HISTORICAL AND ARCHITECTURAL TOUR
BY FOOT OR BICYCLE

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HISTORICAL AND ARCHITECTURAL TOUR
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Project of the City of Xenia
Planning and Zoning Department
101 North Detroit St.
Xenia, Ohio 45385
www.ci.xenia.oh.us

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Information contained in this Historical Walking and Biking Tour was obtained from the following sources:

Historical and Architectural Inventory for the City of Xenia
Printed Historical Narrative of Neighborhoods
Greene County Historical Society
Greene County Geographic Information System
Visual Observation and Information Provided By Property Owners

August 2009 edition

This edition updates previously printed Historical and Architectural Brochures; the first has an undated publication; the second was published in 1995.
The City of Xenia, home to approximately 25,000 residents, is located in Greene County in southwestern Ohio. It was laid out of forestland in 1803 by Joseph C. Vance and was incorporated in 1817 with 270 acres and 88 inhabitants. Xenia became a City in 1834.

Xenia celebrated its bicentennial year in 2003. From its original size of 270 acres, Xenia has expanded to 7,776 acres or about 12.15 square miles.

A beautiful turn-of-the-century stone courthouse with a dramatic clock tower marks the government center of town at Detroit and Main Streets. Detroit Street, which divides the east and west sections of town, was part of the historic Bullskin Trace that ran from Detroit, Michigan to Bullskin Creek, where it empties into the Ohio River, near Ripley. Bullskin Trace is a significant historic route traveled by such famous legends as Tecumseh and Simon Kenton.

Xenia prospered because of the rail industry that used the center of Xenia as a main rail transfer depot for passengers coming from different parts of the Country. The strategic location of Xenia enabled the City to maintain a diversified economy even after the demise of the railroad industry.

Xenia took advantage of the railroad rights-of-way by transforming them into biking and hiking trails. Because of this, Xenia has become noted for the three regional bike trails that now converge in Xenia Station Bicycle Hub on Miami Ave. A fourth bike trail leading to the Village of Jamestown is underway.

In 1974 a Category F5 tornado destroyed a significant part of “Old Xenia”. The reconstruction from this tragedy gives Xenia a distinctive “new” and “old” look. Many of the old and historic homes and buildings have been restored to their late 19th and 20th century look; but, tragically, a significant portion of the traditional and historic downtown and residential structures have been lost forever.
Historical Sites

Typical of older and historical towns, Xenia has a collection of architecture representing various stylistic movements. The predominant styles include a heavy concentration of High Victorian Italianate, Eastlake, Queen Anne, Federal, and Greek Revival. In addition, a mixture of cottage residences, vernacular and eclectic structures complement the classic architectural styles and add a variety to the panorama of the City.

Xenia is fortunate to have many of its historical neighborhoods preserved. Tree lined streets, detailed iron fences with ornate gates, original hitching posts, ornamental street lights and garden ornaments provide distinctive features to these neighborhoods and make for interesting offerings of bicycle and walking tours.

The walking and biking tours will take you to numerous historic neighborhoods, notably, Waterstreet Historic District and East Second Historic District that are on the National Register of Historic Places, Carnegie Historic Neighborhood, a locally designated historic district, Bullskin Trace (South Detroit) and North End Neighborhoods that have a wide variety of architectural styles.

Scattered throughout the City’s landscape are individual sites that have been determined as historical or are individually listed on the National Register of Historic Places.

Directions:

For the walking tour, start at the Greene County Historical Society building located at 74 West Church Street.

If you are taking the biking tour, start at the Xenia Station Hub located at 150 Miami Avenue where ample parking is available. Starting points for individual district and neighborhood tours are indicated on the maps.
Scattered Sites

1 - N. Detroit St.; Shawnee Park;
Considered one of the best classical designed parks in Ohio, it is the premier park where residents go for fun and relaxation and listen to concerts in the park in the summer. The origin of the park came about when in 1925, Patrick H. Flynn gave 10 acres to the citizens of Xenia in memory of his wife, Elizabeth Flynn. The centerpiece of the park is the pavilion, which was first built in 1928. The money raised to help build the pavilion was from various public minded citizens and Eavey Company. Donors are listed on a plaque on the front of the pavilion. The pavilion was later rebuilt at a cost of $325,000 after the 1974 Xenia tornado. The main entrance to the park is off N. Park St. and is adjoined by two monument columns representing the Xenia Century High School Classes of 1874 - 1902.

2 - 578 E. Market St.; Xenia Board of Education; ca. 1894
This Mediterranean style building was built as an elementary building at a cost of $29,000. The building was constructed for the black youth of the City. After nearly 20 years, an addition was made to the building for a high school costing $150,000 in 1923. After another new high school was built, the elementary students were moved into the high school building and the original elementary building was torn down, with that portion of the site now used as a parking lot. The remaining building was in continuous use until June of 1963, when the school was permanently closed. Students were sent to other elementary schools in the City.
In 1966, the building was renovated to use as the Xenia Center for Educational Programming. For the first time, classrooms were carpeted. The school was only open 5 years and after more remodeling, the building was put to use as the Administration Building for the Board of Education. The school building is the oldest in the City, and continues to serve the community in its newer role.

