NPS Form 10-900
United States Department of the Interior
National Park Service

OMB No. 1024-0018

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.

RECEIVED 2280
JUL 25 2014
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

1. Name of Property

Historic name: Downtown Xenia Historic District
Other names/site number: _____
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: Within the area bounded by Church, Galloway, Third and Collier Streets
City or town: Xenia State: OH County: Greene
Not For Publication: n/a Vicinity: n/a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 _X_ 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 _X_ 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 _X_local

Applicable National Register Criteria:

_X_A ___B _X_C ___D

Barbara Powell **DSHPO for Inventory & Registration** July 21, 2014

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**

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:) _____

for Edson H. Beall 9.10.14

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	X
Public – Local	X
Public – State	
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	
District	X
Site	
Structure	
Object	

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
44	13	buildings
	1	sites
		structures
		objects
44	14	Total

Number of contributing resources previously listed in the National Register 3

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6. Function or Use
Historic Functions
(Enter categories from instructions.)
COMMERCE/TRADE / office
COMMERCE/TRADE / financial
COMMERCE/TRADE / department store
COMMERCE/TRADE / specialty store
GOVERNMENT / courthouse
GOVERNMENT / city hall

Current Functions
(Enter categories from instructions.)
COMMERCE/TRADE / office
COMMERCE/TRADE / professional
COMMERCE/TRADE / specialty store
GOVERNMENT / courthouse
GOVERNMENT / city hall
RECREATION AND CULTURE / theater
RELIGION / religious facility
VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)
MID 19th CENTURY / Greek Revival
LATE VICTORIAN / Italianate
LATE VICTORIAN / Stick / Eastlake
LATE VICTORIAN / Gothic
LATE VICTORIAN / Romanesque
LATE VICTORIAN / Renaissance
LATE 19th AND 20th CENTURY REVIVALS / Late Gothic Revival
LATE 19th AND 20th CENTURY REVIVALS / Tudor Revival
LATE 19th AND 20th CENTURY REVIVALS / Classical Revival
MODERN MOVEMENT / Art Deco
MODERN MOVEMENT

Materials: (enter categories from instructions.)
Principal exterior materials of the property:
BRICK, STONE: Limestone, STONE: Sandstone, TERRA COTTA, CONCRETE, METAL: Cast Iron, WOOD: Weatherboard

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.)

Summary Paragraph

The Downtown Xenia Historic District is located in Xenia, the county seat of Greene County, Ohio. The district is located within the geographic center of Xenia, which is situated roughly in the center of Greene County.

Xenia is approximately 16 miles southeast of Dayton, 50 miles northeast of Cincinnati, and 60 miles southwest of Columbus. The downtown area is bisected by U.S. 35 - Business Route (Main Street) in an east-west direction, and U.S. 68, (Detroit Street) in a north-south direction. U.S. 42 also traverses the downtown in a northeast-southwest direction. U.S. 35 is a 4-lane limited access highway that connects with Dayton to the west and Interstate 71 to the east. A modern 4-lane bypass has been constructed for U.S. 35 that skirts the southern periphery of Xenia.

The district is organized about the Cartesian-like axes of Main Street, which runs in an east-west direction, and Detroit Street, which is oriented in a north-south direction. The intersection of these streets forms the civic and commercial heart of the city. Xenia's late-19th century and earlier 20th century commercial and civic architecture defines the urban framework of the Cartesian grid. Public civic space and commercial buildings in continuous rows of 2- and 3-story structures with uniform setbacks form a cohesive urban downtown district.

The county's most significant civic building – the Greene County Courthouse – with its impressive scale, Romanesque styling, solid masonry cladding, pyramidal hipped roof and vertical bell tower, is located in a public square at the northeastern corner of the intersection and serves as the visual anchor of the downtown. The southeastern and southwestern corners of the intersection are punctuated by significant commercial buildings that define the corners urbanistically by being set forward to the sidewalks.

Taking their cue from these corner buildings, the adjacent commercial buildings line both sides of E. Main Street, S. Detroit Street, and the south side of W. Main Street. The commercial buildings, which are primarily 2 and 3-stories in height, line the street and form a continuous streetscape that has a general consistency in scale, setback, materials, and detailing. The buildings generally are connected and have first floor levels that are defined by glazed storefronts with a retail function and upper façades that are clad with masonry punctuated by individual or banded windows that have ornamental lintels or hoods, capped by ornamental cornices.

The commercial streetscape along E. Main Street has buildings that are primarily 2 stories in height, punctuated by larger 3-story buildings. The streetscape on the west side of S. Detroit is notable for a cohesive row of narrow 3-story buildings that are more vertical in character juxtaposed by longer façades that are more horizontal in character. The buildings that line E. Second Street and the southern end of S. Detroit Street are generally of lower scale and less connected than those buildings closer to the primary intersection and reflect the proximity to the warehousing area associated with the community's historic railroad transportation. On the opposite (northern) end of the district away from the railroad node, is the civic and religious node of the downtown with the City Hall and churches.

The district contains 60 buildings, 47 of which are contributing, and one site, which is non-contributing. Three buildings in the Downtown Xenia Historic District are currently listed in the National Register of Historic Places. The Xenia Branch of the State Bank of Ohio (Bank of Xenia) at 73 S. Detroit Street (#13) was individually listed in 1973. Two others were listed as part of the Waterstreet Historic District in 1980 – 72 S. Detroit Street (#9), and 42 W. Second Street (#61). The district abuts the Waterstreet Historic District at the southwestern edge. The district is primarily located on the east side of Detroit between Church and Third Streets, with some areas on the west side of Detroit. Significantly, the district is irregularly shaped due to post-1974 construction as a result of the path of a massive tornado which struck Xenia in 1974 and obliterated the northwestern quadrant of the downtown.

Contributing buildings in the Historic District were constructed primarily between 1870 and 1930. Styles include Greek Revival, English Gothic, Italianate, Romanesque, Eastlake and Art Deco. A significant number of buildings are of the Italianate style, with two large buildings at the main intersection constructed in the Romanesque style. The blocks north of Main and west of Detroit were completely demolished by the 1974 tornado. Mid-late 20th century development in this area is juxtaposed against the historic downtown buildings. Historic buildings on E. Main at the eastern edge of the downtown area are well separated from the historic buildings close to Detroit.

Buildings in the district are generally in good condition, although there are some vacant properties in the downtown. The district exhibits significant design integrity and general consistency in scale, setback, materials, and detailing, with the exception of altered storefronts, the introduction of non-historic materials, and post-tornado construction. Some storefronts have been modified with features that are not historically accurate. Inappropriate materials generally are limited to replacement siding and windows. More than half of the non-contributing buildings either were modified after experiencing severe damage from the tornado or were built to replace structures demolished by the storm. Most of these non-contributing buildings are located on either W. Main Street or Greene Street. The majority of the district maintains the architectural cohesion, setting, feeling and association necessary to convey a sense of historic environment.

The organization, character, and integrity of the district provide a link between the historic built environment and the historic forces and functions which shaped its development. Significant amongst these forces was the 1974 tornado, which destroyed the northwestern quadrant of the downtown. As a result of this cataclysm, late 20th-century auto based strip development was constructed immediately adjacent the downtown core. This juxtaposition highlights the impact of the tornado upon the district, and reinforces the importance and integrity of the downtown district which survived the storm.

Narrative Description

#1 – 45 N. Detroit Street (1901-02) [Photos 1-4]
Greene County Courthouse

The Greene County Courthouse is situated on a public square on the northeastern corner of the intersection of Main and Detroit Streets at the center of the urban grid of Xenia. The building was constructed in 1901-02. It was designed by Samuel Hannaford & Sons of Cincinnati and the contractor was Hennessey Brothers & Evans Co. of Chicago. The Romanesque-style structure is 3½ stories in height with a full basement and is capped by a clay tile pyramidal hipped roof. Emphasizing the importance of the building and its location at the heart of Xenia is a prominent clock tower attached to the main building at its southwestern corner. All four elevations are generally organized in a tripartite manner with central gabled projections with entrances flanked by bays with paired arched windows on three sides of the building. Other exterior features include rusticated stone base, sandstone cladding, and arched windows throughout. The Courthouse exterior is virtually unchanged since its construction. Significant features of the interior include a monumental stair with ornamental marble balustrade and vaulted ceilings

above the primary circulation space at the second floor level, where two of the three courtrooms are located. The square is primarily green space with pedestrian access to the courthouse and has numerous monuments, plaques, cannon, and a flagpole. Contributing.

#2 – 101 N. Detroit Street (1939, addition c.1990) [Photo 5]
Xenia City Hall
The Xenia City Hall is located on a corner site on the northern side of Market Street at the intersection of Detroit Street. The City Building is located across Market Street from the public square and the Courthouse, and its location reinforces the civic node at the heart of the community. The building was constructed in 1939 and replaced the City Hall/Opera House that was constructed in 1867. The Art Deco-style structure is 2½ stories in height with a full basement and has a flat roof. The primary entrances front Detroit Street (western façade) and Market Street (southern façade), and are defined by full height projecting bays. The entrance bay on the western façade has engaged fluted pilasters, curved vertical returns to the recessed face of the entrance and extended vertical glazing at the upper level, and is capped with the inscription "Xenia City Hall". The entrance bay on the southern façade has vertical curved returns at the outside edge, a stainless steel canopy over the entrance, and a fluted frieze across the top which projects above the adjacent parapets. The primary façades are symmetrical and tripartite in organization. The western façade is more horizontal in expression, with a central projecting entrance bay and two recessed connecting wings two bays in width, and is terminated by flanking projecting blocks one bay in width. The southern façade is vertical in character with the central projecting entrance bay that extends slightly above the parapets of the flanking blocks. The windows have all been replaced, and a modern addition (c. 1990) has been added to the eastern side. Contributing.

#3 – 152 N. Detroit Street (1909) [Photo 8]
German Reformed Church
This 2-story English Gothic church was constructed in 1909. The building is clad in rock-faced ashlar stone and sits on a raised foundation with water table. The nave area is topped by a deeply pitched gable roof behind a parapet wall, and the apse is covered by a hipped roof. Crenellated 2-story towers are situated at the intersection of nave and apse, and 1 has a taller bell tower. A 1-story entrance foyer extends the width of the building on the front (eastern) façade. Tudor-arched wooden entrance doors are accessed via steps on each end of the entrance. Tudor arched and rectangular windows feature tracery and stained glass. Some secondary windows are 1/1 double hung vinyl replacement. The German Reformed Church constructed this building 1 block north of its previous home at the southwest corner of Detroit and Market. A former residence to the west of the church building, with an address on Church Street, (#53) is used as office space. Contributing.

#4 -- 30 S. Detroit Street (1930-31) [Photo 11]
Kresge
This 2-story rectangular building with Art Deco styling was constructed in 1930-31. The façade is clad with running-bond buff-colored brick and has a stepped parapet wall with sandstone cap. The façade at the first floor level is asymmetrical and has 2 projecting bays at the northern and southern ends. The recessed center section has a mid-20th century aluminum storefront system

with door, and retains a pink granite base that features an ornamental grille. The sign band and enclosed storefront walls at the first floor level were covered with diagonal wood siding after 1982. The upper façade is 6 bays in width with paired windows delineated by slightly projecting brick piers. Decorative brick panels are located above the 1/1 double hung windows. The façade is capped with a pressed-metal cornice with dentil molding located just below the top of the parapet wall. This building was a Kresge 5 Cent to $1 Store from 1931 to 1980. Contributing.

#5 -- 44-50 S. Detroit Street (before 1880, façade 1911) [Photo 12]
F.W. Woolworth

This 3½-story building was constructed before 1880, and the front façade was modified in 1911. The façade at the first floor level features a partially recessed storefront clad in light red brick, aluminum storefront systems at the center and northern bays, and an angled metal storefront door at the southern bay. A cloth awning extends across the full width of the storefront level. The storefront was modified to its current appearance after 1975. The upper façade is clad with running-bond brick, and is capped with a parapet wall with white terra cotta coping and a white terra cotta projecting cornice with a decorative frieze. The windows at the upper levels are divided by 4 slightly projecting brick piers with corbelling that continue to the attic level. The façade at the second floor level has tripartite metal 1/1 windows with small panels of stacked brick and terra cotta corner blocks above the lintel. Oversized 12-light metal awning windows are located on the façade at the third floor level with continuous terra cotta bands at the lintel and sill. Above the third floor level windows are panels of stacked brick with rowlock lintels and sills and terra cotta corner blocks within the piers. The building was the home of Criterion Clothing and Woolworths from 1911 to 1927. In 1928, the interior was modified to accommodate the expansion of Woolworth's, and Criterion moved next door to 54 S. Detroit Street. The building has housed other business selling dry goods and hardware. The first telephone switchboard in Xenia was located on the 3rd floor in 1879. Contributing.

#6 -- 54 S. Detroit Street (c. 1884, façade c. 1927) [Photo 13-right]
Criterion

The 3½-story brick building at 54 S. Detroit Street features a white terra cotta façade that covers most of the upper levels of the front façade. The façade at the first floor level consists of a metal-clad storefront system with a deeply recessed wooden entrance door that is flanked by metal storefront windows. Decorative grilles are located under the storefront windows. The generally subdued character of the storefront contrasts greatly with the terra cotta cladding of the upper façade. In addition to terra cotta, the remainder of the upper façade is clad with running bond brick, and the façade is capped with a parapet wall with terra cotta coping. The upper façade is symmetrical and is 4 bays in width. The façade at the second floor level has a taller cornice with recessed panels and medallions and 1/1 metal double hung windows. At the third floor level, the façade has 1/1 double hung metal replacement windows under a projecting cornice. At the attic level, the façade features an ornamental terra cotta cornice with classically inspired detailing spanning atop square metal fixed-light windows. This building was constructed in about 1884 after a fire destroyed the Union Block. It originally was taller and had tall arched windows on the 3rd level. The current façade was installed c. 1927. Criterion Men's Clothing was located here 1924-1950, and Kingsbury Menswear occupied the building 1953-1970. Contributing.

#7 -- 58 S. Detroit Street (c. 1884, façade 1927) [Photo 13-center]
Kroger/Donges Drugs
This 3½-story building is clad with running bond red brick with contrasting buff brick accents and has a parapet wall at the front façade with slight projecting piers at each end. The painted cast iron storefront features a recessed single door with angled aluminum storefront systems and a metal hood covering a roll-up cloth awning extends the width of the storefront The upper façade is symmetrical and divided into 4 bays with outer bays narrow than those at the center. The windows at the 2nd and third floor levels are double hung with sandstone sills and lintels of soldier course contrasting brick. The windows at the attic level are divided into multiple lights with muntins. This building originally had arch top windows at the 2nd and 3rd levels. The front façade was modified in 1927. Kroger Grocery and Bakery was located here from 1904 to1930, and Donges Drugstore occupied the building from 1931 to 1994. Contributing.

#8 – 60 S. Detroit Street (1884, rebuilt 1928) [Photo 13-left]
Schmidt Grocery
This 3½-story building with Italianate features was constructed in 1884 after a fire destroyed the previous structure. It was enlarged in 1909 and rebuilt after suffering extensive damage in another fire in 1928. The wooden storefront features a recessed door and angled aluminum windows and is topped by a sign band which has small lights of leaded patterned glass. The upper façade is symmetrical with 3 bays at each level and is clad with running-bond light orange brick with darker brick and white terra cotta accents. The façade at the second floor level features a central fixed light flanked by 1/1 double hung windows with terra cotta and contrasting brick accents. At the third floor level, the façade has separate wooden round arched top fixed lights over 1/1 double hung wood windows. Lintels are soldier-coursed contrasting brick and the sill is a band of continuous terra cotta. The façade is capped with a box cornice with brackets and decorative panels at the attic level. The 1928 reconstruction was similar in style to the original building, but historic photos show that the building originally had a much larger cornice and arched windows at the 2nd level. (Historic Image 8) Schmidt Grocery was located in this building from 1884 to 1927. The building subsequently housed another grocery, a beauty shop and clothing store. The Knights of Columbus met upstairs in the building from approximately 1946 to 1967. Contributing.

#9 – 72 S. Detroit Street (1845/before 1885, façade 1931) [Photo 14]
McMillan Railroad Store
(Waterstreet Historic District- NR 1980)
This structure was originally comprised of 2 separate brick buildings - a 2½-story building that fronted S. Detroit Street and a separate 2½-story building that fronted W. Second Street and was constructed before 1885. The building fronting S. Detroit Street was the McMillan Railroad Store constructed in 1845. According to historic photos, the McMillan store was 2 stories with a side gable roof and 6/6 double hung windows. (Historic Image 7) The two buildings were combined into one structure in approximately 1930. In 1931, a new façade was installed on the Detroit Street (eastern) elevation (and returning for one bay on W. Second), featuring black glazed brick with aluminum accents and metal casement windows. In addition, the original side gable roof was replaced by a flat roof with parapet wall. The southern façade on W. Second Street was covered in running bond wire-cut buff colored brick. The architect for the remodeling

was Arthur Kelsey of Cincinnati. At the first floor level, the eastern façade features 3 storefronts that retain their historic configurations. New windows and brick cladding were added to the southernmost storefront after 1973. The center storefront has also been clad in brick, but it retains a wooden storefront and entrance door with transom. The northern storefront features an aluminum storefront and wooden entrance door. A non-original metal door to the upper level is located at the northern end of the eastern façade. The façade at the second floor level is symmetrical with 3 bays that contain 1/1 double hung metal replacement windows. The formerly black brick has been painted white, and a flat painted aluminum cornice with rivets extends across the eastern elevation and returns for 1 bay on the southern elevation. On the southern elevation at the First Floor level, there are several metal doors at the eastern end, while the western end features a wooden storefront system with recessed wooden entrance door. This elevation has metal replacement windows at the 2nd level, and a parapet wall that steps down to the west. This building has housed butchers, clothing stores, jewelers and dry goods. The McMillian Railroad Store was located in the Detroit Street building from 1845 to the 1860s. Hitchcock Jewelers occupied 68 S. Detroit Street from 1943 to 1976, and Donges Drugs was at 72 S. Detroit Street between 1900 and 1931. (previously listed in National Register)

#10 – 153 S. Detroit Street (1885-1890) [Photo 17]
This 2-story brick structure is a combination residence/store that is square in plan, with a 1-story brick addition attached at the eastern elevation, and a 1-story frame addition clad with vinyl siding and capped with a low-pitched hipped roof attached at the rear that extends around the northern elevation. The structure features a sandstone block foundation, painted brick laid in American bond, and a standing seam metal roof. The window openings have sandstone lintels and sills, and the windows are 1/1 double hung replacement. The front door opening and the storefront have been partially blocked in by board and batten siding, and some of the window openings have been enclosed with wooden siding. This building served as a double residence, a saloon, and has housed many types of businesses including a creamery, cleaners, barbers, shoe repair and restaurant. Contributing.

#11 – 129 S. Detroit Street (c. 1858, addition 1920s) [Photo 17]
This 2½-story gable-roofed structure is clad with running bond brick with American bond visible on the side elevations, and sits atop a coursed and squared rubble sandstone foundation. A 1-story front entrance area on the western façade is enclosed with board and batten siding and is topped by a hipped roof clad with wooden shingles. The projecting entrance was constructed prior to the tornado in 1974, but it was modified to its current appearance in 1975. There is one attic bay and two bays at the second floor level with window openings that were originally slightly arched, but have since been squared off with wood infill. Windows are 6/6 double hung vinyl replacements, and the openings feature sandstone sills and rowlock lintels. A loading bay door is located at the second floor level on the northern elevation above a wooden door at the first floor level. A long 1-story brick building on a concrete foundation is attached at the rear (eastern side) of the structure and has a parapet wall at the eastern end and 9-light metal framed windows. This building was a grist mill and grain storage warehouse until the early 20th century. Xenia Creamery Company operated in this building from 1909 to 1915. The structure subsequently housed auto repair and auto sales functions. Contributing.

#12 – 113 S. Detroit Street (1941, addition post 1950, façade 1978) [Photo 18]
Albers Supermarket

This building was constructed on the former site of the Pittsburgh, Cincinnati & St. Louis Railroad passenger depot and served as Albers Supermarket from 1941 to 1962. It subsequently served as a Goodwill store and a furniture and carpet store. The front façade was remodeled in 1978. The 1-story rectangular building has a small concrete block attachment on the north elevation. The main section of the building is constructed of hollow clay tile block and has a running brick façade on the front (western) elevation, which is symmetrical with 5 bays. The building was originally clad in white ceramic tile, which remains only in the sign band area. A recessed metal double door is flanked by pairs of large metal storefront windows with heavy wooden lintels and rowlock brick sills. The window openings on the front façade have been modified, and the entrance was originally flush with the front of the building. Metal multi-light windows with rowlock sills are located on the secondary elevations. The building retains very little of its appearance from the Period of Significance. Non-contributing.

