

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Oakland Residential Historic District

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: \_\_\_\_\_

N/A \_\_\_\_\_

## 2. Location

Street & number: bounded by 1<sup>st</sup> Ave, Curtis Ave, Woodlawn Ave, Grove St, Parkview Ave, Calumet Ave, Garfield St, and Richmond St

City or town: Middletown State: OH County: Butler

Not For Publication:  n/a  Vicinity:  n/a

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Applicable National Register Criteria:

A  B  C  D

*Barbara Powers*

DSHPO/Dept. Head for Inventory & Registration February 2, 2023

**Signature of certifying official/Title:**

**Date**

State Historic Preservation Office, Ohio History Connection

**State or Federal agency/bureau or Tribal Government**

In my opinion, the property  meets  does not meet the National Register criteria.

**Signature of commenting official:**

**Date**

**Title :**

**State or Federal agency/bureau  
or Tribal Government**

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#### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain: \_\_\_\_\_)

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

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**Category of Property**

(Check only **one** box.)

Building(s)	<input type="checkbox"/>
District	<input checked="" type="checkbox"/>
Site	<input type="checkbox"/>
Structure	<input type="checkbox"/>
Object	<input type="checkbox"/>

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>476</u>	<u>80</u>	buildings
<hr/>	<hr/>	sites
<hr/>	<hr/>	structures
<hr/>	<hr/>	objects
<u>476</u>	<u>81</u>	Total

Number of contributing resources previously listed in the National Register 0

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## **6. Function or Use**

### **Historic Functions**

(Enter categories from instructions.)

Domestic – Single Dwelling

Education – School

Education – Library

Religion – Religious Facility

### **Current Functions**

(Enter categories from instructions.)

Domestic – Single Dwelling

Commerce/Trade – Professional

Education – School

Education – Library

Religion – Religious Facility

Recreation and Culture – Outdoor Recreation

## **7. Description**

### **Architectural Classification**

(Enter categories from instructions.)

Late Victorian – Italianate, Queen Anne, Other (Folk Victorian)

Late 19<sup>th</sup> Century Revivals – Colonial Revival, Classical Revival

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements – Bungalow / Craftsman

Modern Movement

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Wood, Brick, Stucco, Stone, Asbestos, Steel, Concrete, Synthetics, Asphalt Roofing, Metal Roofing, Slate Roofing, Terra Cotta Roofing

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### **Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### **Summary Paragraph**

The Oakland Residential Historic District is a residential neighborhood within the city of Middletown, Butler County, Ohio. The historic district is located directly south and east of the downtown area and contains a total of 556 buildings, including 476 contributing buildings, 80 non-contributing buildings, and one non-contributing site (Oakland Park). The count of contributing resources includes two churches, a school building and a library. The remaining properties are primarily residential in use. These buildings are sited within a modified gridiron subdivision plan, with gridded streets and diagonal avenues connecting the neighborhood to major roadways along the edges of the historic district. Historically, the district was anchored by industrial sites on the east and west.

The Oakland neighborhood primarily features wood frame dwellings constructed during the late 19<sup>th</sup> century through mid-20<sup>th</sup> centuries, reflecting a significant period of the city's development. The neighborhood developed as a result of industrial growth which occurred in the area around the turn of the 20th century. This growth attracted working-class residents to the area and spurred the platting and subsequent construction of the many dwellings and associated community buildings still extant throughout the Oakland Residential Historic District.

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### **Narrative Description**

The Oakland Residential Historic District is primarily a working-class neighborhood district, consisting of mostly originally frame dwellings on small lots set close to the street and accompanying sidewalks. Most of these dwellings retain their original use as single-family residential homes. Prominent stylistic components include gable rooflines, full or partial width front and side porches, and board siding. Greenspace is located along the outer boundaries of the neighborhood, resulting from the demolition and remediation of the ARMCO Central Works industrial site.

Within the district, the types and styles of dwelling vary from block to block but embody a shared socioeconomic status. The historic district is situated in an area bounded by earlier residential construction to the north, later construction to the south, and industrial barriers to the east. Modern construction and vacant land that was formerly the site of the ARMCO Central Works, a steel mill that was located in the neighborhood at the turn of the 20th century, bound the historic district to the west. Non-contributing properties are mostly newer residential and institutional buildings built outside the period of significance.

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The following narrative describes the district street-by-street, moving from north to south and west to east. Beginning on Curtis Street at its northernmost intersection with First Avenue, the historic district features two noteworthy buildings. The first, situated on the southwestern corner of the intersection is the former Carnegie Library (Resource No. 3). Located at 1320 First Avenue and constructed c. 1911, the library is an intact example of a brick Classical Revival public building with Doric pilasters and a dentiled pediment above a central entryway (Photograph 1). The building received funding from Andrew Carnegie and was opened to the public in 1913.<sup>1</sup> Although currently vacant, the building retains its original exterior fabric and detailing. Portions of the exterior are deteriorated, including a sinking roof and window openings boarded up with scrap wood. This deterioration is likely from vacancy and neglect, however, enough of the building's exterior materials and stylistic elements are intact to convey its architectural style and function.

The second building of note, located across the street at 1402 First Avenue (Resource No. 4; Photograph 2), is an example of a brick Queen Anne dwelling with two-and-one-half story tower at the northwestern corner, a full-width front porch, and a central dormer. Marked "K. of C.," on the 1924 Sanborn Fire Insurance Map, the building was owned by the Knights of Columbus religious organization. It was constructed as a dwelling c. 1905 and a large auditorium and stage addition was constructed to the rear of the building between 1912 and 1924.

Moving south along Curtis Street to where it meets Girard Avenue, residential development begins to the southeastern corner of the intersection. The Italianate style house located here is one of the earliest dwellings in the district. Continuing south along Curtis Street, the parcels are larger, and the houses are set further back from the street. Although these dwellings are larger than those located on surrounding streets and appear to have been constructed for industrial managers and other upper-class residents, these building exhibit similar stylistic details including front gables, wood siding, and a full or partial-width front porch, such as the houses at 217 and 317-321 Curtis Street (Resource Nos. 36, 38, and 39; Photographs 54-55).

The homes along Curtis Street in this area include the c. 1859 Italianate Doty House, located at 403 Curtis (Resource No. 41; Photograph 53), the historic home of local businessman and attorney Lorenzo Dow Doty.<sup>2</sup> After almost a century of residential use, the home was sold in 1955 to the City of Middletown and it became a rehabilitation center for the Cerebral Palsy Center.<sup>3</sup> From 1958-1968 the home was converted into the "Doty House," a school and home for handicapped children, and from 1968-1982, the building became a drug rehabilitation center known as "Unity House".<sup>4</sup> Today, the building is called the "Curtis House" and is used as apartments for assisted living to seniors. Although the two-and-one-half -story brick building has

<sup>1</sup> David C. Clendenin, and Roger L. Miller, *Middletown: Postcard History Series*, (Charleston, South Carolina: Arcadia Publishing, 2011), 50.

<sup>2</sup> *Architectural and Historic Heritage*, (Middletown, Ohio: Department of Planning and Community Development, City of Middletown, 1977).

<sup>3</sup> Ibid.

<sup>4</sup> City of Middletown, "Ten Photographs of 403 Curtis Street, Middletown, Ohio, 1985 April," Midpointe Digital Archives, <http://www.midpointedigitalarchives.org/digital/collection/p16488coll4/id/773/>.

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undergone changes in use and ownership since its construction in the mid-19<sup>th</sup> century, the façade appears to possess its original fenestration, dentiled cornice, and wrought iron entry porch.

At the intersection of Curtis Street and Fairmount Avenue, the average size of parcels decreases. The houses are organized on parcels smaller than a quarter acre. The dwellings south of this intersection and north of Woodlawn Avenue are mostly wood frame, such as 505 and 509 Curtis Street (Resource Nos. 196 and 197; Photograph 52).

The next north-to-south street located within the district is Askew Street, located to the southern end of the district's borders. No buildings front this street within the boundaries of the district. The garages of dwellings located on Parkview and Calumet Avenues are accessible via an alley accessed from this block. The district boundaries end south of Calumet Avenue.

One block east is Madison Street. Similar to Askew Street, this block is primarily organized as a side street for buildings that front the horizontal cross streets. A modern building is located on the eastern side of the block while the western side features two early 20<sup>th</sup> century dwellings set close to the sidewalk and adjacent roadway. The dwelling at 1100 Madison Street (Resource No. 357) is two-stories with a full-width front porch supported by turned posts while the dwelling at 1102 Madison Street (Resource No. 358) is one-story in height, clad in replacement siding with brick porch supports.

Similar to Madison and Askew Streets, Grove Street is primarily free from residential development. At its northern end is the Hope House Mission building at 1001 Grove Street, constructed in ca. 1960 (Photograph 46). A large surface parking lot is located to the south. The one dwelling on Grove Street, 1100 Grove Street (Resource No. 359), is a vernacular frame dwelling with no decorative elements.

Moving east, Young Street begins at its intersection with Girard Avenue. Most buildings have no defined architectural style or display subtle Folk Victorian influence, including 316 Young Street (Resource No. 54) and 405 Young Street (Resource No. 69). The houses located on this street exemplify the district's architectural makeup: paired-back, working-class designs with repetitive forms and exterior ornamentation on narrow rectangular lots (Photographs 30-31). The architectural character of Young Street changes south of its intersection with Forest Avenue. Paved parking lots are scattered along the street from Forest Avenue through Calumet Avenue. Dwellings located between these large parking lots are modern and lack stylistic elements.

The houses along the north end of Baltimore Street, located to the east of Young Street, feature similar gable-front Folk Victorian-style dwellings set close to the street. Many houses are clad in board siding and exhibit decorative porch posts and exterior decoration. The parcels are slightly smaller in size compared to those located on Young Street. Residences at 133-135 Baltimore Street (Resource Nos. 25 and 26) have front gables, full-width front porches, and are clad in siding. The gabled-ell type dwelling is also present along the northern end of Baltimore Street, at addresses 123 and 131 (Buildings No. 23 and 24).

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Throughout the district, the size, configuration, and external materials of the entry porches creates variety. Moving south of Girard Avenue along Baltimore Street, very few dwellings on this block exhibit a definitive architectural style (Photographs 25-27). Elements of the Folk Victorian style are apparent on the dwelling at 224 Baltimore Street (Resource No. 78). At the northeastern corner of Baltimore Avenue and Fairmount Avenue, there is a concrete block convenient store with small parking lot constructed ca. 1960 (Resource No. 114). Directly south of that along the southeastern corner of the intersection is Oakland Park, constructed c. 1970 (Resource No. 194; Photograph 24). This park has two basketball courts and a modern playground surrounded by mature foliage. Below Fairmount Avenue, Baltimore Street begins to curve east before it reaches Penfield Avenue. On these two blocks, there is a continuation of small parcels and dwellings set close to the street. Lot vacancies are interspersed among the ubiquitous, two-story, front-gabled dwellings.

South of Jacoby Avenue, the dwellings become a mixture of one and two-story examples of both historic and modern construction. For example, the gabled-ell dwelling at 1100 Baltimore Street (Resource No. 382) and foursquare at 1102 Baltimore Street (Resource No. 383) are two-story buildings historic to the neighborhood. Likewise, the one-story bungalow at 1119 Baltimore Street (Resource No. 398) is historic to the district. Newer buildings include the two-story dwellings at 1106, 1108, 1116, 1120 Baltimore Street (Resource Nos. 385, 386, 388, 389, and 390), all constructed in the early 1990s, and contributing one-story dwelling at 1103 Baltimore Street (Resource No. 392), constructed in the early 1950s.

The final north-to-south oriented street in the district is Garfield Street. The northern end of this street begins at 1<sup>st</sup> Avenue. Beginning on the first block, there is the present-day BCESC Middletown Early Learning Center (Resource No. 11; Photograph 3) located on the western side of the street. It is a mid-century (c. 1960) building with elements of the International style, including a brick exterior, long and narrow stacked windows, and a flat roof. To the eastern side of this first block, the dwellings vary greatly in massing, type, and age. They are on rectangular lots less than a quarter of an acre and set close to the street, like most other buildings in the district. The remainder of this street consist of variations on one and two-story gable-fronts and gable-ells set close to the street (Photographs 5 and 6).

South of the intersection with Girard Avenue, Garfield Street primarily has gable-ell dwellings with Folk Victorian elements. Perhaps the most architecturally unique building within the Oakland neighborhood is the Church of God and Saints of Christ (530 Garfield Street), constructed between 1892-1895, located northwest of the intersection of Woodlawn Avenue and Garfield Street (Resource No. 225; Photograph 13).<sup>5</sup> The masonry church exhibits an eclectic combination of Queen Anne and Gothic Revival stylistic influences, including pointed arch windows, polygonal belltower with flared roof, and shingle-clad projecting porch roof. Beyond

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<sup>5</sup> City of Middletown, "Three Photographs of the Historic Garfield Church Apartments, 530 Garfield Street, Middletown, Ohio, 1992 September 17," Midpointe Digital Archives, <http://www.midpointedigitalarchives.org/digital/collection/p16488coll4/id/1903>.

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the intersection of Garfield Street with Grand Avenue, the majority of lots are either vacant or side yards.

Transitioning to horizontally aligned streets within the district, the northernmost one is 1<sup>st</sup> Avenue. Only the southern side of the street is included in the district boundaries, as the northern side is more strongly associated with the neighborhood to the north. The residences east of Baltimore Street are set on narrow, rectangular parcels and the houses are slightly elevated from the street-level. The dwellings are two-and-one-half stories tall and feature large front porches (Photograph 4).

South of 1<sup>st</sup> Avenue is Girard Avenue, where the buildings are primarily two or two-and-one-half-story gable-front dwellings with Folk Victorian elements. A large area of vacant land is located along the northwestern end of the street, marking the former location of the Middletown Middle School (Photograph 29).

No dwellings front on Fairfield Avenue, which provides access between Richmond and Baltimore streets. South of Fairfield Avenue is Fairmount Avenue, which features a mixture of bungalows, such as 1300-1304 Fairmount Avenue (Resource No. 177, 178, and 179), foursquares at 1314 and 1320 Fairmount Avenue (Resource Nos. 183 and 185), and gabled ells at 1409-1411 Fairmount Avenue (Resource Nos. 171 and 172). Fairmount Avenue passes along Oakland Park to the north and features parcels of similar size and configuration to the rest of the neighborhood (Photographs 35-37).

