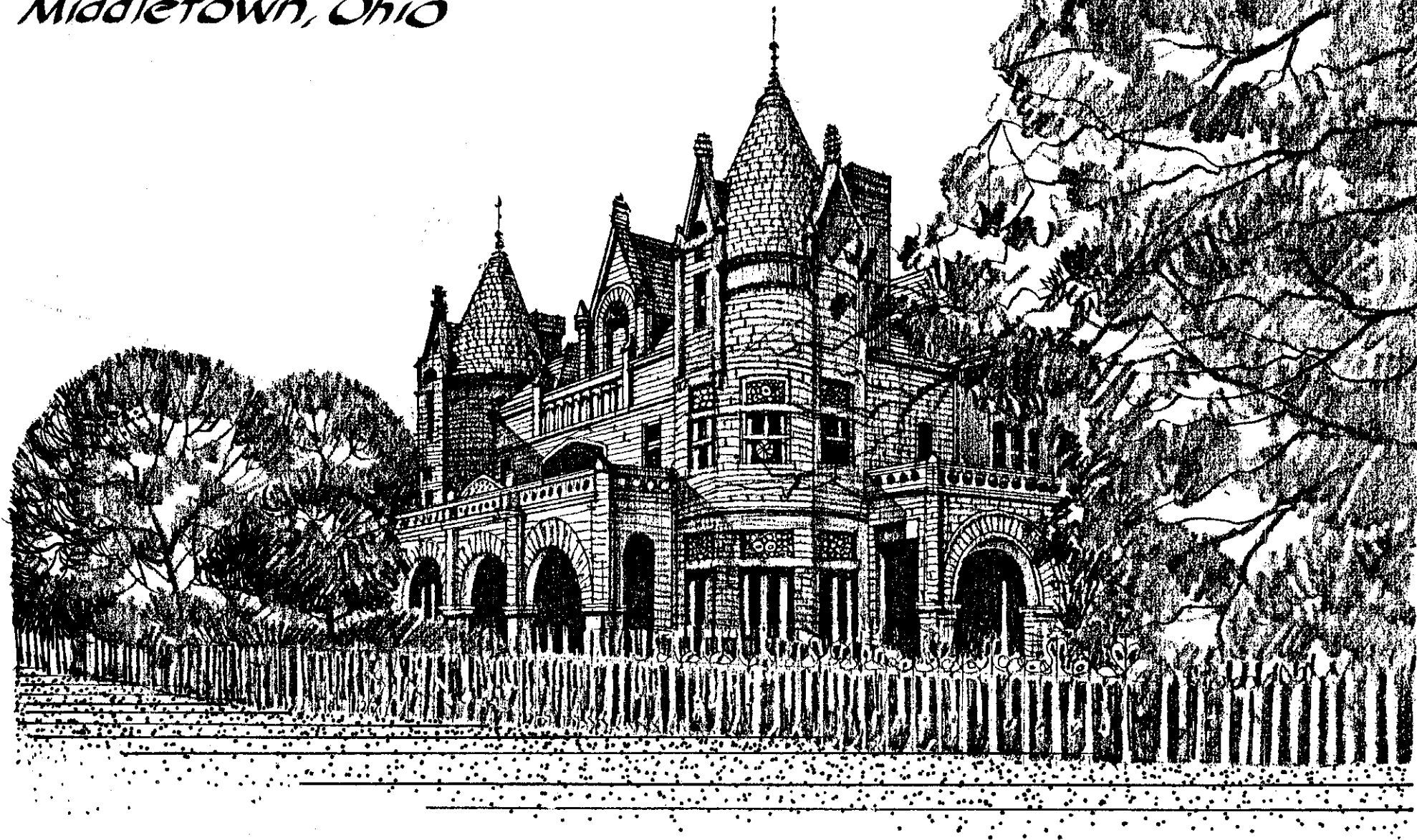


Historic Preservation Plan

Middletown, Ohio



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Historic Preservation Plan

Middletown, Ohio

Adopted by Middletown Historic Preservation Council August 1980



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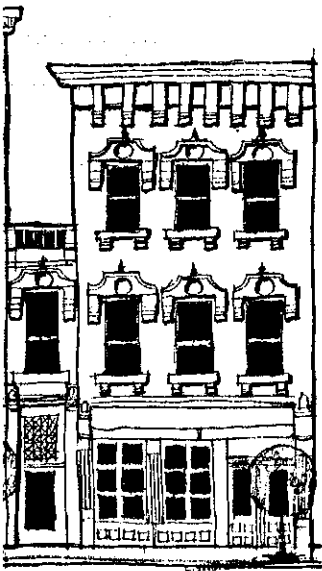
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South Main

South Main Street Historic District

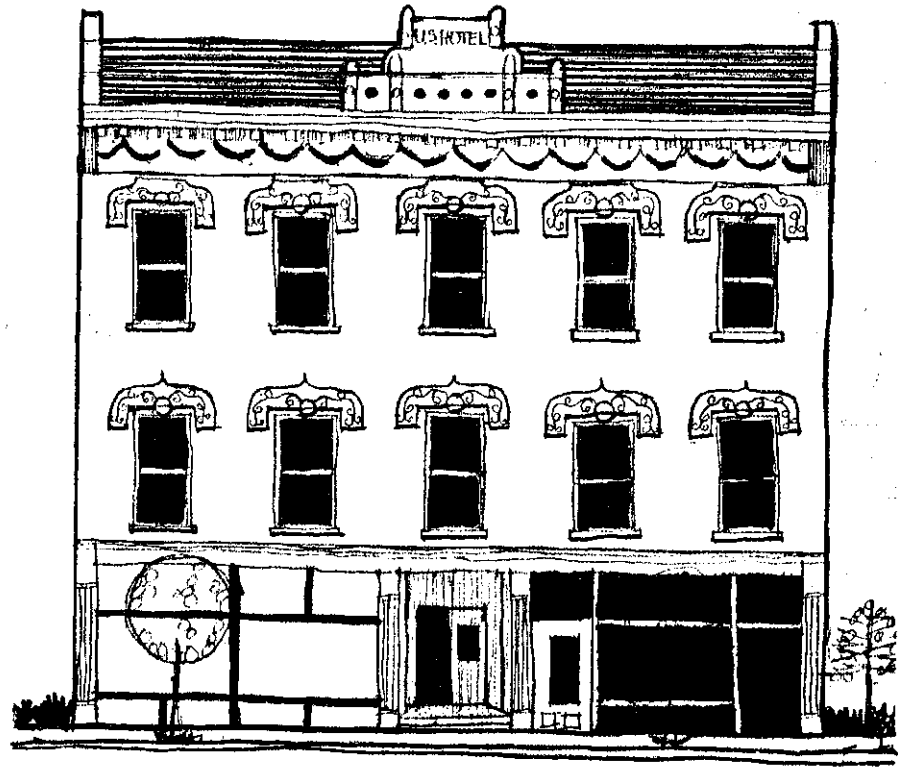
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44-46 South Main

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U.S. Hotel

34 South Main Street South Main Historic District

Introduction

There is an ever-present need in all people to know about their past and, if possible, to share some tangible link with that past. Of late, a variety of municipalities have actively set out to discover and to preserve some of these tangible links. The preservation of these entities not only reminds us of where we came from but can serve also to show us where we are going in terms of revitalizing our cities and towns. Historic buildings and areas are visible links to days gone by and are an irreplaceable resource when it comes to building more livable communities.

Middletown, Ohio is among the municipalities that have already taken steps to preserve, restore and maintain its own historic and cultural environment. In particular, the citizens have become conscious of their rich heritage of architecturally significant structures that have been, and still are an important part of city life. To date, 81 structures in one of the oldest neighborhoods in town have been placed on the National Register of Historic Places. These comprise the "South Main Street Historic District" and the homeowners in this district are

enthusiastically committed to preserving the character of their own property as well as that of the entire neighborhood. Two booklets entitled Historic South Main and Architectural and Historic Heritage - Middletown, Ohio illustrate some of Middletown's more interesting and historically significant pieces of architecture. Both have been very well received by residents throughout the City and even by the National Trust for Historic Preservation.

All this indicates that an interest in historic preservation in Middletown, Ohio has been stimulated. To give guidance and direction to this interest, the Department of Planning and Community Development along with the Historic Preservation Council has prepared this Historic Preservation Plan.

The Historic Preservation Plan is a comprehensive framework under which any variety of needs and interests involving historic preservation can fit into some course of action. This particular plan is unique in that it deals not just with an historic neighborhood or district, but with the entire City of Middletown.

Specifically, it involves a brief history of Middletown's growth and development. It explains the procedure used in conducting an historic survey including a compilation of existing historic structures and districts based on criteria used to evaluate their historical and architectural significance. Also included are proposals for preserving the various structures plus some guidelines to follow in remodeling historic buildings. These include common guidelines for historic structures throughout the City. Finally, it involves steps which should be taken by the City of Middletown, citizen organizations, and property owners in implementing a preservation program in Middletown. Several methods will be presented and evaluated so that people interested in preserving individual buildings or whole areas of historic and architectural importance will know how to begin and what resources are available for their particular preservation effort.

Specific Goals

1. Adopt historic preservation plan.
2. Encourage citizen organizations to become more actively involved in efforts to educate City residents about the history of Middletown and historic preservation.
3. Provide Middletown's Historic Preservation Council with a guide on which to base its decisions of historic preservation.
4. Encourage individual property owners to preserve the character of their older building, and provide guidance for doing so.
5. Promote new construction to be compatible with the older, existing buildings in the area.
6. Constantly explore new sources of both private and public funding available for preservation.



121 South Main

South Main Street Historic District

Middletown's Heritage



*South Main
et Historic District*

In the late 1700's, a wide open prairie along the Miami River was all there was to present-day Middletown. Pioneer Daniel Doty discovered this tract of land while on a scouting expedition. Late in 1795, he and his family built a small cabin here, thus becoming Middletown's first citizens. Before them, the Indians and the pre-historic Mound Builders had been the sole inhabitants of this wilderness land. Five years after Doty arrived came Steven Vail, who drew up the first plat for this town midway between Cincinnati and Dayton. In a short while Middletown was a log cabin village with a saw mill, grist mill, and a woolen mill, all powered by water provided by a dam along the Great Miami River.

Other waterways were equally important to Middletown's development. July 21, 1825 marked the opening of the Miami Canal from Cincinnati to Dayton, which later extended on up to Lake Erie. The canal was a vast

improvement over the horse-drawn wagon in transporting the area's great surplus of farm produce. Middletown - called "Port Middletown" - soon became a major stop along the Miami-Erie Canal.

The City grew quickly and so did its industries. At one time Middletown had a prosperous pork packing industry, until the coming of the railroad carried that industry to Cincinnati. Middletown then developed its first paper mill in 1852 which is now part of the Sorg Paper Company. There was a tobacco factory, broom-corn mills, and finally, in 1900 the opening of the American Rolling Mills Company, now Armco, Inc.

In 1913, the Great Miami River, which had up to this time been so beneficial to Middletown's growth, suddenly rose to flood level. Much of the entire Miami Valley was under water. After 4 days, when the flood waters had vanished, so had some of Middletown's heritage. Houses, barns, furniture, cemeteries had all been washed away. The flood also ended the use of the Miami-Erie Canal.

However, many old structures did weather the tragic event, and Middletown began to cleanup and get back to normal. From that point to the present, Middletown grew to a City of 50,000. Most of the sites and structures that were a part of "Old Middletown" simply became part of the City's everyday life. It has only been within the last few years that any of these historic properties have had attention drawn to them and concern expressed over their future. Hopefully, this concern will help insure that these significant structures will remain for future generations to enjoy.



*508 South Main Street
South Main Street Historic District*

Historic Survey

Before a good program of historic preservation can be established, all structures and areas of the City need to be thoroughly investigated and evaluated in terms of historic preservation. The list of these potentially historic buildings should initially be very comprehensive. This list will be further refined and reduced as each structure is studied more closely.

A windshield survey was conducted throughout the entire City. Structures exhibiting any architectural elements of an historic period or those of known historical significance were recorded. They were located on a map and their general condition was noted. Then each structure listed was considered in more detail. Photographs were taken of these structures. Each one was evaluated according to its particular architectural and historical merit plus how it related to the rest of the neighborhood. The criteria used in evaluating the structures is as follows:

Architectural, Cultural, and Historical Significance

- a. Historical period.
- b. Is it associated with any famous personality of world-wide, national or local importance?
- c. Is it the site of a significant historic event?
- d. Architectural type and style.
- e. Vernacular or special architecture.
- f. Are there any similar building types in the vicinity?
- g. Age of building in comparison to others of its kind.
- h. Architect, builder.
- i. Unique, effective, well executed use of construction materials.
- j. Aesthetics - design and detailing.
- k. Good workmanship/craftsmanship.
- l. Unusual or significant method of construction.
- m. Good example of particular way of life.
- n. Is it associated with a business or use that was once common but now rare?
- o. Does it exemplify the cultural, economic, social or political heritage of the nation, region, or City?

Keeping these criteria in mind, each structure and site selected after the initial survey was further evaluated. No precise numerical rating was given to these properties. The properties were not ranked in any order of historical or architectural importance; they were simply evaluated as individual buildings.

During this evaluation, two basic categories of structures seemed to emerge. One being those structures of outstanding architectural and historical significance and the other being those, while not being outstanding landmarks, are nevertheless important to Middletown's character and housing stock. Those structures which were considered to be of outstanding architectural and historical significance were further reviewed by utilizing the Ohio Historic Inventory forms prepared by the Ohio Historic Preservation Office. These forms summarize architectural and historic aspects of individual sites or structures.

Although the City has a large number of notable buildings and districts, it was found that only a relatively small portion of these will be eligible for designation. Therefore, one can see that the success of a preservation program in Middletown will depend heavily on voluntary preservation efforts.

OHIO HISTORIC INVENTORY

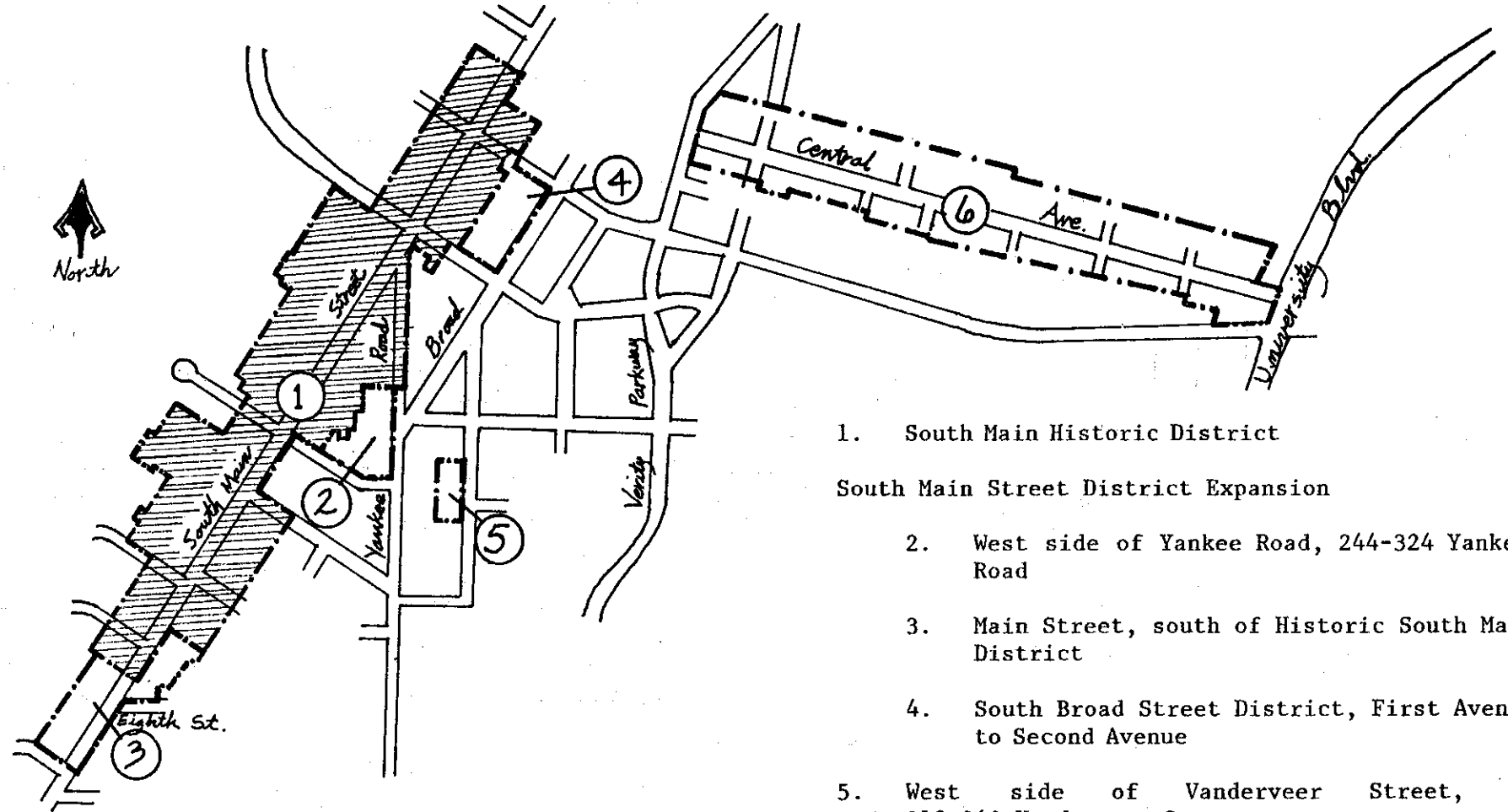
Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No.		4. Present Name(s)		1. No.
2. County		3. Other Name(s)		
3. Location of Negative				2. County
8. Specific Location		16. Thematic Category		
7. City or Town If Rural, Township & Vicinity		17. Overall or Period		3. Present Structure
8. Site Plan with North Arrow		18. Style or Design		
9. Coordinates		19. Architect or Engineer		4. Present Structure
Lat. Long.		20. Contractor or Builder		
U.T.M. Reference		21. Original Use, if apparent		5. Present Structure
Zone Easting Northing		22. Present Use		
18. Building		23. Ownership		6. Present Structure
Site Building		Public Private		
19. On National Register?		24. Owner's Name & Address, if known		7. Present Structure
Yes No		25. Open to Public?		
20. Local Contact Person or Organization		26. Other Surveys in Which Included		8. Present Structure
Yes No		27. Other Surveys in Which Included		
21. On National Register?		28. Preservation Underway?		9. Present Structure
Yes No		29. Endangered? By What?		
22. Part of Estate, Hist. Dist.?		30. Visible from Public Road?		10. Present Structure
Yes No		31. Distance from and Frontage on Road		
23. Name of Established District		32. Further Description of Important Features		11. Present Structure
		33. History and Significance		
		34. Description of Environment and Outbuildings		12. Present Structure
		35. Sources of Information		
		36. Prepared by		13. Present Structure
		37. Organization		
		38. Date		14. Present Structure
		39. Revision (Date)		

Districts

After all the structures and sites of some architectural and historic merit were evaluated, it was found that in six locations there was a sizeable group of structures which related well with one another. In these locations the possibility exists to form an historic district. This could be a designated historic district or a district in which the property owners voluntarily work together to maintain the unique character of the area.

