

**City of Oxford**  
*Community Development Department*  
**STAFF REPORT**

**Planning Commission**

**Case # PC-10-2012**

**Date – September 6, 2012**

---

**APPLICATION**

|                 |                                                                                                                                                                                     |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant:      | City of Oxford                                                                                                                                                                      |
| Action Request: | Zone Map Amendment to expand the Historic District Overlay of the Western College for Women Historic District to include 303 South Patterson Avenue, 0.7 acres, Langstroth Cottage. |
| Address:        | 303 South Patterson Avenue                                                                                                                                                          |
| Parcels:        | A 0.7 acre portion of Lot 3061, as described on attached legal description                                                                                                          |

---

**DESCRIPTION**

A recent recommendation came from the Smith Library of Regional History, sent to the Historic and Architectural Preservation Commission (HAPC). The Langstroth Cottage is not within the boundary of the Western College for Women Historic District. A letter from the Smith Library as well as a map of the area is attached. The former resident, Lorenzo Langstroth, is known internationally for inventing the moveable beehive system, which revolutionized the beekeeping industry. The site is a state and a national historic landmark and is owned by Miami University.

**SURROUNDING NEIGHBORHOOD**

The surrounding area is all Miami University owned property. The subject site and the site to the south (Career Services Office) are the only two residential scale buildings in the area. The remainder of the buildings in the area is larger institutional scale buildings.

**COMPREHENSIVE PLAN**

**Cultural Resources**  
**Objective 4 (p. 10.5)**

- Enhance and improve the promotion and preservation of the city's historic and cultural resources
  - CR 4.1 Continue to support the work of the HAPC to develop and maintain an inventory of historic sites.
  - CR 4.2 Create a trail system to identify historic structures and sites.
  - CR 4.3 Collaborate with community organizations to promote historic and cultural tourism.
  - CR 4.4 Work with Heritage Ohio to develop a Main Street Program
  - CR 4.5 Encourage the preservation, restoration, rehabilitation and reuse of historic structures and sites.
  - CR 4.6 Consider historic and cultural resources in all land use decisions.

## **AGENCY COMMENTS**

|                      |                          |
|----------------------|--------------------------|
| Fire                 | Returned without comment |
| Police               | Returned without comment |
| Engineering          | Returned without comment |
| Economic Development | No comments returned     |

## **PUBLIC COMMENT FORMS**

No comments have been received to date.

## **STAFF ANALYSIS**

Expanding the Western College for Women Historic District to include the adjacent Langstroth Cottage is a natural and logical extension. The current size of that district is 130 acres. The expansion would add 0.7 acres. The letter of explanation from the Smith Library, as well as the Objective of the Comprehensive Plan supports this expansion. On July 11, 2012, the HAPC met and considered this request and recommended that the Planning Commission recommend this to City Council. Miami University has not expressed any opposition to this overlay district expansion.

## **RECOMMENDATION**

Staff recommends this be forwarded to City Council for adoption.

---

SUBMITTED

BY: \_\_\_\_\_

Sam Perry

Community Development Department

DATE: September 6, 2012

City of Oxford  
Inter-Office Review Transmittal Sheet

Date: 8/29/2012

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

**PC-10-2012 ZONING MAP AMENDMENT** to expand the Western College for Women Historic District to include Langstroth Cottage at 303 S. Patterson Avenue, **City of Oxford, Applicant**

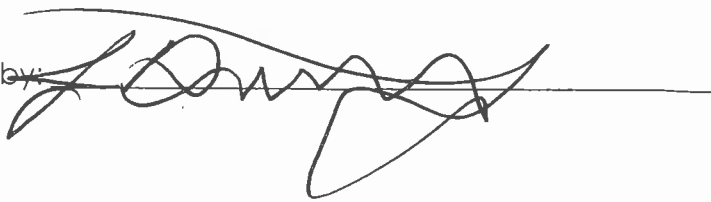
  X   Review            Revisions            Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **9/5/2012** Note: If no comments are received, we will assume the project meets your department's standards.

.....  
Drawings are returned: w/comments without/comments

Drawings reviewed by:



Date: 8-31-12

City of Oxford  
Inter-Office Review Transmittal Sheet

Date: 8/29/2012

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

**PC-10-2012 ZONING MAP AMENDMENT** to expand the Western College for Women Historic District to include Langstroth Cottage at 303 S. Patterson Avenue, **City of Oxford, Applicant**

  X   Review             Revisions             Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **9/5/2012** Note: If no comments are received, we will assume the project meets your department's standards.

.....  
Drawings are returned:    w/comments    without/comments ✓

Drawings reviewed by: \_\_\_\_\_

*V. Popescu*

VICTOR POPESCU, CITY ENGR.

