was a very successful event on Locust Street last week and advised she felt walk audits were worthwhile in terms of gauging walkability and safety in the City.

Ms. Southard noted the new aquatic center project was moving forward and the Recreation Board was very excited about the project.

Ms. Southard advised there were numerous meetings and events that City Council participated in and Council was working on many fronts with the citizens to try to make Oxford a better place to live.

Mr. Prytherch noted a group of people including Councilors, Mr. Kyger, Chief Jones, Mr. Dreisbach, the President of the Oxford Chamber of Commerce, business owners and landlords were working on ways to keep the sidewalks clear during the winter months. Mr. Prytherch advised they had a very productive meeting and focused on ways to get people to voluntarily take better care of their sidewalks. Mr. Prytherch noted they discussed doing a better job of communicating and reminding folks that they needed to keep their sidewalks clear and encouraging businesses owners to work collaboratively as it might be less expensive and more effective for them to do snow removal as a team.

Mr. Prytherch advised he, Mr. Kyger, Mr. Elliott and others had spent many hours working on a way to bring the Princess Theater back to its location in Oxford and if it happens it will be the result of a collaborative effort among multiple parties.

Mayor Rousmaniere thanked everyone for going through an intense debate regarding the bike share program noting it was a good example of democratic deliberation. Mayor Rousmaniere advised she felt Council voted on behalf of student work and advancement for the City. Mayor Rousmaniere thanked Mr. Rowe for coming from Seattle to participate in the discussion.

Mayor Rousmaniere advised an organizational meeting of the Not In Our Town group would take place on Sunday, February 25th at 1:30 p.m. at the Oxford Senior Citizens Center.

ADJOURN

Mr. Dana moved to adjourn at 9:26 p.m. Mr. Smith seconded. The motion passed 7-0-0.

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Parks and Recreation

Originating Department

Council Meeting Of: March 6, 2018

Account Code No. #: N/A

Prepared By: Casey D. Wooddell

Budgeted Amount: N/A

Date Prepared: Feb. 26, 2018

Agenda Title: Oxford Recreation Board Meeting, 2/15/18

Recommendation: Approve

Attendance: Present: Ken Bogard, Shaunna Tafelski, Edna Southard (Council Rep.)

Absent: Kevin Ackley, Craig Bennett, Wes Cole

Liaisons: Casey Wooddell, City Staff; Deanna Barbour, Secretary

Discussion:

Board Chair Mr. Bogard opened the meeting of the Oxford Recreation Board on Thursday, February 15, 2018 at the Oxford Senior Center at 4:00pm.

Recreation Director Casey Wooddell provided the Parks and Recreation Report. This report included information about two spring soccer tournaments; PUMA Soccer Showcase in April and EPIC Cup in May. OPRD's new activity guide for April-September 2018 was discussed, with anticipated release date of March 2nd. Mr. Wooddell also discussed the 2018 Freedom Festival events and the need for spring/summer jobs for concessions, lifeguarding and camp leaders.

Old Business: City Council approved a Resolution to adopt an updated Rules of Order for the Oxford Recreation Board on February 6, 2018. Mr. Wooddell provided board members with an updated copy of those Rules.

New Business: Mr. Wooddell provided a report of the RFQs being solicited for the Oxford Aquatic Center, with a deadline for submissions being Feb. 28, 2018. Mr. Wooddell explained the process to board members of selecting three qualified design-build teams and requesting a detailed proposal from those teams, ultimately selecting the proposal most advantageous to the City of Oxford. Mr. Wooddell also informed board members of the new concept map and FAQ document and how those will be published in OPRD's upcoming activity guide, as well as an article in the Oxford Press (published Feb. 18).

Mr. Wooddell asked board members if they felt there should be a public education session in the coming months to educate the community about this project. Board members present felt this was a positive idea. More discussion to follow for the March meeting.

Board members discussed the potential relationship with Oxford Community Foundation in regards to a fundraising campaign for the Oxford Aquatic Center. Mr. Wooddell noted he would work directly with City Manager Doug Elliott, and Jim Robinson from the Community Foundation (filling in for Leah Flynn during maternity leave) to establish the details of this relationship.

Ms. Southard discussed the potential creation of a Public Arts Commission for the Oxford community, and how this commission could possibly contribute to the new aquatic facility. More discussion to follow regarding this relationship.

Lastly, the board members had preliminary discussions of a potential name for the new aquatic center. While discussions were positive, a quorum of the board was not present for this meeting, so there were no official recommendations made regarding the facility name.

Meeting Adjourned: 5:05pm.

Approved By:

Initial Date

Department Head:

CDW \ 2/26/2018

City Manager:

DRE \ 3/2/18

CITY OF OXFORD STAFF SUMMARY REPORT

Report to the City Manager: Douglas R. Elliott, Jr.

Police

Originating Department

Council Meeting Of: March 6, 2018

John A. Jones

Account Code #: 140.110.61105
140.110.61187
140.110.61104

Prepared By

Budgeted Amount: \$81,000

February 13, 2018

Date Prepared

Agenda Title: Equipment outfitting for two (2) 2018 Ford Interceptor Utility Vehicles

Recommendation: Approve

Council has previously authorized the purchase of three Ford Interceptor Utility Vehicles in 2018 at state contract pricing. Two of the vehicles will be placed into front line service as marked patrol vehicles and one of the vehicles will be a front line marked K9 vehicle.

This resolution will allow for the purchase of equipment to outfit the two new patrol vehicles. Equipment will include emergency lights, sirens, prisoner seating area, officer console, computer mounts, wireless network equipment installation, and weapons vault.

Quotes to equip the vehicles per OPD specs were obtained from the state contract holder (purchasing factory installed emergency equipment), Camp Safety, and Fleet Safety. Camp Safety was the lowest of the three quotes for equipment and labor for a total cost of \$22,531.

OPD has used Camp Safety for upfit vehicles over the past several years. The Division has been happy with their work and responsiveness to maintenance requests.

Approved By:

Department Head:

City Attorney:

City Manager:

Initial Date

JAE \ *2/13/18*

DRE \ *3/2/18*

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CAMP SAFETY EQUIPMENT, INC. FOR THE PURCHASE OF SPECIFIED EQUIPMENT TO OUTFIT TWO (2) FORD INTERCEPTOR UTILITY VEHICLES FOR THE POLICE DIVISION THROUGH STATE CONTRACT PRICING AT A COST NOT TO EXCEED \$22,531.00.

WHEREAS, the 2018 Budget includes funds for the purchase of specified equipment to outfit two (2) Ford Interceptor utility vehicles for the Police Division; and

WHEREAS, equipment will include emergency lights, sirens, prisoner seating area, officer console, computer mounts, wireless network equipment installation and a weapons vault; and

WHEREAS, the City Manager and the Police Chief recommend City Council authorize the City Manager to enter into a contract with Camp Safety Equipment, Inc. for the purchase of specified equipment to outfit two (2) Ford Interceptor utility vehicles for the Police Division through state contract pricing at a cost not to exceed \$22,531.00.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: Council accepts the recommendation of the City Manager and the Police Chief and accepts the state contract pricing for the purchase of specified equipment at a cost not to exceed \$22,531.00.

SECTION 2: Council further authorizes the City Manager to enter into a contract with Camp Safety Equipment, Inc. for the purchase of specified equipment to outfit two (2) Ford Interceptor utility vehicles for the Police Division through state contract pricing at a cost not to exceed \$22,531.00.

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW(STAFF)



8216 Blue Ash Road
Cincinnati, OH 45236
Phone : 513-984-4658 Toll Free: 888-273-7233
web: www.campsafetyinc.com

Quote

Date	Quote #
1/17/2018	OxfordFIU

Name / Address
City of Oxford 101 E High St Oxford, Ohio 45056 USA

Contact
Lt. Geoff Robinson

VIN#	
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Vehicle	P.O. No.	Terms	Rep	Project #
2018 FIU 181, 182		N20	RG	Cruisers 181, 182

Qty	Description	Cost	Total
2	Whelen Liberty II Duo 48" LTF1B8DEDE	2,395.00	4,790.00
2	SIREN SWITCH BOX	545.00	1,090.00
1	POLY SPEAKER 100W	0.00	0.00
1	SPEAKER MOUNT PASSENGER SIDE EXPLORER	0.00	0.00
4	Micron LTLMCRNSJ Red/Blue Grill lights LED	138.00	552.00
2	ION LED RED BLACK HOUSING	108.00	216.00
2	ION LED BLUE BLACK HOUSING	108.00	216.00
8	ION LED RED/BLUE BLACK HOUSING	108.00	864.00
4	VERTEX LED CLEAR	88.00	352.00
2	ION LED RED BLACK HOUSING rear lift gate glass	108.00	216.00
2	ION LED BLUE BLACK HOUSING rear lift gate glass	108.00	216.00
2	HIDE-A-BLAST 4 PAK RED/BLUE lift gate bottom	129.00	258.00
2	8 AMP MERCURY SWITCH W/ CLIP	28.00	56.00
2	3152013-2017 INTERCEPTOR UTILITY 21' CONSOLE	315.00	630.00
2	INTERNAL DUAL CUP HOLDER 4'	38.00	76.00
2	OFF SET ARM REST	98.00	196.00
2	ACC POCKET 3' 2.5' DEEP	39.00	78.00
2	DASH MOUNT BASE FORD INTERCEPTOR UTILITY	314.00	628.00
2	UNIVERSAL TELESCOPING COMPUTER BASE SIDE MOUNT 7' TO 14'	110.00	220.00
2	LOW PROFILE TILT/SWIVEL DEVICE	108.00	216.00
2	SWIVEL MOUNT	64.00	128.00
2	3 GANG OUTLET PLUG ADAPTER	25.00	50.00
2	ANTI THEFT (NEW STYLE)	158.00	316.00
2	Prisoner PART CTR SLIDE 2018 INT UTIL	489.00	978.00
2	RECESSED PANEL INT UTILITY	103.00	206.00
2	EXTENSION PANEL INT UTILITY	64.00	128.00
2	TRANSPORT SEAT W/ POLY WINDOW BARRIER & SEAT MOUNT KIT - 2018 FORD INTERCEPTOR UTILITY	999.00	1,998.00
2	PRO GARD REAR FLOOR PAN FOR FPIU	154.00	308.00
2	STEEL BARS UTILITY	185.00	370.00
2	DOOR PANELS 2013-2018 FIU	109.00	218.00
2	Truckvault single drawer storage box	1,095.00	2,190.00
2	BRACKETS FOR VAULTS EXPLORER	119.00	238.00

APPROVED BY: _____ DATE: _____

Total

* 1% DISCOUNT AVAILABLE IF EQUIPMENT IS PAID IN ADVANCE
** 2% DISCOUNT IF INVOICES ARE PAID WITHIN 10 DAYS
*** ADDITIONAL FEES MAY APPLY IF CHANGE ORDER OCCURS



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Quote

Date	Quote #
1/17/2018	OxfordFIU

Name / Address
City of Oxford 101 E High St Oxford, Ohio 45056 USA

Contact
Lt. Geoff Robinson

VIN#	
-------------	--

Vehicle	P.O. No.	Terms	Rep	Project #
2018 FIU 181, 182		N20	RG	Cruisers 181, 182

Qty	Description	Cost	Total
56	Labor to install the above equipment into 2 2018 FIU's at Camp Safety Equipment	67.00	3,752.00
1	SHIPPING AND HANDLING	360.00	360.00
1	INSTALLATION MATERIAL	220.00	220.00
3	Labor to install customer supplied wireless modem/antenna with a toggle switch.	67.00	201.00

APPROVED BY: _____	DATE: _____	Total	\$22,531.00
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* 1% DISCOUNT AVAILABLE IF EQUIPMENT IS PAID IN ADVANCE
** 2% DISCOUNT IF INVOICES ARE PAID WITHIN 10 DAYS
*** ADDITIONAL FEES MAY APPLY IF CHANGE ORDER OCCURS

CITY OF OXFORD STAFF SUMMARY REPORT

Report to the City Manager

Human Resources

Originating Department

Council Meeting Of: March 6, 2018

Candi Fyffe

Account Code No. #: 230.900.52811

Prepared By

Budgeted Amount: \$21,875.00

February 27, 2018

Date Prepared

Agenda Title: A Resolution authorizing the purchase of services with Interactive Health for the purpose of administering annual employee and covered spouse's annual health evaluations.

Recommendation: Approve.

Discussion: The City has used Interactive Health as the vendor for annual employee health evaluations since 2013. Claims data from the City's health insurance TPA, Allied Benefit Systems, has shown that since the inception of the employee health evaluations, there has been a significant decrease in related high-risk claims driving down claims costs to the City. To that end, the City will also require spouses who are covered under the City's health insurance plan to undergo a health evaluation annually as well.

There are 108 covered employees and 67 covered spouses currently on the City's health insurance plan. Adding spouses to these evaluations has increased the cost of the program to \$21,875 (\$125/each).

This resolution will authorize the City Manager to sign an agreement for services with Interactive Health to provide annual employee and covered spouse health evaluations for 2018.

Approved By:

Department Head:

City Attorney:

City Manager:

Initial Date

CF 2/27/18

DRE 3/2/18

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH INTERACTIVE HEALTH TO PROVIDE THE ANNUAL EMPLOYEE AND COVERED SPOUSE HEALTH EVALUATIONS FOR 2018 AT A COST NOT TO EXCEED \$21,875.00.

WHEREAS, the City has utilized Interactive Health as the vendor for the annual employee health evaluations since 2015; and

WHEREAS, claims data from the City's third-party administrator (TPA), Allied Benefit Systems, Inc. has shown a significant decrease in high-risk health insurance claims since the inception of the employee health evaluations and the City will also require spouses covered under the City's health insurance plan to undergo a health evaluation annually as well; and

WHEREAS, the City Manager and the Human Resources Director recommend Council authorize the City Manager to enter into an agreement with Interactive Health to provide the annual employee and covered spouse health evaluations for 2018 at a cost not to exceed \$21,875.00.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: Council accepts the recommendation of the City Manager and the Human Resources Director and further authorizes the City Manager to enter into an agreement with Interactive Health to provide the annual employee and covered spouse health evaluations for 2018 at a cost not to exceed \$21,875.00.

SECTION 2: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW(STAFF)

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

City Council Meeting of: March 6, 2018

Account Code #: 146.490.64704

Budgeted Amount: \$2,200,000

Service Department
Originating Department

Michael B. Dreisbach
Prepared By

February 22, 2018
Date Prepared

Agenda Title: Payment for Services Related to a Southpointe Parkway TIF Roadway

Recommendation: Approve

Discussion:

In April 2006, the Oxford City Council approved Resolution No. 4170 authorizing City Manager Jane Howington to enter into a development agreement with "Four Leaf Development Corporation", now known as 4-Leaf Development, LLC (4-Leaf). This agreement identified responsibilities of all parties related to the future development of the area now known as Southpointe Parkway, including Level 27 Apartments, The Annex, and the area to the south of The Annex development. The Oxford City Council has established Tax Increment Financing (TIF) Districts in this area to fund the construction of a secondary access roadway connecting US27 with the existing terminus of Southpointe Parkway.

On February 6, 2018, through Resolution No. 6049, Oxford City Council approved a payment to 4-Leaf Development, LLC in the amount of \$54,664.27 for work related to roadway design and engineering, environmental review, traffic impact study, and clearing of trees within the roadway alignment.

Since approval of payment draw #1, 4-Leaf has submitted additional invoices for reimbursement totaling \$46,818.43 (copies attached to this report). This amount includes \$39,118.43 for engineering expenses and \$7,700 for vegetation removal from the roadway area. The total reimbursement requests to date equal \$101,482.70.

This Resolution will authorize the City Manager and Finance Director to release a payment of exactly \$46,818.43, payable to 4-Leaf Development, LLC, for reimbursement of eligible expenses related to the construction of a secondary access road connecting with Southpointe Parkway as defined in the development agreement.

Approved By:

Department Head:

Initial Date
MBH 2/22/18

City Manager:

MBH 3/2/18

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER AND THE FINANCE DIRECTOR TO RELEASE A PAYMENT IN THE AMOUNT OF \$46,818.43, PAYABLE TO 4-LEAF DEVELOPMENT, LLC, FOR REIMBURSEMENT OF ELIGIBLE EXPENSES RELATED TO THE CONSTRUCTION OF A SECONDARY ACCESS ROAD CONNECTING WITH SOUTHPONTE PARKWAY AS DEFINED IN THE DEVELOPMENT AGREEMENT ATTACHED HERETO AS EXHIBIT "A".

WHEREAS, in April 2006, Oxford City Council approved Resolution No. 4170 authorizing the City Manager to enter into a development agreement with "Four Leaf Development Corporation", now known as 4-Leaf Development, LLC. This agreement identified responsibilities of all parties related to the future development of the area now known as Southpointe Parkway, including Level 27 Apartments, The Annex, and the area to the south of the Annex development; and

WHEREAS, Oxford City Council has established Tax Increment Financing (TIF) Districts in this area to fund the construction of a secondary access roadway connecting US27 with the existing terminus of Southpointe Parkway; and

WHEREAS, work has proceeded for this project with expenses owed to 4-Leaf in the amount of \$46,818.43 which includes engineering expenses and vegetation removal from the roadway area; and

WHEREAS, 4-Leaf has requested reimbursement of these eligible costs in concurrence with the original Development Agreement dated May 23, 2006; and

WHEREAS, the City Manager and the Service Director recommend City Council authorize the City Manager and the Finance Director to release a payment in the amount of \$46,818.43, payable to 4-Leaf Development, LLC for reimbursement of eligible expenses related to the construction of a secondary access road connecting with Southpointe Parkway as defined in the development agreement attached hereto as Exhibit "A".

THE COUNCIL OF THE CITY OF OXFORD HEREBY RESOLVES THAT:

SECTION 1: Oxford City Council previously approved Resolution No. 4170 authorizing the City Manager to enter into a development agreement with "Four Leaf Development Corporation", now known as 4-Leaf Development, LLC. This agreement identified responsibilities of all parties related to the future development of the area now known as Southpointe Parkway, including Level 27 Apartments, The Annex, and the area to the south of the Annex development. These responsibilities include TIF payments to be occasionally paid from the City to 4-Leaf for eligible expenses.

SECTION 2: Council accepts the recommendation of the City Manager and the Service Director and further authorizes the City Manager and the Finance Director to release a payment in the amount of \$46,818.43, payable to 4-Leaf Development, LLC for reimbursement of eligible expenses related to the construction of a secondary access road connecting with Southpointe Parkway as defined in the development agreement attached hereto as Exhibit "A".

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW(STAFF)

DEVELOPMENT AGREEMENT

This Development Agreement (the "Agreement") is made and entered into as of this 23 day of May, 2006 ("Effective Date") by and between **4-Leaf Development, LLC**, an Ohio limited liability company, its successors and assigns (collectively, hereinafter referred to as "4-Leaf") located at 22 East High Street, Oxford, Ohio, 45056, and **OXO1, Ltd.**, an Ohio limited partnership, its successors and assigns (collectively, hereinafter referred to as "OXO1") located at 319 N. Magnolia Avenue, Orlando, Florida and **The City of Oxford, Ohio**, an Ohio municipal corporation (the "City") located at 101 East High Street, Oxford, Ohio, 45056. 4-Leaf, OXO1 and the City, at times hereafter, may be collectively referred to as the "Parties" or individually as a "Party" under the following circumstances.

RECITALS

A. 4-Leaf and OXO1 own the Property (hereinafter defined) upon which they plan to develop a planned commercial, business and single and multi-family residential project (collectively the "Project"); and

B. The City has agreed to make City sanitary sewer and water service available to the Project; and

C. The Parties desire to annex real property owned by 4-Leaf and OXO1 as more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property") into the City in order to facilitate the development of the Project; and

D. The Parties desire to provide for various other covenants and agreements with respect to the development of the Property and the Project; and

E. The Parties desire to formalize the understandings between them with respect to the Project and the Property.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, the Parties agree as follows:

ARTICLE I - WATER

A. Upgrade of Existing Line. 4-Leaf agrees to upgrade the existing water main and related improvements located on US 27 South adjacent to the Property (the "Water Line Work") and to extend water service into the Property by way of Southpointe Parkway ("Parkway Water Line Work") substantially in accordance with the plans and specifications set forth on Exhibit "B" attached hereto, at 4-Leaf's initial cost and expense. When the Water Line Work and the Parkway Water Line Work are completed and accepted by the City (pursuant to Chapter 921 of the Codified Ordinances of the City), the water main and related improvements, as upgraded (collectively, hereinafter referred to as the "Water Line"), shall be owned and maintained by the

City, subject to the obligation of 4-Leaf to provide a one-year maintenance bond ("Waterline Maintenance Bond") for the Water Line Work and the Parkway Water Line Work (pursuant to Chapter 921 of the Codified Ordinances of the City). The Parties acknowledge and agree that the Waterline Maintenance Bond shall be in the amount of Sixty Nine Thousand One Hundred Fifty Four and 60/100 (\$69,154.60) Dollars.

B. Water Services. The Parties agree that 4-Leaf and OXO1 shall have the right at all times to tap into the Water Line (without the obligation to pay a tap or connection fee subject to the exhaustion of the Waiver as provided in Article V A.) with lines of the size shown on attached Exhibit "B" and at the places shown on attached Exhibit "B" and 4-Leaf and OXO1 shall have the right to use the City water service for the benefit of the Property and the Project. .

C. Rates. Until such time as the Property is annexed into the City, water service will be provided to the Property and/or the Project at the rates paid by users of water service which are not located in the City. At such time as the Property is annexed into the City, water service will be provided to the Property and/or the Project at the rates paid by City users of water service.

ARTICLE II - SANITARY SEWER

A. Sanitary Sewer Line Extension. 4-Leaf agrees to install a sanitary sewer line and related improvements to the Property substantially in accordance with the plans and specifications set forth as Exhibit "C" attached hereto (the "Sewer Line Work"), at 4-Leaf's cost and expense. When the Sewer Line Work is completed and accepted by the City (pursuant to Chapter 923 of the Codified Ordinances of the City), the new sanitary sewer line and related improvements, excluding service laterals, (collectively, hereinafter referred to as the "Sewer Line") shall be owned and maintained by the City, subject to the obligation of 4-Leaf to provide a one-year maintenance bond (the "Sewer Line Maintenance Bond") for the Sewer Line Work pursuant to Chapter 923 of the Codified Ordinances of the City. The Parties acknowledge and agree that 4-Leaf's Sewer Line Maintenance Bond shall be in the amount of Twenty Five Thousand, Eight Hundred Sixty Two and 67/100 (\$25,862.67) Dollars. The City and OXO1 will sign a mutually agreeable Easement Agreement for that part of the public Sewer Line located on the Property owned by OXO1 allowing for inspection, maintenance and repair of the sewer line.

B. Sanitary Sewer Services. The Parties agree that 4-Leaf and OXO1 shall at all times have the right to tap into the Sewer Line (without the obligation to pay a tap or connection fee subject to the exhaustion of the Waiver as provided in Article V A.) with lines of the size shown on attached Exhibit "C" and at the places shown on attached Exhibit "C" and 4-Leaf and OXO1 shall have the right to use City sewer sanitary service for the benefit of the Property and the Project.

C. Rates. Until such time the Property is annexed into the City, sanitary sewer service will be provided to the Property and/or the Project at the rates paid by users of sanitary sewer service which are not located in the City. At such time as the Property is annexed into the City, sanitary sewer service will be provided to the Property and/or the Project at the rates paid by City users of sanitary sewer service.

ARTICLE III - ANNEXATION

A. Annexation. The Parties acknowledge and agree that the Property is currently located in Oxford Township, Butler County, Ohio (the "Township"), and the Parties desire the Property to be annexed into the City. The Parties acknowledge that 4-Leaf and OXO1 will file the annexation petition (the "Petition") necessary to commence the process of annexation under Section 709.022 of the Ohio Revised Code ("Code") or Section 709.023, as provided below, and further that each of the Parties will take such other actions reasonably required to further the process of annexation under Section 709.022 or Section 709.023, as provided below, of the Code.

B. Procedure. The City shall immediately commence good faith negotiations with the Township and proceed diligently to enter into an Annexation Agreement ("Annexation Agreement") with the Township as provided for in Section 709.192 of the Code. The Annexation Agreement shall be satisfactory to 4-Leaf and OXO1 as it relates to the zoning of the Property and/or liens or assessments to be placed on the Property, in 4-Leaf's and OXO1's sole discretion, and shall provide, among other things, that at the time that the Property is annexed into the City the Property shall be zoned in accordance with Exhibit "D" attached hereto ("Zoning Designations"). 4-Leaf and OXO1 shall have no right to reject the Annexation Agreement except with respect to whether the Property shall be zoned in accordance with the Zoning Designations or if the Annexation Agreement requires that any lien or assessment be placed on the Property. Immediately upon execution, the City shall provide 4-Leaf and OXO1 with a certified copy of the Annexation Agreement together with a resolution of services and intent (the "Annexation Resolution") passed by the City which Annexation Resolution shall, among other things: (a) authorize the City Manager to execute and deliver the Annexation Agreement on behalf of the City; (b) provide that the Property shall be annexed into the City pursuant to and consistent with the terms of the Annexation Agreement; and (c) contain such other provisions and/or assurances as 4-Leaf or OXO1 may request with respect to the zoning of the Property and/or liens or assessments affecting the Property, including, but not limited to, provisions that the Property will be accepted as zoned by the City consistent with the Zoning Designations. At such time, the Petition shall be filed pursuant to Section 709.022 of the Code.

If, after negotiating with the Township in good faith, the City reasonably determines, that the City and the Township are unable to come to an agreement with respect to the Annexation Agreement, the City shall give 4-Leaf and OXO1 written notice ("Annexation Notice") of such fact. The Annexation Notice may only be given by the City to 4-Leaf and OXO1 after June 1, 2006 but on or before September 1, 2006 (the "Outside Date"). In such case, 4-Leaf and OXO1 will, within fifteen calendar days of the Annexation Notice, file a Petition pursuant to Section 709.023 of the Code. Contemporaneously, the City agrees to accept from 4-Leaf and OXO1, an application to zone the Property and to have the application heard by the Planning Commission at the first available date. The application will call for the Property to be zoned consistent with the Zoning Designations, subject to the City of Oxford conditions for development of a Planned Unit Development relating solely to Dimensional Requirements (defined below) and signage as set forth in Chapter 1151 of the Ordinance. The rezoning will then be heard by City Council. If, simultaneously with the annexation of the Property becoming final, the City:

fails to rezone the Property consistent with the Zoning Designations or otherwise agreed by 4-Leaf and OXO1,

denies the replat of the Property consistent with the Zoning Designations,

refuses to issue a zoning permit for the Property consistent with the Zoning Designations, or

makes such zoning upon conditions unacceptable to 4-Leaf and/or OXO1, in their sole and absolute discretion,

then 4-Leaf and/or OXO1, in their sole and absolute discretion, may withdraw the Petition or institute a detachment proceeding, which the City expressly agrees not to oppose.

C. Failure of Petition. If the Petition is not filed pursuant to Article III B above on or before the Outside Date, the obligation of 4-Leaf and OXO1 to file the Petition shall terminate as of the Outside Date and thereafter none of the Parties shall have any further rights or obligations to the other pursuant to this Article III. All other rights and obligations of the Parties set forth in this Agreement, except as otherwise provided in this Agreement, shall be unaffected and shall continue in full force and effect.

ARTICLE IV - CONNECTOR

A. Connector. The City has received approval for federal funding ("Federal Funding") for the preliminary engineering and environmental work (the "Studies") for the construction of a roadway connector (the "Connector") between US 27 and State Route 73 which shall cross the Property in the area generally shown on Exhibit "E". The City is required, as a condition to the receipt of the Federal Funding, to generate matching funds ("Matching Funds") of up to twenty (20%) percent of the total cost of the construction of the Connector. The Federal Funding and Matching Funds may be collectively referred to hereafter as the "Connector Financing". Upon completion of the Studies to the reasonable satisfaction of the City, the City shall diligently proceed to finalize the Connector Financing to enable the construction of the Connector to commence at the earliest possible time.

B. Right of Way. Subject to the conditions set forth in Section C hereof, upon the written request of the City, 4-Leaf agrees to transfer to the City or its designee fee simple title to that part of the Property (the "Right of Way") upon which the Connector will be constructed. The Right of Way will be conveyed to the City or its designee by means of a Quit Claim Deed ("Deed") duly executed by an authorized representative of 4-Leaf. The Right of Way will be conveyed to the City free and clear of all mortgage liens but subject to easements, conditions and restrictions of record. The acreage of the Right of Way shall not exceed ten (10) acres (unless otherwise agreed to by the Parties) and shall be located in an area mutually agreed upon by 4-Leaf and the City.

C. Conditions. 4-Leaf's obligation to deliver the Deed to the City or its designee shall be subject to the following conditions ("Connector Conditions"):

1. Annexation. The Property shall have been annexed into the City pursuant to Article III and all Ordinances with respect thereto shall be final.
2. Right of Way. 4-Leaf and the City shall have agreed upon the location of the Right of Way.
3. Financing. The City shall certify in writing to 4-Leaf that the Connector Financing is available for use in connection with the construction of the Connector.
4. Conditions to Financing. The Connector Financing shall not adversely affect the development of the Property (as determined by 4-Leaf in its sole discretion) or result in the imposition of any lien, charge, assessment, encumbrance or the like on the Property or any part of it due to the Connector Financing which would obligate any owner of the Property or any part of the Property to pay an amount greater than the amount of real estate taxes that would normally be imposed on the Property (or the relevant part of it).

D. Failure of Connector Conditions. If any of the Connector Conditions are not met to the satisfaction of 4-Leaf, in its sole discretion, or waived by 4-Leaf, in its sole discretion, before December 31, 2008 (the "Outside Date for the Connector"), 4-Leaf's obligations under Article IV(B) shall terminate as of the Outside Date for the Connector and thereafter 4-Leaf may elect to construct (in such a way as to comply with all applicable laws pertaining to competitive bidding and prevailing wages for public projects) and dedicate a road ("Road") in the area generally shown for the Connector on Exhibit "E" in accordance with the Butler County, Ohio, engineering specifications (the "Engineering Specifications"). If 4-Leaf elects to construct the Road, 4-Leaf and the City agree as follows:

1. Public Dedication. If the Property has been annexed into the City, upon completion of the construction of the Road, 4-Leaf will dedicate the Road as a public street. Provided that the Road has been constructed to the Engineering Specifications, the City will sign the dedication plat accepting the Road as a public street to be maintained (subject to 4-Leaf's maintenance obligations under its one year maintenance bond pursuant to Section 1101.06 of the Codified Ordinances of the City) by the City, at the City's sole cost and expense.
2. TIF District. If the Property has been annexed into the City, the City will, at 4-Leaf's request: (i) cause appropriate legislation to create one or more tax increment financing districts ("TIF Districts") under Chapter 5709 of the Code to be passed; and (ii) enter into a Service Payment Agreement ("Service Agreement") with respect thereto, all for the purpose of providing for the financing of the construction of the Road through the issuance of bonds and/or notes (the "TIF Obligations") of the City. Neither 4-Leaf nor any of its members shall be obligated to guarantee any

service payments ("Service Payments") made in lieu of taxes or any shortfall thereof under the Service Agreement nor shall the Service Agreement be recorded as an encumbrance against the Property nor shall 4-Leaf or any of its members be required to reimburse the Talawanda School District for its lost revenue.

3. Other Rights And Obligations. All other rights and obligations of the Parties set forth in this Agreement, except as otherwise provided in this Agreement, shall be unaffected by the failure of the Connector Conditions.

E. Other Roads. 4-Leaf shall have the right to develop that part of the Property (the "Undeveloped Property") to the east of the area in which the Connector or the Road is proposed as shown on Exhibit "E" attached hereto. The City agrees not to unreasonably withhold or delay its approval of the development of the Undeveloped Property, so long as adequate access to the Property for public safety purposes is provided for. The City agrees to recommend that the existing lane adjacent to the Undeveloped Property is sufficient to adequately serve public safety purposes with respect to the development of the Undeveloped Property.

ARTICLE V - ADDITIONAL CITY COVENANTS

The City covenants and agrees to do the following:

A. Water and Sewer Taps. The City hereby waives (the "Waiver") all tap and/or connection fees or permit charges (collectively, hereinafter the "Tap Fees") for taps into the Water Line and/or the Sewer Line for the benefit of all or any part of the Property or the Project. The City hereby agrees that 4-Leaf and OX01 shall have the right to assign all or any of its rights under the Waiver without the City's prior consent so long as the assignment is only for the benefit of the Property or any part of it.

The Waiver will terminate at the earlier of the following dates: (i) on the date that the total dollar amount of the Tap Fees that would have been paid to the City for taps benefiting all or any part of the Property by 4-Leaf, OX01, or their successors and assigns, but for the Waiver, is equal to Six Hundred Thousand and 00/100 (\$600,000.00) Dollars (which sum is the agreed upon cost for 4-Leaf to complete the Water Line Work); or (ii) January 1, 2036. The parties acknowledge that as of March 30, 2006, the City has waived Three Hundred Fifty Six Thousand Eighty (\$356,080.00) Dollars in Tap Fees and that that amount is to be deducted from Six Hundred Thousand and 00/100 (\$600,000.00) Dollars leaving the balance of Tap Fee waiver yet available to 4-Leaf and OX01 to be Two Hundred Forty Three Thousand Nine Hundred Twenty and 00/100 (\$243,920.00) Dollars. The City shall certify in writing ("Tap Certification") to 4-Leaf on or before January 30th of each calendar year the total Tap Fees waived in the immediately preceding calendar year and the aggregate amount of Tap Fees waived. 4-Leaf shall also have the right to request a Tap Certification from the City from time to time.

B. Final PUD Approvals. The Annexation Agreement and the Annexation Resolution will provide, among other things, that the Property, if annexed into the City, will be zoned consistent with the approved preliminary Planned Unit Development plans and related

density provisions (collectively, hereinafter the "Final Plans") attached hereto as Exhibit "F", subject only to the requirements for set-backs (front, rear and side-yard) and building height provided for in Chapter 1143 of the Codified Ordinances of the City (collectively, the "Dimensional Requirements") and signage as set forth in Chapter 1151 of the Codified Ordinances of the City. The term "Dimensional Requirements" shall not be interpreted to include any other requirements not specified in Chapter 1143 of the Codified Ordinances of the City.

C. Point of Presence. Prior to December 31, 2008, and on annexation of the Property, the City may, at the City's option, cause a fiber optic point of presence ("POP") to be installed at no cost or expense to 4-Leaf or OXO1 in the right of way area for US 27 adjacent to the Property which shall, in part, serve the Property and the Project. Once installed, 4-Leaf and OXO1 shall have the right to tap into the POP and extend and use POP service for the benefit of the Property and the Project, subject to the payment of applicable service and connection rates established by the City or authorized third party provider for City users from time to time.

D. Easements. The City will grant to 4-Leaf and OXO1 such easements as are reasonably requested by 4-Leaf or OXO1 for constructing and tapping into, accessing or using the Water Line, the Sewer Line and the POP.

E. Right of Way. At the time 4-Leaf conveys title to the Right of Way as provided for in Article IV of this Agreement, the City will execute and deliver to 4-Leaf such documentation as 4-Leaf may require, including but not limited to IRS Form 8283, so that 4-Leaf can substantiate its non-cash charitable contribution to the City in the amount of the agreed-upon fair market value of the Right of Way. The fair market value of the Right of Way shall be the value determined by a qualified real estate appraiser from Butler County, Ohio, hired by 4-Leaf and approved by the City (which approval shall not be unreasonably withheld or delayed).

F. Ordinances. The final ordinances which the City agrees to pass pursuant to this Agreement or in connection with the performance of any of its obligations under this Agreement, including, but not limited to Annexation Resolution, and the ordinance authorizing the execution and delivery of this Agreement shall be deemed "final" for purposes of this Agreement at the later of: (i) thirty (30) days after such ordinance is passed by City Council; or (ii) the date the referendum period with respect to such ordinance has expired.

G. ODOT. The City covenants and agrees to cooperate with and assist 4-Leaf with respect to any Ohio Department of Transportation requirements, including permitting, applications and approvals. The City covenants and agrees to support 4-Leaf's effort with respect to such matters in any reasonable respect.

H. Sidewalk. The City covenants and agrees, at its sole cost and expense, to construct a sidewalk (the "Sidewalk") along US 27 South in the area set forth on Exhibit "H"; provided, however, that the City shall have no obligation to construct the Sidewalk on property owned by The Board of Trustees of Miami University ("Miami") nor shall the City have an obligation to construct the bridge shown thereon. That part of the Sidewalk to be constructed by the City shall be complete on or before July 1, 2007. The City further covenants and agrees to

use best efforts to negotiate with Miami to provide for the construction of the Sidewalk on property owned by Miami on or before July 1, 2007 and to use best efforts to negotiate with 4-Leaf with respect to the construction of the bridge.

ARTICLE VI - ADDITIONAL 4-LEAF COVENANTS

4-Leaf covenants and agrees to do the following:

A. Turn Lanes; Traffic Light. If the Property is annexed into the City, 4-Leaf will construct, at its sole cost and expense, the turning and deceleration lanes ("Roadway Improvements") and install a traffic signal ("Signal") according to the plans and specifications set forth on Exhibit "G" (collectively, the "Roadway Work"). Upon completion of the Roadway Work, 4-Leaf shall dedicate the Roadway Improvements as publicly dedicated improvements. Thereafter, the Roadway Improvements shall be maintained by the City, at its sole cost and expense, subject to the obligation of 4-Leaf to provide a one-year maintenance bond for the Roadway Improvements pursuant to Section 1101.06 of the Codified Ordinance of the City. After 4-Leaf installs the Signal, it shall be maintained by the City, at its sole cost and expense, subject to the obligation of 4-Leaf to provide a one-year maintenance bond for the Signal pursuant to Section 1101.06 of the Codified Ordinances of the City.

B. Conservation Easements. If the Property is annexed into the City, at the request of the City, 4-Leaf shall grant to Three Valley Conservation Trust, or another eligible entity agreed upon by the City and 4-Leaf, a conservation easement over that part of the Property denoted as "green space" on Exhibit "F" hereto, subject to such terms and conditions (including, but not limited to the documentation of the value of the charitable gift for IRS purposes) as are acceptable to 4-Leaf, in its sole discretion.

C. Easements. 4-Leaf will grant to the City such easements over the Property in areas acceptable to 4-Leaf as may be reasonably requested by the City for the Water Line and the POP.

