

ORDINANCE NO. O2009-81

AN ORDINANCE DESIGNATING PROPERTIES LOCATED ON AN AREA GENERALLY BOUNDED BY CENTRAL AVENUE ON THE NORTH, SHERMAN AVENUE ON THE SOUTH, STANLEY STREET ON THE WEST AND FLORENCE STREET ON THE EAST AS THE HIGHLANDS HISTORIC DISTRICT.

WHEREAS, the City adopted Chapter 1210 of the Codified Ordinances regarding the preservation of areas within the City having special historic or aesthetic interest or value; and

WHEREAS, the Council on Landmarks and Historic Districts has advised the Director of Planning of the proposed designation of a portion of the City as a historic district; and

WHEREAS, the Council on Landmarks and Historic Districts conducted a public hearing on August 19, 2009 and has recommended that the area shown in Exhibit "A", attached hereto be designated as a historic district; and

WHEREAS, the Director of Planning has recommended that the proposed designation is consistent with the Master Plan of the City, has opined as to the effect of the proposed on the surrounding community and has recommended the proposed designation; and

WHEREAS, City Council has, in its discretion, determined not to hold public hearings on the proposed designation and is satisfied that the property designation meets the criteria set forth in Section 1210.04 of the Codified Ordinances;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Middletown, Butler/Warren Counties, Ohio that:

Section 1

An area generally bounded by Central Avenue on the north, Sherman Avenue on the south, Stanley Street on the west and Florence Street on the East as more particularly shown in Exhibit "A", attached hereto and made a part hereof, is hereby designated as The Highlands Historic District in accordance with Section 1210.05 of the Codified Ordinances. The City lot numbers of the properties included in the Highlands Historic District are attached hereto and made a part of as Exhibit B.

Section 2

That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

1st Reading: September 1, 2009
2nd Reading: October 6, 2009
Adopted: October 6, 2009
Effective: November 6, 2009

The undersigned, Clerk of the City Council of the City of Middletown, Butler and Warren Counties, Ohio, does hereby certify the foregoing to be a true copy of legislation adopted by Middletown City Council on October 6, 2009.

Attest:

Clerk of the City Council

Betsy Parr, Clerk of Council

EXHIBIT B

**LOT NUMBERS INCLUDED IN THE
HIGHLANDS HISTORIC DISTRICT**

2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 4750, 4751, 4752, 4753, 4754, 4755, 4756, 4757, 4758, 4759, 4760, 4761, 4780, 4781, 4782, 4783, 4784, 4791, 4792, 4793, 4794, 4795, 4796, 4797, 4798, 4799, 4800, 4801, 4802, 4803, 4804, 4805, 4806, 4807, 4808, 4809, 4810, 5557, 5558, 5559, 5560, 5561, 5562, 5563, 5564, 5565, 5566, 5567, 5568, North 75 feet of lot 5570, 5570, 5571, 5572, 7417, 7418, 7419, 7420, 7421, 7422, 7423, 7424, 7435, 7436, 7437, 7438, 7439, 7440, 7441, 7442, 8474, 8475, 8476, 8477, 8478, 8479, 8480, 8481, 8482, 10205, 10206, 10207, 10208, 10209.

Highlands Historic District

Area Description and Boundary Justification

The boundary for the proposed Highlands Historic District, hereinafter referred to a “District” is as follows:

Beginning at the intersection of Central Ave. and McKnight Dr., proceeding south on McKnight Dr. to an alley, thence east along the alley to the east property line of 1 McKnight Dr., thence south along the east property line of 1 McKnight Drive to McGee Ave., thence west on McGee Ave. to the intersection of Florence St., thence south on Florence St. to the north property line of 2807 Superior Ave., thence west along the north property line of 2807 Superior Ave. to the west property line of 2807 Superior Ave., thence south along said west property line to Superior Ave., thence east along Superior Ave to the intersection of Florence St., thence south on Florence Street to Sherman Ave., thence west along Sherman Ave. to west property line of 406 the Alameda, thence north along the west property lines of 406, 402, 310, 304, and 300 The Alameda to Superior Ave., thence west on Superior Ave to the west property line of 206 Stanley St., thence north along the west property lines of 206, 204, 202, 200, 104 and 102 Stanley St. and continuing north along the west property lines of 8, 6, 4, and 2 Alameda Circle to Central Ave., thence east along Central Ave to the point of beginning.