The dwellings along Woodlawn Avenue are primarily two-story dwellings which feature front porches with ornamental columns or turned posts (Photographs 38 and 39). Along Fairmount Avenue, a greater variety of architectural styles are present, including dwellings with Craftsman, Folk Victorian, and Colonial Revival influence. The dwellings along Fairfield Avenue generally lack any particular style but retain the modesty of form and materials present in the surrounding area.

Forest Avenue features numerous dwellings of the foursquare type, evident on houses 1402, 1404, and 1406 (Resource Nos. 307, 308 and 309; Photograph 42). The next block has a mixture of vacant lots among frame, two-story dwellings with modest ornamentation, if at all.

Moving southward, Penfield Avenue is largely vacant on the north side of the street while the southern side features vernacular dwellings with little ornamentation (Photograph 43). The dwellings vary in type and style from lot to lot. Stylistic influence primarily includes Folk Victorian, however, Colonial Revival style foursquare dwellings with full-width front porches are also present.

Jacoby Avenue and Parkview Avenue are located south of Penfield Avenue. Houses along these streets consist of a mix of one and two-story dwellings. While some display Craftsman style elements (Photographs 44 and 45), the majority are vernacular and exhibit no particular stylistic influence.

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The dwellings located on Calumet Avenue, which is located horizontally along the southern boundary of the district, are set back from the road. Dwellings along Calumet include Craftsman bungalows, Colonial Revival style dwellings, and foursquare types with minimal ornamentation (Photographs 18; 47-50).

The 1937 ARMCO Research Center, located to the west of the district's westernmost boundary at Curtis Street and Parkview Avenue is the only remaining building of the ARMCO Central Works. This non-residential building is excluded from the district boundaries. The building is currently vacant but retains its elements of design and unique material composition.

#### *Building Types and Styles*

The stylistic influences and forms exhibited by the buildings within the Oakland Residential Historic District are representative of popular trends in American architecture during the era. Many dwellings, churches, and community facilities were constructed during the early 20<sup>th</sup> century, specifically from c. 1900 – c. 1930, although examples from as early as 1844 (Resource No. 340, 1405 Jacoby Avenue, based on tax assessor data) and as late as 1950s are present. The core stylistic representation in the historic district is Folk Victorian, constructed between about 1880 and 1930, although other styles and buildings from later periods are also represented. The variety of architectural styles present in the historic district is consistent with historical building trends in America in the early 20th century.

The highest proportion of buildings are frame construction, two-and-one-half-story dwellings possessing similar elements of design and scaling, including front gables and a covered front or side porch adorned with wooden detailing consistent with the Folk Victorian style. Their type reflects the gabled-ell and variations on gable fronts. While this type was predominately constructed during the late 19<sup>th</sup> century, the type was also popular within small towns like Middletown.<sup>6</sup> This type of building was well-suited for narrow lots due to its condensed footprint. These dwellings appear ubiquitously throughout the historic district, which includes the area located north of Penfield Avenue, east of Curtis Street, south of First Avenue, and west of Richmond Street.

Development in the area began in the northern part of the historic district, close to Middletown's historic commercial core. Development spread south and east beginning around the turn of the century and continuing through 1930. The 1907 Sanborn Fire Insurance Map illustrates that a sizeable amount of residential construction along Young and Baltimore Streets north of Fairmount Avenue was constructed by that time. While most dwellings in this area are of the Folk Victorian style, the Colonial Revival style is also represented.

As development continued eastward and southward within the historic district during the 1910s and 1920s, newer forms of construction and stylistic approaches to residential home construction

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<sup>6</sup> "Gabled Ell (ca.1865-1885), in *Identifying Ohio Historic Building Types*, 136.

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began rising in popularity throughout America. These later forms consist of foursquares and bungalows designed primarily in the Craftsman style. Although less prevalent than the Folk Victorian dwelling, the foursquare is the second-most common architectural type represented within the historic district. While the typical American Foursquare within the historic district exhibits historically Craftsman, Prairie, or Colonial Revival style details, many were updated with porch columns, railings, and other details from later styles as tastes changed. In general, the examples in the historic district are generally vernacular and possess similarities in massing and form, including two-and-one-half stories with characteristic features such as hipped roofs with a central dormer and a first-floor covered porch or enclosed entry. Historic maps show that the foursquare dwellings were largely built during the 1910s and 1920s as infill construction among rows of the earlier Folk Victorian dwellings, evident along Garfield Street and Woodlawn Avenue.

Craftsman style bungalows are concentrated within the historic district along and south of Fairmount Avenue. Examples within the Oakland Residential Historic District possess characteristic features of the traditional Craftsman style bungalow including low-pitched gable roofs, full-length front porches with roofs supported by columns or piers, and gabled or shed roof dormers. Most of these dwellings were built during the late 1910s and throughout the 1930s, which is also congruent to their historically defined timeline of popularity and construction nationally.

#### *Historic Integrity*

As a whole, the Oakland Residential Historic District retains integrity of location, setting, design, materials, workmanship, feeling, and association. The district's larger setting has retained indicators relating to the area's industrial heritage, including the former Armco Central Works to the west of the district and additional industrial sites to the east, reinforcing the district's integrity of setting, feeling, and association. Within the district, few buildings have undergone extensive alterations in fenestration and exterior materials with the buildings retaining their overall shape, massing, setback, and repetition along the streetscape. Where present, these alterations include storm window installation over historic windows, the addition of vinyl siding over historic siding, and the addition of separate garages. Design alterations, including changes to front porches, have occurred in some instances, but many of these changes appear to have occurred within the district's period of significance. Many notable buildings, including the Carnegie Library, Church of Gods and Saints of Christ, and Doty House, as well as residential properties, individually retain their integrity of design, materials, and workmanship.

Although several non-residential buildings within the historic district have received additions to the original building footprint, they retain their historic fabric and ornamentation. While there are some examples of incohesive material replacements on residences within the Oakland Residential Historic District, the integrity of feeling has remained intact, as the neighborhood largely remains suburban and residential. Likewise, the historic district's integrity of location has been preserved, as many of the original subdivided lots have not undergone line adjustment or further division. Streets and alleyways remain in the configuration established during the period

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of significance. In addition, infill development is sparse and has not altered the historic character of the neighborhood. The integrity of setting and association of residential, civic, and industrial buildings within the historic district has been moderately compromised by deferred maintenance of buildings and demolition of historic properties. Disruptions in continuity within the historic district include large sections of vacant lots, once occupied by suburban housing and the Middletown Middle School. Additional lot vacancies occur sporadically throughout the neighborhood, among extant rows of homes.

While the buildings within the historic district possess varying degrees of material integrity, all of those which were constructed within the period of significance have retained their overall form and enough design integrity to communicate their historic association. Therefore, properties that were constructed within the defined period of significance (1880-1960) are considered contributing to the historic district.

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

Community Planning and Development

Architecture

**Period of Significance**

1880-1960

**Significant Dates**

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**Significant Person**

(Complete only if Criterion B is marked above.)

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**Cultural Affiliation**

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**Architect/Builder**

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Oakland Residential Historic District is significant at the local level under Criterion A in the area of Community Planning and Development for its association with the booming industrial and economic development of Middletown around the turn of the 20th century. The district reflects the development of the physical structure of the community in response to the growth of local industries and the concentration of workforce housing near these industries. The district is also significant on the local level under Criterion C in the area of Architecture for its concentration of primarily working-class dwellings from the late-19th and early-20th century and as “a significant entity whose components may lack individual distinction.” While deferred maintenance and alterations to individual dwellings has impacted the material integrity of some individual resources within the district, the resource as a whole retains sufficient historic fabric to communicate its association with the development of Middletown during the period of significance. Architecturally, the neighborhood is similar in comparison to other working-class neighborhoods developed during the first few decades of the 20<sup>th</sup>-century in Middletown. However, the district is set apart by its central location to the industries and cultural landmarks that historically surrounded it and influenced its architectural design and development. This concentration of dwellings is a significant example of Middletown’s working-class housing, which was developed and constructed beginning in the late 19<sup>th</sup> century and continuing through the mid-20<sup>th</sup> century. Common historic working-class housing types present within the district include Foursquares, Bungalows, Gabled-ells, and Gable-front dwelling types. These types are represented throughout the district with embellishments in a number of popular architectural styles including Folk Victorian, Colonial Revival and Craftsman.

The period of significance for the Oakland Residential Historic District begins c. 1880, when the expansion of industrial operations in Middletown began to change the local landscape, resulting in the subdivision of local farms to create the historic district’s extant street grid. The district developed with the construction of working-class housing following national architectural trends through the early years of the Great Depression. The period of significance for the Oakland Residential Historic District ends in 1960, which saw the beginning of the loss of important earlier buildings associated with the neighborhood’s development, as well as the beginning of the reduction of Middletown major industry the American Rolling Mill Company’s (ARMCO) workforce. 1960 also marks the end of the city’s “Progress Program,” which was instituted in 1950 and focused on improvements to zoning, traffic and roadway infrastructure, and recreational facilities. Examples of this Progress Program within the Oakland neighborhood include the expansion of the Carnegie Library and sale of the Doty House to the City of Middletown for repurposing into a center for handicapped children. In the following decades, the Oakland neighborhood’s growth ceased and entered a period of economic decline fueled by a loss of industrial jobs.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

***History of Middletown – 1795-1835***

The City of Middletown was first platted by Steven Vail, a pioneer from New Jersey that settled in the area around 1800.<sup>7</sup> Additional white settlers had located in the area as early as 1795. Located in the Great Miami Valley, Middletown was settled in an area with direct access to the Miami River, which provided an important resource for new settlers interested in agricultural and industrial pursuits. The original plat of the town included 52 lots, located along present-day Water Street, Main Street, and Broad Street.<sup>8</sup> Steven Vail was a major influence in the early foundation of industrial progress within the town, including the construction of a dam across the Miami River and several small flour and sawmills, located along the western end of present-day 3<sup>rd</sup> Street.<sup>9</sup> Another early pioneer of industry within Middletown was Abner Enoch, who owned and operated mills approximately two miles north of the town's center that produced ground wheat, sawn lumber, wool, and distilled whiskey.<sup>10</sup>

By this point in the town's history, many other settlers had begun to develop small practices to capitalize on its geographic location. However, the construction of the Miami Canal in 1827 would dramatically impact the town's industrial prosperity.

Proposals in writing will be received by undersigned at Hamilton, on the 15<sup>th</sup> of July next, for the construction of about 15 miles of the Miami Canal, extending from a point on the Great Miami River two miles above Middletown, to a point near Hamilton. --M.T. Williams, Acting Commissioner, Cincinnati, June 27, 1825.<sup>11</sup>

The Miami Canal construction began shortly after July 21, 1825, in Middletown, commemorated by a monument located at present-day Yankee Road and Verity Parkway (located to the immediate east of the Oakland Residential Historic District). The canal created a lucrative trade and shipping link to cities such as Cincinnati, Hamilton, and Dayton.<sup>12</sup> For years the canal provided an avenue for economic success to the town and its residents and subsequently in 1833, the town became officially incorporated.<sup>13</sup>

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<sup>7</sup> Todhunter, W.H., "Middletown," in *Centennial History of Butler County Ohio* (B.F. Bowen & Co. Publishers, 1905), 290.

<sup>8</sup> Ibid, 283.

<sup>9</sup> Ibid, 290-1.

<sup>10</sup> Ibid.

<sup>11</sup> *A History and Biographical Encyclopedia of Butler County, Ohio with Illustrations and Sketches of Its Representative Men and Pioneers*, (Cincinnati, Ohio: Western Biographical Publishing Company, 1882), 139.

<sup>12</sup> "Miami and Erie Canal," Ohio History Central, Ohio History Connection, accessed January 14, 2022, [https://ohiohistorycentral.org/w/Miami\\_and\\_Erie\\_Canal](https://ohiohistorycentral.org/w/Miami_and_Erie_Canal).

<sup>13</sup> Todhunter, "Middletown," 283.

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### ***Industrial Development***

While early industrial development in Middletown was generally limited to small operations including Vail's flour and sawmills and Enoch's whiskey distillery and mills, larger operations followed soon after. The introduction of meatpacking, specifically pork, became a lucrative industry within Middletown in the mid-1830s. Rising regional demand for corn-fed pork, combined with the agricultural surroundings of the town and access to the Miami-Erie Canal made Butler County towns of Middletown and nearby Hamilton desirable locations for processing and packing plants.<sup>14</sup> In the winter of 1835-1836, Gardner Phipps and Sumner Hudson relocated to Middletown from Massachusetts and founded the first pork packing business.<sup>15</sup> Additional businessmen entered the trade and by 1840, three pork houses were exporting between 12,000-15,000 hogs on the Miami-Erie Canal to nearby cities like Cincinnati, then known as "Porkopolis." located roughly thirty-three miles south of Middletown.<sup>16</sup> Pork packing became a key industry in Middletown and remained so through the end of the Civil War. During this period, the area that would become the district remained rural and was primarily comprised of farmland.

This sudden increase in hogs within Middletown directly affected the demand for crops and feed, including corn, barley, and wheat.<sup>17</sup> During this time, Middletown's industrial production required the combined effort of its local industries, from crop-raising to grist milling and corn handling, to pork manufacturing and packing, to shipping products along the canal and railways to larger cities. In Middletown, the presence of the pork packing industry continued until approximately 1875, initially stunted by the Civil War and coming to an end several years later as other industries emerged and took precedence in the second half of the 19th century.<sup>18</sup>

The major catalyst for expansion into and subsequent development of the area that would become the Oakland neighborhood was the sudden influx of substantial industrial manufacturing in Middletown, which began during the second half of the 19th century and would come to define the city and its economy. During the mid-19th century, the paper industry began flourishing in neighboring cities like Hamilton and Springfield,<sup>19</sup> largely in part due to the natural resources in the Miami Valley.<sup>20</sup> In 1852, the formation of the Middletown Hydraulic system spurred the construction of a manmade canal, which would sufficiently provide the waterpower needed to fuel large-scale industrial production.<sup>21</sup> The water source for the hydraulic

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<sup>14</sup> George C. Crout, *Middletown U.S.A. All-American City*, (Middletown, Ohio: Perry Printing Company, 1960), 61.

<sup>15</sup> Ibid.

<sup>16</sup> Ibid.

<sup>17</sup> Todhunter, "Middletown," 298.

<sup>18</sup> Ibid.

<sup>19</sup> Hamilton, Ohio is 13 miles southwest from Middletown, Springfield is 53 miles to the northeast with Dayton, Ohio between the two cities.

