

ORDINANCE NO. 7 -2008

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCIL MEMBER James Singer ON THE 16th
DAY OF June, 2008.

AN ORDINANCE TO NOT DESIGNATE AS A LANDMARK THE HOUSE ADDRESSED AS 7665 CLYO ROAD AND KNOWN AS THE FRANK ALLEN HOUSE WITHIN THE CITY OF CENTERVILLE, OHIO, IN ACCORDANCE WITH CHAPTER 1206 OF THE MUNICIPAL CODE, LANDMARKS, A CODE ESTABLISHING PROCEDURES AND CRITERIA TO DESIGNATE CERTAIN HOUSES, BUILDINGS, STRUCTURES, AREAS, OR PLACES AS LANDMARKS WITHIN THE CITY OF CENTERVILLE, OHIO, AND TO ESTABLISH PROCEDURES AND REQUIREMENTS TO REGULATE THE RENOVATION, REHABILITATION, REMODELING, ADDITION, ALTERATION, DEVELOPMENT, CONSTRUCTION, OR DEMOLITION OF A DESIGNATED LANDMARK.

Whereas, the City of Centerville, received a demolition permit for the house located at 7665 Clyo Road, known as the Frank Allen House; and

Whereas, the Centerville City Planner has reviewed this house for potential Landmark Status in accordance with Chapter 1206 of the Municipal Code and determined that this house, a circa 1883 I-House, to have potential Landmark Status; and

Whereas, the Centerville Board of Architectural Review duly considered this nomination, received a recommendation from the City's Planning Commission to not designate as a Landmark this house, held a Public Hearing and recommended to City Council a rejection of a proposed designation as a Landmark;

NOW THEREFORE, THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. Description of Building

Attached hereto and incorporated herein is Attachment A, a Report prepared the City Planning Department entitled: LANDMARK REVIEW, Case No. LM-08-28, dated May 6, 2008 and Attachment B, a Report prepared by the City Planning Department entitled: Landmark Evaluation, Rob Fickert Property, Staff notes

from a site visit on March 28, 2008.

Section 2. Landmark Status

Council determines that the house located at 7665 Clio Road is hereby not designated as a Landmark.

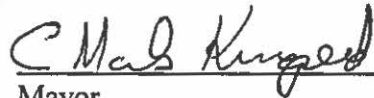
Section 3. Issuance of the Demolition Permit

The Demolition Permit shall be issued at the earliest date permitted by law.

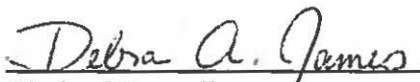
Section 4. Effective Date of Ordinance

This Ordinance shall become effective from and after the earliest date allowed by law.

PASSED THIS 16th DAY OF June, 2008.



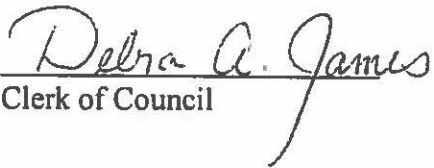
Mayor
City of Centerville, Ohio

ATTEST: 

Clerk of Council
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 7-08, passed by the Council of the City of Centerville, Ohio, on the 16th day of June, 2008.


Clerk of Council

Approved in form and consistency with existing ordinances, the charter, and constitutional provisions.

Department of Law
Scott Liberman,
Municipal Attorney

Landmark Review

Date: May 6, 2008
To: Board of Architectural Review
From: City Planning Dept.
Case No.: LM-08-28

APPLICANT INFORMATION

Applicant: City of Centerville
Property Owner: Rob Fickert, R. K. Associates, LLC

SITE INFORMATION

Location: 7665 Clyo Road

Acreage: 1.0 Acre more or less

Zoning: I-1, Light Industrial

Existing Use: Vacant

Surrounding Land Uses:
North – Industrial and Residential Uses
East – Residential Uses
South – Office and Industrial Uses
West – Agricultural Use

Development History: Land owned by Lawson Allen who sold 8 acres to his son John Allen.
1882- 8 acres sold to Frank W. Allen from John Allen. The valuation of the land \$450.00 and indicates that it was probably undeveloped.
ca. 1883- The original house was built.
1883- Frank Allen conveys .57 acres to A.B. The valuation of the remaining portion drops to \$440.00.
1884- Valuation of the land increases \$1,040.00 indicating a major improvement on the property the previous year.
1884- Frank Allen sells 7.4 acres including the house to James M. Kelsey.
1920's- Site of South Lebanon Packaging Co. that canned tomatoes and corn for area farmers. A portion of this business was most likely on the site that has been developed for the FBI.