The neighborhood in the Highlands District primarily consists of single family, detached residences. These residential buildings and lots were larger than what is common in the surrounding neighborhoods and generally contains outstanding architectural styles and craftsmanship. The district also contains an architecturally and historically significant church. Construction dates of the homes in the District begin in 1894 and spans to 2002. An inventory of houses by decade is as follows:

Decade	# of Homes Constructed
1890s	2
1900s	3
1910s	13
1920s	17
1930s	4
1940s	5
1950s	14
1960s	0
1970s	6
1980s	1
1990s	0
2000s	1
total	66

The average age of homes in the district is 73 years old. The number of homes less than 50 years of age (which would not be eligible for a National Register Nomination as a “contributing structure”) at the time of the formation of the district is 8 or 12 percent of the buildings.

Central Ave. bordering the District on the north is a major east-west connector and forms a logical boundary. The homes north of Central Avenue are of similar age to the Highlands District but are a mixture of smaller single family and multi-family on smaller lots. The west boundary of the District generally coincides with the west boundary of the original plat. The site to the west also contains a former elementary school which was remodeled to office space that is not in keeping with the character of the Highlands. The 300 and 400 block of Stanley was not included in the district due to smaller lots and homes, while of some historic value, are not consistent with the architecture of the Highlands. The areas on the southern ends of Stanley St., The Alameda, and Highland St. may be considered as a future expansion of the historic district. The area east of the district is the former site of the Middletown Hospital. The remaining buildings are more modern in character. The area south and east of the District was largely developed in the late 1950s and early 1960s and does not have the age or architectural significance to qualify for historic preservation.

One property at 2807 Superior is excluded from the District even though it contributes to the district due to historical and architectural value at the request of the owners. The remaining non-contributing buildings noted above are centrally located in the District and cannot be geographically excluded from the district.

Area History and Development

The portion of the District west of Highland St. was included in an annexation to the City of Middletown on May 13, 1892 that nearly doubled the geographic area of Middletown. The 1892 annexation expanded Middletown to the north, east and south. The portion of the District east of Highland St. was part of a much smaller annexation on April 23, 1915 and included mainly the site for the proposed Middletown Hospital which was constructed between 1915 and 1917. The hospital campus was greatly enlarged over the years, however the original 1917 portion of the building was demolished about 30 years ago.

The name “Highlands” first appeared on the subdivision plat that created the original lots and streets. At the time of the development of the neighborhood it was the highest elevation in Middletown, presumably giving the neighborhood its name. The Highlands neighborhood was also at the far eastern edge of Middletown at the time of its initial development. The plat was signed on April 8, 1910 by the Middletown Realty Company by V.C. Hatfield, President, L.T. Palmer, Secretary, and W.J. Beck, J. A. Aupperle, Charles R. Hook, Minnie S. Goldman, and Charles T. Goldman.

At the time the plat was signed, three houses were located on the property, two of which are included in the District. The house at 301 The Alameda was constructed in 1894 by Charles and Minnie Goldman in a Victorian, Queen Anne style. The Goldman’s owned much of the land included in the district and operated a small farm and florist hothouse business. Of the original

signors of the plat, the Palmers, Becks, Hooks, and Goldmans were all residents of the Highlands District.

The house directly across the street from the Goldman House at 300 The Alameda was also constructed in 1894 in the Queen Anne style. An early survey that pre-dated the plat named "The Alameda" as "The Alamedo", "Highland Street" as "Washington Street", and "Sherman Ave." as "Lexington Ave." The "Superior Ave." name stayed the same and the plat called for "East Woodlawn Ave." which was constructed partially as Easton Ave. south of the District. The 1910 plat did not name "Alameda Circle" and created Stanley Avenue, The Alameda, Lexington Avenue, Superior Avenue, and Highland Avenue. The plat also dedicated a portion of Third Street which was later re-named to Central Avenue in the early 1920s. With the renaming of Central, all north-south oriented streets were re-named to "Streets" instead of "Avenues" and vice versa for east west oriented streets. The 1910 Highlands Plat also created six lots on the north side of Central Avenue east of Bellemonte St.