<sup>20</sup> Crout, *Middletown U.S.A.*, 91.

<sup>21</sup> Cyclopedias of Butler County, 327.

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canal would be brought from a state dam located approximately two-and-one-half miles away by a feeder and would be:

...construct[ed]...from the Northern limits of said Corporation through said Water Street...as far South as the Southern side of Lebanon Street, for the conveyance of water for Hydraulic purposes.<sup>22</sup>

The hydraulic would have run parallel to the Miami-Erie Canal (now Verity Parkway) and returning to the river at 4<sup>th</sup> Street, to the east of the Oakland neighborhood. Utilizing the new hydraulic canal, the first mill, the Middletown Paper Mill; later known as the W.B. Oglesby Paper Company, was founded and built by the Erwin Brothers. The historic mill was constructed at present-day First and Water Streets, undergoing several phases of expansion as business increased during the late 19<sup>th</sup> century.<sup>23</sup> During its height of production, the mill produced newspaper, playing cards, blotting, roofing, and wrapping papers, and employed approximately 100 employees in 1881.<sup>24</sup> Additional paper mills were erected nearby the downtown and along the hydraulic system and specialized in smaller quantities of paper production; altogether the seven mills within Middletown employed approximately 440 people in 1880.<sup>25</sup>

Although the Miami Canal continued to be an important resource for industry and transportation, the arrival of the railroad would ultimately overshadow the volume of commercial traffic on the canal. In 1852, the Cincinnati, Hamilton & Dayton Railroad was completed, providing quicker service to destinations made accessible by the canal, via freight.<sup>26</sup> This railroad roughly duplicated the canal's prescribed route but posed several advantages. These include a significant decrease in travel time and no reliance on water, which could hinder operations by freezing in winter.<sup>27</sup> By 1905, there were five major rail lines, extending commercial and personal travel across Ohio and as far as Boston.<sup>28</sup> The railroads helped support many trades, including pork packing, agriculture, and paper manufacturing and shipping. The railroads are located east of the Oakland Residential District's boundaries, forming another area where industries developed. The railroads would have been an additional factor in the development of this working-class community.

Paul J. Sorg became a leading figure in the town's industrial growth between c. 1870-1900. While residing in Cincinnati, Sorg became acquainted with John Auer, who worked in a tobacco factory in the city. The two then developed a relationship with the owners of the Wilson and Jacoby Company, a neighboring tobacco factory in Cincinnati, and combined forces to construct

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<sup>22</sup> Crout, *Middletown U.S.A.*, 87.

<sup>23</sup> Todhunter, "Middletown," 301.

<sup>24</sup> Crout, *Middletown U.S.A.*, 92-3.

<sup>25</sup> Ibid, 96.

<sup>26</sup> Todhunter, "Middletown," 294.

<sup>27</sup> Ohio History Connection, "Miami and Erie Canal."

<sup>28</sup> Todhunter, "Middletown," 296.

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the Wilson, Sorg, and Company factory along the Miami-Erie Canal in Middletown at 6<sup>th</sup> Avenue and S Park Street during the 1870s.<sup>29</sup> Located directly west of Curtis Street, development had already commenced within the Oakland Residential Historic District, with the construction of the Doty House for Lorenzo Dow Doty and additional businessmen who settled on the larger lots on Curtis Avenue. However, this early residential development would be short-lived as Sorg and other leaders of Middletown industries, including George Verity and John B. Tytus, Jr. associated with ARMCO, built large, impressive homes along Main Street south of the downtown (South Main Street Historic District, NR78002015, John B. Tytus House, NHL75001335). The early residential developmental pattern along Curtis in the Oakland Residential Historic District differs from the significant working-class neighborhood that developed during the late 19<sup>th</sup>-early 20<sup>th</sup> centuries. Embarking on another pursuit within the industrial landscape of Middletown, Sorg purchased a bankrupt paper mill, the Jacoby Paper Company. Formerly known as the W.B. Oglesby Paper Company, Sorg and his son helped to revive the oldest paper mill in Middletown and maintained paper production for years after.<sup>30</sup>

The success of Middletown's early industries influenced additional companies to relocate to Middletown. One of these was the Miami Cycle Manufacturing company, which was established in c. 1895 and located southeast of the intersection of Grand Avenue and present-day Lamneck Street, historically Cremo Street.<sup>31</sup> Located directly east of the Oakland Residential Historic District, the company manufactured approximately 100,000 bicycles and 10,000 motorcycles during its peak years of production in the early 20<sup>th</sup> century.<sup>32</sup> The factory was best known for their Racycle bicycle, which reduced the amount of work the rider needed to gain speed.<sup>33</sup> A post-World War I decreased demand for bicycles and motorcycles but increased demand, first for steel cabinetry to outfit the Manchester Hotel (NR14000589) in downtown Middletown, led to the transition of operations at the factory located on Grand Avenue. The Miami Cycle Manufacturing Company was dissolved and became the Miami Cabinet Company in 1925.<sup>34</sup> Despite its humble beginnings, the company would become the largest manufacturer of steel bathroom cabinets in the world. The factory has since been demolished.

While Middletown boasted many industries during the mid-to-late 19<sup>th</sup> century, none would have as large of an impact on the economic success and population growth as the steel industry. The American Rolling Mill Company (ARMCO), founded by George Verity, set its sights on Middletown to be the home of their first steel plant, laying the cornerstone along the Miami-Erie Canal along the west side of the Oakland Residential Historic District at Yankee Road and Curtis Street on July 12, 1900.<sup>35</sup> This complex would become known as the Central Works and would

<sup>29</sup> Crout, *Middletown U.S.A.*, 106.

<sup>30</sup> Ibid, 133.

<sup>31</sup> Sanborn Map Company, "Sanborn Fire Insurance Map from Middletown, Butler County, Ohio, (Sanborn Map Company, April 1921).

<sup>32</sup> Clendenin and Miller, *Middletown: Postcard History Series*, 27.

<sup>33</sup> "Racycle Wins Grand Prize at St Louis Fair," *Middletown Diary*, April 1, 1904, Middletown Diary Index

<sup>34</sup> Crout, *Middletown U.S.A.*, 106.

<sup>35</sup> *The First Twenty Years*, (Middletown, Ohio: American Rolling Mill Company, 1922), 9.

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remain the hub of operations until the East Works was opened approximately 10 years later at the end of South Crawford Street, which is southeast of the district.<sup>36</sup> (Figure 4) Buildings from the East Works are still extant and in use for industrial purposes. With the Oakland Residential Historic District representing some of the first concentration of working-class housing, working-class neighborhoods also developed in the vicinity of the East Works. Located directly to the north of the East Works, small lots were platted by 1895, according to a City of Middletown atlas from that year. Additional residential streets near the East Works complex, including the area located south of Calumet Avenue, feature similar working-class housing stock and parcel sizes that continued to develop during the first two decades of the 20<sup>th</sup> century, as seen in the Oakland Residential neighborhood at the same time. The streets located directly east of the East Works complex were developed in the mid-20<sup>th</sup> century, according to historic topographic maps, to accommodate the post-WWII housing expansion. By this time, the East Works was ARMCO's operational hub and the Oakland neighborhood had been fully built out, allowing for only sparse post-war development of middleclass housing within the district.

ARMCO carved out a new identity in the steel industry, becoming a leader in metallurgy research and manufacturing their own sheet metal and sending it through the galvanization process, combining processes that until then required the specialization of several metal manufacturing companies.<sup>37</sup> While working at ARMCO in 1918, John B. Tytus, Jr, a Middletown native, developed the continuous rolling process for the manufacture of sheet metal, an adaptation from similar processes he had learned while working in paper mills.<sup>38</sup> This invention highlights a unique cross-pollination of ideas between the paper and steel industries local to Middletown, not so different from the interrelated industries of agriculture, grist mills, and pork production during the mid-19<sup>th</sup> century.

This sudden increase in efficiency in the steel industry called for a sizable workforce. Employment at ARMCO soared almost instantly. Whereas just over 400 men were employed by ARMCO by the end of the company's first year in 1901, by 1920, only two years after ARMCO introduced Tytus' continuous rolling method, there were over 5,700 employees, both male and female and predominately white in the company's employ.<sup>39</sup> This data alone indicates a 1325% increase in men and women at ARMCO, which excludes the additional industrial workforce employed in the neighboring paper, steel, and tobacco industries. Verity and his team sourced a workforce from the nearby Appalachian region, including for the extraction of coal to manufacture steel from mines located in West Virginia and Kentucky.<sup>40</sup> This pattern of southern

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<sup>36</sup> Ibid, 207.

<sup>37</sup> *The First Twenty Years*, 21.

<sup>38</sup> "John B. Tytus Jr.," Ohio History Central, Ohio History Connection, accessed February 1, 2022, [https://ohiohistorycentral.org/w/John\\_B.\\_Tytus\\_Jr.](https://ohiohistorycentral.org/w/John_B._Tytus_Jr.)

<sup>39</sup> *The First Twenty Years*, 207.

<sup>40</sup> Roger L. Miller and George C. Crout, *Middletown, The Steel City*, (Chicago: Arcadia Publishing, 2000), 25.

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white Appalachian migration seeking work in Ohio's industries was seen in Middletown, Hamilton, Cincinnati, Dayton, and Columbus during the early 20<sup>th</sup> century.<sup>41</sup>

In 1937, the ARMCO Research Center was dedicated as a replacement of the earlier research building, which was destroyed in an explosion in December 1935.<sup>42</sup> Located at the northeastern corner of Parkview Avenue and Curtis Street outside the boundaries of the residential historic district, the new ARMCO Research Center served as a metallurgy research laboratory.<sup>43</sup> Although the complex has received several additions since its initial construction, the main building was designed in the Art Deco style, uniquely constructed from materials manufactured by ARMCO, including stainless steel and Steelox walls.<sup>44</sup> Today, the building remains intact but is no longer in use.

### ***Neighborhood Development 1900-1930***

Towards the end of the 19<sup>th</sup> century, the development of the Oakland neighborhood was just beginning. By 1885, the Central School, originally called the East School, was constructed at First Avenue and Garfield Street and was serving students in the local community.<sup>45</sup> By this time, the area's large farms were beginning to be subdivided to accommodate new residents, including working-class families drawn to the area for its accessibility to work in the various industries located along the boundaries of the historic district.

The Oakland Residential Historic District was developed as large parcels of land, historically farmland, were subdivided and developed into individual lots. A 1930 Atlas of Butler County illustrates the various plats historically laid out within the boundaries of the historic district (Figures 2-3).

The subdivision of the land within the historic district generally occurred from north to south, with the majority of the land within the area between 1st Avenue and Grand Avenue platted by 1892. The earliest subdivision was the Oglesby Kelly & Gunkel's Addition, platted in 1883, followed by Curtis's Addition 1887, the Woodland Addition in 1888, Sorg & Jacoby's First Addition in 1891, and the Simpson Addition and Oglesby & Barnitz's Addition in 1892<sup>46</sup>. Many of these landowners were also prominent business owners in Middletown.

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<sup>41</sup> George W. Knepper, *Ohio and Its People*, Kent, OH: Kent State University Press, 2003, p. 372.

<sup>42</sup> "ARMCO Research Building Leveled by Blast," *Middletown Diary*, December 28, 1935, Middletown Diary Index.

<sup>43</sup> George Crout, "ARMCO Research Center, Middletown, Ohio 1982," Midpointe Digital Archives, <http://www.midpointedigitalarchives.org/digital/collection/Crout/id/1287/>.

<sup>44</sup> Ibid.

<sup>45</sup> Greg Lynch and Rick McCrabb, "Where Were Middletown's First Schools? As Historic Demolition Happens, Here are the First 16." *Journal News*, July 13, 2021.

<sup>46</sup> "City of Middletown." 1930. *Atlas and Plat Book of Butler County, Ohio, 1930: Compiled from Surveys and the Public Records of Butler County, Ohio*. <https://www.midpointedigitalarchives.org/digital/collection/p16488coll5/id/339/rec/1>.

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The Oakland Place Addition was platted by 1895. It was located in the area south of Fairmount Avenue and north of Grand Avenue, just to the east of a large parcel of undivided land belonging to the heirs of D.C. Doty known as Doty's Grove.<sup>47</sup> Additional lots were platted in the southern portion of the historic district after the turn of the 20<sup>th</sup> century with the subdivision of Doty's Grove in 1903. The final plat laid out was the Central Park Addition of 1915, located along the southwestern boundary of the historic district along Calumet Avenue and present-day Parkview Avenue.

The 1900 Middletown Census defines the overall demographic of residents within the Oakland neighborhood as white and working class. Residents of Curtis Street, despite its larger lots and grander dwellings, possessed a diverse occupational population. The census lists two lawyers but also several factory laborers and machinists including those employed by local industries including paper and especially tobacco. Listed professions included tobacco industry spinners, wrappers, and cigar makers. Likewise, on other streets within the Oakland neighborhood, such as Fairmount Avenue and Garfield Streets, professions related to the local industries and railroad are prevalent. Other residents of these streets had occupations that fall outside of the predominant Middletown industries during this time. Some of these recurring professions include stenographers, insurance agents, traveling salesmen, schoolteachers, and bank cashiers. It is important to note that not every lot was occupied on these streets and there appeared to be a gradual encroachment eastward to Garfield Street at this time. As Sanborn maps and the 1930 Butler County Atlas plat map illustrate, phases of street and lot development were staggered by subdivision. (Figures 1-3)

In 1920, the Middletown Census indicated that the residents of the historic district remained a white, working-class demographic. The workforce featured a larger number of general laborers than shown in the 1900 census. Many residents worked within the steel and cycle-building industries, maintaining positions within these industries including metal polisher, molder, chemist, inspector, and sales manager. Residents also continued to work within the tobacco and railroad industries. The majority of the Oakland neighborhood's workforce was employed by the dominating industries of early 20<sup>th</sup> century Middletown. Other residents of the neighborhood were employed in other working-class occupations including servant, grocer, and bank clerk.

Aside from ARMCO's substantial network of employees residing within the Oakland Residential Historic District, the company also had a tremendous influence on civic life in the district and greater Middletown. In 1909, just seven years after opening his Middletown plant, Verity challenged local leaders to make civic improvements for the benefit of its citizens. At his urging, Middletown established a library, a YMCA program, a public hospital, parks and recreation programs, and expanded school services.<sup>48</sup> The Carnegie Library, also known as the Middletown Free Public Library, constructed in 1911 and located at 1320 First Avenue, is also a result of

<sup>47</sup>“City of Middletown.” 1895. *The County of Butler, Ohio. An Imperial Atlas and Art Folio, Including Chronological Chart, Statistical Tables, and Description of Surveys*. MidPointe Digital Archives. <https://www.midpointedigitalarchives.org/digital/collection/p16488coll5/id/193>.