Present- The land, house, and outbuildings are now situated on Lot 3 of Kadeb's First Subdivision, platted in the 1960's. Lot 3 is approximately 1 acre in size. The house has always been a residence.

PROJECT INFORMATION

- Request: Demolition of the house and outbuildings on the subject property.
- Status:
1. The existing house has been determined to have Landmark Potential by the City Planner. Issuance of the demolition permit is held pending the determination of Landmark Status by the Board of Architectural Review. Should the BAR determine Landmark Status, a recommendation of action will then be forwarded to City Council.
 2. The barn and garage to the rear of the subject property are of modern construction and do not have Landmark Potential. A Demolition Permit may be issued for the barn and garage.

BACKGROUND INFORMATION

See the attachments for additional documentation pertaining to the house.

STAFF ANALYSIS

In considering the designation of any area, place, building, or structure in the City of Centerville as a Landmark, the BAR shall apply the following criteria with respect to such property:

	YES	NO
1. Its character, interest or value as part of the development, heritage, or cultural characteristics of the City of Centerville, State of Ohio, or the United States;	<u> X </u>	<u> </u>
2. Its location as a site of significant historic interest;	<u> </u>	<u> X </u>
3. Its identification with a person who significantly contributed to the culture and development of the City;	<u> </u>	<u> X </u>
4. Its exemplification of the cultural, economic, social or historic heritage of the City;	<u> </u>	<u> X </u>
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;	<u> </u>	<u> X </u>
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;	<u> X </u>	<u> </u>
7. Its identification as the work of an architect or builder whose individual work has influenced the development of the City;	<u> </u>	<u> X </u>
8. Its embodiment of elements of architectural design, detail, materials or craftsmanship which represents a significant architectural innovation;	<u> X </u>	<u> </u>
9. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood or the City.	<u> </u>	<u> X </u>

STAFF ANALYSIS

The conclusions by the Planning Department are as follows:

1. The building in its present form has limited character, interest and value to the City of Centerville. The building has had various architectural additions throughout the years which mask the architectural character of the original principle building. Had the building not been substantially altered, it would have contributed in terms of its architectural character. Although the building does provide an example of the Victorian style present within the development of Centerville, it does not possess any character, interest or value as part of the development, heritage, or cultural characteristics of the State of Ohio or the United States.
2. The house was used as a residence for most of the twentieth century. The activities and events associated with this particular site are not of significant historic interest.
3. The house does not exemplify the cultural, economic, social or historic heritage of the City due to the concrete block additions.
4. While the original portion of the house reflects a late Victorian architectural style, it is not associated with a particular group of people in an era of history.
5. The original portion of the house is late Victorian. The renovated portion of the house does not represent a specific architectural type as it has been "modernized" to reflect various architectural styles.
6. The house is not associated with a particular architect or builder whose individual work has influenced the development of the City.
7. The original portion of the house was constructed circa 1880 as a two story, using balloon frame construction and having a limestone foundation.
8. On March 17th, the Landmarks Foundation of Centerville-Washington Township reviewed the Landmark application for the house and voted not to take action on the Landmark designation for the house.
9. The Centerville-Washington Township Historical Society reviewed the Landmark application for the house and voted to not recommend the house for Landmark Status.

STAFF RECOMMENDATION

The Planning Department recommends against designating 7665 Clyo Road as a Landmark.

PLANNING COMMISSION RECOMMENDATION

On April 29th, the Planning Commission reviewed the proposed Landmark designation for the house at 7665 Clyo Road with respect to the following:

1. The relationship of the proposed designation to the Comprehensive Plan of the City;
2. The effect of the proposed designation upon the surrounding neighborhood; and
3. Any other planning consideration which may be relevant to the proposed designation.