3 - 1000 E. Church St.; Middle Run Baptist Church
Founded by Reverend Godfrey Brown in 1822 as part of the earliest Afro-American settlement in the country, it moved in 1866 to its present site. It is one of the oldest churches in Xenia.

4 - 95 N. Patton St.; ca. 1887; Water Tower;
Oldest water tower in service in Ohio, second oldest in service in United States. This old model water tower is designed with riveted steel plates. Newer models are made out of welded steel plates. The water tower has served citizens of Xenia since 1887 and has a capacity of 270,000 gallons.

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6 - 150 Miami Ave.; Xenia Station
Xenia Station is located on the site of Xenia’s old rail yard and was completed on May 23, 1998. It is a replica of the nineteenth century telegraph building that used to be one of the buildings in this seven-acre railroad depot.

7 - 424 ½ S. Detroit St.; ca. 1840
This Italianate Old Style two-story overlooks the former rail depot in Xenia, which is the current site of Xenia Station. Lewis and Hannah Wright constructed this house and used it as a boarding school for girls. The School was unprofitable and the house was later sold to Lester Arnold, the first Mayor of Xenia. The house used to have a portico with an ornate roof flanked by six columns. Unfortunately, these ornamentations are gone.

8 - 677 S. Cincinnati Ave.; ca. 1869; Hooven & Allison
Xenia’s oldest industrial complex manufactured twine and cordage starting in 1870. It features several brick industrial buildings with 12/12 DHS windows with limestone sills and limestone foundation. It was a community within itself with cottages, school, chapel and a hospital. The distinguishing landmark is a brick smoke stack.

9 - 325 Homewood Ave.; ca. 1869; Legacy Ministries
Legacy Ministries Campus is a 253-acre, 40-building campus strategically located in the southeast section of Xenia. It is the home of Dayton Christian Schools, Inc., the Legacy Village senior housing community, Legacy Assisted Living, the Legacy Ministries Foundation, and LMI Services, Inc and the headquarters of Athletes In Action. The Legacy Center, had been the Ohio Soldiers’ and Sailors’ Orphans’ Home, which was established in 1869 to provide a home for the orphans of veterans of the Civil War. The “Home” as it is still fondly called, was a self-contained community with a farm, dairy barn, hospital, power/heating plant, gymnasium, banquet hall, chapel, and residence halls. The historical buildings in the campus have been restored to their original architecture. The campus in itself would require its own walking tour.
Bullskin Trace Neighborhood

Start Tour at Xenia Station Hub

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

George St, Center Ave, Locust St, N. Miami Ave, South Miami Ave, Grovo Ave, High St, Chestnut St, Maple St, South Detroit St, Dean St, Rogers St, armsby Dr, Home Ave, Xenia Ave, Lynn St, New St, Owens Ave, Xenia Ave, South E 15th St, Spring St, Homan Ave, Xenia Ave, South E 15th St, Xenia Ave

Historical and Architectural Tour
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Bullskin Trace Neighborhood

**History**

Bullskin Trace, which is present day Detroit Street, is one of the more notable prehistoric Indian passages and was ranked as very important along with the Scioto Trail, Kenton Trail, and the Winchester Trace. Bullskin Trace is more closely associated with Shawnee Indian settlements, the most famous and largest of which is Old Chillicothe, presently Old Town. Pioneer frontiersmen, Daniel Boone and Simon Kenton, were two of the more famous prisoners of the Shawnee Tribe and were believed to have escaped from their captivity on separate occasions by following the Bullskin Trace.

By legislative enactment on February 4, 1807, the Bullskin Trace became “Xenia State Road.” The enactment provided for a road right-of-way sixty-six feet wide throughout its course. Because of its early official establishment as the “Old Xenia Road,” it is considered the mother of Ohio’s present system of state highways. Bullskin Trace Neighborhood is a residential development of the architectural transition period from Victorian and Post Victorian design. There are several large brick Victorian Italianates, an assortment of small vernacular structures with clearly Victorian features, and a variety of Eastlake and Queen Anne influences. The post-Victorian houses are of the following styles: Bungalows, Dutch Colonials, Tudors, and Cape Cod Cottages.

1 **438 S. Detroit St.;**
**ca. 1890**

This Queen Ann features a Tuscan-columned full front porch; pedimented dormer; polygonal bay; fish scale shingles; lead glass oak entry door.

2 **451 S. Detroit St.;**
**ca. 1890**

This Victorian cottage features fluted square piers supporting corner portico; 1/1 DHS windows; a hipped roof dormer on South side; shingled gable; and a sunburst in front gable.

