

ORDINANCE NO. 11-98
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER J.V. STONE ON THE
16th DAY OF MARCH, 1998.

AN EMERGENCY ORDINANCE TO DESIGNATE HISTORIC BUILDINGS LOCATED AT 7155 WILMINGTON PIKE AND KNOWN BY LOCAL HISTORIANS AS THE HENRY OPDYKE-ELEAZER WILLIAMSON HOMESTEAD, AS LANDMARKS 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 historic buildings located at 7155 Wilmington Pike, known by local historians as the Henry Opdyke-Eleazer Williamson Homestead, possess character, interest and are 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 these nominations, received an affirmative recommendation from the City's Planning Commission and the Centerville Historical Commission, and held a Public Hearing on their nomination; and

Whereas, the designation of historic buildings on the Henry Opdyke-Eleazer Williamson Homestead as landmarks 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: DEMOLITION OF A POTENTIAL LANDMARK, NOMINATION FOR LANDMARK STATUS, STAFF REPORT, dated February, 1998, that provides a description of the Henry Opdyke-Eleazer Williamson Homestead.

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

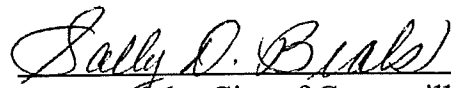
Section. 21 Table of Designated Landmarks

<u>Ordinance No.</u>	<u>Date Passed</u>	<u>Description</u>
<u>11-98</u>	<u>3</u> , <u>16</u> , <u>1998</u>	<i>Designation of the house and outbuildings on the Henry Opdyke-Eleazer Homestead as described in Ordinance <u>11-98</u> and located at 7155 Wilmington Pike as landmarks.</i>

Section 3. This Ordinance is hereby declared to be an emergency measure and shall become effective immediately upon passage. An emergency affecting the public welfare is hereby declared to exist by virtue of the fact that Chapter 1206 of the Centerville Municipal Code requires that when there is an application for a demolition permit for a building or buildings which may have landmark significance, a landmark study must be undertaken. In the case of the Henry Opdyke-Eleazer Homestead, which is subject to said Chapter 1206 of the Centerville Municipal Code, the determination has been made that it may have landmark significance. This, coupled with the fact that the applicant has restricted access to said property by City personnel (which access was requested in order to assist applicant in

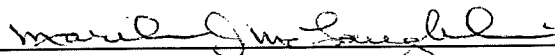
pursuing the demolition process) has affected public welfare by compressing the time period within which the city must act. In order to facilitate the process, this Council ordered that a study of the economic feasibility of the rehabilitation be undertaken. For the reasons herein stated the results of that study were not made available to the members of this Council until March 13, 1998 which did not afford the Council adequate time to consider the results within the time frame allowed. Consequently, an emergency affecting public welfare necessitates that this Council pass this emergency ordinance to allow it an additional 75 days to make a final determination of the landmark status and demolition questions. The findings set forth in the preamble hereof are therefore hereby declared to be interim findings subject to modification within the period of the effectiveness of this ordinance.

PASSED this 16th day of MARCH, 1998.



Mayor of the City of Centerville, Ohio

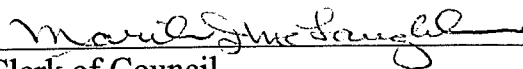
ATTEST:



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 11-98, passed by the Council of the City of Centerville, Ohio, on the 16th day of MARCH, 1998.



Clerk of Council

Department of Law
Robert N. Farquhar
Municipal Attorney

Demolition of a Potential Landmark Nomination for Landmark Status

March 1998

Applicant: K&S Enterprise

Location: 7155 Wilmington Pike

Zoning: B-PD, Business Planned Development

Request: Demolition of a Potential Landmark

**DEMOLITION OF A POTENTIAL LANDMARK
NOMINATION FOR LANDMARK STATUS
STAFF REPORT**

To: Centerville City Council

Date: March, 1998

Prepared By: City Planning Department

GENERAL INFORMATION

Applicant: K&S Enterprise

Location: 7155 Wilmington Pike

Parcel Size: 35 Acres more or less

Existing Zoning: B-PD, Business Planned Development

Existing Use: Vacant

Surrounding Land Uses: North - Stenger's Ford
Shopping Center/Strip Commercial
Vacant Parcels
East - Gasoline Station
Penn Station Fast-food Restaurant
Single-family Residential
Multi-family Residential
South - Single-family Residential
West - Springbrooke Condominiums

Request: Demolition of a Potential Landmark

Status: The application for demolition has been filed with the City. The house and the outbuildings have been determined by the Planning Department to have landmark potential. The application is being held by the Planning Department pending the decision of City Council as to the Landmark status of the buildings.