Ohio Historic Preservation Office One Heisler Center Columbus, Ohio 43211	
1. No.	
2. County	
3. Present Name(s)	
4. Other Name(s)	
5. Category	28. No. of Stories
6. Period	29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>
7. Design or Engineer	30. Foundation Material
8. Architect	31. Wall Construction
9. Date of Construction	32. Roof Type & Material
10. Use, if apparent	33. No. of Bays Front Side
11. Name & Address	34. Wall Treatment
12. Public <input type="checkbox"/> Private <input type="checkbox"/>	35. Plan Shape
13. Name of Person or Organization	36. Changes (Added, Altered, Moved) in #29
14. Years in which included	37. Condition Interior Exterior
	38. Preservation Underway? Yes <input type="checkbox"/> No <input type="checkbox"/>
	39. Endangered? By Whom? Yes <input type="checkbox"/> No <input type="checkbox"/>
	40. Visible from Public Road? Yes <input type="checkbox"/> No <input type="checkbox"/>
	41. Distance from end Frontage on Road
	46. Prepared by
	47. Organization
	48. Date 49. Revision Date(s)



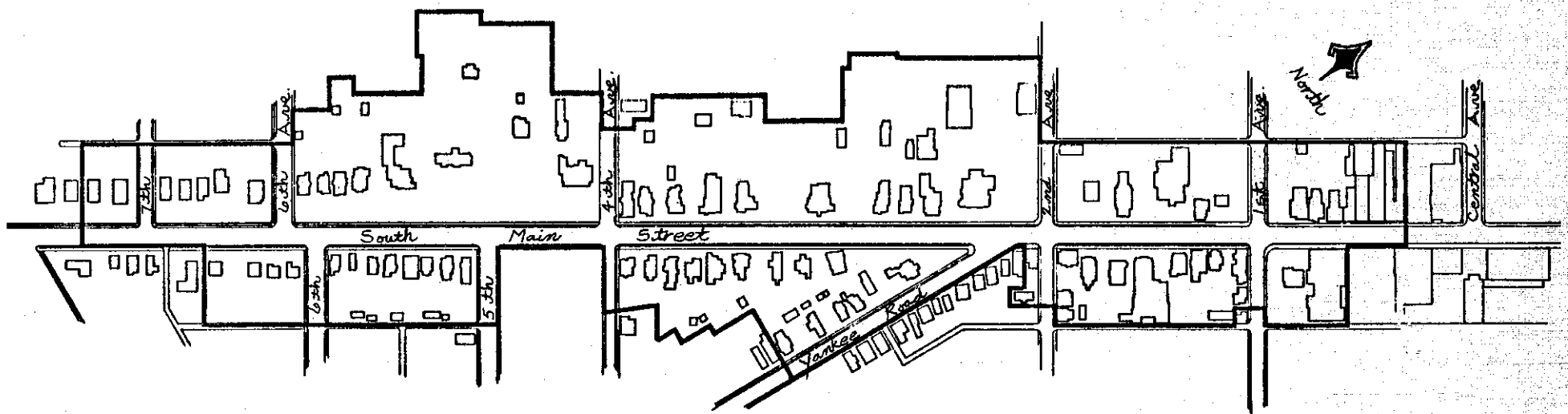
1. South Main Historic District
- South Main Street District Expansion
2. West side of Yankee Road, 244-324 Yankee Road
3. Main Street, south of Historic South Main District
4. South Broad Street District, First Avenue to Second Avenue
5. West side of Vanderveer Street, 318-340 Vanderveer Street
6. Central Avenue Business District, Verity Parkway to University Boulevard

South Main Historic District

Middletown already has an historic district designation for one of its oldest neighborhoods, the "South Main Street Historic District". This district extends for nine blocks along Main Street from Central Avenue to just

south of Seventh Avenue. Contained within its boundaries are eighty-one structures that have been placed on the National Register of Historic Places.

Although this district contains a variety of architectural styles, building materials, setbacks, landscaping treatment and land uses, there is still a sense of continuity that runs throughout the neighborhood. This is due to the fact that most of the buildings are large residential structures that once housed the early leaders of Middletown. Although the architectural style varies throughout the district, all of the structures are of styles which were prominent in the late 19th century, and each is an excellent example of its particular style.



Contained within its boundaries that have been placed on the Historic Places.

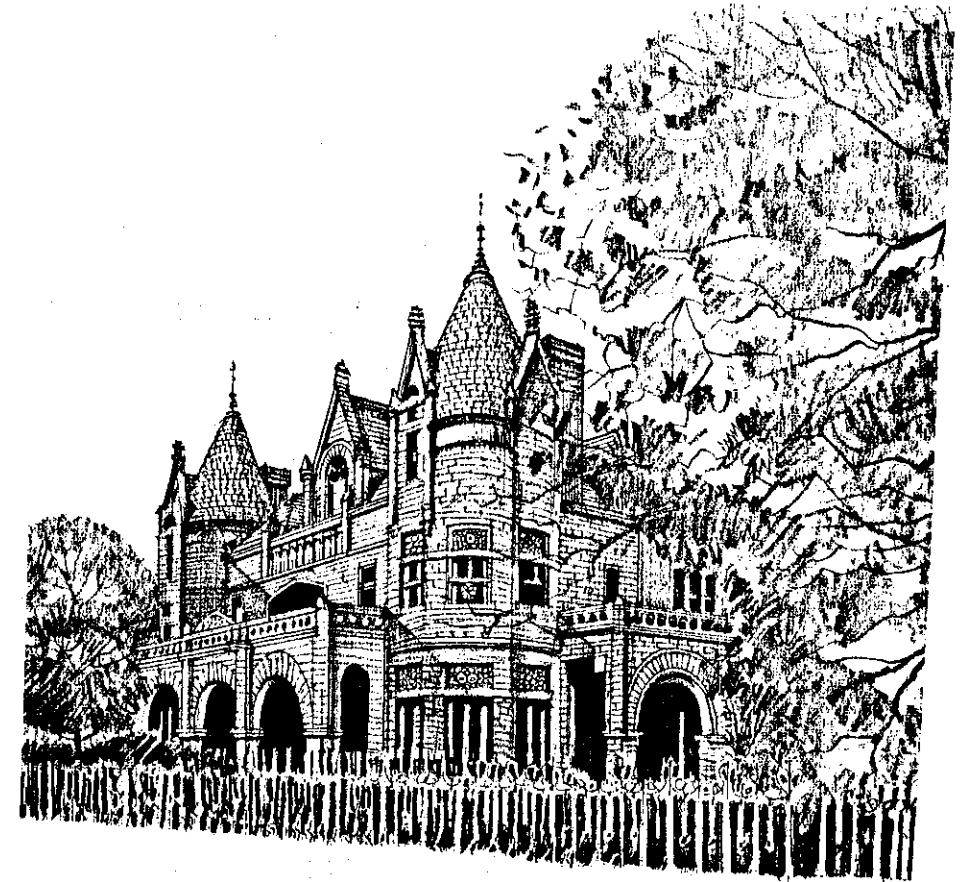
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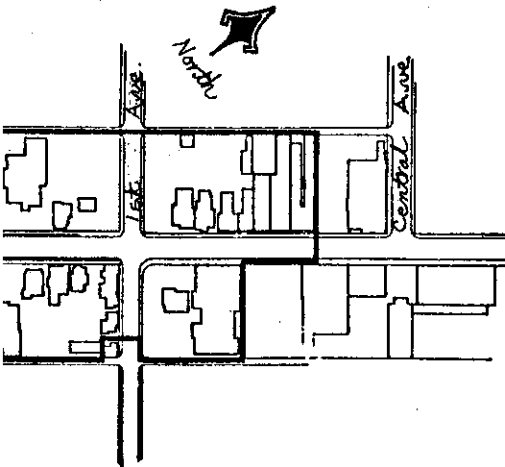
J.B. Tytus Mansion

One of these structures, the Tytus Mansion at 300 South Main, was listed as a National Landmark prior to the district's designation. This Jacobethan style house, built in 1868, was the home of John B. Tytus, Jr. After working in his father's paper mill, he worked for the American Rolling Mill Co. (ARMCO), where in 1927 he applied the method of rolling paper to metal in order to roll sheet steel. This invention revolutionized the steel industry throughout the world.

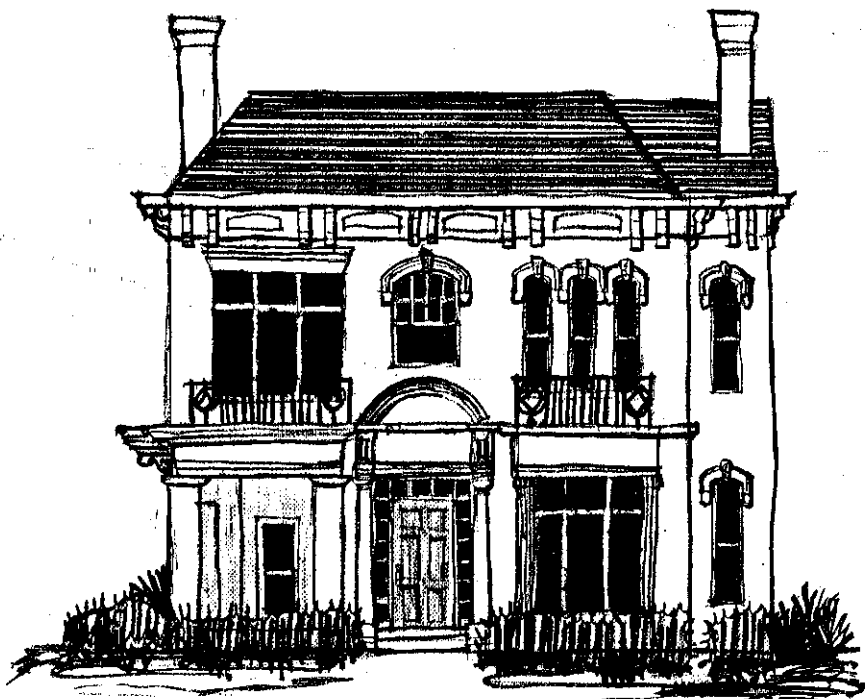
Perhaps the most distinctive structure in the district is the Sorg Mansion at 206 South Main. This impressive Romanesque structure was built by Middletown's first millionaire, Paul J. Sorg, in 1887.



Sorg Mansion



The building's stone foundation supports walls made of imported red limestone. The roof is constructed of slate with spires, gargoyles, and a griffin along the roof line. The east facade of the building is symmetrical with a dormer directly in the center of the roof above the main entrance. The east facade also features a 3-arch entrance at the porch. Identical turrets with curved glass windows were added to the northeast and southeast corners in 1902. The grounds are surrounded by a limestone wall topped with an iron fence.



216 South Main

The district's oldest building is located on 404 South Main. This Georgian style home of Aurthur Lefferson was built in 1827. Aside from being the oldest house on South

Main, it is the second oldest house in Middletown. The house is set back farther than the other homes on South Main and is surrounded by beautiful landscaping. The exterior walls are made of wood siding and rest on a stone foundation.



Lefferson Home

Not all of the homes on South Main are grand mansions. Even those that are not exhibit a great deal of charm and are fine examples of a particular style of architecture. The house at 115 South Main is an excellent example. This Carpenter Gothic home has intricate wood carving on the porch columns and eaves that is unequalled in Middletown.

house in Middletown. The
 n the other homes on South
 eautiful landscaping. The
 id siding and rest on a stone



Home

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 ular style of architecture.
 an excellent example. This
 ricate wood carving on the
 s unequaled in Middletown.



115 South Main

Several commercial structures are located along South Main at the north end of the district. The most prominent of these is the old Sorg Opera House at 53-67 South Main. This structure, built in 1890 has a limestone facade and is of the Romanesque style of architecture. Round arched windows line the fourth floor with red and white limestone patterns above. There is a red limestone balcony off the third story central windows.

Seventy-six other buildings exist in this district. (See Appendix) Each is unique and very attractive. In addition to the attractiveness of the district, its major asset is that the present residents are interested in preserving the area and have formed a preservation society for that purpose. This type of organization is essential in the preservation of an historic district. In this way the residents can pool their knowledge and coordinate their efforts in order to preserve the character of the district.



Sorg Opera House

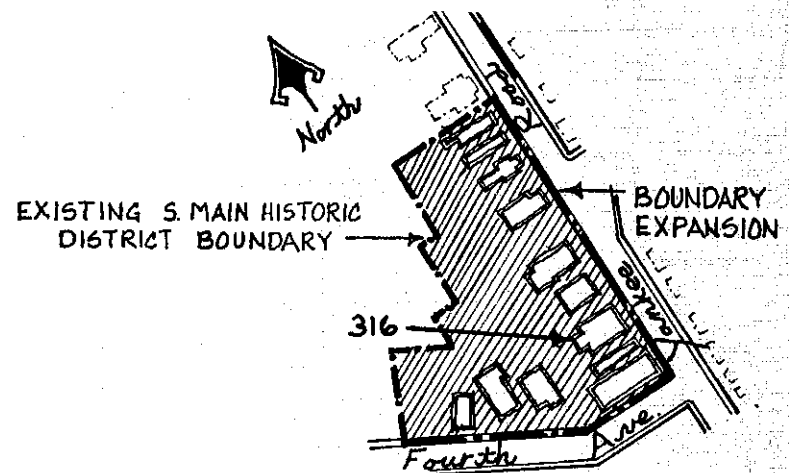
South Main District Expansion

Two areas adjacent to the "South Main Historic District" contain structures which merit preservation attention.

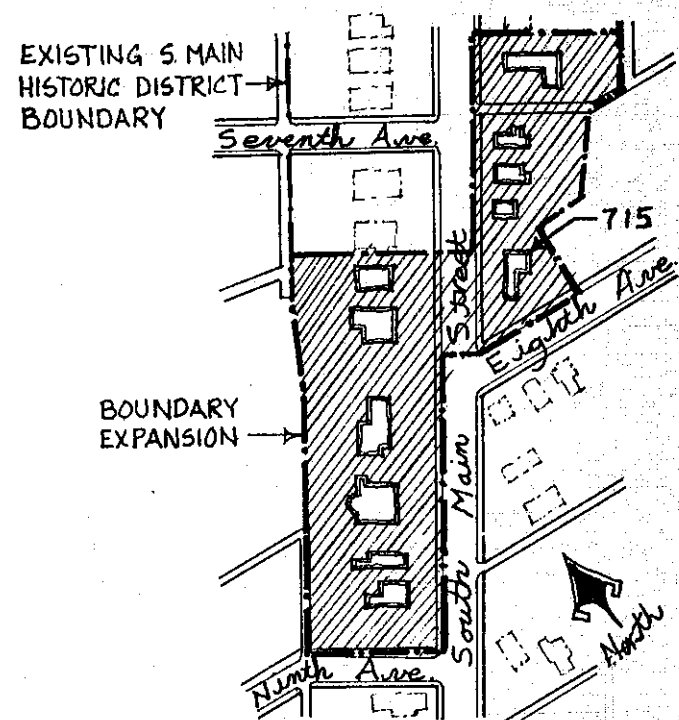


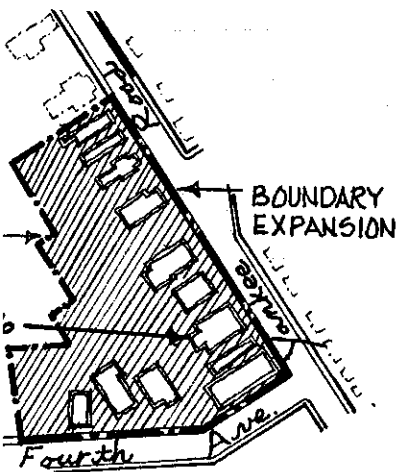
316 Yankee Road

One area is the west side of Yankee Road from 244 to 324 Yankee Road. The other area is on both sides of Main Street from 708 to 814 on the west side and from the South Main District's boundary to 715 South Main on the east side of the street. As in the South Main District, the structures in these areas vary in style, building materials and landscaping treatment, but still give a sense of continuity in that they were all built at the