3 **467 South Detroit St.;**
**ca. 1875**

This Eastlake structure features an original spindled porch L-shaped with a pedimented, scrolled entry. It has corner brackets and 1/1 DHS windows and includes an Eastlake inspired porch at the rear.
4 477 S. Detroit St.; ca. 1890
This structure of Queen Ann Influence, features a projecting front gable with fish scale shingles in the pediment; 1/1 DHS windows, and a transomed entry under a curving L shaped Eastlake first story porch. A small Eastlake porch is on the interior of the L at the second story.

5 520 S. Detroit St.; ca. 1880
Gothic; features an L-shaped Eastlake inspired porch; fish scale shingles and a sunburst in the gable; brackets at the cornice line and 1/1DHS windows.

6 523 S. Detroit St.; ca. 1890
Queen Anne Influence; Gables project from the roofline supported by polygonal wings; structure also has a full front porch supported by granite columns and with a stone base; an art glass window is on the south side.

7 543 S. Detroit St.; ca. 1890
Queen Anne Influence; features a Tuscan-columned full front porch; polygonal bay under front gable.

8 625 S. Detroit St.; ca. 1900
Bungalow; Features a symmetrical plan; full front porch with mounted square piers, long 6/6 DHS windows flanking entry door; wide, flat roof dormer with 1/1 DHS windows.

9 674 S. Detroit St.; ca. 1870
Cottage; features three chimneys; fish scale shingles in front single-story gables; an Eastlake inspired pedimented porch; 2/2 DHS windows; soldiers arches at the windows.

10 708 S. Detroit St.; ca. 1870
Federal; features an L-shaped Ionic columned full front porch with a balustrade atop; entirety over a transomed and side lighted entry; structure also has limestone lintel over 2/2 DHS windows; a polygonal bay on south side.
Bullskin Trace Neighborhood

11 741 S. Detroit St.; ca. 1910
Possible Neo-Classic design; features much stone trim work, limestone lintels over the 1/1DHS windows; limestone portico with square piers and miscellaneous stone trim work at the cornice and throughout the façade.

12 761 S. Detroit St.; ca. 1860
Federal; features a transomed entry and side lights under an added Eastlake inspired front porch with sunburst; also has 6/6 DHS windows.

13 809 S. Detroit St.; ca. 1890
Colonial Revival; features an Ionic columned full front porch, the central projection of which reached a full two stories. A balustrade accompanies the single story wings of the porch.

14 885 S. Detroit St.; ca. 1870
Victorian Italianate; features a transomed entry; 1/1 and 2/2 DHS windows; incised stone hood moulds; and a mansard roofed entry portico; dentils and brackets are at the cornice line. The Thornhill family, who owned a saw and planning mill north of Xenia and who built many homes in Xenia, built the house.

15 990 S. Detroit St.; ca. 1890
Queen Anne; features a polygonal bay, a roof dormer, second story porch and entry, front gable, tower with porch, pedimented entry portico with sunburst over an oak entry door.
**Carnegie Historic District**

**History**
Xenia City Council designated the Carnegie Historic District as a local historic district on November 25, 1999. This designation was based on the significance of the neighborhood for its architecture and role in Xenia’s history. The Carnegie Historic District is located on East Church Street and East Market Street to the north and south, and Whitman Street to the West and extending into the City of Xenia’s historic East End. The neighborhood gets its name from the Carnegie Library located at the corner of Edison Blvd. and East Church St. that was commissioned by Andrew Mellon Carnegie, the famous Pittsburg industrialist. The structure represents neo-revival architecture.

The original town square that was the origin of the town Xenia included a portion of the Carnegie Neighborhood. The first expansions of Xenia were towards the neighborhood represented by the Lewis and Monroe Addition in 1839. One of the platters of this expansion is David Monroe who built his house at 246 East Market St. was well known as an Abolitionist. His house served as a “station” on the Underground Railroad. The other man who helped layout the Lewis and Monroe Addition was Daniel Lewis. Daniel Lewis was the builder of the fifth Greene County Jail in 1834. Lewis was also responsible for building the first public building in Xenia, which housed the administrative offices of the courthouse. Daniel Lewis and David Monroe were the proprietors of Old Town, a small town just north of Xenia.

The District boasts a wide representation of architectural styles: Eastlake, Classic Revival, Greek revival, Italianate, Federal, or Queen Anne. The District residents have proudly purchased plaques for their homes identifying the style of their homes and their historic names.

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1 **194 East Church St.; ca. 1906; Carnegie Library**
Neo-Classical Revival; built by William Kauffman Associate of Pittsburg, Pennsylvania and funded by famous industrialist, Andrew Carnegie. Features elaborate entablature around the windows and doorways, and Corinthian columns on the porch. The interior center room contains synthetic marble on plaster base for wainscoting and dome columns.