D. Southpointe Parkway. The City acknowledges that 4-Leaf has commenced development of the Project prior to the annexation of the Property into the City. The Parties further acknowledge and agree that the construction of the public improvements for the Project, including but not limited to Southpointe Parkway, commenced prior to the finalization of the annexation of the Property into the City. All such public improvements shall be completed by 4-Leaf in accordance with the Engineering Specifications as defined in Article IV D. hereof. Further, if the Property has been annexed into the City, the Parties agree that upon completion of the construction of these public improvements in accordance with the Engineering Specifications, the City will accept them as public improvements which will be maintained by the City, subject to 4-Leaf's obligation to post a one-year maintenance bond in the amount as required.

ARTICLE VII - MANAGEMENT OF THE PROJECT

A. Control. Except with respect to that part of the Project owned by OXO1, 4-Leaf shall have sole control over the Project and is entitled to take such action as is commercially proper and necessary to perform its obligations hereunder, provided that such action of 4-Leaf shall not be inconsistent with the terms of this Agreement or contrary to law.

B. No Conflict. The City acknowledges that 4-Leaf, OXO1 and affiliates of each, have or will have a number of development projects in Butler County, Ohio and surrounding areas and that the activities of 4-Leaf, OXO1 or affiliates of each with respect to such other projects shall not constitute a conflict of interest or otherwise entitle the City to any claim against 4-Leaf, OXO1 or affiliates of each, or any such other project, under this Agreement or otherwise.

ARTICLE VIII - REPRESENTATIONS AND WARRANTIES

A. Representations and Warranties of 4-Leaf. 4-Leaf represents and warrants to the other Parties as follows:

1. 4-Leaf is an Ohio limited liability company duly formed and validly existing under the laws of the State of Ohio.
2. 4-Leaf has full power and authority to enter into and perform its obligations under this Agreement. The execution, delivery, and performance of this Agreement, and all transactions contemplated hereby, have been duly authorized and approved by all necessary actions of 4-Leaf and are the legal, valid and binding obligations of 4-Leaf.

B. Representations and Warranties of OXO1. OXO1 represents and warrants to the other Parties as follows:

1. OXO1 is a limited partnership duly formed and validly existing, in the State of Ohio.
2. OXO1 has full power and authority to enter into and perform its obligations under this Agreement. The execution, delivery, and performance of this Agreement, and all transactions contemplated hereby, have been duly authorized and approved by all necessary actions of OXO1 and are the legal, valid and binding obligations of OXO1.

C. Representations and Warranties of the City. The City represents and warrants to the other Parties as follows:

5. The City is a duly established and validly existing municipality and political subdivision in and of the State of Ohio.

6. The City has full power and authority to enter into and perform this Agreement. The execution, delivery, and performance of this Agreement and all transactions contemplated hereby have been duly authorized and approved by all necessary actions of the City, and are the legal, valid and binding obligations of the City.
7. The execution and delivery of this Agreement and the performance of the duties and obligations provided for in this Agreement by the City do not violate any provisions of the City's Charter or any law, ordinance or regulation or any agreement to which the City is a party or by which the City is bound.
8. The City has received no notice of any pending or threatened claim, litigation, or other administrative action or other legal proceeding involving or affecting the transactions contemplated by this Agreement.
9. The costs of any construction, work or maintenance performed by the City contemplated by this Agreement shall not be the subject matter of any special assessment, which will be levied against the Property.
10. By virtue of this Agreement and subject to its terms: (a) 4-Leaf, OXO1 and their successors and assigns, shall have a right of access to each of the Sewer Line, the Water Line, and the POP (if any); (b) 4-Leaf, OXO1 and their successors and assigns, shall have the right to use each of the Sewer Line, Water Line and the POP (if any) at the rates paid by users of water, sewer and POP services as provided for in this Agreement; and (c) 4-Leaf, OXO1 and their successors and assigns, shall have the right to tap into the Water Line and/or the Sewer Line servicing the Property as provided for in this Agreement.

ARTICLE IX - MISCELLANEOUS

A. Ordinance. The City hereby acknowledges and agrees that Ordinance 2845 (the "Utility Ordinance") is amended by this Agreement and that 4-Leaf's and OXO1's performance pursuant to this Agreement shall constitute the satisfaction of all of 4-Leaf's and OXO1's obligations under the Utility Ordinance.

B. Duration. The term of this Agreement shall commence on the date set forth above and shall remain in effect and as a continuing obligation of the Parties, subject only to such rights, or obligations that terminate pursuant to the terms hereof.

C. Waiver. The failure of any Party to insist upon strict adherence to any term of this Agreement on any occasion shall not be considered a waiver of any right thereunder, nor shall it deprive that Party of the right thereafter to insist upon strict adherence to that term or any other term of this Agreement. Any waiver must be made in writing.

D. Notices. All notices, requests, consents, approvals, demands, and other communications required or permitted to be given or made under this Agreement shall be in writing and shall be deemed to have been duly given when (i) delivered personally or (ii) three calendar days after deposit in the United States Mail, postage prepaid, by certified mail, return receipt requested, or (iii) upon delivery by nationally recognized overnight courier, addressed as follows or to such other person or address as either party shall designate by notice to the other party given in accordance herewith:

4-Leaf:	4-Leaf Development, LLC James M. Clawson 22 East High Street Oxford, Ohio 45056 Facsimile: (513) 523-9415
Copy to:	Catherine L. Evans, Esq. Millikin & Fitton Law Firm Six South Second Street P.O. Box 598 Hamilton, Ohio 45012 Facsimile: (513) 863-0031
OXO1:	College Suites 319 N. Magnolia Avenue Orlando, Florida 32801
City:	City of Oxford Jane Howington, City Manager 101 E. High Street Oxford, OH 45056-1887 Facsimile: (513) 523-7769
Copy to:	Stephen M. McHugh, Esq. Altick & Corwin Co., L.P.A. 1700 One Dayton Centre One South Main Street Dayton, OH 45402 Facsimile: (937) 223-5100

Failure of any Party to provide any notice to the other Party's legal counsel shall not be deemed a failure of the notice for purposes of this section.

E. Execution. Neither this Agreement nor any subsequent agreement amending or supplementing this Agreement shall be binding on the Parties unless and until it has been signed on their behalf by their respective duly authorized representatives. Commencement of performance hereunder or under any subsequent agreement shall not constitute a waiver of this

requirement. As used herein, the term "Agreement" shall mean this Development Agreement and the Exhibits attached hereto. This Agreement may be executed in one or more counterparts by any Party hereto and by all Parties hereto in separate counterparts, each of which, when so executed and delivered to the other Parties, shall be deemed an original. All such counterparts together shall constitute one and the same instrument.

F. Severability. If any provision of this Agreement is or should become wholly or partially invalid or unenforceable for any reason whatsoever or violate any applicable law, this agreement is to be considered divisible as to such provision and such provision is to be deleted from this Agreement, and the remainder of this Agreement shall be deemed valid and binding as if such provision were not included herein. There shall be substituted for any such provision deemed to be deleted a suitable provision which, as far as is legally possible, comes nearest to what the parties desired or would have desired according to the sense and purpose of this Agreement had this point been considered when concluding this Agreement.

G. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio, without regard to its rules as to conflicts of laws. The Parties hereto further agree that any action, suit, or proceeding in respect of or arising out of this Agreement, its validity or performance shall be initiated and prosecuted as to all parties and their heirs, successors and assigns and consent to and submit to the exercise of jurisdiction over its person by any court situated therein having jurisdiction over the subject matter.

H. Relationship of the Parties. Except as expressly stated and provided for herein, neither anything contained in this Agreement nor any acts of the Parties hereto shall be deemed or construed by the Parties hereto, or any of them, or by any third person, to create the relationship of principal and agent, or of partnership, or of joint venture, or of association between any of the Parties to this Agreement.

I. No Third Party Beneficiary. Except as otherwise specified herein, the provisions of this Agreement are for the exclusive benefit of the City, 4-Leaf, OXO1, any lender providing financing to 4-Leaf or OXO1 and their successors and permitted assigns, and not for the benefit of any other person or entity, nor shall this Agreement be deemed to have conferred any rights, express or implied, upon any other person or entity.

J. Dispute Resolution. The Parties agree that, in order to carry out the spirit and intent behind this Agreement, each shall cooperate fully with the others in furtherance of the objectives of this Agreement. If, however, a matter arises that is addressed in this Agreement or the interpretation of which cannot be mutually resolved and remains in dispute, the Parties agree that some method of alternative dispute resolution is appropriate to resolve the differences. To that end, the Parties agree to submit unresolved Agreement matters in dispute to either arbitration or mediation, as may be mutually agreed. In the event that any Party notifies the others in writing that such alternative dispute resolution is requested by such Party ("Notice"), the Party receiving the Notice shall have thirty (30) days in which to respond and agree to the method proposed. In the event no written agreement is reached, any Party may pursue any resolution of the dispute through any remedy available to such Party in law or in equity, including the filing of a lawsuit in a court of competent jurisdiction.

The arbitration proceedings will be conducted in Butler County, Ohio under the commercial Arbitration Rules of the American Arbitration Association ("AAA") in effect at the time the demand for arbitration is made, except that the decision of the arbitrator shall include written findings of fact and conclusions of law. The arbitrator shall be selected by agreement of the Parties, but if they do not so agree within twenty (20) days of the date of the initial request by the Party for arbitration, the selections shall be made pursuant to the designated rules of the AAA. The decision of the arbitrators shall be exclusive, final, and binding on all parties, their respective successors and assigns. To the extent permitted at law, each party to the arbitration proceeding will bear its own expenses in the arbitration for expenses of presenting that party's case. Other arbitration costs, including arbitrators' fees, administrative fees, and fees for jointly required or obtained records or transcripts, will be shared equally by the parties to the arbitration proceeding.

Mediation shall be determined by each Party selecting and mutually agreeing upon a mediator and shall take place in Butler County, Ohio. The costs of mediation shall be equally shared and paid.

K. Diligent Performance. With respect to any duty or obligation imposed on a party to this Agreement, unless a time limit is specified for the performance of such duty or obligation, it shall be the duty or obligation of such Party to commence and perform the same in a diligent and workmanlike manner and to complete the performance of such duty or obligation as soon as reasonably practicable after commencement of the performance thereof. Notwithstanding the above, time is of the essence in regard to payment obligations.

L. Time of the Essence. Time is of the essence for all matters in this Agreement herein and the Parties shall diligently pursue and complete their obligations hereunder.

M. Force Majeure. A Party shall not be in default in the performance of an obligation under this Agreement, other than an obligation requiring the payment of a sum of money, if and so long as the non-performance of such obligation shall be directly caused by labor disputes, lockouts, acts of God, enemy action, civil commotion, riot, governmental regulations not in effect at the date of execution of this Agreement, conditions that could not have been reasonably foreseen by the claiming party, inability to obtain construction materials or energy, fire or unavoidable casualty or other causes beyond the reasonable control of the Party.

N. Approvals. Except as required by statute, whenever a Party to this Agreement is required to consent to, or approve, an action by another Party or to approve any such action to be taken by another Party, unless the context clearly specifies a contrary intention or specific time limitation, such approval or consent shall be given within fifteen (15) business days (i.e., Saturdays, Sundays, and legal holidays excluded) and shall not be unreasonably withheld or delayed by the Party from whom such approval or consent is required. If a Party suffers damage due to another Party unreasonably withholding or delaying approval or consent, such other Party shall reimburse such Party for such damages.

O. Binding Effect. This Agreement and all of the provisions hereof shall run with the land and shall be binding upon and inure to the benefit of the Parties and their respective successors and permitted assigns.

P. Successors and Assigns/Memorandum of Agreement. Subject to the limitations otherwise contained in this Agreement, the covenants, terms, and conditions contained in this Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the Parties hereto, including any person or entity to which 4-Leaf or OXO1 may sell or transfer a portion of the Project. This Agreement is a condition for the development of the Project and shall be a restriction that runs with the land. This Agreement or a memorandum thereof shall be recorded by the Parties hereto.

Q. Entire Agreement/Merger. This Agreement contains the entire agreement among the Parties hereto with respect to the subject matter set forth herein and supersedes any and all other agreements, oral or written, with respect to the subject matter of this Agreement.

R. Construction. No provision of this Agreement shall be construed by any court or other judicial authority against any Party hereto by reason of such Party's being deemed to have drafted or structured other provisions. The Parties have been represented by counsel with regard to this Agreement.

This Agreement embodies the entire agreement and understanding of the Parties hereto with respect to the subject matter herein contained, and supersedes all prior agreements, correspondence, arrangements, and understandings relating to the subject matter hereof. No representations, promise, inducement, or statement of intention has been made by any Party which has not been embodied in this Agreement, and no Party shall be bound by or be liable for any alleged representation, promise, inducement, or statement of intention not so set forth. This Agreement may be amended, modified, superseded, or cancelled only by a written instrument signed by all of the Parties hereto, and any of the terms, provisions, and conditions hereof may be waived only by a written instrument signed by the waiving Party. Failure of any Party at any time or times to require performance of any provision hereof shall not be considered to be a waiver of any succeeding breach of such provision by any Party.

[Remainder of Page Intentionally Left Blank]

The Parties have signed and executed this Agreement on the date first written above.

CITY OF OXFORD

By: Jane Howington
Jane Howington, City Manager

4-LEAF DEVELOPMENT, LLC

By: Brian D. Kelly
Pamela J. Lindley

OXO1, LTD.

By: Krista Cize
Pamela J. Lindley

APPROVED AS TO FORM:

By: [Signature]
Stephen M. McHugh, Law Director
City of Oxford, Ohio

4-Leaf Development, LLC

125 WEST SPRING STREET
OXFORD, OHIO 45056
(513) 524-9500
F (513) 523-9415

INVOICE

DATE
2/13/2018

INVOICE#
I18FL044A

BILL TO:

City of Oxford
Attn: Doug Elliott
10 N. Poplar Street
Oxford, OH 45056

JOB:

Southpointe Crossing
New Road (bypass)

Oxford, OH 45056

DESCRIPTION**AMOUNT**

Costs related to new road, per development agreement, to be part of TIF.

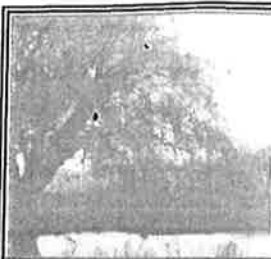
Tree removal 80 feet wide for road and ROW	\$ 7,000.00
--	-------------

Sub-Total	\$7,000.00
-----------	------------

4-Leaf Contractor's Fee	10% \$ 700.00
-------------------------	---------------

Due upon receipt
Thank you for your prompt payment

TOTAL	\$7,700.00
--------------	------------



TREE TECH UNLIMITED

"We help with all your tree service needs"

PO Box 299 (513) 839-1005
SEVEN MILE, OH 45062
EMAIL: TREETECH@BRECNET.COM

COMPLETE TREE CARE
REMOVALS • TRIMMING
STUMP GRINDING
SEASONED FIREWOOD
COMMERCIAL/RESIDENTIAL

We Will Match or Beat Any Legitimate Competitor's Price!

PROPOSAL SUBMITTED TO CKC	ESTIMATE #	DATE 3-29-17
STREET (BILLING ADDRESS) 3900 Oxford - Millville Rd	HOME PHONE	
CITY, STATE ZIP Oxford, OH 45056	CELL PHONE 513-839-1005	
WORK SITE ADDRESS IF DIFFERENT THAN ABOVE ADDRESS		
We hereby submit specifications and estimates to do the following work.		

Clear Cut 80 feet of Brush
to make for a Right-Of-Way

4-Leaf

work
2/10

Total \$3,500.00

Thanks!

David Thompson

Customer: Please cross out any above item(s) not desired at this time.

- | | |
|---|--|
| ☐ Above price includes clean-up and haul-off of brush & wood | ☐ Clean rake yard |
| ☐ Customer obtain neighbors permission to use yard/driveway | |
| ☐ Permission granted for equipment in yard and driveway to do above work | |

IF YOU HAVE ANY QUESTIONS - CALL DAVE @ (513) 839-1005

Payment to be made as follows unless specified otherwise:

- ☐ Due Upon Completion ☐ 50% Upon Completion (Balance 30 days) ☐ Net 30 days ☐ Other _____

20% Cancellation Fee - Plus - Dry Run Fee of \$175 if crew arrives at site and is denied permission to do contracted work.

Stump Grinding (All grinding left on site) ☐ Gate Under 37"	Excess stump grindings hauled off ADD \$ _____ Hole will be left approx. 3" below grade
	Total Stump \$ _____

Acceptance of Proposal: The above price, specifications and conditions are satisfactory and are hereby accepted. Tree Tech Unlimited is not responsible for damage to property when permission is given to drive into yards (i.e. turf damage, sewer line, sprinkler systems, driveway, etc.) Tree Tech Unlimited is not responsible for any damages to articles such as planters, bird baths, ornamental objects, etc. Please remove these items before work is done. (Cross out any items not desired). I have read and understand the conditions above and on the back of this contract. Please initial _____

I sign below as authorization to proceed with the above specified work.

Date of Acceptance _____ SignatureX _____

Note: This proposal may be withdrawn by Tree Tech Unlimited if not signed as accepted within 30 days



FREE ESTIMATES

CLIMB IT
TREE SERVICE
AND
STUMP REMOVAL

DATE

3-29-17

SERVICE DESCRIPTION	AMOUNT
Clear Cut 80 ft wide of trees and brush to make for a road Right-of-way	
4-leaf	
code 2110	
Thanks!	
Johnny	
7427 Fairfield Rd Smith	
Oxford, OH 45056	
26-9803978	
CUSTOMER NAME: Craig Bruder (C.R.)	EXTRAS
ADDRESS: 3900 Oxford-Millville Rd	SUBTOTAL
CITY, STATE, ZIP: Oxford, OH 45056	TAX
PHONE: ()	TOTAL \$ 3,500.00

4-Leaf Development, LLC

125 WEST SPRING STREET
OXFORD, OHIO 45056
(513) 524-9500
F (513) 523-9415

INVOICE

DATE
2/16/2018

INVOICE#
I18FL047A

BILL TO:

City of Oxford
Attn: Doug Elliott
10 N. Poplar Street
Oxford, OH 45056

JOB:

Southpointe Crossing
New Road (bypass)

Oxford, OH 45056

DESCRIPTION**AMOUNT**

Costs related to new road, per development agreement, to be part of TIF.

Additional Traffic Study costs	\$ 60.00
Design of Construction Drawings	\$ 24,126.21
Environmental Services - S&ME Inc.	\$ 4,184.00
Geotechnical Services - S&ME Inc.	\$ 7,192.00

Sub-Total \$35,562.21

4-Leaf Contractor's Fee 10% \$ 3,556.22

Due upon receipt
Thank you for your prompt payment

TOTAL \$39,118.43

BAYER & BECKER, INC.
PO BOX 40
MIDDLETOWN OH 45042-0040



Tax ID # : 31-0928119
For ACH or Wire Transfers:
Bayer and Becker, Inc.
First Financial Bank
Account # 0000191736
ABA # 042200910

FEB 09 2018

Four Leaf Development LLC
Jim. Clawson
125 West Spring St
Oxford, OH 45056

Invoice number 7827
Date 01/31/2018

Project 16-0158 US 27/SOUTHPOINTE
ROADWAY 16-0158

For professional services rendered since date of last invoice in connection with:

Description	Contract Amount	Previous Billing	Current Billed
Traffic Impact Study	6,500.00	5,850.00	60.00
Construction Drawings	147,300.00	49,523.79	24,126.21
Meetings (allowance)	5,200.00	2,227.50	0.00
Right of Way Dedication Plat	4,400.00	0.00	0.00
Expenses (allowance)	500.00	0.00	0.00
Total	163,900.00	57,601.29	24,186.21

Environmental Services

Sub-Consultant

S&ME Inc

CATEGORY	AMOUNT	JOB NAME
15028	35,562.21	4-leaf
		Subtotal
		Phase subtotal
TOTAL AMOUNT OF INVOICE:		35,562.21

Billed Amount

2,641.25

1,542.75

4,184.00

4,184.00

Geotechnical Services

Sub-Consultant

S&ME Inc

Billed Amount

7,192.00

Invoice total 35,562.21

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
7477	12/13/2017	34,917.34		34,917.34			
7827	01/31/2018	35,562.21	35,562.21				
Total		70,479.55	35,562.21	34,917.34	0.00	0.00	0.00

Hotel Development Services LLC
Project 16-0158 US 27/SOUTHPOINTE ROADWAY 16-0168

Invoice number 7827
Date 01/31/2018

To ensure proper credit please remit payment to:

*Bayer & Becker, Inc.
PO BOX 40
MIDDLETOWN OH 45042-0040*

*Please reference the Invoice Number with your remittance in the memo to assure that payment is properly applied to your account.
For Direct Billing Inquiries: Call 859-261-1113 or Email billing@bayerbecker.com*

Invoice Supporting Detail

16-0158 US 27/Southpointe Roadway 16-0158

Traffic Impact Study

Phase Status: Active

Date	Units	Rate	Amount
------	-------	------	--------

Labor

Planner

Wardell L. Wilcox MSOffice

12/28/2017 0.50

Labor total 0.50

Construction Drawings

Phase Status: Active

Date	Units	Rate	Amount
------	-------	------	--------

Labor

2 Man Survey Crew

Casey A. Schlensker MSField

01/04/2018 6.00

3 Man Survey Crew

Christopher D. Garrett MSField

01/10/2018 5.50

Field Crew

Donald Backer MSField

01/10/2018 5.50

Dylan W. Beyerlein MSField

01/04/2018 6.00

Kevin J. Fitzgerald MSField

01/10/2018 5.50

Licensed Engineer

Christopher P. Tritch MSOffice

12/22/2017 2.00

Kathryn M. Dillenburg MSOffice

12/14/2017 1.00

Kathryn M. Dillenburg MSOffice

12/19/2017 2.50

Kathryn M. Dillenburg MSOffice

12/20/2017 6.25

Kathryn M. Dillenburg MSOffice

12/21/2017 8.00

Kathryn M. Dillenburg MSOffice

12/22/2017 8.00

Kathryn M. Dillenburg MSOffice

12/28/2017 8.00

Kathryn M. Dillenburg MSOffice

12/30/2017 4.00

Kathryn M. Dillenburg MSOffice

01/04/2018 2.00

Kathryn M. Dillenburg MSOffice

01/05/2018 8.00

Kathryn M. Dillenburg MSOffice

01/06/2018 12.00

Kathryn M. Dillenburg MSOffice

01/07/2018 6.00

Kathryn M. Dillenburg MSOffice

01/09/2018 6.00

Kathryn M. Dillenburg MSOffice

01/10/2018 10.00

Kathryn M. Dillenburg MSOffice

01/11/2018 0.50

Kathryn M. Dillenburg MSOffice

01/12/2018 0.50

Principal

Etta M. Reed MSOffice

12/27/2017 5.00

Etta M. Reed MSOffice

12/28/2017 2.00

Project Manager

Etta M. Reed MSOffice

01/02/2018 1.50

Etta M. Reed MSOffice

01/04/2018 1.00

Etta M. Reed MSOffice

01/09/2018 0.50

Etta M. Reed MSOffice

01/12/2018 0.50

Invoice Supporting Detail

16-0158 US 27/Southpointe Roadway 16-0158

Construction Drawings

Phase Status: Active

Labor

Project Manager

Etta M. Reed	OXOffice	01/03/2018	1.25
Etta M. Reed	OXOffice	01/07/2018	0.50
Etta M. Reed	OXOffice	01/08/2018	4.50
Etta M. Reed	OXOffice	01/10/2018	1.00
Mork J. Lachniet	MSOffice	01/08/2018	6.00

Senior Technician

Benjamin J. Revelee	MSOffice	12/28/2017	0.50
Benjamin J. Revelee	MSOffice	01/04/2018	5.50
Benjamin J. Revelee	MSOffice	01/05/2018	2.50
Benjamin J. Revelee	MSOffice	01/11/2018	1.00
John A. Bayer	FMOOffice	01/08/2018	0.50
John A. Bayer	MSOffice	12/28/2017	3.75
John A. Bayer	MSOffice	12/29/2017	3.00
John A. Bayer	MSOffice	01/03/2018	5.00
John A. Bayer	MSOffice	01/04/2018	9.00
John A. Bayer	MSOffice	01/05/2018	3.00

Labor total 170.75

Environmental Services

Phase Status: Active

Consultant

S&ME Inc

Sub-Consultant	12/13/2017	1.00	2,641.25	2,641.25
Sub-Consultant	01/09/2018	1.00	1,542.75	1,542.75
Consultant total		2.00		4,184.00

Geotechnical Services

Phase Status: Active

Consultant

S&ME Inc

Sub-Consultant	01/04/2018	1.00	7,192.00	7,192.00
Consultant total		1.00		7,192.00

RESOLUTION NO. 6049

A RESOLUTION AUTHORIZING THE CITY MANAGER AND THE FINANCE DIRECTOR TO RELEASE A PAYMENT IN THE AMOUNT OF \$54,664.27, PAYABLE TO 4-LEAF DEVELOPMENT, LLC, FOR REIMBURSEMENT OF ELIGIBLE EXPENSES RELATED TO THE CONSTRUCTION OF A SECONDARY ACCESS ROAD CONNECTING WITH SOUTHPOINTE PARKWAY AS DEFINED IN THE DEVELOPMENT AGREEMENT ATTACHED HERETO AS EXHIBIT "A".

WHEREAS, in April 2006, Oxford City Council approved Resolution No. 4170 authorizing the City Manager to enter into a development agreement with "Four Leaf Development Corporation", now known as 4-Leaf Development, LLC. This agreement identified responsibilities of all parties related to the future development of the area now known as Southpointe Parkway, including Level 27 Apartments, The Annex, and the area to the south of the Annex development; and

WHEREAS, Oxford City Council has established Tax Increment Financing (TIF) Districts in this area to fund the construction of a secondary access roadway connecting US27 with the existing terminus of Southpointe Parkway; and

WHEREAS, work has proceeded for this project with expenses owed to 4-Leaf in the amount of \$54,664.27 which includes roadway design and engineering, environmental review, a traffic impact study, and clearing trees within the roadway alignment; and

WHEREAS, 4-Leaf has requested reimbursement of these eligible costs in concurrence with the original Development Agreement dated May 23, 2006; and

WHEREAS, the City Manager and the Service Director recommend City Council authorize the City Manager and the Finance Director to release a payment in the amount of \$54,664.27, payable to 4-Leaf Development, LLC for reimbursement of eligible expenses related to the construction of a secondary access road connecting with Southpointe Parkway as defined in the development agreement attached hereto as Exhibit "A".

THE COUNCIL OF THE CITY OF OXFORD HEREBY RESOLVES THAT:

SECTION 1: Oxford City Council previously approved Resolution No. 4170 authorizing the City Manager to enter into a development agreement with "Four Leaf Development Corporation", now known as 4-Leaf Development, LLC. This agreement identified responsibilities of all parties related to the future development of the area now known as Southpointe Parkway, including Level 27 Apartments, The Annex, and the area to the south of the Annex development. These responsibilities include TIF payments to be occasionally paid from the City to 4-Leaf for eligible expenses.

SECTION 2: Council accepts the recommendation of the City Manager and the Service Director and further authorizes the City Manager and the Finance Director to release a payment in the amount of \$54,664.27, payable to 4-Leaf Development, LLC for reimbursement of eligible expenses related to the construction of a secondary access road connecting with Southpointe Parkway as defined in the development agreement attached hereto as Exhibit "A".

SECTION 3: This resolution shall take effect at the earliest date allowed by law.


MAYOR

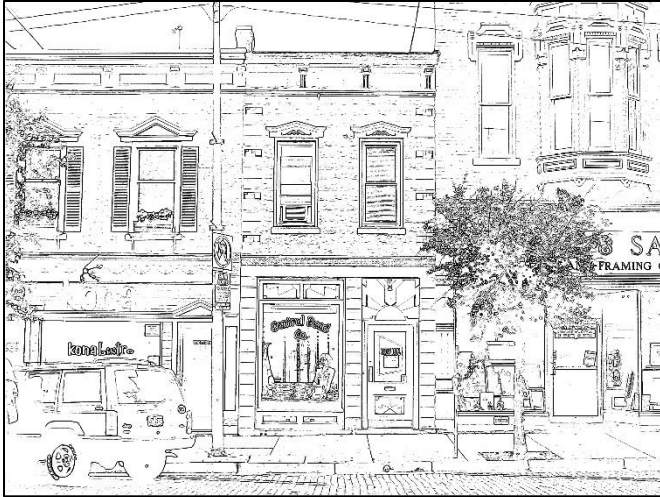
ADOPTED: February 6, 2018

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW(STAFF)



UPTOWN HISTORIC DISTRICT INVENTORY FEBRUARY 2018



OXFORD HISTORIC & ARCHITECTURAL
PRESERVATION COMMISSION

101 E. High St
Oxford, Ohio 45056

513-524-5204

www.cityofoxford.org/hapc

sperry@cityofoxford.org

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Proposed Inventory Map Merged with 2017 Aerial Photo.....Page 2

Proposed Inventory Descriptions.....Pages 3-34

Welcome to the 2018 City of Oxford Uptown Historic District Inventory.

The following pages contain a catalog of the buildings within the Uptown Historic District including a description of the building, its architectural style, the year built, its classification as assigned by the Historic and Architectural Preservation Commission, any prior classification, its current and where available prior occupancies, and where available pictures and a brief history of the building or structure.

Please note that previous inventories focused on selected buildings along High Street and remained silent as respects buildings on other streets within the district. This inventory is more expansive, as it includes all buildings within the district. The buildings included for the first time in this inventory will lack a classification from the previous inventory.

The district is roughly an 8 block area including properties that front on portions of East-West Streets: Church, High and Walnut as well as portions of North-South Streets: College, Main and Poplar.

This inventory is intended to serve multiple purposes including but not limited to the following:

- It provides definition to the Uptown district and the buildings that comprise it.
- It serves as a collective of information relevant to the buildings within the district.
- It can be used as reference (along with applicable zoning regulations) for anyone who currently owns and/or occupies a building or is interested in purchasing/occupying a building within the district and is considering possible exterior changes.
- It presents a portrait of the whole district enabling the reader to view the impact of adjacent, and/or nearby buildings have on each other.
- It provides some history associated to the building, its relative significance and contribution to the district. It also includes excerpts of historical information from the Uptown Historic District Walking Tour Guide.

We want to thank the subcommittee who volunteered a considerable amount of their personal time and effort to complete the inventory aligning on consistent verbiage and format, the Smith Library for searching their archives and providing us with many of the pictures included in the inventory, and to members of the City of Oxford Community Development Department for composing this inventory in its current format.

We welcome any and all feedback from the community to enhance future editions of this inventory.

City of Oxford - The Historic and Architectural Preservation Commission.

REFERENCE AND ACKNOWLEDGEMENT: Information obtained from multiple sources by committee authors such as but not limited to personal field observations, Uptown District walking tour brochures, previous two inventories, county auditor records; much research was conducted and obtained directly or indirectly utilizing the Smith Library of Regional History in Oxford, Ohio. All members of the HAPC have contributed to this document. Former members also assisted in the final product since the time span of the process exceeded their terms.

HISTORIC (H)

Generally buildings in this category will be 50 or more years of age. The historic form and character of the building is visually accessible and if not accessible, it could be restored to its historic form and character.

NON-HISTORIC CONTRIBUTING (NHC)

Generally buildings in this category will be 50 or less years of age. The façade of the building conforms to the general character of the street wall in height, massing, proportion, fenestration, material, color, and detail. The building is in balance with the historic buildings in the district context and neither overwhelms nor detrimentally alters the historic character of the district. If the building does not conform stylistically to the character of the district, it nevertheless stands in an appropriate dialogue with the context. The building is typologically appropriate to the district.

HISTORIC NON-CONTRIBUTING (HNC)

Generally buildings in this category will be 50 or more years of age. The historic form and character of the building is not visually accessible or has been obliterated by incompatible remodeling, irreversible alteration, decay, or damage.

NON-CONTRIBUTING (NC)

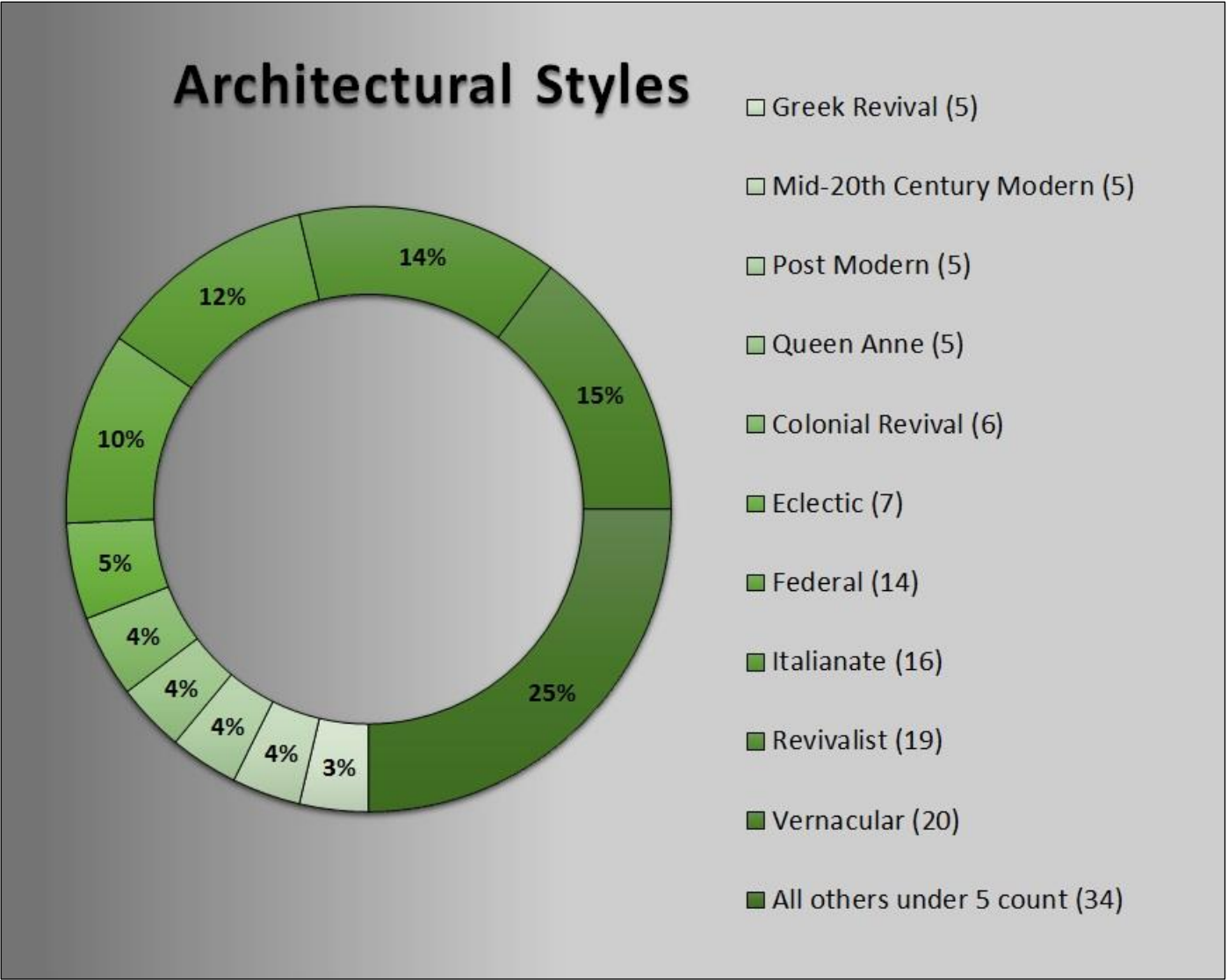
Generally buildings in this category will be 50 or less years of age. The loss of the building would not have a negative impact on the historic character of the district. The loss of the building would improve the consistency and cohesion of the historic district.

2018 Uptown District Inventory

Architectural Style List and Brief Definitions

1. American Four Square (1) - From the mid-1890s to the 1930s, a popular kind of one or two storey residence with box-like shape that usually had four rooms on each floor. It also exhibited a reaction to the more ornate Victorian and revival styles that preceded it through simplicity of form and materials.
2. Art Moderne (1) – An outgrowth of the Art Deco style of the 1920s in which the decorative aspects of the Art Deco are suppressed by the influence of international modernism in the 1930s to 1950s
3. Arts and Crafts (1) – A style that originated in England under the influence of John Ruskin and others who promoted handcraft over machine production and natural over industrial materials. Often characterized by understated uses of shingles, turned wood, stained glass and polychromatic masonry.
4. Bungalow (2) – a residential style of one or story-and-a-half height using front or wrapping porches and craftsman detailing, especially on the interior. This style probably originated in California in the very late 19th and early 20th centuries but spread across the country quickly, especially after WW I.
5. Cape Cod (1) – a residential style with roots in New England, typically having a roof with a ridge parallel to the front of the house and opened by two or more dormers to give air and light to second story bedrooms.
6. Collegiate (1) – a kind of revival architectural style that often served to house high school, academy, or college institutions. Usually based on earlier examples such as the collegiate Gothic of England or the Colonial style of Jefferson’s design for the University of Virginia.
7. Colonial Revival (6) – a nationalistic style based on elements of the classicizing Georgian architecture of England and colonial America, using symmetry, classical detailing of pediments, columns, cornices, fenestration, and doorways. Practiced from the 1890s into the early 20th century.
8. Commercial Vernacular (2) – A style of architecture that derives from the industrial forms of the International Style and stresses a kind of post-Depression “no nonsense” frugality and efficiency.
9. Contemporary (1) – another word for recent modern architecture that rejects historical style while seeking to serve the culture, character, and attitudes of its own time.
10. Eclectic (7) – A style that intentionally or unintentionally draws by choice from other styles, usually earlier in time. Nothing that can truly be called “eclectic” without citing the sources of its forms.
11. Federal (14) – In its original classicizing form, the Federal style evolved from English Georgian architecture and was popular during the Federal period in US history (ca.1785 to ca. 1815). Usually characterized by plain surfaces often of brick masonry, with wood detailing of shutters, panels, tablets, friezes and cornices.

12. French Renaissance Revival (1) – Often associated with East Coast “robber barons” such as Cornelius Vanderbilt, this style applied the forms of French 16th-century country chateaux to residential, religious, and institutional buildings in the late 19th century.
13. Georgian Revival (1) – a revival of the Georgian style that originated in England and was brought to the United States during the colonial and Federal periods. The most obvious examples in Oxford are the Miami University buildings commissioned by Wallace Roudebush from the Cincinnati Architect Charles Cellarius.
14. Gothic Revival (2) – a 19th-century extension of the larger Gothic revival that originated in England under the influence of art critic John Ruskin. It applied forms such as the pointed arch and ornament derived from Gothic churches to any kind of building, whether religious, institutional, educational or residential.