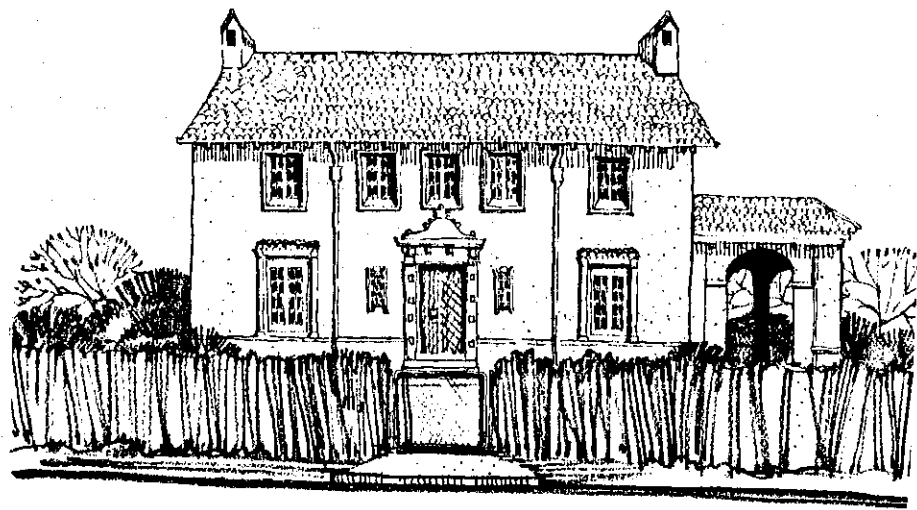
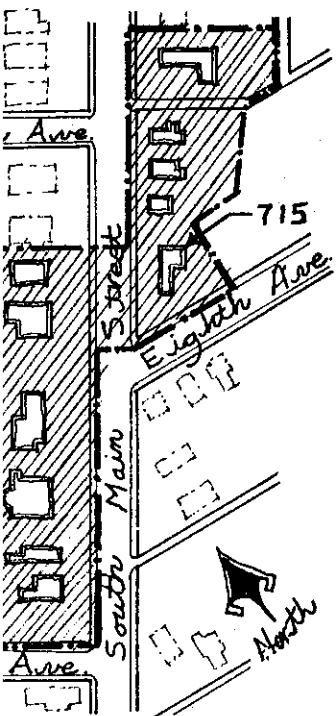


turn of the century. The structures are, for the most part, examples of more recent architecture and are not as highly stylized as those of the South Main District, but they should be preserved.





structures are, for the most part, of the most recent architecture and are not as old as the structures in the South Main District, but

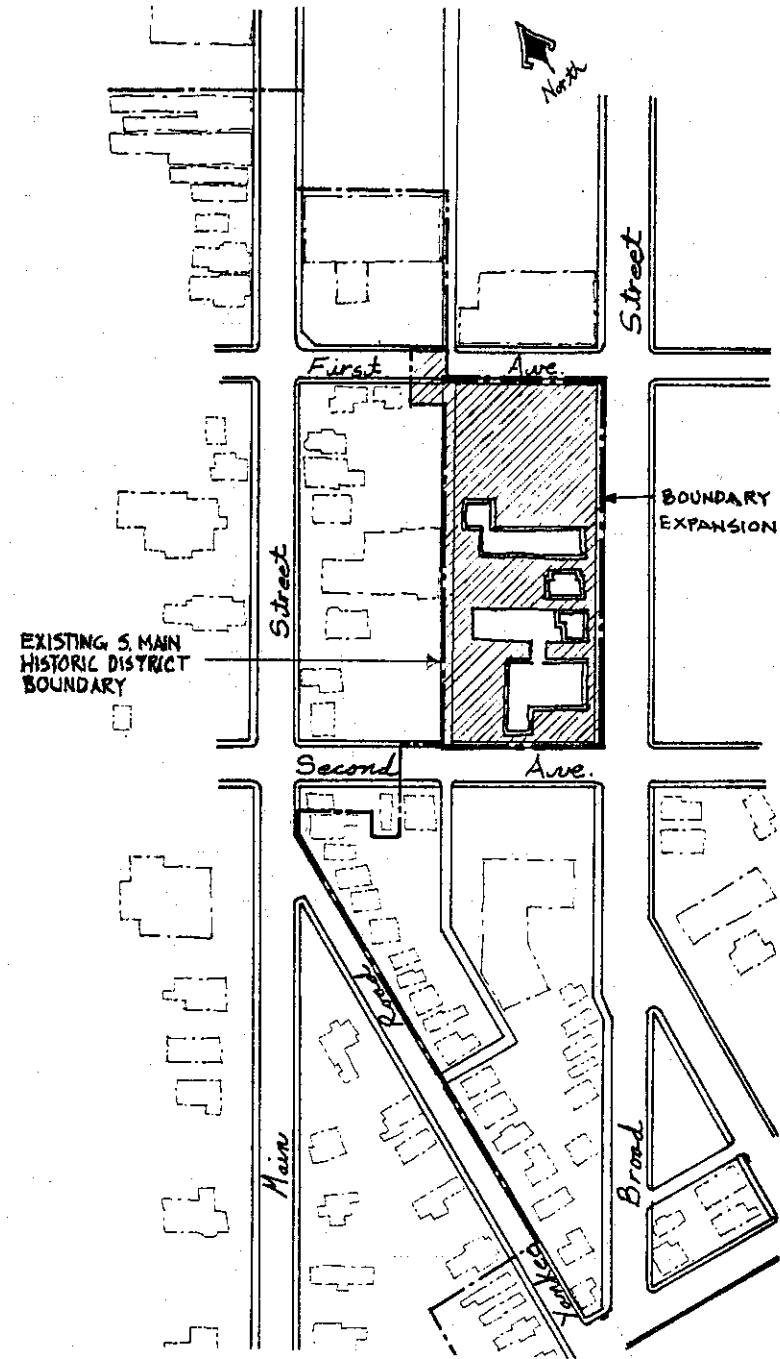


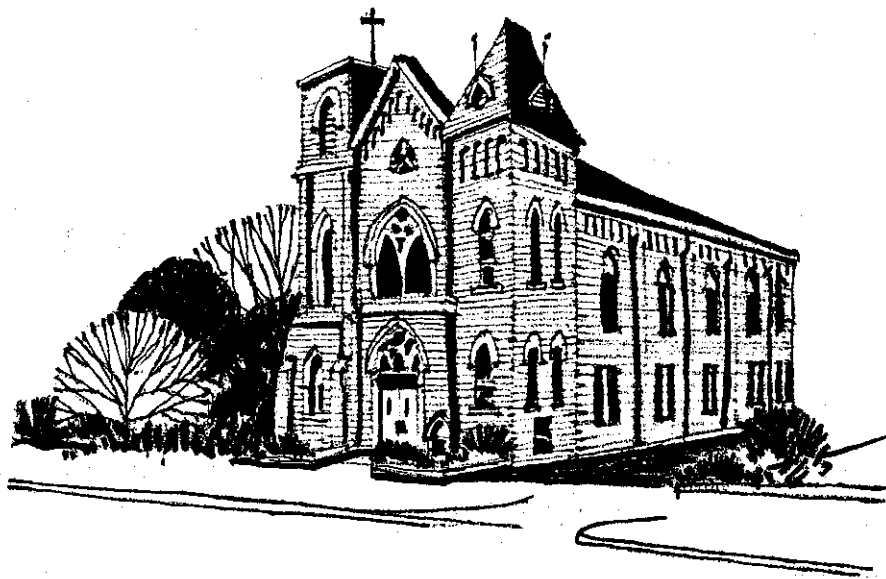
715 South Main

Another area of note which is adjacent to the South Main Street District is the west side of Broad Street between First and Second Avenues. Located within this area are four structures, two of which are churches.

St. Paul's United Church of Christ is positioned at the north end of this area near First Avenue. This Victorian-Gothic church was constructed in two parts. The lower level was completed in 1877 and the upper portion was constructed in 1888.

Most of the windows have pointed arches. The decorative brick detailing of the top of the structure also forms pointed arches. The windows themselves are stained glass and have wood hood molds. The front facade is non-symmetrical. A square bell tower is located on the southeast corner with a hip roof offsetting it on the northeast corner of the structure.



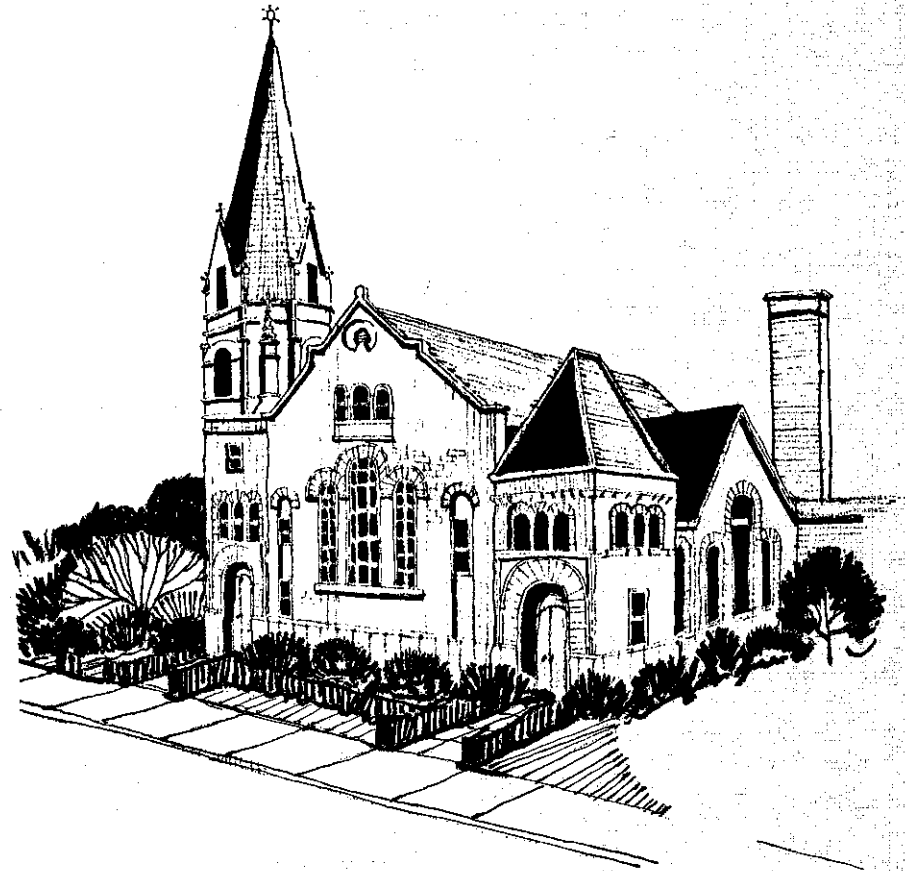


*St. Paul's
United Church of God Christ*

At the south end of the district is the First United Methodist Church. This Romanesque Revival church, built in 1890, was the first stone church in Middletown. Samuel A. Hannaford and Sons were hired as the architects. This firm had designed a number of important public buildings in Cincinnati, including Music Hall.

The sandstone structure is resting on a foundation of limestone. The doors at the front entrance are round arched and made of oak. There are two-story stained glass windows on three sides of the sanctuary.

Located between these churches are two large structures, formerly residential, which have been converted to offices. Even though these two buildings have changed in use, their exterior facades have been relatively unchanged.



*First United
Methodist Church*

hes are two large structures,
h have been converted to
two buildings have changed in
les have been relatively



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Church

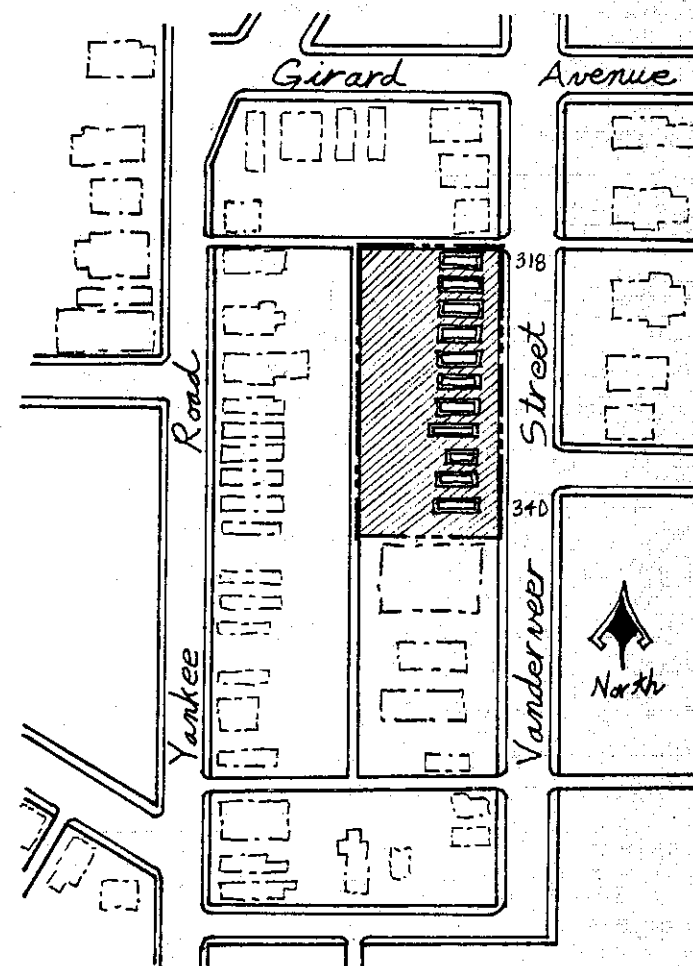
Vanderveer District

An area in Middletown of particular merit is the west side (318-340) of Vanderveer Street. This district contains eleven residential structures of similar styles. These homes were built in the late 1890's when the standardizing of construction was beginning. The only differences in these buildings are the exterior detailing, porch construction, window placement and the building materials. The size of the house, its plan shape and overall style are identical.

Each house in this district is an L-shaped plan and is two stories high. They are placed on lots that are approximately 25' x 140' and each is set back approximately twenty feet from the road. When viewed from the road, each house has a porch on the right side. In a number of cases, this porch is extended around to the front of the house. The gable style roof is found on each of the buildings and in most cases wood detailing is present at the top of the gable. Wood, either in the form of narrow siding or clapboard, is the predominant wall material. One home, however, is sided with asphalt

shingles. The windows of these homes emphasize the vertical dimension and are usually at a 2/1 ratio.

The greatest opportunity for the preservation of this area is that all of the structures are in near original condition. This being the case, little restoration is needed. Only maintenance and repair work are required.

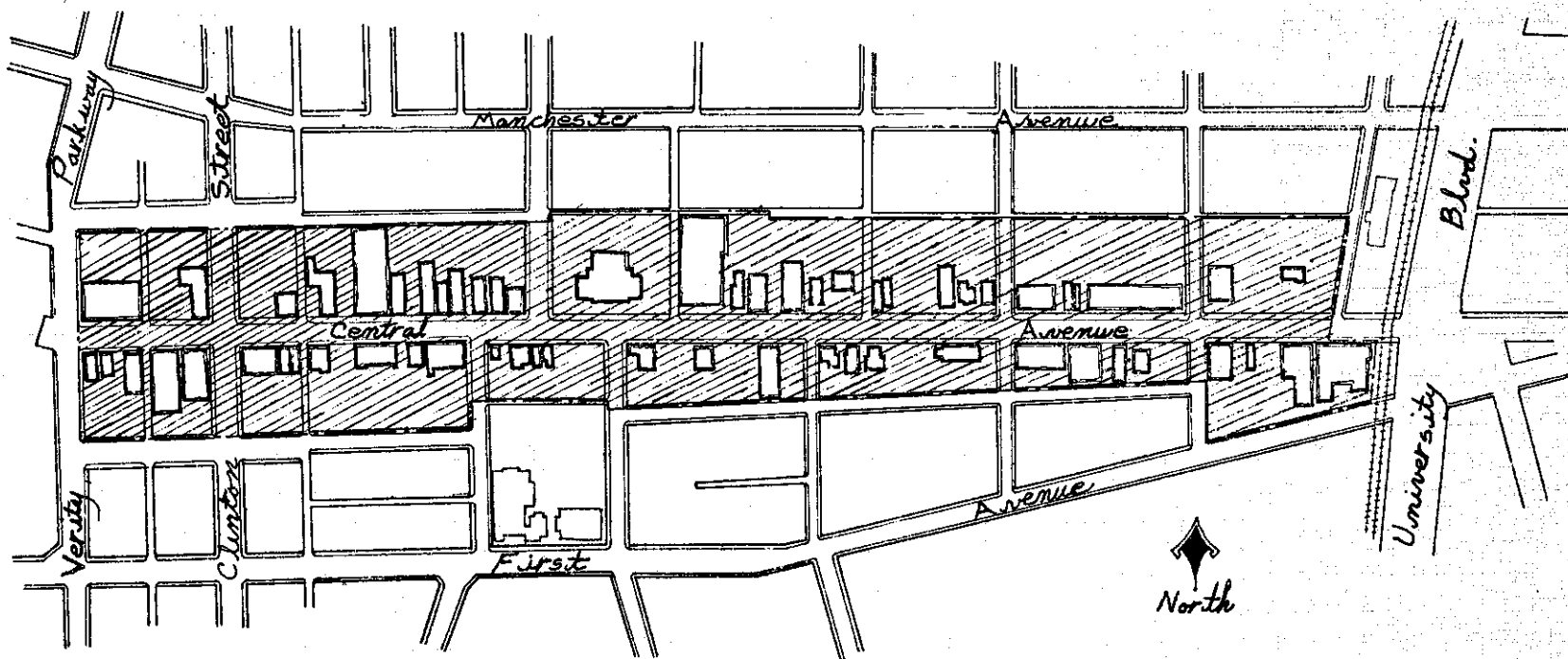


Central Avenue Business District

Another area warranting preservation efforts is the Central Avenue Business District, which extends along both sides of Central Avenue from Verity Parkway to University Boulevard. The nature of this area suggests treatment more as a design district than as an historic district.