On January 19, 1922 The Middletown Realty Co. further expanded the Highlands plat to the east. The company officers were C.E. Eldridge, President and L.T. Palmer, Secretary. The Plat created "El Monte Road", now McGee Ave., McGee Ave. which is now Florence Street, Ivanhoe Avenue which was subsequently vacated, and Park Drive which is now McKnight Drive. The plat also created a small City park which is now bounded by Florence, McGee, and McKnight. A re-plat of the original Highlands plat in 1936 created the alley behind 16 Alameda Circle.

The word "Alameda" in Spanish means a grove of poplar trees or poplar trees lining a street. "El Monte" (now McGee) is Spanish for a thick grove of trees. McKnight Drive was named for E.H. McKnight who was head of the Industrial Commission at the turn of the century and probably the most responsible person in Middletown at the time for bringing the Armco to the City.

Original Occupants and Significance

The architecture of the monumental homes of the Highlands District represents the wealth prosperity that the City was enjoying in the early 20th century due to the many successful manufacturing businesses located in Middletown. The original occupants of the historic homes of the District were mostly involved in steel or paper manufacturing in a managerial or executive capacity. The neighborhood also contained owners of many successful Middletown service and retail businesses. In many cases the original occupants were relocating from neighborhoods on the western portion of Middletown.

Of the original home constructors in the neighborhood for which professions are known, 24 were employed by Armco in some managerial capacity. An additional 5 were in paper manufacturing, 4 were attorneys, and 6 were in real estate and/or construction. Many of the residents were highly involved in community affairs and civic charities. They were involved with education, healthcare and government and were key leaders that helped to form the community assets that Middletown enjoys today.

Architectural Styles and Significance

The Highlands District contains a rich variety of architectural styles that were commonly built in the United States during the time in which the neighborhood developed. Most of the older homes were custom designed by skilled architects and were constructed using the best materials and craftsmanship available at the time. The Highlands developed at a fairly slow pace over a long span of time which accounts for the variety of styles.

Only two structures (300 and 301 The Alameda) were constructed prior to 1900 in the Queen Anne Victorian style. Unfortunately both homes have been significantly modified over the years and have lost key Queen Anne architectural features. Original decorative trim has been removed and original siding covered at 300 The Alameda. Fire damage to 301 the Alameda prompted a remodeling to a colonial revival style that while not original, is considered to be historically correct for the time period of the remodeling.

The most common architectural style in the District is a form of Craftsman architecture which is typified by wide overhang on low pitched roofs. These homes were constructed mostly between 1900 and 1920. The examples of Craftsman have several variations that include the “Bungalow”, “Four Square”, and “Mission”. One of the most prominent homes in the District at 7 Alameda Circle is an interesting blend of Craftsman and French Country Revival architecture.

The general styles of homes constructed in the 1920s and 1930s represented imitations of “Revivals” of older American and European styles. These include “Georgian Revival”, “Colonial Revival”, “Tudor Revival”, “French Country Revival”, “Dutch Colonial Revival” and “Classical Revival” (aka “Neoclassical”) The home at 401 The Alameda is an unusual blend of Craftsman and Classic Revival styles. The district has several excellent examples of Tudor homes which typically have a combination of half-timbered designs on stucco or brick with steeply pitched slate roofs.

After the World War II years, much of the construction in the Highlands could be characterized as “infill development”. Most homes were of styles found in newer, massed produced subdivisions with some notable exceptions. The homes at 2704 Central, 2800 Superior, and 303 The Alameda, while constructed in the 1950s, reflect the high quality and architectural individuality of many of the Revival style homes of the 1920s.

Five infill homes were constructed in the mid-1970s on what was previously the rear yard of the home at 7 Alameda Circle. While they are obviously not a part of the historic character of the neighborhood, they are two story and mostly brick sided which helps them to blend with the surrounding homes. The newest home in the highlands was constructed in 2002 on a lot that was previously part of the rear yard of the home at 2700 Superior. During the 1950s and 1960s several single-floor ranch style homes were constructed in a style typical of newer development of that time.

The Episcopal Church of the Ascension located at the corner of McKnight and McGee is the largest and only non-residential structure in the District and serves as a major architectural anchor for the District. The Church was constructed in 1928 in the English Tudor style and was

later expanded in 1956 and 1965 in keeping with the original architecture. The building contains many of the architectural elements of an English county church including a combination of half-timbered stone and stucco siding, steeply pitched slate roof, a semi-enclosed courtyard, and a prominent stone bell tower.