2 **133 E. Market St.; ca. 1850**
Federal. The symmetrical bays and 6 over 6DH windows with the hipped roof make this an excellent example of Federal style. This home has plain stone lintels over the windows and the main door. The chimney is placed centrally. There is a small-arcaded porch on the left side of the house. The structure is part of the original plat of Xenia that was laid out in 1803. This is currently used as an office.

3 **143 E. Market St.; ca. 1914**
Bungalow, designed by Prêt, Zinger and Musselman, Dayton. House has a large front porch with two columns in antis. There is an interesting cornice trim and rectilinear patterns are pressed into stucco walls and hipped overhang. Charles Carroll family purchased the house in 1928 from the original owners, the Moores, who suffered disastrous financial losses in the 1929 stock market crash. It is currently used as a Greene County Facility.

4 **151 E. Market St.; ca. 1890**
Queen Anne; features Ashlar water table. Front porch with smooth ashlar pillars and railing with decorative wrought iron. Variety of window styles. Clipped gable ends with fascia and large boards. There are two stuccoed chimneys with patterned brick work.
5 189 E. Market St.; ca. 1890
Classic Revival; Tri-gable roof; The main feature of this house is the masonry porch on the north and west elevations, with five polished granite columns. Most windows have a unique two layer lintels. A large Chicago style window with rectangular transom and beveled glass is on the north elevation and a semicircular window with Tiffany type stained glass lights the foyer from the east elevation. Frank Lloyd Wright inspiration.

6 195 E. Market St.; ca. 1900
Dutch Colonial-inspired; Gable with hip top roof. The fenestration is the house’s dominant feature. The first floor north elevation has a large prism glass Chicago style window rectangular transom and an oak door with patterned, beveled glass window. A semicircular stained glass window is on the east elevation. The front porch has 4 fluted columns with Ionic caps that support the roof.

7 204 E. Market St.; ca. 1908-1910
Gothic Renewal. The double doorway is arched with a multipaned transom and has concrete steps to the sidewalk. The front 3 windows are multipaned, stained glass gothic arched. The side-plated tower has a battlement around the top. The random ashlar exterior wall gives the church an authentic “old style” look. There are pointed arch vents on all sides of the tower.

8 231 E. Market St.; ca. 1890
Greek revival; The front façade dominated by two tiered four-columned Tuscan order porticos with skirt between first and second floors. Single light 1/1 DH windows have lug sills and lintels.

9 243 E. Market St.; ca. 1880
Colonial with elements of Greek Revival. The recessed porch is held up by 3 Tuscan columns. The porch enclosure is a white spindled railing. The attic level of the façade has 3 square windows side by side. The gabled roof is complemented by a cornice on the front façade.

10 246 E. Market St.; ca. 1860
Greek revival; features recessed truncated windows and recessed truncated main entrance with stone hood mold in central bay; has wood door with two vertical lights flanked by pilasters and leaded glass side lights and topped with leaded glass semicircular fan light. Once the home of Mr. David Monroe, owner of a furniture store and an engineer on the Underground Railroad. This house was a major stop in the Ohio Railroad and is so recognized with a historical marker.
11. 253 E. Market St.;
c. 1809
Queen Anne. Eastlake type porch on front left (North elevation). There is plain wood-
en cornice with boxed eaves. The gable has fish scale shingles. The roof has half-turret dormer, window, lintels, and plain cor-
nice. Polygonal bay on east elevation with 1/1 DH windows. There is a cupola in the center of the roof.

12. 299 E. Market St.;
c. 1880
Possible Vernacular or Crafts-
man Style. Porch wraps around façade to the east to one story rear addition. Off-center entrance door is flanked by elongated windows. Hipped roof porch with square posts.

13. 290 E. Market St.;
c. 1840
Greek revival style. Rectangular windows flank entrance under a flat roofed, one-story full façade porch. Rectangular columns on front porch. Narrow proportions and unusual scale and setback of this dwelling suggest an alternative original use.

14. 129 North Monroe St.;
c. 1860
Federal (vernacular) sturdy brick with walls running bond with headers every tenth course. Heavy simple interior woodwork complements the general sturdiness of the building. This house and the house to the north form an interesting pair of nearly identical buildings.

15. 245 E. Church St.;
c. 1890
Victorian Cottage; Front façade shared by polygonal bay with sash windows with architrave surround and a segmental porch with Eastlake style ornamentation. Wooden panel door has square multi-paned window. Roof is a front facing entrance on cross gable section. Closed-in veranda on rear of house.
## Carnegie Historic District