15. Greek Revival (5) – the first national style in the United States, promoted in large part by Jacksonian expansion westward and by American sympathy for the struggle to liberate Greece from Turkish domination. Houses, banks, and churches took on the form of small Greek Doric temples.
16. Industrial Vernacular (1) – a kind of business architecture that derives from the industrial emphasis of the International Style and other 20th-century industrial construction, often not designed by the builder, not an architect.
17. International Style (1) - a style based on the Modern Movement that emanated from the Bauhaus in the 1920s and began to emerge in the United States in the 1930s.
18. Italian Villa (1) – style promoted by early 19th-century architects like A. J. Davis who saw in it a valuable model for suburban and exurban residential building during the period of Jacksonian westward expansion.
19. Italianate (16) – a Victorian revival style characterized by the appropriation of cornices, brackets, and other Italian baroque ornaments, often accompanied by extended vertical dimensions in windows, doors, and overall proportions.
20. Late Victorian (2) – a version of Victorian style that post-dates the larger Victorian movement.
21. Mid-20th Century Modern (5) – an American version of modern architecture that appropriates forms from the International Style, the work of Frank Lloyd Wright, and the general vocabulary of the post-WW II Modern Movement. Generally dated to the 1950s and 1960s.
22. Neoclassical (2) – a style principally derived from the architecture of classical antiquity and the work of the Italian architect Andrea Palladio, revived in the 19th century by American architects like Charles Bulfinch. Noted for its understatement as opposed to exuberance.
23. Post Modern (5) – a style that rebelled against the Modern Movement by using various kinds of ornament, revivalist elements, and material contrasts, usually with an ironic formal or spatial intention.

24. Post War Commercial (1)– a modern style developed for commercial ventures, usually with a “no-nonsense” formal simplicity and use of industrial materials.
25. Queen Anne (5) – a late 19th- and early 20th-century revival style (mostly unrelated to the English Baroque architecture of the period of Queen Anne!) using a broad vocabulary of gables, over-hanging eaves, spindles and other turned wood elements, porches (often polygonal) and “gingerbread” detailing on roof and horizontal cornices.
26. Ranch (1) – a style of low, one-story residential architecture popularized in large part after WW II thanks to the GI Bill and the expansion of magazines such as Better Homes and Gardens. Returning soldiers financed such homes constructed in large developments all over the United States.
27. Revivalist (19) – any style that intentionally re-uses forms of an earlier style. Many kinds of classical architecture may be considered revivalist, but the term usually refers to an objective of reinstating the values associated with the earlier period or matching forms from that period for contextual purposes.
28. Strip Commercial (1) – A kind of commercial architecture that developed with the expansion of automobile transportation after WW I and again after WW II. It permitted drivers to see the stores and the available parking from the street the building(s) fronted. Usually a simple modernist vocabulary characterized the architecture, but many variations emerged over time.
29. Vernacular (20) – This term usually refers to architecture built within a local or regional tradition with professional architectural design, although it sometimes draws on familiar architectural forms. Vernacular buildings may respond to climate, to local topography, or to functional need. There is no single form or vocabulary that can be defined as vernacular.
30. Victorian (2) – This is a collective term for the era dominated by Queen Victoria of England. In the United States it is usually associated with the Italianate style of that time but can include other styles, as well, such as (ironically) the Queen Anne style and the Richardsonian Romanesque.

UPTOWN DISTRICT 2018 INVENTORY UPDATE

Legend

Draft Inventory

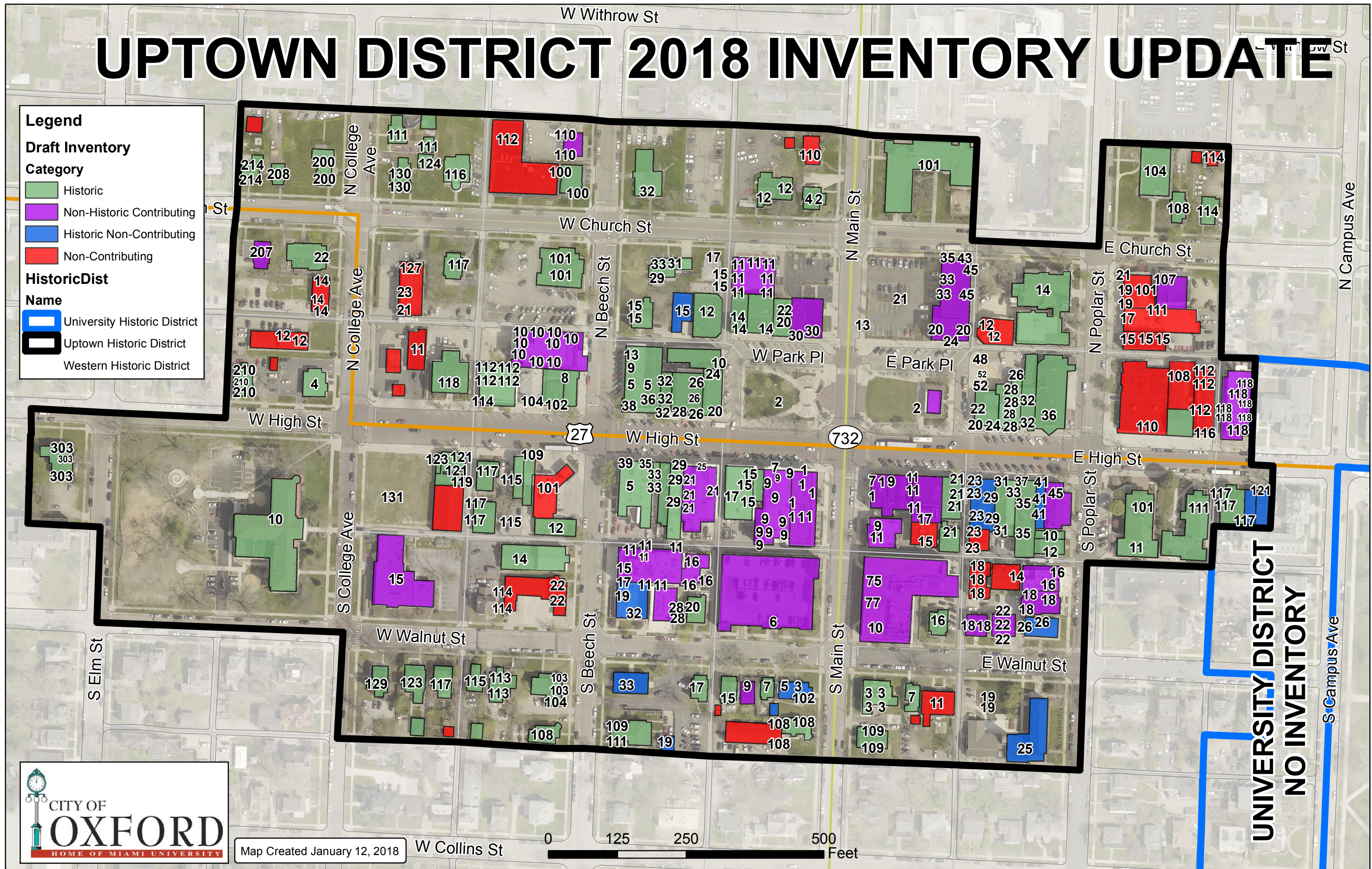
Category

- Historic
- Non-Historic Contributing
- Historic Non-Contributing
- Non-Contributing

HistoricDist

Name

- University Historic District
- Uptown Historic District
- Western Historic District



UNIVERSITY DISTRICT
NO INVENTORY



Map Created January 12, 2018

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
101	E. High	Oxford Municipal Building			H	The rectangular red brick building features a two-story projecting portico with pediment and dentils supported by four square columns and four pilasters. Broken pediment over central door and stretcher brick flat lintels above first story windows. Second story features arched casement windows with keystone and stretcher brick semicircular arches. Neo-classical entablature encircles entire building. Gabled roof has large center cupola. The building was built as part of the Public Works Progress Administration (WPA). A one-story addition for a firehouse was added in the late 20th century to the south façade. There is a photograph of well known local mason, Harry Thobe, setting the cornerstone of this building.	1939	Neoclassical	http://www.laneg.org	Institutional	N	N	N		Rial T. Parrish		MS	9/5/2016
123	W. Walnut	Shera House #2			H	The building is two story wood frame structure with wrap around porch (N and W sides) supported by smooth Tuscan columns. Queen Anne features include large fan light window in projecting attic gable, carved wood cornice brackets and 2-story bay on the west side of the house. Although the historic siding is covered, the house is largely intact and could be restored to its original appearance.	1904	Queen Anne	http://www.laneg.org	Residential	N	N	N				MS	9/5/2016
123	W. Walnut	outbuilding behind 123 W. Walnut			H	3 Car Garage behind 123 W. Walnut. Horizontal Siding and trim in same style as the main residence. Structure has been maintained and is complimentary to the residence. Color scheme and hip roof style matches the residence. The structure is accessible from the alley only.					N	N	N				MK	3/27/2016
15	S. College	Lane Library			NHC	This building was designed by Oxford architect and Miami faculty member Keppel O. Small. The two-story brick structure has a lower level partially below grade. The deep eaves and stained glass windows are notable. The Oxford branch of the Lane Library was built in 1975 on property that was bought from Miami University with funds raised by volunteers headed by Walter Havighurst. The first addition to the structure was built in 1981 to accommodate the Smith Library of Regional History and enlarge the children's department. In 1991 a second substantial addition was added. Both additions were designed by the firm Steed-Hammond-Paul.	1975	Mid-20th Century Modern		Institutional	N	N	N	1981, 2017	Keppel O. Small		LK	9/12/2016
129	W. Walnut	Shera House #1			H	This is a three-story frame house with original porch and smooth Tuscan columns. The four front bays, five side bays, and horizontal weather board are notable. The house is largely intact, having original wood siding. The house was built circa 1904. It is one of three houses built side by side along Walnut Street by the Oxford banker, Donald Shera	1904	Queen Anne, Modified	http://www.laneg.org	Residential	N	N	N				LK	9/12/2016

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
36	E. High	Miami Western Theater			H	This two story theater building had a large marquee outside and 2 large murals inside. One mural depicted the life at Miami University, while the other mural depicted events at Western College. Both murals were made by Stiver Studios from Columbus, Ohio. Parts of the original marquee and art deco curved tile front façade remain. The changes of stucco, glass block and covered patio made in the 1990s could be altered to restore the building back to its original appearance. The Miami Western Theater was built by F and Y Construction in 1938-39 replacing one residence on Poplar Street owned by Oxford dentist Arthur Ramsey.	1939	Art Moderne	http://www.laneg	Commercial	N	N	N	1990		F and Y Construction	LK	9/12/2016
104	W. High	Kyger Building		under construction							N	N	N		Scott Webb		MK	9/20/2016
112-116	E. High	Park Place Real Estate			NC	The current structure is new and was completed in 2006. The simple brick facade design is commercial contemporary. Windows have limestone headers and sills. Windows show non-functional shutters at each side. The design is a non-descript commercial design. The brick is in running bond with little relief or shadow lines. Current designation of Non-contributing. The site was the former location of Ozzie's Restaurant and 'The Balcony'	2011	Contemporary		Mixed	N	N	N		Don Thomas		MK	9/20/2016
117	W. Walnut	Shera House #3			H	The current structure retains much of it original design elements. Cornice details and siding have been reasonably maintained over the years to help retain the original character of the design. The use of the building remains residential. The porch across the front of the house still has the railing as described in the last inventory. Spindled Railing members in between the Tuscan Style Columns. The third floor windows are the same and still have a diamond shape grid design as well as the original entablatures. Siding as well as the neutral colors of the trim combine to make this structure a welcoming element of the historic residential neighborhood in which it is located.	1902	Colonial Revival	http://www.laneg	Residential	N	N	N				MK	9/20/2016
117	W. Walnut	outbuilding behind 117 W. Walnut			NC	Small carport shed structure accessed off of the alleyway					N	N	N				MK	

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
303	W. High				H	The structure is a 2 story painted brick building with a stone foundation. Facade and foundation are original. The front porch was added at a later date, which included a new front door with sidelight and transom units. Window design remains is similar to the original 1/1 Double Hung Units. Each window is 6 lites over 6 lites. Small side porch with gothic trim remains on the east side. Additions were done in 1989 and 2013.	1859	Greek Revival	http://www.laneg	Residential	N	N	N	1989			MK	
10	S. College	Ox College		 	H	This three-story brick, wood and stone structure was built in 1850. It was founded as the Oxford Female Institute. It is believed to be the oldest Protestant school for women in the United States. Caroline Scott Harrison, wife of Benjamin Harrison, graduated from Oxford College in 1852. She was the first President of the Daughters of the American Revolution. The main entrance on College Avenue has a 3 Story Pavilion with flanking wings. The main entrance is a 2 story portico with round fluted columns; restored in 2014. The portico cornice is elaborately decorated with terra cotta, engraved and raised motifs topped by dentils. The existing front doorway, which was added later, has leaded glass sidelights and fanlight transom flanking double French doors. On the east side a 5 sided bay element and the original veranda extend to the south and wrap around the southeast corner. The building was colloquially known as Oxford College for decades. The building today serves as Oxford Community Arts Center with private artist studios on the 3rd floor.	1850	Georgian Revival	http://www.laneg	Institutional	Y	Y	Y				MK	
115	W. Walnut	Samuel Douglas House	 www.ButlerCountyPA.gov Courtesy Butler County Auditor H4000004000158 04/26/2012		H	The 2 story wood frame structure retains much of it original design elements. Front and Side Porches have colonial style columns and railings. The use of the building remains residential. Upper Attic Level floor has small window units for natural light introduction to the attic area. Horizontal Siding with wood trim at the windows and corners. Stone foundation is visible at the porch and main structure.	1909	Late Victorian		Residential	N	N	N				MK	10/13/2016
115	W. Walnut	outbuilding behind 115 W. Walnut			H	Small outbuilding at rear of property accessed from the alley. It is a small 2 car storgae garage building with 2 carriage doors at the alley. Small window and access door are on the side. Colors and materials of the structure match that of the main house.					N	N	N				MK	
114	W. Walnut	Rental			NHC	This four story building has red brick and cast stone materials on the first three levels. The fourth level is reminiscent of a gable-dormered french mansard.	2017	Vernacular		Mixed	N	N	N		Scott Webb			

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
108	S. Beech	Hugh Moore house	 www.ButlerCountyAuditor.org Courtesy Butler County Auditor H4100004000162 04/26/2012		H	The building is two story brick structure with curved wrap-around porch (E & N sides). It is a variation of an American Foursquare house with box shape, offset front entry, hipped roof with large central dormers and large single light windows in the front. Other features include Tuscan columns on porch, stained glass windows and fish scale shingles on gables. The house was owned by local physician Hugh Moore, for several decades.	1907	American Four Square	http://www.lanep	Residential	N	N	N			ask Valerie	MS	10/13/2016
22	S. Beech	Fryman Motors	 www.ButlerCountyAuditor.org Courtesy Butler County Auditor H4100004000156 04/26/2012		HNC	Site composed of two story wood framed structure with large canopy/car port and cement block building with office and 4 garage bays for car repair.	1959	Industrial Vernacular		Commercial	N	N	N			Fryman Motors	MS	10/13/2016
113	W. Walnut	Walnut Lodge			H	This two-story house is constructed of red striated brick with cobblestone pillars and porch walls. The screened porch on the east side of the house has a balcony on top that imitates a porte cochere. The 6 over 1 windows are distinctive with the top three lights small squares and the bottom three lights long rectangles. This 1920s home was built with an upstairs apartment by Wealthy and Perry Schultz, a retired Indiana farmer. In the mid-1960s it was used as a fraternity annex by Alpha Delta Phi. Ealeta Dingleline converted it to a retired women's residence in 1965.	1920	Arts and Crafts	http://www.lanep	Residential	N	N	N			Wealthy and Perry Schultz	LK	10/13/2016
103	W. Walnut	Barrows-Clough-Gilchrist-Moore	 www.ButlerCountyAuditor.org Courtesy Butler County Auditor H4000004000160 04/26/2012		H	This two-story painted brick house was originally built in the federal style with later Victorian accents. It is believed to have been built some time in the 1840s. Some distinguishing features of the house include a long covered wrap-around porch with Tuscan columns and a circular corner on the east side of the building. The front facade windows extend to the floor. There is an attic tower with 2 Palladian windows on the northeast corner of the house. The Barrows-Clough-Gilchrist-Moore House was bought by Jeanelle and Dr. Hugh Gilchrist from John Clough in 1864. It had been used as a stop in the Underground Railroad with a secret closet in the basement. In 1872 the house was enlarged to add a doctor's office. The home stayed in the family until 1931 when the Gilchrist's grandson, Hugh Miller Moore, and his half brother Hazelett Moore stopped practicing medicine there. Later the house became the home of Martha and Victor Furth, an Oxford architect who fled Nazi Germany. The house was converted to office spaces in the early 2000's.	1840	Federal with Victorian details	http://www.lanep	Commercial	Y	N	N			John Clough	LK	10/13/2016
14	S. Beech	Bethel AME Church			H	This brick Greek revival structure features brick pilasters and dentils on the front facade. The vertical window proportions are a prominent feature. In the upper facade there is a date plate in the gable that reads A.M.E. Church 1857, Remodeled 1896. Oxford's oldest African American congregation bought the property in 1857, fifteen years after their founding. Alterations include an 1896 interior remodeling, the addition of a vestibule in 1950, a rear annex in 1954 and the replacement and enlargement of the annex in 1981. It is believed that this is the oldest continuously operating African Methodist Episcopal church in Ohio.	1855	Greek Revival	http://www.lanep	Institutional	Y	N	N	1896, 1950, 1981		Joel Collins	LK	10/13/2016

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
15-17	S. Beech				NHC	This mixed use commercial office/residential building is a 4 story building constructed of Concrete, Masonry and simulated stucco work above grade. The lower floor is beige/yellow color brick on the 3 story portion of the building fronting on Beech Street. The 4 story portion toward the rear is redish/brown brick with precast headers. The cornice work is stucco with molding detail built into it. The Fourth Floor is set back several feet from the front of the building on Beech Street. The upper levels design maintains the intent to keep the historic character of the District with a new structure.	2014	Revivalist		Mixed	N	N	N		Scott Webb		MK	12/5/2016
19	S. Beech	Commercial Office Space			HNC	A commercial structure currently used as a Real Estate Office. It is multi-level 1-1/2 - 2 story building brick and concrete. Sub-structure is wood and steel elements. Its main entrance is on Beech street but it has 2 sub-entrances on Walnut Street. The basic building is a brick finish in standard running bond which is painted grey. The Beech Street Side is a painted vertical wood siding in a warm grey color. At the Beech street entrance there is also a brick half wall in redish brick with a precast cap which surrounds the front patio. Facade has had several renovations since its original construction.	1956	Vernacular		Commercial	N	N	N				MK	12/5/2016
28	W. Walnut				NHC	A mixed use commercial retail/residential building that is a 4 story building constructed of Concrete, Masonry and simulated stucco work at the cornice's. The lower floor is intended for small commercial/retail uses. The 4th story portion is set back from the front to cut down the height intensity. Precast headers and sills at the windows contrast to the redish/brown brick. The cornice work is stucco with molding detail built into it. The upper floors are intended for student rental units. Those floors have a separate exterior stairway access with railings. This structure is listed as Non-Historic but is contributing to the Historic character of the district.	2016	Revivalist		Mixed	N	N	N		Greg Meyer		MK	12/5/2016
20	W. Walnut	Student Housing			H	This one and a half story house is constructed of striated red brick. It has a large front gable dormer and a large rear gable dormer. The eaves are wide and decorated with brackets. Most of the windows are double hung and have three vertical lights over a single light. The front door is on the right side of the façade. A group of 3 windows is to the left of the door. An old coal chute can be seen on the east side of the building. The full front porch is covered by the extended roof and has a brick railing. Structure has been maintained in an adequate manner to achieve an original appearance. This is one of the last remaining original bungalows in the district.	1920	Bungalow	http://www.lanep	Residential	N	N	N				MK	12/5/2016
16	W. Walnut	Commercial Office / Residential			NHC	This mixed use building is located directly behind the Bungalow at 20 West Walnut Street off of the alley. It is a 3 story building constructed of Concrete foundation work and Masonry above grade. The lower floor is beige color brick with redish/brown brick on the Upper Floors. There is a soldier course band at the floor lines. The cornice work is stucco with molding detail built into it. Segmented Limestone arches adorn the window and door heads.	2008	Revivalist		Mixed	N	N	N		Scott Webb		MK	12/5/2016

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
6	W. Walnut	Municipal Parking Garage			NHC	Municipal Parking Garage Structure built in 2001. Structure is a basic precast concrete and poured concrete structural elements. The vehicular entrance is from Walnut Street. The Exterior Facade is redish/brown brick in standard running bond. Precast Elements are integrated into the design to highlight openings and other elements. The precast cornice work includes bracket details in keeping with other older buildings in the district.	2001	Revivalist		Institutional	N	N	N		Scott Webb		MK	12/5/2016
33	W. Walnut	Commercial Office Space			HNC	This red brick 2 story rectangular office building has a front door on the north side facing Walnut Street with side doors on the east and west sides. The front door has sidelights and a broken pediment with pilasters. The entry porch is poured concrete with four 2 story classical columns. All paired windows have shutters.	1970	Colonial Revival		Commercial	N	N	N				LK	12/6/2016
109-111	S. Beech	Karl Zwick House			H	This two and a half story symmetrical red brick duplex has a partially pedimented shingled roof facade with 2 small windows at the peak on the north, west and south facades. It has a simple panel frieze and large entablatured cornice on the front porch and main roof. The front porch has a poured concrete floor with doric columns and a flat roof. The two wooden front doors are centered with single panes and transoms. The windows are 1/1 double hung with projecting stone sills and flatstone lintels. There are recessed side entrances for both units. The building is believed to have been built some time between 1900 and 1910.	1900	Four-Square Craftsman	http://www.lanep.com	Residential	N	N	N				LK	12/6/2016
19	W. Walnut	Carriage house behind 109-111			HNC	This 2 story structure has a single car garage on the first floor with a stone foundation covered in concrete. There are 1/1 windows. The second floor has wood shingle siding while the first floor has board and batten siding. It has a multiple shed roof.	1910	Vernacular		Residential	N	N	N				LK	12/6/2016
17	W. Walnut				H	This is a two story vinyl sided house with a stone foundation. The symmetrical house has a concrete front porch with narrow turned posts and no railing. There is a pediment above the central front door. The 1/1 windows have simple trim. There are small square single paned windows centered in the north and west roof gables.	1909	Vernacular	http://www.lanep.com	Residential	N	N	N				LK	12/6/2016
15	W. Walnut				H	The building is a two-story vinyl clad house sitting on the alley. The front has an off center front door with a single transom and a first floor bay window. There is a full front porch with narrow square posts. All windows are vinyl 1/1 double hung, including small windows in the south and west gables. It has a block foundation with a brick foundation under the small back porch. The house was briefly a chapter house of a non-fraternity that became Phi Kappa Tau. It was part of MU's cottage system from 1917-1918 and from 1922-1923.	1907	Four-Square Craftsman	http://www.lanep.com	Residential	N	N	N			Mrs. Robertson	LK	12/6/2016

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
9	W. Walnut				NHC	This house was originally a 1 1/2 story bungalow. In 2016 the house was remodeled and a full second story was added. It does not retain many of its bungalow features. The house is vinyl sided with 1/1 windows. The front door remains off set with a single pane transom. The front porch is poured concrete with a decorative brick railing with lower brick columns.	1919	Bungalow, Modified	http://www.laneg.org	Residential	N	N	N				LK	12/6/2016
7	W. Walnut	Stearns House			H	This 2 story vinyl-sided house has a full front porch with a right front entrance. The porch has brick posts topped with square wooden columns. There are replacement 1/1 windows with simple trim. The Sears and Roebuck house was erected on a piece of Wilma Stearns mother's lot.	1927	Vernacular	http://www.laneg.org	Residential	N	N	N		Sears and Roebuck	Theron and Wilma Stearns	LK	12/6/2016
7	W. Walnut	garage behind 7 W. Walnut			HNC	A simple 1 car garage with vinyl siding and 2/2 windows on the sides.	1927				N	N	N				LK	12/6/2016
102	S. Main	VanAusdall House			H	The 2 story aluminum clad house has 1/1 newer windows with simple trim. The front porch faces Main street and has an off-set door with a transom. The porch has Victorian style details. There are additions on the back (west end) with two small porches. One porch has narrow square columns, a flat roof and transomed door. There is one remaining off center interior chimney. The house was a home and office of a doctor in the later 1800s. It became a rooming house in 1920 when it was bought by Margaret VanAusdall. It stayed in the VanAusdall family and was rented to students until the 2000s.	1839	Federal	http://www.laneg.org	Residential	N	N	N				LK	12/6/2016
108	S. Main	Ferris House			H	The Ferris House is a brick 2 story with a stone foundation. The front facade is asymmetrical with a large wrap around front porch with a flat roof. The porch has tapered wood columns with brick rails. The south end of the front porch extends at an angle to the southeast. The windows on the main house are 1/1 with brick slip sills and shutters on all facades. There are two interior off centered chimneys. The shed roofed addition at the rear attaches the house to a rectangular brick 2 story addition of 8 apartments. In the 1870's this house was the location of a saloon owned by Patrick Dugan. Amelia and Henry Ferris lived in the house for almost 40 years.	1830	Federal	http://www.laneg.org	Residential	N	N	N				LK	12/6/2016
75	S. Main	Elms Hotel			NHC	The Elms Hotel is a three and a half story brick building characterized by paired and single arches in 7 pilastered bays on the 1st floor of the west facade. The south Facade has 3 pairs of arches in 3 bays on the first floor. The 3 & 4 floors are separated from the 1 & 2 floors by a brick water table with 2 header courses supported by a brick dentil projection. The 3rd & 4th stories have 2 over 2 windows in pairs beneath a single arched lintel. The cornice contains single and paired brackets along the west and south facades. The south and alley facades contain blind window features.	2001	Revivalist		Commercial	N	N	N		Scott Webb	HDS/Stewart Developers	MS	2/5/2017

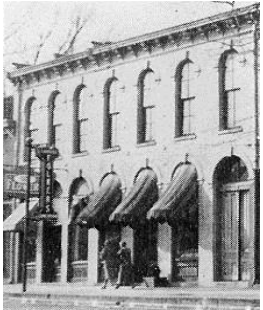
Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
16	E. Walnut	Stewart House			H	The Stewart house is a two and a half story wood frame house with full width front porch, east two story bay and roof dormers. The house has colonial revival elements such as tuscan front porch colums and a palladian window in the front dormer. The house has its original front door including transom and side lites. William Stewart was superintendent of Oxford public schools for 27 years.	1909	Colonial Revival	http://www.laneg	Residential	N	N	N			Isabelle (Coulter)/William Stewart	MS	2/5/2017
3	E. Walnut	Jones House			H	The Jones house is a two storey brick dwelling believed to have been built between 1860 and 1870. Some of its features include: two storey front "tower" bay, front porch with smooth tuscan columns, decorative window lintels on the 2nd story and original transomed front door. The front bay originally supported a 3rd story tower.	1860	Italian Villa	http://www.laneg	Residential	N	N	N			Sarah (Porter)/Walter Jones	MS	2/5/2017
109	S. Main	Hidlay House			H	The Hidlay house is a two and a half story frame dwelling with wrap around front porch, cut stone foundation and north & south semi circular two story bays. Its colonial revival features include a paladian window in the front dormer, coupled tuscan porch columns and front door with transom window. The house is covered in vinyl siding.	1910	Colonial Revival	http://www.laneg	Residential	N	N	N			Dora (Rains)/Milton Hidlay	MS	2/6/2017
7	E. Walnut	Beeks House			H	The Beeks house features an asymmetrical facade with wrap around porch and two story front bay window. It's features include the original front door with transom and plantation style window openings.	1908	Late Victorian	http://www.laneg	Residential	N	N	N			Mary (Keely)/Oscar Beeks	MS	2/6/2017
11	E. Walnut	Hillel Center			NC	The Arthur Beerman Hillel Center is a one story brick structure with rear walk out access. The features include a flat metal roof and symmetrical facade with all metal windows and doors.	1973	Mid-20th Century Modern		Institutional	N	N	N				MS	2/6/2017
25	E. Walnut	Holy Trinity Episcopal Church			HNC	The Holy Trinity Episcopal Church building is a three story red brick structure. The elements include running bond brick pattern, rectilinear doors and stained glass windows. Additions to the west facade, including a bell tower and one-story west wing, were added in the 21st century.	1950	Mid-20th Century Modern		Institutional	N	N	N	2000, 2015	David Maxfield		MS	2/6/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
18	E. Walnut	Apartment			NHC	This is a 2 story brick apartment structure. First floor windows are casement type 2 x 5 grid patterns. The second floor windows are casement type as well with a 2 x 4 grid pattern. The main entrance has a pediment over the recess applied over the brick. Poured concrete steps with aluminum railings lead up to the main entry door. Shutters adorn the front windows as well as the alley side. Structure is capped with a hip roof with colonial OG style gutters and downspouts. There is a small dormer on the front roof surface with a double casement type window and 2 x 3 grid pattern	2000	Colonial Revival		Residential	N	N	N				MK	1/9/2017
18	E. Walnut	Apartment in alley			NC	This is a 2 story brick apartment structure. First floor windows are casement type 2 x 5 grid patterns. The second floor windows are casement type as well with a 2 x 4 grid pattern. There are 3 entrances on the west facing elevation. Each entrance is recessed into the building. Half brick walls with colonial columns are present at the entry recesses. Single or double concrete steps lead up to the colonial style entry doors. Shutters adorn the front windows as well as the alley side. Structure is capped with a hip roof with colonial OG style gutters and downspouts. The building is believed to have been built early in the decade between 1990 and 2000.	1990	Colonial Revival		Residential	N	N	N				MK	1/9/2017
22	E. Walnut	The Rutherford			NHC	A three story residential rental unit structure with an oversize brick design. The upper floor switches to a vertical masonry design up to the fascia board. The fascia design has 8" wide brackets in a cove style profile. An oversized gutter board design is used adding to the height appearance of the front. The front windows are double hung units with a 4/2 grid design. Each window has an 8" precast header and 4" high sills . At several pnts there is an 8" x 8" precast unit inserts built into the brick design. Each upper floor unit has a balcony with a provincial style railing.	2005	Post Modern		Residential	N	N	N		Greig Rutherford		MK	1/9/2017
26	E. Walnut	Folker Apartments			HNC	This is a 2 1/2 story brick apartment structure. First floor windows are double hung with 6/6 grid patterns. The upper floor windows are double hung as well with a 6/6 grid pattern. The main entrance has a cottage style door with glazing at the upper sash. The glass has 3 x 3 grid pattern. The brick at the entrance is brought out about 8" with a small shed type roof over it. There is a dentile detail built into the brick at the top of the bump-out. Concrete steps lead up to the the main entry slab porch which has aluminum railings around the perimeter. At the upper floor windows and the main entry there are green awnings. The entry has a half circle style with the upper floor windows having a shed type awning. At the west side of the building there are concrete egress set of steps with an iron fire escape from the upper floor terminating on it. A typical hip roof was added in the 2000s. There are colonial OG style gutters and downspouts.	1937	International		Residential	N	N	N				MK	1/9/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
10	S. Poplar	Oxford Copy Shop			H	This one story commercial flat-roofed building is attached to the brick house to the south. The building was built as a gift shop and is the location of a former Typing Pool. The façade is dominated by a large plate glass window in three sections on the left, and an aluminum and glass doorway to the right. Green and white striped vinyl awning extends a few feet from the roof. There is an ornate parapet containing the business sign.	1950	Vernacular	http://www.laneg	Commercial	N	N	N				MK	1/9/2017
12	S. Poplar	Marquis-Peden House			H	This elevated two story brick house has a central entrance with an additional entrance to the right. There is a full width one story porch with flat hip roof in front façade, supported by brick pillars topped by square stone capitals. There is a plain wood arched frieze below porch roof eaves. The replacement windows are 3/1 double hung with plain stone lug sills and lintels. There is a hip dormer on north side second story and a small stained glass window on south side first story. The one story Oxford Copy Shop to the north is attached/abutting.	1925	Four-Square Craftsman	http://www.laneg	Residential	N	N	N				MK	1/9/2017
14	S. Poplar	Apartment			NC	This is a 3 story brick apartment structure. First floor entrances are on the north side of the building along the alley. The brick design is running bond with single and double soldier course accents at the floor lines. The windows are double hung style with 6/1 grid pattern. The windows have an 8" soldier course header and a 4" rowlock sill. Structure is capped with a typical gable type roof with 12" rake extensions. The OG gutters and downspouts are black as an accent color.	2006	Revivalist		Residential	N	N	N		Scott Webb		MK	1/9/2017
16	S. Poplar	Mixed			NHC	This is a three and four story structure with brick and limestone finishes. The first floor is designated for small retail/commercial uses. The upper floors are designated for rental units. It is a 4 story building with offsets at the upper floors to cut down the height intensity in the Historic district. The entrance to the residential units is on the left. The commercial side is on the right. There is a segmented arch at the third floor window section. There is a 3 story element on the northeast corner. The main windows are an aluminum storefront system with tinted glazing. The upper floors at the left side are finished in brick in a running bond. At the right side there are 2 sections of brick in a stacked soldier course pattern. The cornice work is an insulated coating system in a stepped pattern.	2014	Post Modern		Mixed	N	N	N		Scott Webb		MK	1/9/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
18	S. Poplar	Mixed			NHC	This is a three story structure with brick and limestone finishes. The first floor is designated for small retail/commercial uses. The upper floors are designated for rental units. The entrance to the residential units is on the right and is capped with a black awning unit. The commercial side is on the left with segmented arches over the commercial storefront window units. The first floor limestone appearance finish runs up to the sills of the second floor units. The windows in the residential units are double hung with a 9/9 grid pattern. The cornice work is a stepped design pattern with standard profile colonial brackets.	2008	Revivalist		Mixed	N	N	N		Kenneth Bowerman		MK	1/10/2017
23	E. High	Rear building in alley (CJ's and apts)			NC	This structure is located directly behind 23 East High Street down the alley. It is a mixed use structure for a bar and has some rental units above. A mix of vertical and horizontal sidings finish the exterior. Some painted concrete block is also present. The residential units have wood decks.		Vernacular		Mixed	N	N	N				MK	2/7/2107
23-29	E. High	Hush and Jimmy Johns			HNC	This two story building has an asymmetrical two story front (north) façade with partially pedimented roof. A large palladian window on the east half of the front façade is framed by simple wood surrounds. Shallow first story arcade with faux stucco exterior treatment. Off-center entrance to upstairs offices. The building is believed to have been built between 1980 and 1990.	1980	Post Modern		Mixed	N	N	N				MK	2/7/2017
33	E. High	Insomnia Cookie			H	This 2 story masonry building was formerly a one story building with a flat roof and shallow pressed metal cornice (still visible). Although it is connected to 31 East High with matching paint and cornice, it was actually built as a separate building. Square pilasters adorn the first story, protruding from the stretcher brick façade. There is a second story bay window with 1/1 double hung windows framed by segmental brick arches. The second story was believed to have been added sometime after 1979. The first floor facade is unpainted brick while the second floor facade brick is painted to match the adjacent building at 31 East High St.	1965	Italianate Revival		Mixed	N	N	N	1980		Pauline (Neuhaus) and Bernard Ringold	MK	2/7/2107
31	E. High	The Purity			H	This two story masonry building is joined to the adjacent building at 33 East High St but were built at different times as two different buildings. The second story includes a bay window and single window, with upper and lower masonry trim details. The first and second story is separated by pressed metal roof as trim. The first floor facade brick is unpainted while the second floor facade brick is painted. This side of the building currently houses Bruno's Pizza.	1910		http://www.laneg	Mixed	N	N	N		Fred Mueller			

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
35-39	E. High	Snyder's			H	Two story brick commercial building occupied by Wild Bistro Restaurant. It was formerly occupied by Oxford's oldest continuous business. Symmetrical front (north) façade with large plate glass windows and two glass and aluminum doors. Second story has four 1/1 double hung windows with wooden shutters. Early photos indicate that second story windows were long and narrow. There appears to have been a stone or brick belt course between the second and attic stories. Wide frieze panel under eaves with narrow molding running through center. The firewalls on each end are a prominent feature of the roofline.	1840	Federal	http://www.laneg.org	Mixed	N	N	N				MK	2/7/2107
41	E. High	Hi-View Apartments			HNC	Two story building with recessed front (north) entrances to basement and first story businesses. Basement and first story facades have stretcher brick exterior and brick steps leading to business entrances. First story access is below grade. Second story apartment entrance from first story. First story windows are plate glass; doors are glass and aluminum. Currently house a salon, small computer business and an upper floor apartment. The apartment has a large plate glass picture window with 2 sliding flanker windows.	1980	Vernacular		Mixed	N	N	N				MK	2/7/2107
45	E. High	Attractions			NHC	Two story structure is built on a former site of a saloon. The current building is a mixture of stucco style finishes along with a large Atrium Section on the east side. Atrium side faces Poplar Street. The second floor has lounge and bar. Entrance to this space fronts on High Street in the west corner. Exterior finishes are a mixture of stucco appearance material and fixed glass commercial window units. The stucco finish has a 2 tone appearance with several vertical and horizontal bump out sections extending about 1" over the field surfaces.	1983	Post Modern		Commercial	N	N	N		Robert Doran & Associates		MK	2/7/2107
20-24	E. High	The McCullough Block			H	The two-story brick McCullough Block is one of the oldest commercial buildings in Oxford. It was later enhanced with a brick exterior featuring matching stepped gable firewalls. The windows are 6 over 6 with stone lintels and sills. There are 5 second story windows on the front facade and 12, 6 over 6 windows on the west side. All windows have working shutters with dogs. The front door leading to the second story has a 12 paned transom. The 2 other front doors leading to commercial spaces have single paned transoms. In 2004 the stucco was removed to expose original brick and windows were restored. Over the years it has housed a tavern, rooming house and hotel. In 2015-16 a connecting rear building was removed and replaced by a smaller a two story rear entrance from Park Place. In 1855 the Sigma Chi fraternity was founded in a student's second floor room. For over 100 years a drug store was operated in the front of building.	1818	Federal	http://www.laneg.org	Commercial	N	N	N			McCullough family	LK	1/9/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
28-30	E. High	Apple Tree			H	The two-story painted brick building's asymmetrical Italianate style facade was added sometime in the 1870's. The tall second story windows have full arches with keystones, rosettes at the base of the arch and stone sills. The cornice has single brackets with moldings. The first story has been altered by large plate glass windows and 2 aluminum trimmed doors. The eastern third recessed entryway has a remaining keystone arch that matches those of the upstairs windows. There are 4 star-shaped anchors visible on the front of the building. This building has housed many businesses including an art school, milliner, laundry and newspaper office.	1850	Italianate	http://www.laneg.com	Mixed	N	N	N	1870			LK	2/7/2017
32	E. High	Folker Building			H	The Italianate facade was added to this 2 story brick structure in the 1870's and then extensively altered in the 1930's changing to the present Colonial Revival facade. There are 3 second story rectangular windows with 9 over 9 panes and shutters. Above the windows are vertical flat stretcher bricks. The windows have stone sills. There is a large metal-roofed display window on the first floor. The recessed entrance with a transomed door and tiled floor is to the west of this display window. Above the entrance are vertical flat stretcher bricks. The building was acquired by the Folker family whose initials can be seen in the tiled entryway. Over the years a grocery store, township clerk's office and printing business have been housed here.	1860	Italianate Revival, Modified	http://www.laneg.com	Mixed	N	N	N	1930			LK	1/9/2017
32	E. High	City Clock				In the decade between 1880 and 1890 this clock was located on the south side of High Street in front of a jewelry store. It was moved to its present location on the north side of High Street in the late 1930s. The clock was purchased by the City of Oxford in 1979 and became part of the city logo in 1999.	1880									Frank Schweeting		
110	E. High	W.W. Mac Dime Store			NC	This one story flat-roofed building has a painted brick facade and concrete block foundation. The front facade is asymmetrical with two doors and 4 large plate glass windows. The wood shingled awning was removed from the facade in 2017. On the Poplar side there is another entrance with large plate glass windows that was formerly used as a Dairy Queen. The building was built as a dime store, then became the Boar's Head Inn, a dry cleaner and finally the Follet's Miami Co-Op Book Store.	1959	Vernacular	http://www.laneg.com	Commercial	N	N	N	2017	Miami Valley Lumber CO.	W.W. Mac CO.	LK	1/9/2017