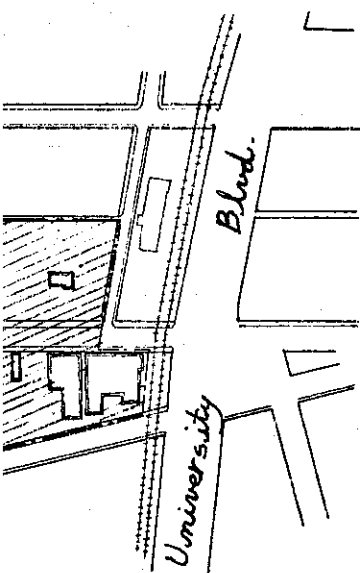
The structures along Central Avenue are constructed primarily of brick and are between one and three stories high. Large show windows dominate the first floor while the windows of the upper levels, usually at a ratio of 2/1 or 3/1, emphasize the vertical. The buildings are set back approximately eight to ten feet from the street.

Although the buildings are of varying architectural styles, there is somewhat of an Italianate theme that runs throughout the district. Preservation schemes should consist of attention to paint colors, signage, and awning development which are appropriate to the particular styles of the individual buildings.



al Avenue are constructed between one and three stories terminate the first floor while els, usually at a ratio of 2/1 cal. The buildings are set ten feet from the street.

of varying architectural of an Italianate theme that ict. Preservation schemes to paint colors, signage, and are appropriate to the ividual buildings.



Individual Structures

Outside of the six districts, it was determined that fourteen individual structures were of particular merit. Some of these structures are architecturally or historically significant enough to warrant designation under the Preservation Ordinance, but all are worth preserving.

The structures represent an overview of the residential, religious, social and commercial development of Middletown. A time span is covered from the construction of the Gunckle House in 1825, through the construction of several churches in the late 1800's, and to the development of the City's only art deco building, the Middletown Federal Savings and Loan Building in 1929. Several outstanding buildings constructed since that time will be added to a listing of notable historic structures as time goes by.

A site not included in this listing, but perhaps worthy of mention, is the old Middletown Cemetery. While its markers are for the most part not notable examples of statuary or mausoleum architecture, those interred there include most of the prominent figures in the early history of Middletown.

There are a number of old structures throughout the City that have a good deal of history behind them. Many of these structures, however, have gone relatively unnoticed because they have been altered and modernized over the years.

Three houses on Garfield Street are examples of this. The brick house at 17 Garfield was built by William M. Fox, who bought the property from Nimrod Hunter Chenoweth in 1853. Chenoweth was one of the engineers of the Miami-Erie canal and mayor of Middletown for three years.

The house at 15 Garfield, also built in 1853, was the residence of Simon Goldman before building his home on South Main Street.

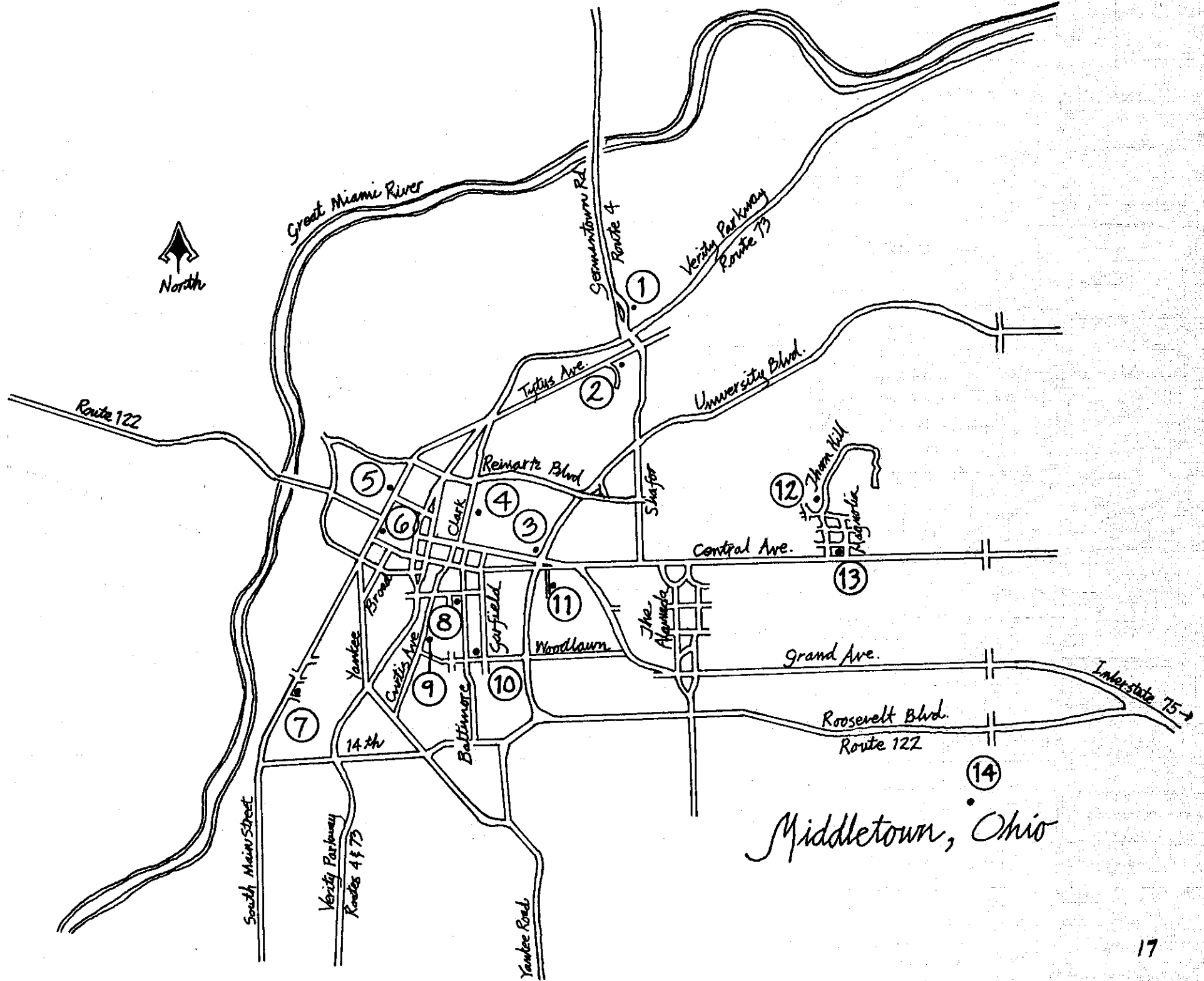
The third house at 11 Garfield was built by Reverend Warburton Warrington. Rev. Warrington organized the Methodist Protestant Church in Middletown in 1855.

Although the architecture and history of these and other structures may not be enough to warrant designation, strong voluntary efforts should be made to restore and preserve them.

The listing of individual structures does include buildings which were important in the development of the City and buildings which are representative of architectural styles.

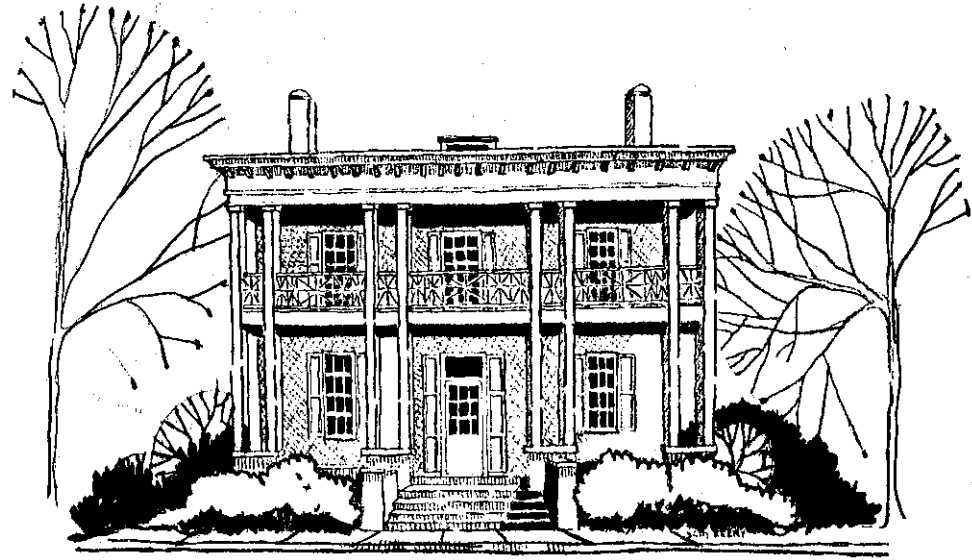
1. Tytus House, 1353 Avalon Drive
2. Gardner Mansion, One Gardner Place
3. Old Train Depot, 25 Charles Street
4. Holy Trinity Church, 201 Clark Street
5. Middletown Federal, Central Avenue and Main Street
6. Old Masonic Temple, 6 North Main Street
7. 915 South Main Street
8. Freewill Baptist Church, 1412 Girard Avenue
9. *Doty House, 403 Curtis Street
10. Church of God and Saints of Christ, 503 Garfield Street
11. *Fire Station #2, 101 Crawford Street
12. Gunkle House, 214 Thorn Hill Lane
13. Cole House, 3515 Central Avenue
14. Long House, 4005 Long Lane

*Designated Historic Under the Middletown Historic Preservation Ordinance.



Middletown, Ohio

1. 1353 Avalon Drive Tytus Home



This Greek Revival home was built in 1830 by Francis J. Tytus. His son, John Butler Tytus, known for his invention of the continuous rolling steel process, was born here in 1875. During the Civil War, the house was used to hide slaves. They were kept in the attic or a small underground passage between the house and well.

The brick house is built on a stone foundation with a stone water table. The south facade has a 2-story porch with paired square supports. All of the windows are 6/6 double hung with stone sills and lintels. The hip roof is constructed of standing seam metal. Two brick chimneys are located on both the east and west sides of the house.

2. One Gardner Place Gardner Mansion

This Greek Revival structure was built as a farmhouse in 1839 by Samuel Bonnell. In 1892 the house was sold to Colin Gardner and remodeled to its present state. Gardner and Francis J. Tytus later started the Gardner Paper Company, now Diamond International.

This 2-1/2 story house of beveled wood siding has a one-story porch that extends around three sides and is supported on slender Doric columns. There are four pilasters on the second story of the north facade which extend down to the porch. The porch on either side is topped with a balustrade. The front windows extend from floor to ceiling. The door projects into the porch space and is flanked by curved beaded glass sidelights. All windows are double hung. There is an Oriel window in the center of the second story. A pediment is supported on a frieze with a row of dentils around it. A semi-elliptical fan window is in the center of this pediment. There is a large bay window on the west side and a small bay on the east side. There are two chimneys on both the east and west sides of the house with dormers between.



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Gardner and remodeled to its
and Francis J. Tytus later
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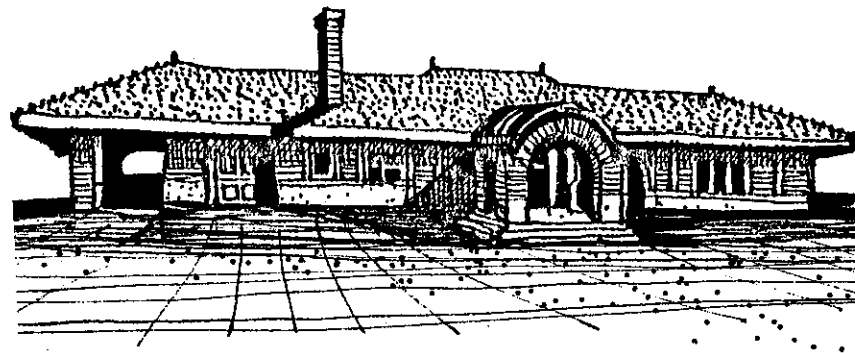


*3. 25 Charles Street
Old Train Station*

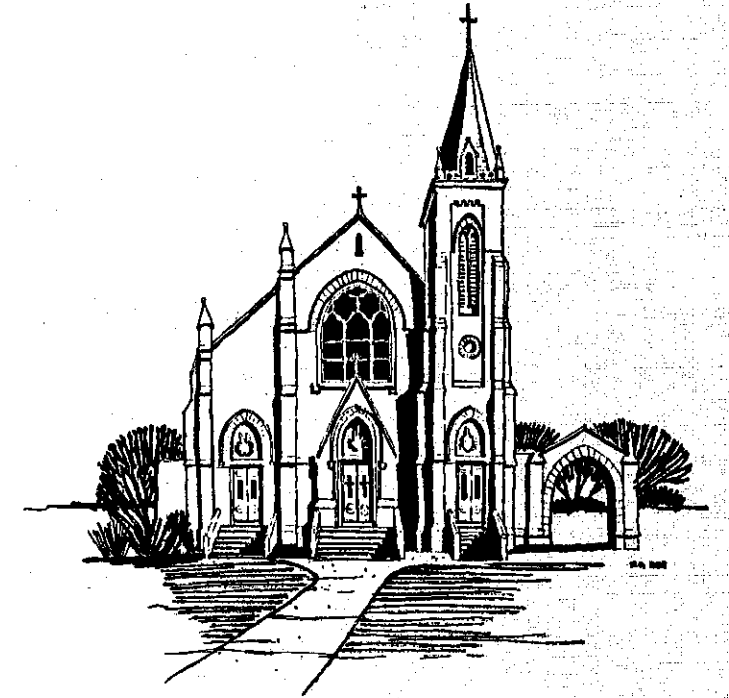
This train depot is evidence of an era of transportation that once existed in this country.

The building is constructed of brick with a clay tile roof. There is a large portico at the north end of the building. Eyebrow roofs, made of tin, cover the portico at the west entrance and the enclosed entrance on the east side of the building. Three keystones are positioned around the arch of the west portico. All lintels and sills are stone, and stone banding circles the structure.

The building has not been altered and is in reasonably good condition.



*4. 201 Clark Street
Holy Trinity Church*

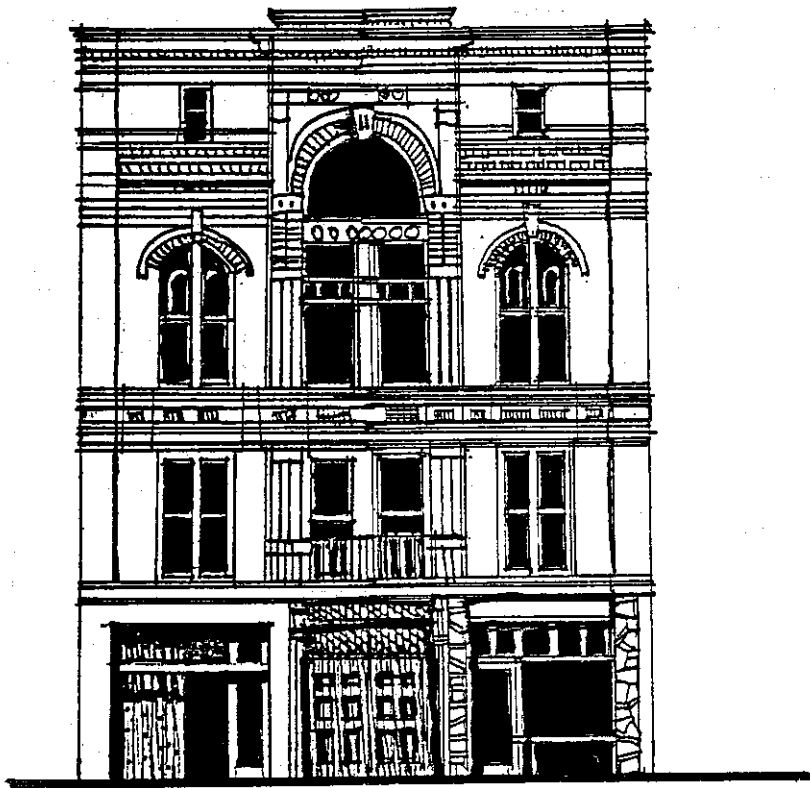


Holy Trinity was the first Catholic parish established in Middletown. In 1853, the first church structure was built. This stone, Gothic structure was built in 1899.

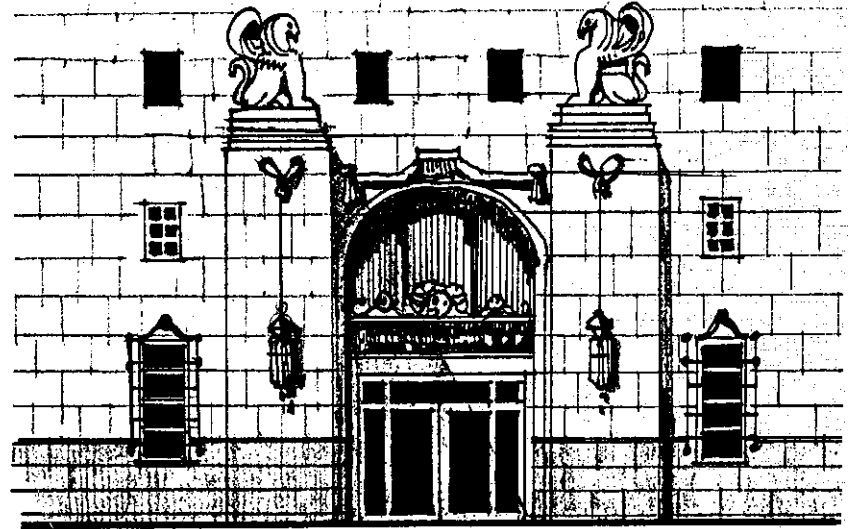
The foundation and walls of the structure are of rock faced sandstone. The gable roof is made of slate. There are 2-story stained glass windows on three sides of the church and an apse at the east end. A spire is located at the southwest corner of the church. The windows and doorway are all pointed arches.

5. *6 North Main Street*
Old Masonic Temple

This 3-1/2 story Italianate structure was built in 1883. Constructed of stone and brick it is resting on a stone foundation. The building's fine detail work includes a central pavilione, stained glass windows on the third floor, semi-circular arches with keystones and beautifully detailed brick work and carved stone throughout.