<table>
<thead>
<tr>
<th>House Number</th>
<th>Address</th>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>233 E. Church St.;</td>
<td>1889</td>
<td>Vernacular with Eastlake influence. Entrances on porches in first and second bays. First porch in re-entrant angle with posts, pierced brackets, bracketed frieze and flat roof. Second bay porch with turned posts, spindled railing, pierced brackets, spindled frieze and very heavily decorated pedimented gable end with returns. Majority of windows are 1/1 DHS with architrave surrounds. This building adds to the character of the district. Earl Carter worked on the railroad and he could not receive a paycheck unless he had a Xenia address, so he built this house.</td>
</tr>
<tr>
<td>17</td>
<td>227 E. Church St.;</td>
<td>1885</td>
<td>High Victorian Italianate, One-story veranda, three Ionic fluted columns, rock face railing, main door is in first bay, decorative carving, flanking pilasters, semi-circle transom. Floor length windows, decorative incised wooden pedimented surround. Second story, has the same treatment, but segmental arched window top. Cornice with brackets, and mullions interspersed. Right side-box bay, left polygonal bay, window treatment same, addition in rear entrance.</td>
</tr>
<tr>
<td>18</td>
<td>207 E. Church St.;</td>
<td>1924</td>
<td>Federal. A good example of Federal style house. The porch is held up by 2 columns topped with triangular pediments. The house has 3 bays and windows are symmetrically placed in bays. There is a porch added to the east side of the house in the 20th century. This house is on a large lot surrounded by trees. The exterior is in excellent condition.</td>
</tr>
<tr>
<td>19</td>
<td>270 E. Church St.;</td>
<td>1880</td>
<td>Eastlake. This Eastlake style house has a porch across the front façade. Original pilasters were removed. A Chicago window and 18 light panel door enhance the front. Three gabled dormers, the front dormer having scalloped shingles and decorative work at top. There is a box cornice surrounding the house and a central chimney of masonry, slightly corbelled.</td>
</tr>
<tr>
<td>20</td>
<td>236 E. Church St.;</td>
<td>1923</td>
<td>Bungalow. This is a unique one of a kind building in the area. The oval porch with Greek columns is the highlight of this building. The two windows on the façade are Palladian type. The flat roof is the only one in the area. The porch and sloped front façade have Spanish tile covering them.</td>
</tr>
<tr>
<td>21</td>
<td>229 Hayes Ave.;</td>
<td>1900</td>
<td>The front door has a broken pediment in the 3 bay front façade. There is a circular window placed in the center of the façade above the door. This is the only colonial style house in the neighborhood.</td>
</tr>
</tbody>
</table>
Downtown

Park in Xenia Towne Square

Start tour at Greene County Courthouse

3

XENIA

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History
Xenia Downtown was once a vibrant commercial and government center where Xenia residents congregated for their shopping and service needs. The railway had one of its main tracts bisecting the downtown along the east side of Detroit Street and it stopped for passengers along the way. The downtown area contained a variety of shops, homes, hotels, groceries, governmental offices and churches. The downtown streets followed a typical grid pattern with Main Street and Detroit Street as the main cross-roads. A variety of architectures lined these streets with wide tree lawns and tall majestic trees. This landscape was permanently altered with the 1974 tornado that ravaged half of the downtown area. The redevelopment of the Xenia Downtown resulted in the consolidation of parcels north of Main Street between North Detroit Street and South Church Street and out of this emerged the Xenia Towne Square Center. Fortunately, the buildings south of Main Street were spared including the some of the important governmental buildings such as the magnificent Greene County Courthouse and Xenia City Hall and this enabled the downtown to hold on to the government function. Xenia Downtown is marked by “the old” and the “new downtown” providing for the convenience of a modern shopping center and the flavor of the old traditional downtown.

1 45 N. Detroit St.;
ca. 1901; Greene County Court house;
Italian/Florentine Style. Two stone griffins guard the Detroit Street entrance and the two gargoyles are found on each side of the heavy stone building. Tower reaches 145 feet in height and it includes a four-faced clock and a 4500 lb bell. The unique design has marble stairs, arched windows and ceiling. Voted by the American Institute of Architects as one of the “Buildings Of the Century” because it has the distinction of lasting forever, having survived the 1974 tornado. It inspires civic pride with rich exterior and interior details.

2 101 N. Detroit St.;
ca. 1930; Xenia City Hall;
Art Deco building features a raised basement; projecting and recessing bays alternating with entries in projecting bays; fluting between bays and flanking entries; double glass entry doors and casement windows. Interior floors and stairs are marble. In 1990, an addition to City Hall was constructed, almost doubling the size of the original building.

3 105 Market St.;
ca. 1929; Ellis Building;
English tudor architecture. Building was used for the E.R. Bryant Ford Company. Mr. Bryant was a brother-in-law of Henry Ford. The business was sold by Bryant in 1945 to E.B. “Eddie” Ellis. In 1966, Ken Cole bought the Dealership then later sold it to Jim Gunning in 1976. The operation closed in September of 1980, having been a Ford dealership the entire time. The Ellis family continued to own the building until Greene County acquired it for its government use.

4 63 E. Church St.;
ca. 1907; Christ Episcopal Church;
The church cost approximately $8,000 to construct under the leadership of Reverend Mr. Henry J. Simpson. Architectural style is of English Gothic inspired from a church in Trowbridge, England. Arched main entrance under bell tower. Exterior is of stone and wood frame arch windows. The windows were originally stained glass, but all these except for the front windows were damaged by the 1974 tornado.

