

ORDINANCE NO. 31-00

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILPERSON James E. Singer ON THE  
22<sup>nd</sup> DAY OF January, 2001.

AN ORDINANCE TO DESIGNATE THE HOUSE ADDRESSED AS 650 EAST ALEXANDERSVILLE-BELLBROOK ROAD AND KNOWN BY LOCAL HISTORIANS AS THE AARON NUTT, JR., 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 addressed as 650 East Alexandersville-Bellbrook Road and known by local historians as the Aaron Nutt, Jr., House possesses a 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 held a Public Hearing on this nomination; and

Whereas, the designation of the Aaron Nutt, Jr., 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 Building**

Attached hereto and incorporated herein is Attachment A, a Report prepared the City Planning Department entitled: NOMINATION FOR LANDMARK

STATUS, STAFF REPORT, Case No. LM-00-81, dated November 6, 2000, that provides a description of the Aaron Nutt, Jr., 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>31</u> -0D	<u>Jan</u> , <u>22</u> , 2001	<i>Designation of the Aaron Nutt, Jr., House as described in ordinance ____-01 and located at 650 East Alexandersville-Bellbrook Road as a landmark.</i>

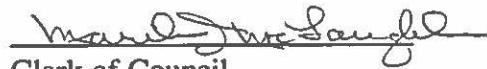
**Section 3. Effective Date of Ordinance**

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

PASSED THIS 22 DAY OF January, 2001.

  
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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. 31-00, passed by the Council of the City of Centerville, Ohio, on the 22 day of January, 2001.

  
Clerk of Council

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

Department of Law  
Robert N. Farquhar  
Municipal Attorney

**NOMINATION FOR LANDMARK STATUS  
STAFF REPORT**

To: Centerville City Council	Date: January, 2001
Prepared By: Centerville Planning Department	

**GENERAL INFORMATION**

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Application/Case No.: LM-00-81

Applicant: City of Centerville

Property Owners: Edward and Nadine McCalley

Location: 650 East Alexandersville-Bellbrook Road

Historic Name: Aaron Nutt, Jr., House

Parcel Size: .84 Acres

Existing Zoning: R-PD, Residential Planned Development

Existing Use: Single-family residential

Surrounding Land Uses: North: Multi-family residential (Chardonnay Condominiums) and office/commercial (RETS)  
East: Vacant land - zoned R-PD, Residential Planned Development  
South: Multi-family residential (apartments)  
West: Multi-family residential (apartments)

Request: Nomination of the Aaron Nutt, Jr., House for Landmark Status

Status: This Nomination for Landmark Status is being initiated by the City of Centerville. The property owner has been contacted regarding this review and is not opposed to a designation of the house as a Landmark. This Nomination is for the house alone, excluding all accessory structures.

**BACKGROUND INFORMATION**

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The Nutt family name is a familiar one in the history of Centerville and Washington Township. Aaron Nutt, Sr., along with Benjamin Robbins and Benjamin Archer, established the original Centerville plats at the present intersection of Main and Franklin Streets in 1796. Aaron and his

family settled in the area three years later. A diligent Quaker, Aaron Nutt, Sr., operated the first tavern, the first dry goods store, and a tanyard in the township in the early 1800's. The Nutt children were well provided for, as each received roughly 50 acres of farmland when they married and started their own families. Aaron Nutt, Jr., also a tanner, sold the farm his father had deeded to him and in 1833 moved his family to a 177-acre farm he had purchased from David K. Este. Located on this land was the present stone cottage at 650 E. Alex-Bell Road, currently owned by Edward and Nadine McCalley. A stone bank barn stood near the house until 1998 when it was destroyed in a fire.

The present cottage is covered with stucco. The original three rooms, in an L-shape, have been maintained. The house contains substantial woodwork of superb craftsmanship, including hand-hewn floor joists supporting the first floor, ornate fireplace mantels, and built-in cupboards thought to be of Shaker origin. Later modifications include two upstairs bedrooms converted from a sleeping loft, a kitchen and dining area addition, and a front porch addition containing Ionic columns dating to the turn of the century.