BACKGROUND INFORMATION

This application is for the demolition of the existing structures located on the property, including the Henry Opdyke House, three barns, and a small outbuilding. The City is required to review the potential landmark status of any structure that is the subject of an application for demolition.

Henry Opdyke purchased 150 acres of farmland in approximately 1809. The existing site is a remnant of the original farmstead. He originally built a cabin where the current farmhouse is located. Around 1814, he replaced the cabin with a small two-story, yellow brick house. The Opdyke family lived on the farmstead until 1827 when Rueben Munger purchased the property from Opdyke's widow.

Munger expanded the house and made a number of improvements. He also added a number of outbuildings, which were likely used for the production of wagons, carriages, and threshing machines. The Mungers sold the land to Eleazer and Eliza Abercrombie Williamson in 1851.

Eleazer Williamson substantially remodeled the house between 1851 and 1863 to accommodate his fifteen-member family. He added the west porch and probably built the existing barns. The property remained in the ownership of the Williamson family until the early 1930's.

The Opdyke portion of the current farmhouse features Flemish bond brickwork, 18-inch thick walls, and hand-hewn beams. Later remodeling more than doubled the size of the house, adding four rooms and a stairway. Other features include peg railing and an ornate fireplace mantel. The barns feature mortise and tenon beam construction, and are covered with wood siding and metal roofing.

See attached documentation for further information.

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> X </u>	<u> </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>

Henry Opdyke was a prominent man in the Centerville-Bellbrook area. Together with Stephen Bell, he founded Bellbrook; at one time the two men owned all of the western part of the present-day city. Early Methodist Church meetings were held in the Opdyke's home until a log church was erected on the farm. "So important was the Opdyke cabin in the lives of many that an early road was cut through the forest to his house (H. R. Houser, *Our Changing Environment*, by the Centerville Historical Society)." Opdyke also built a grist mill and a saw mill in the area.

The existing farmstead represents several generations of historical figures and events. Stories exist about Indians camping in a meadow near the house, and about a nearby tavern where Daniel Boone supposedly stayed when he was in the area. Simon Kenton, a well-known local explorer, often visited good friends who lived near the Opdyke farm. Boone and Kenton possibly knew Henry Opdyke, and may have stopped by his wilderness outpost.

The original house is a Federal Style design. The later additions reflect the transition period between the Federal and Greek Revival styles (c. 1830).

The conclusions by the Planning Department are as follows:

1. The Henry Opdyke family significantly contributed to the cultural, religious, and economic heritage of this community.
2. The farmstead served as the location for a number of historic activities and events.
3. The farmstead is an important reminder of the community's agricultural heritage.
4. The existing farmhouse is an important representation of the community's architectural heritage.
5. The architecture of the farmhouse represents specific periods in architectural history.
6. The construction of the farmhouse and the barns represent significant architectural innovations.
7. The Henry Opdyke House is listed in the Ohio Historic Inventory.
8. Landmarks Architecture was commissioned in 1995 to conduct a landmark study of the property. A copy of the report is attached.
9. Staff met with the property owner and Mary Rogero of Rogero Buckman Architects for an on-site inspection on 1/30/98. A copy of their report is enclosed.
10. Based on the inspection, the farmhouse is structurally sound except for some termite damage to the floor joists in the cellar. In addition, the porch and one of the chimneys are

severely warped and should be removed. Most of the windows are broken, and there is substantial debris. The roof needs re-sheathing but appears to be stable.

11. The northernmost barn and the middle barn consist of structurally sound timber-frame construction. There is some damage to the beams. The roofing on both needs repair. There is substantial debris.
12. The southernmost barn and the pump house are partially delapidated. There are a number of holes in the siding and roofing. These structures primarily consist of 2x4 construction and do not feature distinctive craftsmanship. There is extensive debris.
13. The Planning Commission, at their January 27, 1998 meeting, passed a recommendation to deny the application for demolition, and to nominate the Henry Opdyke House and its outbuildings for Landmark status.
14. The Board of Architectural Review, at their February 3, 1998 meeting, unanimously voted to forward this application to City Council with no recommendations.

PLANNING DEPARTMENT RECOMMENDATION

The recommendation of the Planning Department is to deny the application to demolish the existing structures located at 7155 Wilmington Pike. Furthermore, the Planning Department recommends designating the Henry Opdyke House and its outbuildings as a Landmark in the City of Centerville.