#13 – 73 S. Detroit Street (c. 1846) [Photo 19]
Xenia Branch of the State Bank of Ohio
Individually listed in National Register, 1973

This Greek Revival temple-form building was individually listed on the National Register in 1973. The 2-story brick building was constructed in approximately 1846 for the Xenia Branch of the State Bank of Ohio. The Bank of Xenia was founded in 1835 and was located on W. Main Street. The individual nomination states that the bank was located in this building beginning in 1835, but recent research has shown that the bank was located on W. Main Street and that it moved into this new building when it was reorganized as the Xenia Branch of the State Bank of Ohio in 1846. The bank moved from this location in approximately 1868. The structure subsequently served as a residence and doctor's office for many years thereafter. A 2-story frame addition was added to the rear of the building between 1919 and 1931. At the time of the National Register listing, all windows were wooden 6/6 double hung. Some of the windows are now wood 6/1, and some have been replaced with 1/1 double hung vinyl. (previously listed in National Register)

#14 – 65 S. Detroit Street (c. 1850, additions 1920s) [Photo 21]

This 2-story building appears to have originally been a front gabled brick residence with a small ell at the rear. In the 1920s, a number of changes were made to the building. A side-gabled brick addition, extending north, was added to the front façade, and a 2-story brick addition enclosed the original ell shape, extending east to create a generally rectangular plan. The upper level of the front façade was modified to its current appearance. The first floor level consists of a storefront clad with a running bond brick façade and topped by a tile hip roof. There are 2 recessed entrance doors at the center, one of which leads to the second floor level. The doors and picture windows are aluminum framed. Alterations to the storefront were done prior to 1973. The front façade is recessed at the second floor level and has an integral full-width porch with fluted metal columns. It is faced with clapboard siding and has 1/1 double hung wood windows and multi-light doors behind wooden storms. A stepped parapet wall is located on the northern elevation. This building was originally a residence, and became a boarding house/hotel in the early 20th century. In the 1920s, it functioned as an automobile dealership. From the mid-

1930s to 1982, it housed utility offices – first Ohio Bell and then Dayton Power and Light. Contributing.

#15 – 37 S. Detroit Street (1840s, façade 1910, addition 1961, storefront 1975) [Photo 20]
Hivling House / Commercial Hotel

John Hivling constructed this hotel building as the Hivling House in the 1840s. He reportedly used his influence to convince the Little Miami Railroad to run its line on the east side of Detroit Street, so that travelers would have easy access to his establishment. New owners constructed a complimentary addition on the north elevation in about 1869 (see 25 S. Detroit). The combined building served as the Hivling House for about 10 years after which the two buildings were divided into separate hotels. This building operated as the Commercial Hotel until it closed in 1909. In 1910, it was acquired by the publishers of the Xenia Gazette, who modified the façade to the current Second Renaissance Revival styling. The 2-story addition to the south was constructed in 1961. The older (north) building was originally 3½ stories, but the attic level was removed at the time of the 1961 addition. The storefront was modified to its current appearance in 1975. The Xenia Gazette and other newspapers occupied the building from approximately 1911 until 1985. The façade at the first floor level of the older building echoes the arched openings and continuous limestone lintel of the façade treatment of the second floor level, but the arches are infilled. The storefront level features modern metal windows and doors. The upper façade is faced in polychromatic running bond brick and is visually divided into 3 parts by slightly projecting courses of brick that create the appearance of quoining. Windows at the second floor level have arched tops with a continuous limestone lintel and limestone keystones. The windows are paired 12-light metal casements with 6 fixed lights in the arched tops, and they sit on a continuous projecting limestone sill. Windows at the third floor level are 20-light metal casements on limestone sills and have soldier brick lintels with limestone keystones. The building has a flat roof, and the façade is capped with a parapet wall and box cornice with dentil molding. The addition has a storefront level that features modern metal windows and doors. The cornice and façade at the second floor level of the addition appear to be identical to the treatments and detailing of the older building. Contributing.

#16 – 25 S. Detroit Street (c. 1966, remodeled 2012) [Photo 22]

This building was recently modified to its current appearance. It is located on the former site of the Hivling House addition, which was later known as the Atlas Hotel, European Hotel and the Palace Hotel. The 4-story hotel building was demolished in 1963 and was replaced by a 2-story office building. The first floor level was divided into two aluminum storefront bays with a central aluminum entrance door to stairs that led to the 2nd Floor. The upper façade was clad with a mid-20th century exposed aggregate finish and had 5 aluminum-clad windows. This building was recently renovated, and currently has a painted wooden storefront system at the first floor level, and an upper façade with a running bond brick veneer, 1/1 double hung replacement windows, and a painted wood cornice with small brackets. Non-contributing.

#17 – 13-17 E. Main Street (1866-68, addition 1941, storefront 1956) [Photo 23]
Xenia National Bank

The prominent English Gothic Revival building located on the southeastern corner of the intersection of Main and Detroit Streets was constructed in 1866-68 as the location of the First

National Bank. Blackburn and Koehler of Cleveland were the architects, and Samuel Patterson of Xenia was the contractor. In 1941, the building immediately to the east of the structure along E. Main Street was demolished, and an architecturally complimentary addition was constructed. The 2½-story building is located at the southeastern corner of the most prominent intersection of Xenia and has 2 primary façades. The structure sits atop a raised limestone foundation and is clad in beveled ashlar limestone with quoining. The first level features lancet window openings with single and paired 1/1 wooden double hung windows and separate fixed-light lancet windows at the top. The 1941 addition faces E. Main Street and contains 2 bays on the second floor level and an aluminum storefront system with central entrance door topped by 4 short lancet windows with stained glass on the first floor level. At the corner, the elevation at the first floor level has been covered with vertical corrugated metal siding and contains an aluminum storefront door where there was once a pair of lancet windows. The original entrance was located at the corner and had a large door with lancet top and a quatrefoil, but it has been enclosed with metal siding to create a picture window at the corner. The changes to the corner were made in 1956 when the building was changed from a bank to a restaurant. At the second floor level, the façade retains its historic appearance, with single and paired 1/1 double hung windows with pointed arches. The frieze below the second floor level windows features incised circles. Above the second floor level is a projecting cornice with ornate brackets and a frieze with Gothic pointed arch relief detail and smaller brackets between each arch that echo the window shapes. The attic level has dormers with paired and singled pointed arch 1/1 double hung windows with elaborate hoods and window surrounds. The building is topped by a mansard roof with slate fish scale shingles, and there are paired chimney pots visible on the S. Detroit Street façade. The bank, which became Xenia National Bank in 1882, was located in this building until 1956, when it moved to the corner of Main and Collier Streets. Following the relocation of the bank, a Frisch's restaurant was located here until 1967. Since that time, the building has housed several other restaurants and two religious organizations. Contributing.

#18 – 21-25 E. Main Street (c. 1875, storefront 2006) [Photo 24]
Litt Bros.

This 3-story building clad in running-bond brick has Italianate features. At the first floor level, the façade is divided into two wood storefronts with Ionic pilasters that flank a central door that leads to the interior stairs. The western storefront has arched transom windows, and the eastern storefront has rectangular windows and wood panels that infill the transom area. Both storefront doors are single light with one sidelight. The storefront was modified in 2006, but it appears that none of the elements are original. At the upper façade, windows are 1/1 double hung with sandstone sills and continuous cast iron hoods. Windows at the second floor level are more deeply arched, while those at the third floor level are slightly arched. The façade is capped by a box cornice with arched centers, ornate brackets, and dentil molding. The upper levels and cornice retain their original features. The commercial building has been occupied by stores selling books, drugs, clothing and shoes. Litt Bros. clothing store occupied the building for over 50 years. Contributing.

#19 – 29-33 E. Main Street (1869, c.1890, storefront c. 1925) [Photo 25]
Leaman Block

This 3-story building is clad with running bond brick. Two storefronts are located on the first floor level and flank a central door that leads to a stair hall. The central door and the western storefront are topped by Luxfer glass transoms and the transom over the eastern storefront is plain glass. Both aluminum storefronts are recessed with angled windows and feature mosaic tile in the entryways. The façade at the second floor level features a symmetrical wood storefront-type treatment with 2 panels that contain large picture windows flanked by smaller windows. The panels are divided by pilasters and wood panels. The façade at the third floor level is symmetrical and has six 1/1 double hung windows with sandstone lintels and sills. The façade is capped by a box cornice with brackets, egg and dart molding and a decorative frieze. The cornice had a balustrade across the top c. 1900. The second floor level windows were modified from 6 bays to the current appearance c. 1890, and the storefront was modified c. 1925. This building housed stores selling dry goods, clothing, shoes and wallpaper. The "Colored" Masonic Hall was located upstairs 1915-1918. Contributing.

#20 – 37-41 E. Main Street (c. 1907, storefront c. 2010) [Photo 30]

This 2-story building lost its third floor level in the 1974 tornado. It was built in approximately 1907 when Jobe Brothers clothing store, which was located immediately to the east, expanded into this space. The building was constructed to match the existing Jobe Brothers store with identical fenestration on the 2nd and third floor levels. It is clad with stretcher bond brick and features a simple cornice with brackets. Non-matching brick is located near the cornice, which appears to be repair from the tornado damage. The façade at the first floor level features a wood storefront with a recessed stair hall door at the eastern end. The storefront door is recessed with a transom and sidelights, and the storefront and stairway bays are divided by decorative pilasters. The storefront retains its configuration and tile entrance from the Period of Significance, but the overall appearance does not appear to be a restoration from a previous time period. The 2nd level retains its fenestration and sandstone lintels and sills, and the windows are 1/1 replacements. This building has also served as a billiard hall, hardware store, and jewelry store. Contributing.

#21 – 45-47 E. Main Street (c.1890 & 1907, façade 1924, storefront 1955) [Photo 26]
Jobe Bros. /J. C. Penney

This 3-story brick building was originally two separate buildings. The westernmost building (45 E. Main Street) was constructed c.1890 and was the home of Jobe Bros. Dry Goods from 1891 to 1928. In 1907, the company expanded to the buildings on either side. The 3-story building at 47 E. Main Street replaced a 2-story structure built c. 1888 and was constructed with the same fenestration as 45 E. Main Street. This building served as the Johnson Department Store for a few years and then became the home of J. C. Penney, which remained in the building from 1933 to 1993. The current Neo-classical stone façade was added to the building in 1924, with Pretzinger & Musselman of Dayton serving as the architects. The storefront is symmetrical with a corrugated metal sign band that extends across the width of the façade. Aluminum storefront windows are stepped back from the sidewalk to a pair of recessed aluminum storefront doors with transom. Vertical aluminum banding is located between the 2 doors. The entrance area features square mosaic tile in a decorative pattern. The storefront system was installed as part of a major interior remodeling in 1955. The upper façade is symmetrical with 5 bays, and the

window openings appear to have been reduced for replacement casement windows. The second floor level windows are large 8-light paired casements with arched decorative lintels, and the center and outer windows have more ornate decoration. Iron railings are mounted outside each window at the second floor level. The primary (northern) façade is capped by a cornice that features dentil molding and a projecting eave. The original brick and windows of 47 E. Main Street are visible on the eastern elevation. The windows on this elevation are 6/6 double hung, with many missing glazing, and they have slightly rounded tops with sandstone sills and rowlock lintels. Contributing.

#22 – 51-57 E. Main Street (1837, storefronts 1958, 1970s) [Photo 27]
Forsman's Block
This 2-story building is clad with running-bond brick and capped with a side gable standing-seam metal roof and a plain wooden cornice with brackets. It was constructed in 1837 and was known as Forsman's Block. Originally, it had stepped parapet walls on each end, but only the western parapet wall remains. The façade at the first floor level is divided into 3 storefronts with finishes and systems from the mid-20th century era. A 1-story addition was added to the eastern end c.1958. The addition and eastern storefront, which is clad in Carrara glass panels, appear to be almost intact from the late 1950s. The center storefront is clad in wood siding, which was applied after 1975. The western storefront is clad in stucco that dates from prior to 1973. The upper level façade is symmetrical with 7 bays containing 1/1 double hung windows. The central 3 bays are taller and have wooden window hoods. The Xenia Candy Kitchen was located in the western section from 1915 to 1965, and a barber shop has been located in the eastern section since 1958. This building has also housed a distiller, a bakery, restaurants, tailors, milliners, clothing and shoe stores. Contributing.

#23 – 63-69 E. Main Street (c. 1910) [Photo 28]
This large 3-story building is clad with running bond buff-colored brick and is capped with a box cornice with dentil molding. At the first floor level is an asymmetrical aluminum storefront system with recessed door located in the westernmost section of the building that is topped by a wooden cornice and sign band. A double aluminum storefront system is located in the middle and eastern sections and is topped by a corrugated metal sign band. This storefront system is trimmed with Carrara glass panels, and has angled windows and recessed double doors that are separated by a pier. Doors to the interior stair hall are located between the western and middle sections and at the eastern end of the storefront. The opening at the eastern end appears to be partially cut into the adjacent building. The storefronts and doors are divided by wooden pilasters. The storefronts date to the Period of Significance. The upper level façade is symmetrical and is divided into a tripartite configuration by slightly projecting brick piers that are connected at the top by several rows of corbelled brick. The windows at the second floor level are tripartite with sandstone lintels, sills and mullions. At the third floor level, 2 small square windows are located within each section and are boxed together by a soldier course of contrasting brick. These fixed-sash windows have 16 leaded glass lights. This building has housed several clothing stores, a drugstore, a grocery, and a thrift store. Contributing.

#24 – 75 East Main Street (before 1885, remodel 2012) [Photo 31]
The façade of this 2-story building has been recently modified, but it appears that the current appearance is not historically based. In the early 20th century, the building had a wooden storefront with a recessed door, and an upper façade with arched windows and a decorated cornice. In approximately 1950, the cornice was removed and the entire upper façade was covered with brick without any fenestration. By 1974, a mid-20th century brick façade had been installed at the storefront level. This building currently is clad with wire-cut brick and has a simple wooden cornice. At the upper façade, replacement windows are surrounded by stack bond brick and sit atop a tall frieze with 3 square single-light fixed-sash windows. This building housed several drug stores and was the home of the "Famous Cheap Store" in the mid-20th century. Non-contributing.

#25 – 81 E. Main Street (1938) [Photo 29]
Montgomery Ward
This brick building was constructed in 1938 to replace the previous c. 1875 building destroyed by a fire in 1937. It features a cast stone veneer with Art Deco accents. At the first floor level, an aluminum storefront system incorporates a recessed central double door and mosaic tile in the entrance area. The upper level façade has a tripartite configuration as it is divided by slightly projecting piers topped by blocks with a fan motif. Each section has tripartite metal 1/1 double hung windows. Historic photos indicate that the storefront dates to the Period of Significance. Montgomery Ward occupied this structure from 1939 to 1984. Contributing.

#26 – 87 E. Main Street (c. 1856, restored 2012) [Photo 29]
Bee-Hive/Orphium Theater
This 3½-story brick building with Italianate features has a tall parapet wall with a slightly pitched gable roof. The front façade was recently renovated based on historic photographic documentation. The building had been covered by a mid-century masonry façade with non-original fenestration. The façade at the first floor level has a contemporary wooden storefront with a recessed double entrance door and is flanked by wooden pilasters at each end. The upper façade is symmetrical, and the 2nd and third floor levels each have 3 bays with 6/6 double hung wood windows and wooden window hoods. The façade is capped with a wooden box cornice with brackets above rectangular louvered vents. The renovation included the rehabilitation of the original brick façade and restoration of the original fenestration pattern at the upper levels. The parapet wall and cornice, windows and wooden window trim were all replicated based on historic documentation. This building served as the "Bee-Hive" store, which sold dry goods, china and fancy goods, from 1896-1907. In 1909, it was converted to the Orphium Theater, which occupied the space until 1952. Since that time, it served as additional space for Montgomery Ward, a thrift shop, and a dance studio. Contributing.

#27 – 78 E. Main Street (c. 1977) [Photo 33]
This building was constructed after the 1974 tornado. Non-contributing.

#28 – 68 E. Main Street (c. 1860, façade c. 1957, storefront c.2010) [Photo 32]
Millen Building

This 2-story brick building and the structure that was formerly to the east (74 E. Main Street) were known as the "Millen Building" in 1869. This building was badly damaged and the structure at 74 E. Main Street was destroyed by the 1974 tornado. The wooden storefront on the 1st level features a recessed door with octagon tile at the entrance. The façade at the second floor level is clad with non-original simulated masonry and has 3 irregularly spaced replacement windows. An exterior metal staircase is attached to the building on the stucco-covered eastern elevation. The upper level façade was updated approximately 1957, and the storefront and upper level windows were installed c. 2010. The storefront retains its configuration and tile entrance from the Period of Significance, but the overall appearance does not appear to be a restoration from a previous time period. The 2nd level of 68 E. Main Street and both levels of 74 E. Main Street served as part of the original Ohio Soldiers and Sailors Orphans Home from December 1869 until this institution moved to its current location south of Xenia in 1870. Other former occupants of 68 E. Main Street include a barber, butcher, harness maker, and wallpaper store. Contributing.

#29 – 58-64 E. Main Street (c. 1870, façade 1957) [Photo 33]
Sanz Shoes/Donges Office Building

This 2-story brick building, which replaced a frame structure that was demolished in 1869, has a non-original running bond brick façade that was installed over the original brick c.1957. The façade at the first floor level has been covered with vertical vinyl siding and elongated brick. Two aluminum storefronts flank a slightly recessed central doorway with mid-20th century wooden double doors and a transom. Originally the upper level façade had arched double hung windows, but these have been replaced by aluminum awning and vinyl windows. The building has a low-pitched hip roof that is hidden from street level behind a low parapet wall with a corrugated metal cornice. This building was the home of Sanz Shoes for approximately 50 years and also housed grocers, printers, photographers, dentists and a saloon. It became known as the Donges Office Building in 1957. Contributing.

#30 – 123 W Main Street (1905-06) [Photo 36]
Dodds Monuments

This imposing 3-story rectangular building was constructed in 1905-6 and serves as an advertisement for its occupant, Dodds Monuments, which was founded in Xenia in 1864 and is the city's and county's oldest continuously operating business. The Eclectically-styled building is framed from lumber salvaged from the 1904 Louisiana Purchase Exposition in St Louis, Missouri. The building is clad with bands of rough face limestone that alternate with flat narrow dressed sandstone blocks, and is capped with an ornamental pressed metal box cornice with modillions and dentil molding. The front (northern – W Main Street) façade at the first floor level is asymmetrical with an open staircase and breezeway that are not centered. Two picture windows with upper sashes of stained glass are located on the western end, and a small projecting bay over a wooden entrance door and picture window are located on the eastern end. The building features paired and single Corinthian columns on fluted stone bases at the 1st and second floor levels. The upper front façade is symmetrical with projecting wood-clad bays at each end. At the third floor level, the bays are joined by a balcony that creates the roof for the

recessed porch located at the second floor level. Windows are wood 1/1 double hung with stained glass in a Gothic arch pattern at the transom level. The building displays a very high degree of historic integrity. The company's original 1850s frame building is located behind the main building, and there are other support buildings located to the south and east. Contributing.

#31 – 117-119 W. Main Street (front before 1885, rear 1920s) [Photo 37]
This 2-story building is clad with running bond brick and has an ornamental pressed metal cornice with simple arched brackets. The façade at the first floor level features a wooden storefront with Eastlake-style brackets and pilasters. The store portion of the façade has a central single-light wooden door flanked by aluminum windows. The storefront openings have been partially enclosed to reduce the window size. The upper façade features include 2/2 double hung windows with openings with limestone lintels and sills. This building was used as an auto supply store and an auto dealership. The Fraternal Order of Eagles met upstairs in the late teens and early 1920s. A 1-story garage is attached to the rear of 117 W. Main and faces east. It has a stepped parapet brick wall that has been stuccoed, and 2 asymmetrically arranged overhead door openings have been partially blocked in to accommodate modern metal storefront systems. The metal 8/4 awning windows have been painted over. The rear building served as an auto repair shop in the mid-20th century. Contributing.