<sup>48</sup> Crout 1960:114

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Verity's philosophy on the value of education. This is the first known public library within Middletown.

Similar to many other Ohio companies, the concept of welfare capitalism aimed to include social welfare policies, facilities, or programs to employees. The driving philosophy behind Verity's challenge to local leaders, as well as its result, was clearly stated in the 1937 ARMCO promotional film *The Romance and Iron and Steel*:

ARMCO men work, live and play in pleasant surroundings. The man who is proud of his home, his community, his company, and its products carries a spirit that is reflected in the work he does. And this is typical of enlightened American industry.

Parks – playgrounds – swimming pools – baseball – tennis – golf – these represent healthful recreation and play a wholesome part in the lives of American workmen. And so, in ARMCO's great plants, in this country and overseas, there is a conscientious endeavor to promote a spirit of understanding, loyalty, and cooperation" (American Rolling Mill Company 1938).

This campaign led to the establishment of outdoor and community facilities throughout the town. While there are no examples of these outdoor recreational facilities within the Oakland neighborhood itself, they were implemented into the surrounding area including Verity Pool and Park with baseball fields and tennis courts, located between present-day Central Avenue and Manchester Road.<sup>49</sup>

In 1925, on behalf of ARMCO, the Colored Community Association opened its doors along Canal Street and Grand Avenue to the approximately 3,000 black citizens of Middletown.<sup>50</sup> According to the 1920 Middletown Census, the African American community resided east of the Oakland neighborhood along Crawford Street, Grant Street (now Wayne Avenue), and Woodlawn Avenue. Although few members of this demographic resided within the boundaries of the district, many had jobs as laborers in the steel industry.

The first twenty years of the 20<sup>th</sup> century marked a booming era of industry in Middletown, brought to the forefront by ARMCO. Conveniently located to both ARMCO's Central and East Works, as well as other industrial plants and the downtown commercial district, the Oakland neighborhood would have been an opportune place for industrial workers and their families to settle. The architecture of the neighborhood reflects this, comprising modest single-family homes organized along grid-patterned streets on small lots.

Williams' city directory of Middletown for the year spanning 1926-1927 described Middletown's thriving industry and civic features at that time:

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<sup>49</sup> Miami University, "MUM50 – Armco Builds a Park," accessed July 18, 2022, <https://www.miamioh.edu/regionals/news/2015/mum-50/armco-builds-park.html>.

<sup>50</sup> "Colored Community Center is Opened," *Middletown Diary*, May 2, 1925, Middletown Diary Index.

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Thirty-five factories are located here with a capitalization of over \$85,000,000.00, putting forth annually products to an amount of \$100,000,000.00. The 9,000 industrial employees receive a payroll yearly of \$12,300,000.00. Middletown produces annually 360,000 tons of steel, 200,000,000 pounds of paper and 35,000,000 pounds of tobacco.

Fourteen modern school buildings provide new adequate educational facilities for approximately sixty-two hundred students. The new Middletown High School [built within the historic district at Baltimore and Girard in 1924, demolished], costing one million dollars, is one of the most beautiful and complete buildings in the state.

Seventy-five per cent of the population are home owners, showing pride in the upkeep of their homes that makes Middletown noted for the beauty of its residence sections.<sup>51</sup>

A review of streets within the district in the 1920 US population census indicates that dwellings in the district were fairly evenly split between owner-occupied and rental units. The Oakland neighborhood was not a community that was designed by a single developer. Instead, the individual lots of the subdivisions were developed piecemeal. Several real estate development companies and homebuilders were active in Middletown at the height of the construction of the neighborhood (Figures 5-7). An ad in a 1907-1908 city directory of the Middletown Real Estate & Brokerage Company, located at 232 Main Street, at the corner of Main and Third points to the growth occurring in Middletown and the Oakland neighborhood at this time:

*WATCH MIDDLETOWN GROW!*

*If you want to buy or/ sell YOUR HOME/ YOUR LOT/ YOUR FARM/ YOUR REAL ESTATE/ CALL ON US... Special Attention/ Rentals, Collecting and/ Managing of Real Estate a Specialty. See what we have for sale.<sup>52</sup>*

At least two home builders had offices within the neighborhood, including "D. N. Gingerich, Contractor and Builder," at 511 Baltimore Street, and "Henry Bauer, Contractor and Builder," at 1133 Yankee Road.<sup>53</sup>

Modest Folk Victorian, Colonial Revival, and Craftsman style houses, along with Gable-Front, Gabled-ell, Foursquare, and Bungalow house types, were widely popular throughout America during the early 20<sup>th</sup> century. The majority of construction in the Oakland neighborhood occurred from c. 1900 to 1930, consistent with the timeline of these major architectural styles and house types. The advent of the Sears, Roebuck, and Company kit houses during the period resulted in such dwellings being constructed in the historic district, such as the dwelling at 523 Baltimore Street. The low-to-moderate cost of construction of these homes in conjunction with the access to the various railways in Middletown would have made this option appealing to working-class families of modest means newly settling in the city.

<sup>51</sup> Williams' Middletown Directory for 1926-1927. Cincinnati, Ohio: The Williams Directory Company, 1926.

<sup>52</sup> Vick's Standard Directory and Reference Book, Middletown Ohio. Rochester, New York: Vick Publishing Company, 1907.

<sup>53</sup> Vick's Standard Directory, 1907.

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### ***Later History – 1930 – Present-Day***

Middletown and the Oakland neighborhood saw changes as America and its dominant workforce entered World War II. In disuse for years in favor of the railroad and motor vehicle, the Miami Canal was closed in 1929 and converted to the present-day Verity Parkway by 1938.<sup>54</sup> While ARMCO still promised competitive steel production and neighboring industries remained in operation during the war, the city of Middletown and Oakland Neighborhood had already seen its height of industrial influence.<sup>55</sup> According to property records and historic maps, the construction of new homes and buildings within the Oakland neighborhood had been in decline for about a decade. The increased demand for steel during wartime required a unified industrial effort from local industries, as well as from the general population. Post-war, these efforts gradually shifted from concerns regarding industrial productivity toward advocating for improvements to civic affairs as the population increased.<sup>56</sup>

With encouragement and recommendations from the surrounding community, the newly appointed City Manager of Middletown devised the ‘Progress Program’, which would focus on the improvements of zoning, traffic, and roadway infrastructure, and recreational expansions.<sup>57</sup> Intended to span from 1950-1960, this program emphasized the importance of community planning, development, and maintenance. As a result, the library in the district was enlarged. In 1955, the Doty House was acquired by the city for social support services and converted to a school for handicapped children several years later. In 1958, the City of Middletown was voted one of the All-America cities of the year, recognizing its triumph over postwar struggles in inadequate municipal services for a growing population.<sup>58</sup>

Following World War II, a period of persistent decline of local and regional manufacturing began and would come to an apex in the 1980s, resulting in increased unemployment rates and decreased cross-regional migration around the country.<sup>59</sup> This resulted in the economic decline of cities like Middletown, which once relied on an industrial workforce. As a predominately working-class neighborhood with older housing stock, the Oakland Residential Historic District was directly affected by this national shift in manufacturing. In 1985, ARMCO moved its headquarters to New Jersey, and by 1989 merged with Kawasaki and, as a result, began to reduce its presence in Middletown.<sup>60</sup> Between 1969 and 2014, the greater Cincinnati metropolitan

<sup>54</sup> George Crout, *Middletown Diary*, July 29, 1938.

<sup>55</sup> George Crout, *Middletown U.S.A.*, 127-138.

<sup>56</sup> George Crout, *Middletown U.S.A.*, 121.

<sup>57</sup>Ibid.

<sup>58</sup> Ibid, 122.

<sup>59</sup> Hernandez, Richard. “The Fall of Employment in the Manufacturing Sector.” U.S. Bureau of Labor Statistics. Last modified August 2018. <https://www.bls.gov/opub/mlr/2018/beyond-bls/the-fall-of-employment-in-the-manufacturing-sector.htm>.

<sup>60</sup> Penn, Amanda. “Middletown, Ohio History: Once Prosperous, Now a Wasteland (Hillbilly Elegy).” <https://www.shortform.com/blog/middletown-ohio-history/>. Accessed 7/12/2022.

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statistical area (of which Butler County is a part) saw a 45% decline in manufacturing employment.<sup>61</sup> As the Oakland district's residents were primarily working-class, impacts of decreased manufacturing were impactful. Therefore, the increased deferred home maintenance and or building vacancies in a state of decay would have necessitated demolition around the neighborhood during the late 20<sup>th</sup> century and early 21<sup>st</sup> century.

During the latter half of the 20<sup>th</sup> century and beginning of the 21<sup>st</sup> century, large-scale demolition occurred in the Oakland area as a result of the larger national trend of urban renewal and the divestment of local manufacturing. Urban renewal involved the seizure of private and public properties for the goal of modernization and revitalization of areas overrun with decrepit older buildings.<sup>62</sup> This contributed to the rise of infill development during the 1950s-1980s, particularly following postwar federal legislation and loans to encourage slum clearance and new construction, particularly in urban neighborhoods.<sup>63</sup>

Effects of these trends are illustrated within the Oakland Residential Historic District through the closure and demolition of the Central School in 1951. The school was closed to pave way for the construction of a new educational building, the current ca. 1960 BCESC Middletown Early Learning Center, a public school.<sup>64</sup> In 1985, ARMCO moved its headquarters to New Jersey after almost a century of conducting operations in Middletown.<sup>65</sup> The historic Central Works complex, located on the west side of Curtis Avenue near the southern portion of the historic district, was demolished during this time.<sup>66</sup> The former Middletown High School, located along Girard Avenue between Curtis and Baltimore Streets, had been in operation from 1929-2020 and has since been demolished.<sup>67</sup>

### ***Summary of Significance and Conclusion***

The Oakland Residential Historic District is significant on the local level under Criterion A in the area of Community Planning and Development for its association with the booming industrial and economic development of Middletown around the turn of the 20th century. It is also significant on the local level under Criterion C in the area of Architecture for its intact examples of primarily working-class dwellings from the late-19th and early-20th century.

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<sup>61</sup> Millsap, Adam A. "Rust-Belt Cities and Moving to Opportunity: It's Time to Get Back on the 'Hillbilly Highway.'" *Forbes*. October 18, 2016. <https://www.forbes.com/sites/adammillsap/2016/10/18/rust-belt-cities-and-moving-to-opportunity-its-time-to-get-back-on-the-hillbilly-highway/?sh=410f71c77d82>. Accessed 7/12/2022.

<sup>62</sup> "Urban Renewal," The Inclusive Historian's Handbook, last modified November 12, 2019. [https://inclusivehistorian.com/urban-renewal/#:~:text=Urban%20renewal%20is%20the%20process,HUD\)%20grant%20and%20loan%20program](https://inclusivehistorian.com/urban-renewal/#:~:text=Urban%20renewal%20is%20the%20process,HUD)%20grant%20and%20loan%20program).

<sup>63</sup> Ibid.

<sup>64</sup> Greg Lynch and Rick McCrabb, "Where Were Middletown's First Schools? As Historic Demolition Happens, Here are the First 16." *Journal News*, July 13, 2021.

<sup>65</sup> Rick McCrabb, "AK Steel History: Company has been part of Middletown since 1899," *Journal News*, December 3, 2019.

<sup>66</sup> "Historic Aerials," NETRonline, accessed January 7, 2022.

<sup>67</sup> Amanda Parrish, "Everett Meredith Will Go, but Memories Remain: Community Reminisces as Demolition Begins," *Middletown Transcript*, August 4, 2020.

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Early development of Middletown's downtown residential and commercial district, located within the present-day Central Avenue Historic District (NR14000480) and South Main Street Historic District (NR78002015), directly influenced the community planning and platting of the Oakland neighborhood. Expanding interests in industry and small-scale commercial businesses located within and nearby these downtown districts required the employment of a local working-class community. Until then, it is understood the working-class community lived in small dwellings outside of the upper-class neighborhoods or within apartments nearby downtown businesses and industrial factories. An 1875 atlas map of the City of Middletown illustrates a downtown neighborhood, roughly between Canal Street (present-day N Verity Parkway) to the west, Second Street (present-day Manchester Avenue) to the north, Jefferson Street (present-day Charles Street) to the east, and Elm Street to the south. Much of this area has undergone commercial redevelopment since its original platting, seen as early as 1875. A Sanborn Fire Insurance map from 1895 indicates many of these buildings were dwellings or tenements, indicating the presence of a working-class community. This neighborhood is drastically different from the Oakland Residential neighborhood, as its development is tied largely to the commercial industries downtown and much of the historic buildings are no longer extant for comparison.

As a result, the Oakland Residential Historic District began to grow and represented a consolidated neighborhood for the primarily white working-class citizenry in Middletown. Unlike the high-style buildings and dwellings within the Central Avenue Historic District and the South Main Street District, the Oakland Residential Historic District captures the essence of the working-class community in Middletown. However, when comparing the design elements between these three Middletown districts, it is evident that Oakland neighborhood builders drew inspiration from extant forms and styles. For example, many of the dwellings along South Main Street within the South Main Street Historic District exhibit features popular during the Victorian era. These include details drawn from the Italianate, Queen Anne, and Shingle styles dating from the mid to late 19<sup>th</sup> century. The Doty House on Curtis Street and the Church of Gods and Saints of Christ on Garfield Street are akin to these buildings' sizes, irregular plans, and elaborate detailing.

The Oakland neighborhood was developed for the working-class community during a time of rapid growth. Parcel sizes are smaller than those in neighboring districts. Most streets are laid in a rough grid-pattern while Curtis Street runs at an angle due to the historic location of the Miami-Erie Canal. Despite this organized suburban format, research and historic plat maps indicate that there was no single developer or builder who was responsible for the community planning and development of this neighborhood. Instead, it is likely that contracted builders of the neighborhood incorporated both locally and nationally popular architectural forms and styles into their buildings. The two and two-and-one-half-story dwellings located along Young and Baltimore Streets with elements of Colonial Revival and Folk Victorian styles are surviving examples of this practice.