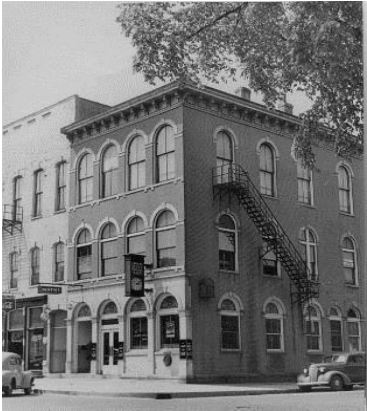
Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
110	E. High	2 story portion of former Folletts			H	This painted brick two-story building has an altered asymmetrical front facade. The 5 second story windows are one over one. There are three entry doors and one plate glass window on the first floor. This is one of the oldest buildings in the commercial district. Except for a grocery store and cobbler shop, this was primarily a residential use until the 1900's. From 1970 to 2016 Follett's Miami Book Store occupied the commercial space. Prior to the book store a car dealership, printing company and a music store occupied the space.	1839	Federal		Commercial	N	N	N	1900			LK	1/9/2017
118	E. High	Dubois Book Store			NHC	This mixed use 3 and 4 story structure and was completed in 2011. It is a post modern structure with brick and limestone finishes. The first floor is a clothing and text book store. The upper floors are designated for rental units. The 4 story section on the west side is the main entrance for the bookstore. The three story wing on the east is set back from the 4 story section several feet. This gives a separate building appearance. The entrance to the residential units are along side the storefront entrances. On the fourth floor section the exterior finish is a stacked block course between the windows. The main windows are an aluminum storefront system with tinted glazing. The upper floors have double hung windows. The cornice work is an insulated coating system in a stepped pattern. On the 3 story section upper floors there is a built-out bay window unit.	2011	Revivalist		Mixed	N	N	N		Scott Webb		MK	2/7/2107
111	E. High	St. Mary Church			H	St. Mary is a brick interpretation of Gothic Revival. The symetrical front facade's crenellated tower has 4 buttresses of stone and brick that support it. In the middle of the tower there is a wooden double door with metal detailing. The crenellated stone treatment surrounding the door has a stone hood mold with a cross. Above the door is a stained glass transom inscribed with "St. Mary Church". On both sides of the church there are are six buttresses to support the side walls. Between these buttresses are stained glass windows with 3 courses of header brick segmented arches and stone sills. There are 5 stained glass windows on the east side and 4 stained glass windows plus a side entrance on the west side. The rectory and meeting rooms were added to the south-west side of the building in 1942 with a small garden area in front. The brick addition has 3 dormers on the second floor front facade. The single, paired and ribbon windows on both stories have stone surrounds. The front door has a crenellated stone surround. St. Mary Church was first organized in 1852 and in 1867 built their first church here with cemetery west of Oxford. This structure was destroyed by fire in 1917 and the present church was erected in 1921.	1921	Gothic Revival	http://www.lanep	Institutional	N	N	N	1942			LK	1/9/2017
117	E. High	Campus Gates			H	This 2 story wood-sided symetrical building has a center aluminum trimmed door on the first floor with large display windows on each side. There are four square 2 story columns supporting the decorative pediment. On the second floor there are 3 double hung windows. On the east side there is an entrance to the upstairs and one to the basement. There are steps on all three sides going up to the front porch. The building was built as Campus Gates Apartments with 8 units typically occupied by single working women. In 1965 the first floor was converted to commercial use.	1936	Colonial Revival	http://www.lanep	Mixed	N	N	N	1965			LK	1/9/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
119	E. High	Bagel Deli			HNC	This narrow infill 2 story brick building has a concrete block foundation. The first story has a horizontal plate glass window on the west side and an entry on the east side. The second floor has centered ribbon windows. The front gable has aluminum siding.	1955	Collegiate	http://www.lanep	Mixed	N	N	N				LK	1/9/2017
121	E. High	Skippers			HNC	By the end of the 20th century this 2 story brick building had been significantly altered to be a restaurant. The first story has a center door with large plate glass windows on each side. The metal awning runs across the entire front facade above the first floor. There is a side entrance door on the east side with building mechanics located above it. On the east side of the building is a service entrance. The second floor has 3 large plate glass windows. The Miami Co-op Bookstore occupied this building for almost 50 years.	1925	Vernacular	http://www.lanep	Commercial	N	N	N				LK	1/9/2017
21 Rear	E. High	Mac & Joes			H	Located down the alley between 21 and 23 East High Street is a bar and grille establishment. It is a painted masonry 2 story structure. It has a neon sign above the main entry door which leads up to bar and grille on the second floor. The lower floor is used for related puposes to the establishment and is not accessible to the public. At that entrance is a glass block panel with a painted metal entry door next to it. The current use was established in 1946. It is believed to be the oldest continuously operating pub in Oxford.	1912	Vernacular		Commercial	N	N	N				MK	2/7/2017
19-21	E. High	Vlachos Building			H	This is a two story building of painted adobe brick. First floor story has been altered over the years to accomodate changing tenants. There is a central door which leads up to second floor apartment units. The upper story has 2 projecting bay windows with 1/1 double hung windows. Between the two bay windows is a decorative panel with the figure of a man. It is surrounded with decorative tile work. At the cornice are brick dentil detailing featrures. Below the dentil work is a stringer course of brick painted in a distict accent color to further highlight the detail.	1910	Vernacular	http://www.lanep	Mixed	N	N	N				MK	2/7/2017
11-17	E. High	Minnis Building			NHC	This is a three and four story building with masonry finishes. At the first floor there are 3 storefronts and a single entrance to the restaurant in the lower level. The next 2 floors are brick in standard running bond. Brick quoins accent the corners and small bump out at the center. Brick soldier headers with flared ends and a flared brick key are above the second floor windows. On the third floor the windows have limestone headers and keys which mimic the second floor. The fourth floor has a mansard style roof with painted sheet metal finish. Three dormers with segmented arch tops, also in metal finish, run across the front. Decorative painted metal railings accent the second and third floor openings.	1999	Revivalist		Mixed	N	N	N	Mike Dingledine			MK	2/7/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
15 Rear	E. High	Circle Bar			NC	Located down the alley which runs parallel to High street behind the Masonic Lodge and 11 South Main street. It is a bar and grill establishment. It is a painted horizontal wood clap board siding with non distinct design features. There is a small porch with concrete floor and steps leading up to the green slab style entry door. It a one story structure with a gable style roof.		Vernacular		Commercial	N	N	N				MK	2/7/2017
1-9	E. High	Masonic Lodge			NHC	This two and three story masonry building replaced a building lost to fire damage. The ground level of the red brick façade features a primary arched opening with a recessed entryway arcade in front of the retail storefronts. The second level has narrow window openings and a gabled roof feature over the central arched opening.	1972	Revivalist	http://www.laneg.com	Commercial	N	N	N		Barcus, Small, Swift Architects		MK	2/7/2017
9-11	S. Main	Alpha House - Main St Gourmet			NHC	A 2 story masonry structure with a stucco finish front on both floors. The center section has a gable pediment with 3 layers a trim at the rakes. A small round louver is at the peak. The windows have 4 and 6 inch wide trim sections at the jambs and sills. The header trim has an additional tapered trim piece above the basic trim. The main entry doors are recessed. The trim over the entry has an additional decorative tapered trim piece The cornice detail on each side of the main entry bump out has 3 dentil trim pieces over the fascia trim. The building was built in the decade between 1980 and 1990.	1990	Post Modern		Commercial	N	N	N				MK	2/7/2107
1	W. High	One West High			NHC	One West High Street is a 4 story brick and cast stone structure. The north facade (High Street) is broken into 4 bays with two flat projecting bays on the east and west sides. The east facade (Main Street) is broken into 12 bays with 3 flat projecting bays at the north, south & center. The first floor is characterized by cast stone columns forming the commercial window bays and entrances. The 2nd, 3rd & 4th floors are redish brown brick in running bond with 2 over 2 windows that have simple rectangular headers and lintels. The projecting cornice has brackets and raised panels on both facades.	2009	Revivalist		Mixed	N	N	N		Bob Treadon		MS	2/6/2017
5-9	W. High				NHC	5-9 West High Street is a 4 storey brick mixed use structure. Its major feature on it's High street facade is a 3 story curved bay in light colored brick with paired 1 over 1 windows with fixed transoms that divied the facade into 3/1 asymmetrical proportions. The first floor commercial spaces are defined by brick columns supporting a cast stone sign band. The 2nd & 3rd storeys are defined at the floor line by a soldier course of brick with square cast stone accents. Elliptical cast stone arches crown the windows of the 2nd, 3rd & 4th floors that are not in the bay. The projecting cornice contains brackets which align with the cast stone accents and large dentils.	2011	Revivalist		Mixed	N	N	N		Scott Webb		MS	2/6/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
11	W. High	Chatten-Hayden Building			H	The Chatten-Hayden building is a three storey brick building. The first floor is defined by a pilastered cast iron store front with large clear-story windows. The 2nd and 3rd floor windows have cut stone elliptical arches with cut stone lintels. A steel fire escape is attached to the facade. The projecting cornice contains brackets and raised panels.	1867	Italianate	http://www.laneg	Mixed	N	N	N			John Chatten	MS	2/6/2017
13-19	W. High	Kyger-Horner Building			H	This building is three storey brick with partial alterations. The altered first floor is defined by wood pilasters supporting a corniced sign band and large clear-story arched windows. The 2nd & 3rd floors are divided into 7 bays. The unaltered 2nd floor has windows topped with half circle and elliptical arches. The unaltered 3rd floor has windows topped in single and double half circle arches. The unaltered projecting cornice has two sizes of brackets and raised panels. The Kyger family has been prominent in the Oxford community. This building is one of the largest original buildings in the commercial district. The building has housed a dance hall, apartments and several businesses.	1868	Italianate	http://www.laneg	Mixed	N	N	N			George & Moses Kyger	MS	2/6/2017
21-27	W. High	Fiesta Charra			NHC	This three and four story brick building has a flat roof with a cornice supported by decorative brackets. The larger east side of the building is four stories while the smaller west side is three stories with an added parapet. The first floor of the front facade has three entrances. The entrances are all set back with the entrance for the upstairs apartments on the east corner at a diagonal. Across the first floor facade are one story tan brick pilasters supporting decorative arches over the plate glass windows and doorways. There is a painted frieze between the first and second floors. The east side of the building is red brick with a symmetric pattern of single and paired arched windows. There are brick courses between the upper floors. The west side of the building is tan brick with pilasters continuing up from the first floor. There are two sets of arched paired windows on each floor between the pilasters. Each set of windows have arched brick pediments. There is a brick course between the second and third floors.	2009	Revivalist		Mixed	N	N	N		Scott Webb		LK	4/10/2017
29	W. High	Graeters			H	This 2 story flat-roofed building has a stucco facade with 3 paired round arch windows on the second floor. These windows have been replaced to mimic original windows and have a continuous sill. There are four pairs of decorative brackets supporting a projecting cornice. The first floor has been altered and it has a large center window with the entrance on the right. On the left is the entrance for the upstairs apartments.	1880	Italianate	http://www.laneg	Commercial	N	N	N				LK	2/7/2017

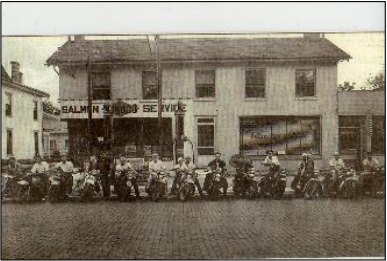
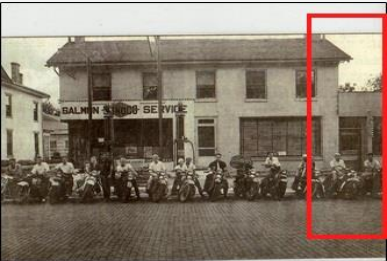
Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
31	W. High	Kona			H	This 2 story flat-roofed brick building has 2 1/1 upstairs windows with triangular pediments and decorative cornice brackets. This building is Italianate with Neoclassical elements. The altered first floor has a center window with a door on each side. The first story is framed by two cast iron pilasters on each side and a lintel with a decorative wreath motif. The writing on the pilasters reads, "G.L. Mesker and Co. Ironworks, Evansville Indiana". Oxford's African American Free Masons used the upper floor as a lodge in the 1930's and 1940's.	1885	Italianate	http://www.laneg	Commercial	N	N	N				LK	2/7/2017
33	W. High	formerly Green Door			H	This two story flat-roofed building is built of rusticated concrete block. It has two double hung upstairs windows with modified triangular pediments with decorative ornaments. There are 3 brackets supporting a projecting cornice. On the first floor there is a display window on the left and the entrance on the right. This building housed a barbershop from the 1920's through the 1970's.	1910	Italianate	http://www.laneg	Mixed	N	N	N				LK	3/22/2017
35-39	W. High	Schlenck Block			H	This two-story painted brick commercial building has three symmetrically placed oriel windows on the second floor facade with carved lintels and lower brackets. The cantilevered windows are flanked with tall single hooded windows on each side with similarly carved lintels. The building has bracketed cornices with a centrally placed pediment with the inscription, "Schlenck Block 1883". On the first floor, the large plate glass display windows for the three businesses are somewhat filled in, but the four cast iron pilasters are visible. The carved lintels are still in place on the west facade of the building on all windows and doorways. Moritz Schlenck, a Bavarian immigrant built the building which housed three apartments on the second floor for family. This building housed three family-owned stores selling groceries, dry goods and shoes. The store used a pneumatic tube. The first long distance phone in Oxford was installed in this building in 1895. The 1 story L-shaped extension was added in 1899. The grandson of Moritz Schlenck had a store in the Schlenck Block until 1974. Beasley's Bakery was located in the corner shop from the 1940s until the 1980s.	1883	Italianate	http://www.laneg	Mixed	N	N	N		F. Spencer of Liberty IN	Moritz Schlenck	LK	3/22/2017
210	W. High	Beckett House			H	This 2-1/2 storey red brick residence has brick work by local mason Harry Thobe. Its features include east & west 2 storey bays, wrap around porch with brick columns, 3 paladian windows in the attic gables, original front door with leaded glass side lights and simulated shingle metal roof, cast iron cresting on porch roof and tin cresting on peak of main roof.	1900	Queen Anne	http://www.laneg	Residential	N	N	N			Rose & Zora Beckett	MS	3/1/2017
12	N. College	Apartments			NC	This is a 2 story symmetrical rectangular painted brick building with gabled roof. The gables are clad in aluminum siding with one rectangular vent. The building contains 8 apartments, 4 facing north, 4 facing south.	1975	Post War Commercial		Residential	N	N	N				MS	4/17/2017

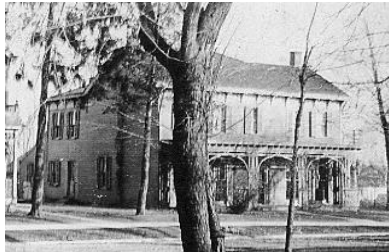
Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
11	N. College	Shell gas station			NC	This fuel station & convenience store site consists of a one story gabled structure, two fuel pump awnings and one pole sign. The structure is stucco clad with metal windows and asphalt shingles.	1962	Strip Commercial		Commercial	N	N	N			Shell Oil Company	MS	4/17/2017
4	N. College	Columbia Federal Savings & Loan			H	This one story brick and cast concrete structure has been a bank since construction. It contains several bays with glazing between exposed concrete beams and an integrated drive-through.	1965	Mid-20th Century Modern		Commercial	N	N	N		Small, Wertz, Barcus and Swift	Columbia Federal & Loan	MS	4/17/2017
118	W. High	Oxford Courthouse			H	This WPA-era red brick building was originally built as a post office. It has a symmetrical facade with four, 4 over 6 windows with brick pilasters rising to a neoclassical dentiled cornice. The main entrance doors are flanked by fluted doric columns on each side. The building main feature is the large cupola with neoclassical moldings and arched louvers. Other details include a large flag pole, cast iron railings and ornate light posts at the base of the front steps. The building is currently used as a county court and a city council chambers.	1938	Colonial Revival	http://www.laneg	Institutional	N	N	N			United States Postal Service	MS	3/1/2017
20-24	W. High	Farmers Bank			H	Banks have continued to occupy the first floor of this 3 story brick structure since it was built in 1872. There is an unusual scored brick veneer covering the building. There is a multi-level ornate bracketed cornice. The second floor was used for years as small commercial/retail businesses including a small print shop and a dentist. In the 1880's the basement level housed an African-American Barbershop. In the 1950's and again recently the ground level facade was modernized. The removal of the ATM was the most recent alteration to facade. In 2014 there was a window renovation project on the South (Front) and the East (Side). The arched stone window molds were retained with the window replacements.	1872	Italianate	http://www.laneg	Mixed	N	N	N	1950			MK	3/27/2017
26-28	W. High	Joshua Davis Block			H	Originally built as a 3 story structure it was formally referred to as Davis Hall. The third floor was originally a 2 story ceiling height and was used as a meeting hall and later an opera house. Major facade changes were made in 1924 due to a fire. In 2008 a fourth floor was created in the original 2 story ceiling space. An additional row of windows was added in the new fourth floor. The second floor window detailing remained. The new third and fourth floor windows are done in 2/2 style with new detailing and a new pediment. The front cornice was raised and new simplified detailing provided. The first floor continues to be commercial/retail uses.	1871	Italianate	http://www.laneg	Mixed	Y	N	N	2008		Joshua Davis	MK	3/27/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
32	W. High	Chinese Cuisine			H	Small 2 story brick building with single door; setback on the right is the entrance to the second floor. Commercial hollow metal doors are used for both the restaurant and residential units upstairs. A large cornice caps the roof. Located in the west section of Oxford's business district it is surrounded by many other historic commercial buildings. Current use of the main floor is asian cuisine restaurant with rental units upstairs. It started out as a harness shop with a billiard room upstairs. Other past uses are a grocery store and barber shop. It also was the home of The Oxford Press from 1941 to 1968.	1890	Federal	http://www.laneg	Mixed	N	N	N				MK	3/27/2017
36	W. High	Cincinnati Gas & Electric			H	This 2 story masonry building is stucco on the upper floor with two divided lite windows with arched openings. The lower level features a storefront window and an awning connected to the adjacent building to the west. The building housed Cincinnati Gas and Electric for decades.	1949	Vernacular		Mixed	N	N	N					
38	W. High	Bourne's Livery			H	This is a two story masonry commercial building partly covered in stucco. The first story façade has a projected awning semi circular style with a weathered copper roof finish. The second story south façade is stucco over original brick. Stepped gable front (south) façade has been heavily altered. Asymmetrical façade with main doorway to the left (coffee shop). Right (east) entrance to small Cajun restaurant. Original windows are 2/2 double hung. Windows have brick header arched lintels and projecting lug sills partially obscured by paint. These are very visible on the west façade. The site of one of Oxford's most successful early businesses - Ezra Bourne had a flourishing horse trading business for many years. Later, the Oxford Hardware Store occupied the site, which was owned by Eldon Sizemore and Maurice Corso. It served Oxford for many years.	1900	Italianate	http://www.laneg	Mixed	N	N	N	1920			MK	3/27/2017
100	W. High	You're Fired			H	This painted brick two-story single front gabled building has a wide cornice. On the High Street side, there are four upstairs windows with curved lintels and lug sills. There are two iron stars above the second floor windows. The first floor has side cast iron pilasters. Centered between these two pilasters is a large double display window with single windows on each side. The front first floor facade is newer brick. On the Beech Street side is the business entrance. The entrance is centered with 2 windows on the south side and 1 window and a door on the north side. The entrance and windows are metal framed. There are 5 upstairs windows with curved lintels. There are five iron stars between the first and second floors. The north end of the building on the Beech Street side is set back about 6 inches and houses a separate business. The door to this business is on the left side. The door and 3 paneled display windows to its right are metal framed. There are two 2/2 upstairs windows in this section. There is a black awning over the entrance and first floor windows. The building once housed a saloon and a carriage painting business on the second floor. It also housed a poolroom, gasoline station, children's clothing store and the Ruhlman's grocery for most of the latter half of the 19th century.	1880	Greek Revival	http://www.laneg	Mixed	N	N	N				LK	3/22/2017

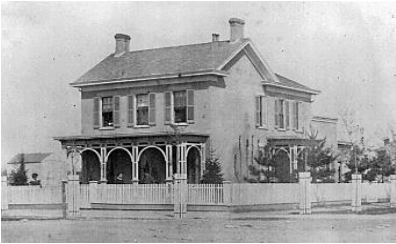
Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
102	W. High	AAA			H	This flat-roofed 2-story, painted brick building has a large cornice supported with brackets alternating with frieze panels. All windows and the front entrance on the right side of the building have carved stone lintels with brackets and keystones. Upstairs there are 4 double hung windows. Downstairs there are 3 tall windows. There is a red awning above the first floor facade covering the window molds. This building was constructed as a residence. The Cormier family ran an undertaking business here from 1909 until the late 1920's. It remained a private residence with upstairs renters until 1963 when the grocery next door expanded.	1898	Italianate	http://www.laneg	Mixed	N	N	N				LK	3/22/2017
112-114	W. High	Halter Block			H	This painted brick 2-story building has a flat roof with projecting cornices with large brackets. Centered above the cornice is a decorative sign, "Halter Block". The six newer sliding upstairs windows are asymetrically divided by brick piers. The original header brick segmental arches are still visible above these windows. The remodeled first story has a center front entrance for the upstairs apartments. The 2 business entrances are on either side of the center entrance. These entrances have double glass metal framed doors with glass transoms. On each side of both sets of double doors are large 3 paned display windows with knee walls. There is a flat metal awning across the entire first floor facade. Originally this building was a livery and boarding stable. The upper level became the USO clubroom in 1942. The Halter name replaced "Beckett Block" at the top of the building when the family plumbing business occupied the site in the late 1940s.	1900	Italianate	http://www.laneg	Mixed	N	N	N	1940		Beckett	LK	3/22/2017
10	N. Beech	Rodbro/Myers/ Wood Mixed Use Building			NHC	This flat roofed brick building has a fourth floor that is set back from the front facade with a patio space. The first floor has a double entrance with two sets of double metal framed doors at street level. The projecting roof arcade with lighted arches and cornice extends over the public sidewalk supported by brick pillars. The arcade was designed to replicate the former building. On the right side of the entrance the first floor facade is cut stone with large metal framed plate glass windows. On the left side of the facade is two story glazing that forms the entry to the upper level apartments. The right side of the facade has two symmetrically placed windows on the second and third floors. Above the main entrance are two large triple windows surrounded by cut stone with a cornice. The third floor above the entrance is set back with two more triple windows and outdoor patio space. On the north facade, the upper level windows are industrial style grid.	2017	Revivalist		Mixed	N	N	N				LK	4/17/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
10	Park Place West	McCord Building			H	This is a unique structure in that the left side of the building was an infill of an alley added in the 1920's. It has a concrete/masonry facade with a split face appearance. First floor houses a small commercial use. The second has a rear access of off of the old alley which is an accessory use for the first floor. The older structure on the right (built in 1875) was referred to as the McCord Building. It was an Undertaker, Furniture store, bowling alley from 1930 to 1960. There is a newer brick facade on this side. Other than fresh painting and minor finish work, the original detailing has changed little since it was built.	1875	Vernacular		Commercial	N	N	N	1920			MK	3/27/2017
12	S. Beech	DiPaolos Restaurant			HNC	This is a one-story brick commercial building with gabled facade and offset entry door. The front addition has a brick face with the two original stone plaques dated 1914 on the south side facing the alley. A 1980s remodel heavily altered the facade. The original rusticated cement block can still be seen on the north side. The north side of the building is vinyl and wood sided. This building originally had a "Boomtown " front and served as the village post office for 10 years. Other businesses were housed in this building until the DiPaolo family ran a restaurant here from 1976 until the end of the 20th century.	1914	Vernacular		Commercial	N	N	N	1980			LK	4/10/2017
101	W. High	UDF			NC	This one-story painted rusticated cement block building has its main entrance on the east side. There are large metal framed plate glass windows with knee walls on each side of the entrance. The north side of the building has a side entrance with similar windows on the east side of the entrance. There are short metal awnings with decorative brackets at the top of the north and east sides of this flat-roofed building. The island of gas pumps sits diagonally to the corner of High and Beech with a flat roof and similar decorative brackets. There is parking on the north and east sides of the building.	1985	Vernacular		Commercial	N	N	N				LK	4/10/2017
109	W. High	Corso's Grocery			H	This two story stucco-over-brick commercial building has bracketed cornices and three long single-pane windows with stone lintels on the second floor. The first floor has a center doorway with large plate glass windows on each side. The two original cast iron pilasters are visible on the west and east side of the front facade. The building matches the mass of the abutting building to the west. This building housed a fruit and vegetable market owned by the Corso family from 1912 until 1976. The Sicilian immigrants operated the market and lived upstairs and behind the shop. Bakeries occupied the site for the remainder of the 20th century.	1870	Italianate	http://www.lanep	Commercial	N	N	N				LK	3/22/2017
111	W. High	Major's Market			H	This narrow two-story brick building has three 2/2 double hung windows with lug sills and flat stone lintels. The first floor commercial space has an inset door and plate glass window, with the upstairs apartment entrance on the east side. The building matches the mass of the abutting building to the east. This bulding was originally occupied by a tailor's establishment. In the early 1900s it was known as the West End Market. In the 1930s through World War II, it was known as Major's Market and was operated by Golda and Truman Major who lived in the upstairs apartment.	1888	Italianate	http://www.lanep	Commercial	N	N	N				LK	3/22/2017

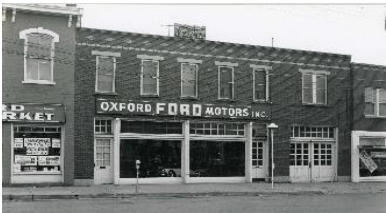
Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
117	W. High	Helen Douglass House			H	This painted brick two-story house has double-side chimneys and three second story single paned windows with flat stone lintels and projecting lug sills. It has a full facade one story front porch with round wooden half columns with doric capitals. This home belonged to a gun maker, Joseph Hayden for most of the remainder of the 1800's. In the early 1900's it was home to the Cormier family. During the 1920's part of the porch was enclosed to use as a gas station office. In the 1930's the Cormier's son added the building at the rear for a funeral parlor.	1839	Greek Revival	http://www.laneg	Residential	N	N	N				LK	3/22/2017
117.5	W. High	The Morgue			H	This long commercial building is situated on a north-south sloping alley. The main entrance is on the corner of the alleys at basement level. The main entrance is on a diagonal to the alleys. There are small 1/1 double hung windows that are slightly recessed into the rock faced ashlar exterior. This building was originally built as a funeral parlor. This funeral parlor was run by the the son of the owners of 117 West High, Joseph and Wilhelmina Hayden.	1931		http://www.laneg	Residential	N	N	N			Joseph and Wilhelmina Hayden	LK	3/22/2017
121	W. High	Beal Building			H	This altered 2 story brick-like veneer building has some of the original brick exposed on the front knee wall. There is a stone foundation with a front center entrance that leads upstairs. There are 2 large wooden framed plate glass windows on each side of this entrance. On the north east corner there is a door in the corner leading to the first floor business. The second floor has five 1/1 windows. There are chimneys on the east and west sides at the roof peak. There is scalloped wood trim under the roof eaves. At the back of the building on the east side along the alley there is a 2 story wooden addition with an entrance. In the 1930s this residence was converted to business use on the first floor.	1839	Federal	http://www.laneg	Mixed	N	N	N				LK	4/11/2017
123	W. High	Shoe Store			H	This one story flat-roofed building has a pressed metal front facade that is visible under a concrete veneer made to look like stone. There is a wooden door with a three paneled transom on the front left with a large wooden framed plate glass window to the right. There is wood siding on the west side with 6 four paned windows with aluminum awnings. This small building is attached to a large cement block 1 1/2 story building in the back which extends to the alley to the south. This building reflects the former small-scale commercial enterprises of its era such as barber shops, dry cleaners and shoe repair shops.	1928	Vernacular		Commercial	N	N	N				LK	4/11/2017
119 1/2	W. High	Warehouse			NC	This 1 1/2 story concrete block building sits on the southeast corner of 121 W. High lot. There are 3 storefronts facing the north south alley. Each storefront has one or two large plate glass windows. The storefront to the north has a rusticated concrete block facade. On the southeast corner is a metal two stall garage door. It sits on the diagonal at the corner. The south side of the building has 4 metal framed windows.		Vernacular	http://www.laneg	Commercial	N	N	N				LK	4/12/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date	
101	West Church	Smith Funeral Home			H	This two story painted brick house is surrounded by a decorative wrought iron fence. The home has deep cornices and decorative brackets. The front facade is symmetrical with a center entrance with a transom and side lites. There are two 1/1 windows on each side of the entrance with wooden storms. The front porch runs across the front facade with brick pillars and railings. This porch has a tongue and groove wooden ceiling. The porch extends on the west side and is attached to a drive through carport. Upstairs there are five 1/1 windows. The center window is over the front porch and has a decorative wooden railing. On the east side of the house, facing Beech Street, there is a large side porch with brick pillars and railings and a transomed door. The downstairs windows have wooden storms and there are 3 sets of paired windows upstairs. All windows are 1/1. The back brick addition has a 2 car garage with metal doors. There is a newer brick one story addition on the west side. There is also a stucco addition on the back east side. The south side of the building has a newer brick face. It is believed that Benjamin Harrison boarded here in the early 1850s while attending college. Colonel James Newton lived here during the "Irish Riot" in 1862. The house was a funeral home from the 1920's until 2004 when it became a rental.	1830	Federal	http://www.laneg	Residential	N	N	N					LK	4/17/2017
100	West Church				H	This two-story frame house has a symmetrical facade with a deep cornice and decorative brackets. The center front entrance has a fan light and side lights. There is a small brick stoop. There are paired 1/1 vinyl replacement windows with shutters on each side of the entrance. Upstairs there is a centered single window with paired windows on each side. The front of the house is gabled and the back addition has a hip roof. There is a stone foundation with glass block windows. All windows on the sides and back of the house have been replaced. There is horizontal lap wood siding. There is an entrance at the center back of the house. The house was converted to rentals in the 1900s.	1860	Federal and Italianate elements	http://www.laneg	Residential	N	N	N					LK	4/17/2017
110	North Beech	Attorney Office			NHC	This three-story gable-roofed, brick building has a symmetrical front facade with a center entrance. The metal framed entrance and first floor triple windows are arched with brick pediments. There are brick courses on the first floor facade with a soldier course band between the first and second floors. In the center of this larger brick course is a square stone inset with the building's address and leaf decorations. There are other plain square stone insets on the second and third floors. The upper floors have 1/1 metal framed windows with brick pediments and stone sills. The building's other facades follow the same patterns on the upper floors. There is a side entrance on the north side of the building.	1997	Eclectic with Georgian elements		Mixed	N	N	N					LK	4/18/2017
112	West Church	Frontier Telephone			NC	This two-story brick building has a two-story brick addition on the east side that extends to the back alley. There are two front entrances, one at the far west side and one in the center front. There are no windows on the front facade and the west side original windows have been bricked over. There is metal grating against the ground along the entire front facade covering basement access. The back of the building is brick and metal siding. There is a second story fire escape, two first floor entrances, and a double loading door at the back of the building.	1951	Mid-20th Century Modern, Modified		Industrial	N	N	N					LK	4/18/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date	
116	West Church	Rental			H	This 2 story frame house still retains several of the original design elements and noteworthy features. First there is a circular central pavilion (porch) with flanking side porches. The circular part is covered and the overhang is supported by unusual posts. This covered central portion extends in front of the front door. Beside the arched doorway is a companion arched window. Above this central pavilion on the second floor is a palladian window with an arched decorative woodwork surround with keystone. The design has a feather motif. Above this, in the attic story, is a pair of deep and narrow gable dormers. Gable dormers are also found on the sides of the house. On the east side of the house there is a 1-story semicircular bay. There is an addition on the rear of the house. Many of the significant features of the house have been lost in recent years. A brick half-wall was added to the front porch.	1904	Colonial revival		Residential	N	N	N			George Munns House	MK	5/15/2017	
117	West Church	Johnston-Prather House			H	This house is Oxford's most definitive example of Neo-Classical revival architecture. Front (north) façade features a centrally placed full portico with pediment and palladian windows. There are also palladian windows in the large side wall dormers that are covered with imbricated shingles. Two story pilasters rest against the front façade at the rear of the portico. Pilasters serve also as end boards at the corners. Plain frieze in roof cornice and above windows. Oriel windows on each of side facades -- one with stained glass. The trabeated doorway is asymmetrically placed in the front façade. Large full story windows in front façade.	1911	Neo-Classical	http://www.laneg	Residential	N	N	N			William Johnson	MK	4/19/2017	
124	West Church				H	This small house apparently used to be a carriage house that later became a garage. It current use is an apartment. A single garage door is on the north end of the façade which faces west. The entry door is on the south end of the façade. There is a pair of double hung 1/1 windows in between. In the attic story there is a central gable dormer with a pair of double hung 1/1 windows. The roof comes down further in the front which provides an overhang across the façade.	1911	Accessory	http://www.laneg	Residential	N	N	N				MK	4/19/2017	
130	West Church	Stork-Kolb House			H	This two story frame house is quite decorative, although it is doubtful that it was originally. The roof has cresting along the ridgelines. The front wood porch wraps around the south and east sides of the house. There is an additional rear side porch on the east side. Both are highly decorative with spindled posts and railings, and decorative brackets and cornices. The gable ends of the house have decorative bargeboards. In addition, there is a small rear porch with some decoration. It is likely that the rear portion of the house is an addition. The house is believed to have been built in the decade between 1900 and 1910.	1900	Victorian	http://www.laneg	Residential	N	N	N					MK	4/19/2017
111	North College	Shellhouse-Edwards House			H	This one and a half story frame house has a symmetrical layout (besides the north end addition). There are chimneys on both ends of the main structure. The central door is heavily recessed with shutters. In the rear there is a large shed dormer. There is also a patio in the rear. On the north end of the house there is a 1-story addition with a garage (entrance around back). Three small dormers adorn the west elevation. The house is vinyl-sided.	1938	Colonial Revival	http://www.laneg	Residential	N	N	N		David Maxfield	Mervin Shellhouse	MK	4/19/2017	

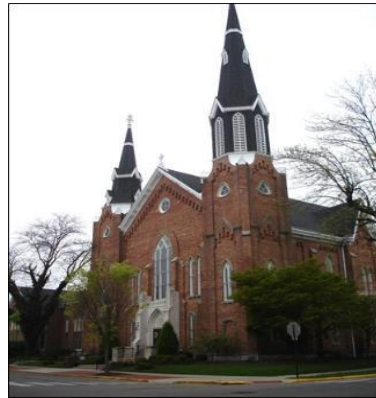
Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
111.5	North College	House of Red Gables			H	This is a small structure on the southeast corner of the property behind 111 N College. There is a stone walkway from the alley to these 2 small houses. Originally know as the 'House of Red Gables'. This small structure is accessible from the alley which runs parallel to Church Street to the north of 111 N. College.		Salt Box Mix	http://www.laneg	Residential	N	N	N				MK	4/19/2017
111.5	North College	Wood Shaked Accessory			H	Just to the North of 111.5 N. College (Red Gables House) this quaint little structure is used as a single residence rental unit. It is adjacent to the East/West Alley to the north of 11 N. College. It is a frame building with a low slope gable roof. The exterior finiaish is weathered wood shakes.		Cape Cod		Residential	N	N	N				MK	4/19/2017
14	North College	Rental			NC	This is a 2 story symmetrical split level rectangular brick & stucco building with gabled roof. The gables are clad in aluminum siding. The building contains 4 apartments, 2 facing north, 2 facing south.	1975	Vernacular		Residential	N	N	N				MS	4/27/2017
22	North College	Alexander House			H	This two storey brick building includes bracketed cornice, symmetrical facade, paneled front door with leaded glass side lights. Other elements include cornice dentils, one story tuscan columns on front porch and two story tuscan colums on the south porch. Additional decorative elements include decorative frieze on both porches, turned wood baluster porch railings and operational wood shutters. There is a wrought iron fence along the sidewalk. The house served as an in-home doctor office for William Alexander. The building is currently used as a restaurant.	1865	Italianate	http://www.laneg	Commercial	N	N	Y			John Shera	MS	4/19/2017
200	West Church	Ferguson House			H	This two story brick structure has bracketed porch cornices, symmetrical facade, paneled front door with side lights. Other elements include one story tuscan columns on front porch and side porch. There is a one story rear addition with bay window. The house was originally built by Scottish immigrants Catherine and John Ferguson. The house stayed in the Ferguson family until 1990.	1865	Federal	http://www.laneg	Residential	N	N	N			Catherine & John Ferguson	MS	4/30/2017
207	West Church	Rental			NHC	This two story infill house is clad in vinyl siding to replicate clapboard and wood shake siding. The house has vinyl window cornices and neoclassical door pilasters and pediment. The house's major feature is its ground floor covered patio to the east with plain clad columns and aluminum balusters and railing.	2010	Revivalist		Residential	N	N	N		AJ Aurilio, Environ Group		MS	4/30/2017