#32 – 85 W. Main Street (1986) [Photo 41]
The current building replaced a 1974 building that was destroyed by fire. The 1974 structure replaced a 1940s building that was destroyed by the tornado. Non-contributing.

#33 – 77 W. Main Street (c. 1975) [Photo 41]
This 1-story building replaced a 2-story building that was damaged by the 1974 tornado. Non-contributing.

#34 – 75 W. Main Street (1890-95) [Photo 38]
This 2-story building with its imposing Queen Anne/Eastlake-style cornice was constructed between 1890 and 1895. The façade at the first floor level features a cast iron storefront system, with a storefront at the eastern section and a recessed entrance door to an interior stair hall at the western end. The storefront is framed by ornate cast iron pilasters with smaller pilasters that subdivide the windows. The cast iron storefront cornice features dentil molding and a central angled section to support the bay window above. The upper façade is clad with running-bond brick and has a large wood-framed projecting bay window with a mansard roof clad in wood fishscale shingles. Windows are 1/1 double hung and are topped by multi-light transoms. Two windows with openings that feature sandstone lintels and sills flank the central bay. The façade is capped with a pressed metal box cornice, which is visually supported by large decorative pressed metal brackets, and has a pedimented raised central section with arches, grilles, fans and dentil molding. The raised center of the cornice sits atop the bay window. This building originally served as the Sintz Saloon, and has generally housed restaurants and taverns until approximately 1975, when it became a music store. Contributing.

#35 – 67 W. Main Street (1895, storefront c.1970) [Photo 39]
The 2-story building at 67 W. Main Street and the one immediately to the east (61 W. Main Street) were constructed at the same time and in the same basic style. This building is clad with running bond brick and has corrugated metal siding at the cornice level. The storefront, which dates to the Period of Significance, is covered by a non-original hip roof covered in wood shingles. The westernmost storefront is a combination of metal and wood and has a recessed single-light entrance door. The eastern storefront is recessed with a picture window and a 9-light wood door with 3-light sidelights. Decorative cast iron pilasters flank the storefronts. The windows have sandstone sills and cast iron window hoods with decorative medallions. Some of the apparently original 2/2 double hung wood window sashes remain. Some sashes appear to have been replaced with older wood sashes with different light configurations. A grocer, bicycle shop, bookstore and pawn shop have been located in this building. Contributing.

#36 – 61 W. Main Street (1895) [Photo 39]
The building at 61 W. Main Street and the one immediately to the west (67 W. Main Street) were constructed at the same time and in the same basic style. This 2-story building is clad with running bond brick and has wood shingles and cast iron-clad end blocks at the cornice level. The façade at the first floor level has a combination aluminum and wood storefront system with a recessed single-light wood entrance door and transom. The sign band is clad with vertical wood siding. A single-light wood door provides access to an interior stair hall that appears to be shared by this building and the one to the west, and is accessed by two steps up from the sidewalk. Decorative cast iron pilasters flank the storefront and stair door. The windows are replacement and the openings feature sandstone sills and cast iron window hoods with decorative medallions. This building has housed a number of businesses including grocery stores, dry cleaners, clothing stores, saloon, and a restaurant. Contributing.

#37 – 57 W. Main Street (before 1885, façade after 1974) [Photo 42]
This 2-story frame building appears to have originally been a residence. It has a side gable roof and a long gable-roofed extension attached to the center of the rear of the building. The peak of the rear gable projects slightly above the ridgeline of the side-gabled portion. The building is clad with board and batten wood siding with no fenestration on the second floor level. The first floor level features an aluminum storefront system with slightly angled windows and a single centrally-located entrance door. This building was heavily damaged by the 1974 tornado. Prior to the tornado, the second level featured vertical wood siding and two 24-light casement windows flanked by shutters. The current wood siding was added after April 1974. This building served as a saloon and lunch room for many years. Band Box Music Center occupied this building from 1955 until 1974. This building has lost its historic integrity due to the covering of the 2nd level windows and the overall lack of historic materials. Non-contributing.

#38 – 53 W. Main Street (1975) [Photo 42]
This building was constructed in 1975 to replace the previous building that was destroyed by the 1974 tornado. Non-contributing.

#39 – 47 W. Main Street (2012) [Photo 42]
Pocket Park
This narrow city park is located on the site of a building destroyed by the 1974 tornado. It was dedicated in 2012 in honor of Samuel Engilman, who had a dry goods store on this site in the early 20th century. Non-contributing.

#40 – 39 W. Main Street (1975) [Photo 42]
This concrete block building with large brick façade was constructed in 1975 to replace a building destroyed by the 1974 tornado. Non-contributing.

#41 – 25-31 W. Main Street / 10-24 S. Detroit Street (1892-95, 1935, post-1974) [Photo 40]
Allen Building
The Allen Building, the largest commercial building in Downtown Xenia, is a 3-story business block with Romanesque features that is located on the southwestern corner of the intersection of Main and Detroit Streets. The building was built 1892-95 and replaced several brick structures known as the Nunnemaker and Allen Block. The architect was Harley W. Owens of Xenia. Due to its location on a prominent corner of the most significant intersection in Xenia, the building has two primary façades. The northern façade (facing W. Main Street) has 13 bays and the eastern façade (facing S. Detroit Street) has 8 bays. The façades at the first floor level feature storefronts with cast iron columns with ornate fluted pilasters, some of which have been covered or removed. All the storefront glazing and entrance systems are aluminum, and some have recessed entrance doors. The northeast corner has a recessed angled storefront entrance that is set back under the corner of the upper levels, and the storefront in this area is covered with diagonal wood siding. Part of the sign band is finished with wood, and part is clad with Carrara glass with aluminum framing. The name "ALLEN" is spelled out in Art Deco style letters on a surface mounted metal system that is mounted onto a spandrel above a door on the W. Main Street façade that provides access to an elevator hall. Both upper level façades are symmetrical on the 2nd and third floor levels, and are clad in running bond brick. American bond brick faces the rear elevations. Slightly projecting brick piers rise from the base of the upper level façades at the second floor level to rusticated sandstone blocks, then split into rowlock and soldier course arches that frame the windows at the third floor level. Above the arches are courses of rusticated brick. Windows at the second floor level are 1/1 double hung with transoms, and the openings feature sandstone lintels and sills. The façades at the third floor level feature wood windows that are 1/1 double hung with arches in the top sash, and the openings feature sandstone sills. The building is capped with an ornamental pressed metal cornice with decorative leaf frieze and egg and dart molding. The Carrara glass and Art Deco accents were added to the building in 1935. The diagonal wood siding was added sometime after the 1974 tornado. Early occupants of the Allen Building included Citizens National Bank, grocer, drug store, bookstore, jewelry store, tailor, and a number of professional offices. Contributing.

#42 – 15 Greene Street (1868, 1931 current façade 1972) [Photo 45]
Citizens National Bank/People's Building and Savings
This building was originally two buildings that were joined together in 1972. The building on the corner of E. Main and Greene Streets was constructed in 1868 as the 2nd National Bank and was occupied by Citizens National Bank from 1915 to 1978. This building received a façade

update in 1914 and another in 1938. The building immediately to the north was constructed in 1931 and was occupied by People's Buildings and Savings 1931-71. The northern building had a mid-century metal façade installed c. 1957. In 1972, Citizens purchased the northern building and began a remodeling and expansion program. Both buildings were covered by a continuous running bond red brick façade with accents of stacked bond and soldier courses. There are no windows on either the Greene or E. Main facades. Two modern metal entrance doors are located on Greene Street. The current façade reflects the modernization of the time period, but historic photos indicate that the earlier Art Moderne façade on the south building exists under the current cladding (Historic Image 23). Contributing.

#43 – 35 Greene Street (1895 and before 1885, façade post-1974, rear building 1980s) Bijou/Xenia Theater [Photo 44]

This building complex is comprised of a narrow 1-story building at the southern end, and the southern 2/3 of the former 2-story building at the northern end. The 1-story building was constructed in approximately1890-95 and housed clothing and shoe stores. The 2-story portion was constructed prior to 1885 and housed restaurants and most significantly, the Bijou Theater from about 1911 to 1937 and the Xenia Theater from 1939 to 1986. An attached building to the east (constructed 1911, expanded by 1931) housed the actual theater auditorium, and the building facing Greene Street served as the entrance and lobby. The entrance building was damaged in the 1974 tornado. The cinema was rebuilt as a 2-screen theater after a fire in 1977, and operated until 1986. The current buff brick façade on the 2-story building on Greene Street was installed after the county purchased the building in 1989. A rear building at the eastern end of the site appears to have been constructed about 1989 and does not appear to be the former theater auditorium. The complex of buildings no longer visually conveys the historic appearance of the earlier structures. Non-contributing.

#44 – 39 Greene Street (before 1885, façade c.1980) [Photo 44]

This building was originally 2 stories and was part of the building to the south (now 35 Greene Street). It was damaged by the 1974 tornado. The 2nd story was removed and the current concrete façade with modern storefront was added in approximately 1980. Non-contributing.

#45 – 43 Greene Street (before 1885) [Photo 44]

This 2-story building with Italianate features was once part of a large 19th Century commercial block that extended approximately half a city block. It is faced with running bond brick with a stepped parapet wall on the north and south. The façade at the first floor level features a simple stone and wood storefront with single-light double doors and a pair of windows, both topped by wood framed transoms. At the upper level, arched windows are 1/1 double hung with sandstone sills and cast iron window hoods. The top of the façade, which was damaged in the 1974 tornado, has been repaired with non-matching textured brick. The cornice was torn off during the tornado and was not replaced. Except for these changes, the building retains its historic appearance. This building was the location of a lunchroom, music store, sewing machine store, and various professional offices. Contributing.

#46 – 61 Greene Street (1980s) [Photo 46]
This 3-story building that straddles a former alley was constructed in the 1980s and replaced two previous buildings. The building south of the former alley was the Citizens First National Auto Bank, and the building to the north was a 2-story brick building constructed prior to 1885. Both were severely damaged in the 1974 tornado. Non-contributing.

#47 – 69 Greene Street (1966) [Photo 46, 48]
Greene County Auditor
This county office building was constructed in 1966 and replaced an 1883 3-story brick building that had housed printers, contractors, auto dealers, and the YMCA. It is a 3 story rectangular building clad in running bond buff brick with recessed spandrels of contrasting darker brick laid in stacked bond. An aluminum storefront entrance system is surrounded by polished stone tiles and is topped by an aluminum canopy. The windows are aluminum 1/1 double hung with aluminum hopper storm windows. Contributing.

#48 – 77 E. Market Street (1969) [Photo 48]
Greene County Jail
The Greene County Jail was constructed in 1969 on the site of the previous jail that was built in 1860. It is a 3 story rectangular building with a shallow ell at the rear. The structure is clad in running bond buff brick with spandrels of contrasting darker brick laid in stacked bond. Random coursed ashlar stone with a water table extends halfway up the 1st level and flanks the main entrance door. The recessed entrance features an aluminum storefront system. The windows are aluminum 1/1 double hung with aluminum awning storm windows. Contributing.

#49 – 105 E. Market Street (1929, rear buildings c 1955) [Photo 47]
Bryant Auto Sales/Ellis Ford
The former auto dealership and garage at 105 E. Market Street is an irregularly-shaped 1-story building complex that has elements that were constructed at various dates. The front section that faces E. Market Street was constructed in 1929 as an auto dealership and features Tudor/English Revival styling. The additions behind and to the side are estimated to have been constructed in the 1950s. The front building is clad in polychromatic Flemish-bond brick with half-timbering and a decorative brick pattern in the gable ends. Luxfer glass transoms are located above the storefront windows in the sign band, and some panels have awning windows. The 2-story front entrance has an aluminum storefront system topped by a pair of 8-light metal casement windows and a wrought iron balcony. Aluminum storefront systems flank the entrance and return along the western elevation. The former garage door openings on the east side of the front elevation have been partially enclosed with wood siding and concrete block. The building has a flat roof with gable-roofed sections at the edges. The gable roof continues on the western elevation to a parapet wall that divides this section from the garage area to the rear. The secondary elevations have overhead and regular doors and multi-light metal casement windows. Other than the partial enclosure of the garage doors and the non-original aluminum storefront systems, this building has had very little alteration. Bryant Motor Sales was the original occupant, and Ellis Ford was here from the mid-1940s to the mid 1960s. Contributing.

#50 – 133 E. Market Street (c. 1860) [Photo 49]
First Baptist Church Parsonage
The building is a 2-story rectangular building capped with a hipped roof. A 1-story brick and frame addition with an asymmetrical gable roof is attached at the southern and eastern elevations. Walls are painted brick laid in American bond. The front (northern) façade has 3 bays with the entrance door in the westernmost bay. Windows are 1/1 double hung vinyl and 6/6 grilles, with sandstone lintels and sills and non-original shutters. The Greek-Revival entrance features a slightly recessed entrance door with pilasters that divide the sidelights from the transom. The L-shaped addition wraps around the eastern elevation to create a hipped roof side porch with decorative trim, and porch columns mimic the pilasters at the front entrance. This former residence was presented to the First Baptist Church for use as a parsonage in 1873. It remained the parsonage until 1951, when a new church residence was constructed. The building has since been used as a residence, beauty salon, and various professional offices. Contributing.

#51 – 63 E. Church Street (1907) [Photo 50]
Christ Episcopal Church
Christ Episcopal Church, constructed in 1907, is located on Church Street at the northern end of the district. The Gothic Revival-style structure is 1½ stories in height with a full basement and has a steep pitch gable roof with ridge perpendicular to the primary (northern) façade which fronts Church Street. A crenellated bell tower is attached to the structure at its northwestern corner, and it has a painted wood door with Gothic arched top as the primary entrance to the church. The façades are generally organized in a tripartite manner with bays of three windows capped with Gothic arches flanked by buttresses. Other exterior features include a continuous rusticated stone base with smooth faced water table, rough stone cladding, corbelled frieze at the front façade, stone accent bands along the tops of the side elevations, and projecting gabled transepts at the rear of the church. Contributing.

#52 – 63 E. Church Street, rear (1960) [Photo 50]
Christ Episcopal Church Parish House
The gable-roofed Parish House was constructed in 1960. It is clad in wire cut brick and has an enclosed shed-roofed porch. Windows are horizontal slider and tripartite with diamond mullions. Contributing.

#53 -- 45 W. Church Street (1956) [Photo 51]
Church Office
This 1-story front gable Ranch-style house has a separate front gable attachment and a converted attached garage. The building is clad with running bond polychromatic brick and has paired and single 1/1 double hung vinyl windows. The original 3-light front door is accessed by an integral porch with decorative metal porch posts. This house was constructed in 1956 and originally served as the parsonage for Cornerstone Church (formerly the German Reformed Church, #3). The house was converted to church offices in the late 1960s. Contributing.

#54 – 26 E. Second Street (c 1925) [Photo 52]
This 1-story building is faced with running bond brick that has been painted and has a stepped parapet wall on the front façade. The primary (southern) façade is symmetrical, with 2

storefronts. Aluminum storefront windows feature angled windows adjacent recessed centrally-located doors with transoms. Xenia Mercantile Co. was located here from 1927 to 1933. The building has also housed barber shops, a jewelry store, an infant clothing store, and a religious bookstore. Contributing.

#55 – 32 E. Second Street (before 1885) [Photo 54]
This 2-story frame structure was originally a dwelling. In the late 1880s, it was a 2-story building with a 1-story addition at the rear. Between 1890 and 1895, an entrance and corridor to the addition were added to the western elevation. The building appears to have been subdivided into residential and retail space between 1901 and 1910, but it subsequently functioned as two residences. The building is clad with vinyl siding, and aluminum soffit has been attached to the front gable roof on the front façade. The front façade features two wooden entrance doors that share a common stoop and hood. An additional wooden door to the side corridor is located at the western end of the front façade. The windows are wooden 1/1 double hung with wood casings. The foundation appears to be rubble. Except for the vinyl siding and aluminum soffit, all materials appear to date to the Period of Significance. Businesses that have previously located here include a veterinarian, jewelry store, and dressmaker. Contributing.

#56 – 66 E. Second Street (c. 1920, 1963) [Photo 55]
This 1-story brick building was constructed in approximately 1920. It has a stepped parapet wall with a long front-gabled roof section extending behind the parapet. The front façade is clad in painted running bond brick with sandstone quoining. An overhead door opening has been partially enclosed with board and batten siding. The opening has a single garage door with a shed-roofed hood. A 1½-story concrete block garage (built in 1963) is attached to the eastern elevation, and has a wooden entrance door and two oversized roll-up doors. Fifer Livery and Feed was at this site for over 40 years, until approximately 1918. The building has housed several auto repair garages, including the Montgomery Ward tire and auto department. It has also functioned as a saloon and billiard hall. Contributing.

#57 – 78 E Second Street (c. 1900, façade 1960s) [Photo 53]
This complex features a brick-clad mid-20th century style façade on the southern side that spans a 2-story brick building on the eastern end, and a 1-story brick building on the western end. The front façade features a continuous flat aluminum canopy and a modern metal storefront system with double entrance doors. The wall adjacent the entrance is covered with simulated masonry, and there is a decorative concrete block screen wall at the western end. The 2-story section was originally two gable-roofed buildings adjacent Whiteman, and evidence of the original fenestration pattern is still visible on the eastern elevation. Part of the southernmost 2-story building appears to have been removed to make room for a parking lot at the front. The buildings have housed a meat market, livery stable, barber, and warehouse. A garage and "auto laundry" were located here in the 1930s. The building served as a laundry/dry cleaners from 1946 to 2009. Contributing.

#58 – 59 E. Second Street (c. 1957) [Photo 58]
This symmetrical 1-story concrete block structure was constructed in approximately 1957 on the site of a former dwelling, and has a front gable roof with vertical wood siding in the gable end.

The front (northern) façade features a stacked brick wall with sandstone cap that extends the width of the building, and has an aluminum storefront system with a recessed single entrance door. This building has served as an auto parts store. Contributing.

#59 – 45 E. Second Street (1930) [Photo 56]
Cussins & Fearn Hardware
This symmetrical 1-story brick building was constructed in 1930 on the site of a former residence. It has a front gable roof and a stepped parapet wall with a central elevated peak at the northern elevation. The parapet wall returns at the eastern and western elevations and continues for a few feet. The front (northern) façade is clad with polychromatic running bond textured brick with rowlock courses that delineate the sign band. This façade has a metal storefront system with angled windows and a recessed central double door. The transom has been enclosed. This building housed Cussins & Fearn Hardware from 1930 to 1962, and subsequently served as an auto body shop, a furniture store, and a Harley-Davidson dealership. Contributing.

#60 – 21 E. Second Street (c. 1924) [Photo 57]
This building was constructed in the mid-1920s after a 1921 fire consumed McClellan Hospital that was located on this site The building is a 1½ story frame structure topped by a hipped roof with garrets, is clad in vinyl siding, and has 1/1 vinyl windows. A recessed wooden entrance door with sidelights is located on the E. Second Street façade and is accessed by a small concrete porch with metal railings. Very little of the original materials remain. It served as a doctor/dentist office throughout the period of significance. Non-contributing.