The Highlands Historic District

No.	Street	Names	Year Built	Original Owner	Profession	Style	Architect	Builder
1	Alameda Circle	O'Brien, Vivian	1919			Classical Revival		
3	Alameda Circle	Kueher, David & Tara	1928	George Brown	Mgr. Raymond Bag	Tudor Revival		
5	Alameda Circle	Harkrader, Michael & Laurie	1907	M. E. Danford	Works Mgr. Armco	Craftsman Colonial		
7	Alameda Circle	Ballard, Tim & Kristin	1915	Charles Hook	Pres. Armco	French Country		
2	Alameda Circle	Klein, Marc	1910	Clinton Boyd	Judge	Craftsman Mission		
4	Alameda Circle	Richmond, T. Allen & Linda	1914	William W. Moorhead	Armco - 1st Roller	Craftsman 4 Square		
6	Alameda Circle	Sotzing, Paul & Susan	1922	Jos. W. Holman	Electric Supply	Craftsman Mission		
8	Alameda Circle	Maynard, Sylvia	1916	Gustave F. Ahlbrandt	VP Sales Armco	Colonial Revival		
11	Alameda Circle	Totten, Betty	1954	Forrest Fitzgerald	Pres. Hatfield Coal	Modern Ranch		
16	Alameda Circle	Rottinghaus, Dean	1942	Zeber & Zora Ranck	Pres. Crystal Tissue	Tudor Revival		
15	Alameda Circle	Robinson, George	1957	George M. Hancock	Realtor	Modern Colonial		
10	Alameda Circle	Culbertson, William	1937	Gustave W. Wilmer	Attorney	French Country	Harold W. Goetz	Bendel Bros.
2602	Central	Moffa, Paul & Ali	1957	Olympus Lansaw	Pres. Lansaw Const.	Modern Colonial		Lansaw Construction
2604	Central	Back, Leonard & Dorothy	1957	Chester Pieratt	Armco Superintendent	Modern Ranch		Lansaw Construction
2700	Central	Beck, Charles & Ann	1924	Ohmer C. Cecil	Contractor	Georgian Revival		
2704	Central	Valen, Tony & Carol	1958	Gus & Irene Valen	Restaurateur	Georgian Revival		
2708	Central	Egan, Todd & Laura	1929	Kirk A. Lewis	Dir. Personnel Armco	Colonial Revival		
2804	Central	Finkelman, Bea & Barbara	1924	Gordon Gage	Armco Chief Elect.	Colonial Revival		
2608	Central	Sauer, Fred & Ruth	1981	Richard Gaekke	Internist/Oncologist	Modern Tudor		
1	McKnight	Ashworth, Sam	1930	Dr. Chas. Addison	Physician	English Tudor Revival	Harold W. Goetz	Bendel Bros.
101	The Alameda	Blevins, Donald L.	1975	Raymond Kelly	Armco supervisor	Modern Colonial		
105	The Alameda	Porter, Dale & Joyce	1975	Charles Blair		Modern Colonial		
104	The Alameda	Schlenk, William	1917	Charles Barton	Dentist	Georgian Revival		
200	The Alameda	Ruve, William & Marlene	1929	Harry Johnson	Tres. Sorg Paper	Tudor Revival		
201	The Alameda	Gaeks, Richard & Mary Ellen	1925	Donald Driscoll	Sorg Paper	Colonial Revival		
206	The Alameda	Griesinger, Steven & Karen	1927	Hairy Wise	Sec/Tres Edison Wise C	Craftsman		
303	The Alameda	Barnes, John W.	1952	Wm. L. Cressman	VP Sales Armco	Georgian Revival		
301	The Alameda	Floering, Jayne & David	1894	Charles T. Goldman	Realty & Insurance	Colonial Revival		
304	The Alameda	Mack, Brian & Sylvia	1914	Leo Reinartz	Works Mgr. Armco	Craftsman Bungalow		
310	The Alameda	Lee, Richard & Donna	1924	August Schwefel	Electrical Egnr.	English Tudor Revival		
300	The Alameda	Rich. Gayle	1894	Harry Willer	Sup. Lorillard Co.	Queen Anne		
401	The Alameda	Bruggeman, Tom & Catherine	1914	Wesley J. Beck	VP Research Armco	Classical Revival		
403	The Alameda	Howard, Melissa	1914	James Apperle	Armco Chemist	Craftsman 4 Square		