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### STAFF ANALYSIS

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The Aaron Nutt, Jr., House is a fine historical and architectural example of the homes lived in by early residents of Centerville and Washington Township. This small cottage is associated with several historical trades. Its construction represents the stone quarry industry that was the backbone of the local economy for many years. The intricate woodworking reflects a time when such a trade relied solely upon hand craftsmanship. The man for whom the house was named was a tanner by trade.

Aaron Nutt, Jr., was the son of one of Centerville's founders. But he also personally contributed to the development of the community as a tradesman and land proprietor. The cottage represents his life and the lives of others whom he lived among during this significant period of Centerville's history.

The conclusions by the Planning Department are as follows:

1. The Nutt family significantly contributed to the cultural and economic heritage of this community.
2. Aaron Nutt, Jr., was an important historical figure in the progress and development of this community.
3. The Aaron Nutt, Jr., House is associated with a particular era of history that was characterized by a distinctive architectural style.
4. The Aaron Nutt, Jr., House embodies distinguishing characteristics of an architectural type or specimen.
5. The Aaron Nutt, Jr., House is an established and familiar visual feature of Centerville.
6. The Aaron Nutt, Jr., House is featured in A Sense of Place by Howard R. Houser et al. A

copy of the selection is included in the attachment.

7. The Aaron Nutt, Jr., House is listed in the Ohio Historic Inventory (see attachment).
8. Designating the Aaron Nutt, Jr., House as a Landmark will not unduly burden the property owners nor will it cause an adverse impact on the neighboring properties.
9. The City Planning Commission reviewed the Landmark application for the Aaron Nutt, Jr., House on November 14, 2000, and found the proposed Landmark designation satisfied the land use criteria as stated in the Landmark Ordinance No. 8-91.
10. The Board of Architectural Review held a public hearing on the Landmark application for the Aaron Nutt, Jr., House on December 5, 2000, and found the proposed Landmark designation satisfied the landmark criteria as stated in the Landmark Ordinance No. 8-91. The BAR made a nomination to designate the Aaron Nutt, Jr., House as a Landmark.

In considering the designation of any area, place, building, or structure in the City of Centerville as a Landmark, the BAR is required to apply the following criteria with respect to such property. The findings of the BAR are as follows:

	<b>YES</b>	<b>NO</b>
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>  <b>X</b>  </u>	<u>          </u>
2. Its location as a site of significant historic interest;	<u>  <b>X</b>  </u>	<u>          </u>
3. Its identification with a person who significantly contributed to the culture and development of the City;	<u>  <b>X</b>  </u>	<u>          </u>
4. Its exemplification of the cultural, economic, social or historic heritage of the City;	<u>  <b>X</b>  </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>  <b>X</b>  </u>	<u>          </u>
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;	<u>  <b>X</b>  </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>  <b>X</b>  </u>
8. Its embodiment of elements of architectural design, detail, materials or craftsmanship which represents a significant architectural innovation; and	<u>  <b>X</b>  </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>  <b>X</b>  </u>	<u>          </u>

The Planning Commission, at its November 14<sup>th</sup> meeting, reviewed the Landmark application with respect to:

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 concurred with the Staff Analysis with respect to the three criteria. The conclusions are 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. The designation of the Aaron Nutt, Jr., House as a Landmark would ensure the preservation of the historic house as well as maintain the single-family character of the site.
2. A Landmark designation can only benefit the surrounding neighborhood. As stated above, the single-family character of the property would be maintained, thus contributing to the stability of the neighborhood as well as property values.
3. There are two potential development improvements that may occur adjacent to the property. First, the property fronts onto East Alex-Bell Road, which is to be widened in the near future. The widening of the Alex-Bell right-of-way will not adversely impact the historic house as the house has a sufficient front yard setback to accommodate the widening. Second, there is a large tract of undeveloped land behind the property. This land is zoned for multi-family residential development. At the time this land is developed, a 25-foot bufferyard with landscaping and screening shall be required where the ground abuts the historic property.

#### **PLANNING DEPARTMENT RECOMMENDATION**

The Planning Department recommends nominating the Aaron Nutt, Jr., House for Landmark Status.