#61 – 42 W. Second Street (c. 1850, 1938) [Photo 59]
(Waterstreet Historic District 1980)
This building was a three-family residence until it was converted into a lodge hall for the Fraternal Order of Eagles in 1938. The 2-story brick building has a side gable roof and is clad with a running bond brick facade. The front façade has 8 bays with 1/1 double hung windows on sandstone sills and soldier course lintels. A deeply recessed entrance features double wood panel doors with short lights at the top, and a 6-light transom spans the opening. The entrance features a Colonial-revival style door treatment with a broken pediment and fluted pilasters. A 2-story brick addition with a flat roof is attached at the rear. The 1938 remodeling included the rear addition, new brick façade on the front, and the door treatment. The Eagles occupied the building as a lodge 1938-1962. (previously listed in National Register)

List of Resources

Of the 47 contributing resources, 3 have been previously listed.
* Individually listed, 1973
** Listed as part of the Waterstreet Historic District, 1980

No.	Address	Contributing	Non-contributing
1	45 N. Detroit, Greene Co. Courthouse	X	
2	101 N. Detroit, Xenia City Hall	X	
3	152 N. Detroit, German Reformed Church	X	
4	30 S. Detroit, Kresge	X	
5	44-50 S. Detroit, F. W. Woolworth	X	
6	54 S. Detroit, Criterion	X	
7	58 S. Detroit, Kroger/Donges Drugs	X	
8	60 S. Detroit, Schmidt Grocery	X	
9	72 S. Detroit, McMillan Railroad Store **	NR	
10	153 S. Detroit	X	
11	129 S. Detroit	X	
12	113 S. Detroit, Albers Supermarket		X
13	73 S. Detroit, Xenia Branch, State Bank of Ohio *	NR	
14	65 S. Detroit	X	
15	37 S. Detroit, Hivling House/Commercial Hotel	X	
16	25 S. Detroit		X
17	13-17 E. Main, Xenia National Bank	X	
18	21-25 E. Main, Litt Bros.	X	
19	29-33 E. Main, Leaman Block	X	
20	37-41 E. Main	X	
21	45-47 E. Main, Jobe Bros./J. C. Penney	X	
22	51-57 E. Main, Forsman's Block	X	
23	63-69 E. Main	X	
24	75 E. Main		X
25	81 E. Main, Montgomery Ward	X	
26	87 E. Main, Bee-Hive/Orphium Theater	X	
27	78 E. Main		X
28	68 E. Main, Millen Building	X	
29	58-64 E. Main, Sanz Shoes/Donges Office Building	X	
30	123 W. Main, Dodds Monuments	X	
31	117-119 W. Main	X	
32	85 W. Main		X
33	77 W. Main		X
34	75 W. Main	X	

35	67 W. Main	X	
36	61 W. Main	X	
37	57 W. Main		X
38	53 W. Main		X
39	47 W. Main (city park site)		X
40	39 W. Main		X
41	25-31 W. Main / 10-24 S. Detroit, Allen Building	X	
42	15 Greene, Citizens National Bank/People's Building and Savings	X	
43	35 Greene, Bijou/Xenia Theater		X
44	39 Greene		X
45	43 Greene	X	
46	61 Greene		X
47	69 Greene	X	
48	77 E. Market, Greene County Jail	X	
49	105 E. Market, Bryant Auto Sales/Ellis Ford	X	
50	133 E. Market, First Baptist Church Parsonage	X	
51	63 E. Church, Christ Episcopal Church	X	
52	63 E. Church, rear, Christ Episcopal Church Parish House	X	
53	45 W. Church, Church Office	X	
54	26 E. Second	X	
55	32 E. Second	X	
56	66 E. Second	X	
57	78 E. Second	X	
58	59 E. Second	X	
59	45 E. Second, Cussins & Fearn Hardware	X	
60	21 E. Second		X
61	42 W. Second **	NR	

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.)

- [x] 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.
- [x] 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
- [x] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
COMMERCE
POLITICS/GOVERNMENT
OTHER: NATURAL DISASTER

Period of Significance
1837- April 3, 1974

Significant Dates
1845
1960
April 3, 1974

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Samuel Hannaford & Sons
Hennessey Brothers & Evans Co.
Blackburn & Koehler
Patterson, Samuel N.
Owens, Harley W.
Pretzinger & Musselman

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 Downtown Xenia Historic District meets National Register Criterion A at the local level of significance. The district is significant under Criterion A as it represents the civic and commercial development of an inland county seat during the 19th and early 20th centuries. The Downtown Xenia Historic District qualifies under National Register Criterion C as a "significant and distinguishable entity whose components may lack individual distinction;" overall the historic district reflects the building patterns and types, materials, and styles associated with 19th to mid-20th century commercial and governmental history and development relating to the commercial center of this county seat. Additionally, the historic building fabric that survived the 1974 tornado reflects the impact of a major catastrophic natural disaster upon the built environment of an historic downtown area. Therefore, it meets Criterion A for its "association with events that have made a significant contribution to the broad patterns of our history." National Register Criterion Exception G applies to the Downtown Xenia Historic District as sufficient historic perspective exists to evaluate the exceptional significance of the April 3, 1974 tornado that hit Xenia by its severity, overall impact to the community, and comparison to other catastrophic weather events in Ohio and the nation.

The town of Xenia was founded expressly for the purpose of serving as the county seat of Greene County, and its early development was strongly influenced by governmental activities. Since residents traveled to the town to do business with the county, businesses sprang up around the courthouse to serve travelers as well as local residents. The construction of railroad lines through the city opened new markets for manufacturing and agricultural products. Increased transportation capabilities caused a boom in commercial activity and development in the city that lasted until the Great Depression. The mid-20th century auto-based culture led to an increased population in Xenia as improved vehicular access enabled the community to easily become incorporated into the post-World War II expanded Dayton metropolitan area. However, the ascendance of the automobile also softened the retail market of the downtown commercial core in the mid-20th century and contributed to a reduction in downtown commercial development that continued through the end of the Period of Significance.

The civic and commercial development of Xenia is typical of a county seat in a rural setting in Ohio from the 19th to the mid-20th century. What is atypical, however, is the effect of a catastrophic tornado that tore through Xenia in 1974. The tornado caused massive damage throughout the city and destroyed the northwestern quadrant of the historic downtown. The tornado and its aftermath had a profound effect on the built environment of the downtown area.

The Period of Significance for the Downtown Xenia Historic District reflects the growth of government and commerce in Xenia's downtown, from 1837, the date of its oldest extant building, to April 3, 1974, the date of the catastrophic tornado that tore through the city. Although the tornado occurred less than 50 years ago, the effect of the disaster on Xenia's built environment -- and especially upon the historic city center -- was profound. Nearly the entire

northwestern quadrant of downtown, as well as many other historic buildings adjacent the downtown, were damaged or destroyed. Since the tornado markedly affected the appearance and boundaries of the historic district, it is an appropriate end date for the Period of Significance.

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

Note: Xenia has undergone address numbering changes twice in its history. A partial renumbering occurred in 1887, and a complete renumbering occurred in 1962. Addresses are given as they were at the time being referenced, with current numbers (if the building is still extant) in parenthesis.

In 1803, a location near the geographic center of the newly formed Greene County, Ohio was chosen to erect a county seat. The new town was named "Xenia," which signifies hospitality in Greek. A public square was laid out between the current N. Detroit, E. Main, Greene, and Market Streets. This civic landscape feature became the center of the early town and the focal point of development in Xenia's first few decades of existence. The initial county buildings were located outside Xenia, but the courthouse and jail were relocated to the public square in 1804. A new courthouse was built in 1809, and in 1843, it was replaced with a 2-story Greek Revival temple front brick building with four Ionic columns and a tall cupola with clock. (Historic Image 1) New county offices and a new jail were constructed in the 1830s. The city built a market house and a firehouse on the square by 1840.

Businesses sprang up around the public square to serve not only residents of Xenia but citizens who traveled to Xenia to conduct business with the county. Commercial concerns that were established during Xenia's era of early development included hotels, taverns, and retail stores. Of 31 businesses listed in an 1839 directory, 15 were located adjacent the public square, and another 8 were located on Main Street to the east of the square. There were almost no businesses listed on Detroit Street south of the corner of Main and Detroit Streets. The first store in the downtown area was opened on E. Main Street in 1805 by James Gowdy. In 1813-14, James Galloway, Jr. constructed a 2-story brick building known as Galloway's Corner on the northwestern corner of Main and Detroit Streets. (Historic Image 2) This was the first corner to be developed commercially at the main intersection of town, and the building remained in use until the mid-1890s. John Hivling owned a group of commercial buildings on the southeastern corner of Main and Detroit Streets. He organized the Bank of Xenia, which was the first bank in Greene County, in 1835.

In 1856, Samuel Wright remembered the town as it appeared when he arrived in 1811. Xenia was described as "a little stumpy, struggling village" (Robinson 110) with dirt streets and two permanent ponds on Main Street. The town had two brick and six frame buildings, and all the other structures were of log construction. After the first few years, new commercial buildings were more likely to be brick or frame construction, as at Galloway's Corner. Log buildings were gradually replaced, and by the 1830s, commercial buildings were usually two-story brick or

frame structures with a side gable roof, as seen in Forsman's Block (#22, Historic Image 12), built 1837 on E. Main Street.

Despite being an inland town with no access to a navigable waterway, the town grew slowly but steadily. Xenia was located on the Bullskin Trace (now Detroit Street), which led from the Ohio River north to Urbana. In 1807, the Trace became Ohio's first official highway, the Xenia State Road. Xenia was incorporated as a town by order of the state legislature in 1817. A gazetteer from 1819 describes Xenia as containing 11 stores, 3 churches and a school, with a population of about 600. (Kilbourne 162-3) By the 1830 census, Xenia had grown to about 919 residents. (Xenia Chronology) In 1834, it was incorporated as a city. By 1840, the population had grown to 1406. (Xenia Chronology) Xenia was reported as having 10 stores, 1 bank, 3 taverns and 4 churches in 1841. (Jenkins 485-6) However, Xenia would grow rapidly upon the arrival of the railroads.

The coming of the railroads, beginning in 1845, opened up markets for both manufacturers and farmers. The Little Miami Railroad opened a route between Cincinnati and Xenia in 1845, and the line was extended to Springfield the next year. In 1850, the Columbus & Xenia (C&X) line connected Xenia with the state capitol. Since many other towns did not yet have railroad service, residents from other areas travelled to Xenia by stage, often staying overnight, in order to catch the train to Columbus or Cincinnati. The Dayton & Western (later Cincinnati, Hamilton & Dayton) and the Dayton, Xenia & Belpre also constructed lines through Xenia in the 1850s. By 1870, all the lines through the city were part of the Pittsburgh, Cincinnati & St Louis Railway system, which later became part of the Pennsylvania Railroad.

The location of the Little Miami line was a point of great contention in Xenia. John Hivling was able to persuade the railroad to run the line on Detroit Street, reportedly so that it would be close to his new hotel, the Hivling House. (#15) Ryan Gowdy deeded property at the southeastern corner of Detroit and Second Streets to be used for a station, with the condition that all trains must stop at that location. A combination hotel and station was also constructed south of town. In order to retain the former Gowdy property, the trains made stops at both stations in Xenia. This "in-town" depot benefitted local businesses, especially those in close proximity to the station.

Greene County profited from the railroads in other ways as well. The county purchased railroad bonds and was able to pay for many public improvements with the profits. The mail was carried by stagecoach prior to the railroads. In the early years, mail was received only once a week, but by 1845, there were daily mail stages stopping in Xenia. The railroads allowed Xenia to receive mail twice a day.

New stores and businesses were established to cater to traffic generated by the railroads. Other existing businesses were enlarged or moved closer to the rail lines. Commercial development shifted to Detroit Street from the Main Street corner south to the southern railroad depot. The Nunnemaker Block (later the Nunnemaker & Allen Building) was constructed c. 1846 on the southwestern corner of Main and Detroit Streets. Michael Nunnemaker operated a store and later was in a banking partnership with his son-in-law, John B. Allen, at this location. In 1845,

J.C. McMillan established the McMillan Railroad Store at the northwestern corner of S. Detroit and E. Second streets. (#9, Historic Image 7) In 1846, the Bank of Xenia was reorganized as the Xenia Branch of the State Bank of Ohio. At that time, the bank moved from its original location on W. Main Street to a Greek Revival temple-form building at the northeastern corner of Detroit and Second streets. (#13, National Register 1973)

Several other new brick commercial buildings were constructed on both Detroit and Main Streets, often replacing smaller shops with multi-story, multiple-occupant buildings. In 1856, David and Eli Millen built a new dry goods store with Italianate styling on the southwestern corner of E. Main and Whiteman Streets. (#26) The brothers also constructed a building at 68 W. Main Street (#28) in approximately 1860. A flour mill (#11) was constructed c. 1860 on the east side of S. Detroit Street, immediately south of the "in-town" railroad depot. Several businesses located near the railroad lines for ease in the loading and unloading of goods. By the late 1800s, S. Detroit Street businesses included lumber yards, a planning mill, a grist mill, a pottery manufacturer, and a shoe factory.

The increase in transportation capacity created a boom in Xenia. The population in 1850 was 3,021, more than double the count of 1,406 in 1840. (Xenia Chronology) By 1860, the population had grown by another 50% to 4,658. (Xenia Chronology) The town had 6,377 residents in 1870 and 7,026 people in 1880. (Xenia Chronology)

With the significant growth of the community that followed the completion of the railroads, new banks were established in the Xenia commercial district in mid-19th century. The Second National Bank was organized in 1864 and was located at the northeastern corner of Main and Greene Streets. (Historic Image 21) It closed in 1888. The Bank of Xenia was organized in 1869 and was located in the Nunnemaker and Allen Building on the southwestern corner of Main and Detroit Streets. It closed by 1875.

In the late 1860s, the southeastern corner of Main and Detroit Streets was the first corner to be redeveloped following the Civil War. In 1865, the property at the corner was sold from the estate of John Hivling, who had owned a store, hotel, and other commercial buildings at that location. The Xenia Branch of the State Bank of Ohio, which was reorganized as the First National Bank, constructed an imposing English Gothic Revival-style building at the southeastern corner of Main and Detroit Streets in 1868. (#17, Historic Image 4) Blackburn and Koehler of Cleveland were the architects. The new owners of the Hivling House (#15) purchased the lot south of the bank and constructed an addition to the hotel that was located on the lot immediately to the south. (Historic Image 5) The two buildings served as the Hivling House until about 1880, when they were split into two separate hotels. The original Hivling House building served as the Commercial Hotel until it closed in 1909, and the addition operated as a hotel under various names until its demolition in 1963.

As the county and city grew, there was an increased need for governmental facilities. In the 1850s, the market house and firehouse on the public square were removed by the city. An iron fence was installed around the courthouse in 1856 and was later expanded to include the entire public square. A 2-story brick addition was added to the rear of the courthouse in 1875.

(Historic Image 1) In 1860, the location of the county jail was moved from the public square to the south side of Market Street between Greene and Whiteman Streets. In 1867, the city of Xenia constructed a City Hall and Opera House on the east side of N. Detroit Street. (Historic Image 19)

Additionally, the railroads contributed to the development of industry and commerce in Xenia, especially after the end of the Civil War. Xenia became known as a center for the twine and cordage industry. The Hooven & Allison Cordage Company was formed in 1869. Initially, twine was produced by hand, but the process was mechanized in 1876 on the recommendation of R. A. Kelly. In 1859, brothers George and Andrew Dodds, natives of Scotland, established A & G Dodds marble company in Yellow Springs. The brothers moved the business to Xenia in 1864. They dissolved their partnership in 1867, but George continued the business. The company is the oldest continually operating business in Xenia, and Greene County, and it is located on W. Main Street, where it is currently operated as Dodds Monuments. Allison, Eavey & Carson was a wholesale grocery business in the 1870s, and Henry Eavey continued in the business as Eavey and Co. until his death in 1918. John Ewing had a dry goods business from 1838-1861. Hutchinson & Gibney founded a dry goods business on N. Detroit Street in the 1860s. McDowell & Torrence Lumber was established on S. Detroit Street in 1869. James Allison initiated the production of artificial gas in Xenia, which was manufactured in the city from the mid-1840s until approximately 1906.

The effort to establish a home for Civil War orphans in Xenia began in the summer of 1869. During the fall of 1869, several orphans were being cared for in the Millen Building (#28) on E. Main Street in Xenia. By January 1870, there were 81 children in the care of the Home. In 1870, the state assumed the responsibility for the orphans' care and established the Ohio Soldiers and Sailors Orphans Home at a large facility south of the Xenia city limits. The Home operated until 1995.

Population growth in Xenia varied greatly from decade to decade in the years between 1880 and 1930. In the 1880s, the count grew by a mere 275, but in the 1890s, the population increased by more than 19% as 1,395 residents moved into town. Growth during the first decade of the 20th century was again very slow, with an increase of only 10 people from the 8,696 counted in the 1900 census. Between 1910 and 1920, the population increased 404 persons to a total of 9,110 residents. Another large increase occurred during the 1920s, when the population of Xenia grew over 15% to 10,507. (Xenia Chronology)

During the late 19th and early 20th centuries, significant public and infrastructure improvements were completed in Xenia. The city began a sewage system in 1900 and initiated construction of a sewage disposal plant in 1915. Street paving began in the early 20th century. By approximately 1908, Main, Detroit and Market Streets had been paved with brick, and Second Street was paved with asphalt. In 1879, Lewis H. Whiteman brought the first telephone system to Xenia. The switchboard was located on the 3rd floor at 22 (now 44) S. Detroit Street. (#5) By 1915, the Central Union Telephone Company (Bell system) was located on the northwestern corner of Main and Whiteman Streets. The Springfield-Xenia Telephone Company was located on the southwestern corner of the same intersection. Until the early 1920s, most businesses had

phones with both phone companies. By 1924, Ohio Bell was the only telephone company in Xenia. The Dayton Power and Light Company received a franchise from the city and installed the first electric lights in 1890. Natural gas was brought to Xenia by the Ohio Fuel Supply Company in 1905.

In the early 20th century, transportation service expanded to provide more numerous travel options between downtown Xenia and surrounding communities. Interurban railway lines were operating between Dayton and Xenia by 1900, and a line from Xenia to Springfield was opened in 1902. The Dayton, Springfield & Xenia Southern Railway and the Springfield & Xenia Railway both had their passenger stations at 28 N. Detroit Street. Interurban service continued until 1937. A local electric trolley line known as the "Dinky" by residents first transported passengers in 1897. The route started at the Ohio Soldiers & Sailors Orphans Home south of town and ran on S. Detroit Street to Market Street, where it turned west and continued to Dayton Avenue and made a stop at the county infirmary. Eventually, the line was extended along Dayton Avenue (Dayton-Xenia Road) to Lucas Grove. The "Dinky" made its last run in 1926. Regional bus lines began service to Xenia by the mid-1920s, and by 1930, two bus lines were serving the community. The Dayton & Xenia Motor Bus Line had its station on N. Detroit Street, and the Dayton, Xenia & Wilmington Motor Line was located on W. Main Street.

In the late 19th century, the courthouse suffered from deterioration, and in 1900, a state inspector condemned the structure. The old courthouse was torn down, and rooms were rented throughout the downtown to house county offices during the construction of the new building. The columns from the old courthouse were salvaged and relocated to the entrance of Woodlawn Cemetery. The architect for the new courthouse was Samuel Hannaford & Sons of Cincinnati. Samuel Hannaford was a prominent and prolific architect who was in practice from 1857 until 1904, primarily in Cincinnati and the surrounding areas. In addition to residences, he designed numerous public and commercial buildings including hotels, department stores, schools, hospitals, libraries, meeting halls, and churches. Among his most lauded works are the Cincinnati Music Hall and Cincinnati City Hall. In addition to the Greene County Courthouse, his firm designed the courthouses in Washington and Monroe counties in Ohio, and in Vigo County, Indiana. The contractor for the new building was Hennessey Brothers & Evans Co. of Chicago. The cornerstone for the courthouse was laid in March 1901. Construction was complete and the courthouse was in use by August of 1902. (#1) The Xenia city building was remodeled to add an additional story in 1880. (Historic Image 20)

During the period between 1875 and 1930, downtown Xenia began to take on its modern appearance. Three of the four corners at the primary intersection of Main and Detroit Streets experienced new construction at this time. The 3-story Romanesque-style Allen Building (#41, Historic Image 9, 10), on the southwestern corner, was completed in 1897 at the behest of banker John B. Allen. It replaced the former Nunnemaker and Allen building that was constructed in the 1840s. The Chateauesque Steele Building was completed in 1897 by J. B. Steele, an investor in Hooven & Allison, on the northwestern corner. (Historic Image 11) As noted above, the new 3½ story Romanesque courthouse with clock tower (#1) on the northeastern corner replaced the 1843 structure. (Historic Image 1) During this time, many pre-Civil War buildings were replaced with 3-story brick structures, and others were remodeled and updated with new façades.

Styling was primarily Italianate, with arched windows and large box cornices. Other buildings featured Eastlake, Renaissance, Romanesque, Neo-classical and Art Deco elements. The Litt Bros. building (c. 1875), at 21-25 E. Main Street (#18), features Italianate styling. Eastlake styling is evident on the building at 75 W. Main Street (#34), constructed 1890-95. Several buildings were updated with new façades, including the Neo-classical façade (1924) on the Jobe Bros. / J. C. Penney building at 45-47 E. Main Street (#21) and the Second Renaissance Revival façade (1910) on the former Commercial Hotel building at 37 S. Detroit Street (#15). With its ornate façade clad primarily with Indiana limestone, the imposing Dodds Monuments building at 123 W. Main Street (#30, Historic Image 17) was built not only to house the company but also to serve as an advertisement for the Dodds' masonry business.