Date: 9-5-12

City of Oxford  
Inter-Office Review Transmittal Sheet

Date: 8/29/2012

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

**PC-10-2012 ZONING MAP AMENDMENT** to expand the Western College for Women Historic District to include Langstroth Cottage at 303 S. Patterson Avenue, **City of Oxford, Applicant**

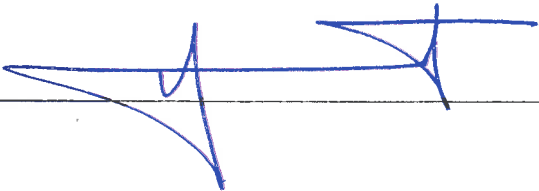
  X   Review             Revisions             Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **9/5/2012** Note: If no comments are received, we will assume the project meets your department's standards.

.....

Drawings are returned:    w/comments    without/comments

Drawings reviewed by: 

Date: 9/4/2012

**SMITH LIBRARY OF REGIONAL HISTORY**

15 South College Avenue  
Oxford, Ohio 45056  
(513) 523-3035

June 19, 2012

Mr. Jung-Han Chen  
Oxford Community Development Director  
101 E. High St.  
Oxford, OH 45056

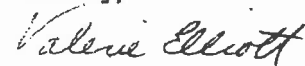
Dear Jung Han:

When the Western College for Women Historic District was created by the City in 1995, it did not include Langstroth Cottage, presumably because the similarly configured National Register district excluded the house with the statement, "When built, the building had no functional relationship to the seminary." While true, recent research shows that Langstroth's home was owned by Western for almost 70 years and was used for student housing, faculty housing, and as the residence of the dean of students. The house had more connection to Western College than several other buildings that are included in the Western district.

Because next year marks the 160th year since Western was chartered, and because HAPC is considering featuring the district in its May tours, and because Smith Library is in the process of producing a walking tour booklet for the district, I hope that the City of Oxford will consider adding Langstroth Cottage (a National Historic Landmark) to the Western College for Women Historic District.

Thank you.

Sincerely,



Valerie Elliott  
Manager

**PC-10-2012 ZONING MAP AMENDMENT** to expand the Western College for Women Historic District to include Langstroth Cottage at 303 S. Patterson Avenue, **City of Oxford,**  
**Applicant**

September 11, 2012 Planning Commission Meeting

### **LEGAL DESCRIPTION:**

Located in Section 26, Township 5, Range 1 East, of Oxford Township, beginning at a point on the northwest corner of Lot 3061, thence East 211 feet along the north line of said Lot 3061 to a point, thence South 97 feet parallel with the U.S. 27 right of way to a point, thence West 211 feet more or less to a point on the east line of the right of way of U.S. 27, thence North along the east line of the U.S. 27 right of way to the point of beginning, more or less seventh tenths of an acre.

