

ORDINANCE NO. 43-01
CITY OF CENTERVILLE, OHIO

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

AN ORDINANCE TO DESIGNATE THE BUILDING LOCATED AT 8661 LEBANON PIKE AND KNOWN BY LOCAL HISTORIANS AS THE JOHN ARCHER-ROBERT MCEWEN HOUSE, 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 8661 Lebanon Pike, known by local historians as the John Archer-Robert McEwen House, 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 John Archer-Robert McEwen House 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 John Archer-Robert McEwen House.

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>43-01</u> | <u>1-28-02</u> | <i>John Archer-Robert McEwen House as described in Ordinance 43-01 and located at 8661 Lebanon Pike as a landmark.</i> |

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

PASSED this 28th day of January, 2002.

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

ATTEST:

Maria J. Laughlin
Clerk of Council, City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of the Council of the City of Centerville, Ohio, hereby certifies that the foregoing is a true and correct copy of Ordinance Number 43-01 passed by the Council of the City of Centerville, Ohio, on the 28th day January, 2002.

Marie J. 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

Applicant: City of Centerville

Location: 8661 Dayton-Lebanon Pike (John Archer-Robert McEwen House)

Parcel Size: 4.683 Acres

Existing Zoning: R-PD, Residential Planned Development

Existing Use: Single-Family Residential

Surrounding Land Uses: North: Single-Family Residential
East: Multi-Family Residential
South: Multi-Family Residential
West: Multi-Family Residential

Request: Nomination of the John Archer-Robert McEwen House at 8661 Lebanon Pike for Landmark Status

Status: This application is being initiated by the City. The property owner is unavailable and it is unknown whether the owner supports a Landmark designation.

BACKGROUND INFORMATION

The stone house located at 8661 Dayton-Lebanon Pike was likely built by John Archer around 1807. Archer was a prominent figure in Centerville's early history. He owned a tavern named "Sign of the Crossed Keys", which was located on the northeast corner of Main and Franklin Streets (the Aaron Nutt Plat). During the War of 1812, General William Henry Harrison stopped at Archer's tavern while his troops marched through the town. In 1815, Archer became the town's first postmaster, operating from his tavern. Archer also hosted a number of local government meetings there.

The 100 acres of land containing John Archer's house were purchased by Robert McEwen in the late 1830's. McEwen earned a reputation as a shrewd real estate and livestock investor who bought and sold many acres of land in the township. He built had a stone house at 79 West Franklin Street prior to acquiring Archer's house.

The stone exterior of John Archer's house was later covered by a coat of plaster and remodeled to somewhat reflect Greek Revival architecture (mostly the classical porch). The interior, however,

still reflects the Federal Style - particularly the mantels above the stone fireplaces. Other notable features include 6-over-9 pane double hung windows with hand-blown glass, a decorative transom over the front doorway, and a small brick fireplace in one of the upstairs bedrooms. Both the stone used in the house and the brick used in the fireplace are thought to been fashioned on the original 100-acre farm.

ANALYSIS

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. This property is zoned R-PD, Residential Planned Development, which permits single-family residential uses as well as multi-family uses. The existing house could remain as a permitted single-family residential use should the property be subdivided or otherwise developed.

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. John Archer and Robert McEwen significantly contributed to the cultural and economic heritage of this community.
2. John Archer and Robert McEwen were important historical figures in the progress and development of this community.
2. The John Archer-Robert McEwen House is associated with a particular era of history that was characterized by a distinctive architectural style.
3. The John Archer-Robert McEwen House embodies distinguishing characteristics of an architectural type or specimen.
4. The John Archer-Robert McEwen House is an established and familiar visual feature of Centerville.
5. The John Archer-Robert McEwen House 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 John Archer-Robert McEwen House is listed in the Ohio Historic Inventory (see attachment).
7. Designating the John Archer-Robert McEwen House 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 John Archer-Robert McEwen House 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).

PLANNING DEPARTMENT RECOMMENDATION

The Planning Department recommends nominating the John Archer-Robert McEwen House at 8661 Dayton-Lebanon Pike as a Landmark to the City Council. The nomination is for the house alone.