The new construction in downtown Xenia during this era reflected the evolution of needs and desires of residents. Changes in technology and transportation prompted new businesses to appear and old ones to die out. Increased leisure time fed the desire for entertainment and recreation. Two older buildings were converted into motion picture theaters – the Orphium at 51 (now 87) E. Main Street (#26) in 1909 and the Bijou at 19 (now 35) Greene Street (#43) in 1911. Though there were still many businesses serving the horse and buggy trade, new automobile showrooms and repair facilities began to appear in the early 20th century. The Tudor-styled Bryant Auto Sales building (#49) was constructed on E. Market Street in 1929, and the garage building at 66 E. Second Street (#56) was constructed in the 1920s. Electrical contractors and businesses selling and servicing electric appliances and lighting also appeared during this time period.

With the increased population of the community, mercantile businesses increased their presence in downtown Xenia during the late 19th and early 20th centuries. Several five-and dime stores and department stores opened in downtown Xenia in this era. The larger dry goods stores were Hutchinson & Gibney, founded in the 1860s, on N. Detroit Street (Historic Image 3), and Jobe Brothers, operated 1891-1928, at 23-25 (now 45-47) E. Main Street. (#21, Historic Image 15) Most of the businesses were still locally owned and operated during this period, but several national enterprises had established stores in Xenia by 1930. F. W. Woolworth opened a 5 and 10 Cent store in Xenia in 1911 at 22-26 (now 44-50) S. Detroit Street. (#5) By 1930, Kresge had constructed and opened a store in a building at 10-20 (now 30) S. Detroit Street. (#4) J.C. Penney opened at 37-39 (now 67-69) E. Main Street (#23) by 1927 and moved into the old Jobe Brothers building at 23 (now 45) E. Main Street in the early 1930s. (#21, Historic Image 16) The Kroger Company was located at 30 (now 58) S. Detroit Street in 1915 but had three locations in Xenia by 1922.

With the strong growth of Xenia during the late 19th and 20th centuries, banking expanded its presence in the heart of downtown Xenia. The Xenia Branch of the State Bank of Ohio was reorganized at the end of its charter in 1882 and became the Xenia National Bank. It remained in its location at the southeastern corner of Main and Detroit Streets. The Citizens National Bank was organized in 1881 and was originally located in the Nunnemaker and Allen Building at the southwestern corner of Main and Detroit Streets. In 1914, Citizens National moved to the northeastern corner of Main and Greene Streets. That building, which had formerly housed the Second National Bank, was remodeled with a new façade in 1914. The Commercial and Savings

Bank was founded in 1906 and was located in the new Allen Building at the southwestern corner of Main and Detroit Streets (#28). Peoples Building and Savings was founded in 1885 and located on the north side of E. Market Street, near Detroit. Home Building and Savings was established in 1894 and was located on N. Detroit Street.

Many manufacturing industries were founded and operated in Xenia between 1875 and 1930. Products that were produced included rope and twine, paper, shoes, hardware, machinery, cabinets and tables, cigars, food, explosives, and advertising specialties. Cordage and rope manufacturer Hooven & Allison became Xenia's largest company, with the operation of three large mills and employment of 550 in the early 1900s. Their offices were located in the Steele Building, at the northwestern corner of Main and Detroit Streets, in 1918. R. A. Kelly Company produced cordage at a facility at the northeastern corner of W. Market Street and Dayton Avenue and also had a machinery division on W. Main Street, east of Dayton Avenue. The Xenia Paper Mill was built in 1882 but had fires in 1893 and 1909 and closed after the second fire. The Xenia Shoe Manufacturing Company produced women's shoes 1880-1927 at S. Detroit and Leaman Streets, in a former plow factory. At full capacity, the company employed 300 people and produced 1,500 pairs of shoes a day. The Xenia Shoe Manufacturing Company was succeeded by Krippendorf-Dittman Shoes, which operated from 1927 through 1934. Hardware and machinery manufacturers included the Xenia Handle Factory (c. 1902-1910) and Xenia Foundry & Machine Co, (1920-present) on N. West Street. Jake and Fred Baldner manufactured nine cars in an old carriage factory at the corner of Church and Whiteman Streets in 1900-3 and were also auto dealers. Hawkins Cycle Car operated from 1914 through 1915 and produced 10 cars. Thornhill Furniture manufactured cabinets and library tables from 1900 through 1922 on a facility on W. Third Street. The American Tobacco stripping plant/stemmery operated at W. Second and Allison Streets from 1913 through 1931. Food products produced in Xenia included ice, flour, ice cream, pickles, and beer. Various powder mills were located north of the city and claimed Xenia as home. Aetna Powder Company produced blasting caps from the 1860s to 1915. The Xenia Fuse Factory was located on Home Avenue and produced fuses used in the construction of the Panama Canal. Smith Advertising opened in 1912 to produce "advertising specialties", and was located in a brick building outside the historic district on E. Main Street. The company produced calendars, yardsticks and souvenir items and did business in many parts of the world.

Many of Xenia's churches constructed new buildings in the early 20th century. Christ Episcopal constructed a new building at 25-27 (now 63) E. Church Street in 1907. (#51) The German Reformed Church constructed a new building at the southwestern corner of Church and Detroit Streets in 1909. (#3) Educational buildings were constructed within or immediately adjacent downtown Xenia in the late 19th and early 20th centuries. Central High was located in a building constructed in 1881 on E. Market Street between Whiteman and Collier Streets. A new high school building was constructed on E. Church Street between Whiteman and Collier/Edison Streets in 1923.

With the Great Depression, new development in downtown Xenia was significantly reduced, as it was in most of the country. The population in the community grew by only 126 during the 1930s. The 1940s saw the population increase to 12,877 from 10,633 at the beginning of the

decade. (Wilson) This increase in population during the 1940s is likely due to the increased wartime and post-war activity at Wright-Patterson Air Force Base, located about 15 miles to the northwest of Xenia.

Few new buildings were constructed in the area of the downtown historic district between 1930 and 1974, but several buildings were remodeled and/or experienced a change in use.
The Xenia City Hall/Opera House was closed as a fire hazard in 1936. The building was razed in 1938, and a new city building was constructed on the same site on the northeastern corner of Detroit and Market Streets in 1939. (#2) The Citizens National Bank at the northeastern corner of Greene and Main Streets received a new Art Moderne façade in 1938. People's Savings and Loan constructed a new building adjacent Citizens in 1931, and the two buildings were later covered by a mid-century modern brick façade. (#42, Historic Image 23) The 3-story building at 16 S. Detroit Street was demolished and a new 2-story building with Art Deco features was constructed in its place in 1930-31. (#4) Also in 1931, the building at 72 S. Detroit (#9) received a new Art Deco façade and was renamed the Trebein-Flynn Building. In 1937, a fire demolished the Famous Cheap Store at 41 (now 81) E. Main Street, and a new building with an Art Deco façade was constructed for new tenant Montgomery Ward. (#25) The 2-story building directly east of the Xenia National Bank on E. Main Street (Historic Image 4) was demolished in 1941, and the bank was expanded with a complimentary addition. (#17) In 1950, the former Hutchinson and Gibney building on the west side of N. Detroit Street was converted into the Ohio Theater, and the Orphium Theater at 51 (now 87) E. Main Street closed in 1952. (#26) A sympathetic addition was built south of the Chew Publishing/Xenia Gazette (former Hivling House/Commercial Hotel) building at 19 (now 37) S. Detroit Street in 1960. (#15, Historic Image 6) In 1963, the former addition to the Hivling House at 25 S. Detroit Street (Historic Image 6) was demolished and a 2-story office building was constructed in its place. (#16)

By 1950, the commercial district radiated out from the central intersection of Main and Detroit Streets. The commercial district on E. Main Street extended to Collier Street, with mixed use between Collier and Monroe Streets. To the west, Main Street was primarily commercial to King Street and mixed use from King to West Streets. The other streets between Church and Second were primarily commercial only between King Street to the west of Detroit Street and Whiteman Street to the east of Detroit Street.

In the mid-20th century, transportation continued to impact the evolution of the development of Xenia. The ascendance of the automobile, combined with the development of limited access roads, allowed people to live farther away from their places of employment. Construction on U.S. Route 35 between Xenia and Dayton began in 1954, and the 4-lane highway opened in 1960. By 1960, the population of the city had increased to 20,445, a 59% increase within the decade of the 1950s. By 1970, the population had grown another 24% to 25,373. (Xenia Chronology) The arterial highway U.S Route 35 connection with Dayton facilitated the expansion of the area and increase in the population of Xenia.

The mid-century auto-based culture led to further changes in the character of downtown. Although the automobile contributed to an increased population in Xenia in the mid-century, it also contributed to the softening of the retail market in the downtown commercial core. Strip-

mall shopping areas were developed along the perimeter of town, especially along the U.S. 35 corridor (W. Main Street) between Xenia and Dayton. Regional malls in Dayton were easily accessible via automobile, which led to the larger retail stores leaving downtown Xenia. Several buildings in the downtown were demolished or modified to accommodate the automobile. By 1950, there were several filling stations in the downtown area. Some buildings were demolished and replaced with parking lots. In 1957, the building at 25 Greene Street was modified to create a drive-through bank. (Historic Images 22, 24)

During the mid-20th century, the need for governmental services grew. The areas near the courthouse, especially on Greene Street, experienced new construction to create additional municipal office space. The county demolished the 1883 YMCA building at the southeastern corner of Greene and Market Streets and constructed a new county office building (#47) in 1966. A new jail building (#48) was constructed on E. Market Street in 1969.

The Historic District's Period of Significance ends with the most significant and catastrophic event in Xenia's history. Not only did it forever change the lives of the residents of Xenia, it profoundly affected the built environment of the historic downtown and of the entire city. In the late afternoon of Wednesday, April 3, 1974, a devastating F5 tornado tore through Xenia. The tornado was part of the Super Outbreak of April 3-4, which was, up to that time, the most destructive tornado activity in any 24-hour period in history. A total of 148 tornadoes were reported in 13 states and 1 Canadian province, with 30 of them rated at F4 (winds 207-260 mph) or F5 (winds 260-318 mph). Over 300 deaths were reported in total.

The Xenia tornado first touched down southwest of downtown in the Windsor Park neighborhood and then tore through the Arrowhead subdivision. The storm roughly followed Bellbrook Road from southwest to northeast, passed through the northwestern quadrant of downtown, and continued northeast over Xenia High School and through the Pinecrest neighborhood northeast of the central business district. (Figure 4)

Greene Memorial Hospital, which fortunately had not been touched by the tornado, treated approximately 1,300 people and admitted 85 for injuries associated with the tornado in the hours and days immediately following the storm. Approximately 200 more people with storm-related injuries were treated at other area hospitals. The dead numbered 32, with 12 of these casualties under 16 years of age. Additionally, two Ohio National Guardsmen were killed in a fire three days after the storm, and a 98 year old woman died from "tornado related causes" on April 9. Governor John Gilligan visited a shelter at the YMCA a few hours after the storm struck, and President Richard Nixon visited Xenia the following week and promised expedited aid.

The tornado destroyed 1,097 houses and damaged another 1,400 homes. About 185 businesses and industries in 121 buildings were heavily damaged or destroyed. (Aerial Photo 3) At least 2,150 workers were temporarily laid off due to business interruption. As of 1976, 135 businesses and 680 homes had been rebuilt, and 197 new homes had been constructed. (Wilson) A total of 9 churches were destroyed. Some merged with other churches while others rebuilt, either on the original site or elsewhere. A total of 6 schools were completely destroyed and others were damaged. Five schools were repaired or rebuilt at the same location and 3 new schools were

constructed. Insured losses in 1974 totaled $75 million. Building permits as of 1975 were valued at more than $38 million. As of 1976, the city had received $9 million in Federal and state aid, with $4.6 million designated for downtown. (Wilson)

Although the tornado did not strike the very center of downtown – the intersection of Main and Detroit Streets – the historic business district suffered a tremendous amount of damage. Commercial structures along Main Street west of Detroit were heavily damaged (Historic Image 18), including the Steele Building at the northwestern corner of Main and Detroit Streets. Every building on the western side of N. Detroit Street from Main to Church Streets was heavily damaged with the exception of Cornerstone Bible (former German Reformed) Church (#3) and an adjacent church-owned house (#53), both located at the southwestern corner of Church and N. Detroit Streets. Structures along E. Main Street also suffered damage, although less than those along W. Main Street. Structures along Greene Street were also heavily damaged. (Historic Image 24) Some of the buildings were repaired, but others were not salvageable. New construction was undertaken on many of the sites that were damaged beyond repair, although some were converted to parking lots.

The northwestern quadrant of the downtown area, with the exception of the Cornerstone Church properties, was demolished after the tornado. Xenia Town Square was constructed on W. Main Street with expansive parking fronting the street. This construction changed the urban fabric by bringing auto-based strip commercial development into the historic downtown. This recent, non-sympathetic development reinforces the value of the remaining historic fabric of the downtown commercial district in Xenia.

Summary

The town of Xenia was founded expressly for the purpose of serving as the county seat of Greene County, and its early development was strongly influenced by governmental activities. In the first few years after its founding in 1803, a courthouse, jail, and county offices were established on the public square in Xenia. The public square became the center of the early town and the focal point of development in Xenia's first few decades of existence. Since residents traveled to the town to do business with the county, businesses sprang up around the public square to serve not only residents of Xenia but travelers as well. The earliest buildings were primarily of log construction with a few examples of brick and frame structures. By the 1830s, the commercial buildings were typically two story brick structures with a side gable roof. Greek Revival styling was seen on prominent buildings constructed in the 1840s, such as the 1843 courthouse and the 1846 Xenia Branch of the State Bank of Ohio.

Xenia was an inland town with no access to navigable waterways. Therefore, it grew slowly until 1845, when the first railroad reached the town. The railroads opened up markets for farmers and manufacturers. Xenia businesses that catered to travelers also benefited, as the trains were required to stop at the station on S. Detroit Street, just south of Second Street. Eventually, four railroad lines served Xenia.

After 1845, the town grew steadily, with more businesses locating in the downtown, more people establishing residency, and an increase in manufacturing. South Detroit Street became more prominent as a commercial corridor due to its proximity to the railroad stations. The population of Xenia in 1880 was five times the 1840 count. Prominent industries included rope and cordage, shoes, paper, hardware, machinery, furniture, explosives, and advertising specialties.

Beginning in approximately 1875, downtown Xenia began to take on its modern appearance. The Allen and Steele Buildings were constructed respectively on the southwestern and northwestern corners of the intersection of Main and Detroit Streets in the late 1890s, and a new courthouse was erected in 1902 on the public square at the northeastern corner of this intersection. Other new commercial buildings were constructed, and some older buildings were remodeled with new façades. Styles included Chateauesque, Italianate, Eastlake, Renaissance, Romanesque, Neo-classical and Art Deco. The Great Depression severely slowed development in downtown, and only a few buildings were constructed downtown between 1930 and 1974.

As the automobile became the primary mode of transportation in the post-World War II era, the downtown business core began to lose its prominence. U.S. 35 between Xenia and Dayton was opened in 1960, and commercial enterprises began to move westward along this highway corridor. In addition, easier access to the regional shopping areas in Dayton caused a loss of revenue to the downtown businesses. Chain stores began to move out of the downtown area. Downtown buildings were demolished and replaced with facilities to accommodate vehicles, such as filling stations, parking lots, and drive-through banks.

The Category F5 tornado that tore through Xenia on April 3, 1974 demolished the northwestern quadrant of the downtown area, in addition to damaging many other downtown buildings. This devastation contributed to the further weakening of the downtown commercial core, which had already been affected by the automobile culture that ascended in the mid-20th century. Rebuilding efforts following the tornado included the construction of an auto-based strip commercial development adjacent the remaining historic downtown. This newer construction imparts additional value to the remaining historic fabric in central Xenia. Currently, the City of Xenia is actively pursuing revitalization of its historic downtown.

Samuel Wright described the Xenia of 1811 as a “stumpy, struggling little village.” In the aftermath of the tornado, Xenia could have been described as a “stumpy, struggling little city.” But the citizens of Xenia persevered and rebuilt their city, and they are looking to recognize and preserve the remaining historic fabric of downtown and not only to survive, but to thrive.

The Downtown Xenia Historic District is locally significant as it represents the 19th and 20th century growth and development of an inland county seat in Ohio that was affected by a catastrophic natural disaster. It is an example of “association with events that have made a significant contribution to the broad patterns of our history.”

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
__X_ 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:

__X_ 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 _apx_17.6_____

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: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

[X] NAD 1927 or [ ] NAD 1983

1. Zone: 17	Easting:	248520	Northing:	4396895
2. Zone: 17	Easting:	248930	Northing:	4396934
3. Zone: 17	Easting:	248982	Northing:	4396455
4. Zone: 17	Easting:	248566	Northing:	4396415

Verbal Boundary Description (Describe the boundaries of the property.)
Note: all numbers beginning with "M" are Greene County Auditor's parcel numbers.

Starting on N. Detroit Street at the southwestern corner of M40000200052000600, proceed north along the eastern side of N. Detroit to the southeastern corner of Detroit and Church Streets. Proceed west along the southern side of Church to the northwestern corner of M40000100070011900. Proceed south along the western boundary of M40000100070011900 and then east along the southern boundaries of M40000100070011900 and M40000100070012100 to the start point.

Proceed east along the southern boundary of M40000200052000600 to the point where the line intersects with M40000200052000500. Turn north and follow the western boundary of M40000200052000500 to the northwest corner of the parcel. Turn east and follow the northern boundaries of M40000200052000500 and M40000200052000400 along Church Street. Turn south at the northeast corner of M40000200052000400 and follow the boundary to the southeast corner of the parcel. Turn west and follow the boundaries of M40000200052000500 and M40000200052000400 to the junction with M40000200052000100.

Proceed west then south along the eastern boundary of M40000200052000100 to E. Market Street. Continue to the southern side of E. Market, then turn east and follow E. Market to the northeast corner of M40000200051004000. Proceed along the eastern boundaries of M40000200051004000 and M40000200051004400. At the southeastern corner of M40000200051004400, turn west and proceed along the southern boundaries of M40000200051004400, M40000200051004300 and M40000200051004200 to N. Whiteman Street. Continue west across Whiteman and follow the southern boundary of M40000200051001200 to the northeastern corner of 40000200051001500. Proceed south along the eastern boundaries of M40000200051001500, M40000200051006200 and M40000200051002300 to E. Main Street.

Proceed east along the north side of E. Main Street to the northwestern corner of S. Whiteman Street. Proceed south along the west side of Whiteman to the south side of E. Second Street. Turn west on Second and proceed to the northeastern corner of M40000200120016800. Proceed south along the eastern boundary of M40000200120016800. Turn west and proceed along the southern boundaries of M40000200120016800 and M40000200120016700 to the northeastern corner of M40000200120019300. Proceed south along the eastern boundary and west along the southern boundary of M40000200120019300 to the northeastern corner of M40000200120019000. Follow the eastern boundaries of M40000200120019000 and M40000200120019200 to E. Third Street.

Proceed west along the north side of Third Street to the northeastern corner of Third and Detroit Streets. Turn north and proceed along the east side of Detroit to the northeastern corner of Detroit and Second Streets. Turn west and proceed across Detroit and along the northern side of W. Second to the southwestern corner of M40000100090001900. Turn north and follow the western boundary of M40000100090001900 for approximately 75 feet. Turn east and proceed to the western boundary of M40000100090038100. Turn north and follow the western boundaries of M40000100090038100, M40000100090037900, M40000100090037500, and M40000100090037400 to the alley at the northern boundary of M40000100090001900. Turn west and follow the alley to King Street. Cross King and continue west along the alley to the southwestern corner of M40000100090003800. Turn north and follow the western boundary of M40000100090003800 to the southern side of W. Main Street. Turn east and follow Main to the southeastern corner of Main and Detroit Streets. Turn north on Detroit and proceed north along the east side of Detroit to the starting point.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries comprising the Downtown Xenia Historic District include the concentration of historic buildings that represent the commercial, civic, and religious activity of Xenia in the period of significance, 1837-April 3, 1974. Large areas of downtown Xenia, including the northwest quadrant, were destroyed by the 1974 tornado and are thus are omitted from the historic district.