Additional working-class neighborhoods within the area included the area east of the Middletown Pioneer Cemetery. The 1895 Atlas map of the city of Middletown indicate this area was historically platted as Potter's Addition, Todhunter & Gunkels Subdivision, Daly's

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Subdivision, Miller Subdivision, Flicks 1<sup>st</sup> & 2<sup>nd</sup> Subdivision, Bellenstein's, Barrett's, and Sorg & Gunkel's Subdivision. The neighborhood's historic boundaries are confined by First Avenue to the north, Sutphin Avenue to the east, Grand Avenue to the south, and the aforementioned railroad lines to the west. This area can be compared to the Oakland Residential Historic District because the neighborhoods feature roughly the same parcel sizes and appear to have undergone similar periods of construction and development. Census research of this neighborhood reveals the demographic was largely African American between Woodlawn Avenue and Grant Avenue (present-day Wayne Avenue). The remainder of the residents were primarily white. Similar to the Oakland neighborhood, most residents, regardless of ethnicity, were unskilled laborers or business clerks.

Although the Oakland Residential Historic District shares many similarities with other working-class neighborhoods in Middletown, it is distinguished by its location central to Middletown's industrial operations and in close proximity to the downtown districts to the north and northwest. The district was developed among existing historic landmarks, including the Miami-Erie Canal and the Middletown Pioneer Cemetery and in close proximity to industrial operations supported by, first, the Miami-Erie canal and later, the railroads to the east of the district. Local industries including the Miami Cycle facilities, and ARMCO's Central and East Works. The neighborhood is reflective of the growth and change to Middletown's early landscape and businesses as it developed from rural farmland to a modern suburban neighborhood as a result of the city's 20<sup>th</sup> century industrial boom, and later redevelopment following the post-WWII era.

The diversity of housing stock, including the earliest dwellings dating to the late 19<sup>th</sup> century which developed in response to industry which made use of the Miami Erie-canal reflected early trade practices and transportation routes. Later construction fueled by the expansion of more modern industries including bicycle manufacturing, and steel production supported by the railroads are reflective of the city's modernization during the first half of the 20<sup>th</sup> century. The Oakland District's proximity to Middletown's downtown businesses, shops, and schools permitted further working-class job diversity in the neighborhood, both as skilled and unskilled laborers. Therefore, the Oakland Residential neighborhood serves as a representative cultural and physical landscape of Middletown's past.

Evaluated in the context of Architecture, the Oakland Residential Historic District contains numerous examples of working-class dwellings, upper-class housing for managers, and religious and institutional buildings that served the community. Extant buildings in the historic district reflect several architectural styles that were ubiquitously popular throughout the country in the late-19th and early-20th centuries, including the Folk Victorian, Colonial Revival, and Craftsman styles. This range of styles is reflective of changing tastes in architecture throughout the period. Housing stock in the Oakland neighborhood is similar to styles and types extant in the working-class neighborhoods throughout Middletown, particularly east of the railroad lines. The character of the construction within the district reflects a skill-level and array of materials, which is representative of the working-class community for which this neighborhood was built. The building forms are conventional forming repetitious patterns along many of the district's streets. While the styles are pared down, decorative details, including columns and porch trim,

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emphasize individualization among these houses. The neighborhood's close proximity to the high-style buildings of the downtown and South Main Historic District likely played a part in the stylistic composition. Although the district has undergone some material and design changes, including demolitions of individual dwellings, it retains historic integrity to read as a working-class neighborhood constructed and developed during the period of significance (1880-1960).

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**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67) has been requested  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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## **10. Geographical Data**

**Acreage of Property** 126.34

Use either the UTM system or latitude/longitude coordinates

### **Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1. Latitude: 39.514216	Longitude: -84.402261
2. Latitude: 39.512950	Longitude: -84.396322
3. Latitude: 39.502234	Longitude: -84.397019
4. Latitude: 39.502774	Longitude: -84.405301

### **Verbal Boundary Description** (Describe the boundaries of the property.)

The boundaries of the Oakland Residential Historic District encompass approximately 126.32 acres of land. The boundary begins at a point on the south side of 1st Avenue, approximately 250 feet west of its intersection with Verity Parkway. It travels approximately 1,775 feet east to its intersection with Richmond Street before turning south and travelling approximately 3,200 feet south along the west side of Richmond Street before crossing over a bend in Richmond Street to encompass the boundaries of two properties on the east side of the street. From there it continues approximately 300 feet south to the north side of Grand Avenue before turning west and traveling approximately 360 feet west to the west side of Garfield Street. The boundary travels approximately 1,625 feet south along the west side of Garfield to Calumet Avenue and extends south to a point approximately 279 feet south-southwest of Calumet Avenue before turning north to encompass three irregularly shaped parcels fronting on Calumet. The boundary then turns west and travels approximately 2000 feet to Yankee Avenue encompass the property boundaries of the dwellings fronting on Calumet Avenue. The boundary extends approximately 105 feet northeast to the north side of Calumet Avenue before turning north and extending approximately 305 feet to the south side of Parkview Avenue. It then travels approximately 937 feet east to the east side of Grove Street before turning northward and extending approximately 1,160 feet to meet the north side of Woodlawn Avenue. The boundary then turns northwest to follow Woodlawn Avenue approximately 545 feet to the east side of Curtis Avenue. The boundary runs approximately 2,000 feet along Curtis Avenue a point before turning west and running 379 feet before turning north and running 195 feet to meet the point of beginning.

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**Boundary Justification** (Explain why the boundaries were selected.)

The National Register boundary for the Oakland Residential Historic District includes the lots within and surrounding the original Oakland subdivision, which were platted and developed beginning in the late 19th and through the early 20th century in response to economic and population growth in Middletown as a result of industrial development. The boundaries of the Oakland Residential Historic District are drawn to incorporate the residential, commercial, and institutional buildings within the Oakland neighborhood that were constructed during the period of significance. These buildings retain the highest amount of integrity and significance related to the settlement and development of the neighborhood during the period of significance.

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**11. Form Prepared By**

name/title: Erin Wiser, Architectural Historian; Christine Leggio, Senior Architectural Historian

organization: Johnson, Mirmiran & Thompson

street & number: 1600 Market Street, Suite 520

city or town: Philadelphia state: PA zip code: 19103

e-mail: cleggio@jmt.com

telephone: 267-256-0300

date: February 15, 2022

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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### **Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### **Photo Log**

Name of Property: Oakland Residential Historic District

City or Vicinity: Middletown

County: Butler

State: OH

Photographer: Erin Wiser and Christine Leggio, Johnson, Mirmiran & Thompson

Date Photographed: December 13-14, 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photograph #01 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0001)  
View of the Carnegie Library façade on First Avenue, camera facing southwest.

Photograph #02 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0002)  
View of the building façade at 1402 First Avenue, camera facing south.

Photograph #03 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0003)  
View of BCESC Middletown Early Learning Center on First Avenue, camera facing southeast.

Photograph #04 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0004)  
View of 1st Avenue, east of Baltimore Street, camera facing southwest.

Photograph #05 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0005)  
View of dwellings along Garfield Street south of 1<sup>st</sup> Avenue, camera facing southeast.

Photograph #06 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0006) View  
of dwellings along Garfield Street north of Girard Avenue, camera facing northeast.

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Photograph #07 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0007) View of dwellings along Garfield Street, north of Fairfield Avenue, camera facing southeast.

Photograph #08 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0008) View of historic district dwellings on Garfield Street south of Fairfield Avenue, camera facing northeast.

Photograph #09 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0009) View of historic district dwellings on Garfield Street north of Fairmount Avenue, camera facing east.

Photograph #10 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0010) View of historic district dwellings on Garfield Street north of Fairmount Avenue, camera facing northeast.

Photograph #11 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0011) View of historic district dwellings on Garfield Street south of Fairmount Avenue, camera facing southeast.

Photograph #12 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0012) View of historic district dwellings on Garfield Street north of Woodlawn Avenue, camera facing northeast.

Photograph #13 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0013) View of the Church of God and Saints of Christ (3/4 view) on Garfield Street, camera facing northwest.

Photograph #14 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0014) View of historic district dwellings on Garfield Street south of Woodlawn Avenue, camera facing southeast.

Photograph #15 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0015) View of historic district dwellings on Garfield Street north of Forest Avenue, camera facing northeast.

Photograph #16 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0016) View of historic district dwellings on Grand Avenue east of Garfield Street, camera facing northeast.

Photograph #17 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0017) View of historic district dwellings on Calumet Avenue west of Garfield Street, camera facing southwest.

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Photograph #18 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0018)  
View of historic district dwellings on Calumet Avenue east of Baltimore Street,  
camera facing west-southwest.

Photograph #19 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0019)  
View of historic district dwellings on Baltimore Street north of Calumet Avenue,  
camera facing northwest.

Photograph #20 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0020)  
View of historic district dwellings on Baltimore Street south of Jacoby Avenue,  
camera facing southwest.

Photograph #21 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0021)  
View of historic district dwellings on Jacoby Avenue east of Baltimore Avenue,  
camera facing east.

Photograph #22 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0022)  
View of historic district dwellings on Baltimore Avenue north of Grand Avenue,  
camera facing northwest.

Photograph #23 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0023)  
View of historic district dwellings on Baltimore Street north of Forest Avenue,  
camera facing northwest.

Photograph #24 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0024)  
View of Oakland Park on Baltimore Street, camera facing east.

Photograph #25 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0025)  
View of historic district dwellings on Baltimore Street south of Fairfield Avenue,  
camera facing northeast.

Photograph #26 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0026)  
View of historic district dwellings on Baltimore Street south of Fairfield Avenue,  
camera facing northwest.

Photograph #27 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0027)  
View of historic district dwellings on Baltimore Street north of Fairfield Avenue,  
camera facing northwest.

Photograph #28 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0028)  
View of historic district lot vacancy at intersection of Girard Avenue and Baltimore  
Street, camera facing west.

Photograph #29 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0029)

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View of historic district lot vacancy at intersection of Girard Avenue and Baltimore Street, camera facing northwest.

Photograph #30 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0030)  
View of historic district dwellings on Young Street south of Girard Avenue, camera facing southeast.

Photograph #31 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0031)  
View of historic district dwellings on Young Street south of Girard Avenue, camera facing southeast.

Photograph #32 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0032)  
View of historic district dwellings on Young Street south of Fairmount Avenue, camera facing southeast.

Photograph #33 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0033)  
View of historic district dwellings on Young Street south of Woodlawn Avenue, camera facing southeast.

Photograph #34 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0034)  
View of historic district dwellings on Young Street, camera facing southwest.

Photograph #35 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0035)  
View of historic district dwellings on Fairmount Avenue east of Curtis Street, camera facing southwest.

Photograph #36 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0036)  
View of historic district dwellings at intersection of Young Street and Fairmount Avenue, camera facing southeast.

Photograph #37 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0037)  
View of historic district dwellings along Fairmount Avenue east of Baltimore Avenue, camera facing northwest.

Photograph #38 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0038)  
View of historic district dwellings on Woodlawn Avenue at Young Street, camera facing southeast.

Photograph #39 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0039)  
View of historic district dwellings along Woodlawn Avenue at Baltimore Street, camera facing southwest.

Photograph #40 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0040)

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View of historic district dwellings on Woodlawn Avenue east of Baltimore Street, camera facing east-northeast.

Photograph #41 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_00041)  
View of historic district dwellings on Woodlawn Avenue east of Garfield Street, camera facing southeast.

Photograph #42 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_00042)  
View of historic district dwellings on Forest Avenue east of Young Street, camera facing southeast.

Photograph #43 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_00043)  
View of historic district dwellings on Penfield Avenue east of Garfield Street, camera facing southeast.

Photograph #44 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0044)  
View of historic district dwellings on Parkview Avenue at Askew Street, camera facing southeast.

Photograph #45 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0045)  
View of historic district dwellings on Parkview Avenue at Askew Street, camera facing southwest.

Photograph #46 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0046)  
View of non-contributing buildings on Grove Street, camera facing northeast.

Photograph #47 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0047)  
View of historic district dwellings on Calumet Street east of Askew Street, camera facing northwest.

Photograph #48 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0048)  
View of historic district dwellings on Calumet Avenue, camera facing northeast.

Photograph #49 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0049)  
View of historic district dwellings on Calumet Avenue at Askew Street, camera facing southwest.

Photograph #50 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0050)  
View of historic district dwellings on Calumet Avenue east of Madison Street, camera facing southwest.

Photograph #51 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0051)  
View of historic district buildings on Woodlawn Avenue at Curtis Street, camera facing northeast.

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Photograph #52 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0052)  
View of historic district buildings on Curtis Avenue at Fairmount Avenue, camera facing northeast.

Photograph #53 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0053)  
View of the Doty House (3/4 view) on Curtis Street, camera facing northeast.

Photograph #54 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0054)  
View of historic district dwellings on Curtis Street, camera facing northeast.

Photograph #55 (OH\_ButlerCounty\_OaklandResidentialHistoricDistrict\_0054)  
View of historic district dwellings on Curtis Street south of Girard Avenue, camera facing northeast.

**Paperwork Reduction Act Statement:** This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours  
Tier 2 – 120 hours  
Tier 3 – 230 hours  
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

# Oakland Residential Historic District

## Photograph Location Map



# Oakland Residential Historic District

## Inventory Map



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**National Park Service**

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**Historic Photographs and Figures**



Figure 1: Composite image of 1924 Sanborn Fire Insurance Map sheets showing the Oakland Residential Historic District (Sanborn Map Company 1924: Sheets 6, 10, 26-29, and 36).