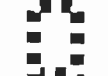
# PC-10-2012

## Legend

 Subject Property

 200 Ft. Buffer

 Western College for  
Women Historic District

 Western College for  
Women Historic District  
Proposed Expansion

 Parcel

 Road/16.5' Vacated

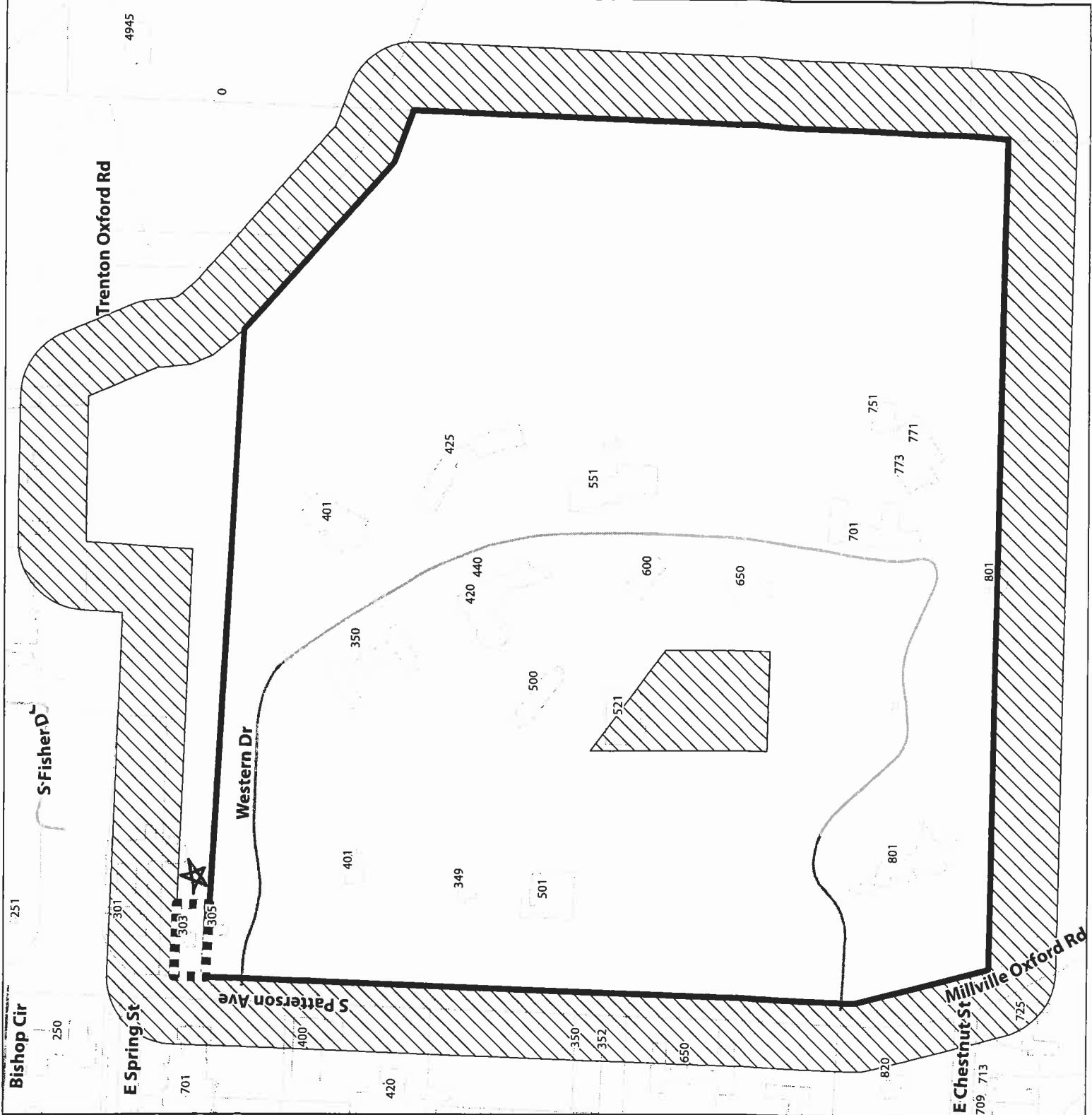
 Building Footprint



1 inch = 400 feet



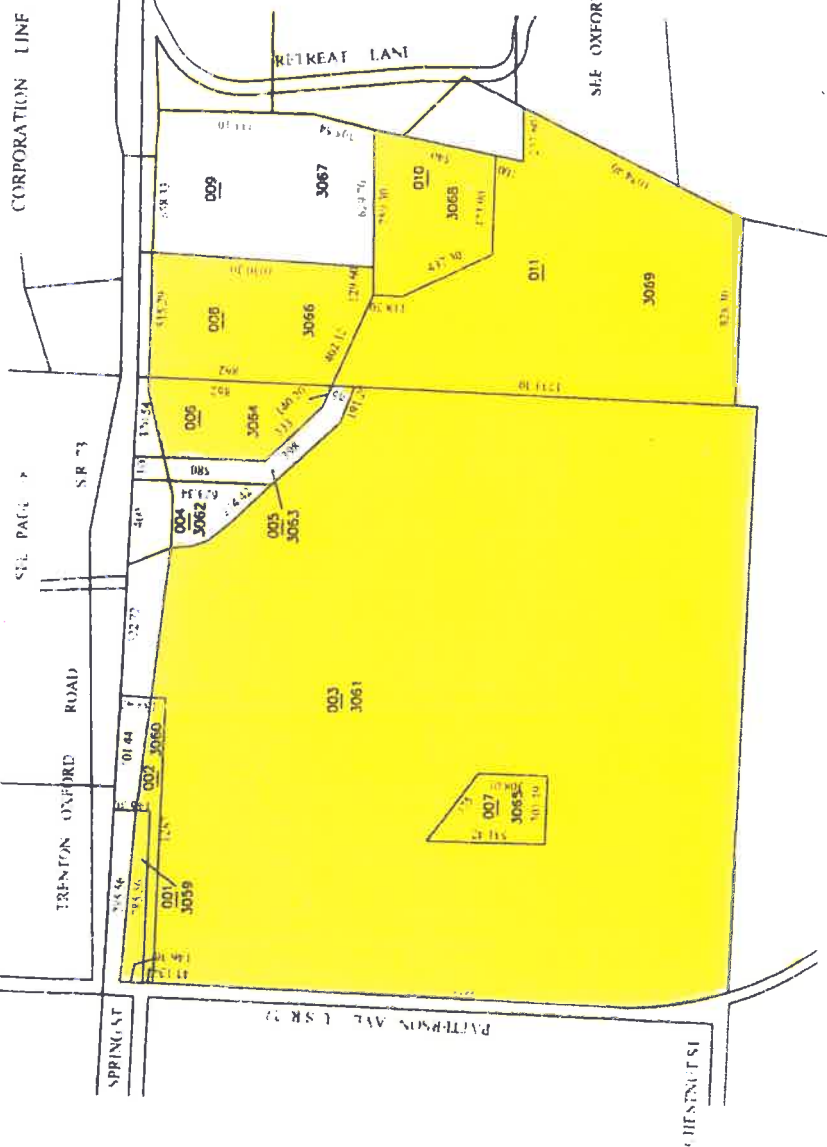
The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats or a professional survey.