11. Form Prepared By

name/title: _Steven Avdakov, R.A., NCARB and Deborah Griffin_____
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date:____May 12, 2014_____

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.)

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: Downtown Xenia Historic District

City or Vicinity: Xenia

County: Greene State: Ohio

Photographer: Steven Avdakov

Date Photographed: July 11, July 20, July 31, Aug. 1, Sept. 20, Sept. 23, 2013; April 24, May 8, 2014

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

1 of 60. View of Courthouse exterior and Square from corner of Main and Detroit Streets, looking northeast.

2 of 60. View of Courthouse exterior and Square from corner of Market and Greene Streets, looking southwest.

3 of 60. View of main hall at Courthouse interior, first floor level.

4 of 60. View of vaulted ceiling at Courthouse interior, second floor level.

5 of 60. View of 101 N. Detroit Street, City Hall, looking northeast.

6 of 60. View of east side of North Detroit Street, looking northeast from intersection of Main and Detroit Streets.

7 of 60. View of east side of North Detroit Street, looking southeast from intersection of Church and Detroit Streets.

8 of 60. View of 152 N. Detroit Street, German Reformed Church, looking northwest.

9 of 60. View of west side of North Detroit Street, looking southwest from intersection of Church and Detroit Streets.

10 of 60. View of west side of North Detroit Street, looking northwest from intersection of Main and Detroit Streets.

11 of 60. View of 30 S. Detroit Street, Kresge, looking west.

12 of 60. View of 44-50 S. Detroit Street, F.W. Woolworth, looking west.

13 of 60. View of 60 (left), 58 (center) and 54 (right) S. Detroit Street, looking west.

14 of 60. View of 72 S. Detroit Street, looking northwest.

15 of 60. View of west side of South Detroit Street, looking southwest from intersection of Main and Detroit Streets.

16 of 60. View of west side of South Detroit Street, looking northwest from intersection of Second and Detroit Streets.

17 of 60. View of east side of South Detroit Street, looking northeast from intersection of Third and Detroit Streets.

18 of 60. View of east side of South Detroit Street, looking southeast from intersection of Second and Detroit Streets.

19 of 60. View of 73 S. Detroit Street, Xenia Branch of the State Bank of Ohio, looking northeast.

20 of 60. View of 37 S. Detroit Street, looking east.

21 of 60. View of east side of South Detroit Street, looking northeast from intersection of Second and Detroit Streets.

22 of 60. View of east side of South Detroit Street, looking southeast from intersection of Main and Detroit Streets.

23 of 60. View of 13-17 E. Main Street, Xenia National Bank, looking southeast.

24 of 60. View of 21 E. Main Street, Litt Bros., looking south.

25 of 60. View of 29 E. Main Street, Leaman Block, looking south.

26 of 60. View of 45 E. Main Street, Jobe Bros. / J. C. Penney, looking south.

27 of 60. View of 51 E. Main Street, Forsman's Block, looking south.

28 of 60. View of 69 E. Main Street, looking south.

29 of 60. View of 87 (left) and 81 (right) E. Main Street, looking southwest.

30 of 60. View of south side of East Main Street, looking southeast from intersection of Detroit and Main Streets.

31 of 60. View of south side of East Main Street, looking southwest from intersection of Whiteman and Main Streets.

32 of 60. View of 68 E. Main Street, Millen Building, looking northwest.

33 of 60. View of north side of East Main Street, looking northwest from intersection of Whiteman and Main Streets.

34 of 60. View of north side of East Main Street, looking northeast from intersection of Detroit and Main Streets.

35 of 60. View of north side of West Main Street, looking northwest from intersection of Detroit and Main Streets.

36 of 60. View of 123 W. Main Street, Dodds Monuments, looking southeast.

37 of 60. View of south side of West Main Street, looking southwest from intersection of King and Main Streets.

38 of 60. View of 75 W. Main Street, looking south.

39 of 60. View of 61 (left) and 67 (right) W. Main Street, looking south.

40 of 60. View of 25-31 W. Main Street / 10-24 S. Detroit Street, Allen Building, looking southwest.

41 of 60. View of south side of West Main Street, looking southeast from intersection of King and Main Streets.

42 of 60. View of south side of West Main Street, looking southeast.

43 of 60. View of south side of West Main Street, looking southwest from intersection of Detroit and Main Streets.

44 of 60. View of 43, 39 and 35 N. Greene Street, looking southeast.

45 of 60. View of east side of Greene Street, looking northeast from the intersection of Main and Greene Streets.

46 of 60. View of east side of Greene Street, looking southeast from the intersection of Market and Greene Streets.

47 of 60. View of 105 E. Market Street, Bryant Motor Sales/Ellis Ford, looking southeast.

48 of 60. View of south side of West Market Street, looking southeast from the intersection of Greene and West Market Streets.

49 of 60. View of south side of West Market Street, looking southwest.

50 of 60. View of 63 E. Church Street, Christ Episcopal Church, looking southeast.

51 of 60. View of south side of West Church Street, looking southwest from the intersection of Detroit and Church Streets.

52 of 60. View of 26 E. Second Street, looking north.

53 of 60. View of 78 E. Second Street, looking north.

54 of 60. View of north side of East Second Street, looking northeast from the intersection of Detroit and Second Streets.

55 of 60. View of north side of East Second Street, looking northeast from the intersection of Whiteman and Second Streets.

56 of 60. View of 45 E. Second Street, Cussins & Fearn Hardware, looking southeast.

57 of 60. View of south side of East Second Street, looking southeast from the intersection of Detroit and Second Streets.

58 of 60. View of south side of East Second Street, looking southwest from the intersection of Whiteman and Second Streets.

59 of 60. View of 42 W. Second Street, looking northwest.

60 of 60. View of north side of West Second Street, looking northwest from intersection of Detroit and Second Streets.

Paperwork Reduction Act Statement: This information is being collected for applications 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.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Downtown Xenia Historic District
Name of Property Greene County, Ohio
County and State n/a
Name of multiple listing (if applicable)

Attachment A – Maps

Property Name: Downtown Xenia Historic District
County, State: Greene County, Ohio

Figure	Description
1	Map of Xenia, 1855. Source: *1855 atlas from the map of Greene County, Ohio.*
2	Map of Downtown Xenia, 1901. Source: Compiled from maps 5, 6, 7, 8, 10 and 11, *Xenia, Ohio* [map], 1901.
3	Map of Downtown Xenia, 1931. Source: *Xenia City Central Section – Map 133* [map], 1931.
4	Map Showing Path of Tornado, 1974. Source: "Xenia Digging Out from Day of Horror", *Xenia Daily Gazette*, 4 April 1974.

Attachment B – Aerial Photos

Property Name: Downtown Xenia Historic District
County, State: Greene County, Ohio

Aerial Photo	Description
1	Aerial view of downtown, looking northeast, 1930s. Source: Greene County Historical Society, Xenia, Ohio.
2	Aerial view of downtown, looking northwest, 1960s. Source: Greene County Historical Society, Xenia, Ohio.
3	Aerial view of downtown, looking northeast, in aftermath of tornado, 1974. Source: Greene County Historical Society, Xenia, Ohio.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Downtown Xenia Historic District
Name of Property
Greene County, Ohio
County and State
n/a
Name of multiple listing (if applicable)

Attachment C – Historic Images

Property Name: Downtown Xenia Historic District
County, State: Greene County, Ohio

Sources: All photos except 9, 17 & 20: Greene County Historical Society
Photos 9 & 20: ShopXenia.com
Photo 17: *Greene County, 1803-1908*

Number	Description
1	View of 1843 courthouse on market day, looking northeast, date unknown.
2	View of Galloway's Corner at northwest corner of Main and Detroit Streets, looking northwest, c. 1890.
3	View of west side of N. Detroit Street, looking northwest, c. 1895.
4	View of Xenia National Bank, at southeast corner of intersection of Main and Detroit Streets, looking southeast, c. 1900.
5	View of east side of S. Detroit Street, looking southeast, 1895.
6	View of east side of S. Detroit Street, looking northeast, 1923.
7	View of J. C. McMillan Railroad Store at northwestern corner of Second and S. Detroit Streets, looking west, c. 1910.
8	View of west side of S. Detroit Street, looking north, c.1915.
9	View of Allen Building and west side of S. Detroit Street, looking southwest,
10	View of intersection of Main and Detroit Streets, looking southwest from courthouse lawn, in aftermath of tornado, 1974.
11	View of Steele Building and northwest corner of intersection of Main and Detroit Streets, looking northwest, 1960s.
12	View of Forsman's Block on E. Main Street, looking southwest, 1892.
13	View of south side of E. Main Street, looking southeast, 1894.
14	View of E. Main Street from Whiteman Street, looking west, c. 1910.
15	View of Jobe Brothers & Co. on E. Main Street, looking south, c.1915.
16	View of J.C. Penney & Co. on E. Main Street looking south, in aftermath of tornado, 1974.
17	View of Dodd's Monuments on W. Main Street, looking southeast, c. 1908.
18	View of W. Main Street, looking north, in aftermath of tornado, 1974.
19	View of City Hall at E. Market and N. Detroit Streets, looking northeast from Detroit Street, 1868.
20	View of City Hall at E. Market and N. Detroit Streets, looking northeast from N. Detroit Street, after 1900.
21	View of Greene Street, looking northeast, c.1885.
22	View of Greene Street, looking northeast, c.1960.
23	View of Greene Street, looking northeast, 1972.
24	View of Greene Street, looking northeast, in aftermath of tornado, 1974.

ATTACHMENT A – Historic Maps
Downtown Xenia Historic District National Register Nomination
Greene Co., Ohio

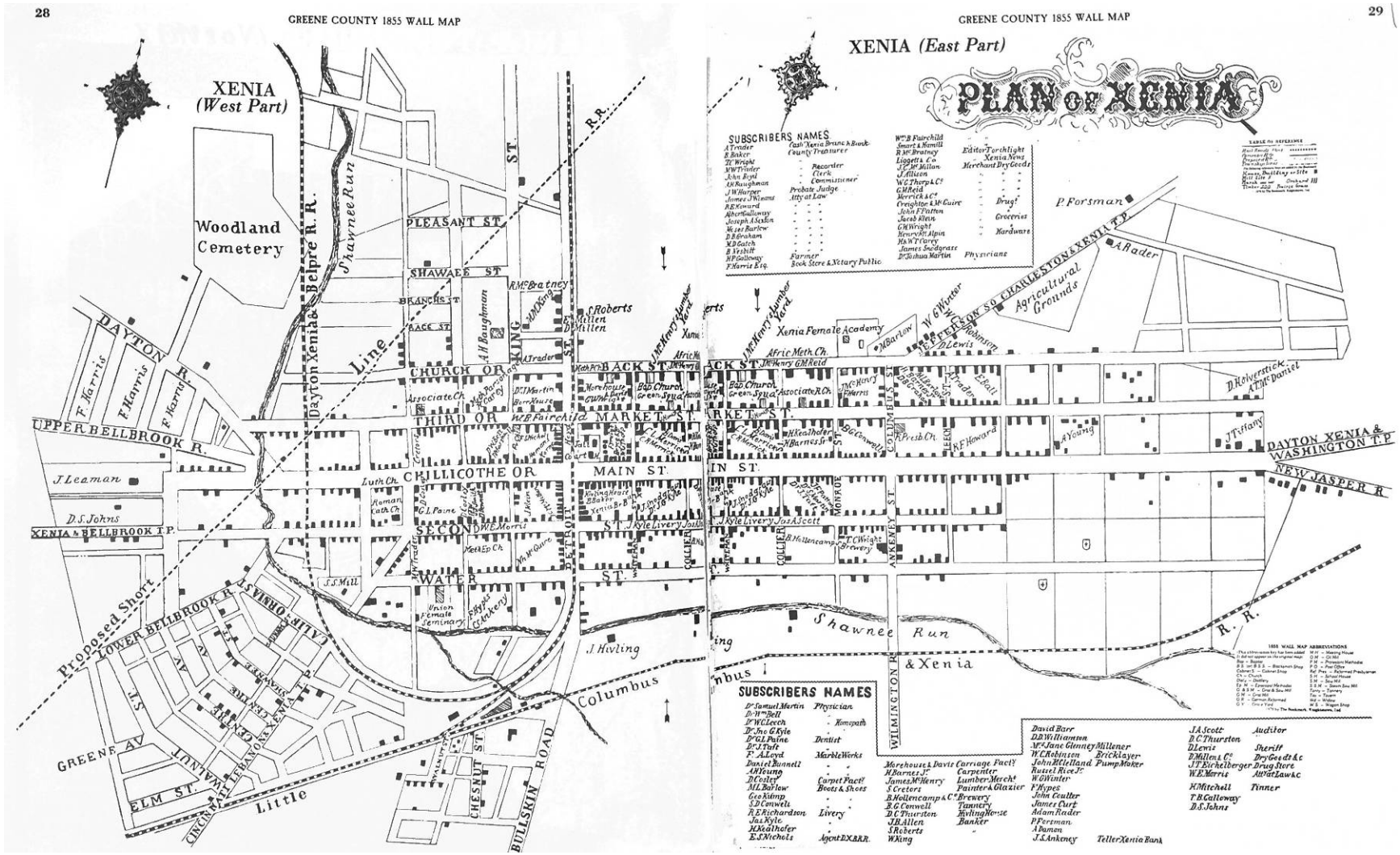


Figure 1. Map of Xenia, 1855.

Figure 2. Map of Downtown Xenia, 1901.

ATTACHMENT A – Historic Maps
Downtown Xenia Historic District National Register Nomination
Greene Co., Ohio

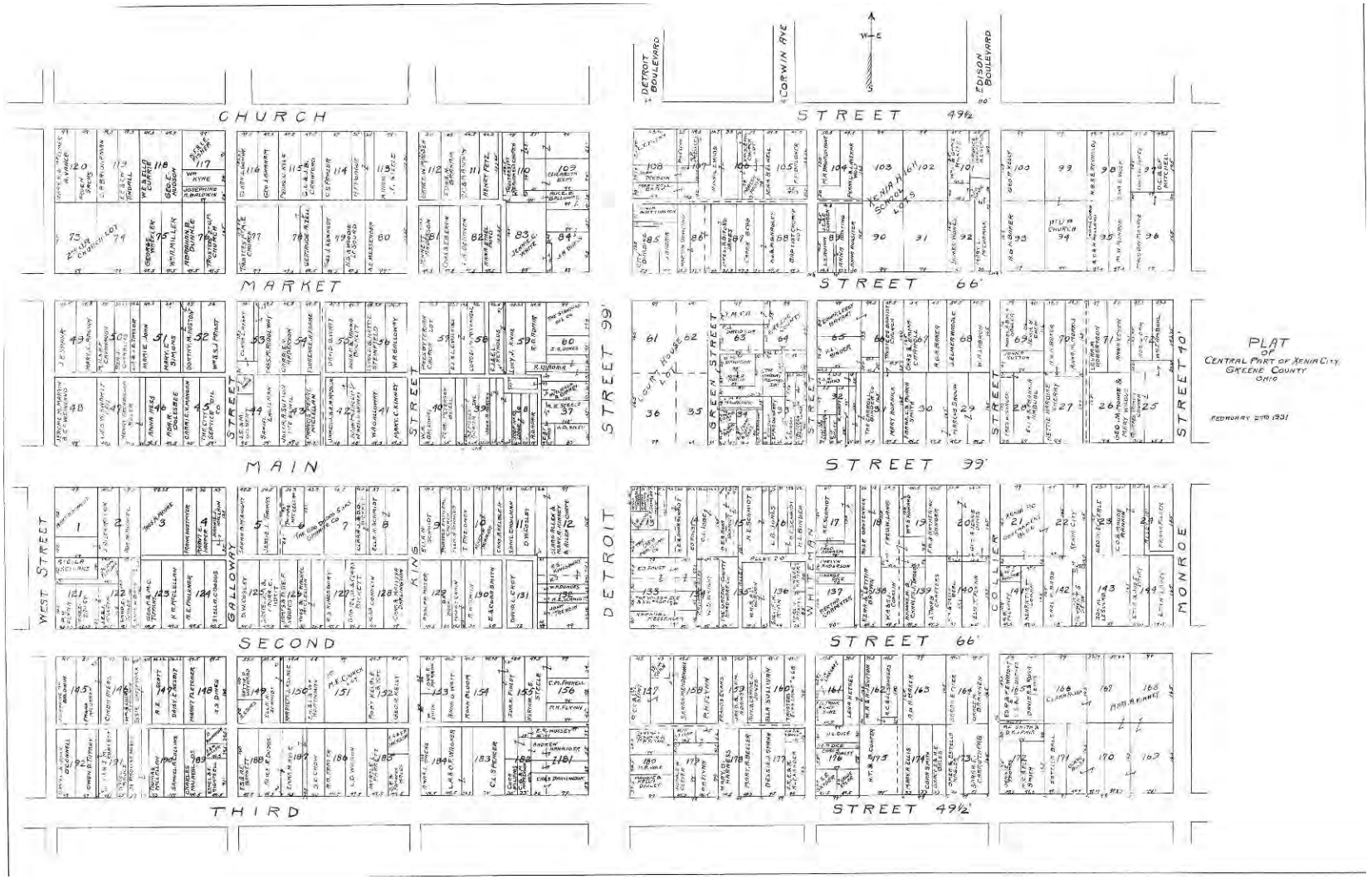


Figure 3. Map of Downtown Xenia, 1931.