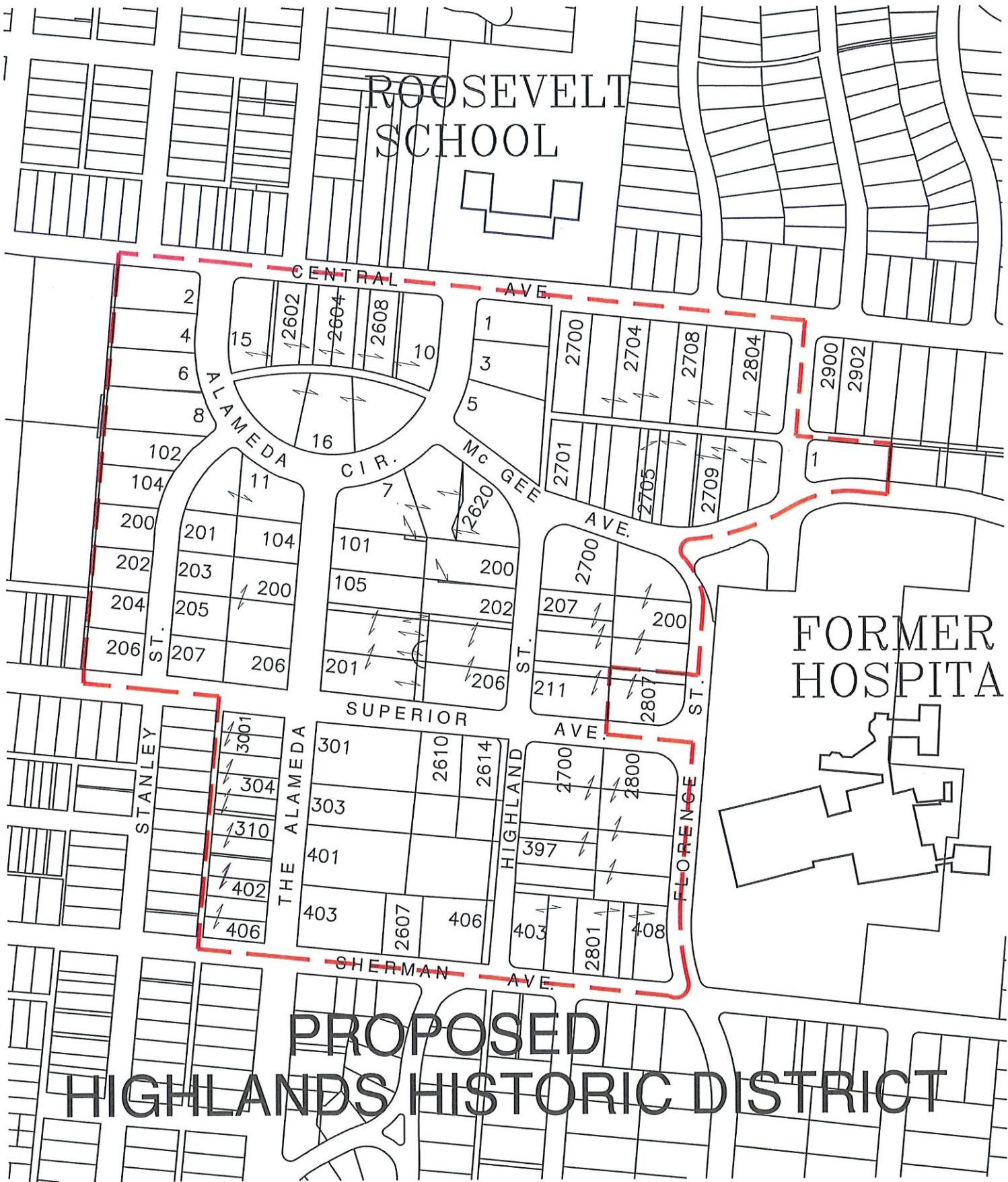
The Highlands Historic District

No.	Street	Names	Year Built	Original Owner	Profession	Style	Architect	Builder
406	The Alameda	Kerr, Jeffery & Jennifer	1922	Jesse Leach	Manager	Craftsman 4 Square		
402	The Alameda	Shepherd, David & Luann	1929	John Nead	Armco Metallurgist	Colonial Revival		Martin Bauer
2700	McGee	Prijatel, Ed & Chee Chee Rose	1926	Bennett Chapple	Armco Sr. VP	English Tudor Revival	Burroughs & Deak	Martin Bauer
2701	McGee	Trimble, Peggy & James	1927	Joseph T. Crawford	Armco Sales Mgr.	English Tudor Revival	Frederick G. Muell	O.R. Cecil
2705	McGee	Ross, Sondra & Fred	1943	Logan T. Johnston	Armco Pres.	Colonial Revival	Harold Goetz	Chas. Bendel
2709	McGee	Church of The Ascension	1939	Church of the Ascension	Episcopal	English Tudor Revival		
2620	McGee	Dennis, Constance & Delmas	1974	Jerry Albright	Armco accounting	Modern Colonial		
200	Florence	Michel, Jeff & Kelly	1940	Weber Sebald	VP Gen. Mgr. Armco	Georgian Revival	Harry Hake Jr	
408	Florence	O'Brien, Irene & Bonadio, Jane	1955	H.O. Finkleman	Attorney	Modern Colonial Ranch		
2614	Superior	Barnes, Bruce & Neila	1950	J. D. Sawyer	Real Estate & Construct	Colonial Revival	David T. Selvar	J. D. Sawyer
2610	Superior	Pokora, Edward	1950	Murry Wilson	Armco VP Sales	Modern Cape Cod		
2700	Superior	Hilterbran, Rodney	1940	Walter Bender	Attorney	Georgian Revival		
2800	Superior	Owens, Ted & Tracie	1956	David Finkleman	Real Estate	Modern Ranch		
2807	Superior	Barton, John C. & Norma	1927	Robert Todd	Armco sales mgr.	Georgian Revival		