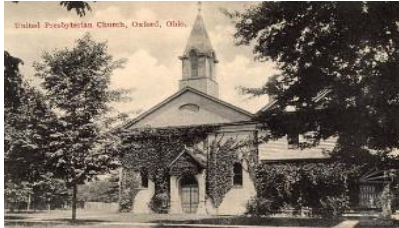
Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
208	West Church	Clough Cottage			H	This one and a half story cottage retains its original horizontal wood clapboard siding. It's major feature is it's hip-roofed front porch with asymmetrical brick and wood porch columns. Other features include wood porch decking and west facing dormer. William Clough was a local pharmacist.	1937	Eclectic	http://www.laneg	Residential	N	N	N			Mabel & William Clough	MS	4/30/2017
214	West Church	Residential Rental			H	This two story wood framed Federal style house has a symmetrical facade with five bays. The facade has a central door and six over six windows. The house has a wide cornice freize and two chimneys. There is little to no foundation exposure. The house is covered in cement-based horizontal lap siding. The house is believed to have been built in the decade between 1870 and 1880. The house underwent a major structural and interior remodel in 2014.	1870	Federal	http://www.laneg	Residential	N	N	N	2014			MS	4/30/2017
12	Park Place West	Park Place Hall			H	This one storey brick building's major feature is it's angled entry facing the west park. The building has a rusticated cut stone foundation and window lintels. The buildings brick walls are capped with overlapping ceramic caps. Originally the building was constructed as a roller skating rink and dance hall.	1929	Eclectic	http://www.laneg	Commercial	N	N	N				MS	4/30/2017
15	North Beech	Hookah			HNC	This one storey concrete block building has aluminum sided gables and asphalt shigled roof. It's major feature is the corner multi-paned glass window at the main entrance. A former garage entry has been infilled with modern metal storefront entry doors.	1946	Eclectic		Commercial	N	N	N				MS	4/30/2017
15	North Beech	David Magie House			H	This two storey brick Federal style house features symmetrical facade, paneled front door with side lights and cut stone window lintels. The house retains its original box gutters and chimneys. The front cornice and gables feature a wide freize board with rope molding and acanthus leaf corbles. Magie is credited with contributions to hog genetics. This house is believed to have been built in the decade between 1830 and 1840. The building is used as a rental and attorney office.	1830	Federal	http://www.laneg	Mixed	N	N	N			David Magie	MS	4/30/2017
29	North Beech	Munns-Norris House			H	This two storey wood framed house features a symmetrical Federal facade facing Beech Street and an asymmetrical facade facing Church Street. Both facades have Federal style porches with flat roofs and simple square wood columns. Both facades have attic dormers with 2 small windows. When the building was converted to office space windows were removed or resized. The house was owned by Irish immigrants Thomas and Grace Munns.	1830	Federal	http://www.laneg	Mixed	N	N	N				MS	4/30/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
32	West Church	J.G. Welsh House			H	This two and a half story house features elements of Colonial revival and Shingle style in its design. The colonial revival elements include the two sided wrap-around porch with tuscan columns and paladian windows in the attic dormers. The Shingle style elements include brick first floor mixed with fish scale shingles on the second story and attic dormers. Other features include first floor front bay, second story front bay and original brick chimney. The house was owned by local banker John Welsh. The single-story rear addition was added for the Lutheran Church in 1947.	1901	Colonial Revival & Shingle Styles	http://www.laneg.org	Residential	N	N	N			Mary (Mollyneaux) Millikin	MS	4/30/2017
11	West Church	Church Street Flats			NHC	This four story building features brick construction with large cast stone arches at the first floor with contrasting brick bands. Upper floors feature stone banding at the first and fourth floor lines with single and paired windows with cast stone arches. The building has a simple cornice with corbeled brackets.	2004	Revivalist		Mixed	N	N	N		Greig Rutherford		MS	4/30/2017
14	Park Place West	Enjoy Oxford			H	This two storey brick building still exhibits its original Italianate features such as paired cornice brackets and symmetrical facade. The first floor is now recessed but originally there were storefronts inside the arches. The first story has its original brick arches and the second story features cut stone keystone arched lintels.	1875	Italianate	http://www.laneg.org	Commercial	N	N	N				MS	4/30/2017
16-18	Park Place West	Stork Building			H	This two story brick building retains much of its original asymmetrical facade. The west side has 5 window bays with brick arches on the ground floor and stone lintels on the second floor. The east side has a set of paired windows over what was once a garage door entrance. The first floor originally contained a storefront facade. The building was an automobile dealership for over 50 years.	1817	Commercial Vernacular	http://www.laneg.org	Commercial	N	N	N			Arthur Stork	MS	5/1/2017
20	Park Place West	20-22 West			H	This is the west half of what appears as the same 2 story brick building, but was actually built as a separate building and later modified to have similar materials. The building housed several different shops. In 1974, the flower shop to the east expanded into this space and at some point the second story bricks were covered with a painted brick-like veneer. The building is believed to have been built in the decade between 1850 and 1860. The entry door serves as access to the upper level tatoo parlor.	1850	Eclectic	http://www.laneg.org	Commercial	N	N	N				MS	5/1/2017
22	Park Place West	20-22 East			H	This is the east half of what appears as the same 2 story brick building, but was actually built as a separate building and later modified to have similar materials. This building is believed to be the remaining part of a larger brick building that was used for cigar making in the 1880s. The building is believed to have been originally built in the decade between 1830 and 1840. The entry door serves as access to the entire ground level store, currently a yoga studio.	1830		http://www.laneg.org	Commercial	N	N	N					

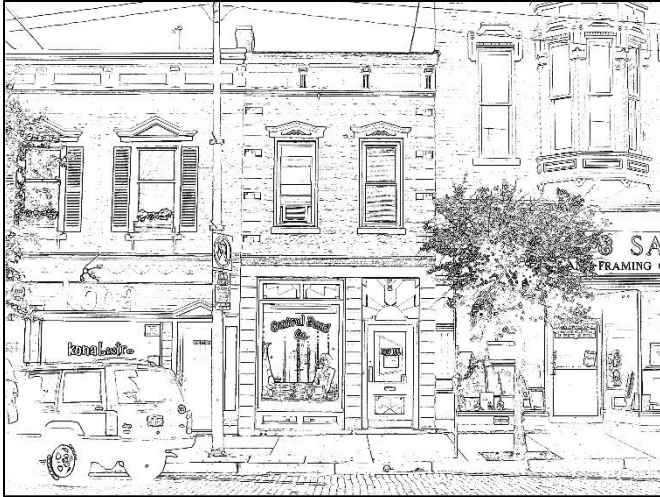
Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
30	Park Place West	LCNB Bank			NHC	The major feature of this corner two story brick building is its metal clad half domed bay on the second floor. The Park Place facade has 3 recessed store fronts supported by a brick colonade. The second story has double hung two over two windows with contrasting brick arches. The Main Street facade has three store fronts on the ground floor with 6 two over two windows on the second floor. The building has a metal cornice with paired brackets on both facades.	2000	Eclectic		Commercial	N	N	N		Scott Webb		MS	5/1/2017
12	West Church	Johnston-Caldwell House			H	This is a 2 and a half story frame structure with vinyl siding. Its most distinctive feature is its front entrance. The front door is on the left end of the façade. It has a small front porch supported by spindled columns. The overhang provides the floor for a small decorative second story porch. This second story porch has a spindled balustrade and decorative brackets at the cornice. Originally this was the Johnston Caldwell Home. In the early 1900's it was the home of Elizabeth (Ramsey-Cramer) and John Johnston, a lumber dealer. Later it became the home of Laura (Wolf) and John Caldwell who was the village Post master. The house is believed to have been built in the decade between 1890 and 1900.	1890	Queen Anne		Commercial	N	N	N				MK	5/3/2017
2	West Church	MacMillan-Montgomery House			H	This two story frame house has been considerably altered over the years. Those changes resulted in the loss of some of the original historical charm. After World War 1 it was the home of Miami University's Medical Director Doctor Wade McMillan. Later in the century it was a business office for a nearby Doctor's office. There is a 2-story porch on the east side of the building. The second story porch is supported by 3 round columns with Tuscan capitals. The balustrade is composed of square balusters and railings. However, the balusters are turned at an angle so as to make the balustrade more decorative. There is a large, central pedimented gable on the south side of the house. The south side door is on the east end of the house, and the east side door is on the south end of the house. Both doors have a 4 light transom above.	1909	Queen Anne		Mixed	N	N	N				MK	5/3/2017
110	North Main	Lemkuhl House			NC	This ranch house has a variety of window sizes and styles. It has a narrow patio/porch on the south end of the façade. This is believed to be the first pre-fabricated house in Oxford.	1953	Ranch		Residential	N	N	N				MK	5/3/2017
110	North Main	Rear Accessory Building			NC	An accessory outbuilding for 110 North Main. It has simple horizontal siding finish on the exterior which compliments the main structure. It is used as a garage.				Residential	N	N	N				MK	5/3/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date	
101	North Main	Oxford Presbyterian Church			H	One of the iconic churches on Church Street, this limestone church has a slate roof. It is said to have taken a full 2 years to construct. Originally named the Memorial Presbyterian Church because it was erected with funds donated by Laura (Magie) Kumler. Mrs. Laura Kumler donated the money to build the present church, dedicated September 11, 1927. Mrs. Kumler gave this church as a memorial to her daughter, Miss Mary Kumler, and her husband, Mr. Theophilus Kumler. In 1966 this church merged with United Presbyterian and in 1983 it was renamed the current Oxford Presbyterian Church. Two story tower in front (south) façade with decorative vents before bell tower. Four bay arcade in center front façade supported by smooth square stone pillars with cut stone segmental arches. Main entrance in south façade has ornately carved wood double doors with arched panels and a carved arched wood panel above the entryway. Doorway also framed by smooth stone pillars set into façade, topped by an entablature with a broken pediment.	1925	French Renaissance Revival	http://www.laneg	Institutional	N	N	N					MK	5/3/2017
35	East Church	Bella Place			NHC	This four story building features brick construction in standard running bond with limestone headers and sills. The North Side on Church street is 4 stories with small eating establishments at street level. The upper floors have simple double hung windows. The top floor has a considerable overhang at the roof level providing a distinct shadow line. Upper floors feature stone banding at the first and fourth floor lines with single and paired windows. The lower floor has a cut stone finish at church street. At the sides are concrete stairways up to the residential units. There is a stone band at the fourth floor line. The west side borders an open public parking area and is finished like the North Side with brick and stone trim at the doors and windows. There is a restaurant on the first floor fronting on Park Place.	2008	Revivalist		Mixed	N	N	N		Treadon		MK	5/3/2017	
20	Park Place East	Bella Place Park			NHC	This four story building features brick construction in standard running bond with limestone headers and sills. Located to the north of the park it has an eating establishment at street level. The upper floors have simple double hung windows. Upper floors feature stone banding at the first and fourth floor lines with single and paired windows. The lower floor has a cut stone finish at the street level with a Semi-Circular entry at the main doors. This detail runs up to the fourth floor. At the sides of the main entry there are large semicircular stone details at the upper floor windows. The west side borders an open public parking area.	2008	Revivalist		Mixed	N	N	N				MK	5/3/2017	
2	East High	John W. Altman Pavilion			NHC	Located on the site of the old iconic water tower, this pavilion is intended for planned public gatherings on the square. It also serves as an area for general public gatherings and relaxing. The structure is a mix of post modern, eclectic and Art Deco. It has an exposed open web steel roof structure in a segmented arch design. Simple square columns support the roof structure.	2000			Institutional	N	N	N				MK	5/3/2017	

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date	
12	Park Place East	Corner Bar			NC	This multi-story building has a slanted front entrance on its southwest corner. It is constructed of red brick and topped with a semi-circular arch in a simple design. The number 12 stands out in brick relief near the top of the building. The roof edge and belt course between the 1st and 2nd story is in a ridged brick design. The first floor façade is metal painted black and very industrial-looking. The second story façade has one large 12 light window with a patterned brick border. This structure was purpose built as a Donatos Pizza commercial/residential rental unit use. It is now a Bar/Grille establishment. It has brick veneer on the first floor and part of the secondfloor. Stucco finishes complete the exterior. No distinguishable style. It has a large transom window over the entry.	1996	Post Modern		Commercial	N	N	N				MK	5/3/2017	
14	North Poplar	Oxford United Methodist Church			H	This is Oxford's tallest building and also one the iconic churches on Church Street. It incorporates buttressing and arches to accommodate for the large span in the nave. Its most distinctive features are: 2 tall towers (steeples) of different height at each corner of the façade; heavy cut stone; 1 story centrally placed double doorway with large lancet window above; arched corbel tables at the 2 levels in top of front façade; buttressing between all bays. The door surround is very decorative in carved stone. Semi-elliptical projecting stone lintels above 1st story windows. Lancet arched projecting stone lintels in 2nd story. Windows in both stories are either stained glass or diamond paned. Projecting lug sills with brackets throughout. The towers are 8-sided. The tallest one features wood louvered lancet windows, the shorter features gabled dormers in 4 sides. There is a stone cut water table. Recent additions include a housing for the organ system on the W side and a large addition in 1969 of classrooms and offices on the S side. Methodist worship began in Oxford around 1805 by way of a missionary named Moses Crume. Services were in a log building. In 1819, the society began building a new place of worship. The dedication of the building took place on July 6, 1873, with great fanfare. Construction of the society's third (and current) building was started in 1872. The church is a great landmark and impressive feature in Oxford. The 2 spires completed over a decade after construction started, are visible on the skyline for miles.	1872	Gothic Revival	http://www.laneg	Institutional	Y	N	N					MK	5/3/2017
17	North Poplar	Woods Bar			NC	This one-story flat roofed brick building has a double door main entrance on the right side of the front façade. There is a recessed entrance for the upstairs apartments on the left side. The triple display windows with knee walls are centered on the front façade. There are decorative painted panels between the doors and windows. There is a frieze across the front façade over the windows and entrances with decorative panels and toothlike dentils.	1969			Commercial	N	N	N				LK	5/1/2017	
19	North Poplar	Red Brick Office			NC	This 2 1/2 story building has a brick front façade with three symmetrical dormers. There are two sets of arched 1/1 windows on the second floor under two of the dormers. On the left side of the second floor there is a large arched window with arched side lights under the left dormer. On the first floor there are two sets of double art deco steel doors with 1/2 circle windows. The doors were originally intended for a 1989 remodel of the former Miami-Western Theater to Beach Club Fitness Center, which never transpired. There are display windows, an ATM machine and a recessed entrance on the right for the upstairs apartments. The brick north façade has an entrance on the left and four symmetrically placed windows on the first floor with arched windows above them on the second floor.	1994	Eclectic		Mixed	N	N	N				LK	5/1/2017	

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
107	East Church	Metropolitan Lofts			NHC	This flat-roofed four story building has a red brick front facade. The upper three floors have 5 symmetrical 6/6 windows with stone sills and keystone lintels. These windows have working black shutters. The cornice has alternating brackets and decorative freizes. The first floor facade has a centered entrance with large paned windows with knee walls on each side. The upstairs apartment entrance is on the left hand side of the front facade. The west and east sides of the building are rusticated concrete block with no windows.	2009	Revivalist		Mixed	N	N	N				LK	5/1/2017
104	East Church	Seminary Building			H	This two-story painted brick church has a center entrance on the front facade. The entrance has a double door with a full transom and side lights. On each side of the entrance is an arched window. There are four two-story pediments that divide the front facade into thirds. The stained glass circular second floor window is centered above the main entrance. The front gable has a plaque that reads, "United Presbyterian Church, founded AD 1838". The square based steeple is at the north end of the roof. It has tall arched vents and a shake roof. The east and west facades of the church have 5 tall stained glass windows on the second floor. There is a back concrete block addition with a second floor bump out. It is Oxford's oldest house of worship. Until 1858 it housed both the Associate Reformed Church and the Oxford Theological Seminary. As the result of the merger in 1858, it became the United Presbyterian Church. In 1966 it merged with Oxford's Memorial Presbyterian Church and was renamed the Seminary Building.	1839	Greek Revival	http://www.laneg	Institutional	N	N	N				LK	5/1/2017
108	East Church	Presbyterian Parsonage			H	This front gabled two-story asbestos sided house has a brick porch across the front facade. The entrance is on the right side of the porch with a 7 paneled door. There are two tall 1/1 windows on the left side of the porch. There are 2 1/1 windows on the second floor front facade. The half timbered front gable has 2 windows with square paned colored glass surrounding each window. These windows are surrounded by alternating horizontal, vertical and diagonal wooden siding. On the west side of house there are two stained glass windows on the first floor and a window matching the front gable windows on the second floor. There is a two story bay window in the center of the west side facade. This house was built by the Presbyterian Church and used as a parsonage until 1966 when the church merged. In the 1980s and 1990s it housed social service agencies and became a student rental by 2000.	1892		http://www.laneg	Residential	N	N	N			United Presbyterian Church	LK	5/1/2017
114	East Church	John Miller house			H	This two-story stucco house has a one-story porch across the front facade with doric columns. There is an entrance on the left side with a three paned transom and 2 6/6 windows on the right side. On the second floor there are 3 symmetrical 6/6 windows. There is a cornice with brackets and a plain frieze panel across the front facade. The front windows have black shutters, while other windows on the house still have swinging shutter brackets. The house was purchased by John Miller in 1864 and remained in his family until 1919. In the 1920's the original brick was covered with stucco. The house was residential until the late 20th century when it became an insurance office and then a student rental. The original construction date or decade is unknown other than it existed prior to the Civil War. Therefore the year built date of 1850 is only approximate.	1850	Federal	http://www.laneg	Residential	N	N	N				LK	5/1/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
114.5	East Church	Alley Rental			NC	This two-story vinyl sided building with a small shed addition sits on the intersection of two alleys. The front entrance is on the east side under a small porch. The back door is on the west side next to a concrete chimney and an older brick chimney. All windows are vinyl clad.				Residential	N	N	N				LK	5/1/2017
114.5	East Church	Alley Carport			NC	This one-car carport's metal roof is supported by a concrete block wall on the west side and three metal poles on the east side.				Residential	N	N	N				LK	5/1/2017
15	North Poplar	Woods Sidebar			NC	This flat roofed two-story brick building has a double door entrance on the right of the front facade. The triple display windows with knee walls are centered on the first floor with the entrance for the upstairs apartments are on the left. There are three symmetrical paired 1/1 windows on the second floor. There is a fenced dining patio in front.	1969	Commercial Vernacular		Mixed	N	N	N				LK	5/1/2017



UPTOWN HISTORIC DISTRICT INVENTORY FEBRUARY 2018



OXFORD HISTORIC & ARCHITECTURAL
PRESERVATION COMMISSION

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Welcome to the 2018 City of Oxford Uptown Historic District Inventory.

The following pages contain a catalog of the buildings within the Uptown Historic District including a description of the building, its architectural style, the year built, its classification as assigned by the Historic and Architectural Preservation Commission, any prior classification, its current and where available prior occupancies, and where available pictures and a brief history of the building or structure.

Please note that previous inventories focused on selected buildings along High Street and remained silent as respects buildings on other streets within the district. This inventory is more expansive, as it includes all buildings within the district. The buildings included for the first time in this inventory will lack a classification from the previous inventory.

The district is roughly an 8 block area including properties that front on portions of East-West Streets: Church, High and Walnut as well as portions of North-South Streets: College, Main and Poplar.

This inventory is intended to serve multiple purposes including but not limited to the following:

- It provides definition to the Uptown district and the buildings that comprise it.
- It serves as a collective of information relevant to the buildings within the district.
- It can be used as reference (along with applicable zoning regulations) for anyone who currently owns and/or occupies a building or is interested in purchasing/occupying a building within the district and is considering possible exterior changes.
- It presents a portrait of the whole district enabling the reader to view the impact of adjacent, and/or nearby buildings have on each other.
- It provides some history associated to the building, its relative significance and contribution to the district. It also includes excerpts of historical information from the Uptown Historic District Walking Tour Guide.

We want to thank the subcommittee who volunteered a considerable amount of their personal time and effort to complete the inventory aligning on consistent verbiage and format, the Smith Library for searching their archives and providing us with many of the pictures included in the inventory, and to members of the City of Oxford Community Development Department for composing this inventory in its current format.

We welcome any and all feedback from the community to enhance future editions of this inventory.

City of Oxford - The Historic and Architectural Preservation Commission.

REFERENCE AND ACKNOWLEDGEMENT: Information obtained from multiple sources by committee authors such as but not limited to personal field observations, Uptown District walking tour brochures, previous two inventories, county auditor records; much research was conducted and obtained directly or indirectly utilizing the Smith Library of Regional History in Oxford, Ohio. All members of the HAPC have contributed to this document. Former members also assisted in the final product since the time span of the process exceeded their terms.

HISTORIC (H)

Generally buildings in this category will be 50 or more years of age. The historic form and character of the building is visually accessible and if not accessible, it could be restored to its historic form and character.

NON-HISTORIC CONTRIBUTING (NHC)

Generally buildings in this category will be 50 or less years of age. The façade of the building conforms to the general character of the street wall in height, massing, proportion, fenestration, material, color, and detail. The building is in balance with the historic buildings in the district context and neither overwhelms nor detrimentally alters the historic character of the district. If the building does not conform stylistically to the character of the district, it nevertheless stands in an appropriate dialogue with the context. The building is typologically appropriate to the district.

HISTORIC NON-CONTRIBUTING (HNC)

Generally buildings in this category will be 50 or more years of age. The historic form and character of the building is not visually accessible or has been obliterated by incompatible remodeling, irreversible alteration, decay, or damage.

NON-CONTRIBUTING (NC)

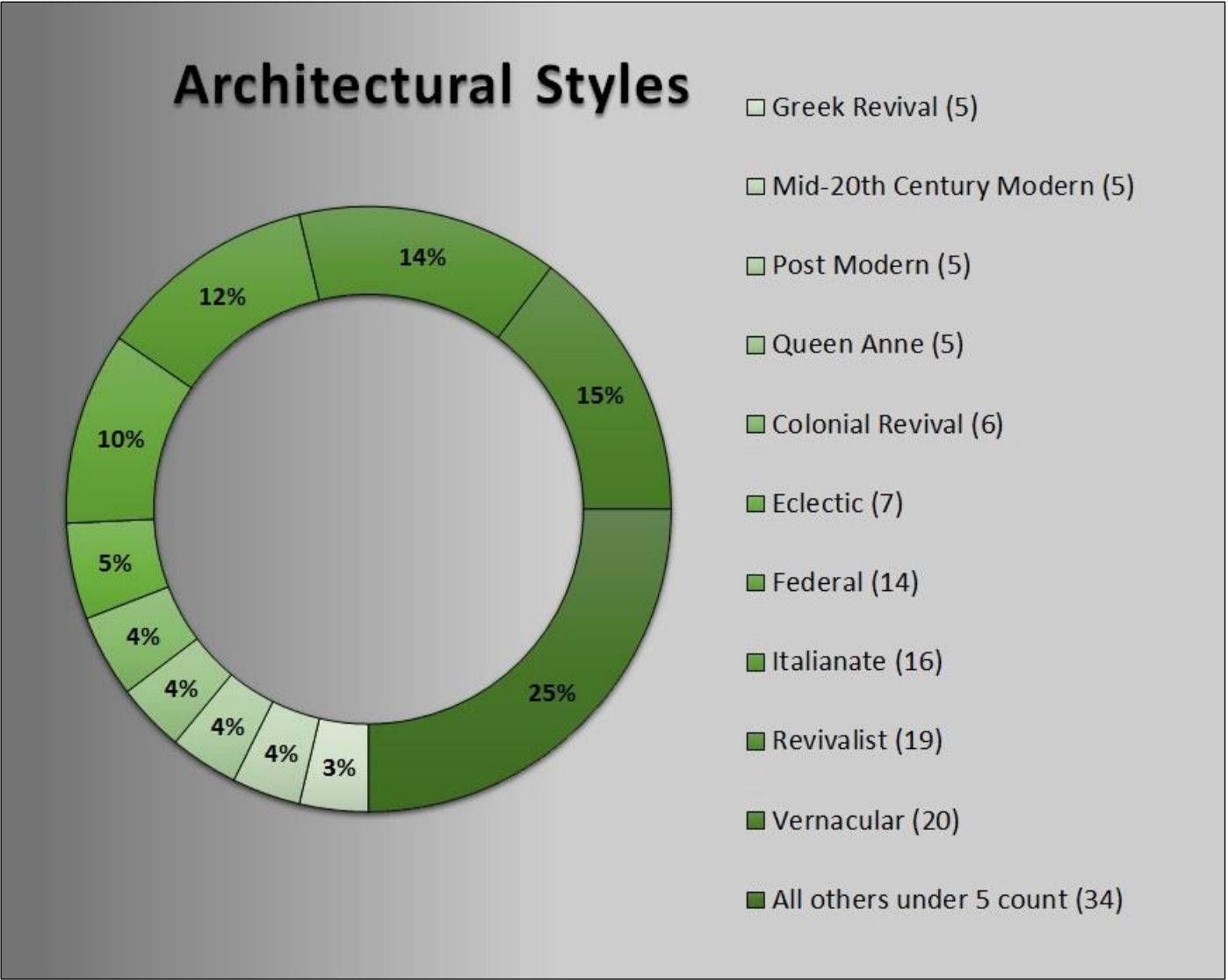
Generally buildings in this category will be 50 or less years of age. The loss of the building would not have a negative impact on the historic character of the district. The loss of the building would improve the consistency and cohesion of the historic district.

2018 Uptown District Inventory

Architectural Style List and Brief Definitions

1. American Four Square (1) - From the mid-1890s to the 1930s, a popular kind of one or two storey residence with box-like shape that usually had four rooms on each floor. It also exhibited a reaction to the more ornate Victorian and revival styles that preceded it through simplicity of form and materials.
2. Art Moderne (1) – An outgrowth of the Art Deco style of the 1920s in which the decorative aspects of the Art Deco are suppressed by the influence of international modernism in the 1930s to 1950s
3. Arts and Crafts (1) – A style that originated in England under the influence of John Ruskin and others who promoted handcraft over machine production and natural over industrial materials. Often characterized by understated uses of shingles, turned wood, stained glass and polychromatic masonry.
4. Bungalow (2) – a residential style of one or story-and-a-half height using front or wrapping porches and craftsman detailing, especially on the interior. This style probably originated in California in the very late 19th and early 20th centuries but spread across the country quickly, especially after WW I.
5. Cape Cod (1) – a residential style with roots in New England, typically having a roof with a ridge parallel to the front of the house and opened by two or more dormers to give air and light to second story bedrooms.
6. Collegiate (1) – a kind of revival architectural style that often served to house high school, academy, or college institutions. Usually based on earlier examples such as the collegiate Gothic of England or the Colonial style of Jefferson’s design for the University of Virginia.
7. Colonial Revival (6) – a nationalistic style based on elements of the classicizing Georgian architecture of England and colonial America, using symmetry, classical detailing of pediments, columns, cornices, fenestration, and doorways. Practiced from the 1890s into the early 20th century.
8. Commercial Vernacular (2) – A style of architecture that derives from the industrial forms of the International Style and stresses a kind of post-Depression “no nonsense” frugality and efficiency.
9. Contemporary (1) – another word for recent modern architecture that rejects historical style while seeking to serve the culture, character, and attitudes of its own time.
10. Eclectic (7) – A style that intentionally or unintentionally draws by choice from other styles, usually earlier in time. Nothing that can truly be called “eclectic” without citing the sources of its forms.
11. Federal (14) – In its original classicizing form, the Federal style evolved from English Georgian architecture and was popular during the Federal period in US history (ca.1785 to ca. 1815). Usually characterized by plain surfaces often of brick masonry, with wood detailing of shutters, panels, tablets, friezes and cornices.

12. French Renaissance Revival (1) – Often associated with East Coast “robber barons” such as Cornelius Vanderbilt, this style applied the forms of French 16th-century country chateaux to residential, religious, and institutional buildings in the late 19th century.
13. Georgian Revival (1) – a revival of the Georgian style that originated in England and was brought to the United States during the colonial and Federal periods. The most obvious examples in Oxford are the Miami University buildings commissioned by Wallace Roudebush from the Cincinnati Architect Charles Cellarius.
14. Gothic Revival (2) – a 19th-century extension of the larger Gothic revival that originated in England under the influence of art critic John Ruskin. It applied forms such as the pointed arch and ornament derived from Gothic churches to any kind of building, whether religious, institutional, educational or residential.



15. Greek Revival (5) – the first national style in the United States, promoted in large part by Jacksonian expansion westward and by American sympathy for the struggle to liberate Greece from Turkish domination. Houses, banks, and churches took on the form of small Greek Doric temples.
16. Industrial Vernacular (1) – a kind of business architecture that derives from the industrial emphasis of the International Style and other 20th-century industrial construction, often not designed by the builder, not an architect.
17. International Style (1) - a style based on the Modern Movement that emanated from the Bauhaus in the 1920s and began to emerge in the United States in the 1930s.
18. Italian Villa (1) – style promoted by early 19th-century architects like A. J. Davis who saw in it a valuable model for suburban and exurban residential building during the period of Jacksonian westward expansion.
19. Italianate (16) – a Victorian revival style characterized by the appropriation of cornices, brackets, and other Italian baroque ornaments, often accompanied by extended vertical dimensions in windows, doors, and overall proportions.
20. Late Victorian (2) – a version of Victorian style that post-dates the larger Victorian movement.
21. Mid-20th Century Modern (5) – an American version of modern architecture that appropriates forms from the International Style, the work of Frank Lloyd Wright, and the general vocabulary of the post-WW II Modern Movement. Generally dated to the 1950s and 1960s.
22. Neoclassical (2) – a style principally derived from the architecture of classical antiquity and the work of the Italian architect Andrea Palladio, revived in the 19th century by American architects like Charles Bulfinch. Noted for its understatement as opposed to exuberance.
23. Post Modern (5) – a style that rebelled against the Modern Movement by using various kinds of ornament, revivalist elements, and material contrasts, usually with an ironic formal or spatial intention.

24. Post War Commercial (1)– a modern style developed for commercial ventures, usually with a “no-nonsense” formal simplicity and use of industrial materials.
25. Queen Anne (5) – a late 19th- and early 20th-century revival style (mostly unrelated to the English Baroque architecture of the period of Queen Anne!) using a broad vocabulary of gables, over-hanging eaves, spindles and other turned wood elements, porches (often polygonal) and “gingerbread” detailing on roof and horizontal cornices.
26. Ranch (1) – a style of low, one-story residential architecture popularized in large part after WW II thanks to the GI Bill and the expansion of magazines such as Better Homes and Gardens. Returning soldiers financed such homes constructed in large developments all over the United States.
27. Revivalist (19) – any style that intentionally re-uses forms of an earlier style. Many kinds of classical architecture may be considered revivalist, but the term usually refers to an objective of reinstating the values associated with the earlier period or matching forms from that period for contextual purposes.
28. Strip Commercial (1) – A kind of commercial architecture that developed with the expansion of automobile transportation after WW I and again after WW II. It permitted drivers to see the stores and the available parking from the street the building(s) fronted. Usually a simple modernist vocabulary characterized the architecture, but many variations emerged over time.
29. Vernacular (20) – This term usually refers to architecture built within a local or regional tradition with professional architectural design, although it sometimes draws on familiar architectural forms. Vernacular buildings may respond to climate, to local topography, or to functional need. There is no single form or vocabulary that can be defined as vernacular.
30. Victorian (2) – This is a collective term for the era dominated by Queen Victoria of England. In the United States it is usually associated with the Italianate style of that time but can include other styles, as well, such as (ironically) the Queen Anne style and the Richardsonian Romanesque.

UPTOWN DISTRICT 2018 INVENTORY UPDATE

Legend

Draft Inventory

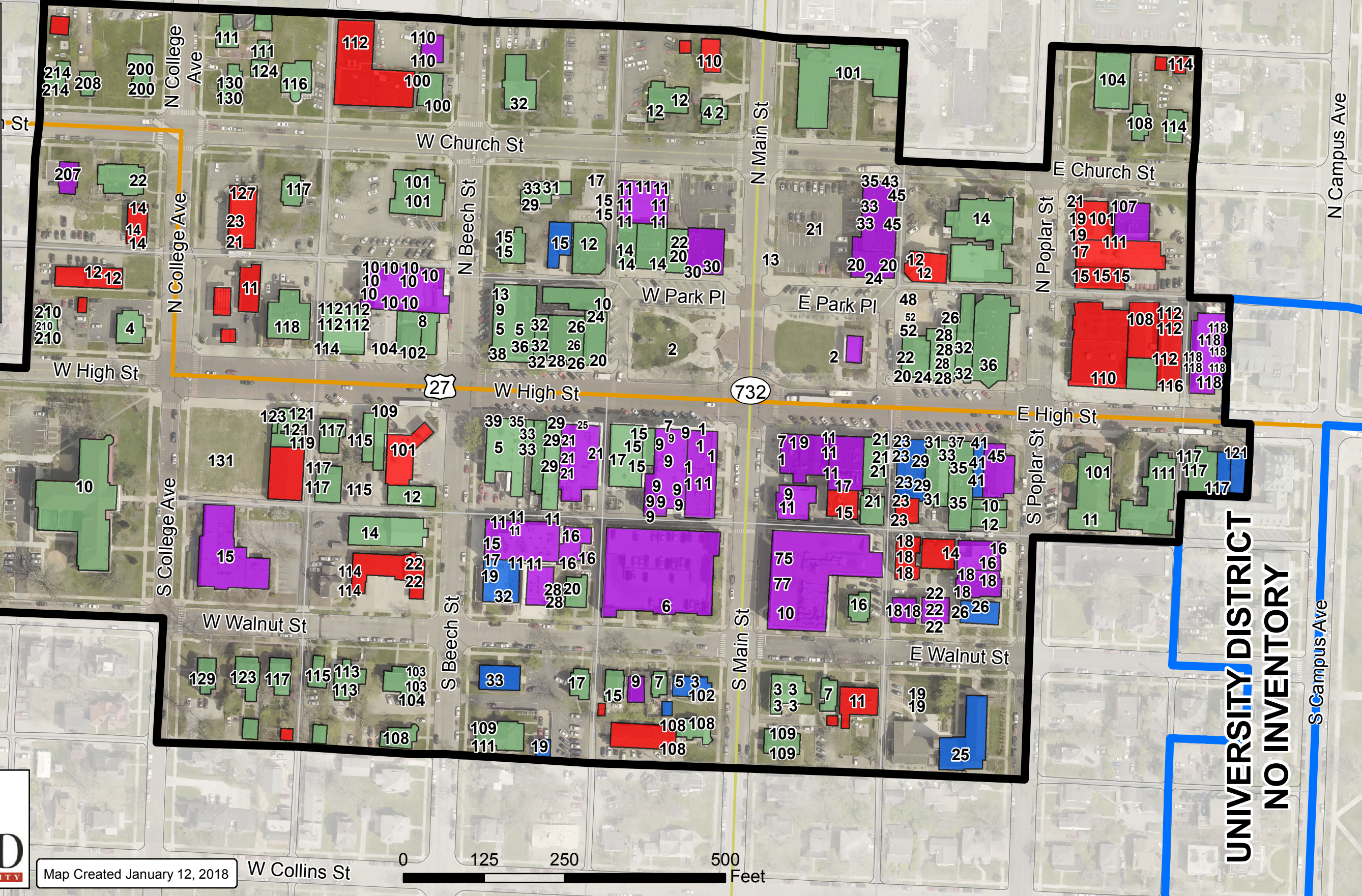
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- Non-Contributing

HistoricDist

Name

- University Historic District
- Uptown Historic District
- Western Historic District



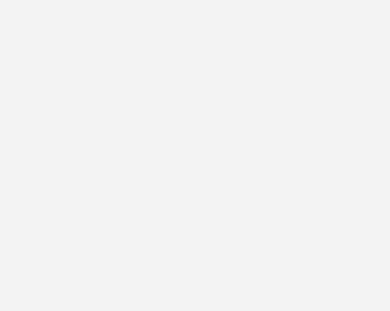
Map Created January 12, 2018

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Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
101	E. High	Oxford Municipal Building			H	The rectangular red brick building features a two-story projecting portico with pediment and dentils supported by four square columns and four pilasters. Broken pediment over central door and stretcher brick flat lintels above first story windows. Second story features arched casement windows with keystone and stretcher brick semicircular arches. Neo-classical entablature encircles entire building. Gabled roof has large center cupola. The building was built as part of the Public Works Progress Administration (WPA). A one-story addition for a firehouse was added in the late 20th century to the south façade. There is a photograph of well known local mason, Harry Thobe, setting the cornerstone of this building.	1939	Neoclassical	http://www.laneg	Institutional	N	N	N		Rial T. Parrish		MS	9/5/2016
123	W. Walnut	Shera House #2			H	The building is two story wood frame structure with wrap around porch (N and W sides) supported by smooth Tuscan columns. Queen Anne features include large fan light window in projecting attic gable, carved wood cornice brackets and 2-story bay on the west side of the house. Although the historic siding is covered, the house is largely intact and could be restored to its original appearance.	1904	Queen Anne	http://www.laneg	Residential	N	N	N				MS	9/5/2016
123	W. Walnut	outbuilding behind 123 W. Walnut			H	3 Car Garage behind 123 W. Walnut. Horizontal Siding and trim in same style as the main residence. Structure has been maintained and is complimentary to the residence. Color scheme and hip roof style matches the residence. The structure is accessible from the alley only.					N	N	N				MK	3/27/2016
15	S. College	Lane Library			NHC	This building was designed by Oxford architect and Miami faculty member Keppel O. Small. The two-story brick structure has a lower level partially below grade. The deep eaves and stained glass windows are notable. The Oxford branch of the Lane Library was built in 1975 on property that was bought from Miami University with funds raised by volunteers headed by Walter Havighurst. The first addition to the structure was built in 1981 to accommodate the Smith Library of Regional History and enlarge the children's department. In 1991 a second substantial addition was added. Both additions were designed by the firm Steed-Hammond-Paul.	1975	Mid-20th Century Modern		Institutional	N	N	N	1981, 2017	Keppel O. Small		LK	9/12/2016
129	W. Walnut	Shera House #1			H	This is a three-story frame house with original porch and smooth Tuscan columns. The four front bays, five side bays, and horizontal weather board are notable. The house is largely intact, having original wood siding. The house was built circa 1904. It is one of three houses built side by side along Walnut Street by the Oxford banker, Donald Shera	1904	Queen Anne, Modified	http://www.laneg	Residential	N	N	N				LK	9/12/2016