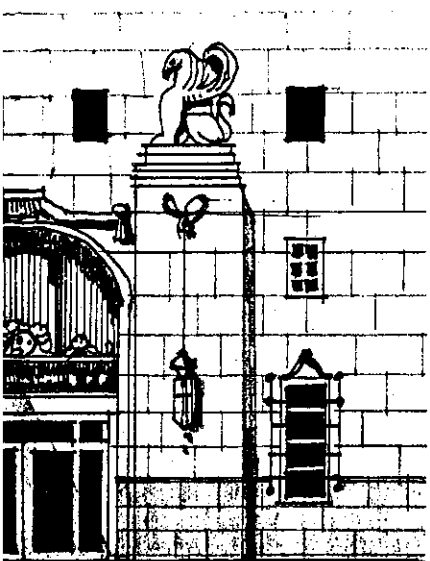
6. *Central Avenue and Main Street*
Middletown Federal Savings and Loan



This 7-story office building is an excellent example of Art Deco style architecture. Built in 1929, it is the only structure of that style in Middletown.

The exterior of the building is treated with smooth sandstone. The high arched entrance and pilasters between the windows all emphasize the vertical dimension. The facades at the lower levels are very ornamental. The large pilasters on either side of the entrance are capped with a griffin relief. The light fixtures are of iron and glass. Cast iron grates have been placed over the first floor windows.

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7. 915 South Main Street

This house was built in the 1920's in the Mission style. It is the only one of its style near the South Main Historic District and is the last of the larger homes on the east side of the street.

The exterior walls are made of beveled wood siding. The foundation is of concrete, as are the front stairs and porch. The porch supports lean inward toward the center. There are curved wood lintels above the porch openings. The porch roof is flat with a semi-elliptical parapet on the front. The windows on the front and sides are casement and those on the rear are double hung. The roof pitch is very low. The eaves overhang 2-3 feet with wood detailing underneath. A stucco chimney is in the center of the house.



8. 1412 Girard Avenue
Freewill Baptist Church



This shingle style structure was built in 1898 as the United Presbyterian Church. In 1960 the members of this church merged with the Oakland Presbyterian Church. After constructing a new church in 1962, this church was sold and is presently owned by the Freewill Baptist Church.

The church has a rock faced foundation. The lower portion of the walls has beveled siding and the upper portion has imbricated wood shingles. It has a gable roof with asphalt shingles. The windows are of stained glass with round arches. A square bell tower is located at the northeast corner of the church with round arched opening at the top.

9. 403 Curtis Street
Doty House



This Victorian Italianate house was built in 1860 by Lorenzo Dow Doty, grandson of Daniel Doty, who had been Middletown's first settler. Lorenzo Dow Doty was mayor of Middletown in 1854 and 1858.

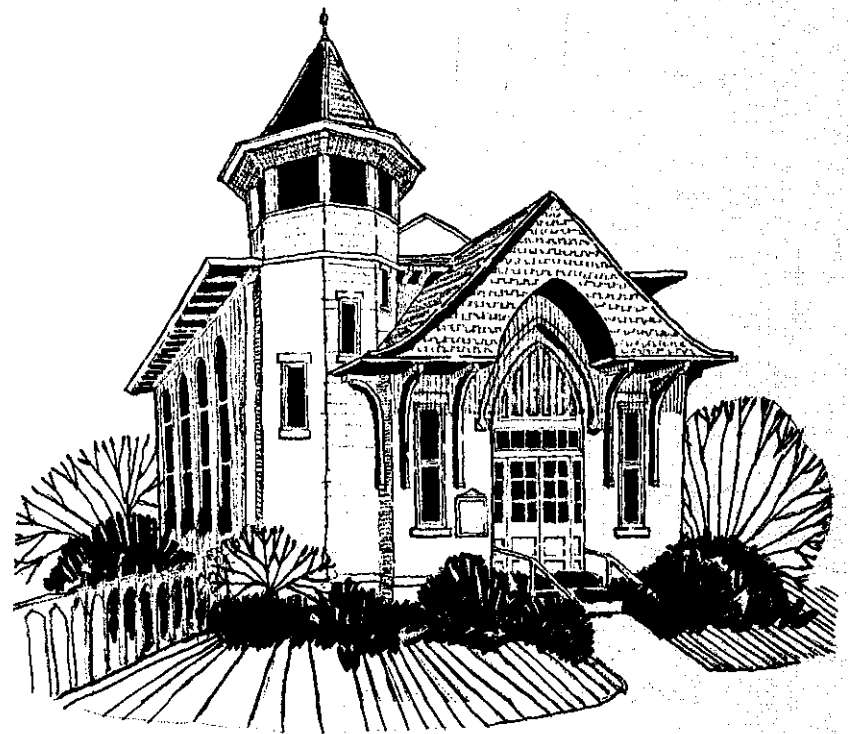
The house is built on a limestone foundation with a smooth sandstone water table. The walls are of brick and all lintels and lug sills are sandstone. The windows are 4/4 and 4/6 double hung. At the northwest corner of the house is a wooden porch with Doric columns and balustrade. Another porch is located at the center of the west side of the house. This is constructed of cast iron. Dentils appear on the frieze below the cornice.

This property has been designated an historic site under the City's Historic Preservation Ordinance.

10. 503 Garfield Street
Church of God and Saints of Christ

This unique structure, built in 1893, was influenced by both the Gothic and Queen Anne styles. Originally, the Oakland Presbyterian Church was the first church in the Oakland area.

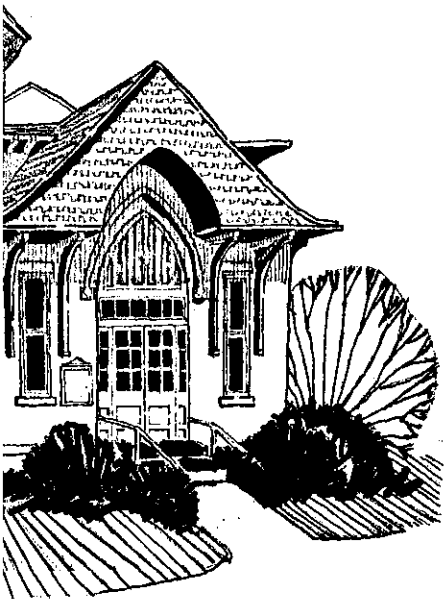
The church has a foundation of rack faced stone. Its walls are constructed of light brown brick. The gable roof is made of asphalt shingles. The pointed arches at the windows and main entrance along with the curved brackets and steeply pitched roof on the east facade are all characteristics of the Gothic style. The octagonal bell tower shows the influence of the Queen Anne style.



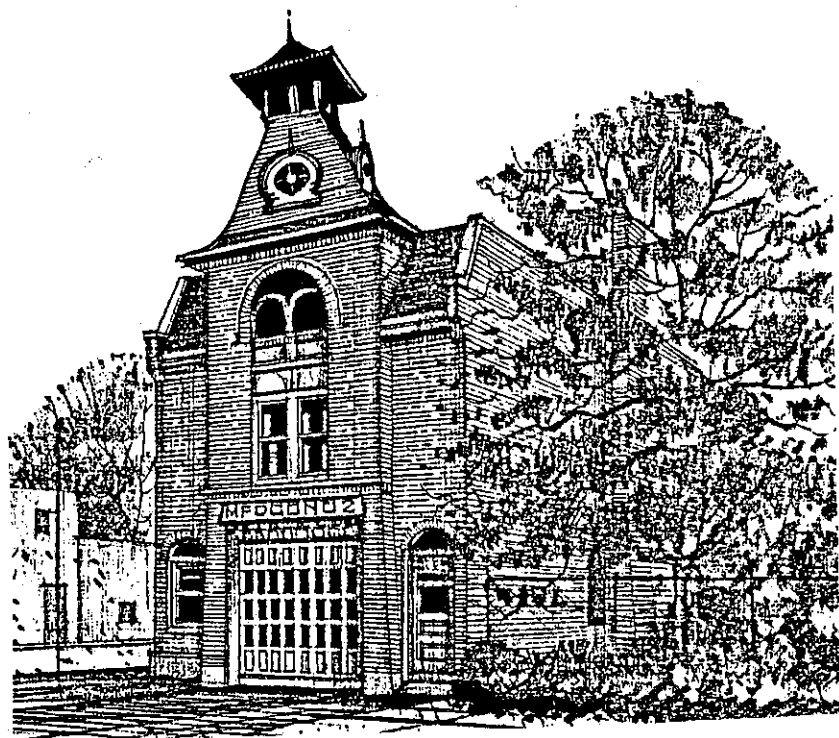
Old Street
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11. 101 Crawford Street
Fire Station #2



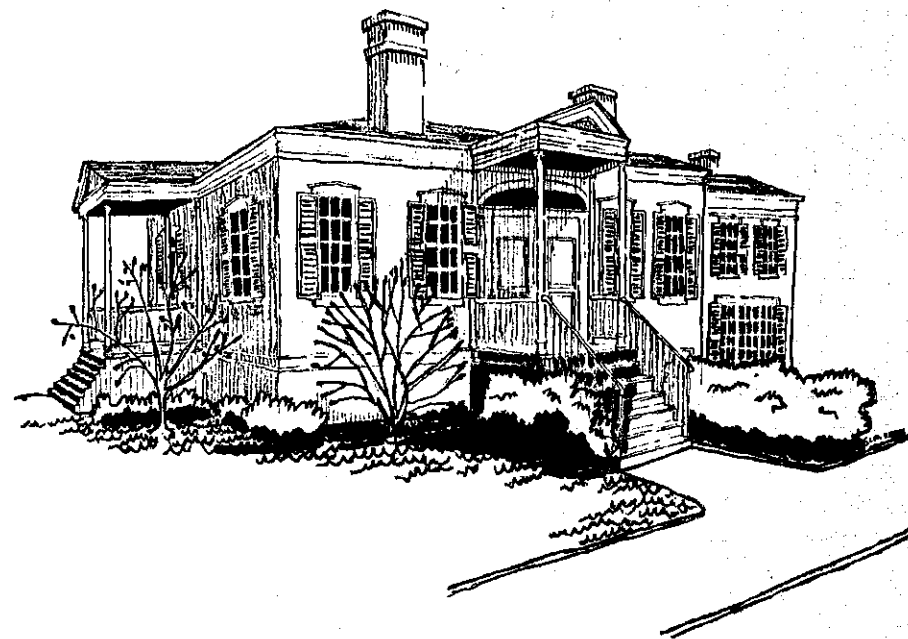
Another building that has been designated as historic under the Historic Preservation Ordinance is the fire station at the corner of Linden Avenue and Crawford Street. This Italianate-Romaneque structure was erected in 1897 with horsedrawn equipment in mind.

The 2-1/2 story brick fire station is setting on a concrete foundation. A large round arched window is positioned in the center of the west facade above the garage door. This arch contains two smaller arches within it. Dentils appear at the frieze on the west elevation, as well as below the sill of the arched window. Brackets line the lintel of the garage door.

12. 214 Thorn Hill Lane
Gunkle House

Built in 1825, this Federal style house is the oldest residence in Middletown. In 1958 it was moved to its present location.

The hollow tile foundation rises to about four feet above grade. On top of it is the frame portion with flat wood siding. The windows are 6/6 double hung with moldings above and operative shutters. There are semi-elliptical fan lights above the front, back and south side doors. The front door has side lights of blue glass. There are pediments above the front and south doors supported by thin Doric columns.



13. 3515 Central Avenue
Cole House



Built around 1850, this Federal style house is set-back nearly 200 feet amidst mature trees. The house was first occupied by the Stephen Cole family. During the Depression, the house was converted to a two-family residence. It has since been restored to a single-family home.

The 2-story frame house with horizontal wood siding is resting on a stone foundation. The front porch is made of concrete. The columns and cornice at the porch roof are beautifully detailed in wood. The gable roof of the house is surrounded by a bracketed cornice. All of the windows are double hung with an entablature at the head of each. A brick chimney rises approximately two feet above the roof on the west side of the house.

14. 4005 Long Lane

This Victorian-Italianate residence was originally a country farmhouse.

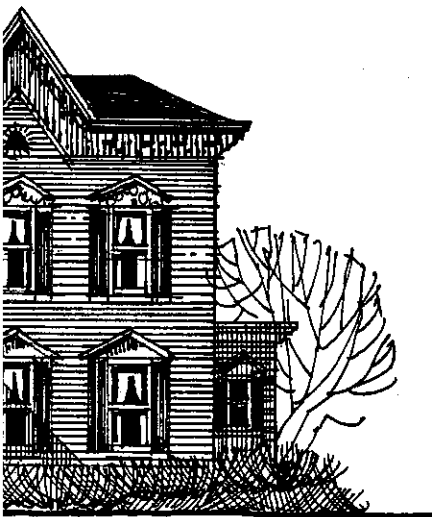
The brick house is resting on a foundation of cut stone. The hip roof with a steeply pitched gable in front is made of slate. All of the windows are double hung with intricately detailed metal hood molds. A metal cornice of ornamental brackets and highly detailed frieze panels surrounds the roof. The ornamental porch roofs as well as the columns supporting them are also made of metal.



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Common Building Types

Type I

Although a number of Middletown structures and districts merit individual attention, perhaps even designation, the older areas of the City contain many homes worth preserving. Many of these buildings are of a unique style, but the majority fall into one of the five common building types in Middletown. Though not architecturally or historically significant, these building types, in their great numbers, illustrate a part of Middletown's heritage and add to the special charm that is historic Middletown.



Common Building Type

1. 808 South Main Street
2. 219 Yankee Road
3. 235 Vanderveer Street
4. 315 Crawford Street
5. 216 Baltimore Street

The building type that is most plentiful is that style which is shown in the sketch above. This style of residence can be found in scattered locations throughout the older neighborhoods of the City. The best example of a restored house of this style is at 808 South Main Street. Common elements that are present in these structures give them their unique character and charm. They are as follows:

- L-shape plan is most common. T-shape plan is occasionally found.
- Two-stories.
- Gable roofs.
- Large porch on the side of the house. In the case of a T-shape plan, a porch is located on both sides of the house. Occasionally, the porch is continued in the front of the house.
- Horizontal wood siding is the most common exterior wall treatment. Brick is occasionally used.
- Double hung windows, at a 2/1 to 3/1 ratio, emphasize the vertical dimension.
- Windows are usually located in the center of the front portion of the house. These are either single or mullion windows.
- Extensive ornamentation (gingerbread).
- Wood detailing at gables.
- Waved siding.
- Vertical siding is common at second floor and above.
- If pediment is present at porch roof, details are common within.
- Thin wood spindle type columns support porch roof.
- Frieze at porch roof is of spindle posts.
- If railing is present on porch, it is of spindle posts.

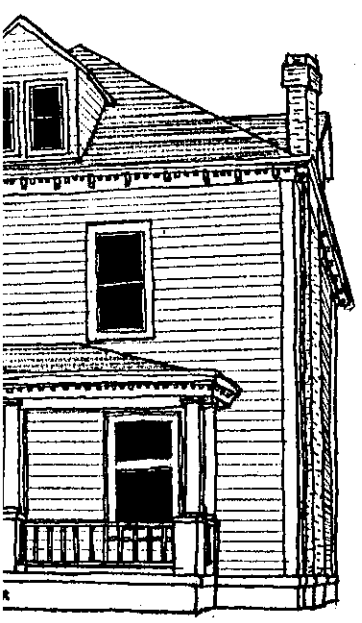
- Square plan shape.
- 2-1/2 stories.
- Hip roof.
- Dormers with hip or gable roof.
- Large porch that extends across the entire front of the house.
- Hip style porch roof is most common. Occasionally, it is flat.
- Pediment is seldom located at porch roof above front steps.
- Horizontal wood siding is the most common material of exterior walls. Occasionally, this material is brick.
- Windows are double hung at a vertical 2/1 ratio.
- Very little, or no, detailing.
- Bracketed cornice with dentils is the only detailing found.

Type II

A more recent style of house that is common to Middletown's older neighborhoods is that which is shown in the sketch. The house at 219 Yankee Road is one example of a residence of this type. Common elements of this style are as follows:



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- Doric columns support porch roof.
- Columns are usually resting on stone or brick pedestals.
- If porch railing is present, it is of closely spaced spindle posts.



- Rectangular plan shape, with the short end usually facing the front.
- 1-1/2 stories.
- Low sloping gable roof which extends over the porch.
- Large porch extends across the entire front of the house.
- Windows are double hung at a vertical 2/1 ratio.
- Exterior walls are of horizontal wood siding. Brick is very seldom used.
- Dormer wall is always of horizontal wood siding.
- Exposed rafters (no cornice).
- Rectangular columns and solid wall as porch railing are both covered with the same material as the house (horizontal wood siding).

A common variation of this style is a rectangular plan shape with a gable roof.

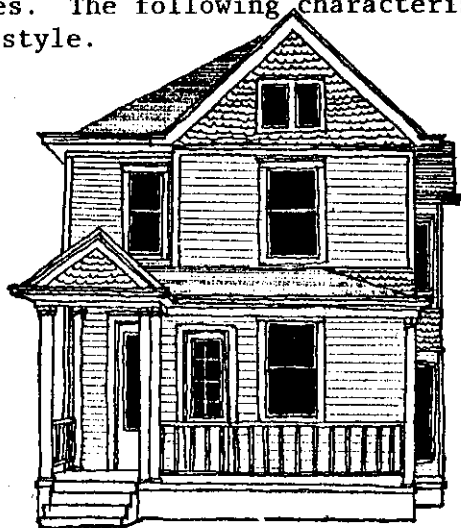
Type III

The sketch shows another common house style of a more recent period of Middletown's architectural history. 235 Vanderveer Street is one of the many examples of this building type, which is suggestive of the Bungalow style. The common characteristics are:



Type IV

Another building type that is common in older Middletown neighborhoods is illustrated in this sketch of 216 Baltimore Street, one of its best examples. The following characteristics are common to the style.