200	Highland	Langdon, Barbara	1974	Donald Wolfe	Armco sales mgr.	Modern Colonial		
202	Highland	Neff, Jeff & Kathy	1974	Warren Johnson	WPFB announcer	Modern Colonial		
204	Highland	Geraci, Vincent & Sandra	1935	Donald Driscoll	Pres. Sorg Paper	Georgian Revival		
207	Highland	McKee, William & Robin	1929	Ernest Rathman	Druggist	Tudor Gothic		
211	Highland	Bidwell, Art & Ann	1934	Charles Aull	Sec/Tres Sorg Paper	Dutch Colonial Revival		
397	Highland	Rouster, Harold & Patricia	2002	Thomas Lange	Professor	Modern Ranch		
400	Highland	Dishun, Tom & Carolyn	1950	James Lawrence	Colonial Revival	Gunnison Homes	Tailored Homes, Inc.	
406	Highland	Abner, Juanita	1957	Mary Dell	Modern Ranch			
403	Highland	Gibson, Fred	1953	Jack Isroff	Jeweller	Modern Ranch		
2801	Sherman	Ewing, Lucia	1955	Manuel Garlikov	Real Estate	Modern ranch		Robert L. Purdum
2607	Sherman	Gilby, Stephen W.	1977	Robert L. Purdum	Armco CEO	Modern Tudor		
102	Stanley	Burch, Janet L.	1925	Wiley Mitchell	Armco Supervisor	English Cottage		
104	Stanley	Jones, Roger W.	1929	Fred Greathouse	Retail clothing	Tudor Revival		
200	Stanley	Kranick, Jane	1917	William Dakin	Colonial Revival			
202	Stanley	Hammis, David & Margaret	1926	Walter Gibbons	City Commission	Colonial Revival	Harold W. Goetz	F & M Co.
204	Stanley	Goecke, Eugene	1949	Benjamin Worchester	Attorney	Modern Ranch		
206	Stanley	Kienlen, Patricia	1909	C. T. Sprowl	Craftsman Bungalow			
207	Stanley	Davidson, Jeff	1917	Charles Sigmom	Craftsman			
205	Stanley	Lyninger, Thane	1917	William Price	Armco Statistician	Craftsman Bungalow		