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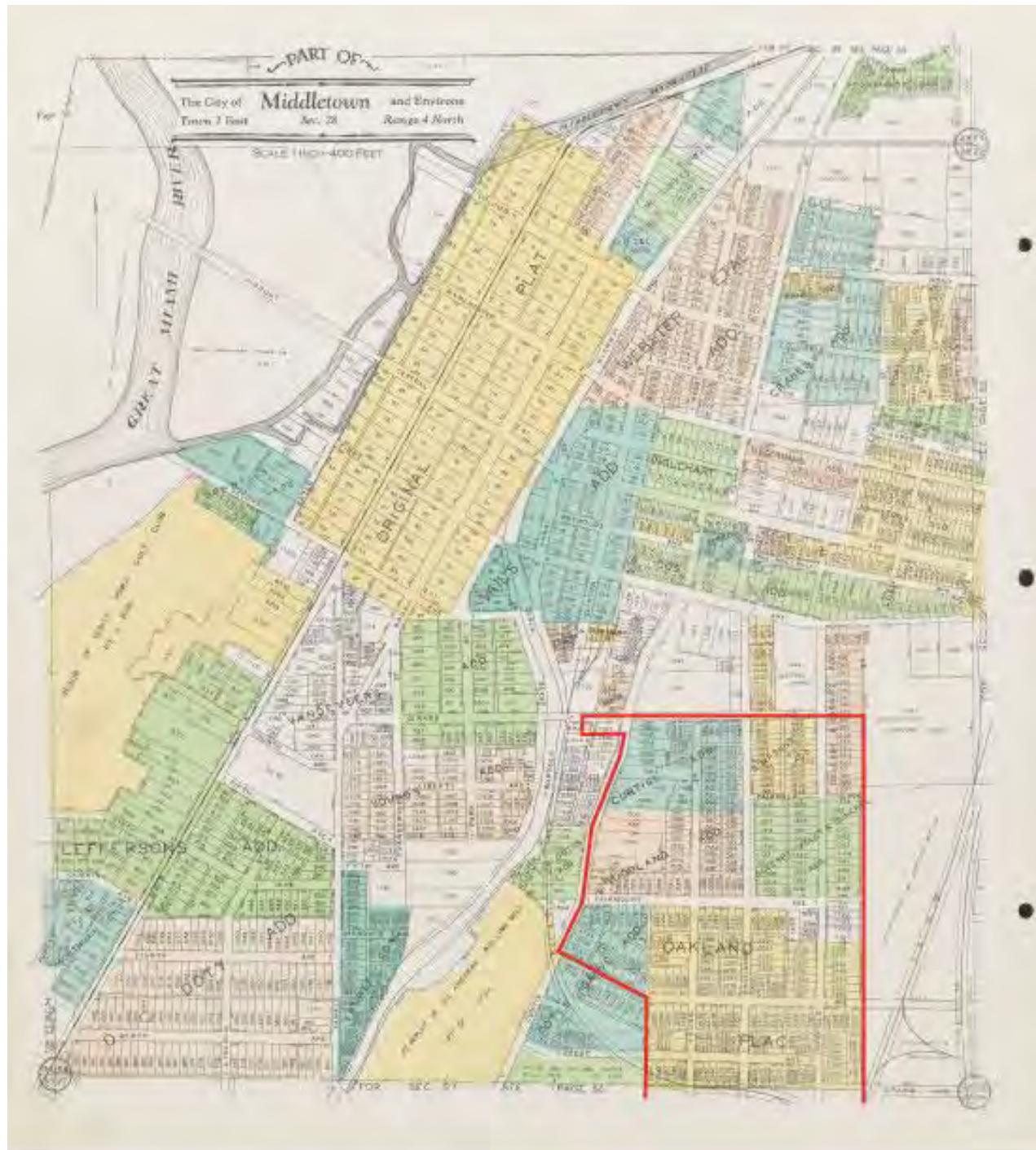
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Figure 2: An excerpt from the 1930 Atlas of Butler County, Ohio, showing the subdivisions which make up the northern portion of the Oakland Historic District (Butler County Atlas 1930). The Oakland Residential Historic District is outlined in red.

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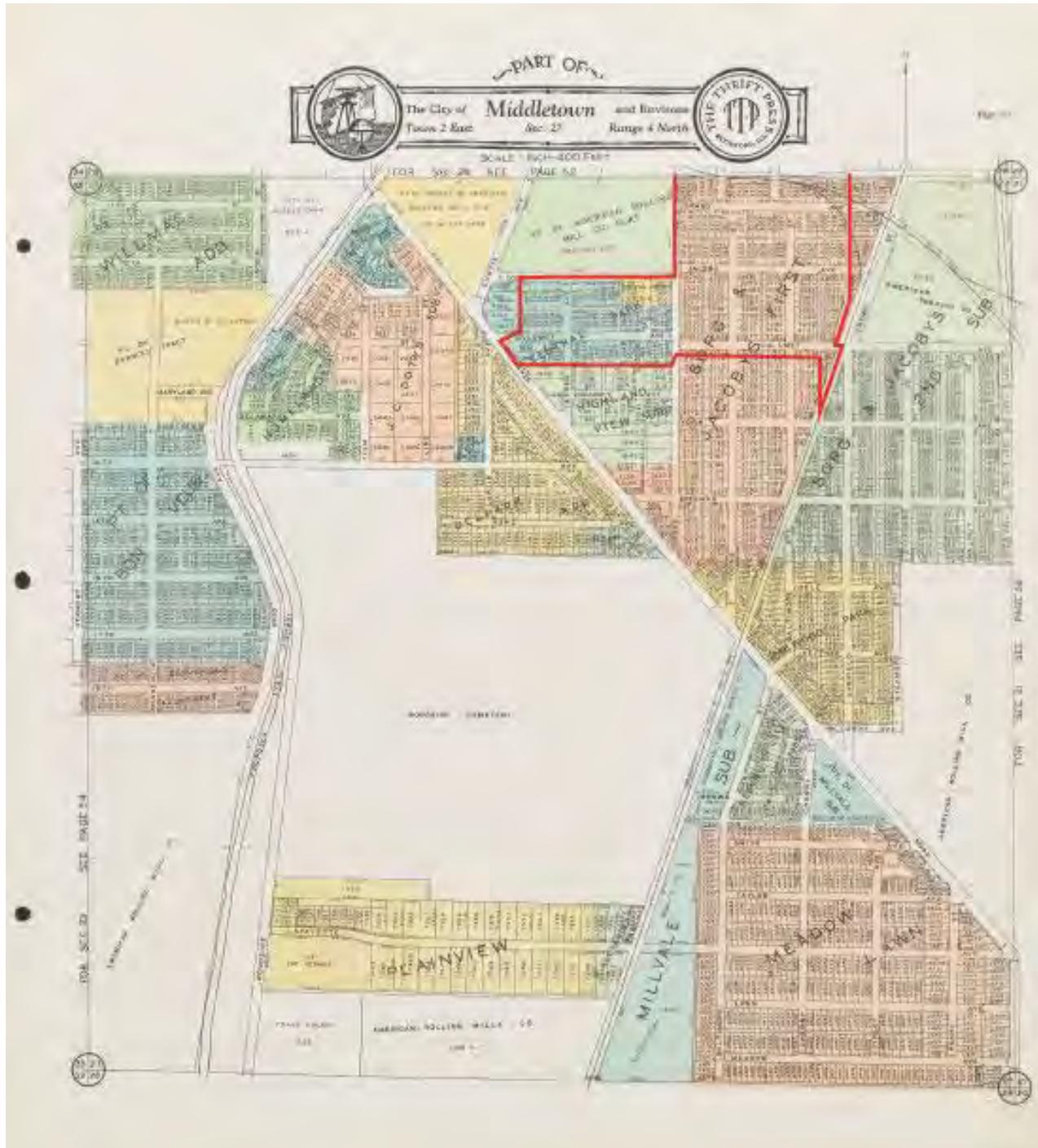
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Figure 3: An excerpt from the 1930 Atlas of Butler County, Ohio, showing the subdivisions which make up the southern portion of the Oakland Historic District (Butler County Atlas 1930). The Oakland Residential Historic District is outlined in red.

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Figure 4: This c. 1935 image shows ARMCO's Central Works, formerly located on the west side of Curtis Street north of Grand Avenue (Ohio Federal Writers Project 1935). A portion of the Oakland Residential Historic District in the vicinity of Woodlawn Street and Curtis Avenue is visible in the foreground.

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Figure 4: A 1907 advertisement for D.N. Gingerich, a local contractor and builder with offices in the Oakland district (Williams' Middletown Directory 1925).

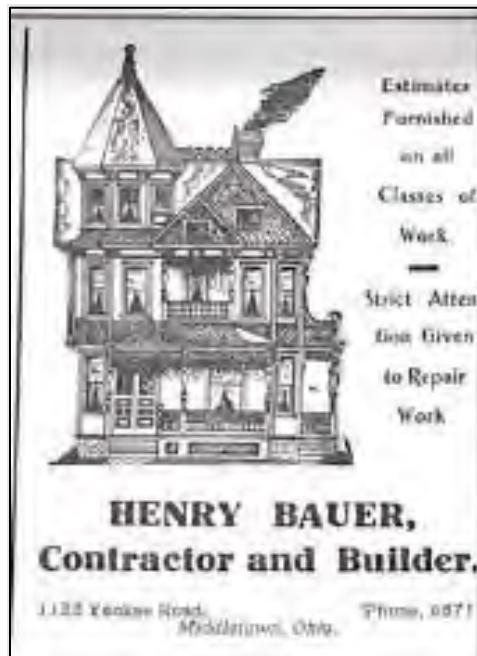


Figure 5: A 1907 advertisement for Henry Bauer, a local contractor with offices in the Oakland district.

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Figure 6: A 1907 advertisement for the Middletown Real Estate & Brokerage Company (Williams' Middletown Directory 1925).

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1	Resource ID	NR Resource Category	Property Name	Property Street number	Property Street Name	Property Street	Property City/Town	County	Date of Construction	Style	Type	C	NC								
2	1	Building		1312	FIRST	AVE	Middletown	Butler	1910	Craftsman	X										
3	2	Building		1316	FIRST	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
4	3	Building	Carnegie Library	1320	FIRST	AVE	Middletown	Butler	1911	Classical Revival	X										
5	4	Building		1402	FIRST	AVE	Middletown	Butler	1910	Queen Anne	X										
6	5	Building		1500	FIRST	AVE	Middletown	Butler	1900	Other (Folk Victorian)	Gable-ell	X									
7	6	Building		1504	FIRST	AVE	Middletown	Butler	1900	Colonial Revival	Gable-ell	X									
8	6a	Building		1504	FIRST	AVE	Middletown	Butler	1900		Garage/Outbuilding	X									
9	7	Building		1508	FIRST	AVE	Middletown	Butler	1900	Other (Folk Victorian)	Foursquare	X									
10	7a	Building		1508	FIRST	AVE	Middletown	Butler	1900		Garage/Outbuilding	X									
11	8	Building		1600	FIRST	AVE	Middletown	Butler	1960	International Style	One-part Commercial Block	X									
12	9	Building		1614	FIRST	AVE	Middletown	Butler	1960	No Style	X										
13	10	Building		1616	FIRST	AVE	Middletown	Butler	1960	No Style - Altered	One-part Commercial Block	X									
14	11	Building	Middletown Early Learning Center		GARFIELD	ST	Middletown	Butler	1960	International Style		X									
15	12	Building		109	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
16	13	Building		113	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
17	14	Building		115	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
18	14a	Building		115	GARFIELD	ST	Middletown	Butler	1910		Garage/Outbuilding	X									
19	15	Building		117	GARFIELD	ST	Middletown	Butler	1995	No Style	Ranch	X									
20	16	Building		119	GARFIELD	ST	Middletown	Butler	1996	No Style	Ranch	X									
21	17	Building		123	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Bungalow	X									
22	17a	Building		123	GARFIELD	ST	Middletown	Butler	1910		Garage/Outbuilding	X									
23	18	Building		125	GARFIELD	ST	Middletown	Butler	1920	Craftsman	Bungalow	X									
24	19	Building		127	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Bungalow	X									
25	19a	Building		127	GARFIELD	ST	Middletown	Butler	1911		Garage/Outbuilding	X									
26	20	Building		109	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
27	21	Building		113	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-ell	X									
28	22	Building		119	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
29	22a	Building		119	BALTIMORE	ST	Middletown	Butler	1920		Garage/Outbuilding	X									
30	23	Building		123	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-ell	X									
31	23a	Building		123	BALTIMORE	ST	Middletown	Butler	1920		Garage/Outbuilding	X									
32	24	Building		131	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
33	25	Building		133	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
34	25a	Building		133	BALTIMORE	ST	Middletown	Butler	1920		garage/Outbuilding	X									
35	26	Building		135	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
36	27	Building		137	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
37	27a	Building		137	BALTIMORE	ST	Middletown	Butler	1920		garage/Outbuilding	X									
38	28	Building		1300	GIRARD	AVE	Middletown	Butler	1950	No Style	Apartment Block	X									
39	29	Building		1302	GIRARD	AVE	Middletown	Butler	1910	Colonial Revival	Gable-front	X									
40	30	Building		1306	GIRARD	AVE	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
41	31	Building		1310	GIRARD	AVE	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
42	31a	Building		1310	GIRARD	AVE	Middletown	Butler	1970	No Style	garage/Outbuilding	X									
43	32	Building		1400	GIRARD	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
44	32a	Building		1400	GIRARD	AVE	Middletown	Butler	1970	No Style	garage/Outbuilding	X									
45	33	Building		1404	GIRARD	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
46	33a	Building		1404	GIRARD	AVE	Middletown	Butler	1970	No Style	garage/Outbuilding	X									
47	34	Building		1408	GIRARD	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Modified Foursquare	X									
48	34a	Building		1408	GIRARD	AVE	Middletown	Butler	1910		garage/Outbuilding	X									
49	35	Building		1410	GIRARD	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Foursquare	X									
50	36	Building		217	CURTIS	ST	Middletown	Butler	1910	Queen Anne	X										
51	36a	Building		217	CURTIS	ST	Middletown	Butler	1970	No Style	garage/Outbuilding	X									
52	37	Building		307	CURTIS	ST	Middletown	Butler	1959		Ranch	X									
53	37a	Building		307	CURTIS	ST	Middletown	Butler	1959		Garage/Outbuilding	X									
54	38	Building		317	CURTIS	ST	Middletown	Butler	1900	Queen Anne	X										
55	39	Building		321	CURTIS	ST	Middletown	Butler	1900	Queen Anne	X			</td							