- Square plan shape with offsets.
- 2-1/2 stories.
- Hip roof with gable roof at protusions.
- Porch extends across the entire front of the house.
- Hip roof on porch.
- Pediment is always at porch roof above steps.
- Exterior walls of horizontal wood siding.
- Broad banding circles the house just above the first floor.
- Waved siding is sometimes used at gables and banding.
- Double hung windows, at 2/1 ratio, emphasize the vertical.
- Shutters are sometimes used.
- Small windows in pediment at the third floor.
- The porch roof is usually supported by Doric columns.
- The porch railing is of closely spaced wood spindle posts.

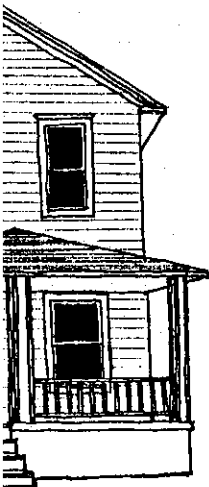
Type V

Although seldom ornate, this building style is very plentiful and adds a great deal of charm to the older neighborhoods of the City. This is illustrated by the house at 315 Crawford Street. The characteristics of this style are:



- Rectangular plan shape with the short end facing the front.
- 2-stories.
- Gable roof.
- Porch extends across the front of the house.
- Windows are double hung at a 2/1 vertical ratio.
- Shutters are common.
- Wood siding is the usual wall material.
- Porch columns and railings may vary from the spindle type to square columns with a solid wall at railing height. This solid wall is covered with wood siding.

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Preservation Guidelines

The following guidelines have been developed to assist not only the owners of property eligible for designation under the Middletown Historic Preservation Ordinance but any property owner or local official in formulating plans for the rehabilitation, preservation, and continued use of old buildings, neighborhoods, and commercial areas. These guidelines are based on those developed by the U.S. Departments of Housing and Urban Development and of the Interior. They consist of eight general principles that should be considered when planning for rehabilitation or new construction. In addition, a list of more specific guidelines should be utilized for this type of work to insure that distinguishing qualities of the buildings will not be lost because of remodeling efforts.

Rehabilitation Principles

1. If original use of the building is not feasible every effort should be made to provide a compatible use which will require minimal alterations to the building.
2. The distinguishing original qualities or character of the building should not be destroyed. The removal or alteration of any historic material or architectural features must be held to a minimum.

3. Deteriorated architectural features should be repaired rather than replaced. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.
4. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structures and often predate the mass production of building materials should be treated with sensitivity.
5. Well designed changes to a building which have taken place in the course of time are evidence of its history. These changes may have developed significance in their own right and should be preserved.
6. All buildings should be recognized as products of their own time. Alterations to create an appearance that is inconsistent with the actual character of the building should be discouraged.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting must not be undertaken on any masonry surface.
8. New additions or alterations to existing buildings should be done in a manner that is compatible with the size, scale, color, material and character of the structure and its environment.

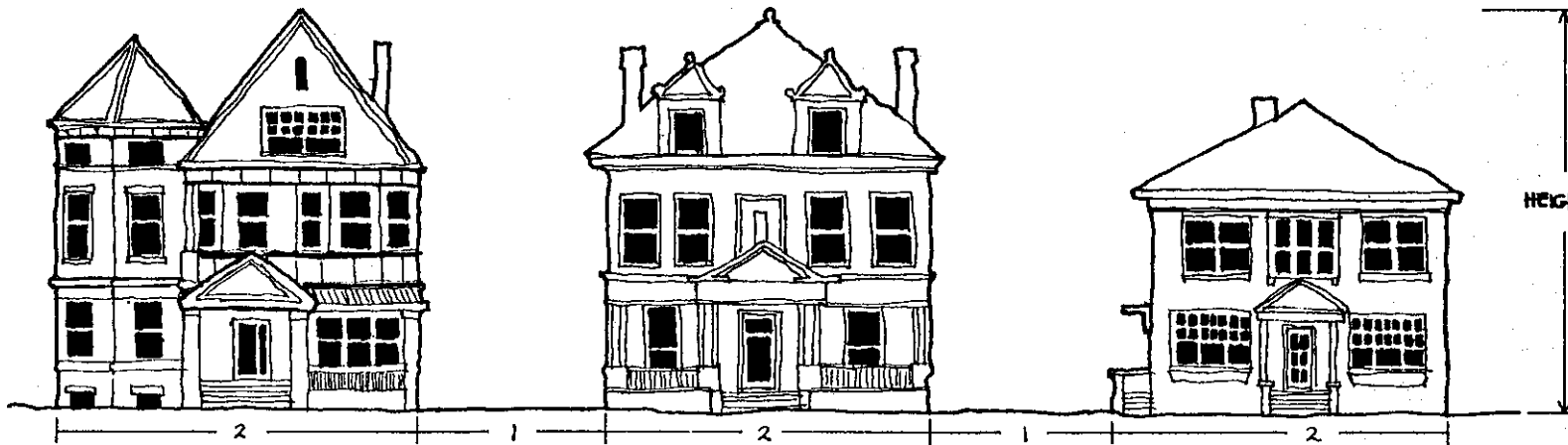
Specific Guidelines

Rythm, Height, and Scale

The following list includes not only guidelines on the proper way to rehabilitate an old building but also the common pitfalls in doing so. Each guideline has a do and a don't statement along with example sketches for performing a particular task. The statements basically elaborate on the eight previously stated rehabilitation principles.

- In new construction, retain distinctive features of the neighborhood's existing architecture, such as size, scale, mass, color, materials and details, including roof, porches, and stairways, that give a neighborhood its special character.

Don't - introduce new construction into the neighborhood that is incompatible with the character of its architecture because of differences in size, scale, color and detailing.



HEIGHT - A BUILDING SHOULD GENERALLY BE WITHIN 10% OF THE AVERAGE HEIGHT OF THE ADJACENT BUILDINGS.

YES

RHYTHM - A PLEASING SEQUENCE OF BUILDING MASSES & SPACES EXPERIENCED WHILE TRAVELING DOWN THE STREET

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NO NEW "MODERN" CONSTRUCTION CAN SOMETIMES DESTROY THE HARMONY & SCALE OF A NEIGHBORHOOD. THE 2/1 RATIO OF BUILDING MASS AND SPACE HAS BEEN DESTROYED BY THE PLACEMENT OF THE "RANCH-STYLE" HOUSE.

Landscaping

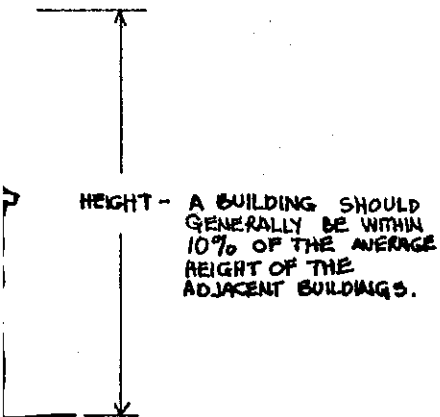
- Inspect the lot to locate and identify plants, trees, fencing, walkways, outbuildings and other elements that might be an important part of the property's history and development.

Retain plants, trees, fencing, walkways and benches that reflect the property's history and development.

Don't - make changes to the appearance of the site by removing old plants, trees, fencing, walkways, signs and benches before evaluating their importance in the property's history and development.

- Base decisions for new work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.

Don't - give the site an appearance it never had.



Exterior Material

Masonry

- Retain original masonry and mortar, whenever possible, without the application of any surface treatment.

Don't - apply waterproof or water repellent coatings or other treatment unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deteriorating of the masonry.

- Duplicate old mortar in composition, color and texture.

Don't - repoint with mortar of high portland cement content which can create a bond that is often stronger than the building material. This can cause deterioration as a result of the differing coefficients of expansion and the differing porosity of the material and mortar.

- Duplicate old mortar in joint size, method of application and joint profile.

Don't - repoint with mortar joints of a differing size or joint profile, color, or texture.

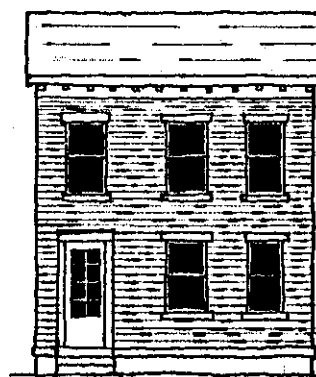
- Repair stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.

- Clean masonry only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

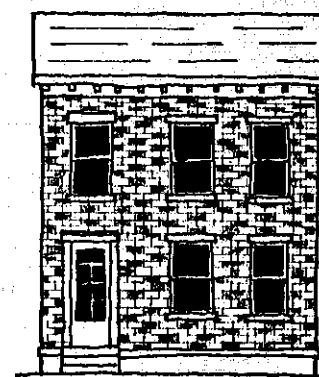
Don't - sandblast brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration.

Don't - use chemical cleaning products which could have an adverse chemical reaction with the masonry materials, i.e. acid on limestone or marble.

- Repair or replace where necessary, deteriorated material with new material that duplicates the old as closely as possible.



YES



NO INAPPROPRIATE MATERIAL.

NEVER USE BRICKS THAT GIVE A PHONEY "RUSTIC" EFFECT - BRICKS OF HIGHLY CONTRASTING COLORS AND TONES. THIS ONLY GIVES A CHECKERBOARD LOOK, NOT THE LOOK OF AN OLD WALL.

Don't - apply new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

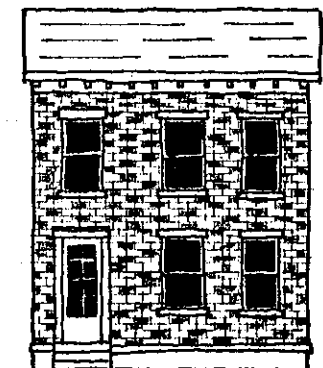
brick or stone surfaces; this is the surface of the material that has deteriorated.

cleaning products which could cause a chemical reaction with the masonry, such as limestone or marble.

When necessary, deteriorated material should be replaced with material that duplicates the old.

- Repair or replace, when necessary, significant architectural features such as stone lintels and sills, brackets and brick detailing.

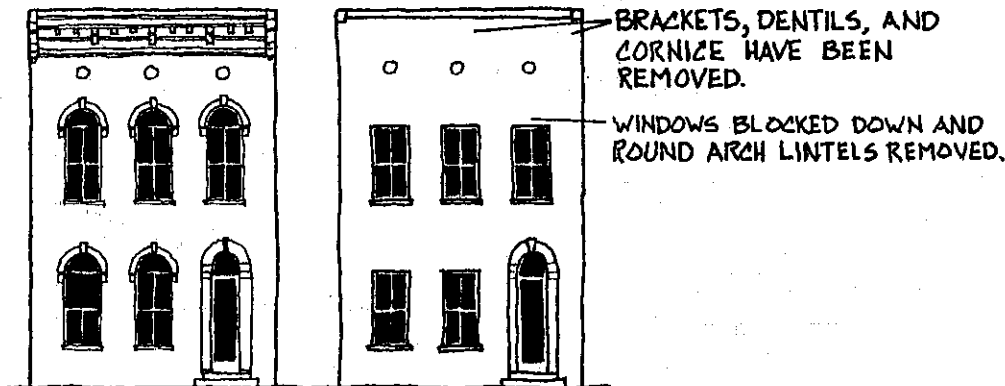
Don't - remove architectural features such as stone lintels and sills, brackets and brick detailing.



NO INAPPROPRIATE MATERIAL.

NEVER USE BRICKS THAT GIVE A PHONEY "RUSTIC" EFFECT - BRICKS OF HIGHLY CONTRASTING COLORS AND TONES. THIS ONLY GIVES A CHECKERBOARD LOOK, NOT THE LOOK OF AN OLD WALL.

Material which is inappropriate or was not used when the building was constructed, such as asphalt siding, artificial cast



YES

NO

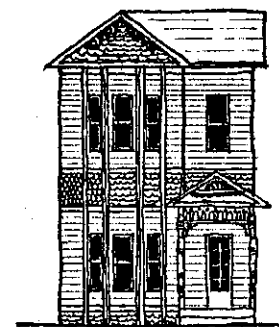
- Retain the original or early color and texture of masonry surfaces. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Don't - remove paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

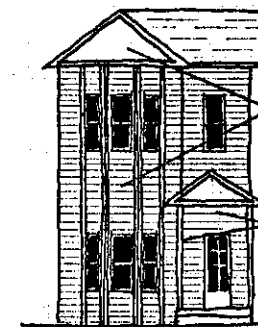
Frame Buildings

- Retain and preserve significant architectural features, whenever possible.

Don't - remove architectural features such as cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrate the continuity of growth and change.



YES



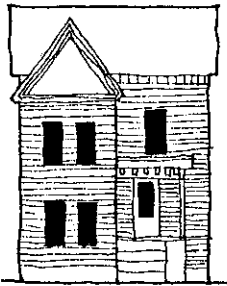
NO

WAVED SIDING REMOVED.

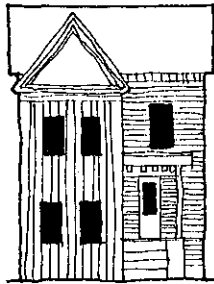
GINGERBREAD HAS BEEN REMOVED FROM PORCH.

- Repair or replace, where necessary, deteriorated material with new material that duplicates in size, shape, and texture the old as closely as possible.

Don't - resurface buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

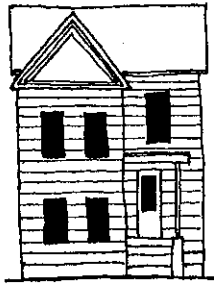


YES



NO

VERTICAL SIDING IS INAPPROPRIATE HERE.



NO

WIDE ALUMINUM SIDING IS INAPPROPRIATE.

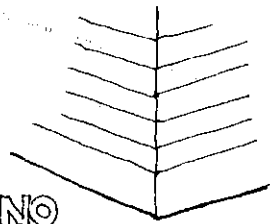
Architectural Metals

- Retain original material whenever possible.

Don't - remove architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

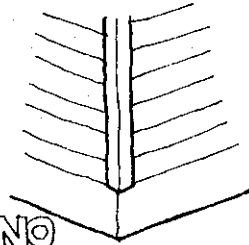
- Clean when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.

Don't - expose metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture and tone of the metal.



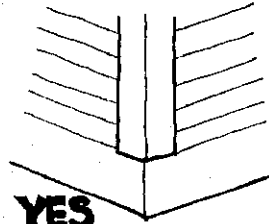
NO

NEEDS TRIM



NO

CORNER TRIM TOO THIN

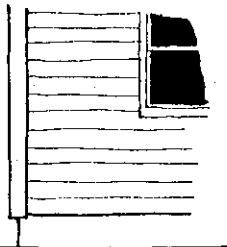


YES

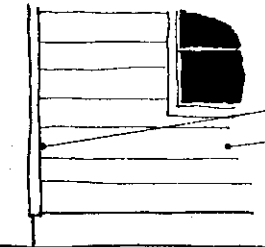
Roofs

- Preserve the original roof shape.

Don't - change the original roof shape or add features inappropriate to the essential character of the roof such as oversized dormer windows or skylights.



YES



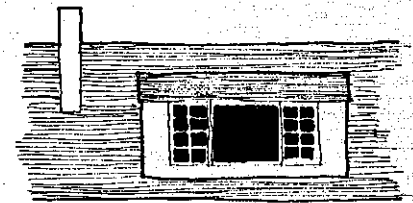
NO

CORNER TRIM IS TOO THIN
CLAPBOARD SIDING IS TOO THICK
SHOULD ALWAYS TRIM TO MATCH ORIGINAL



YES

ORIGINAL DORMER WINDOWS



NO

ORIGINAL DORMERS HAVE BEEN CONNECTED TO MAKE A LARGE SHED DORMER.

whenever possible.

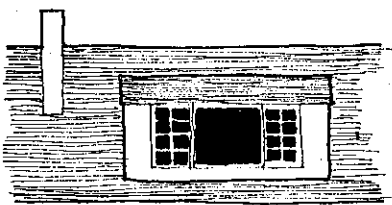
tural features that are an
ding's character and appear-
continuity of growth and

th the appropriate method.
ed by methods that do not

which were intended to be
onment. Do not use cleaning
color, texture and tone of

of shape.

ginal roof shape or add
to the essential character of
sized dormer windows or



NO ORIGINAL DORMERS HAVE BEEN
CONNECTED TO MAKE A
LARGE SHED DORMER.

- Retain the original roofing material whenever possible.

Don't - apply new roofing material that is inappropriate to the style and period of the building and neighborhood.

- Replace deteriorated roof covering with new material that matches the old in composition, size, shape, color and texture.

Don't - replace deteriorated roof covering with new material which differs to such an extent from the old in composition, size, shape, color and texture that the building is altered.

- Preserve or replace, where necessary, all architectural features which give the roof its essential character such as dormer windows, cupolas, cornices, brackets, chimneys, cresting and weather vanes.



YES

WHEN THE CRESTING &
FINIALS WERE REMOVED,
SOME OF THE BUILDING'S
CHARACTER WENT WITH
THEM.



NO

Don't - strip the roof of architectural features important to its character.

Don't - apply inappropriate architectural details that will change the character of the roof thereby changing the character of the structure.

- Place television antennae and mechanical equipment such as air conditioning units in an inconspicuous location.

Don't - place television antennae and mechanical equipment, such as air conditioning units, where they can be seen from the street.

- Constantly clean and maintain gutters and downspouts in order to prevent surrounding materials from deteriorating because of water damage. (This is a major problem in older homes).

Repainting

- Discover the paint colors and finishes of the house's period and repaint with those colors to illustrate the distinctive character of the property.