The Highlands Historic District

No.	Street	Names	Year Built	Original Owner	Profession	Style	Architect	Builder
203	Stanley	Moorman, Jay & Linda	1927	Heribert Boron	Pres Isemenger Caldwe	Craftsman 4 Square		
201	Stanley	Joseph, John	1910	William Stringham		Craftsman Bungalow		

ROOSEVELT SCHOOL



FORMER
HOSPITA

PROPOSED
HIGHLANDS HISTORIC DISTRICT

ORDINANCE NO. O2020-72

AN ORDINANCE AMENDING THE HIGHLANDS HISTORIC DISTRICT TO INCLUDE THE PROPERTIES LOCATED AT 500, 502 AND 504 THE ALAMEDA.

WHEREAS, City Council adopted Ordinance No. O2009-81 on October 6, 2009 designating the boundaries of the Highlands Historic District; and

WHEREAS, the Historic Commission received an application to expand the Highlands Historic District to include 500, 502 and 504 The Alameda (also known as Parcel Nos. Q6541010000014, Q6541010000013 and Q6541010000012) from the property owners; and

WHEREAS, the Development Code Administrator recommended that the proposed designation is consistent with the Master Plan of the City, has opined as to the effect of the proposed on the surrounding community and has recommended the proposed designation; and

WHEREAS, the Historic Commission conducted a public hearing on September 17, 2020, and has recommended that the three parcels listed above and shown in Exhibit "A", attached hereto, be designated as part of the historic district; and

WHEREAS, on November 3, 2020, City Council held a public hearing on the proposed designation and is satisfied that the property designation meets the criteria set forth in Section 1212.02 of the Codified Ordinances;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Middletown, Butler/Warren Counties, Ohio that:

Section 1

City Council hereby expands the boundary of the Highlands Historic District to include the properties located at 500, 502 and 504 The Alameda in accordance Section 1212.02. The Highlands Historic District shall have the following boundaries which include the new parcels:

Beginning at the intersection of Central Ave. and McKnight Dr., proceeding south on McKnight Dr. to an alley, thence east along the alley to the east property line of 1 McKnight Dr., thence south along the east property line of 1 McKnight Drive to McGee Ave., thence west on McGee Ave. to the intersection of Florence St., thence south on Florence St. to the north property line of 2807 Superior Ave., thence west along the north property line of 2807 Superior Ave. to the west property line of 2807 Superior Ave., thence south along said west property line to Superior Ave., thence east along Superior Ave

to the intersection of Florence St., thence south on Florence Street to Sherman Ave., thence west along Sherman Ave. to west property line of 403 The Alameda, thence southward along The Alameda to 504, 502, 500 The Alameda, then north along the west property lines of 406, 402, 310, 304, and 300 The Alameda to Superior Ave., thence west on Superior Ave to the west property line of 206 Stanley St., thence north along the west property lines of 206, 204, 202, 200, 104 and 102 Stanley St. and continuing north along the west property lines of 8, 6, 4, and 2 Alameda Circle to Central Ave., thence east along Central Ave to the point of beginning.

The City lot numbers of the properties included in the Highlands Historic District are attached hereto and made a part of as Exhibit B.