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
36	E. High	Miami Western Theater			H	This two story theater building had a large marquee outside and 2 large murals inside. One mural depicted the life at Miami University, while the other mural depicted events at Western College. Both murals were made by Stiver Studios from Columbus, Ohio. Parts of the original marquee and art deco curved tile front façade remain. The changes of stucco, glass block and covered patio made in the 1990s could be altered to restore the building back to its original appearance. The Miami Western Theater was built by F and Y Construction in 1938-39 replacing one residence on Poplar Street owned by Oxford dentist Arthur Ramsey.	1939	Art Moderne	http://www.laneg	Commercial	N	N	N	1990		F and Y Construction	LK	9/12/2016
104	W. High	Kyger Building		under construction							N	N	N		Scott Webb		MK	9/20/2016
112-116	E. High	Park Place Real Estate			NC	The current structure is new and was completed in 2006. The simple brick facade design is commercial contemporary. Windows have limestone headers and sills. Windows show non-functional shutters at each side. The design is a non-descript commercial design. The brick is in running bond with little relief or shadow lines. Current designation of Non-contributing. The site was the former location of Ozzie's Restaurant and 'The Balcony'	2011	Contemporary		Mixed	N	N	N		Don Thomas		MK	9/20/2016
117	W. Walnut	Shera House #3			H	The current structure retains much of it original design elements. Cornice details and siding have been reasonably maintained over the years to help retain the original character of the design. The use of the building remains residential. The porch across the front of the house still has the railing as described in the last inventory. Spindled Railing members in between the Tuscan Style Columns. The third floor windows are the same and still have a diamond shape grid design as well as the original entablatures. Siding as well as the neutral colors of the trim combine to make this structure a welcoming element of the historic residential neighborhood in which it is located.	1902	Colonial Revival	http://www.laneg	Residential	N	N	N				MK	9/20/2016
117	W. Walnut	outbuilding behind 117 W. Walnut			NC	Small carport shed structure accessed off of the alleyway					N	N	N				MK	

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
303	W. High				H	The structure is a 2 story painted brick building with a stone foundation. Facade and foundation are original. The front porch was added at a later date, which included a new front door with sidelight and transom units. Window design remains is similar to the original 1/1 Double Hung Units. Each window is 6 lites over 6 lites. Small side porch with gothic trim remains on the east side. Additions were done in 1989 and 2013.	1859	Greek Revival	http://www.laneg	Residential	N	N	N	1989			MK	
10	S. College	Ox College		 	H	This three-story brick, wood and stone structure was built in 1850. It was founded as the Oxford Female Institute. It is believed to be the oldest Protestant school for women in the United States. Caroline Scott Harrison, wife of Benjamin Harrison, graduated from Oxford College in 1852. She was the first President of the Daughters of the American Revolution. The main entrance on College Avenue has a 3 Story Pavilion with flanking wings. The main entrance is a 2 story portico with round fluted columns; restored in 2014. The portico cornice is elaborately decorated with terra cotta, engraved and raised motifs topped by dentils. The existing front doorway, which was added later, has leaded glass sidelights and fanlight transom flanking double French doors. On the east side a 5 sided bay element and the original veranda extend to the south and wrap around the southeast corner. The building was colloquially known as Oxford College for decades. The building today serves as Oxford Community Arts Center with private artist studios on the 3rd floor.	1850	Georgian Revival	http://www.laneg	Institutional	Y	Y	Y				MK	
115	W. Walnut	Samuel Douglas House	 www.ButlerCountyPA.gov Courtesy Butler County Auditor H4000004000158 04/26/2012		H	The 2 story wood frame structure retains much of it original design elements. Front and Side Porches have colonial style columns and railings. The use of the building remains residential. Upper Attic Level floor has small window units for natural light introduction to the attic area. Horizontal Siding with wood trim at the windows and corners. Stone foundation is visible at the porch and main structure.	1909	Late Victorian		Residential	N	N	N				MK	10/13/2016
115	W. Walnut	outbuilding behind 115 W. Walnut			H	Small outbuilding at rear of property accessed from the alley. It is a small 2 car storgae garage building with 2 carriage doors at the alley. Small window and access door are on the side. Colors and materials of the structure match that of the main house.					N	N	N				MK	
114	W. Walnut	Rental			NHC	This four story building has red brick and cast stone materials on the first three levels. The fourth level is reminiscent of a gable-dormered french mansard.	2017	Vernacular		Mixed	N	N	N		Scott Webb			

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
108	S. Beech	Hugh Moore house	 www.ButlerCountyAuditor.org Courtesy Butler County Auditor H4100004000162 04/26/2012		H	The building is two story brick structure with curved wrap-around porch (E & N sides). It is a variation of an American Foursquare house with box shape, offset front entry, hipped roof with large central dormers and large single light windows in the front. Other features include Tuscan columns on porch, stained glass windows and fish scale shingles on gables. The house was owned by local physician Hugh Moore, for several decades.	1907	American Four Square	http://www.lanep.com	Residential	N	N	N			ask Valerie	MS	10/13/2016
22	S. Beech	Fryman Motors	 www.ButlerCountyAuditor.org Courtesy Butler County Auditor H4100004000156 04/26/2012		HNC	Site composed of two story wood framed structure with large canopy/car port and cement block building with office and 4 garage bays for car repair.	1959	Industrial Vernacular		Commercial	N	N	N			Fryman Motors	MS	10/13/2016
113	W. Walnut	Walnut Lodge			H	This two-story house is constructed of red striated brick with cobblestone pillars and porch walls. The screened porch on the east side of the house has a balcony on top that imitates a porte cochere. The 6 over 1 windows are distinctive with the top three lights small squares and the bottom three lights long rectangles. This 1920s home was built with an upstairs apartment by Wealthy and Perry Schultz, a retired Indiana farmer. In the mid-1960s it was used as a fraternity annex by Alpha Delta Phi. Ealeta Dingleline converted it to a retired women's residence in 1965.	1920	Arts and Crafts	http://www.lanep.com	Residential	N	N	N			Wealthy and Perry Schultz	LK	10/13/2016
103	W. Walnut	Barrows-Clough-Gilchrist-Moore	 www.ButlerCountyAuditor.org Courtesy Butler County Auditor H4000004000160 04/26/2012		H	This two-story painted brick house was originally built in the federal style with later Victorian accents. It is believed to have been built some time in the 1840s. Some distinguishing features of the house include a long covered wrap-around porch with Tuscan columns and a circular corner on the east side of the building. The front facade windows extend to the floor. There is an attic tower with 2 Palladian windows on the northeast corner of the house. The Barrows-Clough-Gilchrist-Moore House was bought by Jeanelle and Dr. Hugh Gilchrist from John Clough in 1864. It had been used as a stop in the Underground Railroad with a secret closet in the basement. In 1872 the house was enlarged to add a doctor's office. The home stayed in the family until 1931 when the Gilchrist's grandson, Hugh Miller Moore, and his half brother Hazelett Moore stopped practicing medicine there. Later the house became the home of Martha and Victor Furth, an Oxford architect who fled Nazi Germany. The house was converted to office spaces in the early 2000's.	1840	Federal with Victorian details	http://www.lanep.com	Commercial	Y	N	N			John Clough	LK	10/13/2016
14	S. Beech	Bethel AME Church			H	This brick Greek revival structure features brick pilasters and dentils on the front facade. The vertical window proportions are a prominent feature. In the upper facade there is a date plate in the gable that reads A.M.E. Church 1857, Remodeled 1896. Oxford's oldest African American congregation bought the property in 1857, fifteen years after their founding. Alterations include an 1896 interior remodeling, the addition of a vestibule in 1950, a rear annex in 1954 and the replacement and enlargement of the annex in 1981. It is believed that this is the oldest continuously operating African Methodist Episcopal church in Ohio.	1855	Greek Revival	http://www.lanep.com	Institutional	Y	N	N	1896, 1950, 1981		Joel Collins	LK	10/13/2016

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
15-17	S. Beech				NHC	This mixed use commercial office/residential building is a 4 story building constructed of Concrete, Masonry and simulated stucco work above grade. The lower floor is beige/yellow color brick on the 3 story portion of the building fronting on Beech Street. The 4 story portion toward the rear is redish/brown brick with precast headers. The cornice work is stucco with molding detail built into it. The Fourth Floor is set back several feet from the front of the building on Beech Street. The upper levels design maintains the intent to keep the historic character of the District with a new structure.	2014	Revivalist		Mixed	N	N	N		Scott Webb		MK	12/5/2016
19	S. Beech	Commercial Office Space			HNC	A commercial structure currently used as a Real Estate Office. It is multi-level 1-1/2 - 2 story building brick and concrete. Sub-structure is wood and steel elements. Its main entrance is on Beech street but it has 2 sub-entrances on Walnut Street. The basic building is a brick finish in standard running bond which is painted grey. The Beech Street Side is a painted vertical wood siding in a warm grey color. At the Beech street entrance there is also a brick half wall in redish brick with a precast cap which surrounds the front patio. Facade has had several renovations since its original construction.	1956	Vernacular		Commercial	N	N	N				MK	12/5/2016
28	W. Walnut				NHC	A mixed use commercial retail/residential building that is a 4 story building constructed of Concrete, Masonry and simulated stucco work at the cornice's. The lower floor is intended for small commercial/retail uses. The 4th story portion is set back from the front to cut down the height intensity. Precast headers and sills at the windows contrast to the redish/brown brick. The cornice work is stucco with molding detail built into it. The upper floors are intended for student rental units. Those floors have a separate exterior stairway access with railings. This structure is listed as Non-Historic but is contributing to the Historic character of the district.	2016	Revivalist		Mixed	N	N	N		Greg Meyer		MK	12/5/2016
20	W. Walnut	Student Housing			H	This one and a half story house is constructed of striated red brick. It has a large front gable dormer and a large rear gable dormer. The eaves are wide and decorated with brackets. Most of the windows are double hung and have three vertical lights over a single light. The front door is on the right side of the façade. A group of 3 windows is to the left of the door. An old coal chute can be seen on the east side of the building. The full front porch is covered by the extended roof and has a brick railing. Structure has been maintained in an adequate manner to achieve an original appearance. This is one of the last remaining original bungalows in the district.	1920	Bungalow	http://www.lanep	Residential	N	N	N				MK	12/5/2016
16	W. Walnut	Commercial Office / Residential			NHC	This mixed use building is located directly behind the Bungalow at 20 West Walnut Street off of the alley. It is a 3 story building constructed of Concrete foundation work and Masonry above grade. The lower floor is beige color brick with redish/brown brick on the Upper Floors. There is a soldier course band at the floor lines. The cornice work is stucco with molding detail built into it. Segmented Limestone arches adorn the window and door heads.	2008	Revivalist		Mixed	N	N	N		Scott Webb		MK	12/5/2016

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
6	W. Walnut	Municipal Parking Garage			NHC	Municipal Parking Garage Structure built in 2001. Structure is a basic precast concrete and poured concrete structural elements. The vehicular entrance is from Walnut Street. The Exterior Facade is redish/brown brick in standard running bond. Precast Elements are integrated into the design to highlight openings and other elements. The precast cornice work includes bracket details in keeping with other older buildings in the district.	2001	Revivalist		Institutional	N	N	N		Scott Webb		MK	12/5/2016
33	W. Walnut	Commercial Office Space			HNC	This red brick 2 story rectangular office building has a front door on the north side facing Walnut Street with side doors on the east and west sides. The front door has sidelights and a broken pediment with pilasters. The entry porch is poured concrete with four 2 story classical columns. All paired windows have shutters.	1970	Colonial Revival		Commercial	N	N	N				LK	12/6/2016
109-111	S. Beech	Karl Zwick House			H	This two and a half story symmetrical red brick duplex has a partially pedimented shingled roof facade with 2 small windows at the peak on the north, west and south facades. It has a simple panel frieze and large entablatured cornice on the front porch and main roof. The front porch has a poured concrete floor with doric columns and a flat roof. The two wooden front doors are centered with single panes and transoms. The windows are 1/1 double hung with projecting stone sills and flatstone lintels. There are recessed side entrances for both units. The building is believed to have been built some time between 1900 and 1910.	1900	Four-Square Craftsman	http://www.lanep.com	Residential	N	N	N				LK	12/6/2016
19	W. Walnut	Carriage house behind 109-111			HNC	This 2 story structure has a single car garage on the first floor with a stone foundation covered in concrete. There are 1/1 windows. The second floor has wood shingle siding while the first floor has board and batten siding. It has a multiple shed roof.	1910	Vernacular		Residential	N	N	N				LK	12/6/2016
17	W. Walnut				H	This is a two story vinyl sided house with a stone foundation. The symmetrical house has a concrete front porch with narrow turned posts and no railing. There is a pediment above the central front door. The 1/1 windows have simple trim. There are small square single paned windows centered in the north and west roof gables.	1909	Vernacular	http://www.lanep.com	Residential	N	N	N				LK	12/6/2016
15	W. Walnut				H	The building is a two-story vinyl clad house sitting on the alley. The front has an off center front door with a single transom and a first floor bay window. There is a full front porch with narrow square posts. All windows are vinyl 1/1 double hung, including small windows in the south and west gables. It has a block foundation with a brick foundation under the small back porch. The house was briefly a chapter house of a non-fraternity that became Phi Kappa Tau. It was part of MU's cottage system from 1917-1918 and from 1922-1923.	1907	Four-Square Craftsman	http://www.lanep.com	Residential	N	N	N			Mrs. Robertson	LK	12/6/2016

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
9	W. Walnut				NHC	This house was originally a 1 1/2 story bungalow. In 2016 the house was remodeled and a full second story was added. It does not retain many of its bungalow features. The house is vinyl sided with 1/1 windows. The front door remains off set with a single pane transom. The front porch is poured concrete with a decorative brick railing with lower brick columns.	1919	Bungalow, Modified	http://www.laneg.org	Residential	N	N	N				LK	12/6/2016
7	W. Walnut	Stearns House			H	This 2 story vinyl-sided house has a full front porch with a right front entrance. The porch has brick posts topped with square wooden columns. There are replacement 1/1 windows with simple trim. The Sears and Roebuck house was erected on a piece of Wilma Stearns mother's lot.	1927	Vernacular	http://www.laneg.org	Residential	N	N	N		Sears and Roebuck	Theron and Wilma Stearns	LK	12/6/2016
7	W. Walnut	garage behind 7 W. Walnut			HNC	A simple 1 car garage with vinyl siding and 2/2 windows on the sides.	1927				N	N	N				LK	12/6/2016
102	S. Main	VanAusdall House			H	The 2 story aluminum clad house has 1/1 newer windows with simple trim. The front porch faces Main street and has an off-set door with a transom. The porch has Victorian style details. There are additions on the back (west end) with two small porches. One porch has narrow square columns, a flat roof and transomed door. There is one remaining off center interior chimney. The house was a home and office of a doctor in the later 1800s. It became a rooming house in 1920 when it was bought by Margaret VanAusdall. It stayed in the VanAusdall family and was rented to students until the 2000s.	1839	Federal	http://www.laneg.org	Residential	N	N	N				LK	12/6/2016
108	S. Main	Ferris House			H	The Ferris House is a brick 2 story with a stone foundation. The front facade is asymmetrical with a large wrap around front porch with a flat roof. The porch has tapered wood columns with brick rails. The south end of the front porch extends at an angle to the southeast. The windows on the main house are 1/1 with brick slip sills and shutters on all facades. There are two interior off centered chimneys. The shed roofed addition at the rear attaches the house to a rectangular brick 2 story addition of 8 apartments. In the 1870's this house was the location of a saloon owned by Patrick Dugan. Amelia and Henry Ferris lived in the house for almost 40 years.	1830	Federal	http://www.laneg.org	Residential	N	N	N				LK	12/6/2016
75	S. Main	Elms Hotel			NHC	The Elms Hotel is a three and a half story brick building characterized by paired and single arches in 7 pilastered bays on the 1st floor of the west facade. The south Facade has 3 pairs of arches in 3 bays on the first floor. The 3 & 4 floors are separated from the 1 & 2 floors by a brick water table with 2 header courses supported by a brick dentil projection. The 3rd & 4th stories have 2 over 2 windows in pairs beneath a single arched lintel. The cornice contains single and paired brackets along the west and south facades. The south and alley facades contain blind window features.	2001	Revivalist		Commercial	N	N	N		Scott Webb	HDS/Stewart Developers	MS	2/5/2017

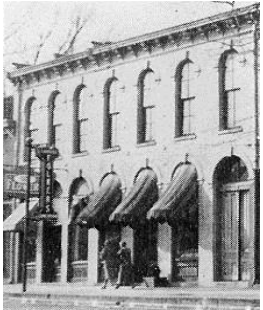
Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
16	E. Walnut	Stewart House			H	The Stewart house is a two and a half story wood frame house with full width front porch, east two story bay and roof dormers. The house has colonial revival elements such as tuscan front porch colums and a palladian window in the front dormer. The house has its original front door including transom and side lites. William Stewart was superintendent of Oxford public schools for 27 years.	1909	Colonial Revival	http://www.laneg	Residential	N	N	N			Isabelle (Coulter)/William Stewart	MS	2/5/2017
3	E. Walnut	Jones House			H	The Jones house is a two storey brick dwelling believed to have been built between 1860 and 1870. Some of its features inclue: two storey front "tower" bay, front porch with smooth tuscan columns, decorative window lintels on the 2nd story and original transomed front door. The front bay originally supported a 3rd story tower.	1860	Italian Villa	http://www.laneg	Residential	N	N	N			Sarah (Porter)/Walter Jones	MS	2/5/2017
109	S. Main	Hidlay House			H	The Hidlay house is a two and a half story frame dwelling with wrap around front porch, cut stone foundation and north & south semi circular two story bays. Its colonial revival features include a paladian window in the front dormer, coupled tuscan porch columns and front door with transom window. The house is covered in vinyl siding.	1910	Colonial Revival	http://www.laneg	Residential	N	N	N			Dora (Rains)/Milton Hidlay	MS	2/6/2017
7	E. Walnut	Beeks House			H	The Beeks house features an asymmetrical facade with wrap around porch and two story front bay window. It's features include the original front door with transom and plantation style window openings.	1908	Late Victorian	http://www.laneg	Residential	N	N	N			Mary (Keely)/Oscar Beeks	MS	2/6/2017
11	E. Walnut	Hillel Center			NC	The Arthur Beerman Hillel Center is a one story brick structure with rear walk out access. The features include a flat metal roof and symmetrical facade with all metal windows and doors.	1973	Mid-20th Century Modern		Institutional	N	N	N				MS	2/6/2017
25	E. Walnut	Holy Trinity Episcopal Church			HNC	The Holy Trinity Episcopal Church building is a three story red brick structure. The elements include running bond brick pattern, rectilinear doors and stained glass windows. Additions to the west facade, including a bell tower and one-story west wing, were added in the 21st century.	1950	Mid-20th Century Modern		Institutional	N	N	N	2000, 2015	David Maxfield		MS	2/6/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
18	E. Walnut	Apartment			NHC	This is a 2 story brick apartment structure. First floor windows are casement type 2 x 5 grid patterns. The second floor windows are casement type as well with a 2 x 4 grid pattern. The main entrance has a pediment over the recess applied over the brick. Poured concrete steps with aluminum railings lead up to the main entry door. Shutters adorn the front windows as well as the alley side. Structure is capped with a hip roof with colonial OG style gutters and downspouts. There is a small dormer on the front roof surface with a double casement type window and 2 x 3 grid pattern	2000	Colonial Revival		Residential	N	N	N				MK	1/9/2017
18	E. Walnut	Apartment in alley			NC	This is a 2 story brick apartment structure. First floor windows are casement type 2 x 5 grid patterns. The second floor windows are casement type as well with a 2 x 4 grid pattern. There are 3 entrances on the west facing elevation. Each entrance is recessed into the building. Half brick walls with colonial columns are present at the entry recesses. Single or double concrete steps lead up to the colonial style entry doors. Shutters adorn the front windows as well as the alley side. Structure is capped with a hip roof with colonial OG style gutters and downspouts. The building is believed to have been built early in the decade between 1990 and 2000.	1990	Colonial Revival		Residential	N	N	N				MK	1/9/2017
22	E. Walnut	The Rutherford			NHC	A three story residential rental unit structure with an oversize brick design. The upper floor switches to a vertical masonry design up to the fascia board. The fascia design has 8" wide brackets in a cove style profile. An oversized gutter board design is used adding to the height appearance of the front. The front windows are double hung units with a 4/2 grid design. Each window has an 8" precast header and 4" high sills . At several pnts there is an 8" x 8" precast unit inserts built into the brick design. Each upper floor unit has a balcony with a provincial style railing.	2005	Post Modern		Residential	N	N	N		Greig Rutherford		MK	1/9/2017
26	E. Walnut	Folker Apartments			HNC	This is a 2 1/2 story brick apartment structure. First floor windows are double hung with 6/6 grid patterns. The upper floor windows are double hung as well with a 6/6 grid pattern. The main entrance has a cottage style door with glazing at the upper sash. The glass has 3 x 3 grid pattern. The brick at the entrance is brought out about 8" with a small shed type roof over it. There is a dentile detail built into the brick at the top of the bump-out. Concrete steps lead up to the the main entry slab porch which has aluminum railings around the perimeter. At the upper floor windows and the main entry there are green awnings. The entry has a half circle style with the upper floor windows having a shed type awning. At the west side of the building there are concrete egress set of steps with an iron fire escape from the upper floor terminating on it. A typical hip roof was added in the 2000s. There are colonial OG style gutters and downspouts.	1937	International		Residential	N	N	N				MK	1/9/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
10	S. Poplar	Oxford Copy Shop			H	This one story commercial flat-roofed building is attached to the brick house to the south. The building was built as a gift shop and is the location of a former Typing Pool. The façade is dominated by a large plate glass window in three sections on the left, and an aluminum and glass doorway to the right. Green and white striped vinyl awning extends a few feet from the roof. There is an ornate parapet containing the business sign.	1950	Vernacular	http://www.laneg	Commercial	N	N	N				MK	1/9/2017
12	S. Poplar	Marquis-Peden House			H	This elevated two story brick house has a central entrance with an additional entrance to the right. There is a full width one story porch with flat hip roof in front façade, supported by brick pillars topped by square stone capitals. There is a plain wood arched frieze below porch roof eaves. The replacement windows are 3/1 double hung with plain stone lug sills and lintels. There is a hip dormer on north side second story and a small stained glass window on south side first story. The one story Oxford Copy Shop to the north is attached/abutting.	1925	Four-Square Craftsman	http://www.laneg	Residential	N	N	N				MK	1/9/2017
14	S. Poplar	Apartment			NC	This is a 3 story brick apartment structure. First floor entrances are on the north side of the building along the alley. The brick design is running bond with single and double soldier course accents at the floor lines. The windows are double hung style with 6/1 grid pattern. The windows have an 8" soldier course header and a 4" rowlock sill. Structure is capped with a typical gable type roof with 12" rake extensions. The OG gutters and downspouts are black as an accent color.	2006	Revivalist		Residential	N	N	N		Scott Webb		MK	1/9/2017
16	S. Poplar	Mixed			NHC	This is a three and four story structure with brick and limestone finishes. The first floor is designated for small retail/commercial uses. The upper floors are designated for rental units. It is a 4 story building with offsets at the upper floors to cut down the height intensity in the Historic district. The entrance to the residential units is on the left. The commercial side is on the right. There is a segmented arch at the third floor window section. There is a 3 story element on the northeast corner. The main windows are an aluminum storefront system with tinted glazing. The upper floors at the left side are finished in brick in a running bond. At the right side there are 2 sections of brick in a stacked soldier course pattern. The cornice work is an insulated coating system in a stepped pattern.	2014	Post Modern		Mixed	N	N	N		Scott Webb		MK	1/9/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
18	S. Poplar	Mixed			NHC	This is a three story structure with brick and limestone finishes. The first floor is designated for small retail/commercial uses. The upper floors are designated for rental units. The entrance to the residential units is on the right and is capped with a black awning unit. The commercial side is on the left with segmented arches over the commercial storefront window units. The first floor limestone appearance finish runs up to the sills of the second floor units. The windows in the residential units are double hung with a 9/9 grid pattern. The cornice work is a stepped design pattern with standard profile colonial brackets.	2008	Revivalist		Mixed	N	N	N		Kenneth Bowerman		MK	1/10/2017
23	E. High	Rear building in alley (CJ's and apts)			NC	This structure is located directly behind 23 East High Street down the alley. It is a mixed use structure for a bar and has some rental units above. A mix of vertical and horizontal sidings finish the exterior. Some painted concrete block is also present. The residential units have wood decks.		Vernacular		Mixed	N	N	N				MK	2/7/2107
23-29	E. High	Hush and Jimmy Johns			HNC	This two story building has an asymmetrical two story front (north) façade with partially pedimented roof. A large palladian window on the east half of the front façade is framed by simple wood surrounds. Shallow first story arcade with faux stucco exterior treatment. Off-center entrance to upstairs offices. The building is believed to have been built between 1980 and 1990.	1980	Post Modern		Mixed	N	N	N				MK	2/7/2017
33	E. High	Insomnia Cookie			H	This 2 story masonry building was formerly a one story building with a flat roof and shallow pressed metal cornice (still visible). Although it is connected to 31 East High with matching paint and cornice, it was actually built as a separate building. Square pilasters adorn the first story, protruding from the stretcher brick façade. There is a second story bay window with 1/1 double hung windows framed by segmental brick arches. The second story was believed to have been added sometime after 1979. The first floor facade is unpainted brick while the second floor facade brick is painted to match the adjacent building at 31 East High St.	1965	Italianate Revival		Mixed	N	N	N	1980		Pauline (Neuhaus) and Bernard Ringold	MK	2/7/2107
31	E. High	The Purity			H	This two story masonry building is joined to the adjacent building at 33 East High St but were built at different times as two different buildings. The second story includes a bay window and single window, with upper and lower masonry trim details. The first and second story is separated by pressed metal roof as trim. The first floor facade brick is unpainted while the second floor facade brick is painted. This side of the building currently houses Bruno's Pizza.	1910		http://www.laneg	Mixed	N	N	N		Fred Mueller			

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
35-39	E. High	Snyder's			H	Two story brick commercial building occupied by Wild Bistro Restaurant. It was formerly occupied by Oxford's oldest continuous business. Symmetrical front (north) façade with large plate glass windows and two glass and aluminum doors. Second story has four 1/1 double hung windows with wooden shutters. Early photos indicate that second story windows were long and narrow. There appears to have been a stone or brick belt course between the second and attic stories. Wide frieze panel under eaves with narrow molding running through center. The firewalls on each end are a prominent feature of the roofline.	1840	Federal	http://www.laneg.org	Mixed	N	N	N				MK	2/7/2107
41	E. High	Hi-View Apartments			HNC	Two story building with recessed front (north) entrances to basement and first story businesses. Basement and first story facades have stretcher brick exterior and brick steps leading to business entrances. First story access is below grade. Second story apartment entrance from first story. First story windows are plate glass; doors are glass and aluminum. Currently house a salon, small computer business and an upper floor apartment. The apartment has a large plate glass picture window with 2 sliding flanker windows.	1980	Vernacular		Mixed	N	N	N				MK	2/7/2107
45	E. High	Attractions			NHC	Two story structure is built on a former site of a saloon. The current building is a mixture of stucco style finishes along with a large Atrium Section on the east side. Atrium side faces Poplar Street. The second floor has lounge and bar. Entrance to this space fronts on High Street in the west corner. Exterior finishes are a mixture of stucco appearance material and fixed glass commercial window units. The stucco finish has a 2 tone appearance with several vertical and horizontal bump out sections extending about 1" over the field surfaces.	1983	Post Modern		Commercial	N	N	N		Robert Doran & Associates		MK	2/7/2107
20-24	E. High	The McCullough Block			H	The two-story brick McCullough Block is one of the oldest commercial buildings in Oxford. It was later enhanced with a brick exterior featuring matching stepped gable firewalls. The windows are 6 over 6 with stone lintels and sills. There are 5 second story windows on the front facade and 12, 6 over 6 windows on the west side. All windows have working shutters with dogs. The front door leading to the second story has a 12 paned transom. The 2 other front doors leading to commercial spaces have single paned transoms. In 2004 the stucco was removed to expose original brick and windows were restored. Over the years it has housed a tavern, rooming house and hotel. In 2015-16 a connecting rear building was removed and replaced by a smaller a two story rear entrance from Park Place. In 1855 the Sigma Chi fraternity was founded in a student's second floor room. For over 100 years a drug store was operated in the front of building.	1818	Federal	http://www.laneg.org	Commercial	N	N	N			McCullough family	LK	1/9/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
28-30	E. High	Apple Tree			H	The two-story painted brick building's asymmetrical Italianate style facade was added sometime in the 1870's. The tall second story windows have full arches with keystones, rosettes at the base of the arch and stone sills. The cornice has single brackets with moldings. The first story has been altered by large plate glass windows and 2 aluminum trimmed doors. The eastern third recessed entryway has a remaining keystone arch that matches those of the upstairs windows. There are 4 star-shaped anchors visible on the front of the building. This building has housed many businesses including an art school, milliner, laundry and newspaper office.	1850	Italianate	http://www.laneg.com	Mixed	N	N	N	1870			LK	2/7/2017
32	E. High	Folker Building			H	The Italianate facade was added to this 2 story brick structure in the 1870's and then extensively altered in the 1930's changing to the present Colonial Revival facade. There are 3 second story rectangular windows with 9 over 9 panes and shutters. Above the windows are vertical flat stretcher bricks. The windows have stone sills. There is a large metal-roofed display window on the first floor. The recessed entrance with a transomed door and tiled floor is to the west of this display window. Above the entrance are vertical flat stretcher bricks. The building was acquired by the Folker family whose initials can be seen in the tiled entryway. Over the years a grocery store, township clerk's office and printing business have been housed here.	1860	Italianate Revival, Modified	http://www.laneg.com	Mixed	N	N	N	1930			LK	1/9/2017
32	E. High	City Clock				In the decade between 1880 and 1890 this clock was located on the south side of High Street in front of a jewelry store. It was moved to its present location on the north side of High Street in the late 1930s. The clock was purchased by the City of Oxford in 1979 and became part of the city logo in 1999.	1880									Frank Schweeting		
110	E. High	W.W. Mac Dime Store			NC	This one story flat-roofed building has a painted brick facade and concrete block foundation. The front facade is asymmetrical with two doors and 4 large plate glass windows. The wood shingled awning was removed from the facade in 2017. On the Poplar side there is another entrance with large plate glass windows that was formerly used as a Dairy Queen. The building was built as a dime store, then became the Boar's Head Inn, a dry cleaner and finally the Follet's Miami Co-Op Book Store.	1959	Vernacular	http://www.laneg.com	Commercial	N	N	N	2017	Miami Valley Lumber CO.	W.W. Mac. CO.	LK	1/9/2017

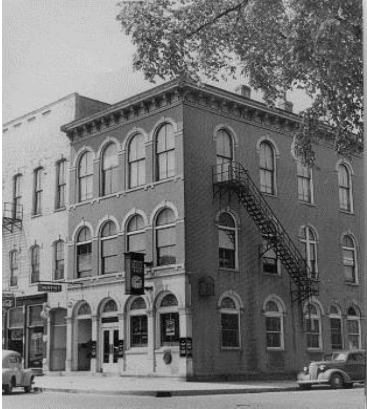
Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
110	E. High	2 story portion of former Folletts			H	This painted brick two-story building has an altered asymmetrical front facade. The 5 second story windows are one over one. There are three entry doors and one plate glass window on the first floor. This is one of the oldest buildings in the commercial district. Except for a grocery store and cobbler shop, this was primarily a residential use until the 1900's. From 1970 to 2016 Follett's Miami Book Store occupied the commercial space. Prior to the book store a car dealership, printing company and a music store occupied the space.	1839	Federal		Commercial	N	N	N	1900			LK	1/9/2017
118	E. High	Dubois Book Store			NHC	This mixed use 3 and 4 story structure and was completed in 2011. It is a post modern structure with brick and limestone finishes. The first floor is a clothing and text book store. The upper floors are designated for rental units. The 4 story section on the west side is the main entrance for the bookstore. The three story wing on the east is set back from the 4 story section several feet. This gives a separate building appearance. The entrance to the residential units are along side the storefront entrances. On the fourth floor section the exterior finish is a stacked block course between the windows. The main windows are an aluminum storefront system with tinted glazing. The upper floors have double hung windows. The cornice work is an insulated coating system in a stepped pattern. On the 3 story section upper floors there is a built-out bay window unit.	2011	Revivalist		Mixed	N	N	N		Scott Webb		MK	2/7/2107
111	E. High	St. Mary Church			H	St. Mary is a brick interpretation of Gothic Revival. The symetrical front facade's crenellated tower has 4 buttresses of stone and brick that support it. In the middle of the tower there is a wooden double door with metal detailing. The crenellated stone treatment surrounding the door has a stone hood mold with a cross. Above the door is a stained glass transom inscribed with "St. Mary Church". On both sides of the church there are are six buttresses to support the side walls. Between these buttresses are stained glass windows with 3 courses of header brick segmented arches and stone sills. There are 5 stained glass windows on the east side and 4 stained glass windows plus a side entrance on the west side. The rectory and meeting rooms were added to the south-west side of the building in 1942 with a small garden area in front. The brick addition has 3 dormers on the second floor front facade. The single, paired and ribbon windows on both stories have stone surrounds. The front door has a crenellated stone surround. St. Mary Church was first organized in 1852 and in 1867 built their first church here with cemetery west of Oxford. This structure was destroyed by fire in 1917 and the present church was erected in 1921.	1921	Gothic Revival	http://www.lanep	Institutional	N	N	N	1942			LK	1/9/2017
117	E. High	Campus Gates			H	This 2 story wood-sided symetrical building has a center aluminum trimmed door on the first floor with large display windows on each side. There are four square 2 story columns supporting the decorative pediment. On the second floor there are 3 double hung windows. On the east side there is an entrance to the upstairs and one to the basement. There are steps on all three sides going up to the front porch. The building was built as Campus Gates Apartments with 8 units typically occupied by single working women. In 1965 the first floor was converted to commercial use.	1936	Colonial Revival	http://www.lanep	Mixed	N	N	N	1965			LK	1/9/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
119	E. High	Bagel Deli			HNC	This narrow infill 2 story brick building has a concrete block foundation. The first story has a horizontal plate glass window on the west side and an entry on the east side. The second floor has centered ribbon windows. The front gable has aluminum siding.	1955	Collegiate	http://www.lanep	Mixed	N	N	N				LK	1/9/2017
121	E. High	Skippers			HNC	By the end of the 20th century this 2 story brick building had been significantly altered to be a restaurant. The first story has a center door with large plate glass windows on each side. The metal awning runs across the entire front facade above the first floor. There is a side entrance door on the east side with building mechanics located above it. On the east side of the building is a service entrance. The second floor has 3 large plate glass windows. The Miami Co-op Bookstore occupied this building for almost 50 years.	1925	Vernacular	http://www.lanep	Commercial	N	N	N				LK	1/9/2017
21 Rear	E. High	Mac & Joes			H	Located down the alley between 21 and 23 East High Street is a bar and grille establishment. It is a painted masonry 2 story structure. It has a neon sign above the main entry door which leads up to bar and grille on the second floor. The lower floor is used for related puposes to the establishment and is not accessible to the public. At that entrance is a glass block panel with a painted metal entry door next to it. The current use was established in 1946. It is believed to be the oldest continuously operating pub in Oxford.	1912	Vernacular		Commercial	N	N	N				MK	2/7/2017
19-21	E. High	Vlachos Building			H	This is a two story building of painted adobe brick. First floor story has been altered over the years to accomodate changing tenants. There is a central door which leads up to second floor apartment units. The upper story has 2 projecting bay windows with 1/1 double hung windows. Between the two bay windows is a decorative panel with the figure of a man. It is surrounded with decorative tile work. At the cornice are brick dentil detailing featrures. Below the dentil work is a stringer course of brick painted in a distict accent color to further highlight the detail.	1910	Vernacular	http://www.lanep	Mixed	N	N	N				MK	2/7/2017
11-17	E. High	Minnis Building			NHC	This is a three and four story building with masonry finishes. At the first floor there are 3 storefronts and a single entrance to the restaurant in the lower level. The next 2 floors are brick in standard running bond. Brick quoins accent the corners and small bump out at the center. Brick soldier headers with flared ends and a flared brick key are above the second floor windows. On the third floor the windows have limestone headers and keys which mimic the second floor. The fourth floor has a mansard style roof with painted sheet metal finish. Three dormers with segmented arch tops, also in metal finish, run across the front. Decorative painted metal railings accent the second and third floor openings.	1999	Revivalist		Mixed	N	N	N	Mike Dingledine			MK	2/7/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
15 Rear	E. High	Circle Bar			NC	Located down the alley which runs parallel to High street behind the Masonic Lodge and 11 South Main street. It is a bar and grill establishment. It is a painted horizontal wood clap board siding with non distinct design features. There is a small porch with concrete floor and steps leading up to the green slab style entry door. It a one story structure with a gable style roof.		Vernacular		Commercial	N	N	N				MK	2/7/2017
1-9	E. High	Masonic Lodge			NHC	This two and three story masonry building replaced a building lost to fire damage. The ground level of the red brick façade features a primary arched opening with a recessed entryway arcade in front of the retail storefronts. The second level has narrow window openings and a gabled roof feature over the central arched opening.	1972	Revivalist	http://www.laneg	Commercial	N	N	N		Barcus, Small, Swift Architects		MK	2/7/2017
9-11	S. Main	Alpha House - Main St Gourmet			NHC	A 2 story masonry structure with a stucco finish front on both floors. The center section has a gable pediment with 3 layers a trim at the rakes. A small round louver is at the peak. The windows have 4 and 6 inch wide trim sections at the jambs and sills. The header trim has an additional tapered trim piece above the basic trim. The main entry doors are recessed. The trim over the entry has an additional decorative tapered trim piece The cornice detail on each side of the main entry bump out has 3 dentil trim pieces over the fascia trim. The building was built in the decade between 1980 and 1990.	1990	Post Modern		Commercial	N	N	N				MK	2/7/2107
1	W. High	One West High			NHC	One West High Street is a 4 story brick and cast stone structure. The north facade (High Street) is broken into 4 bays with two flat projecting bays on the east and west sides. The east facade (Main Street) is broken into 12 bays with 3 flat projecting bays at the north, south & center. The first floor is characterized by cast stone columns forming the commercial window bays and entrances. The 2nd, 3rd & 4th floors are redish brown brick in running bond with 2 over 2 windows that have simple rectangular headers and lintels. The projecting cornice has brackets and raised panels on both facades.	2009	Revivalist		Mixed	N	N	N		Bob Treadon		MS	2/6/2017
5-9	W. High				NHC	5-9 West High Street is a 4 storey brick mixed use structure. Its major feature on it's High street facade is a 3 story curved bay in light colored brick with paired 1 over 1 windows with fixed transoms that divied the facade into 3/1 asymmetrical proportions. The first floor commercial spaces are defined by brick columns supporting a cast stone sign band. The 2nd & 3rd storeys are defined at the floor line by a soldier course of brick with square cast stone accents. Elliptical cast stone arches crown the windows of the 2nd, 3rd & 4th floors that are not in the bay. The projecting cornice contains brackets which align with the cast stone accents and large dentils.	2011	Revivalist		Mixed	N	N	N		Scott Webb		MS	2/6/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
11	W. High	Chatten-Hayden Building			H	The Chatten-Hayden building is a three storey brick building. The first floor is defined by a pilastered cast iron store front with large clear-story windows. The 2nd and 3rd floor windows have cut stone elliptical arches with cut stone lintels. A steel fire escape is attached to the facade. The projecting cornice contains brackets and raised panels.	1867	Italianate	http://www.laneg	Mixed	N	N	N			John Chatten	MS	2/6/2017
13-19	W. High	Kyger-Horner Building			H	This building is three storey brick with partial alterations. The altered first floor is defined by wood pilasters supporting a corniced sign band and large clear-story arched windows. The 2nd & 3rd floors are divided into 7 bays. The unaltered 2nd floor has windows topped with half circle and elliptical arches. The unaltered 3rd floor has windows topped in single and double half circle arches. The unaltered projecting cornice has two sizes of brackets and raised panels. The Kyger family has been prominent in the Oxford community. This building is one of the largest original buildings in the commercial district. The building has housed a dance hall, apartments and several businesses.	1868	Italianate	http://www.laneg	Mixed	N	N	N			George & Moses Kyger	MS	2/6/2017
21-27	W. High	Fiesta Charra			NHC	This three and four story brick building has a flat roof with a cornice supported by decorative brackets. The larger east side of the building is four stories while the smaller west side is three stories with an added parapet. The first floor of the front facade has three entrances. The entrances are all set back with the entrance for the upstairs apartments on the east corner at a diagonal. Across the first floor facade are one story tan brick pilasters supporting decorative arches over the plate glass windows and doorways. There is a painted frieze between the first and second floors. The east side of the building is red brick with a symmetric pattern of single and paired arched windows. There are brick courses between the upper floors. The west side of the building is tan brick with pilasters continuing up from the first floor. There are two sets of arched paired windows on each floor between the pilasters. Each set of windows have arched brick pediments. There is a brick course between the second and third floors.	2009	Revivalist		Mixed	N	N	N		Scott Webb		LK	4/10/2017
29	W. High	Graeters			H	This 2 story flat-roofed building has a stucco facade with 3 paired round arch windows on the second floor. These windows have been replaced to mimic original windows and have a continuous sill. There are four pairs of decorative brackets supporting a projecting cornice. The first floor has been altered and it has a large center window with the entrance on the right. On the left is the entrance for the upstairs apartments.	1880	Italianate	http://www.laneg	Commercial	N	N	N				LK	2/7/2017