The Planning Commission concluded that the designation of the potential Landmark precludes the property owner from reasonably redeveloping the property at 7665 Clyo Road. The Planning Commission also stated that the various building additions do not have significant historic or architectural value. The Planning Commission concluded that the historical and architectural significance of the house is counter to the potential benefits of redevelopment within an I-1, Light Industrial zoning district. The Planning Commission recommended unanimously that the Board of Architectural Review not designate the structure at 7665 Clyo Road as a Landmark.

Landmark Evaluation
Rob Fickert Property
7665 Clys Rd.

Staff notes from a site visit on March 28, 2008

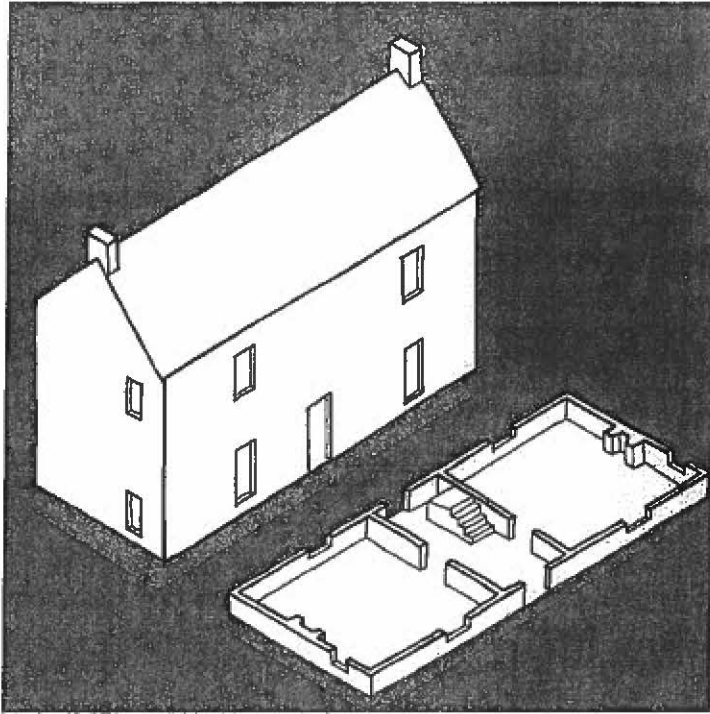
The house overall appears to be in good condition. The front portion of the house appears to be the original house. This portion was built as a two story, using balloon frame construction and having a limestone foundation. The house is of Victorian design. The floor plan is that of an I-house and the main level is reminiscent of a hall and parlor layout having the front door centered on the front building wall and a center stair with a room on either side. The house has a window to each side of the front door approximately centered in each room. The upstairs windows are directly above the lower level door and windows. The lower level windows are taller than the upstairs windows. There were cellar windows below the lower level windows that have been covered by the concrete front porch. The house has been resided and the condition of the existing siding beneath is unknown. Gaps in the aluminum siding where the original siding is visible suggest that although weathered, it is in good condition. The Greek revival porch and columns on the front are a later addition. Windows on the north and south sides are off center towards the front to accommodate the chimneys. The front door appears to be very old, perhaps predating the house, but probably not original to the house. There was a "T" addition to the rear that appears to have been built soon after the original house was built. This "T" addition was probably built as a two story addition. Further investigation would be necessary to determine this.