Section 2

That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

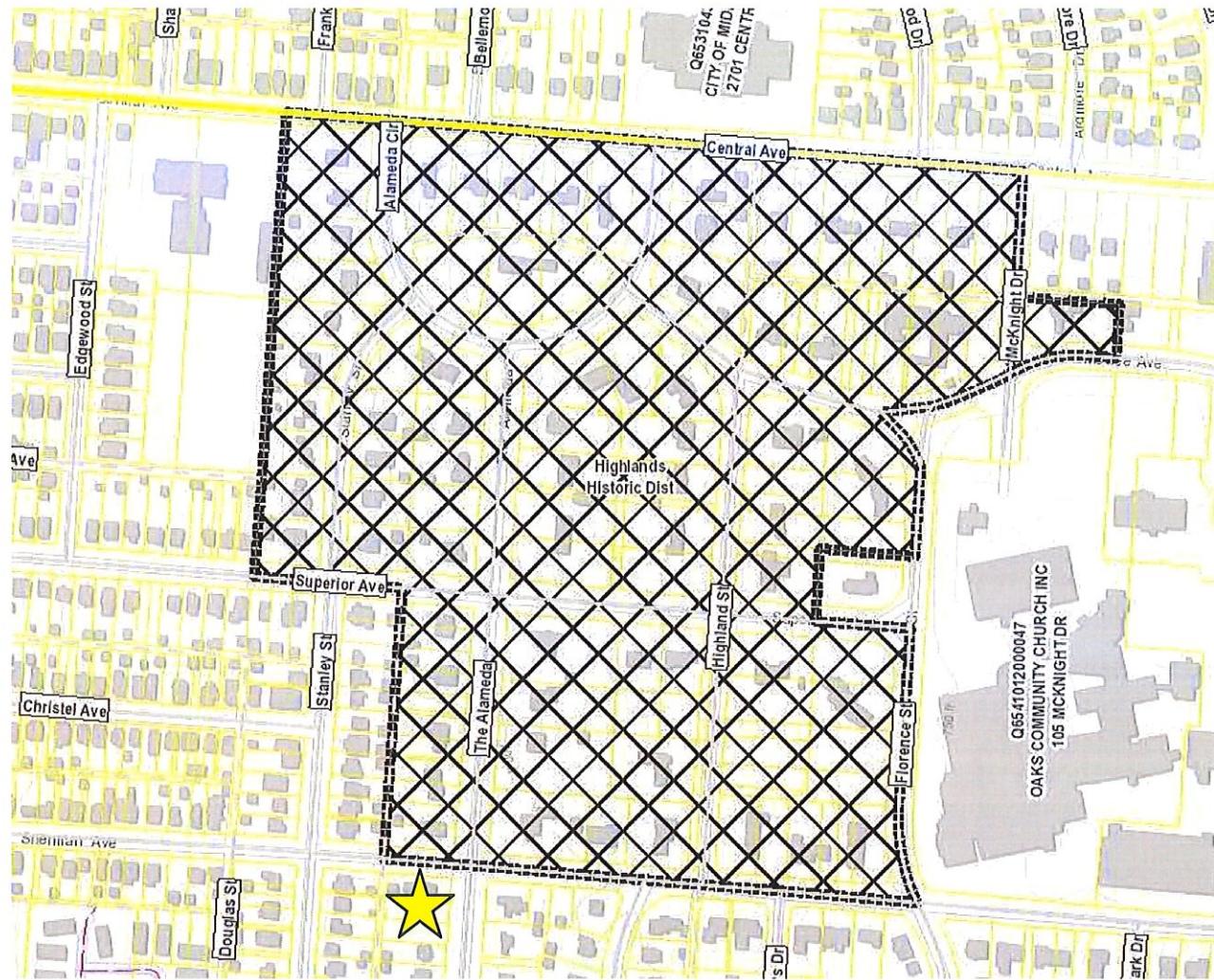
/s/ Nicole Condrey
Nicole Condrey, Mayor

1st reading: November 3, 2020
2nd reading: November 17, 2020
Adopted: November 17, 2020
Effective: December 18, 2020

Attest: /s/ Amy Schenck
Clerk of City Council

Exhibit A

Map of Highlands Historic District



Property locations proposed for inclusion in Highlands Historic District

500, 502 and 504 The Alameda

Parcel Nos. Q6541010000014, Q6541010000013 and Q6541010000012

Approximately 0.51 acres

Exhibit B

Lot Numbers Included in the Highlands Historic District

Original Lot Numbers:

2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 4750, 4751, 4752, 4753, 4754, 4755, 4756, 4757, 4758, 4759, 4760, 4761, 4780, 4781, 4782, 4783, 4784, 4791, 4792, 4793, 4794, 4795, 4796, 4797, 4798, 4799, 4800, 4801, 4802, 4803, 4804, 4805, 4806, 4807, 4808, 4809, 4810, 5557, 5558, 5559, 5560, 5561, 5562, 5563, 5564, 5565, 5566, 5567, 5568, North 75 feet of lot 5570, 5570, 5571, 5572, 7417, 7418, 7419, 7420, 7421, 7422, 7423, 7424, 7435, 7436, 7437, 7438, 7439, 7440, 7441, 7442, 8474, 8475, 8476, 8477, 8478, 8479, 8480, 8481, 8482, 10205, 10206, 10207, 10208, 10209.

Added in this ordinance:

2833, 2832, 2831