# OXFORD CORPORATION

138.000





OHIO  
HISTORICAL  
MARKER

LANGSTROTH COTTAGE

Reverend Lorenzo Langstroth, renowned as "The Father of American Beekeeping," lived in this simple two-story, eight-room house with his wife, Anne, and their three children from 1858 to 1887. Unchanged externally, the Greek Revival cottage features brick pilasters and pediments and a fan-shaped front window. In his garden workshop, Langstroth made experimental beehives, established an apiary, and on the ten acres that surrounded his home, grew buckwheat, clover, an apple orchard, and a "honey garden" of flowers. He imported Italian queen bees in efforts to improve native bees and shipped his queens to keepers across the United States and around the world. The Langstroth Cottage was placed on the National Register of Historic Places in 1976 and designated a National Historic Landmark in 1982.

(Continued on other side)

OHIO BICENTENNIAL COMMISSION, THE LONGABERGER COMPANY  
MIAMI UNIVERSITY

THE OHIO HISTORICAL SOCIETY  
2002

15-9





**Zoning Map Amendment Application**  
City of Oxford, Ohio

**REQUIRED INFORMATION**

Name of Applicant:

City of Oxford  
(Attach a Letter of Agency if the applicant is not the property owner.)

Mailing Address:

Telephone Number(s):

Email Address:

Location of Property:

Langstroth Cottage 303 Patterson  
(Indicate address if there is an existing structure or subdivision name and lot number if subdivided.)

Legal Description:

Total Area:

\_\_\_\_\_ Acres / Square Feet (circle one)

Existing Use of Property:

Current Zoning:

Proposed Zone(s):

Proposed Use:

**SUBMISSION REQUIREMENTS**

Please submit a vicinity map, at scale and a metes and bounds description of the property, the statement described below and the required fee of **\$150.00 plus actual postage**, made payable to the City of Oxford. The entire submission must be prepared in accordance with Chapter 1135, Zoning Code Amendments, of the City of Oxford Zoning Code.

On a separate sheet of paper, provide the names and addresses of all adjoining property owners within 200 feet of the site, including those across streets, roads, alleys and highways. NOTE: The Butler County website ([www.butlercountyohio.org/auditor](http://www.butlercountyohio.org/auditor)) is very helpful when searching for the mailing address of adjoining property owners. Once the site is up, click on online searches, then click on real estate. It will allow you to search by owner, address or parcel number. \*Property Owner names will not be provided in the agenda packet.

Attach a statement which responds to the following questions:

- What is the relationship of the proposed zone change to the City of Oxford's Comprehensive Plan?
- How will the zone change affect the neighborhood in which the property is located? Briefly describe any impacts of the change as proposed.
- How will the zone change affect public facilities such as sewer and water service, drainage, schools and roads, if applicable?
- What mitigating actions might be suggested to offset problems resulting from adverse impacts on private property and public facilities (e.g., landscape screening, drainage improvements, changes in traffic signalization, provision of additional turn lanes).
- Why is the current zoning classification of the property no longer appropriate?

All materials and application fee must be delivered to the office of Community Development, Municipal Building, 101 East High Street, Oxford, Ohio 45056. Any questions should be directed to the Community Development Department at (513) 524-5204. Submit materials 45 days prior to the proposed meeting date.

**NOTE: Incomplete applications will not be processed. City Staff will erect a public hearing sign on the subject property. It is the Applicant's responsibility to remove the signage once the hearing(s) are completed.**

SIGNATURE OF APPLICANT:

Date:

PRINTED NAME:

**FEE / RECEIPT**

\$150 Fee plus Actual Postage Paid / Receipt Number:

NA