5 152 N. Detroit St.;
ca. 1833; Cornerstone Bible Church;
Formerly the First Reformed Church; The current building was dedicated on October 2, 1910. The building is of Romanesque Revival style and is made of stone exterior. There are two arch entrances to the Church and the windows have beautiful stained glass. This church was the only structure that survived the 1974 tornado in this block.
**6 123 W. Main St.; ca. 1864; Dodds Monument;**

The Dodds building features paired granite Corinthian columns. This building was designed and built for apartments in 1903 during the St. Louis World’s Fair. This building houses beautiful restored stained glass windows that once graced a chapel at Bergamo Center in Beavercreek, Ohio. The stained glass windows were crafted by F. X. Zettler Stained Glass Window Co. in Munich and they depict Saints and scenes from the life of Jesus.

**7 10 W. Main St.; ca. 1875; Allen Building;**

The Allen building was built by the former president of the Xenia National Bank, John B. Allen. There have been several businesses and law firms that have occupied this building, including the Xenia Gazette. This is a Romanesque Revival which features arched windows on the third floor. The flat roof used to have a balustrades which have long been removed.

**8 13 E. Main St. Oasis Cafe;**

Victorian Gothic architecture built in 1867 as the First National Bank (originally located on 73 S. Detroit St.) later renamed Xenia National Bank. In 1943, it expanded by building onto the lot east of the corner, with the construction matching the original 1867 structure. In 1955, the bank moved and the building became home to several restaurants, starting with Frisch’s.

**9 21 E. Main Street; Xenia Shoe & Leather;**

The western storefront has half moon windows planked by columns. The eastern storefront has squared windows, also planked by columns. Second and third floors have a 4-panel door with a transom window above for stairway lighting. This building underwent extensive façade renovation and restoration in 2006.

**10 73 South Detroit St.; Bank of Xenia;**

This is the original bank building built by John Hivling. This building is on the Ohio Historic Inventory and on the National Register of Historic Places. This is a two story, temple form Greek Revival building. The building is a pilastered rectangle with the main door centered in one end and sheltered by a one bay entrance porch. In 1832 and 1834 Ohio pioneers Simon Kenton and James Galloway sold the property to Brinton Baker, a son-in-law of John Hivling. The bank’s doors were opened on June 1, 1835. It continued to be used as a bank building until a new facility was built on the corner of Main St. and Detroit St.

**11 161 E. Main St.; Security National Bank;**

It is the site of present day Security National Bank and the forerunner of the first bank in Greene County that was started by John Hivling. The building opened in 1956. Society Bank occupied, the building and in 1984 the bank was bought out by Security National Bank, the current bank owner. The architecture represents a colonial revival style containing distinguishable features of central entrance and formal symmetry.

**12 189 E. Main St.; ca.1913; Xenia Post Office;**

Beaux Arts; building features a raised basement; 6/6 DHS windows and a Colossal Ionic pilastered projecting portico with balustrade. Entry features a transom.
Waterstreet Historic District

Park in Xenia
Towne Square

Start tour here. 

1 2 3 4

11 12 13 14

5 6 7 8

District
Historical and Architectural Tour

XENIA
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Waterstreet Historic District

History
This district was entered in the National Register of Historic Places in 1980 and is considered one of the oldest sections of Xenia. The first cabin erected within the city limits in 1804 was on West Third Street and the first schoolhouse, a one-story log cabin built in 1805 was in this district. The Waterstreet Historic District derives its name from W. Third Street, formerly called Water Street in the 1800’s. For many years, Water Street served as the southern boundary of the City and was one of the most attractive sections in Xenia.

Waterstreet Historic District is graced with a variety of architectural design reflecting craftsmanship of a by-gone era. The architecture includes post Civil War Renaissance Revival to Queen Anne design in the “Eastlake mode” and fine Old Federal styles.

1 253 W. Second St.; ca. 1875;
High Victorian by Dr. Ira W. Baldwin, an eminent regional physician. Features four bay façade with pavilion in the first two bays, entrance in the third bay. Ornamental wrought iron fence adorn the yard.

2 195 W. Second St.; ca. 1900;
Queen Anne; features two bay façade with a pavilion in the right bay. Neo-classical porch with central pediment. Imbricated shingles in the tympanum.

3 194 W. Second St.; ca. 1895;
Queen Anne features side porch with decorative column. This home features varied rooflines and variety of window and shapes.

4 102 W. Second St.; ca. 1875;
High Victorian Italianate structure. Charles Darlington imported an Austrian etched glass three-part transom over the entry. On a high stone foundation; three bay façade with entrance in the first bay; wood panel door and triple-hung windows.