Subject House 7665 Clys Road, Centerville, Ohio



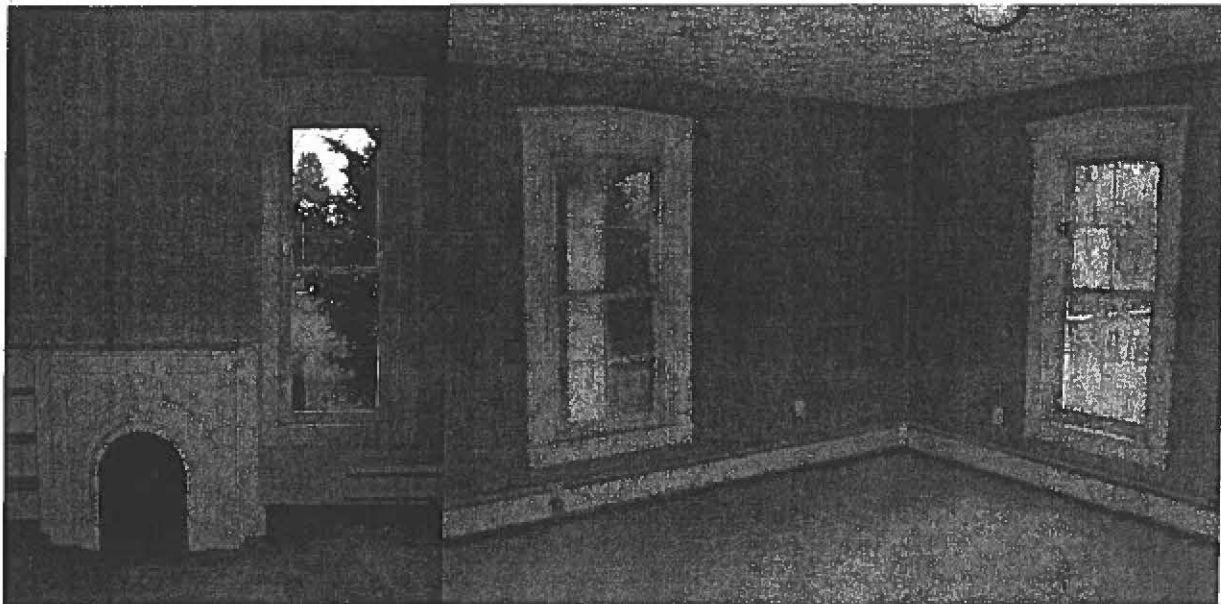
This photograph was taken on March 28, 2008. The covered front porch is not original to the house. This porch and the Greek revival returns on the gable ends were most likely added in the 1930's or 1940's. The front porch may have replaced an earlier wood porch with a one-story shed or hip roof.

Typical I-house



*In America, the I-house had become the architectural symbol of success in small-town and rural regions by the late 18th century. The basic plan is one room deep, two stories tall, and the entry aligned with the roof. Chimneys may be placed at various locations and there is almost always a "T" or "L" or "shed" addition to the rear of the building. I houses vary in construction, from log to stone, brick and frame. The house type began to lose popularity by the late 19th century, as lumberyards and builder's guides made newly fashionable house plans more available. – Excerpt from *Vernacular Architecture in Rural and Small Town Missouri: An Introduction*, by Howard Wight Marshall, copyright 1994*

Each room on the lower level had a fireplace centered on the side wall. The fireplace in the south room has been removed and replaced with a relatively modern wood burning stove in the southwest corner of the room. The fireplace in the north room remains. This fireplace has a unique cast iron mantle. There was no visible evidence of a fireplace in the upstairs rooms. The stairway landing to the upstairs rooms is lower by one step. This may indicate that the stairway was replaced. The baseboards, trim, moldings, and door and window casings throughout the house appear to be original and in very good condition. The window sashes throughout the house are newer, vinyl replacements.



Framing in the attic and basement are circular sawn indicating the house was built after ca. 1875. The roof framing appears to be intact. There is an area to the center rear portion of the framing where the structure was altered to construct the "T" addition to the rear having a ridge perpendicular to the original roof. The lumber used framing for both the original roof and the addition is actual size and not modern dimensional lumber. This and the appearance of the lumber suggest that the addition was constructed soon after the original house was built; probably within 20 years. The chimneys through the attic area and roof have been removed.

The limestone foundation suggests that the house was built before the early 1930's. The stone appears to be quarried having a cut and regular shape. There are cellar windows located below the front and side windows on the main level. There is an area in the rear wall that appears to be broken out. This is the area that connects to the "T" addition. It also appears that the cellar floor in this addition was not as deep as the original house. At a later date, this floor was lowered to the level of the original house. On the date of the visit to this house, the basement was flooded with approximately 8 inches of water (to the top of the bottom step). The owner indicated that changes to the grade around the house has caused the basement to flood. Missing cellar windows probably contribute to the flooding.

Based upon the tour and evaluation of this house, I am dating the original house ca. 1880.