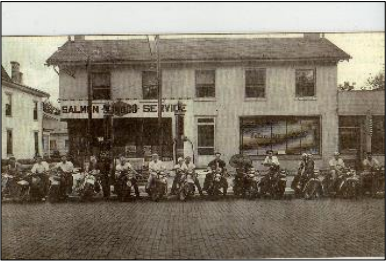
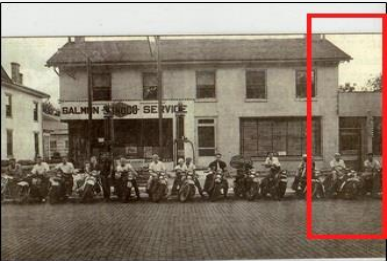
Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
31	W. High	Kona			H	This 2 story flat-roofed brick building has 2 1/1 upstairs windows with triangular pediments and decorative cornice brackets. This building is Italianate with Neoclassical elements. The altered first floor has a center window with a door on each side. The first story is framed by two cast iron pilasters on each side and a lintel with a decorative wreath motif. The writing on the pilasters reads, "G.L. Mesker and Co. Ironworks, Evansville Indiana". Oxford's African American Free Masons used the upper floor as a lodge in the 1930's and 1940's.	1885	Italianate	http://www.laneg	Commercial	N	N	N				LK	2/7/2017
33	W. High	formerly Green Door			H	This two story flat-roofed building is built of rusticated concrete block. It has two double hung upstairs windows with modified triangular pediments with decorative ornaments. There are 3 brackets supporting a projecting cornice. On the first floor there is a display window on the left and the entrance on the right. This building housed a barbershop from the 1920's through the 1970's.	1910	Italianate	http://www.laneg	Mixed	N	N	N				LK	3/22/2017
35-39	W. High	Schlenck Block			H	This two-story painted brick commercial building has three symmetrically placed oriel windows on the second floor facade with carved lintels and lower brackets. The cantilevered windows are flanked with tall single hooded windows on each side with similarly carved lintels. The building has bracketed cornices with a centrally placed pediment with the inscription, "Schlenck Block 1883". On the first floor, the large plate glass display windows for the three businesses are somewhat filled in, but the four cast iron pilasters are visible. The carved lintels are still in place on the west facade of the building on all windows and doorways. Moritz Schlenck, a Bavarian immigrant built the building which housed three apartments on the second floor for family. This building housed three family-owned stores selling groceries, dry goods and shoes. The store used a pneumatic tube. The first long distance phone in Oxford was installed in this building in 1895. The 1 story L-shaped extension was added in 1899. The grandson of Moritz Schlenck had a store in the Schlenck Block until 1974. Beasley's Bakery was located in the corner shop from the 1940s until the 1980s.	1883	Italianate	http://www.laneg	Mixed	N	N	N		F. Spencer of Liberty IN	Moritz Schlenck	LK	3/22/2017
210	W. High	Beckett House			H	This 2-1/2 storey red brick residence has brick work by local mason Harry Thobe. Its features include east & west 2 storey bays, wrap around porch with brick columns, 3 paladian windows in the attic gables, original front door with leaded glass side lights and simulated shingle metal roof, cast iron cresting on porch roof and tin cresting on peak of main roof.	1900	Queen Anne	http://www.laneg	Residential	N	N	N			Rose & Zora Beckett	MS	3/1/2017
12	N. College	Apartments			NC	This is a 2 story symmetrical rectangular painted brick building with gabled roof. The gables are clad in aluminum siding with one rectangular vent. The building contains 8 apartments, 4 facing north, 4 facing south.	1975	Post War Commercial		Residential	N	N	N				MS	4/17/2017

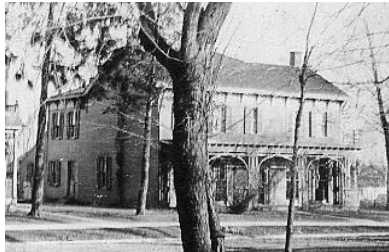
Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
11	N. College	Shell gas station			NC	This fuel station & convenience store site consists of a one story gabled structure, two fuel pump awnings and one pole sign. The structure is stucco clad with metal windows and asphalt shingles.	1962	Strip Commercial		Commercial	N	N	N			Shell Oil Company	MS	4/17/2017
4	N. College	Columbia Federal Savings & Loan			H	This one story brick and cast concrete structure has been a bank since construction. It contains several bays with glazing between exposed concrete beams and an integrated drive-through.	1965	Mid-20th Century Modern		Commercial	N	N	N		Small, Wertz, Barcus and Swift	Columbia Federal & Loan	MS	4/17/2017
118	W. High	Oxford Courthouse			H	This WPA-era red brick building was originally built as a post office. It has a symmetrical facade with four, 4 over 6 windows with brick pilasters rising to a neoclassical dentiled cornice. The main entrance doors are flanked by fluted doric columns on each side. The building main feature is the large cupola with neoclassical moldings and arched louvers. Other details include a large flag pole, cast iron railings and ornate light posts at the base of the front steps. The building is currently used as a county court and a city council chambers.	1938	Colonial Revival	http://www.laneg	Institutional	N	N	N			United States Postal Service	MS	3/1/2017
20-24	W. High	Farmers Bank			H	Banks have continued to occupy the first floor of this 3 story brick structure since it was built in 1872. There is an unusual scored brick veneer covering the building. There is a multi-level ornate bracketed cornice. The second floor was used for years as small commercial/retail businesses including a small print shop and a dentist. In the 1880's the basement level housed an African-American Barbershop. In the 1950's and again recently the ground level facade was modernized. The removal of the ATM was the most recent alteration to facade. In 2014 there was a window renovation project on the South (Front) and the East (Side). The arched stone window molds were retained with the window replacements.	1872	Italianate	http://www.laneg	Mixed	N	N	N	1950			MK	3/27/2017
26-28	W. High	Joshua Davis Block			H	Originally built as a 3 story structure it was formally referred to as Davis Hall. The third floor was originally a 2 story ceiling height and was used as a meeting hall and later an opera house. Major facade changes were made in 1924 due to a fire. In 2008 a fourth floor was created in the original 2 story ceiling space. An additional row of windows was added in the new fourth floor. The second floor window detailing remained. The new third and fourth floor windows are done in 2/2 style with new detailing and a new pediment. The front cornice was raised and new simplified detailing provided. The first floor continues to be commercial/retail uses.	1871	Italianate	http://www.laneg	Mixed	Y	N	N	2008		Joshua Davis	MK	3/27/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date	
32	W. High	Chinese Cuisine			H	Small 2 story brick building with single door; setback on the right is the entrance to the second floor. Commercial hollow metal doors are used for both the restaurant and residential units upstairs. A large cornice caps the roof. Located in the west section of Oxford's business district it is surrounded by many other historic commercial buildings. Current use of the main floor is asian cuisine restaurant with rental units upstairs. It started out as a harness shop with a billiard room upstairs. Other past uses are a grocery store and barber shop. It also was the home of The Oxford Press from 1941 to 1968.	1890	Federal	http://www.laneg	Mixed	N	N	N				MK	3/27/2017	
36	W. High	Cincinnati Gas & Electric			H	This 2 story masonry building is stucco on the upper floor with two divided lite windows with arched openings. The lower level features a storefront window and an awning connected to the adjacent building to the west. The building housed Cincinnati Gas and Electric for decades.	1949	Vernacular		Mixed	N	N	N						
38	W. High	Bourne's Livery			H	This is a two story masonry commercial building partly covered in stucco. The first story façade has a projected awning semi circular style with a weathered copper roof finish. The second story south façade is stucco over original brick. Stepped gable front (south) façade has been heavily altered. Asymmetrical façade with main doorway to the left (coffee shop). Right (east) entrance to small Cajun restaurant. Original windows are 2/2 double hung. Windows have brick header arched lintels and projecting lug sills partially obscured by paint. These are very visible on the west façade. The site of one of Oxford's most successful early businesses - Ezra Bourne had a flourishing horse trading business for many years. Later, the Oxford Hardware Store occupied the site, which was owned by Eldon Sizemore and Maurice Corso. It served Oxford for many years.	1900	Italianate	http://www.laneg	Mixed	N	N	N	1920				MK	3/27/2017
100	W. High	You're Fired			H	This painted brick two-story single front gabled building has a wide cornice. On the High Street side, there are four upstairs windows with curved lintels and lug sills. There are two iron stars above the second floor windows. The first floor has side cast iron pilasters. Centered between these two pilasters is a large double display window with single windows on each side. The front first floor facade is newer brick. On the Beech Street side is the business entrance. The entrance is centered with 2 windows on the south side and 1 window and a door on the north side. The entrance and windows are metal framed. There are 5 upstairs windows with curved lintels. There are five iron stars between the first and second floors. The north end of the building on the Beech Street side is set back about 6 inches and houses a separate business. The door to this business is on the left side. The door and 3 paneled display windows to its right are metal framed. There are two 2/2 upstairs windows in this section. There is a black awning over the entrance and first floor windows. The building once housed a saloon and a carriage painting business on the second floor. It also housed a poolroom, gasoline station, children's clothing store and the Ruhlman's grocery for most of the latter half of the 19th century.	1880	Greek Revival	http://www.laneg	Mixed	N	N	N					LK	3/22/2017

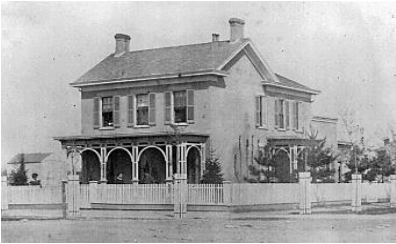
Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
102	W. High	AAA			H	This flat-roofed 2-story, painted brick building has a large cornice supported with brackets alternating with frieze panels. All windows and the front entrance on the right side of the building have carved stone lintels with brackets and keystones. Upstairs there are 4 double hung windows. Downstairs there are 3 tall windows. There is a red awning above the first floor facade covering the window molds. This building was constructed as a residence. The Cormier family ran an undertaking business here from 1909 until the late 1920's. It remained a private residence with upstairs renters until 1963 when the grocery next door expanded.	1898	Italianate	http://www.laneg	Mixed	N	N	N				LK	3/22/2017
112-114	W. High	Halter Block			H	This painted brick 2-story building has a flat roof with projecting cornices with large brackets. Centered above the cornice is a decorative sign, "Halter Block". The six newer sliding upstairs windows are asymetrically divided by brick piers. The original header brick segmental arches are still visible above these windows. The remodeled first story has a center front entrance for the upstairs apartments. The 2 business entrances are on either side of the center entrance. These entrances have double glass metal framed doors with glass transoms. On each side of both sets of double doors are large 3 paned display windows with knee walls. There is a flat metal awning across the entire first floor facade. Originally this building was a livery and boarding stable. The upper level became the USO clubroom in 1942. The Halter name replaced "Beckett Block" at the top of the building when the family plumbing business occupied the site in the late 1940s.	1900	Italianate	http://www.laneg	Mixed	N	N	N	1940		Beckett	LK	3/22/2017
10	N. Beech	Rodbro/Myers/ Wood Mixed Use Building			NHC	This flat roofed brick building has a fourth floor that is set back from the front facade with a patio space. The first floor has a double entrance with two sets of double metal framed doors at street level. The projecting roof arcade with lighted arches and cornice extends over the public sidewalk supported by brick pillars. The arcade was designed to replicate the former building. On the right side of the entrance the first floor facade is cut stone with large metal framed plate glass windows. On the left side of the facade is two story glazing that forms the entry to the upper level apartments. The right side of the facade has two symmetrically placed windows on the second and third floors. Above the main entrance are two large triple windows surrounded by cut stone with a cornice. The third floor above the entrance is set back with two more triple windows and outdoor patio space. On the north facade, the upper level windows are industrial style grid.	2017	Revivalist		Mixed	N	N	N				LK	4/17/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
10	Park Place West	McCord Building			H	This is a unique structure in that the left side of the building was an infill of an alley added in the 1920's. It has a concrete/masonry facade with a split face appearance. First floor houses a small commercial use. The second has a rear access of off of the old alley which is an accessory use for the first floor. The older structure on the right (built in 1875) was referred to as the McCord Building. It was an Undertaker, Furniture store, bowling alley from 1930 to 1960. There is a newer brick facade on this side. Other than fresh painting and minor finish work, the original detailing has changed little since it was built.	1875	Vernacular		Commercial	N	N	N	1920			MK	3/27/2017
12	S. Beech	DiPaolos Restaurant			HNC	This is a one-story brick commercial building with gabled facade and offset entry door. The front addition has a brick face with the two original stone plaques dated 1914 on the south side facing the alley. A 1980s remodel heavily altered the facade. The original rusticated cement block can still be seen on the north side. The north side of the building is vinyl and wood sided. This building originally had a "Boomtown " front and served as the village post office for 10 years. Other businesses were housed in this building until the DiPaolo family ran a restaurant here from 1976 until the end of the 20th century.	1914	Vernacular		Commercial	N	N	N	1980			LK	4/10/2017
101	W. High	UDF			NC	This one-story painted rusticated cement block building has its main entrance on the east side. There are large metal framed plate glass windows with knee walls on each side of the entrance. The north side of the building has a side entrance with similar windows on the east side of the entrance. There are short metal awnings with decorative brackets at the top of the north and east sides of this flat-roofed building. The island of gas pumps sits diagonally to the corner of High and Beech with a flat roof and similar decorative brackets. There is parking on the north and east sides of the building.	1985	Vernacular		Commercial	N	N	N				LK	4/10/2017
109	W. High	Corso's Grocery			H	This two story stucco-over-brick commercial building has bracketed cornices and three long single-pane windows with stone lintels on the second floor. The first floor has a center doorway with large plate glass windows on each side. The two original cast iron pilasters are visible on the west and east side of the front facade. The building matches the mass of the abutting building to the west. This building housed a fruit and vegetable market owned by the Corso family from 1912 until 1976. The Sicilian immigrants operated the market and lived upstairs and behind the shop. Bakeries occupied the site for the remainder of the 20th century.	1870	Italianate	http://www.lanep	Commercial	N	N	N				LK	3/22/2017
111	W. High	Major's Market			H	This narrow two-story brick building has three 2/2 double hung windows with lug sills and flat stone lintels. The first floor commercial space has an inset door and plate glass window, with the upstairs apartment entrance on the east side. The building matches the mass of the abutting building to the east. This bulding was originally occupied by a tailor's establishment. In the early 1900s it was known as the West End Market. In the 1930s through World War II, it was known as Major's Market and was operated by Golda and Truman Major who lived in the upstairs apartment.	1888	Italianate	http://www.lanep	Commercial	N	N	N				LK	3/22/2017

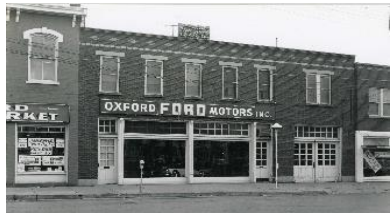
Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
117	W. High	Helen Douglass House			H	This painted brick two-story house has double-side chimneys and three second story single paned windows with flat stone lintels and projecting lug sills. It has a full facade one story front porch with round wooden half columns with doric capitals. This home belonged to a gun maker, Joseph Hayden for most of the remainder of the 1800's. In the early 1900's it was home to the Cormier family. During the 1920's part of the porch was enclosed to use as a gas station office. In the 1930's the Cormier's son added the building at the rear for a funeral parlor.	1839	Greek Revival	http://www.laneg	Residential	N	N	N				LK	3/22/2017
117.5	W. High	The Morgue			H	This long commercial building is situated on a north-south sloping alley. The main entrance is on the corner of the alleys at basement level. The main entrance is on a diagonal to the alleys. There are small 1/1 double hung windows that are slightly recessed into the rock faced ashlar exterior. This building was originally built as a funeral parlor. This funeral parlor was run by the the son of the owners of 117 West High, Joseph and Wilhelmina Hayden.	1931		http://www.laneg	Residential	N	N	N			Joseph and Wilhelmina Hayden	LK	3/22/2017
121	W. High	Beal Building			H	This altered 2 story brick-like veneer building has some of the original brick exposed on the front knee wall. There is a stone foundation with a front center entrance that leads upstairs. There are 2 large wooden framed plate glass windows on each side of this entrance. On the north east corner there is a door in the corner leading to the first floor business. The second floor has five 1/1 windows. There are chimneys on the east and west sides at the roof peak. There is scalloped wood trim under the roof eaves. At the back of the building on the east side along the alley there is a 2 story wooden addition with an entrance. In the 1930s this residence was converted to business use on the first floor.	1839	Federal	http://www.laneg	Mixed	N	N	N				LK	4/11/2017
123	W. High	Shoe Store			H	This one story flat-roofed building has a pressed metal front facade that is visible under a concrete veneer made to look like stone. There is a wooden door with a three paneled transom on the front left with a large wooden framed plate glass window to the right. There is wood siding on the west side with 6 four paned windows with aluminum awnings. This small building is attached to a large cement block 1 1/2 story building in the back which extends to the alley to the south. This building reflects the former small-scale commercial enterprises of its era such as barber shops, dry cleaners and shoe repair shops.	1928	Vernacular		Commercial	N	N	N				LK	4/11/2017
119 1/2	W. High	Warehouse			NC	This 1 1/2 story concrete block building sits on the southeast corner of 121 W. High lot. There are 3 storefronts facing the north south alley. Each storefront has one or two large plate glass windows. The storefront to the north has a rusticated concrete block facade. On the southeast corner is a metal two stall garage door. It sits on the diagonal at the corner. The south side of the building has 4 metal framed windows.		Vernacular	http://www.laneg	Commercial	N	N	N				LK	4/12/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date	
101	West Church	Smith Funeral Home			H	This two story painted brick house is surrounded by a decorative wrought iron fence. The home has deep cornices and decorative brackets. The front facade is symmetrical with a center entrance with a transom and side lites. There are two 1/1 windows on each side of the entrance with wooden storms. The front porch runs across the front facade with brick pillars and railings. This porch has a tongue and groove wooden ceiling. The porch extends on the west side and is attached to a drive through carport. Upstairs there are five 1/1 windows. The center window is over the front porch and has a decorative wooden railing. On the east side of the house, facing Beech Street, there is a large side porch with brick pillars and railings and a transomed door. The downstairs windows have wooden storms and there are 3 sets of paired windows upstairs. All windows are 1/1. The back brick addition has a 2 car garage with metal doors. There is a newer brick one story addition on the west side. There is also a stucco addition on the back east side. The south side of the building has a newer brick face. It is believed that Benjamin Harrison boarded here in the early 1850s while attending college. Colonel James Newton lived here during the "Irish Riot" in 1862. The house was a funeral home from the 1920's until 2004 when it became a rental.	1830	Federal	http://www.laneg	Residential	N	N	N					LK	4/17/2017
100	West Church				H	This two-story frame house has a symmetrical facade with a deep cornice and decorative brackets. The center front entrance has a fan light and side lights. There is a small brick stoop. There are paired 1/1 vinyl replacement windows with shutters on each side of the entrance. Upstairs there is a centered single window with paired windows on each side. The front of the house is gabled and the back addition has a hip roof. There is a stone foundation with glass block windows. All windows on the sides and back of the house have been replaced. There is horizontal lap wood siding. There is an entrance at the center back of the house. The house was converted to rentals in the 1900s.	1860	Federal and Italianate elements	http://www.laneg	Residential	N	N	N					LK	4/17/2017
110	North Beech	Attorney Office			NHC	This three-story gable-roofed, brick building has a symmetrical front facade with a center entrance. The metal framed entrance and first floor triple windows are arched with brick pediments. There are brick courses on the first floor facade with a soldier course band between the first and second floors. In the center of this larger brick course is a square stone inset with the building's address and leaf decorations. There are other plain square stone insets on the second and third floors. The upper floors have 1/1 metal framed windows with brick pediments and stone sills. The building's other facades follow the same patterns on the upper floors. There is a side entrance on the north side of the building.	1997	Eclectic with Georgian elements		Mixed	N	N	N					LK	4/18/2017
112	West Church	Frontier Telephone			NC	This two-story brick building has a two-story brick addition on the east side that extends to the back alley. There are two front entrances, one at the far west side and one in the center front. There are no windows on the front facade and the west side original windows have been bricked over. There is metal grating against the ground along the entire front facade covering basement access. The back of the building is brick and metal siding. There is a second story fire escape, two first floor entrances, and a double loading door at the back of the building.	1951	Mid-20th Century Modern, Modified		Industrial	N	N	N					LK	4/18/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date	
116	West Church	Rental			H	This 2 story frame house still retains several of the original design elements and noteworthy features. First there is a circular central pavilion (porch) with flanking side porches. The circular part is covered and the overhang is supported by unusual posts. This covered central portion extends in front of the front door. Beside the arched doorway is a companion arched window. Above this central pavilion on the second floor is a palladian window with an arched decorative woodwork surround with keystone. The design has a feather motif. Above this, in the attic story, is a pair of deep and narrow gable dormers. Gable dormers are also found on the sides of the house. On the east side of the house there is a 1-story semicircular bay. There is an addition on the rear of the house. Many of the significant features of the house have been lost in recent years. A brick half-wall was added to the front porch.	1904	Colonial revival		Residential	N	N	N			George Munns House	MK	5/15/2017	
117	West Church	Johnston-Prather House			H	This house is Oxford's most definitive example of Neo-Classical revival architecture. Front (north) façade features a centrally placed full portico with pediment and palladian windows. There are also palladian windows in the large side wall dormers that are covered with imbricated shingles. Two story pilasters rest against the front façade at the rear of the portico. Pilasters serve also as end boards at the corners. Plain frieze in roof cornice and above windows. Oriel windows on each of side facades -- one with stained glass. The trabeated doorway is asymmetrically placed in the front façade. Large full story windows in front façade.	1911	Neo-Classical	http://www.laneg	Residential	N	N	N			William Johnson	MK	4/19/2017	
124	West Church				H	This small house apparently used to be a carriage house that later became a garage. It current use is an apartment. A single garage door is on the north end of the façade which faces west. The entry door is on the south end of the façade. There is a pair of double hung 1/1 windows in between. In the attic story there is a central gable dormer with a pair of double hung 1/1 windows. The roof comes down further in the front which provides an overhang across the façade.	1911	Accessory	http://www.laneg	Residential	N	N	N				MK	4/19/2017	
130	West Church	Stork-Kolb House			H	This two story frame house is quite decorative, although it is doubtful that it was originally. The roof has cresting along the ridgelines. The front wood porch wraps around the south and east sides of the house. There is an additional rear side porch on the east side. Both are highly decorative with spindled posts and railings, and decorative brackets and cornices. The gable ends of the house have decorative bargeboards. In addition, there is a small rear porch with some decoration. It is likely that the rear portion of the house is an addition. The house is believed to have been built in the decade between 1900 and 1910.	1900	Victorian	http://www.laneg	Residential	N	N	N					MK	4/19/2017
111	North College	Shellhouse-Edwards House			H	This one and a half story frame house has a symmetrical layout (besides the north end addition). There are chimneys on both ends of the main structure. The central door is heavily recessed with shutters. In the rear there is a large shed dormer. There is also a patio in the rear. On the north end of the house there is a 1-story addition with a garage (entrance around back). Three small dormers adorn the west elevation. The house is vinyl-sided.	1938	Colonial Revival	http://www.laneg	Residential	N	N	N		David Maxfield	Mervin Shellhouse	MK	4/19/2017	

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
111.5	North College	House of Red Gables			H	This is a small structure on the southeast corner of the property behind 111 N College. There is a stone walkway from the alley to these 2 small houses. Originally know as the 'House of Red Gables'. This small structure is accessible from the alley which runs parallel to Church Street to the north of 111 N. College.		Salt Box Mix	http://www.laneg	Residential	N	N	N				MK	4/19/2017
111.5	North College	Wood Shaked Accessory			H	Just to the North of 111.5 N. College (Red Gables House) this quaint little structure is used as a single residence rental unit. It is adjacent to the East/West Alley to the north of 11 N. College. It is a frame building with a low slope gable roof. The exterior finiaish is weathered wood shakes.		Cape Cod		Residential	N	N	N				MK	4/19/2017
14	North College	Rental			NC	This is a 2 story symmetrical split level rectangular brick & stucco building with gabled roof. The gables are clad in aluminum siding. The building contains 4 apartments, 2 facing north, 2 facing south.	1975	Vernacular		Residential	N	N	N				MS	4/27/2017
22	North College	Alexander House			H	This two storey brick building includes bracketed cornice, symmetrical facade, paneled front door with leaded glass side lights. Other elements include cornice dentils, one story tuscan columns on front porch and two story tuscan colums on the south porch. Additional decorative elements include decorative frieze on both porches, turned wood baluster porch railings and operational wood shutters. There is a wrought iron fence along the sidewalk. The house served as an in-home doctor office for William Alexander. The building is currently used as a restaurant.	1865	Italianate	http://www.laneg	Commercial	N	N	Y			John Shera	MS	4/19/2017
200	West Church	Ferguson House			H	This two story brick structure has bracketed porch cornices, symmetrical facade, paneled front door with side lights. Other elements include one story tuscan columns on front porch and side porch. There is a one story rear addition with bay window. The house was originally built by Scottish immigrants Catherine and John Ferguson. The house stayed in the Ferguson family until 1990.	1865	Federal	http://www.laneg	Residential	N	N	N			Catherine & John Ferguson	MS	4/30/2017
207	West Church	Rental			NHC	This two story infill house is clad in vinyl siding to replicate clapboard and wood shake siding. The house has vinyl window cornices and neoclassical door pilasters and pediment. The house's major feature is its ground floor covered patio to the east with plain clad columns and aluminum balusters and railing.	2010	Revivalist		Residential	N	N	N		AJ Aurilio, Environ Group		MS	4/30/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
208	West Church	Clough Cottage			H	This one and a half story cottage retains its original horizontal wood clapboard siding. It's major feature is it's hip-roofed front porch with asymmetrical brick and wood porch columns. Other features include wood porch decking and west facing dormer. William Clough was a local pharmacist.	1937	Eclectic	http://www.laneg	Residential	N	N	N			Mabel & William Clough	MS	4/30/2017
214	West Church	Residential Rental			H	This two story wood framed Federal style house has a symmetrical facade with five bays. The facade has a central door and six over six windows. The house has a wide cornice freize and two chimneys. There is little to no foundation exposure. The house is covered in cement-based horizontal lap siding. The house is believed to have been built in the decade between 1870 and 1880. The house underwent a major structural and interior remodel in 2014.	1870	Federal	http://www.laneg	Residential	N	N	N	2014			MS	4/30/2017
12	Park Place West	Park Place Hall			H	This one storey brick building's major feature is it's angled entry facing the west park. The building has a rusticated cut stone foundation and window lintels. The buildings brick walls are capped with overlapping ceramic caps. Originally the building was constructed as a roller skating rink and dance hall.	1929	Eclectic	http://www.laneg	Commercial	N	N	N				MS	4/30/2017
15	North Beech	Hookah			HNC	This one storey concrete block building has aluminum sided gables and asphalt shigled roof. It's major feature is the corner multi-paned glass window at the main entrance. A former garage entry has been infilled with modern metal storefront entry doors.	1946	Eclectic		Commercial	N	N	N				MS	4/30/2017
15	North Beech	David Magie House			H	This two storey brick Federal style house features symmetrical facade, paneled front door with side lights and cut stone window lintels. The house retains its original box gutters and chimneys. The front cornice and gables feature a wide freize board with rope molding and acanthus leaf corbles. Magie is credited with contributions to hog genetics. This house is believed to have been built in the decade between 1830 and 1840. The building is used as a rental and attorney office.	1830	Federal	http://www.laneg	Mixed	N	N	N			David Magie	MS	4/30/2017
29	North Beech	Munns-Norris House			H	This two storey wood framed house features a symmetrical Federal facade facing Beech Street and an asymmetrical facade facing Church Street. Both facades have Federal style porches with flat roofs and simple square wood columns. Both facades have attic dormers with 2 small windows. When the building was converted to office space windows were removed or resized. The house was owned by Irish immigrants Thomas and Grace Munns.	1830	Federal	http://www.laneg	Mixed	N	N	N				MS	4/30/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
32	West Church	J.G. Welsh House			H	This two and a half story house features elements of Colonial revival and Shingle style in its design. The colonial revival elements include the two sided wrap-around porch with tuscan columns and paladian windows in the attic dormers. The Shingle style elements include brick first floor mixed with fish scale shingles on the second story and attic dormers. Other features include first floor front bay, second story front bay and original brick chimney. The house was owned by local banker John Welsh. The single-story rear addition was added for the Lutheran Church in 1947.	1901	Colonial Revival & Shingle Styles	http://www.laneg.org	Residential	N	N	N			Mary (Mollyneaux) Millikin	MS	4/30/2017
11	West Church	Church Street Flats			NHC	This four story building features brick construction with large cast stone arches at the first floor with contrasting brick bands. Upper floors feature stone banding at the first and fourth floor lines with single and paired windows with cast stone arches. The building has a simple cornice with corbeled brackets.	2004	Revivalist		Mixed	N	N	N		Greig Rutherford		MS	4/30/2017
14	Park Place West	Enjoy Oxford			H	This two storey brick building still exhibits its original Italianate features such as paired cornice brackets and symmetrical facade. The first floor is now recessed but originally there were storefronts inside the arches. The first story has its original brick arches and the second story features cut stone keystone arched lintels.	1875	Italianate	http://www.laneg.org	Commercial	N	N	N				MS	4/30/2017
16-18	Park Place West	Stork Building			H	This two story brick building retains much of its original asymmetrical facade. The west side has 5 window bays with brick arches on the ground floor and stone lintels on the second floor. The east side has a set of paired windows over what was once a garage door entrance. The first floor originally contained a storefront facade. The building was an automobile dealership for over 50 years.	1817	Commercial Vernacular	http://www.laneg.org	Commercial	N	N	N			Arthur Stork	MS	5/1/2017
20	Park Place West	20-22 West			H	This is the west half of what appears as the same 2 story brick building, but was actually built as a separate building and later modified to have similar materials. The building housed several different shops. In 1974, the flower shop to the east expanded into this space and at some point the second story bricks were covered with a painted brick-like veneer. The building is believed to have been built in the decade between 1850 and 1860. The entry door serves as access to the upper level tatoo parlor.	1850	Eclectic	http://www.laneg.org	Commercial	N	N	N				MS	5/1/2017
22	Park Place West	20-22 East			H	This is the east half of what appears as the same 2 story brick building, but was actually built as a separate building and later modified to have similar materials. This building is believed to be the remaining part of a larger brick building that was used for cigar making in the 1880s. The building is believed to have been originally built in the decade between 1830 and 1840. The entry door serves as access to the entire ground level store, currently a yoga studio.	1830		http://www.laneg.org	Commercial	N	N	N					

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
30	Park Place West	LCNB Bank			NHC	The major feature of this corner two story brick building is its metal clad half domed bay on the second floor. The Park Place facade has 3 recessed store fronts supported by a brick colonade. The second story has double hung two over two windows with contrasting brick arches. The Main Street facade has three store fronts on the ground floor with 6 two over two windows on the second floor. The building has a metal cornice with paired brackets on both facades.	2000	Eclectic		Commercial	N	N	N		Scott Webb		MS	5/1/2017
12	West Church	Johnston-Caldwell House			H	This is a 2 and a half story frame structure with vinyl siding. Its most distinctive feature is its front entrance. The front door is on the left end of the façade. It has a small front porch supported by spindled columns. The overhang provides the floor for a small decorative second story porch. This second story porch has a spindled balustrade and decorative brackets at the cornice. Originally this was the Johnston Caldwell Home. In the early 1900's it was the home of Elizabeth (Ramsey-Cramer) and John Johnston, a lumber dealer. Later it became the home of Laura (Wolf) and John Caldwell who was the village Post master. The house is believed to have been built in the decade between 1890 and 1900.	1890	Queen Anne		Commercial	N	N	N				MK	5/3/2017
2	West Church	MacMillan-Montgomery House			H	This two story frame house has been considerably altered over the years. Those changes resulted in the loss of some of the original historical charm. After World War 1 it was the home of Miami University's Medical Director Doctor Wade McMillan. Later in the century it was a business office for a nearby Doctor's office. There is a 2-story porch on the east side of the building. The second story porch is supported by 3 round columns with Tuscan capitals. The balustrade is composed of square balusters and railings. However, the balusters are turned at an angle so as to make the balustrade more decorative. There is a large, central pedimented gable on the south side of the house. The south side door is on the east end of the house, and the east side door is on the south end of the house. Both doors have a 4 light transom above.	1909	Queen Anne		Mixed	N	N	N				MK	5/3/2017
110	North Main	Lemkuhl House			NC	This ranch house has a variety of window sizes and styles. It has a narrow patio/porch on the south end of the façade. This is believed to be the first pre-fabricated house in Oxford.	1953	Ranch		Residential	N	N	N				MK	5/3/2017
110	North Main	Rear Accessory Building			NC	An accessory outbuilding for 110 North Main. It has simple horizontal siding finish on the exterior which compliments the main structure. It is used as a garage.				Residential	N	N	N				MK	5/3/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date	
101	North Main	Oxford Presbyterian Church			H	One of the iconic churches on Church Street, this limestone church has a slate roof. It is said to have taken a full 2 years to construct. Originally named the Memorial Presbyterian Church because it was erected with funds donated by Laura (Magie) Kumler. Mrs. Laura Kumler donated the money to build the present church, dedicated September 11, 1927. Mrs. Kumler gave this church as a memorial to her daughter, Miss Mary Kumler, and her husband, Mr. Theophilus Kumler. In 1966 this church merged with United Presbyterian and in 1983 it was renamed the current Oxford Presbyterian Church. Two story tower in front (south) façade with decorative vents before bell tower. Four bay arcade in center front façade supported by smooth square stone pillars with cut stone segmental arches. Main entrance in south façade has ornately carved wood double doors with arched panels and a carved arched wood panel above the entryway. Doorway also framed by smooth stone pillars set into façade, topped by an entablature with a broken pediment.	1925	French Renaissance Revival	http://www.laneg	Institutional	N	N	N					MK	5/3/2017
35	East Church	Bella Place			NHC	This four story building features brick construction in standard running bond with limestone headers and sills. The North Side on Church street is 4 stories with small eating establishments at street level. The upper floors have simple double hung windows. The top floor has a considerable overhang at the roof level providing a distinct shadow line. Upper floors feature stone banding at the first and fourth floor lines with single and paired windows. The lower floor has a cut stone finish at church street. At the sides are concrete stairways up to the residential units. There is a stone band at the fourth floor line. The west side borders an open public parking area and is finished like the North Side with brick and stone trim at the doors and windows. There is a restaurant on the first floor fronting on Park Place.	2008	Revivalist		Mixed	N	N	N		Treadon		MK	5/3/2017	
20	Park Place East	Bella Place Park			NHC	This four story building features brick construction in standard running bond with limestone headers and sills. Located to the north of the park it has an eating establishment at street level. The upper floors have simple double hung windows. Upper floors feature stone banding at the first and fourth floor lines with single and paired windows. The lower floor has a cut stone finish at the street level with a Semi-Circular entry at the main doors. This detail runs up to the fourth floor. At the sides of the main entry there are large semicircular stone details at the upper floor windows. The west side borders an open public parking area.	2008	Revivalist		Mixed	N	N	N				MK	5/3/2017	
2	East High	John W. Altman Pavilion			NHC	Located on the site of the old iconic water tower, this pavilion is intended for planned public gatherings on the square. It also serves as an area for general public gatherings and relaxing. The structure is a mix of post modern, eclectic and Art Deco. It has an exposed open web steel roof structure in a segmented arch design. Simple square columns support the roof structure.	2000			Institutional	N	N	N				MK	5/3/2017	