5 75 W. Second St.; ca. 1865;
Eclectic; stone steps to a full-length wood porch, tongue and groove floor, upper deck supported on tuscan columns with central projection topped with wooden head. Low gabled roof, boxed cornice with frieze decorated with dentals and brackets.
The Eavey Grocery Warehouse was built by Henry Eavey in 1869. Mr. Eavey started his wholesale business here. It was the forerunner of the present Super Valu Warehouse. Good example of an old brick warehouse structure with foot-thick walls.

Queen Anne influence featuring side porch with column and decorative corner brackets; Truncated hip roof with side and front side gables; off center front side chimney.

Victorian Italianate featuring four bay façade with entrance at the first bay. Right three bays are pavilion with polygonal bay. This home was built by the Thornhill family.

Queen Anne Architecture. This house was owned by Henry Eavey and his descendants. The location of the house was convenient for Mr. Eavey’s wholesale business at the end of W. Third St. and a proper location for a wealthy Xenia family.
10 113 W. Third St.;
ca. 1890;
This is the home of Helen Hooven Santmyer, a noted author from Xenia. Some of her works include: *And Ladies of The Club* and *Ohio Town*. Recognized as a landmark during Xenia’s bicentennial year celebration and is identified by a bicentennial marker.

11 127 W. Third St.;
ca. 1840;
Victorian Italianate style noted for its beautiful detailed entry and exceptional arched and window trimmings. The house most famous resident was Jacob Baldner, the Supt. of American Cordage Co. and manufacturer of the Baldner Motor Vehicle Co., two 18th century industries.

12 169 W. Third St.;
ca. 1876;
Italianate with Eastlake Porch with turned pillars and lattice-work. Constructed of brick; highly recognized for its ornamental value. This home has seven fireplaces. Original owner was Albert Barber, early Xenia Merchant.

13 195 W. Third St.;
ca. 1904;
Georgian Revival featuring a porch with Ionic columns and arched doorway. A stained glass fanlight set back in its frame is over this entrance. Currently is the site of the Evangelical United Methodist Church building, was formerly the Xenia Theological Seminary. It was first known as Mrs. Hanna’s Seminary and was for women only.

14 255 W. Third St; ca. 1840;
with addition ca. 1870;
Late Federal and oldest building in the District; Two-story L-shaped brick house with rusticated stone foundation and a 5-bay façade; stone steps lead to a central doorway which is recessed. Windows on first and second floor are trimmed with wooden surrounds and sills. There are two inside chimneys on sides with caps. Two-story brick addition in southwest rear with chimney and frame addition with shiplap siding the brick addition. The interior of this house was completely renovated in 2007 which resulted in its conversion back to its original single-family use.

This was the site of first log cabin built in Xenia.
North End Neighborhood

Start tour at Greene County Historical Society Campus Museum

Historical and Architectural Tour

By Foot or Bicycle
www.ci.xenia.oh.us
North End Neighborhood

1 184 N. King St.; ca. 1871;
The Millen-Schmidt house by Eli Millen, a dry goods merchant. Italian Villa Style with a rock faced Romanesque porch.

2 208 N. King St.; ca. 1850;
Torrence, whose brother was famous poet Ridgely Torrence, bought the home from Andrew Baughman. Represents Greek Revival style.

3 228 N. King St.; ca. 1871;
Built by Andrew Baughman. Bought later by James Chew Family, former owner of the Xenia Gazette. Large, imposing structure with a projecting central bay featuring quoins, round headed entry. It is one of the few private homes in Greene County with elevators. It has recently been extensively renovated inside and out.

4 245 N. King St.; ca. 1869; “Dean Home”;
13-room Mid-Victorian townhouse is essentially Federal in style. Features arch main entry with matching arch windows.
5 252 N. King St.;
ca. 1890;
Beautiful example of Queen
Anne Style featuring a corner
turret over an L-shaped porch;
varied rooflines and variety of
window sizes and shapes.

6 364 N. King St.;
ca. 1864;
Victorian Italianate Style by
Samuel Patterson architect, carp-
enter and carver. This home
consists of three bays with entry
on side and a wood panel entry
doors.

7 377 N. King St.;
ca. 1905;
Built by Samuel Patterson fea-
tures Corinthian columns carved
out of oak used rarely in archi-
tecture.

8 413 N. King St.;
ca. 1900;
Four peaking rooftops above a
wide late-Victorian veranda are
notable features of this beautiful
home.

9 445 N. King St.;
ca. 1892;
Features arched porch with solid
square columns; stucco material.
North End Neighborhood

10 473 N. King St.; ca. 1853;
One of the earliest homes built on King Street. This Greek Revival has a pedimented gable with window; double entry door flanked by pilasters and topped by a transom. There are 3 doors located on the bottom floor. One of three used for entry.

11 626 N. King St.; ca. 1870;
Beautiful example of Victorian Gothic; features a central projecting bay with steep gable and smaller but as steep gables on either side.

12 498 N. Galloway St.; ca. 1898;
Mansion-like featuring a Tuscan columned projecting portico and limestone lintels, several polygonal bays and pitched and round-headed dormers and steep gables.

