

ORDINANCE NO. 42-01  
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER James E. Singer ON THE  
28<sup>th</sup> DAY OF January, 2002.

AN ORDINANCE TO DESIGNATE THE BUILDING LOCATED AT 5285 WILMINGTON PIKE AND KNOWN BY LOCAL HISTORIANS AS THE JAMES MCCRACKEN HOMESTEAD, AS A LANDMARK WITHIN THE CITY OF CENTERVILLE, OHIO, AND AMENDING ORDINANCE NO. 8-91, AN ORDINANCE 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 recognizes that the building located at 5285 Wilmington Pike, known by local historians as the James McCracken Homestead, possesses character, interest and is valued as a part of the development, heritage, and cultural characteristics of the City of Centerville; and

Whereas, the Centerville Board of Architectural Review has duly considered this nomination, received an affirmative recommendation from the City's Planning Commission and the Centerville Historical Commission, and held a Public Hearing on this nomination; and

Whereas, the designation of the James McCracken Homestead as a landmark will benefit all citizens of Centerville; and

Whereas, said designation will help preserve the historical, cultural, and social environment that is reflective of the quality of life that citizens of Centerville have enjoyed since 1796.

NOW, THEREFORE, THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. Description of Buildings

Attached hereto and incorporated herein is Attachment "A", a Report prepared by the City Planning Department entitled: NOMINATION FOR LANDMARK STATUS, STAFF REPORT, dated November 6, 2001, that provides a description of the James McCracken Homestead.

Section 2. Ordinance Number 8-91 is hereby amended as follows with all additions shown in *italics*.

Section. 21 Table of Designated Landmarks

<u>Ordinance No.</u>	<u>Date Passed</u>	<u>Description</u>
<u>42-01</u>	<u>1-28-02</u>	<i>James McCracken Homestead as described in Ordinance <u>42-01</u> and located at 5285 Wilmington Pike as a landmark.</i>

Section 3. This Ordinance shall become effective at the earliest date allowed by law.

PASSED this 28<sup>th</sup> day of January, 2002.

Sally D. Beals  
Mayor of the City of Centerville, Ohio

ATTEST:

Marie J. Sauer  
Clerk of Council, City of Centerville, Ohio

**CERTIFICATE**

The undersigned, Clerk of the Council of the City of Centerville, Oh/io, hereby certifies that the foregoing is a true and correct copy of Ordinance Number 42-01 passed by the Council of the City of Centerville, Ohio, on the 28<sup>th</sup> day January, 2002.

Marie McLaughlin  
Clerk of Council

Department of Law  
Robert N. Farquhar  
Municipal Attorney

**NOMINATION FOR LANDMARK STATUS  
STAFF REPORT**

To: Board of Architectural Review	Date: November 6, 2001
Prepared By: Centerville Planning Department	

**GENERAL INFORMATION**

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Applicant: City of Centerville

Location: 5285 Wilmington Pike (James McCracken Homestead)

Parcel Size: 1.994 Acres

Existing Zoning: R-1c, Single-Family Residential

Existing Use: Single-Family Residential

Surrounding Land Uses: North: Single-Family Residential  
East: Undeveloped Office-Zoned Land  
South: Single-Family Residential  
West: Single-Family Residential

Request: Nomination of the James McCracken Homestead at 5285 Wilmington Pike for Landmark Status

Status: This application is being initiated by the City. The property owner has been contacted regarding the application and supports a Landmark designation for the entire homestead, including the house and outbuildings.

**BACKGROUND INFORMATION**

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James B. McCracken most likely built the house at 5285 Wilmington Pike in the early 1850's. The house was situated on the McCrackens' farm, but the family actually lived in a two-story brick house on Whipp Road. The farm was sold to James W. and Jane B. Andrew by 1857. James W. Andrew was the son of Ebenezer E. Andrew, for whom the Landmark house at 6239 Wilmington Pike was named. The house was also owned by other significant names: Joseph Bigger, William and Nancy Holmes, James Holmes, and Henry and Jane Weller. Today the home is owned by Loren S. Gannon, Jr.

The house is an exceptional example of Greek Revival architecture. The floor plan features a T-shape design, with three rooms across the front and a kitchen and a family room occupying the rear. A grand stairway leads to two upstairs bedrooms. The front facade features a symmetrical design, centered on a door with a transom and sidelights. A pillared porch with a heavy entablature extends over the door. A pair of six-over-six windows flank either side of the porch.

Also present on the property are a Civil War-era timber barn and a small dairy outbuilding. Together with the house, these buildings form a homestead setting that has been maintained throughout the years. The homestead reflects a New England influence, according to Mr. Gannon, who has extensive experience in the historic preservation field.

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## ANALYSIS

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At its October 23, 2001 regular meeting, the Planning Commission reviewed the proposed Landmark designation according to the following land use criteria:

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 findings of the Planning Commission were as follows:

1. The Comprehensive Plan encourages the preservation of buildings possessing historical attributes. It also recommends that the quality and character of low density single-family residential areas be preserved. A Landmark designation would both preserve the historical and architectural character of the house and encourage the continued use of the property as a single-family residence.
2. The surrounding neighborhood would benefit from the aesthetic and financial stability that results from a Landmark designation.
3. No other planning issues.

Based on the findings, the Planning Commission concluded that a Landmark designation for this property would have no adverse impact on land uses.

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>  X  </u>	<u>          </u>
4. Its exemplification of the cultural, economic, social or historic heritage of the City;	<u>  X  </u>	<u>          </u>
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;	<u>  X  </u>	<u>          </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; and	<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>  X  </u>	<u>          </u>

The conclusions by the Planning Department are as follows:

1. Several of the families that owned the James McCracken Homestead significantly contributed to the cultural and economic heritage of this community.
2. The James McCracken Homestead is associated with a particular era of history that was characterized by a distinctive architectural style.
3. The James McCracken Homestead embodies distinguishing characteristics of an architectural type or specimen.
4. The James McCracken Homestead is an established and familiar visual feature of Centerville.
5. The James McCracken Homestead is featured in A Sense of Place by Howard R. Houser et al. A copy of the selection is included in the attachment.
6. The James McCracken Homestead is listed in the Ohio Historic Inventory (see attachment).
7. Designating the James McCracken Homestead as a Landmark will not unduly burden the property owners nor will it cause an adverse impact on the neighboring properties.
8. The Planning Commission reviewed the Landmark application for the James McCracken Homestead on October 23, 2001, and found the proposed Landmark designation satisfied the land use criteria as stated in the Landmark Ordinance (Ord. No. 8-91).

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#### **PLANNING DEPARTMENT RECOMMENDATION**

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The Planning Department recommends nominating the James McCracken Homestead at 5285 Wilmington Pike as a Landmark to the City Council. The nomination is for the entire homestead, including the house and outbuildings.