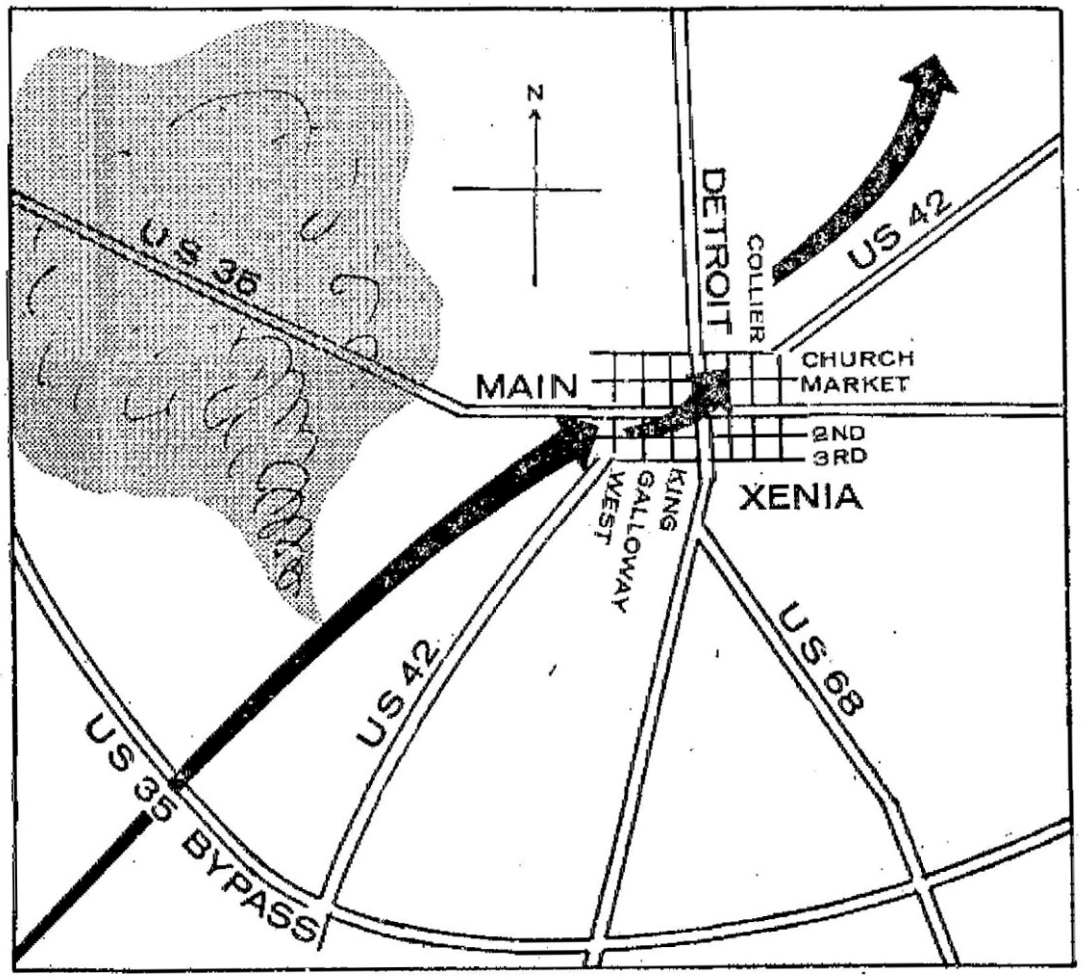
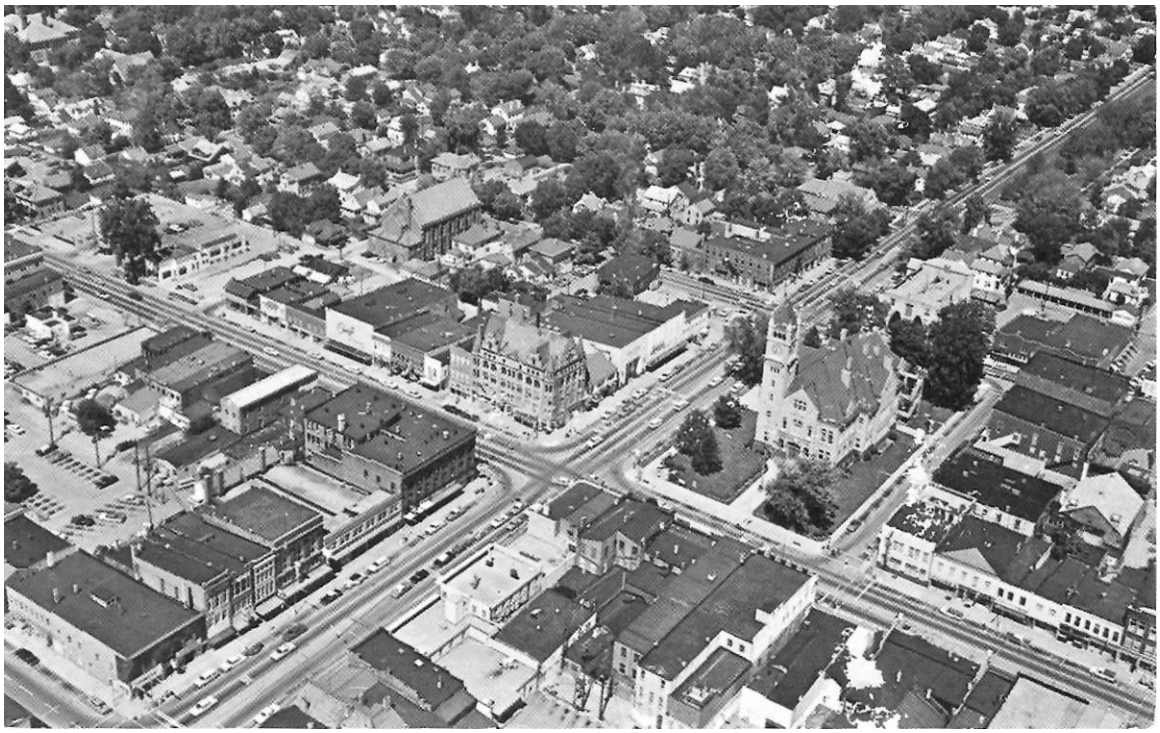


Figure 4. Map Showing Path of Tornado, 1974.

ATTACHMENT B – Aerial Photos
Downtown Xenia Historic District National Register Nomination
Greene Co., Ohio

Aerial 1. Aerial view of downtown, looking northeast, 1930s.



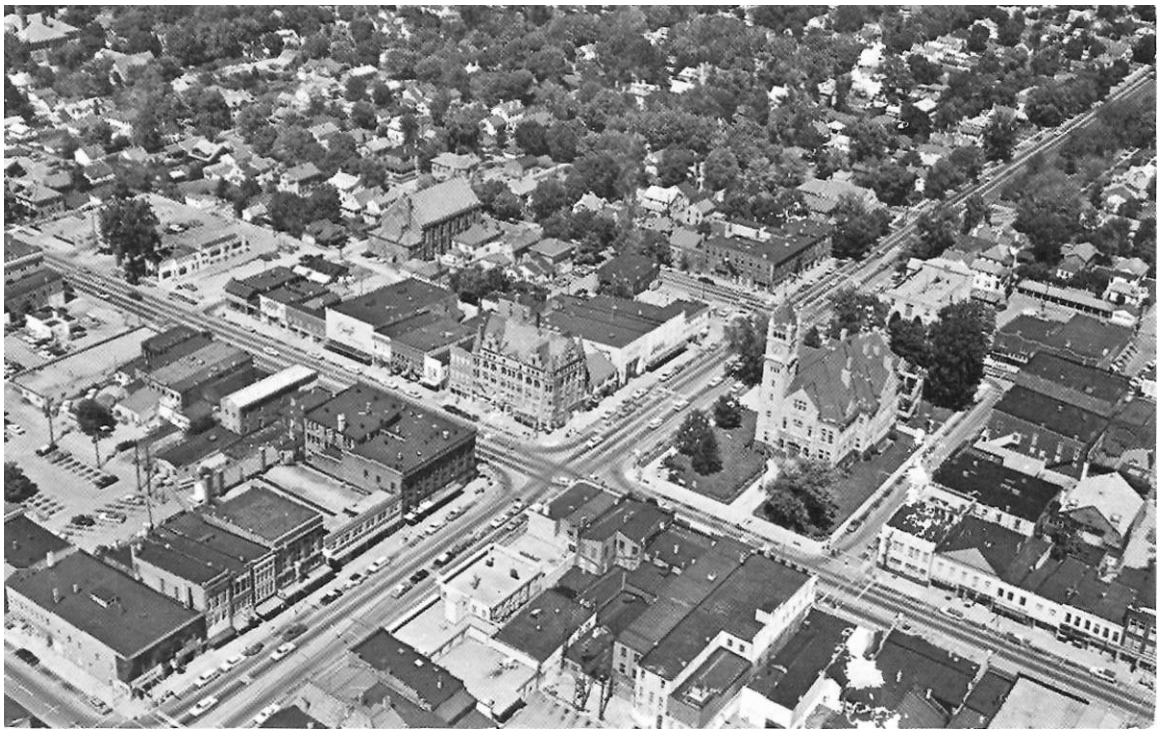
Aerial Photo 2. Aerial view of downtown, looking northwest, 1960s.

ATTACHMENT B – Aerial Photos
Downtown Xenia Historic District National Register Nomination
Greene Co., Ohio

Aerial Photo 3. Aerial view of downtown, looking northeast, in aftermath of tornado, 1974.

ATTACHMENT B – Aerial Photos
Downtown Xenia Historic District National Register Nomination
Greene Co., Ohio

Aerial 1. Aerial view of downtown, looking northeast, 1930s.



Aerial Photo 2. Aerial view of downtown, looking northwest, 1960s.

ATTACHMENT B – Aerial Photos
Downtown Xenia Historic District National Register Nomination
Greene Co., Ohio

Aerial Photo 3. Aerial view of downtown, looking northeast, in aftermath of tornado, 1974.

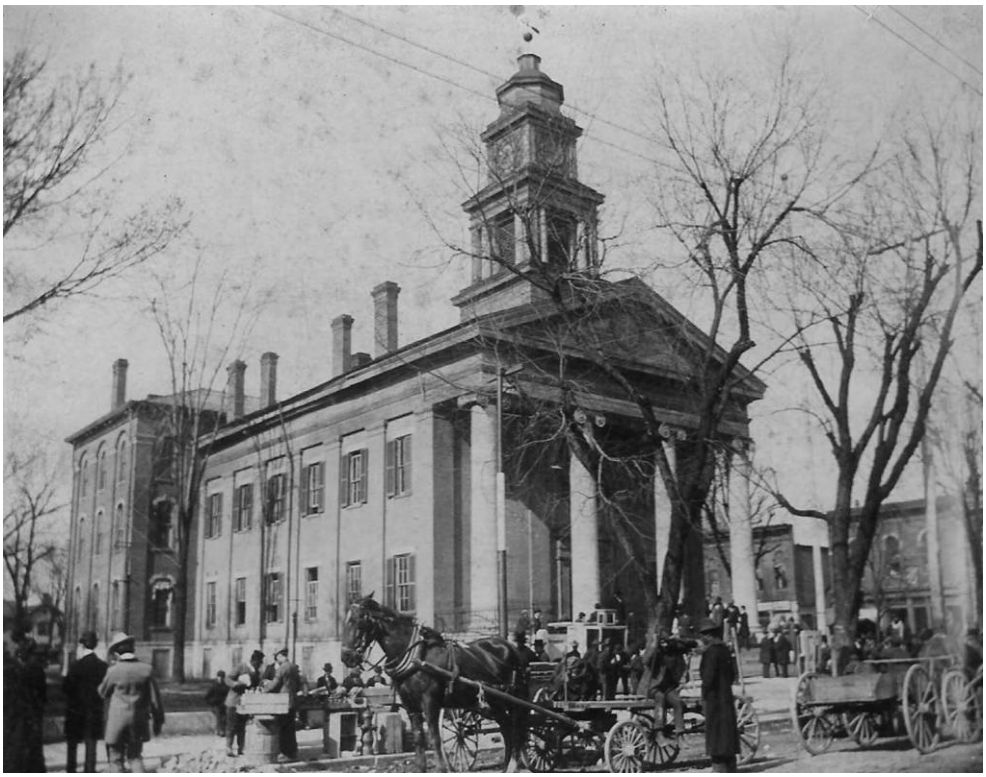


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Image 2. View of Galloway's Corner at northwest corner of Main and Detroit Streets, looking northwest, c. 1890.

Image 3. View of west side of N. Detroit Street, looking northwest, c. 1895.

Image 4. View of Xenia National Bank, at southeast corner of intersection of Main and Detroit Streets, looking southeast, c. 1900.

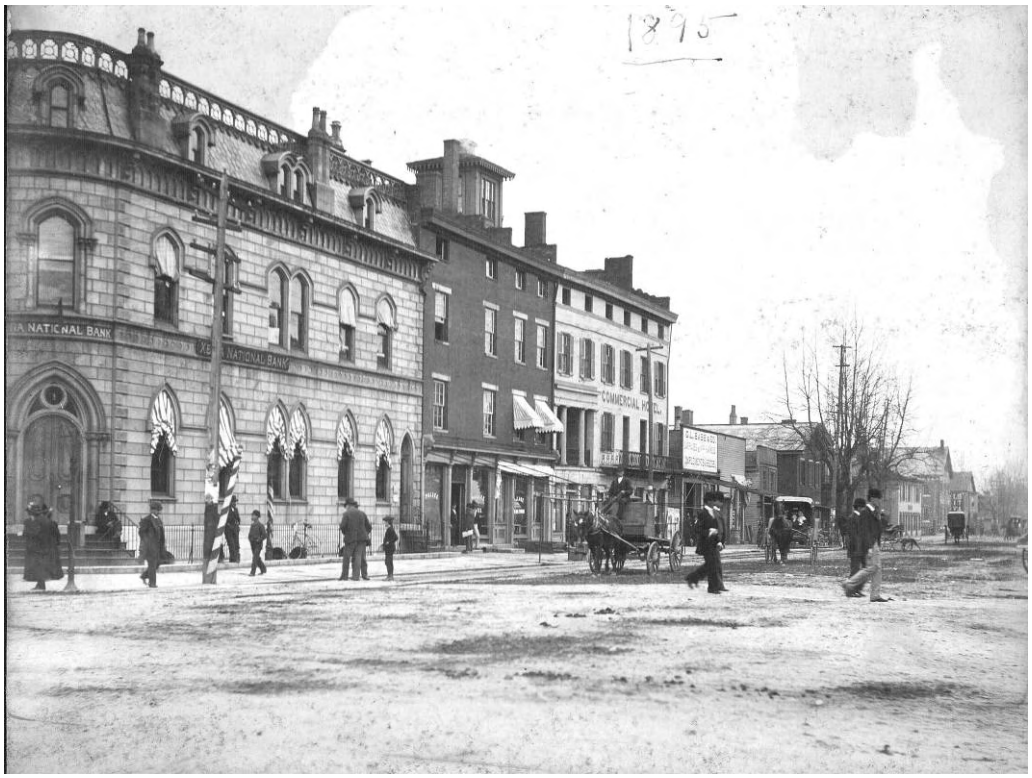

Image 5. View of east side of S. Detroit Street, looking southeast, 1895.

Image 6. View of east side of S. Detroit Street, looking northeast, 1923.

Image 7. View of J. C. McMillan Railroad Store at northwestern corner of Second and S. Detroit Streets, looking west, c. 1910.

Image 8. View of west side of S. Detroit Street, looking north, c.1915.

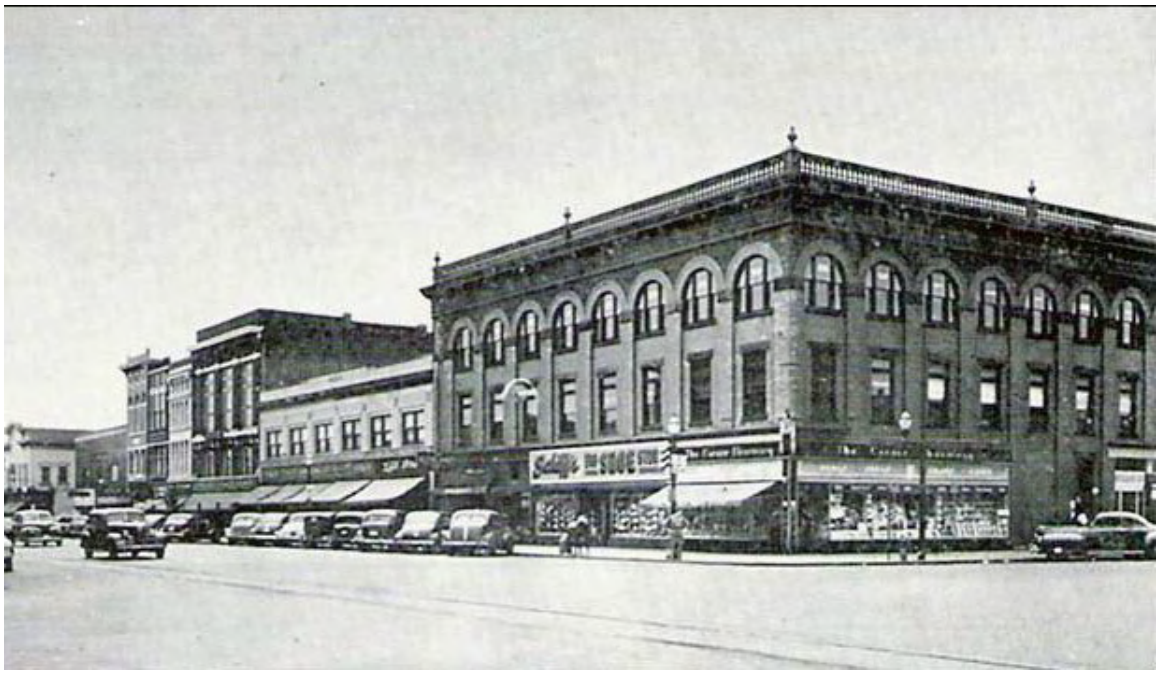

Image 9. View of Allen Building and west side of S. Detroit Street, looking southwest, c.1950.

Image 10. View of intersection of Main and Detroit Streets, looking southwest from courthouse lawn, in aftermath of tornado, 1974.

Image 11. View of Steele Building and northwest corner of intersection of Main and Detroit Streets, looking northwest, 1960s.

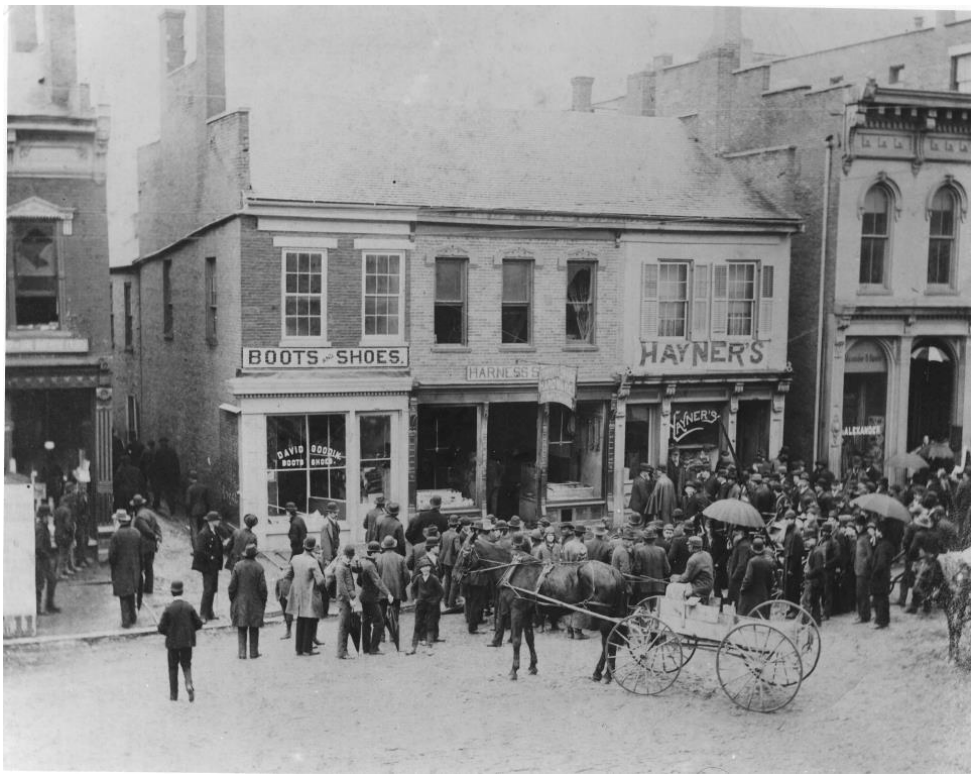

Image 12. View of Forsman's Block on E. Main Street, looking southwest, 1892.

Image 13. View of south side of E. Main Street, looking southeast, 1894.

Image 14. View of E. Main Street from Whiteman Street, looking west, c. 1910.

Image 15. View of Jobe Brothers & Co. on E. Main Street, looking south, c.1915.

Image 16. View of J.C. Penney & Co. on E. Main Street looking south, in aftermath of tornado, 1974.

Image 17. View of Dodd's Monuments on W. Main Street, looking southeast, c. 1908.

Image 18. View of W. Main Street, looking north, in aftermath of tornado, 1974.

Image 19. View of City Hall at E. Market and N. Detroit Streets, looking northeast from Detroit Street, 1868.