13 386 N. Galloway St.; ca. 1890;
Queen Anne influence featuring an Eastlake inspired porch; fish scale shingles, gingerbread trim and polygonal bay.
North End Neighborhood

14  338 N. Galloway St.; ca. 1890;
Extremely interesting cottage type structure featuring an Eastlake porch with pediment entry; round headed window with art glass under entry porch.

15  330 North Galloway St.; ca. 1885;
Victorian style home was built for the family of Lyman & Maria Garfield who came from Boston. Lyman was the superintendent of Miami Powder Mill. The home features full Victorian style porch; interior woodwork is of oak, cherry and walnut.

16  329 N. Galloway St.; ca. 1889;
Italianate structure; full front porch with transom entry door and original carved wooden door; dentils and brackets at cornice; polygonal bay on south side; arched stone hoodmolds.

17  316 N. Galloway St.; ca. 1890;
Victorian style featuring a bracketed cornice; stone lintels; and a Tuscan columned full front porch.

18  142 W. Church St.; ca. 1880;
Italianate featuring swan’s neck entry; fluted columns at entry and an east side porch; front gable in central bay over porch; stone lintels.

19  555 N. West St.; ca. 1865;
Eclectic; features a diagonal entry over a newly restored Eastlake porch; central chimney; limestone lintels over windows.
History

The East Second Street Historic District was listed on the National Register of Historic Places in 1979. According to the nomination submitted to the Interior Department, the East Second St. Historic District between South Collier and South Monroe is architecturally significant as a collection of mid-to-late 19th century residential buildings, well preserved and representative of the stylistic and workmanship quality of that time. Unfortunately, over the years, the District has suffered from lack of maintenance or inappropriate modification of the architectural features of the homes.

Start tour at 183 East Second Street. Parking is available at the Xenia Municipal Parking west of Collier St.

1 183 East Second St.; ca 1880;

Eastlake Style, once owned by John Hivling, a Xenia Merchant who built the first bank in Xenia. The main entrance to the home is off to the right side. The home has tall 4/4 double hung sash first floor widows; door and all windows have Eastlake detailed lintels and surrounds; round wooden cut-out rose vent in gable. The house has a right rear addition and gable roof with extended eaves.

2 204 East Second St.; ca 1880;

Victorian Italianate design. Features a side entrance of Eastlake style. Carved stone lintel over windows. Showes interesting ornamentations on façade and entrance.

3 209 East Second St.; ca. 1881;

Eastlake Style built for granddaughter of John Hivling and her husband John Allen, banker and Ohio legislative representative. This is one of the finest examples of Eastlake design in the state. Constructed of brick, it has a front porch with turned spindles and curved brackets. Two story side porch adorn the western side of the house. Three chimneys located L & R of center, corbelled paneled with pots. The windows are 1/1 double hung sash with head surrounds label with slip sill. The main entrance is off the centre right side.

www.ci.xenia.oh.us
4 235 East Second St.; ca. 1840;
Greek Revival; This house is also known as Eden Hall, and has recently been converted into a Bed & Breakfast. The home was constructed by Abram Hivling, son of John Hivling, at a cost of $8,000. After Abram Hivling died, the house was sold to his niece and her husband Mr. and Mrs. John Allen who bought it for their daughter Mary, who was Mrs. Coates Kinney. Colonel Kinney was a noted poet, lawyer and newspaper man who wrote the “Ode to Ohio” in 1888. Its most recent owner was Mrs. Paul (Evelyn) Cozatt who amassed valuable antique collections. After she passed away, the auction on the antique collection lasted for several days. Architecturally, there is a central doorway with three part transom and sidelights. Wooden porch on front and left side with hexagonal pillars and paneled entablature. There are thirty-two rooms on the living levels and ten rooms in the basement. On July 14, 2009, Robert and Amanda Nethercott acquired this stately mansion for their private residence.

5 272 East Second St.; ca. 1885;
Queen Anne; 2 ½ story original stone and siding. Original owner was Mr. King who owned the gun powder mills north of Xenia (Goes Station) and later at Kings Mill which is the present site of Kings Island. This home is Irregular Queen Anne with central gable and projecting side gable. The recessed 3-panel wooden door has transom and large light with a row of small lights above and below it. The second floor screened porch consists of 2 large screened windows separated by narrow wooden decorated post.
WE HOPE YOU ENJOYED EXPLORING AND EXPERIENCING OUR CITY’S HISTORY AND ARCHITECTURE.

THIS TOUR IS NOW AVAILABLE ON THE CITY’S WEBSITE FOR DOWNLOADING AT WWW.CI.XENIA.OH.US.

IF YOU HAVE ANY SUGGESTIONS OR ADDITIONAL INFORMATION THAT WE CAN ADD TO THIS WALKING AND BIKING TOUR BROCHURE, EMAIL US AT JZIEGLER@CI.XENIA.OH.US.