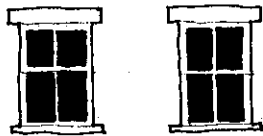
Don't - repaint with colors that are not appropriate for the building and neighborhood.

Don't - use white as the dominant color of the building. It was not commonly used in that manner. White was used mainly for trim.

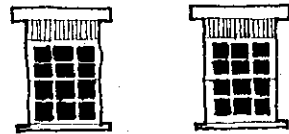
Don't - remove paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes.

Windows and Doors

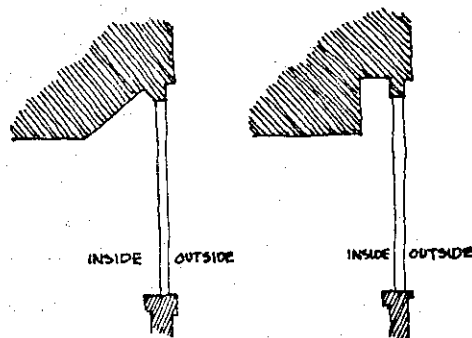
- Retain and repair existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods and all hardware.



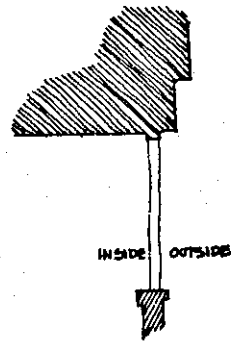
YES ORIGINAL WINDOWS



NO WINDOWS DIFFERENT SIZED PANEES
BLOCKED-DOWN & INSTALLED



YES **YES**

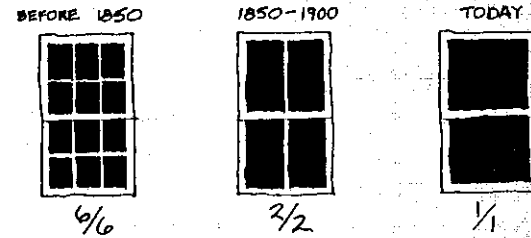


NO

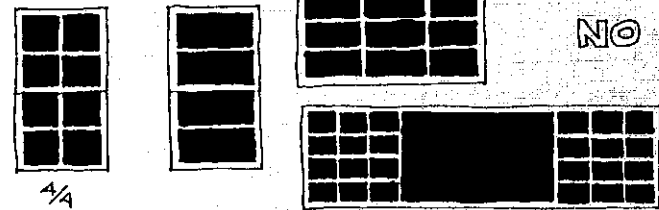
BLOCKING-DOWN :
IF IT IS NECESSARY TO LOWER CEILING HEIGHTS IN A STRUCTURE THEN EVERY EFFORT SHOULD BE MADE TO RETAIN THE ORIGINAL SIZE WINDOW OPENINGS.

Don't - introduce new window and door openings into the principal elevations, or enlarge or reduce window or door openings to fit new stock window sash or new stock door sizes.

Don't - alter the size of window panes or sash, such changes destroy the scale and proportion of the building.



YES

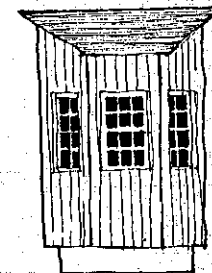


NO

PICTURE WINDOWS

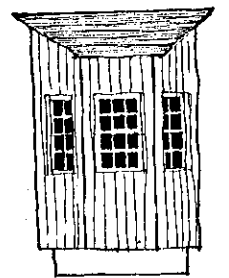
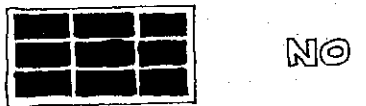
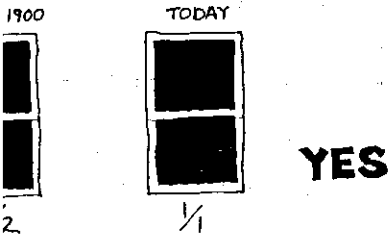


YES ORIEL OR BAY WINDOW



NO *MODERNIZED* BAY WINDOW WITH VERTICAL SIDING

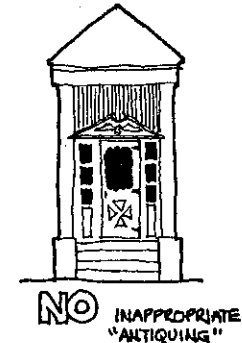
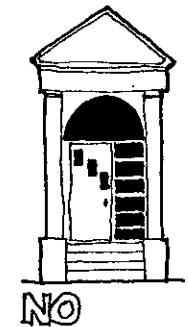
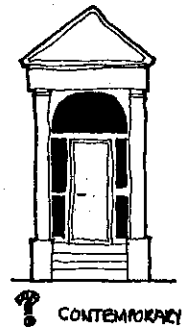
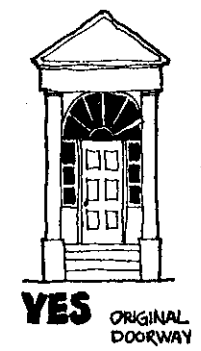
of window panes or sash, such as size and proportion of the



"MODERNIZED" BAY WINDOW WITH VERTICAL SIDING

- Duplicate the material, design and the hardware of older window sash and doors if new sash and doors are used.

Don't - install inappropriate new window or door features such as aluminum storm and screen doors that change the character of the building.



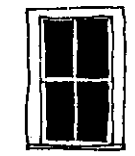
- Use original doors and hardware when they can be repaired and reused in place.

Don't - discard original doors and hardware when they can be repaired and reused in place.

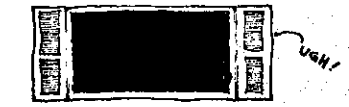
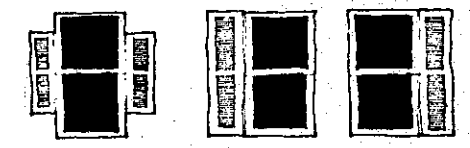
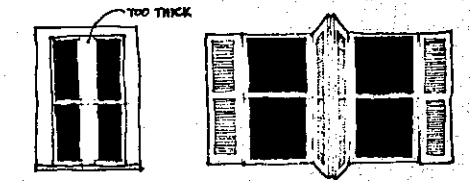
- Retain and repair existing canvas awnings on commercial type building. If new awnings are necessary it should be of a size, shape, color and texture that is compatible with the buildings architectural style.

Don't - install plastic, or metal strip awnings that detract from the character and appearance of the building.

YES



NO



THE IMPORTANT THING TO NOTE IN CHOOSING SHUTTERS IS TO MAKE SURE THEY LOOK AS IF THEY COULD WORK— THAT IS, THEY SHOULD BE BIG ENOUGH TO COVER THE ENTIRE WINDOW WHEN CLOSED.

- Retain and repair existing shutters. When necessary replace missing shutters with new shutters that match the old in composition, size, shape, color and texture.

Don't - install inappropriate shutters that detract from the character and appearance of the building.

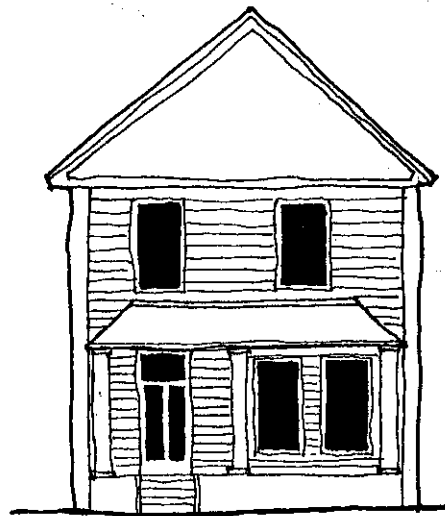
Entrances Porches and Steps

- Retain porches and steps which are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and should be retained.

Don't - remove or alter porches and steps which are appropriate to the building and its development and the style it represents.

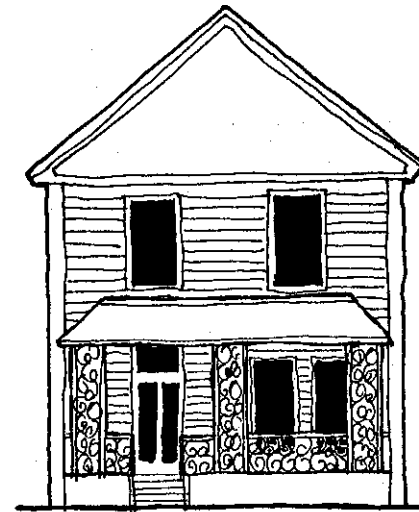
Don't - enclose porches and steps in a manner that destroys their intended appearances.

- Repair or replace, where necessary, deteriorated architectural features of wood, iron, cast iron, terra-cotta, tile, and brick.



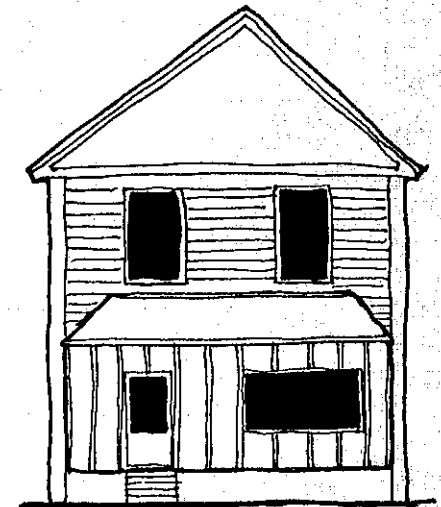
YES

ORIGINAL PORCH
AND ENTRANCE



NO

ORIGINAL PORCH
COLUMNS REPLACED BY
METAL GRILL-LIKE
COLUMNS & RAILINGS.
OUT-OF-CHARACTER
WITH STYLE OF HOUSE!



NO

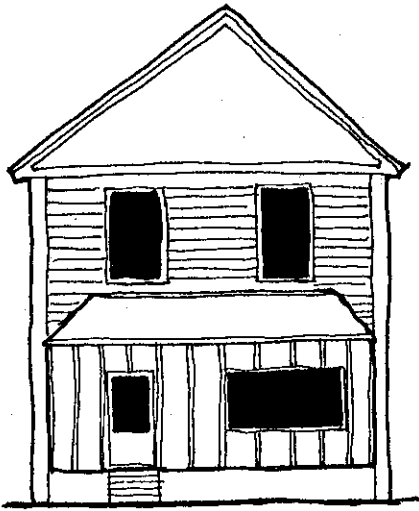
PORCH TOTALLY
ENCLOSED.
"MODERN" STORM
DOOR, PICTURE
WINDOW, VERTICAL
SIDING

Don't - strip porches and steps of original material and architectural features, such as handrails, balusters of wood, iron, cast iron, terra-cotta, tile and brick.

- Repair or replace, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Don't - apply new material or detailing which is inappropriate or was unavailable when the building was constructed.

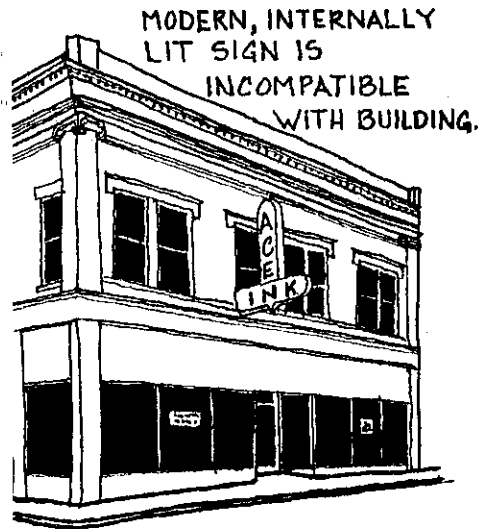
Signs for Commercial Buildings



NO PORCH TOTALLY ENCLOSED. "MODERN" STORM DOOR, PICTURE WINDOW, VERTICAL SIDING

- Investigate to discover what the building's original sign looked like and duplicate it as closely as possible.

Don't - erect a sign that completely disregards the character of the building.



NO



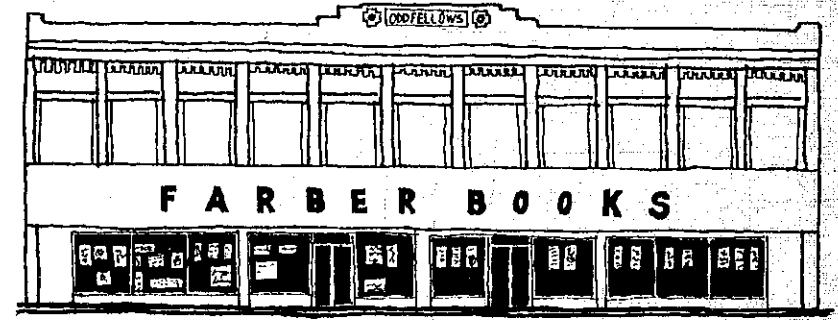
YES

- Utilize signs that have been designed to be compatible with the building and signs of the building's architectural period.

Don't - apply signs that either predate the building or are built with materials that were not available at the time of building's construction.

Signs should be well designed in a simple manner and painted with colors that are compatible with those of the building.

Don't - erect obtrusive signs with extremely large lettering or signs have a helter-skelter appearance.



NO SIGN IS SO LARGE THAT IT COVERS A PORTION OF THE 2ND FLOOR WINDOWS.



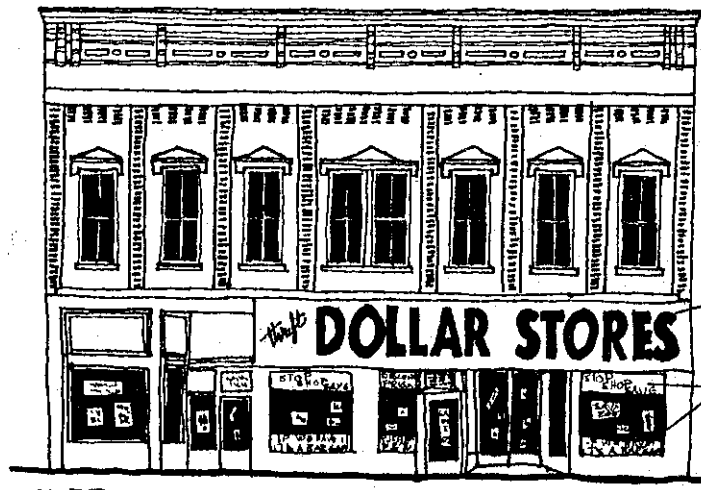
YES

SMALLER, MORE ATTRACTIVE SIGN ALLOWS WINDOWS TO BE REOPENED.

and steps of original material features, such as handrails, iron, cast iron, terra-cotta,

where necessary, deteriorated material that duplicates the old

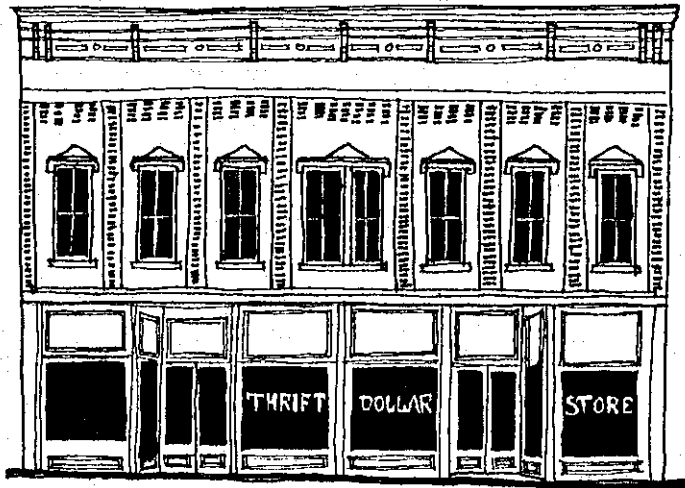
material or detailing which is unavailable when the building



NO

- A sign may be located in the display window if it is well designed and is a decal type of sign.

Don't - paste or hang any type of sign boards, or posters in the windows.



YES

SIMPLE, WELL DESIGNED
SIGN IN WINDOW

- When no awning is present the sign should be located on the panels just above the first floor display windows.

the display window if it is
local type of sign.

any type of sign boards, or



SIGNS MAY BE DISPLAYED ON THE FRONT OF
THE AWNING OF DIRECTLY ABOVE IT.

- When a canvas awning is present on the building the sign should either be located on the front on the awning or between the top of the awning and the sill of the second floor windows.

the sign should be located
above the first floor display

New Construction

- The distance that a new structure should be set back from the front property line should be within five feet of the average existing front yard setback on the block face that the structure is to be located.
- Design new work to be compatible in materials, size, scale, color and texture with the earlier building and the neighborhood.

Don't - design new work which is incompatible with the earlier building and the neighborhood in materials, size.

Don't - imitate an earlier style or period of architecture in new additions. This is especially true in new additions that have a completely contemporary function.

Don't - add new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.

- Protect architectural details and features that contribute to the character of the building.

Considerations

In addition to the above-mentioned guidelines a property owner should consider, when rehabilitating or remodeling an old building, how even the smallest of changes might affect the character of the total building. The building owner should also be fully aware of the degree of difficulty of any task that is undertaken. If the owner possesses enough skill to perform a particular task himself, he should do so. This will save money. However, he should also know his limitations. If the owner attempts to do the work himself without the proper knowledge or skill it could end up costing more in the long run when he must hire someone to properly redo his work. The quality of the materials should also be carefully considered. By using inferior building materials the owner may save money initially, but will end up spending more because of frequent replacement.

In order to avoid problems such as these, a property owner should follow the preservation guidelines, utilize the resource contacts and publications listed in the next section and seek advice from qualified professionals, including architects, architectural historians and planners who are skilled in preservation, restoration and rehabilitation of old buildings. These professionals will also aid in planning the entire rehabilitation project. This is a task that should be completed before any work is started on the building itself.