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
12	Park Place East	Corner Bar			NC	This multi-story building has a slanted front entrance on its southwest corner. It is constructed of red brick and topped with a semi-circular arch in a simple design. The number 12 stands out in brick relief near the top of the building. The roof edge and belt course between the 1st and 2nd story is in a ridged brick design. The first floor façade is metal painted black and very industrial-looking. The second story façade has one large 12 light window with a patterned brick border. This structure was purpose built as a Donatos Pizza commercial/residential rental unit use. It is now a Bar/Grille establishment. It has brick veneer on the first floor and part of the second floor. Stucco finishes complete the exterior. No distinguishable style. It has a large transom window over the entry.	1996	Post Modern		Commercial	N	N	N				MK	5/3/2017
14	North Poplar	Oxford United Methodist Church			H	This is Oxford's tallest building and also one of the iconic churches on Church Street. It incorporates buttressing and arches to accommodate for the large span in the nave. Its most distinctive features are: 2 tall towers (steeple) of different height at each corner of the façade; heavy cut stone; 1 story centrally placed double doorway with large lancet window above; arched corbel tables at the 2 levels in top of front façade; buttressing between all bays. The door surround is very decorative in carved stone. Semi-elliptical projecting stone lintels above 1st story windows. Lancet arched projecting stone lintels in 2nd story. Windows in both stories are either stained glass or diamond paned. Projecting lug sills with brackets throughout. The towers are 8-sided. The tallest one features wood louvered lancet windows, the shorter features gabled dormers in 4 sides. There is a stone cut water table. Recent additions include a housing for the organ system on the W side and a large addition in 1969 of classrooms and offices on the S side. Methodist worship began in Oxford around 1805 by way of a missionary named Moses Crume. Services were in a log building. In 1819, the society began building a new place of worship. The dedication of the building took place on July 6, 1873, with great fanfare. Construction of the society's third (and current) building was started in 1872. The church is a great landmark and impressive feature in Oxford. The 2 spires completed over a decade after construction started, are visible on the skyline for miles.	1872	Gothic Revival	http://www.laneg	Institutional	Y	N	N				MK	5/3/2017
17	North Poplar	Woods Bar			NC	This one-story flat roofed brick building has a double door main entrance on the right side of the front façade. There is a recessed entrance for the upstairs apartments on the left side. The triple display windows with knee walls are centered on the front façade. There are decorative painted panels between the doors and windows. There is a frieze across the front façade over the windows and entrances with decorative panels and toothlike dentils.	1969			Commercial	N	N	N				LK	5/1/2017
19	North Poplar	Red Brick Office			NC	This 2 1/2 story building has a brick front façade with three symmetrical dormers. There are two sets of arched 1/1 windows on the second floor under two of the dormers. On the left side of the second floor there is a large arched window with arched side lights under the left dormer. On the first floor there are two sets of double art deco steel doors with 1/2 circle windows. The doors were originally intended for a 1989 remodel of the former Miami-Western Theater to Beach Club Fitness Center, which never transpired. There are display windows, an ATM machine and a recessed entrance on the right for the upstairs apartments. The brick north façade has an entrance on the left and four symmetrically placed windows on the first floor with arched windows above them on the second floor.	1994	Eclectic		Mixed	N	N	N				LK	5/1/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
107	East Church	Metropolitan Lofts			NHC	This flat-roofed four story building has a red brick front facade. The upper three floors have 5 symmetrical 6/6 windows with stone sills and keystone lintels. These windows have working black shutters. The cornice has alternating brackets and decorative freizes. The first floor facade has a centered entrance with large paned windows with knee walls on each side. The upstairs apartment entrance is on the left hand side of the front facade. The west and east sides of the building are rusticated concrete block with no windows.	2009	Revivalist		Mixed	N	N	N				LK	5/1/2017
104	East Church	Seminary Building			H	This two-story painted brick church has a center entrance on the front facade. The entrance has a double door with a full transom and side lights. On each side of the entrance is an arched window. There are four two-story pediments that divide the front facade into thirds. The stained glass circular second floor window is centered above the main entrance. The front gable has a plaque that reads, "United Presbyterian Church, founded AD 1838". The square based steeple is at the north end of the roof. It has tall arched vents and a shake roof. The east and west facades of the church have 5 tall stained glass windows on the second floor. There is a back concrete block addition with a second floor bump out. It is Oxford's oldest house of worship. Until 1858 it housed both the Associate Reformed Church and the Oxford Theological Seminary. As the result of the merger in 1858, it became the United Presbyterian Church. In 1966 it merged with Oxford's Memorial Presbyterian Church and was renamed the Seminary Building.	1839	Greek Revival	http://www.laneg	Institutional	N	N	N				LK	5/1/2017
108	East Church	Presbyterian Parsonage			H	This front gabled two-story asbestos sided house has a brick porch across the front facade. The entrance is on the right side of the porch with a 7 paneled door. There are two tall 1/1 windows on the left side of the porch. There are 2 1/1 windows on the second floor front facade. The half timbered front gable has 2 windows with square paned colored glass surrounding each window. These windows are surrounded by alternating horizontal, vertical and diagonal wooden siding. On the west side of house there are two stained glass windows on the first floor and a window matching the front gable windows on the second floor. There is a two story bay window in the center of the west side facade. This house was built by the Presbyterian Church and used as a parsonage until 1966 when the church merged. In the 1980s and 1990s it housed social service agencies and became a student rental by 2000.	1892		http://www.laneg	Residential	N	N	N			United Presbyterian Church	LK	5/1/2017
114	East Church	John Miller house			H	This two-story stucco house has a one-story porch across the front facade with doric columns. There is an entrance on the left side with a three paned transom and 2 6/6 windows on the right side. On the second floor there are 3 symmetrical 6/6 windows. There is a cornice with brackets and a plain frieze panel across the front facade. The front windows have black shutters, while other windows on the house still have swinging shutter brackets. The house was purchased by John Miller in 1864 and remained in his family until 1919. In the 1920's the original brick was covered with stucco. The house was residential until the late 20th century when it became an insurance office and then a student rental. The original construction date or decade is unknown other than it existed prior to the Civil War. Therefore the year built date of 1850 is only approximate.	1850	Federal	http://www.laneg	Residential	N	N	N				LK	5/1/2017

Address	Street	Building	Picture	Historic Photo	Category	Description	Year Built	Style	OHI No	Use	Local	State	National	Year Mod	Designer	Original Owner	Author	Date
114.5	East Church	Alley Rental			NC	This two-story vinyl sided building with a small shed addition sits on the intersection of two alleys. The front entrance is on the east side under a small porch. The back door is on the west side next to a concrete chimney and an older brick chimney. All windows are vinyl clad.				Residential	N	N	N				LK	5/1/2017
114.5	East Church	Alley Carport			NC	This one-car carport's metal roof is supported by a concrete block wall on the west side and three metal poles on the east side.				Residential	N	N	N				LK	5/1/2017
15	North Poplar	Woods Sidebar			NC	This flat roofed two-story brick building has a double door entrance on the right of the front facade. The triple display windows with knee walls are centered on the first floor with the entrance for the upstairs apartments are on the left. There are three symmetrical paired 1/1 windows on the second floor. There is a fenced dining patio in front.	1969	Commercial Vernacular		Mixed	N	N	N				LK	5/1/2017

**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: March 6, 2018

Sam Perry

Account Code No. #:

Prepared By:

Budgeted Amount:

February 13, 2018

Date Prepared:

Text Amendment to Oxford Code Chapter 1331

Recommendation: Adoption

Discussion:

City Council held a work session on January 16, 2018 to discuss the recently completed Uptown District Inventory. Part of the discussion included the need to clarify Oxford Codified Ordinances regarding the terminology used to describe categories of buildings. Attached are recommended text amendments that would be a bare minimum to reflect the new wording used in the 2018 Uptown Inventory. This would prevent inconsistencies during Certificate of Appropriateness reviews. On February 7, 2018, the HAPC passed a unanimous recommendation to recommend adoption of these text amendments to the City Council. These text amendments are not intended to be a long term solution to Chapter 1331. The Commission has discussed the likelihood of a more comprehensive update of Chapter 1331.

There are two new definitions proposed to be added to 1331.02: Contributing and Non-Contributing. An expanded explanation is provided in the updated Inventory. The current code uses the term "significant" while the new Inventory uses "contributing". Adding a matching definition in the codified ordinance will provide consistency.

There are two minor revisions recommended to the demolition decision criteria in 1331.063. These revisions place the new terms in the code section most commonly used when the HAPC reviews construction projects. The HAPC is planning to review this section for a potential update later in 2018.

This staff report is paired with a recommendation to adopt the updated Inventory portion of the Design Guidelines

Approved By:

Department Head:

City Attorney:

City Manager:

JHC / 2/26/18
DRE / 3/2/18

ORDINANCE NO.

AN ORDINANCE REPEALING OXFORD CODIFIED ORDINANCE CHAPTER 1331 ENTITLED HISTORIC AND ARCHITECTURAL PRESERVATION, AND ADOPTING NEW OXFORD CODIFIED ORDINANCE CHAPTER 1331 ENTITLED HISTORIC AND ARCHITECTURAL PRESERVATION.

WHEREAS, the Oxford City Council held a Joint Work Session on January 16, 2018 with the Historic and Architectural Preservation Commission to discuss the recently completed Uptown District Inventory; and

WHEREAS, part of the discussion included the need to clarify Oxford Codified Ordinance Chapter 1331 entitled Historic and Architectural Preservation regarding the terminology used to describe categories of buildings as set forth in the recently completed Uptown District Inventory; and

WHEREAS, on February 7, 2018 the Historic and Architectural Preservation Commission held a public meeting and after deliberation passed a unanimous motion recommending that City Council repeal Oxford Codified Ordinance Chapter 1331 entitled Historic and Architectural Preservation, and adopt new Oxford Codified Ordinance Chapter 1331 entitled Historic and Architectural Preservation to clarify the terminology used to describe categories of buildings as set forth in the Uptown Historic District Inventory to prevent inconsistencies during Certificate of Appropriateness reviews.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION I: Council accepts the recommendation of the Historic and Architectural Preservation Commission and hereby repeals Oxford Codified Ordinance Chapter 1331 entitled Historic and Architectural Preservation, and adopts new Oxford Codified Ordinance Chapter 1331 entitled Historic and Architectural Preservation to clarify the terminology used to describe categories of buildings as set forth in the Uptown Historic District Inventory to prevent inconsistencies during Certificate of Appropriateness reviews as follows: (deletions are struck through and additions are underlined)

1331.01 PURPOSE.

(a) It is the intent of this Chapter to promote and protect the health, safety and general welfare of the public as a matter of public policy through:

(1) The enhancement of property values, the protection of the property rights of all citizens, the stabilization and improvement of neighborhoods and areas of Oxford, the increase of economic and financial benefits to Oxford and its inhabitants, and the promotion of tourist trade and interest.

(2) The protection, enhancement and use of structures, sites and areas that are reminders of past eras, events and persons important in local, state or national history.

(3) The development and maintenance of appropriate settings and general environment of the aforesaid structures, sites and areas.

(4) The preservation and encouragement of a city of varied architectural styles, reflecting the distinct phases of Oxford's history. In addition, this chapter is intended to maintain and enhance the scale and basic character of Oxford's historic areas through:

A. Protecting and preserving the basic characteristics and salient architectural details of structures, insofar as the characteristics and details are compatible with the basic characteristics of Oxford's historic areas.

B. Affording the widest possible scope of continuing vitality through private renewal and architectural creativity, within appropriate controls and standards. It is intended to foster a climate in which Oxford's historic areas may continue to exist as living, changing commercial and residential areas, not static museums.

C. Encouraging development of vacant and incompatibly developed properties in accordance with character of the area.

D. Encouraging maximum use by and convenience to pedestrians.

(5) Fostering civic pride.

(6) The provision of preservation information and advice to property owners and the general public.

1331.02 DEFINITIONS.

For the purpose of this chapter, unless the context clearly states otherwise:

(a) "Applicant" means any person, persons, association, partnership, or corporation who applies for a Certificate of Appropriateness in order to undertake any environmental modification of property subject to the provisions of this chapter.

(b) "Certificate of Appropriateness" or "COA" means the permission for environmental modification, or modifications, issued by the Historic and Architectural Preservation Commission or Board of Zoning Appeals under the provisions of this chapter.

(c) "Contributing" means Regardless of building age, the façade of the building conforms to the general character of the street wall in height, massing, proportion, fenestration, material, color, and detail. The building is in balance with the historic buildings in the district context and neither overwhelms nor detrimentally alters the historic character of the district. If the building does not conform stylistically to the character of the district, it nevertheless stands in an appropriate dialogue with the context. The building is typologically appropriate to the district.

~~(e)~~(d) "Council" means the Council of the City of Oxford.

~~(d)~~(e) "Historic and Architectural Preservation Commission" or "HAPC" is the body created and empowered by this chapter to represent the historic preservation interests of Oxford as set forth in this chapter and elsewhere in the Codified Ordinances of Oxford, Ohio.

~~(e)~~(f) "Environmental Modification" means any built exterior alteration, demolition, removal or exterior construction of any structure subject to the provisions of this chapter.

~~(f)~~(g) "Historic Site" means any place, area, structure, work of art, or object which has special character or special historic or architectural value as part of the development, heritage or cultural characteristics of Oxford, the State of Ohio, or the United States, and which has been designated as such pursuant to the provisions of this chapter.

~~(g)~~(h) "Historic District" means any area designated by the Council which contains two or more Historic Sites, including those properties that the Council determines should fall under the provisions of the chapter in order to assure that their appearance and development is harmonious with such Historic Sites.

~~(h)~~(i) "Historic Preservation Administrator" means the person designated by the City Manager to administer the provisions of this chapter.

(i)(j) "Modification, Major" means any construction of a new, independent structure; construction or other alteration that changes the square footage of an existing structure; construction or other alteration that changes the architectural style of an existing structure or portion thereof; any removal of important stylistic features such as chimneys, latticework, gables, gingerbread, soffets, shutters, windows, and doors; alteration of exterior surfaces such as wood to vinyl and painting unpainted surfaces.

~~(j)~~(k) "Modification, Minor" means any construction or alteration that does not change the architectural style of an existing structure and is not a major modification; repair or update of any exterior element to comply with current building code, including ADA, shall be considered a minor modification for the purposes of this chapter.

~~(k)~~(l) "Municipal Infrastructure" means publicly owned, maintained, or operated property including utilities, streets, curbs, gutters, sidewalks, utility poles, street lights, traffic control signs, metering devices, and appurtenances thereto. Objects placed upon publicly owned property such as bicycle racks, waste receptacles, tables, benches, recreation equipment, vending machines, and other similar devices can be considered municipal infrastructure. Wholly or partially enclosed structures shall not be considered municipal infrastructure for the purposes of this chapter.

(m) "Non-Contributing" means Generally, buildings in this category will be 50 or less years of age. The loss of the building would not have a negative impact on the historic character of the district. The loss of the building would improve the consistency and cohesion of the historic district.

~~(l)~~(n) "Ordinary Repairs and Maintenance" means replacement of any part of a property where the purpose and effect of such work and replacement is to correct or prevent any deterioration or decay to such property, or any part thereof, and to restore same, as nearly as may be practicable, to its original condition and appearance, including minor repair of exterior surfaces including caulking, repointing, and nonabrasive cleaning.

(m)(o) "Owner" means the owner of record and the term shall include the plural as well as the singular.

(n)(p) "Pre-Application Review" means a review of the ideas, principles, and general standards behind a proposed environmental modification; a less detailed examination of a proposed environmental modification than is required for a Certificate of Appropriateness.

1331.03 CREATION OF A HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION.

(a) In order to execute the purposes declared in this chapter, there is hereby created the Oxford Historic and Architectural Preservation Commission (HAPC). All members shall have, to the greatest extent practicable, interest and proficiency in historic and architectural preservation and adaptive reuse. The HAPC shall consist of seven voting members.

Membership shall be composed of:

- (1) One City of Oxford Council member.
- (2) One City of Oxford Planning Commission member, who is not also a member of Council.
- (3) One shall be an owner of real property in one of Oxford's Historic Districts.
- (4) Four members appointed by Council, based on the following guidelines:

A. Two should have professional training or be employed in professions related to historic preservation, such as architecture, architectural history, history, archaeology, planning, real estate, building construction, or law related to any of these.

B. Other members should own real property in Oxford, be proprietors of businesses in an historic district, be residents of the historic districts, or have demonstrated a special interest in historic preservation and related matters.

(b) The City Manager shall serve as an ex-officio member.

(c) Members of the HAPC shall be appointed by a majority of Council. HAPC members shall serve for a period of four years and without compensation. Vacancies on the HAPC shall be filled within 60 days.

(1) Terms shall be staggered so that one or two members' terms expire each year.

(2) The members of the HAPC shall select from their number a Chairperson (Chair) and a Vice-Chairperson (Vice-Chair).

(d) The HAPC shall hold such meetings as it may require, and shall designate the time and place thereof. A minimum of four meetings shall be convened per calendar year.

(e) Four voting members shall constitute a quorum for the transaction of business.

1331.04 AUTHORIZATION AND DUTIES.

(a) The HAPC shall have the following authority and duties in addition to those otherwise specified.

(1) The HAPC shall create its own "Rules of Procedure" which will determine the operations of that body. Council shall approve such rules of procedure.

(2) The HAPC shall be empowered to conduct or coordinate a survey or surveys of all areas, places, structures, works of art, or objects in Oxford which the HAPC has reason to believe are or will be eligible for designation as historic sites or historic districts as described in Section 1331.05.

(3) The HAPC shall keep a register of all historic sites and historic districts designated under this chapter and those in Oxford designated by the state or federal government.

(4) The HAPC shall review all proposed National Register nominations for properties within its jurisdiction. When necessary for review of a proposed nomination, the HAPC may seek expert advice before rendering a decision, which expertise may be academic or consulting in nature.

(5) The HAPC shall establish guidelines for conservation and preservation of historic structures within Oxford's historic districts.

(6) The HAPC shall work for the continuing education of the citizens of Oxford in regard to the historic and architectural heritage of Oxford and the historic sites or historic districts designated under the provisions of this chapter.

(7) The HAPC shall obtain material regarding preservation and restoration and make such materials available to the general public.

(8) The HAPC will conduct or encourage members to attend educational sessions or to seek in-depth consultation with the Ohio Historic Preservation Office (OHPO) annually. Such training should pertain to the work and functions of the HAPC or to specific historic preservation issues. Barring extenuating circumstances, all HAPC members shall participate in such a session at least once annually.

(9) The HAPC shall advise Council and its other boards and Commissions on matters related to historic preservation or historic districts and regulations.

(10) With the consent of Council and the owners of property on which improvement funds would be applied, the HAPC may make application for federal, state, institutional, or private technical or financial assistance.

(11) The HAPC shall recommend to Council programs designed to encourage historic preservation when such programs would require commitments of the City or expenditure of City funds.

(12) The HAPC shall seek to establish and maintain a Historic Trust Account to provide funding for programs and improvements that serve the purposes of this Code. Rules and procedures for the administration of any such fund shall be approved by resolution of Council and kept on file with the Administrator.

(b) The HAPC shall recommend to Council the designation of historic districts or sites,

(c) The HAPC shall review all plans for the construction, alteration, repair, moving, or demolition of structures, sites, and areas in an historic district. Only the HAPC is empowered to issue a COA, except that the BZA may issue a COA upon appeal per Section 1331.06(b)(6)D.

(1) In its considerations of whether a proposed environmental modification is deserving of a COA, the HAPC shall consider the guidelines set forth in the Oxford Historic and Architectural Preservation Guidelines, which is hereby adopted by reference, in its entirety, as if its entire text and substance were a part of this chapter.

(2) In its considerations of whether a proposed environmental modification is deserving of a COA, the HAPC may also consider the cost of modifications or other proposals, where costs for a particular action or inaction may be unreasonable given existing conditions of a structure, site, or area.

(3) For the purpose of this section, the HAPC shall make determinations on exterior features of a site or structure and shall not consider interior arrangements.

(4) The HAPC shall encourage alterations and repairs to historic structures and to structures in historic districts in the spirit of their existing architectural style; however, additions in styles different than the existing structure may be approved if such additions complement the existing architectural style. The HAPC shall be flexible in its judgment of plans for alteration, repair, or demolition of structures, sites, and areas of little historic or cultural value except where such alteration, repair, or demolition would seriously impair the historic value and character of surrounding structures or of the surrounding area. It is not the intent of this chapter to limit alteration or repair to any one period of architectural style.

(5) The HAPC shall have the authority to call in experts to aid in its deliberations subject to financial procedures outlined in subsection (d) hereof.

(6) The HAPC shall issue a COA if it approves the plans submitted to it for review.

(d) The HAPC shall expend no capital general fund monies, except those specifically appropriated by Council, and shall incur no debt without the approval of Council.

1331.05 DESIGNATION OF HISTORIC SITES AND DISTRICTS.

(a) The HAPC, in considering any area, place, structure, work of art, or object in Oxford as an historic site or district, shall find that one of the following criteria is satisfied.

(1) The character of the site or district has value or significance as part of the history or development of Oxford, the State of Ohio, or the United States.

(2) It is the location or site of a significant historic event.

- (3) It is identified with a person or persons who significantly contributed to the history of development of Oxford, the State of Ohio, or the United States.
 - (4) It embodies distinguishing characteristics of an architectural style or building type.
 - (5) It exemplifies the cultural, economic, social, educational, or political heritage of Oxford.
 - (6) Its relationship to other distinctive areas or structures designated for preservation requires designation to protect and preserve the previously designated site.
 - (7) Its unique location or singular physical characteristic represents an established and familiar visual feature of Oxford.
- (b) The procedure for designation shall be as follows:
- (1) The HAPC may propose designation of any area, place, structure, work of art, or object in Oxford as a historic site or historic district. The Administrator shall notify the owner of record of such property and any person having a recorded legal interest in such property of the proposed designation and solicit public input at a public meeting prior to the final designation by the Council.
 - (2) The HAPC shall notify the Planning Commission of the proposed designation and the Planning Commission shall furnish a written opinion with respect to the relationship of the proposed designation to the Comprehensive Plan of Oxford to the HAPC within thirty days of receipt of the notification.
 - (3) The HAPC shall review the Planning Commission's opinion and forward to Council a proposed designation along with the complete statement of the Planning Commission.
 - (4) In rendering its determination with respect to the proposed designation of any area, place, structure, work of art, or object as a Historic Site or District, the Council shall give due and full consideration to the findings and recommendations of the HAPC. In such determination the Council shall also consider the views expressed by persons participating in the public meeting held before the HAPC as well as the opinion of the Planning Commission. The Council shall hold public hearings on any such proposed designations and Council shall give public notice of the time and place of such public hearing, which shall be published not less than thirty days prior to the date of such hearing once in a newspaper of general circulation in Oxford. Council, by ordinance, may then designate areas, places, structures, works of art, examples of unique architecture or similar objects as historic sites or historic districts. All such designations shall be duly recorded on the official zoning map and be made a part of same.
 - (5) Within ten days of the passage of said ordinance, the Administrator shall send by registered mail a certified copy of the designation ordinance and a notice briefly stating the fact of said designation and a copy of Chapter 1331 to the owner of record and any person having a recorded legal interest in said property.
 - (6) Notwithstanding any other provisions of this Chapter, Council may rescind the designation of any area, place, building or structure as a historic site or historic district by ordinance. Passage of such ordinance shall relieve the owner or owners from any duties or penalties connected with this chapter. Council shall not pass such an ordinance without first proposing by motion that the designation of an area, place, structure, work of art or object in Oxford be rescinded and removed and notifying the HAPC to that effect. Council shall not pass such an ordinance until the procedures required by subsection (b)(1) through (5), to make a designation have been applied in the case of removal and rescinding of such a designation.

1331.06 REGULATION OF ENVIRONMENTAL MODIFICATIONS.

(a) Pre-Application.

(1) A pre-application review is required when environmental changes are aesthetically, structurally, or economically significant. Such review is an opportunity for an applicant and the HAPC to discuss a proposal prior to the applicant expending significant amounts of time and money on design, surveying, and engineering.

(2) The pre-application may consist of any information the applicant considers useful to the HAPC. The HAPC shall take formal action on the pre-application at a regular or special meeting. The HAPC is not bound by its determination at the pre-application because information and designs are incomplete.

(b) Application Procedures And Requirements.

(1) An applicant may apply for a COA without applying for any other permit. Alternatively, if an application is filed for a permit that may result in a regulated environmental modification on a regulated property, the Administrator shall determine if the proposed modifications require a Pre-Application Review, a COA, or both.

(2) An application for a COA shall not be considered until it is complete. An application shall be considered when all required and pertinent information has been provided and when all required fees have been paid.

(3) A complete application shall consist of the completed application form, the fee, and diagrams, drawings, illustrations, photosimulations, and written descriptions sufficient to describe the location of the property and structure and the proposed environmental modifications that require a COA. The Administrator or HAPC may require additional information or materials as necessary.

(4) There shall be a non-refundable filing fee attached to the application for a COA, payable in advance. The COA shall be valid for a period of one (1) year from the date of approval by the HAPC and all work shall be substantially completed within one year from the date of approval.

(c) Ordinary repairs and maintenance shall not require a COA.

(d) If the Administrator and the Chair determine a proposed municipal infrastructure improvement significantly impacts the historic or architectural environment of the Historical Districts, a COA is required.

(e) Minor modifications may be approved administratively.

(1) If both the HAPC Chair and Administrator agree that proposed modifications are minor and comply with standards, a COA may be issued immediately, without the involvement of the full HAPC.

(2) All administrative approvals shall be placed on the next regular HAPC agenda to ensure that the full HAPC and the public are aware of such approvals.

(3) Any minor modification that is not approved administratively shall follow the procedures of a proposed major modification.

(f) Major modifications shall be considered by the HAPC subject to the following procedure:

(1) Each pre-application and application shall be placed on the agenda for the next regularly scheduled HAPC meeting (or within 45 days) after a completed application is filed and any required fee is paid.

(2) Pre-Application shall not be considered at the same meeting as the regular application for the same proposal.

(3) The HAPC shall act upon each application within 60 days of its first HAPC hearing unless consideration has been continued beyond such period by official action, in which case the HAPC shall act within a reasonable time and as soon as is practical.

(4) Following approval or denial of a COA, the Administrator shall inform the applicant of the HAPC decision by first class mail within 10 days.

(g) If a COA is approved, permits relative to the proposed modifications may be issued immediately following normal zoning and building department review procedures.

(h) If a COA is denied, the City shall not issue any permits that would allow modifications for which the COA was denied. Application fee is not refundable.

(i) An application that is denied or approved-with-modifications, shall not be resubmitted for one year. If an applicant wishes to apply to have the case reconsidered, the Administrator and Chair together shall determine if the changes are substantial enough to warrant a new hearing.

1331.061 APPEAL.

(a) An applicant may appeal the denial of a COA to the Board of Zoning Appeals (BZA) within 21 days of the date of such denial. The BZA shall consider the appeal at its next regularly scheduled meeting or within 45 days. Consideration of an appeal is not a public hearing and does not require legal notice.

(b) An official transcript of the meeting or meetings at which the application was considered must be provided to the BZA at the cost of the appellant and the appeal shall be limited to the transcript of the HAPC hearing. No new claims or evidence shall be heard and no additional testimony shall be permitted.

(c) The BZA shall reverse the decision of the HAPC, in whole or in part, if it finds that the HAPC was unreasonable, arbitrary, or capricious in its application of Sections 1331.06 and 1331.07.

(d) The BZA shall remand the application to the HAPC, in whole or in part, if it finds that the HAPC misinterpreted a provision of the applicable standards when making its decision or that the HAPC committed procedural error which substantively and adversely affected the rights of the applicant.

1331.062 INSPECTIONS AND COMPLIANCE.

(a) The Chief Building Official shall review construction drawings, final plans, and other similar documents for compliance with an approved COA, any conditions attached thereto, and any approved or required modifications thereof.

(b) During the course of regular building inspections, the Building Inspector shall note any deviations from an approved plan, and shall promptly report any such deviations to the Administrator. If the Administrator determines that a deviation from an approved COA is planned or constructed, a stop work order shall be issued.

(c) The Administrator and the Chair together shall determine the impact of the modification with regard to the intent of an approved COA. Such determination shall be made within seventy-two (72) hours following the issuance of a stop work order, if possible.

(1) Any modification may be approved administratively and the order lifted if they determine that it is a minor modification to the approved COA.

(2) Any modification that is determined to be a major modification or that does not satisfy the intent of the approved COA will require a new application for COA. The stop work order shall not be lifted until the new application has been heard by the HAPC or the Administrator has determined that all further work will be in compliance with the approved COA.

(d) The Certificate of Code Compliance shall serve as official recognition that completed construction has satisfied the requirements of an approved COA.

1331.063 CONDITIONS OF REMOVAL.

(a) A demolition permit shall not be issued unless accompanied by a COA. The HAPC may only approve a COA if:

(1) The applicant has given clear evidence that the structure has incurred extensive damage to its basic structural elements such as the roof, walls, and foundation requiring substantial reconstruction, and the structure presents an immediate danger to the public health, safety or welfare as declared by the Chief Building Official; or

(2) The applicant has given clear evidence that two of the following conditions exist:

A. The structure has incurred extensive damage to its basic structural elements such as the roof, walls, and foundation requiring substantial reconstruction.

B. The structure is contributing and has been declared a public nuisance and its removal will not adversely affect the architectural or historic integrity of the streetscape.

C. The structure is ~~non-contributing not consistent with other structures in the district in terms of historic character, architectural style, construction material, height, setback or mass.~~

D. The square foot cost of meeting the minimum building code would exceed the square foot market value of similarly used and improved structures in the historic district.

E. The applicant has a plan for the re-use of the property, which mitigates any adverse effects of the proposed removal upon the property, the streetscape and the district through:

1. New construction which is consistent with this chapter and the guidelines set forth in the current Oxford Historic and Architectural Preservation Guidelines, and which contributes to the architectural or historic integrity of the district.

2. Exterior rehabilitation or restoration of the remaining structure which is consistent with this chapter and the guidelines set forth in the current Oxford Historic and Architectural Preservation Guidelines, and which contributes to the architectural and historic integrity of the streetscape.

3. Landscaping the parcel consistent with this chapter and the guidelines set forth in the current Oxford Historic and Architectural Preservation Guidelines, and relocating the remaining structure in the appropriate setting or preserving the parcel consistent with this chapter.

4. Landscaping the parcel consistent with this chapter and the guidelines set forth in the current Oxford Historic and Architectural Preservation Guidelines, and providing for its care as common space for the benefit of the general public.

(3) The applicant has posted a performance bond with security sufficient to insure completion of a plan for the re-use of the property and has paid a mitigation fee of fifty dollars (\$50.00) and ten percent (10%) of the estimated demolition cost, whichever is greater, into the fund, or the applicant has requested and received a waiver of these requirements from the HAPC.

(4) If any party proceeds to remove a ~~contributing significant~~ principal structure prior to the issuance of an approved COA, a mitigation fee equal to fifty percent (50%) of the estimated demolition cost as determined by the Chief Building Official shall be levied for each day after notification of said violation until said party files a plan for the re-use of the property and a performance bond with the Clerk of Council.

1331.07 SUBSTANDARD CONDITIONS.

(a) In order that the purpose of this Chapter may be accomplished and structures & properties preserved against decay and deterioration, the following standards shall be applied by the HAPC and Administrator in order to determine the existence of substandard conditions which would be

detrimental to the health, safety, and welfare of the public or contrary to the policy and purpose of Section 1331.01, or any other code applicable to building safety and maintenance.

(1) Structural defects or hazards, including but not limited to, the following:

A. Footings or foundations that are weakened, deteriorated, insecure or inadequate, or of insufficient size to carry imposed loads with safety;

B. Members of walls or other vertical supports that split, lean, list, buckle, or are of insufficient size or strength to carry imposed loads with safety;

C. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, buckle, or are of insufficient size or strength to carry imposed loads with safety.

D. Fireplaces or chimneys that list, bulge, settle, or are of insufficient size or strength to carry imposed loads with safety.

(2) Defective or inadequate weather protection, including, but not limited to, the following:

A. Broken or missing doors and windows;

B. Deteriorated, ineffective or lack of waterproofing of foundations or floors;

C. Deteriorated, ineffective or lack of exterior wall covering, including lack of paint or other approved protective covering;

D. Deteriorated, ineffective or lack of roof covering;

E. Broken, split, decayed or buckled exterior wall or roof covering;

F. Gutters and downspouts which have deteriorated or are missing.

(3) Defects increasing the hazards of fire or accident, including, but not limited to the following:

A. Accumulation of rubbish and debris;

B. Any condition, which may cause a fire or explosion or provide a ready fuel to augment the spread or intensity of fire or explosion arising from any cause.

(4) Inadequate maintenance of grounds that detract from the visual qualities of the area, site or structure.

(5) Upon receipt of notification of an alleged violation of this Section, the Administrator and the Building Administrator shall investigate and inspect any such property within thirty (30) days after the initial notification. After such inspection, the Administrator shall give written notice to the owner of record and any person in actual physical possession thereof stating in what respect the property is substandard and setting forth the repairs, alterations or improvements required to correct such substandard conditions or preserve the property and a stated period of time in which the required work shall be done. Such notice shall also inform the owner of record and any person in actual physical possession thereof that said administrators' findings may be subject to the review and hearing before the HAPC, if such is requested. When a hearing has been requested, the HAPC shall set forth the time and the place of the hearing and shall give written notice to the owner of record and any person in actual physical possession thereof of the time, date and place of said hearing, and the HAPC shall give public notice of the same. Such hearing shall be held not more than thirty (30) days after the request for the hearing or may be held within such a time as is mutually agreed upon by the HAPC, the owner of record, any person having a legal interest therein and the person in possession thereof.

(6) At the hearing, the HAPC shall review the findings and orders of the Administrator and shall determine whether such findings are true and correct within the meaning of this chapter. If the HAPC concurs with the findings that the affected property is substandard, the HAPC shall further determine whether the Administrator's orders for corrections are reasonable and necessary to accomplish the purposes of this chapter.

(7) The HAPC shall in connection with such hearings receive such evidence as may be presented on behalf of any party of interest, and based upon such evidence, the HAPC shall issue its own order affirming, reversing, or modifying the order of the Administrator.

(8) An order of the HAPC shall bear the same authority and consequences as if issued by the administrators. The findings and the orders and the decision of the HAPC shall be transmitted in writing, not later than thirty (30) days following the date of the hearing, to the owner of record, any person having a legal interest therein and any person in actual physical possession of the affected property.

(9) Regarding any property that is unoccupied or vacant, the HAPC upon review may, where appropriate and necessary, order the following:

A. That all accumulations of flammable or combustible rubbish or debris be removed from the premises by the owner of record or person in possession of the building.

B. That all windows, doors and other openings in any building on such property be locked, barricaded or otherwise secured by the owner of record of the property. Materials and methods used for securing buildings and affecting the exterior appearance of the building shall require a COA issued by the HAPC.

1331.08 INTERPRETATION.

(a) The Administrator is responsible for the interpretation of all procedural provisions in this chapter.

(b) If any section, subsection, paragraph, sentence, clause, or phrase of this Historic and Architectural Preservation Chapter shall be declared invalid by any court of competent jurisdiction, the decisions of the court shall not impair the remaining portions of this Historic and Architectural Preservation Chapter which shall continue in full force and effect.

(c) If a provision of this Historic and Architectural Preservation Ordinance is found to be in conflict with a provision in any other law, the provision that establishes the higher standards shall prevail.

(d) Any permit issued or action taken by any employee or official of the City which is contrary to the provisions of this chapter shall be null and void and of no effect whatsoever.

1331.99 PENALTIES.

(a) If any environmental modification in violation of this ordinance is made or is imminent, the City may institute appropriate proceedings to prevent such unlawful environmental modification.

(b) Whoever violates the provisions of this chapter by failing to perform any act required or performing any act that is prohibited shall be guilty of a minor misdemeanor pursuant to Oxford Code Section 501.99.

(c) Whoever is guilty of violating any provision of this chapter a second time shall be guilty of a misdemeanor of the fourth degree pursuant to Oxford Code Section 501.99.

SECTION II: This ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW (STAFF)

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

City Council Meeting of: February 20, 2018

Account Code #: Not Applicable

Budgeted Amount: Not Applicable

Service Department

Originating Department

Michael B. Dreisbach

Prepared By

February 9, 2018

Date Prepared

Agenda Title: An Ordinance to Levy Assessments for Curb, Gutter, and Sidewalk Repairs

Recommendation: Approve

Discussion:

Through a series of Resolutions, the City has caused the repair of deficient curb, gutter, and sidewalk on parcels identified in the attached Exhibit "A" including:

April 2017 Resolution No. 5059 – Declaring the necessity to make improvements
July 2017 Resolution No. 5079 – Authorizing a contract to perform the improvements
January 2018 Resolution No. 6033 – Determination of the total cost of assessment by lot

The proposed assessment costs were advertised as required by Ohio Revised Code; no objections were received from parcel owners as detailed in Exhibit "A". Upon passage of this Ordinance, an owner may pay cash for the assessment within 30 days. Otherwise, the amount will be levied to the owner's property tax bill and must be paid in five (5) annual installments with City assessed interest on deferred payments at a rate of 5%.

Staff recommends City Council approve this assessment Ordinance, and authorize the City Manager or his designee to take all steps necessary to cause the amounts listed in Exhibit "A" to be levied upon the lots and lands enumerated in the listing.

Approved By:

Department Head:

Initial MBD Date 2/9/18

City Manager:

DRE \ 2/16/18

ORDINANCE NO.

AN ORDINANCE LEVYING UPON THE LOTS AND LANDS ENUMERATED IN THE LIST OF ESTIMATED ASSESSMENTS (EXHIBIT A) THE AMOUNTS SET FORTH ON SUCH LIST AND SETTING FORTH TERMS FOR PAYMENT OF ASSESSMENTS.

WHEREAS, in accordance with Section 729.07 of the Ohio Revised Code, Council filed a list of estimated assessments (Exhibit A) with the Clerk of City Council and ordered it open for public inspection; and

WHEREAS, pursuant to Ohio Revised Code Section 729.08, Council published a notice in the *Journal News*, beginning January 6, 2018 and ending January 20, 2018 stating that the list of estimated assessments (Exhibit A) was on file with the Clerk of City Council and was available for public inspection; and

WHEREAS, the Clerk of City Council has received no written objections to the assessments.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: Property owners shall be assessed the actual cost over five years as set forth on Exhibit "A" attached hereto.

SECTION 2: Property owners may pay the assessment in five (5) annual installments with interest on deferred payments at 5%. Conversely, property owners may pay the assessment in cash within 30 days after passage of this Ordinance.

SECTION 3: This ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW (STAFF)

2017 CGS Assessment WG Stang Property List

EXHIBIT "A"

					Submitted Quantity						