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85	64a	Building		301	YOUNG	ST	Middletown	Butler	1970	No Style	garage/Outbuilding	X									
86	65	Building		303	YOUNG	ST	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
87	66	Building		311	YOUNG	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
88	66a	Building		311	YOUNG	ST	Middletown	Butler	1910		garage/Outbuilding	X									
89	67	Building		315	YOUNG	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
90	68	Building		401	YOUNG	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
91	69	Building		405	YOUNG	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
92	70	Building		409	YOUNG	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
93	71	Building		411	YOUNG	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
94	71a	Building		411	YOUNG	ST	Middletown	Butler	1970	No Style	garage/Outbuilding	X									
95	72	Building		413	YOUNG	ST	Middletown	Butler	1920	Craftsman	Bungalow	X									
96	72a	Building		413	YOUNG	ST	Middletown	Butler	1970	No Style	garage/Outbuilding	X									
97	73	Building		204	BALTIMORE	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Foursquare	X									
98	74	Building		208	BALTIMORE	ST	Middletown	Butler	1900	Other (Folk Victorian)	Foursquare	X									
99	74a	Building		208	BALTIMORE	ST	Middletown	Butler	1900		garage/Outbuilding	X									
100	75	Building		212	BALTIMORE	ST	Middletown	Butler	1910	Craftsman	Bungalow	X									
101	76	Building		216	BALTIMORE	ST	Middletown	Butler	1910	Queen Ann	Gable-front	X									
102	76a	Building		216	BALTIMORE	ST	Middletown	Butler	1970	No Style	garage/Outbuilding	X									
103	77	Building		222	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
104	77a	Building		222	BALTIMORE	ST	Middletown	Butler	1970	No Style	garage/outbuilding	X									
105	78	Building		224	BALTIMORE	ST	Middletown	Butler	1900	Other (Folk Victorian)	Gable-front	X									
106	79	Building		226	BALTIMORE	ST	Middletown	Butler	1920	Craftsman	Foursquare	X									
107	80	Building		300	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
108	81	Building		302	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
109	81a	Building		302	BALTIMORE	ST	Middletown	Butler	1970	No Style	garage/outbuilding	X									
110	82	Building		306	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
111	82a	Building		306	BALTIMORE	ST	Middletown	Butler	1920		garage/outbuilding	X									
112	83	Building		310	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
113	84	Building		312	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
114	84a	Building		312	BALTIMORE	ST	Middletown	Butler	1970	No Style	garage/outbuilding	X									
115	85	Building		316	BALTIMORE	ST	Middletown	Butler	1930	Colonial Revival	Foursquare	X									
116	85a	Building		316	BALTIMORE	ST	Middletown	Butler	1930		garage/outbuilding	X									
117	86	Building		400	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
118	86a	Building		400	BALTIMORE	ST	Middletown	Butler	1920		garage/outbuilding	X									
119	87	Building		404	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Foursquare	X									
120	87a	Building		404	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)		X									
121	88	Building		406	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
122	89	Building		412	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
123	90	Building		205	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
124	91	Building		207	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
125	91a	Building		207	BALTIMORE	ST	Middletown	Butler	1970	No Style	garage/outbuilding	X									
126	92	Building		213	BALTIMORE	ST	Middletown	Butler	1900	Other (Folk Victorian)	Gable-front	X									
127	93	Building		215	BALTIMORE	ST	Middletown	Butler	1900	Other (Folk Victorian)	Gable-front	X									
128	94	Building		217	BALTIMORE	ST	Middletown	Butler	1880		Gable-front	X									
129	95	Building		219	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
130	96	Building		221	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Foursquare	X									
131	97	Building		223	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
132	98	Building		225	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
133	99	Building		227	BALTIMORE	ST	Middletown	Butler	1900	Other (Folk Victorian)	Foursquare	X									
134	99a	Building		227	BALTIMORE	ST	Middletown	Butler	1900		garage/outbuilding	X									
135	100	Building		301	BALTIMORE	ST	Middletown	Butler	1890	Other (Folk Victorian)	Foursquare	X									
136	101	Building		305	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
137	102	Building		307	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
138	102a	Building		307	BALTIMORE	ST	Middletown	Butler	1920		garage/outbuilding	X									
139	103	Building		309	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X	</td								

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177	129	Building		312	GARFIELD	ST	Middletown	Butler	1900	Colonial Revival	Gable-ell	X									
178	130	Building		320	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-ell	X									
179	131	Building		322	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-ell	X									
180	132	Building		324	GARFIELD	ST	Middletown	Butler	1977	No Style	Ranch		X								
181	133	Building		400	GARFIELD	ST	Middletown	Butler	1920	Craftsman	Bungalow	X									
182	134	Building		406	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
183	134a	Building		406	GARFIELD	ST	Middletown	Butler	1920		garage/outbuilding	X									
184	135	Building		408	GARFIELD	ST	Middletown	Butler	1900	Colonial Revival	Duplex-Double	X									
185	136	Building		412	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
186	137	Building		414	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Foursquare	X									
187	138	Building		201	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
188	139	Building		203	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
189	139a	Building		203	GARFIELD	ST	Middletown	Butler	1910		garage/outbuilding	X									
190	140	Building		207	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Foursquare	X									
191	140a	Building		207	GARFIELD	ST	Middletown	Butler	1910		garage/outbuilding	X									
192	141	Building		209	GARFIELD	ST	Middletown	Butler	1930	Craftsman	Bungalow	X									
193	142	Building		215	GARFIELD	ST	Middletown	Butler	1889	Other (Folk Victorian)	Gable-front	X									
194	143	Building		219	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
195	143a	Building		219	GARFIELD	ST	Middletown	Butler	1920		garage/outbuilding	X									
196	144	Building		225	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
197	144a	Building		225	GARFIELD	ST	Middletown	Butler	1910		garage/outbuilding	X									
198	145	Building		301	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
199	146	Building		303	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
200	147	Building		305	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
201	148	Building		309	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
202	148a	Building		309	GARFIELD	ST	Middletown	Butler	1910		garage/outbuilding	X									
203	149	Building		311	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
204	150	Building		313	GARFIELD	ST	Middletown	Butler	1900	Other (Folk Victorian)	Gable-front	X									
205	151	Building		315	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
206	152	Building		319	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
207	153	Building		321	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
208	154	Building		401	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-ell	X									
209	155	Building		405	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-ell	X									
210	156	Building		407	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Bungalow	X									
211	157	Building		409	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Bungalow	X									
212	158	Building		1307	FAIRMOUNT	AVE	Middletown	Butler	1920	Craftsman	Bungalow	X									
213	159	Building		1309	FAIRMOUNT	AVE	Middletown	Butler	1910	Queen Anne	Gable-ell	X									
214	159a	Building		1309	FAIRMOUNT	AVE	Middletown	Butler	1910		garage/outbuilding	X									
215	160	Building		1315	FAIRMOUNT	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
216	161	Building		1317	FAIRMOUNT	AVE	Middletown	Butler	2002	No Style	Ranch		X								
217	162	Building		1319	FAIRMOUNT	AVE	Middletown	Butler	1920	Other (Folk Victorian)	Gable-ell	X									
218	162a	Building		1319	FAIRMOUNT	AVE	Middletown	Butler	1970	No Style	garage/outbuilding	X									
219	163	Building		1321	FAIRMOUNT	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
220	164	Building		1323	FAIRMOUNT	AVE	Middletown	Butler	1981	No Style	Ranch	X									
221	165	Building		1325	FAIRMOUNT	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
222	165a	Building		1325	FAIRMOUNT	AVE	Middletown	Butler	1910		garage/outbuilding	X									
223	166	Building		1329	FAIRMOUNT	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
224	166a	Building		1329	FAIRMOUNT	AVE	Middletown	Butler	1910		garage/outbuilding	X									
225	167	Building		1333	FAIRMOUNT	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
226	168	Building		1335	FAIRMOUNT	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
227	169	Building		1403	FAIRMOUNT	AVE	Middletown	Butler	1920	Other (Folk Victorian)	Gable-ell	X									
228	170	Building		1405	FAIRMOUNT	AVE	Middletown	Butler	1920	Other (Folk Victorian)	Gable-ell	X									
229	170a	Building		1405	FAIRMOUNT	AVE	Middletown	Butler	1920		garage/outbuilding	X									
230	171	Building		1409	FAIRMOUNT	AVE	Middletown	Butler	1920	Other (Folk Victorian)	Gable-ell	X									
231	172	Building		1411	FAIRMOUNT	AVE</td															

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
269	204a	Building		511	YOUNG	ST	Middletown	Butler	1910	garage/outbuilding	X										
270	205	Building		513	YOUNG	ST	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
271	205a	Building		513	YOUNG	ST	Middletown	Butler	1920	garage/outbuilding	X										
272	206	Building		517	YOUNG	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
273	206a	Building		517	YOUNG	ST	Middletown	Butler	1910	garage/outbuilding	X										
274	207	Building		523	YOUNG	ST	Middletown	Butler	1900	Other (Folk Victorian)	Bungalow	X									
275	207a	Building		523	YOUNG	ST	Middletown	Butler	1900	garage/outbuilding	X										
276	208	Building		527	YOUNG	ST	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
277	209	Building		506	BALTIMORE	ST	Middletown	Butler	1920	Craftsman	Foursquare	X									
278	210	Building		510	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
279	211	Building		512	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-ell	X									
280	211a	Building		512	BALTIMORE	ST	Middletown	Butler	1920	garage/outbuilding	X										
281	212	Building		518	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
282	213	Building		524	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
283	213a	Building		524	BALTIMORE	ST	Middletown	Butler	1910	garage/outbuilding	X										
284	214	Building		528	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
285	214a	Building		528	BALTIMORE	ST	Middletown	Butler	1970	No Style	garage/outbuilding	X									
286	215	Building		523	BALTIMORE	ST	Middletown	Butler	1920	Craftsman	Bungalow	X									
287	216	Building		529	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Duplex-Double	X									
288	217	Building		533	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-ell	X									
289	218	Building		506	GARFIELD	ST	Middletown	Butler	1920	Colonial Revival	Bungalow	X									
290	218a	Building		506	GARFIELD	ST	Middletown	Butler	1920	garage/outbuilding	X										
291	219	Building		510	GARFIELD	ST	Middletown	Butler	1920	Craftsman	Gable-front	X									
292	219a	Building		510	GARFIELD	ST	Middletown	Butler	1920	garage/outbuilding	X										
293	220	Building		512	GARFIELD	ST	Middletown	Butler	1920	Craftsman	Gable-front	X									
294	221	Building		516	GARFIELD	ST	Middletown	Butler	1920	Craftsman	Foursquare	X									
295	222	Building		518	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
296	223	Building		520	GARFIELD	ST			1920	Other (Folk Victorian)	Foursquare	X									
297	223a	Building		520	GARFIELD	ST			1920	garage/outbuilding	X										
298	224	Building		526	GARFIELD	ST	Middletown	Butler	1900	Other (Folk Victorian)	Gable-ell	X									
299	225	Building	ARTS AND CRAFTS CHU	530	GARFIELD	ST	Middletown	Butler	1910	Craftsman	X										
300	226	Building		501	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
301	226a	Building		501	GARFIELD	ST	Middletown	Butler	1910	garage/outbuilding	X										
302	227	Building		505	GARFIELD	ST	Middletown	Butler	1920	Foursquare	Foursquare	X									
303	228	Building		507	GARFIELD	ST	Middletown	Butler	1910	Foursquare	Foursquare	X									
304	229	Building		511	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-ell	X									
305	230	Building		515	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-ell	X									
306	231	Building		523	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
307	232	Building		525	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Bungalow	X									
308	232a	Building		525	GARFIELD	ST	Middletown	Butler	1910	garage/outbuilding	X										
309	233	Building		527	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
310	234	Building		533	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Foursquare	X									
311	234a	Building		533	GARFIELD	ST	Middletown	Butler	1910	garage/outbuilding	X										
312	234b	Building		533	GARFIELD	ST	Middletown	Butler	1910	garage/outbuilding	X										
313	235	Building		535	GARFIELD	ST	Middletown	Butler	1992	No Style	X										
314	236	Building		300	RICHMOND	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
315	237	Building		610	RICHMOND	ST	Middletown	Butler	1924	Other (Folk Victorian)	Gable-front	X									
316	238	Building		616	RICHMOND	ST	Middletown	Butler	1930	Craftsman	Bungalow	X									
317	239	Building		1303	WOODLAWN	AVE	Middletown	Butler	1900	Other (Folk Victorian)	Rowhouse	X									
318	240	Building		1309	WOODLAWN	AVE	Middletown	Butler	2000	No Style	Ranch	X									
319	241	Building		1313	WOODLAWN	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
320	241a	Building		1313	WOODLAWN	AVE	Middletown	Butler	1910	garage/outbuilding	X										
321	242	Building		1315	WOODLAWN	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
322	243	Building		1319	WOODLAWN	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
323	244	Building		1321	WOODLAWN	AVE	Middletown	Butler	1910	Other (Folk Victorian											