Implementation

Implementation of an historic preservation plan is to be accomplished by private homeowners, businessmen, governmental agencies, and citizen groups. Voluntary attention to the preservation guidelines is the basic key. Further development of active citizen groups is another key. Middletown's Historic Preservation Ordinance and the potential of the development of additional financial aids will also be important factors in the implementation of the plan.

Citizen Organizations

The South Main Council (P.R.I.S.M.), Armco Car Enthusiasts (ACE), and the Middletown Historical Society are voluntarily performing a number of preservation activities. All of the groups organize public events such as exhibits, tours, and lectures which aid in the education of the public.

The South Main Council is primarily interested in the preservation of the South Main Historic District and restoring its structures.

The Middletown Historical Society has and is continuing to research the history of Middletown and its architecture. This organization is active in educating the general public about the City's history and has erected a number of monuments on various sites throughout Middletown.

The Armco Car Enthusiasts, while primarily interested in the preservation and restoration of automobiles, has also taken part in the restoration of an historic structure. (Old Firehouse #2 at 101 Crawford Street).

Although these groups work independently they are all working toward the common goal of preserving and restoring what is historic in Middletown. With the creation of Middletown Heritage, an umbrella agency with representatives from the various organizations this goal can be realized. This will bring together the expertise of the various groups, avoid duplication of effort and could evolve into an agency capable of accomplishing larger preservation projects.

Historic

Preservation Ordinance

In order to preserve the most significant structures in Middletown an Historic Preservation Ordinance was adopted October 3, 1978. The purpose of this ordinance, as it states, is to:

1. Preserve and protect the heritage of the City of Middletown by delineating structures, sites, and areas which reflect the city's cultural, social, economic, and architectural history.
2. Stabilize and improve property values.
3. Protect and enhance the City of Middletown's attractions to residents, tourists and visitors and encourage business and industry.
4. Foster civic pride in the beauty and notable accomplishments of the past.
5. Strengthen the economy of the City of Middletown.

6. Protect and enhance the visual and aesthetic character, diversity and interest in the City of Middletown.
7. Promote the use and preservation of historic sites and structures for the education and general welfare of the citizens of the City of Middletown.
8. Safeguard the property rights of the owners whose property is declared to be an Historic Site or is located in an area designated as an Historic District.
9. Develop appropriate settings for designated Historic Sites or Historic Districts.

This Preservation Ordinance also established the Middletown Preservation Council. Along with the responsibility of executing the purposes listed above, this Council has the duties of educating the citizens of Middletown in regard to the historical and architectural heritage of the City and examining all structures and sites which are believed to be eligible for designation as historic sites, structures or districts.

In considering a structure or district for designation the Preservation Council utilizes the following list of criteria to determine its eligibility.

1. Those that are associated with events having local, regional or national consequence.
2. Those that are associated with the lives of notable individuals having importance in local, regional, or national history.
3. Those that represent a significant and unique style of architecture. Particularly, those styles that are indigenous to this region.
4. Those representing a particular method or type of construction that is peculiar to a specific period in architectural or technological history.
5. Those representing the work of a master.
6. Those uniquely representing a particular lifestyle of an era.
7. Those uniquely representing an industrial, commercial, transportation or service function of a past era.
8. Those exemplifying the cultural, economic, social or political heritage of Middletown.
9. Those that are uniquely located or whose singular physical characteristic represents an established and familiar visual feature of Middletown.
10. Those containing some combination of the above criteria to a degree warranting local attention.

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ted with the lives of notable
ortance in local, regional, or

significant and unique style
icularly, those styles that
region.

particular method or type of
eculiar to a specific period
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on or service function of a

cultural, economic, social or
fiddletown.

ly located or whose singular
ic represents an established
ature of Middletown.

e combination of the above
arranting local attention.

Preservation Strategies

Based on previously mentioned criteria it was found that a few districts and individual buildings merit designation under the Middletown Historic Preservation Ordinance.

Once a structure has been designated as historic under the Historic Preservation Ordinance any proposed demolition, alteration or addition must be reviewed by the Preservation Council. If the change is approved, a Certificate of Appropriateness will be issued in accordance with the Ordinance. This requirement will aid in preserving the character of those structures designated historic but other measures will need to be taken to preserve the character of those not protected by the Ordinance. Since only a relatively small portion of the old buildings in Middletown are eligible for designation, it will be these "other measures" that will determine the success of a City wide preservation program.

Several things can be used to preserve those structures not designated as well as those that are.

1. By educating the residents of Middletown about the history of the city and historic preservation, they can better utilize the "Preservation Guidelines" in remodeling or maintaining their "old structure".
2. Improvements such as landscaping, street furniture and the removal of blighting influences can enhance and protect the appearance of the structures.
3. Personal guidance to individual property owners who are remodeling their "old" structure will help to preserve the buildings character.
4. By acquiring a scenic or facade easement, exterior alterations that are detrimental to the character of the structure could be prevented.

5. A deteriorating or endangered building might be purchased by a particular nonprofit organization for preservation purposes. This property can either be sold to a new owner that is required to restore the structure, or it can be restored and sold to a new owner that is required to maintain it in that condition.

Financing

Tax Incentives

Tax incentives were established in the Tax Reform Act of 1976 in order to 1) stimulate the preservation of structures used in trade or business or those held as income producing properties, such as commercial or residential rental properties, and 2) discourage the destruction of historic structures by reducing the tax incentives for demolition of historic structures and for new construction on the site of these demolished buildings.

The Tax Reform Act allows an owner of an historic structure to amortize the rehabilitation costs over a period of five years. If these rehabilitation costs exceed \$5,000 or the adjusted basis of the property, whichever is greater, the owner instead may take accelerated depreciation by depreciating

the adjusted basis of the entire rehabilitated structure at a faster rate than is normally allowed.

To qualify for the tax incentives the structure must be listed in the National Register of Historic Places. The building may be listed either an individual structure or as part of a district, as long as it contributes to the significance of that district. In addition to being a listed structure, in order to qualify all rehabilitation must be determined, by the Secretary of the Interior, to be consistent with the character of the building and/or the district in which it is located.

Grants in Aid

Matching grants of up to 50 percent of acquisition and/or restoration are available for those properties listed in the National Register of Historic Places. A structure not listed individually may qualify if it forms part of an historic district listed in the Register.

Although the State has the responsibility of administering the program, the source of this funding is the U.S. Department of the Interior, National Park Service. Lengthy approval times are involved as well as requirements for periodic public viewing. Those seeking funding under this program should be aware of this. These funds can be used for the following types of projects.

A. Acquisition Projects

1. Fee simple acquisition.
2. Less-than-fee simple acquisition, such as acquisition of development rights or facade easements.

3. Acquisition of remainder interest.
4. Donated services.
5. Direct costs, such as title examinations and reports, legal fees and closing and appraisal costs.

B. Development Projects

1. Historical and architectural research.
2. Cost of plans, specifications, shop drawings and/or other materials documenting the work.
3. Cost of restoration, including structural and utilities work.
4. Protection costs (burglar and fire alarm systems).
5. Donated equipment, materials, services and/or real property.
6. Costs of certain types of landscaping including accurate restoration of gardens, grounds, grading, etc. to historical appearance and grading for purposes of drainage, building safety and protection.

Historic Preservation Loans

Historic Preservation Loans provide for FHA insurance of loans made by private financial institutions at market rates to preserve, rehabilitate or restore residential structures of historic value. A residential structure of historic value is considered one that is listed in the National Register of Historic Places. This includes all residential structures within an historic district.

Before an Historic Preservation Loan can be made, a description of the proposed improvements must be sent to the State Historic Preservation Officer for review and approval.

f remainder interest.

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drainage, building safety and

Preservation Loans

Loans provide for FHA insur-
by private financial
et rates to preserve,
e residential structures of
idential structure of historic
one that is listed in the
istoric Places. This includes
tures within an historic

ervation Loan can be made, a
posed improvements must be
oric Preservation Officer for

Owners who do not qualify for an Historic Preser-
vation Loan, because their properties are not listed
in the National Register and have not been
determined eligible for listing, may want to make
use of the Title I Home Improvement Loan program.
This program can be used for preservation, reha-
bilitation, or restoration of both residential and
non-residential structures, whereas Historic Pre-
servation Loans are for residential structures only.

Community Development

Block Grants

This program provides funds directly to communities.
Funding to the City of Middletown, however, under this
program is presently limited. Block Grant funds have
previously been utilized to fund such activities as
surveys of cultural resources, development of this
historic preservation plan, studies for the adoption
of the Historic Preservation Ordinance, and the estab-
lishment of financial programs including low-interest
loans and grants for rehabilitation of residential
properties. Community development funds, if available,
may also be used for federal matching grant programs
such as National Park Service grants.

Revolving Funds

A technique for multiplying preservation funds,
Revolving Funds, can be effectively established.
In some cases these funds can be used to acquire,
preserve, and sell historic properties. The funds
can also be used to make preservation loans to
owners. Any profits made through the sale of
property or loans will return to the fund for other
projects. In this way funds and impact are multi-
plied.

Resource Contacts

Four organizations are more readily available as
resources for information regarding the various aspects
of preservation. They may also refer questions to other
organizations. These organizations are listed below.

1. Planning Division, City of Middletown #1 City Centre
Plaza Middletown, Ohio 45042 513-425-7939
2. Regional Office of the Ohio Historical Society Miami
Purchase Association 812 Dayton St. Cincinnati, Ohio
513-721-4506
3. National Trust for Historic Preservation 1785
Massachusetts Ave. N.W. Washington, D.C. 20036
4. Heritage Conservation and Recreation Service
U.S. Department of the Interior Washington, D.C.
20243

Resource Publications

Summary

Various historic preservation publications are extremely helpful to all preservationists including the do-it-yourselfers. Included among the more informative publications are the following:

1. "The Old House Journal", Old House Journal Corporation, 69A Seventh Ave., Brooklyn, N.Y. 11217
2. Publications of the National Trust For Historic Preservation, 1785 Massachusetts Ave. N.W., Washington, D.C. 20036
3. Publications of the Heritage Conservation and Recreation Service, U.S. Department of the Interior, Washington, D.C.
4. U.S. Department of the Interior, Heritage Conservation and Recreation Service, Office of Archeology and Historic Preservation, "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (Washington, D.C.: n.p., February 1978)
5. U.S. Department of Housing and Urban Development and U.S. Department of the Interior, "Guidelines for Rehabilitating Old Buildings" (Washington, D.C.: n.p., January 1977)

The major intent of this plan is to inform the individual owners of old buildings how to rehabilitate and maintain their structure in such a manner that its character is preserved.

The plan begins with a brief explanation of how the historic survey was conducted and what the findings were. This survey revealed that six districts and fourteen individual structures were of particular merit. In addition to these findings, the survey also showed that within the older neighborhoods of the City, five types of residential structures are very common. In order to create an awareness among the citizens, these structures and districts have been illustrated in the plan along with a brief description of the important features.

Once property owners become aware that their old structure is something special, they may wish to incorporate the preservation guidelines of the next chapter in any remodeling or maintenance work being done on the building. These guidelines give the property owners examples of the proper and improper ways of performing various remodeling tasks. The remainder of the plan deals with the implementation of any preservation effort. The roles of the City and citizen organizations are discussed. As a guide for the Historic Preservation Council, a list of criteria for determining a structure's eligibility for designation is also given. Various funding programs for preservation are listed as well. As further aid to individual property owners, a list of resource contacts and publications are also presented in the implementation section of the plan.

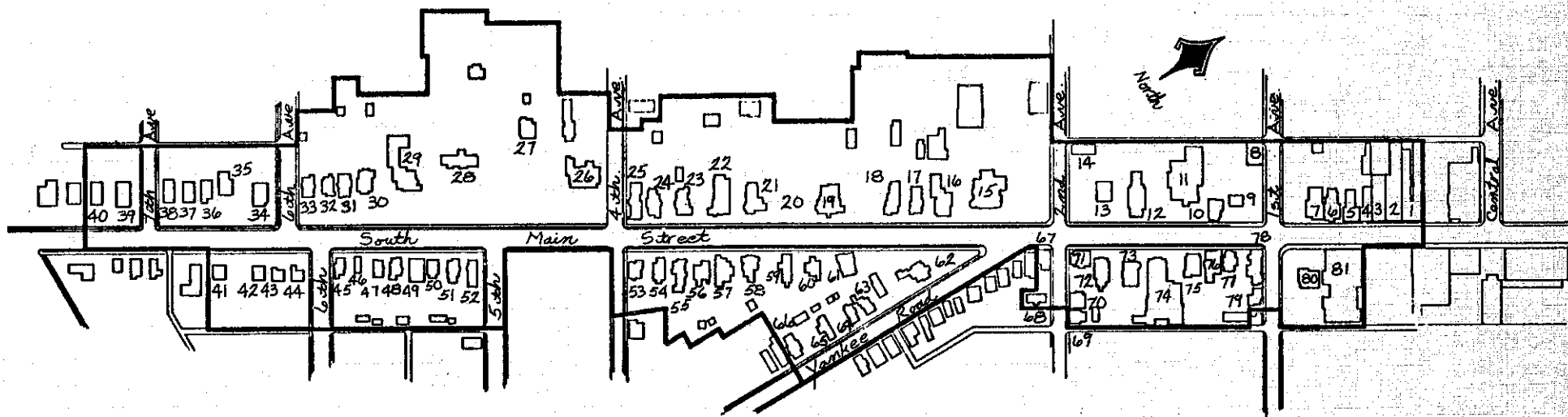
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Appendix

1.	34	U.S. Hotel-Victorian (1831)	21.	300	John B. Tytus-Jacobethan (1868)
2.	36	T. V. Howell Bldg. (1890)	22.	306	Charles Oglesby-High Victorian Italianate (1873)
3.	44-46	F.P. Vorhis-High Victorian Italianate (1887)	23.	308	High Victorian Italianate (1875)
4.	50-52	Victorian (1879)	24.	314	Jacoby House-Queen Anne (1887)
5.	56	Pickwick Bldg.-Federal (1836)	25.	320	Queen Anne (1899)
6.	64	Isaac Hale-Victorian (remodeled (1864)	26.	400	J. Iseminger-Spanish Colonial (1927)
7.	68	George Barnitz-High Victorian Italianate (1870)	27.	404	Arthur Lefferson-Georgian Colonial (1827)
8.	910 1st Avenue		28.	502	Rufus C. Phillips-Victorian (1890) Jacobethan (remoded 1917)
9.	100	Kings Kitchen	29.	508	Leibee Home-Italian Villa (1872)
10.	112	Charles Denny-Greek Revial (1854)	30.	510	R. B. Carahan-Queen Anne (1890's)
11.	116	Capt. Robert Wilson-American Legion Post #218	31.	512	John Boyd-Queen Anne (1890's)
12.	124-26	Queen Anne	32.	514	Shingle/Stick Style (1902)
13.	140	Sohio Station	33.	520	Queen Anne (1890's)
14.	909-911	2nd Avenue	34.	600	John Oglesby-Queen Anne (1890's)
15.	206	Paul J. Sorg-Romanesque (1887)	35.	604	D. E. Harlan-Shingle Style (1890's)
16.	210	Alexander Hill (1860's)	36.	606	Tudor (1880's)
17.	214-	Reinartz Home-High Victorian Italianate (1878)	37.	610	Anthony Walburg-Queen Anne (1890's)
18.	218	Calvin Verity-High Victorian (1885) remodeled Italianate (1917)	38.	614	Wrightian (1910)
19.	228	Daniel McCally-High Victorian Italianate (1865)	39.	700	Queen Anne (1910)
20.	George M. Verity Homesite		40.	704	Shingle Style (1890's)
			41.	609	W. T. Harrison-Queen Anne (1900's)
			42.	605	Queen Anne (1900's)
			43.	603	(1900's)
			44.	601	Gabe Mayer-Queen Anne (1890's)
			45.	525	(1880) Altered
			46.	521	(1900's)
			47.	517	(1890's)
			48.	513	Judge Dechant-Queen Anne (1890's)
			49.	509	Col. Morris Renick (1890's)
			50.	507	Georgian Revial (1886)
			51.	503	Queen Anne (1891)
			52.	501	Breiel Home-Queen Anne (1886)
			53.	321	Queen Anne (1890's)
			54.	317	Greek Revival
			55.	313	Queen Anne (1890)
			56.	309	Sabin Robbins, Jr.-Jacobethan Revival (1920)
			57.	305	Sabin Robbins-Queen Anne (1900's)
			58.	301	Thomas Woodward-Jacobethan Revival (1892)
			59.	231	Wampler Denny



South Main Street Historic District

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|-----|-----------|--|-----|---|
| 60. | 229 | Judge Todhunter (1890's) | 70. | 1007-1009 |
| 61. | 225 | (1893) | 71. | 129 (1920's) |
| 62. | 219 | J. K. Thomas-Colonial with Italianate Tower (1878) | 72. | 125 Geo. Shafor-Queen Anne (1894) |
| 63. | 220 | Yankee | 73. | 121 Simon Goldman-Queen Anne (1891) |
| 64. | 224 | Yankee | 74. | 119 Old First Baptist-Gothic Revival (1905) |
| 65. | 228 | Yankee Edward Jones-Georgian Revival (1880's) | 75. | 115 Victor Hatfield-Carpenter Gothic (1867) |
| 66. | 240-242 | Yankee-High Victorian Gothic (1880's) | 76. | 109 Greek Revival (1870's) |
| 67. | 201 | Federal (1847) | 77. | 107 C. Fenzel-Victorian Italianate (1880's) |
| 68. | 1006 | 2nd Avenue | 78. | 103 Georgian Revival (pre 1860) |
| 69. | 1001-1013 | 2nd Avenue | 79. | 1008 1st Avenue |
| | | | 80. | 71 |
| | | | 81. | 53-67 Sorg Opera House-Romanesque (1890) |