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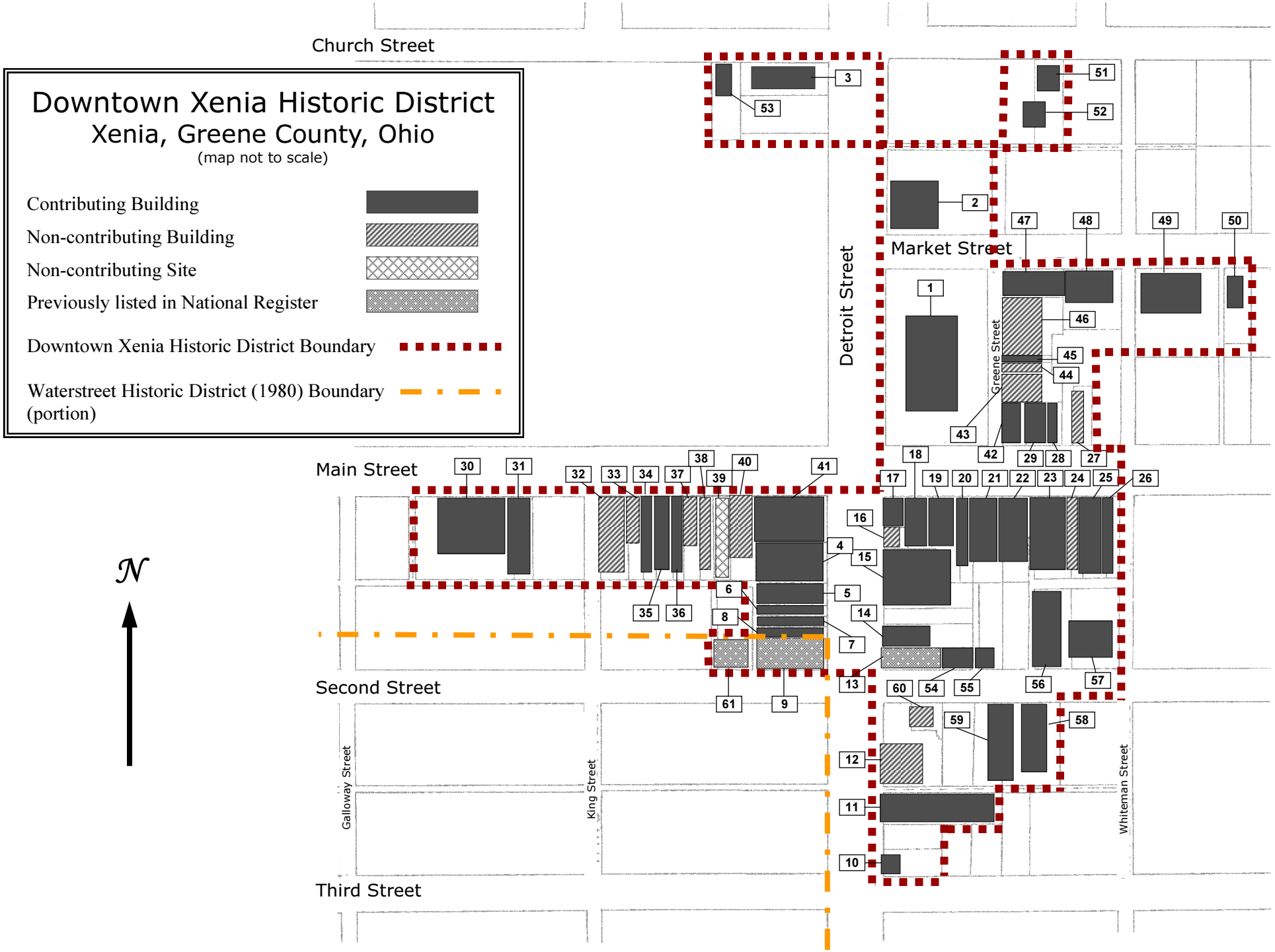
Image 20. View of City Hall at E. Market and N. Detroit Streets, looking northeast from N. Detroit Street, after 1900.

Image 21. View of Greene Street, looking northeast, c.1885.

Image 22. View of Greene Street, looking northeast, c.1960.

Image 23. View of Greene Street, looking northeast, 1972.

Image 24. View of Greene Street, looking northeast, in aftermath of tornado, 1974.


Downtown Xenia Historic District
Xenia, Greene County, Ohio
(map not to scale)
Contributing Building
Non-contributing Building
Non-contributing Site
Previously listed in National Register
Downtown Xenia Historic District Boundary
Waterstreet Historic District (1980) Boundary (portion)
N
Church Street
Market Street
Main Street
Second Street
Third Street
Detroit Street
Greene Street
Galloway Street
King Street
Whiteman Street
1
2
3
4
5
6
7
8
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Downtown Xenia Historic District
Xenia, Greene County, Ohio
Photo Key
(map not to scale)

Contributing Building

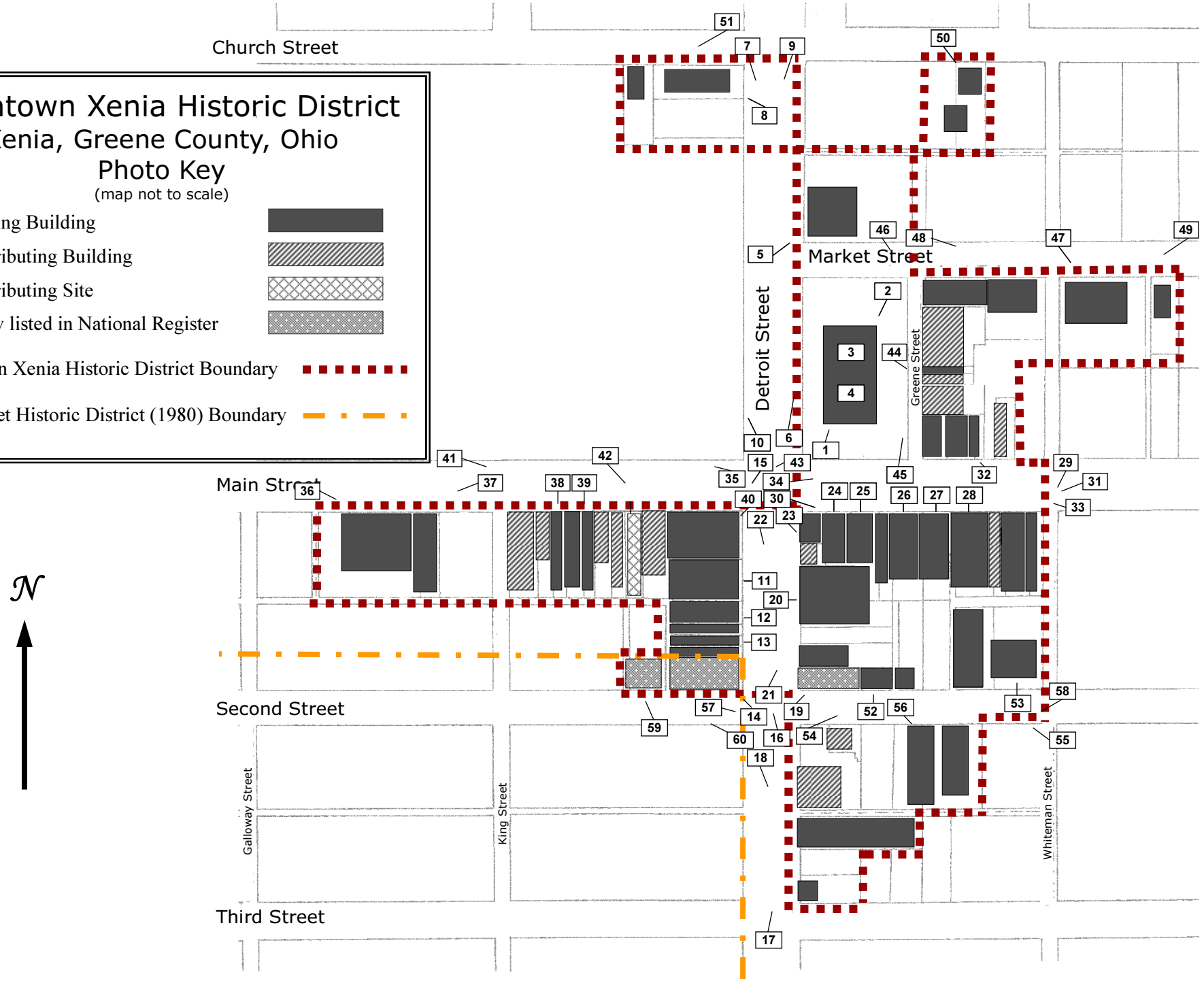
Non-contributing Building

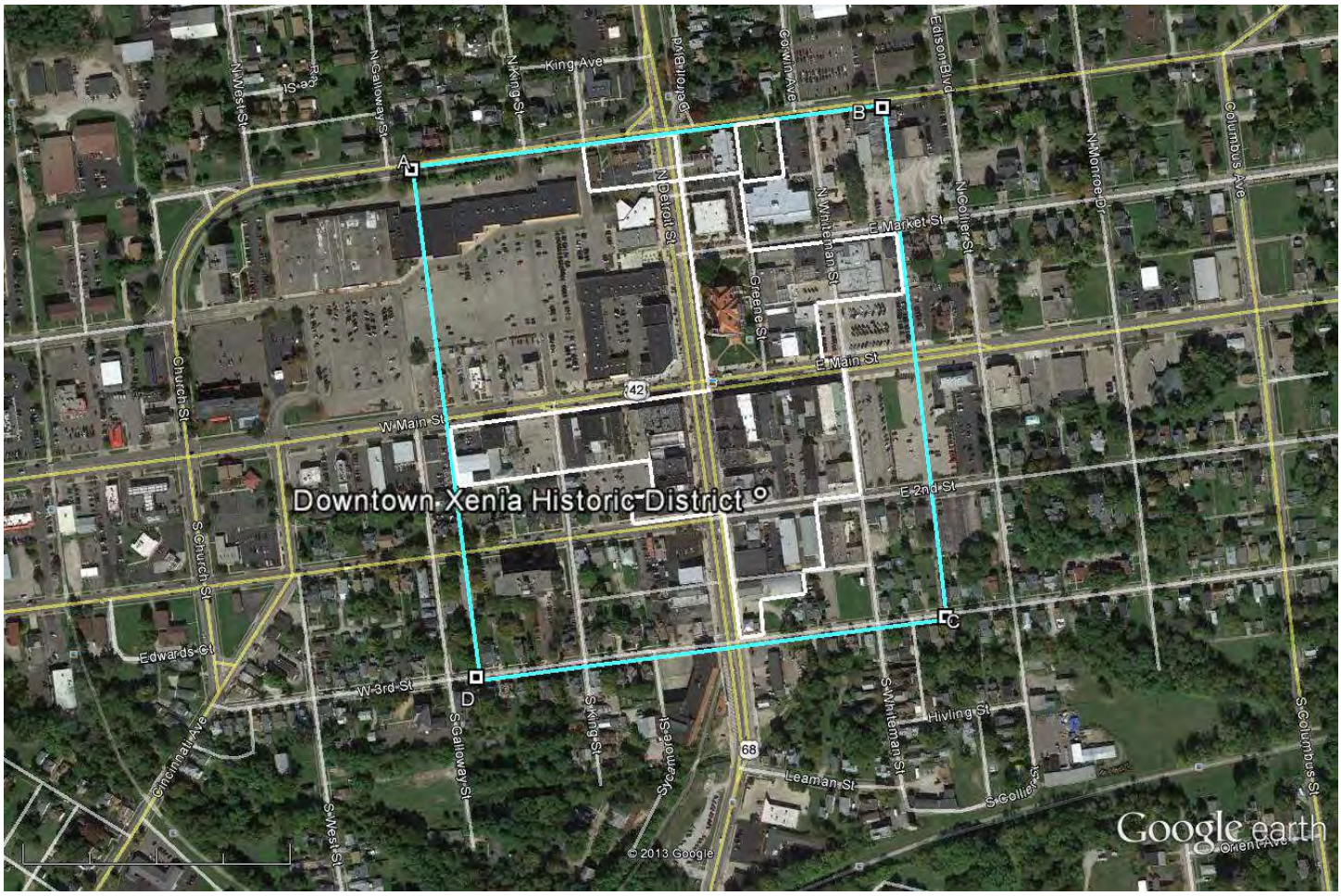
Non-contributing Site

Previously listed in National Register

Downtown Xenia Historic District Boundary

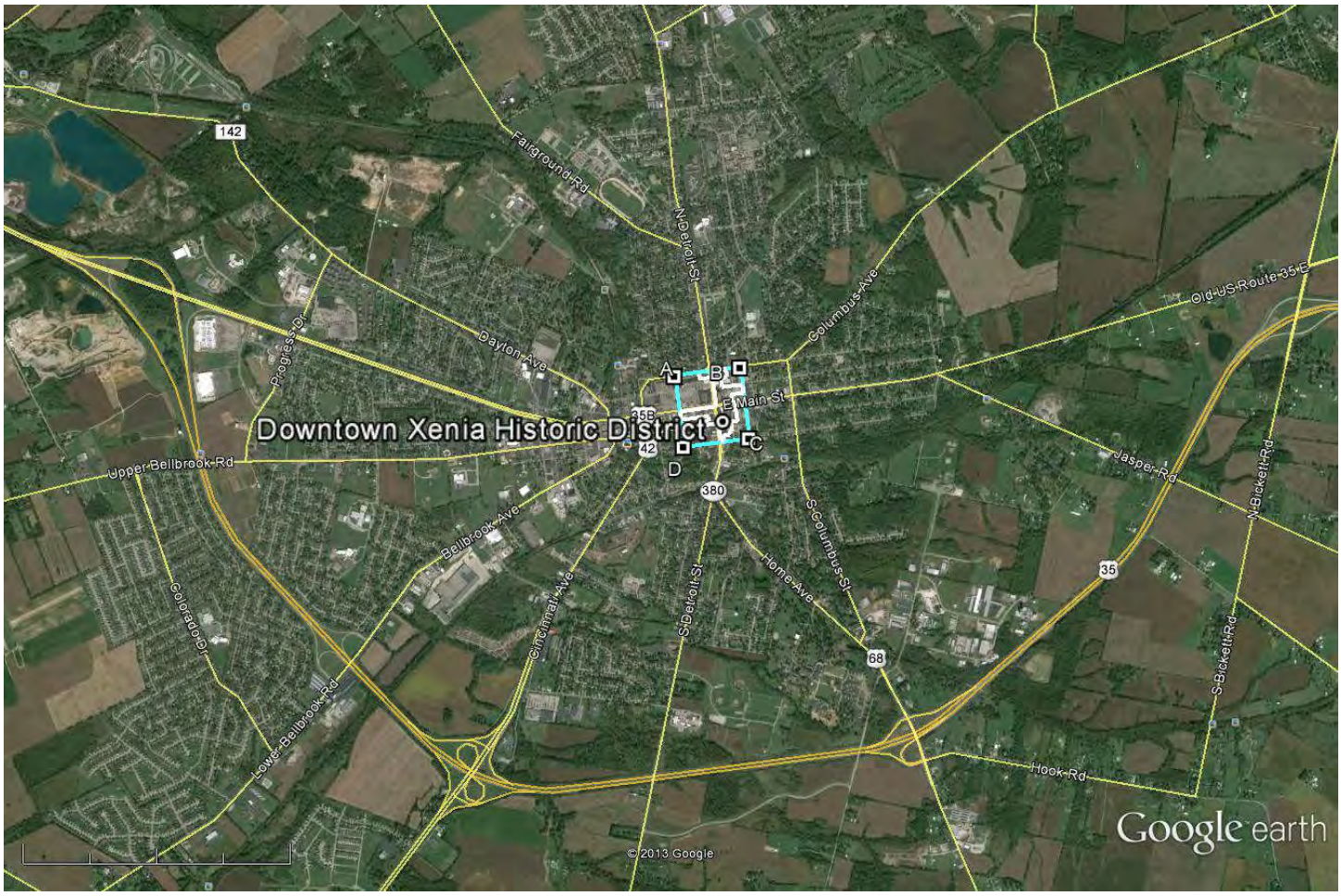
Waterstreet Historic District (1980) Boundary (portion)





Google earth

feet 2000
meters 600



Google earth

miles 2

km 4

IN MEMORY OF
DEPUTY ROBERT N. BURBA

GREENE COUNTY
COURT HOUSE
1803 - 1809 - 1843
1902
CENTENNIAL
2002
ELEVATOR
MEDIATION
CONFERENCE
ROOM

Courtroom
Two

XENIA
CITY HALL

MAIN ST
E Main St
BUSINESS ROUTE
35
42

CHURCH ST
W CHURCH ST

CORNERSTONE
BIBLE CHURCH

CHURCH ST
CHURCH ST
KeyBank
TO

N Detroit St
68
380
MAIN ST
000
HOSPICE of MIAMI VALLEY
JAY A. ADAMS
ATTORNEY AT LAW
FOR RENT

30

The Raylee Building

SCHMIDT
FOR RENT
SCHMIDT REALTY
372-5591

DETROIT ST
100
XENIA COIN SHOP
THRU
TRUCKS
PROHIBITED
sDetroit st
XENIA

MAIN ST
W Main St
BUSINESS
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42
Democratic Party
REPEATS
FITZGERALD FOR GOVERNOR
NEUHARDT
372-2400

SECOND ST
Detroit St
THRU
TRUCKS
PROHIBITED

XENIA
SPEED LIMIT
25

SECOND ST
68
SOUTH
TRAFFIC
USE
LEFT
LANE
E SECOND ST

THE SALVATION ARMY

SECOND ST
000
JCT
42
Fox
Antiques
& SUCH
OVER 25 DEALERS!
Amish Made

MAIN ST
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ENGILMAN

S Detroit St
68
380
XENIA
OPEN
Eclectic
Repair Services & Pedorthics
ENGLMAN

Xenia Shoe & Leather
Shoe Store
Repair Services & Pedorthics
KEEN
UTILITY
BIRKENSTOCK
RED WING SHOES
Open
dansko
Rockport
DRY CLEANING
REPAIR
OPEN
Come in
or
Contact

ARNOVITZ

XENIA SMOKE SHOP

BUDLIGHT

ATM

OPEN

Beer & Spirits

Lottery

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NOW OPEN!

Consignors Welcome!!!

Xenia

Shoe Store

BIRKENSTOCK

ARNOVITZ
45
FOR RENT
FAST FASHIONS
MENSWEAR
FORMAL RENTAL
Premium Cigars
Pipes
RYO
Tobacco Products

NYC "State Of Mind"
Barbershop
SORRY WE'RE
CLOSED
SORRY WE'RE
CLOSED
Mrs. Totty
& COMPANY
BARBERSHOP
57 E MAIN ST
LINDA'S
RESTAURANT
HOME
COOKED
MEALS
Linda's
RESTAURANT
Home Cooked
MEALS!
CARRY-OUT
376-5711
OPEN
LOCAL
ISSUES
FREE

Schmidt
REALTY CO.
LAW OFFICES
LAW OFFICES
The
LOAN STAR PAWN SHOP
Inc.
OPEN
WE BUY GOLD
SORRY WE'RE CLOSED
Odds & Ends
SORRY WE'RE CLOSED
SORRY WE'RE CLOSED
Mrs. Tom's
COMPANY
BARBERSHOP

87
TOWARD INDEPENDENCE
JOIN OUR TEAM
SAEKS

Xenia Shoe & Le
REPAIR
OPEN
Eclectic
NORTH
42

87
TOWARD INDEPENDENCE
SAEKS
NOTE WORTHY
STATE LAW
LOAN STAR PAWN SHOP

Internet Services
Vinyl Lettering
Internet Services
Computer Repair
COMPUTER REPAIR
Xenia
Municipal Court
Probation Department
64
68 ½ E Main

STATE LAW
TO
WITHIN CROSSWALK
XENIA
JCT 68
JCT 380

Main St
35
42
H
DETROIT ST

DETROIT ST
CROSSINGS OF XENIA
N Detroit St
68
380
FIRST FRIDAYS
EDWARD JONES
HER Realtors

DODDS
MONUMENTS
DODDS
MONUMENTS
DODDS
MONUMENTS

KING ST
000
MAIN ST

A Little Decor
Photography
Design
Boutique
75

cricket
WIRELESS
JB WIRELESS
937.372.9210
cricket
paygo
OPEN
BILL PAY STATION
cricket BROADBAND
AUTHORIZED DEALER
HALF THE PRICE
AUTHORIZED CARRIER
cricket
Kenneth R. Sheets
ATTORNEY AT LAW
XENIA

DETROIT ST
W Main St
BUSINESS
35
42
Democratic Party
Democratic
WE ONE
REPEATS
REN
372-2400

KING ST
ST FRIDAYS
DONATELLI LAW
COX, KELLER & LUSARDI
COX, KELLER & LUSARDI
SPEED LIMIT 25

ELECTRIC
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EICHMAN'S
TOTEM
JCT
68
JCT
380
WEAD, ANDERSON,
PHIPPS & AULTMAN LLC
ATTORNEYS AT LAW
ESTABLISHED 1847
53
WEAD, ANDERSON, PHIPPS
&
AULTMAN, LLC
ATTORNEYS AT LAW
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IN BLOOM
AT
THE FLOWER
STOP
SHOP
LOCAL
SUPPORT
YOUR
DOWNTOWN

DETROIT ST
Democratic Party
Democratic
STOP
WAR
WE
ONE
Extending
Medicaid
Eligibility
Eichman's

CASTLE
BAIL BONDS
24 Hour Service
372-5878
CASTLE
BAIL BONDS
OPEN 24 HRS

GREENE COUNTY TREASURER

GREENE COUNTY
BUILDING

E MARKET
105
ONE
WAY
DO NOT
ENTER

GREENE COUNTY
BUILDING
CHEVROLET

SHERIFF
SHERIFF

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Christ Episcopal Church

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WILLIE'S

COMMUNITY THEATRE
THEATER
X-ACT

THEATER
THROUGH
TRUCKS
PROHIBITED
ONLY

XENIA LODGE 668 BPO ELKS
B.P.O.E.

42

DETROIT ST 100
XENIA COIN SHOP
THRU
TRUCKS
PROHIBITED
sDetroitst