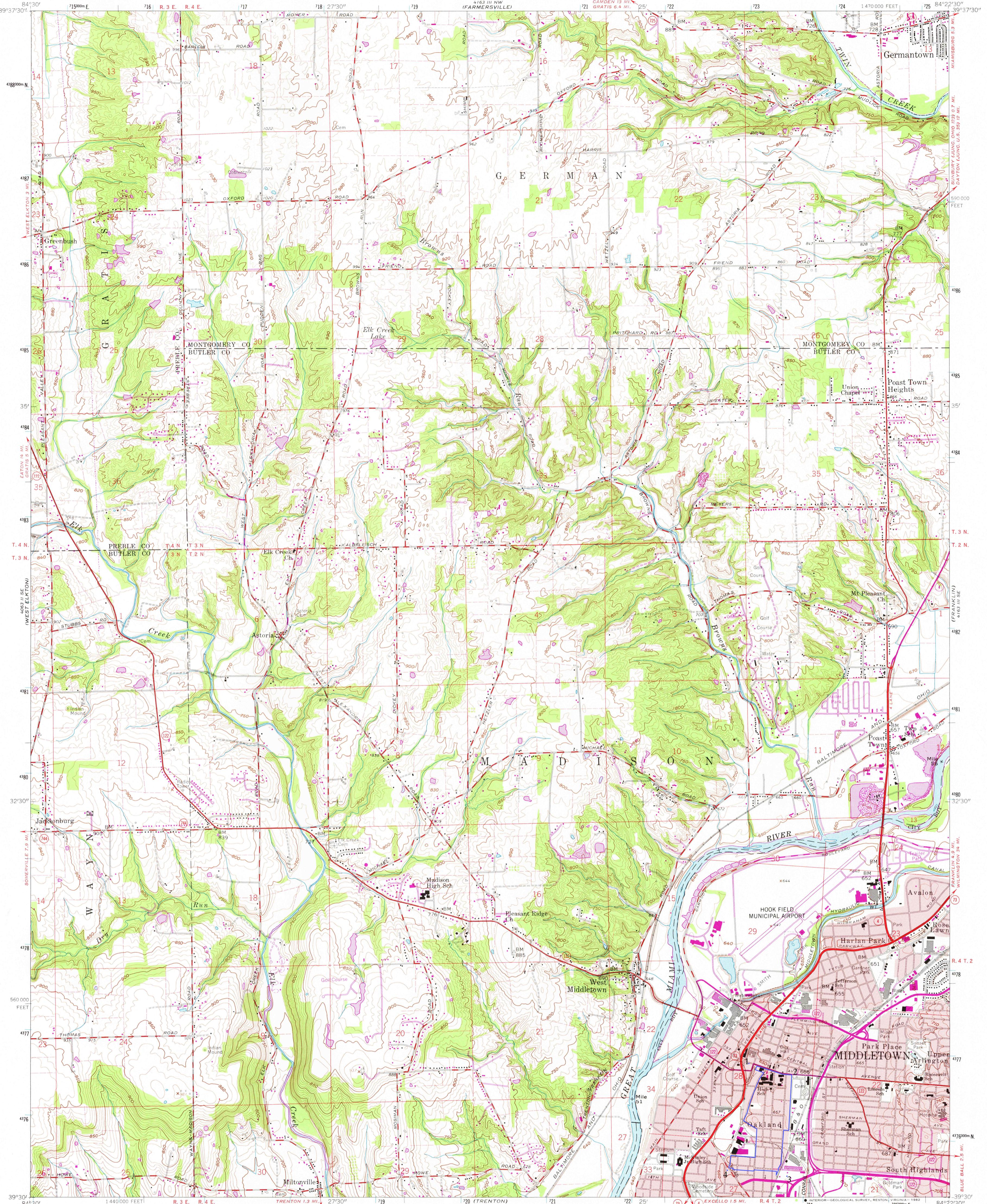
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361	272	Building		608	YOUNG	ST	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
362	273	Building		612	YOUNG	ST	Middletown	Butler	1910	Craftsman	Foursquare	X									
363	274	Building		609	YOUNG	ST	Middletown	Butler	1920	Foursquare	Foursquare	X									
364	275	Building		611	YOUNG	ST	Middletown	Butler	1920	Foursquare	Foursquare	X									
365	276	Building		615	YOUNG	ST	Middletown	Butler	1900	Other (Folk Victorian)	Gable-ell	X									
366	277	Building		600	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
367	278	Building		604	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
368	279	Building		606	BALTIMORE	ST	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
369	280	Building		608	BALTIMORE	ST	Middletown	Butler	1920	Craftsman	Foursquare	X									
370	281	Building		612	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
371	281a	Building		612	BALTIMORE	ST	Middletown	Butler	1910		garage/Outbuilding	X									
372	282	Building		616	BALTIMORE	ST	Middletown	Butler	1894	Other (Folk Victorian)	Gable-ell	X									
373	283	Building		613	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
374	284	Building		615	BALTIMORE	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
375	285	Building		619	BALTIMORE	ST	Middletown	Butler	1904	Other (Folk Victorian)	Gable-ell	X									
376	286	Building		600	GARFIELD	ST	Middletown	Butler	1900	Other (Folk Victorian)	Gable-ell	X									
377	286a	Building		600	GARFIELD	ST	Middletown	Butler	1970	No Style	Garage/Outbuilding	X									
378	287	Building		614	GARFIELD	ST	Middletown	Butler	1920	Foursquare	Foursquare	X									
379	288	Building		618	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Foursquare	X									
380	289	Building		620	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
381	290	Building		601	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
382	291	Building		605	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Bungalow	X									
383	292	Building		607	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
384	293	Building		609	GARFIELD	ST	Middletown	Butler	1910	Other (Folk Victorian)	Gable-ell	X									
385	294	Building		611	GARFIELD	ST	Middletown	Butler	1920	Foursquare	Foursquare	X									
386	295	Building		615	GARFIELD	ST	Middletown	Butler	1920	Foursquare	Foursquare	X									
387	295a	Building		615	GARFIELD	ST	Middletown	Butler	1970	No Style	garage/Outbuilding	X									
388	296	Building		621	GARFIELD	ST	Middletown	Butler	1920	Foursquare	Foursquare	X									
389	296a	Building		621	GARFIELD	ST	Middletown	Butler	1970	No Style	garage/outbuilding	X									
390	297	Building		623	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-front	X									
391	298	Building		627	GARFIELD	ST	Middletown	Butler	1920	Other (Folk Victorian)	Gable-ell	X									
392	298a	Building		627	GARFIELD	ST	Middletown	Butler	1970	No Style	garage/Outbuilding	X									
393	299	Building		1609	GRAND	AVE	Middletown	Butler	1920	Craftsman	Foursquare	X									
394	299a	Building		1609	GRAND	AVE	Middletown	Butler	1970	No Style	garage/Outbuilding	X									
395	300	Building		1611	GRAND	AVE	Middletown	Butler	1920	Foursquare	Foursquare	X									
396	301	Building		1333	FOREST	AVE	Middletown	Butler	1910	No Style	Gable-front	X									
397	302	Building		1335	FOREST	AVE	Middletown	Butler	1920	Other (Folk Victorian)	Gable-ell	X									
398	303	Building		1507	FOREST	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
399	304	Building		1511	FOREST	AVE	Middletown	Butler	1914	Other (Folk Victorian)	Foursquare	X									
400	305	Building		1336	FOREST	AVE	Middletown	Butler	1970	No Style		X									
401	306	Building		1400	FOREST	AVE	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
402	306a	Building		1400	FOREST	AVE	Middletown	Butler	1970	No Style	garage/outbuilding	X									
403	307	Building		1402	FOREST	AVE	Middletown	Butler	1910	Craftsman	Foursquare	X									
404	307a	Building		1402	FOREST	AVE	Middletown	Butler	1970	No Style	garage/outbuilding	X									
405	308	Building		1404	FOREST	AVE	Middletown	Butler	1910	Foursquare	Foursquare	X									
406	309	Building		1406	FOREST	AVE	Middletown	Butler	1910	Foursquare	Foursquare	X									
407	310	Building		1410	FOREST	AVE	Middletown	Butler	1890	Other (Folk Victorian)	Gable-front	X									
408	311	Building		1500	FOREST	AVE	Middletown	Butler	1910	Other (Folk Victorian)		X									
409	311a	Building		1500	FOREST	AVE	Middletown	Butler	1910		garage/outbuilding	X									
410	312	Building		1502	FOREST	AVE	Middletown	Butler	1920	Other (Folk Victorian)	Foursquare	X									
411	313	Building		1508	FOREST	AVE	Middletown	Butler	1910	Other (Folk Victorian)		X									
412	313a	Building		1508	FOREST	AVE	Middletown	Butler	1910		garage/outbuilding	X									
413	314	Building		1510	FOREST	AVE	Middletown	Butler	1910	Other (Folk Victorian)	Gable-front	X									
414	315	Building		1514	FOREST	AVE	Middletown	Butler	1890	Craftsman	Bungalow	X									
415	315a	Building		1514	FOREST	AVE	Middletown	Butler</													

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453	350	Building		1114	PARKVIEW	AVE	Middletown	Butler	1909	Craftsman	Bungalow	X									
454	350a	Building		1114	PARKVIEW	AVE	Middletown	Butler	1909		garage/outbuilding	X									
455	351	Building		1200 (A)	PARKVIEW	AVE	Middletown	Butler	1928	Craftsman	Bungalow	X									
456	351a	Building		1200	PARKVIEW	AVE	Middletown	Butler	1928		garage/outbuilding	X									
457	352	Building		1200 (B)	PARKVIEW	AVE	Middletown	Butler	1924	Craftsman	Bungalow	X									
458	352a	Building		1200	PARKVIEW	AVE	Middletown	Butler	1924		garage/outbuilding	X									
459	353	Building		1202	PARKVIEW	AVE	Middletown	Butler	1924	Craftsman	Bungalow	X									
460	354	Building		1204	PARKVIEW	AVE	Middletown	Butler	1927	Craftsman	Bungalow	X									
461	355	Building		1206	PARKVIEW	AVE	Middletown	Butler	1900	Craftsman	Bungalow	X									
462	356	Building		1208	PARKVIEW	AVE	Middletown	Butler	1924	Craftsman	Bungalow	X									
463	357	Building		1100	MADISON	ST	Middletown	Butler	1899	Other (Folk Victorian)	Gable-ell	X									
464	358	Building		1102	MADISON	ST	Middletown	Butler	1909	Other (Folk Victorian)	Bungalow	X									
465	358a	Building		1102	MADISON	ST	Middletown	Butler	1909		garage/outbuilding	X									
466	359	Building		1100	GROVE	ST	Middletown	Butler	1908	Other (Folk Victorian)	Gable-ell	X									
467	360	Building		1105	CALUMET	AVE	Middletown	Butler	1996	No Style		X									
468	361	Building		1107	CALUMET	AVE	Middletown	Butler	1929	Craftsman	Foursquare	X									
469	361a	Building		1107	CALUMET	AVE	Middletown	Butler	1929		garage/outbuilding	X									
470	362	Building		1109	CALUMET	AVE	Middletown	Butler	1929	Craftsman	Foursquare	X									
471	363	Building		1111	CALUMET	AVE	Middletown	Butler	1914	Craftsman	Foursquare	X									
472	363a	Building		1111	CALUMET	AVE	Middletown	Butler	1914		garage/outbuilding	X									
473	364	Building		1201	CALUMET	AVE	Middletown	Butler	1914	Other (Folk Victorian)		X									
474	364a	Building		1201	CALUMET	AVE	Middletown	Butler	1914		garage/outbuilding	X									
475	365	Building		1203	CALUMET	AVE	Middletown	Butler	1914	Craftsman	Foursquare	X									
476	366	Building		1205	CALUMET	AVE	Middletown	Butler	1919	Craftsman	Gable-front	X									
477	367	Building		1207	CALUMET	AVE	Middletown	Butler	1919	Craftsman		X									
478	367a	Building		1207	CALUMET	AVE	Middletown	Butler	1919		garage/outbuilding	X									
479	368	Building		1209	CALUMET	AVE	Middletown	Butler	1919	Craftsman	Gable-front	X									
480	369	Building		1211	CALUMET	AVE	Middletown	Butler	1919	Craftsman	Foursquare	X									
481	370	Building		1213	CALUMET	AVE	Middletown	Butler	1919	Craftsman	Gable-front	X									
482	371	Building		1217	CALUMET	AVE	Middletown	Butler	1919	Other (Folk Victorian)	Gable-ell	X									
483	371a	Building		1217	CALUMET	AVE	Middletown	Butler	1919		garage/outbuilding	X									
484	372	Building		1219	CALUMET	AVE	Middletown	Butler	1908	Colonial Revival	Foursquare	X									
485	372a	Building		1219	CALUMET	AVE	Middletown	Butler	1908		garage/outbuilding	X									
486	373	Building		1223	CALUMET	AVE	Middletown	Butler	1919	Craftsman	Bungalow	X									
487	374	Building		1227	CALUMET	AVE	Middletown	Butler	1917	Craftsman	Bungalow	X									
488	375	Building		1107	MADISON	ST	Middletown	Butler	1987	No Style		X									
489	376	Building		1101	YOUNG	ST	Middletown	Butler	1990	No Style		X									
490	377	Building		1105	YOUNG	ST	Middletown	Butler	1992	No Style		X									
491	378	Building		1107	YOUNG	ST	Middletown	Butler	1992	No Style		X									
492	378a	Building		1107	YOUNG	ST	Middletown	Butler	1992	No Style	garage/outbuilding	X									
493	379	Building		1109	YOUNG	ST	Middletown	Butler	1992	No Style		X									
494	380	Building		1115	YOUNG	ST	Middletown	Butler	1992	No Style		X									
495	381	Building		1119	YOUNG	ST	Middletown	Butler	1992	No Style		X									
496	382	Building		1100	BALTIMORE	ST	Middletown	Butler	1899	Other (Folk Victorian)	Gable-ell	X									
497	383	Building		1102	BALTIMORE	ST	Middletown	Butler	1909	Other (Folk Victorian)	Foursquare	X									
498	384	Building		1104	BALTIMORE	ST	Middletown	Butler	1904	Other (Folk Victorian)	Gable-ell	X									
499	385	Building		1106	BALTIMORE	ST	Middletown	Butler	1992	No Style		X									
500	386	Building		1108	BALTIMORE	ST	Middletown	Butler	1992	No Style		X									
501	387	Building		1112	BALTIMORE	ST	Middletown	Butler	1904	Other (Folk Victorian)	Gable-ell	X									
502	388	Building		1116	BALTIMORE	ST	Middletown	Butler	1992	No Style		X									
503	389	Building		1118	BALTIMORE	ST	Middletown	Butler	1992	No Style		X									
504	390	Building		1120	BALTIMORE	ST	Middletown	Butler	1992	No Style		X									
505	391	Building		1101	BALTIMORE	ST	Middletown	Butler	1909	Other (Folk Victorian)	Gable-ell	X									
506	392	Building		1103	BALTIMORE	ST	Middletown	Butler	1953	No Style		X									
507	392a	Building		1103	BALTIMORE	ST	Middletown	Butler	1953	No Style	garage/outbuilding	X									

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Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial

photographs taken 1949 and 1954. Field checked 1959

Polyconic projection. 10,000-foot grid ticks based on

Ohio coordinate system, south zone, 1000-meter

U.S. survey grid. State route grid ticks, zone 16

shown in blue. 1927 North American Datum 1983

the projection lines 3 meters south and 6 meters west

as shown by dashed corner ticks

Fine red dashed lines indicate selected fence and field lines where

generally visible on aerial photographs. This information is unchecked

Red tint indicates area in which only landmarks are shown

Land lines based on the Greater Miami River Base

UTM GRID and 1981 MAGNETIC NORTH

DECLINATION AT CENTER OF SHEET

3° 53' MILS 1° 38' 29' MILS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092

A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

SCALE 1:24,000

CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929

1 1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 5 0 1 5 0 1 MILE

Oakland Residential Historic District  
Middletown, Butler County,  
Ohio

ROAD CLASSIFICATION

Heavy-duty

Light-duty

Medium-duty

Unimproved dirt

State Route

1. Lat 39.514216

Long -84.402261

2. Lat 39.512950

Long -84.396322

3. Lat 39.502234

Long -84.397019

4. Lat 39.502774

Long -84.405301

MIDDLETOWN, OHIO

N 39°30' - W 84°22' 5/7.5

1959

PHOTOREVISED 1981

DMA 4163 III SW-SERIES V852