

ORDINANCE NO. 27-98

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILPERSON JAMES REPERT ON THE 26th DAY OF DECEMBER, 1998.

AN ORDINANCE TO DESIGNATE THE HOUSE ADDRESSED AS 7520 CLYO ROAD AND KNOWN BY LOCAL HISTORIANS AS THE WILSON-WELLER 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 7520 Clyo Road and known by local historians as the Wilson-Weller 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 Historic Commission, and held a Public Hearing on this nomination; and

Whereas, the designation of the Wilson-Weller 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-98-65, dated July 29, 1998, that

provides a description of the Wilson-Weller House.

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

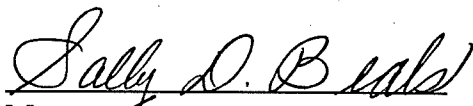
Section 21. Table of Designated Landmarks

<u>Ordinance No.</u>	<u>Date Passed</u>	<u>Description</u>
<i>27</i> -98	<i>12</i> , <i>21</i> , 1998	<i>Designation of the Wilson-Weller House as described in ordinance <u>27</u> -98 and located at 7520 Clys 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.

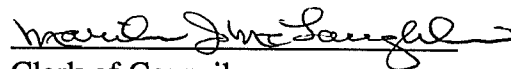
PASSED THIS 21ST DAY OF DECEMBER, 1998.


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. 27-98, passed by the Council of the City of Centerville, Ohio, on the 21ST day of DECEMBER, 1998.


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

October 1998

Applicant: City of Centerville

Location: 7520 Clyo Road

Zoning: R-1c, Single-Family Residential

Request: Nomination for Landmark Status
(Wilson-Weller House)

**REVIEW OF A POTENTIAL LANDMARK
STAFF REPORT**

To: Centerville City Council

Date: October, 1998

Prepared By: Centerville Planning Department

GENERAL INFORMATION

Property Owner:	Berneda Weller
Location:	7520 Cloyo Road
Parcel Size:	24.458 Acres
Existing Zoning:	R-1c, Single-Family Residential
Existing Uses:	Multi-Family Residential (non-conforming use) and Agricultural
Surrounding Land Uses:	Part of recently approved Forest Walk development (single- family residential). North: Single-family residential East: Single-family residential; Forest Walk Park South: Two-family and multi-family residential West: Single-family residential; industrial
Request:	Nomination of the Wilson-Weller House for Landmark Status
Status:	This Review of a Potential Landmark is being initiated by the City of Centerville. The property owner has been contacted regarding this review and does not oppose a Nomination for Landmark Status. This Nomination is for the house alone, excluding all accessory buildings.

BACKGROUND INFORMATION

The Wilson-Weller House was built on what was originally a 161-acre farmstead located along the east side of Clio Road. Samuel and Sarah Wilson purchased the land in 1835 and built the center brick portion of the existing house around 1842. Samuel's parents were among the first settlers in Greene County in 1797. Samuel married Sarah [Allen] in 1829. They reared a large family of ten children in the house, which had been expanded by 1870 to include two 2-story frame additions (one to the north and one to the south). Following Samuel Wilson's death in 1890, the farm came under transitional ownership until it was sold to Arthur and Ida Weller in 1910.

The Wellers reared three children in the house. Ida was an extraordinary woman who served the community through several roles: farmer, teacher, education activist, and public speech organizer. She organized an adult school in the Centerville area and brought in prominent speakers such as Louis Bromfield and Michael V. DiSalle. An elementary school was named for her in 1958, six years after her death.

Today, the house is owned by Berneda Weller, Ida's daughter-in-law. Most of the remaining farmstead has been sold for the recently-approved Forest Walk development.

The center portion of the house appears to be built in the Federal Style and features brick construction with stone lintels. The front of the house may have originally faced north. An offset lintel above the north entrance indicates the door was shifted to accommodate the northern frame addition. The interior of the house features decorative wood trim and corner guards, an antique chandelier, and several fireplaces, including one with a round-arched opening and paneled spandrels. A door knocker was located on the north side of the house, commemorating the golden anniversary of Arthur and Ida Weller ("1897-1947 Weller"), and is still in the family's possession.

Several farm structures are also located on the property.

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>

The Wilson and Weller families were significant in the development of the Centerville-Washington Township area. Their contribution to the agricultural heritage of the community spans over 160 years. Ida Weller was a pioneer in the advancement of education and a prominent local figure. Her name is familiar to many Centerville schoolchildren.

The house is an interesting blend of masonry and frame construction. The quality of craftsmanship is still evident in the interior as well as the exterior. It appears the house has changed very little since the north addition was built circa 1870. The Wellers have consistently maintained the home since the turn of the century.

The conclusions by the Planning Department are as follows:

1. The Wilson and Weller families significantly contributed to the cultural and economic heritage of the community.
2. Ida Weller was a prominent leader in the educational development of the community.
3. The Wilson-Weller House is associated with a particular era of history that was characterized by a distinctive architectural style.
4. The Wilson-Weller House embodies distinguishing characteristics of an architectural type or specimen.
5. The Wilson-Weller House is an established and familiar visual feature of Centerville.
6. The Wilson-Weller House is featured in A Sense of Place by Martha Boice et al. A copy of the selection is included in the attachment.
7. The Wilson-Weller House is listed in the Ohio Historic Inventory (see attachment).
8. Designating the Wilson-Weller House as a Landmark will not unreasonably burden the property owners nor will it cause any adverse impact on the neighboring properties.
9. On October 6, 1998, the Board of Architectural review unanimously approved a motion to nominate the Wilson-Weller House for Landmark Status.

PLANNING DEPARTMENT RECOMMENDATION

The Planning Department recommends nominating the Wilson-Weller House for Landmark Status.

The Samuel Wilson House



Representing the third generation of the large Wilson family in Washington Township is the Samuel Wilson home at 7520 Clio Road. The brick home of the grandfather, Daniel Wilson, stood nearby until a few years ago on the north side of Alexandersville-Bellbrook Road just east of Clio Road. This house, which had a stone marker dated "1813" was destroyed by fire in 1975.

Samuel Wilson's father, John Sutton Wilson, had come with his parents from Pennsylvania, via Kentucky, to Greene County in 1797. The Wilsons were the first settlers in Greene County, but Daniel Wilson moved to Washington Township in 1811. Samuel Wilson, born in 1808, was married to Sarah Allen on August 20, 1829.

By 1835, Samuel and Sarah Wilson had purchased a 161-acre farm in Section 19 along the east side of Clio Road. (This land was first owned by Benjamin Archer.) The center brick portion of the two-story house was built around 1842, and may have originally faced north. Stone lintels decorate the windows in the upper part of the house. Each of the

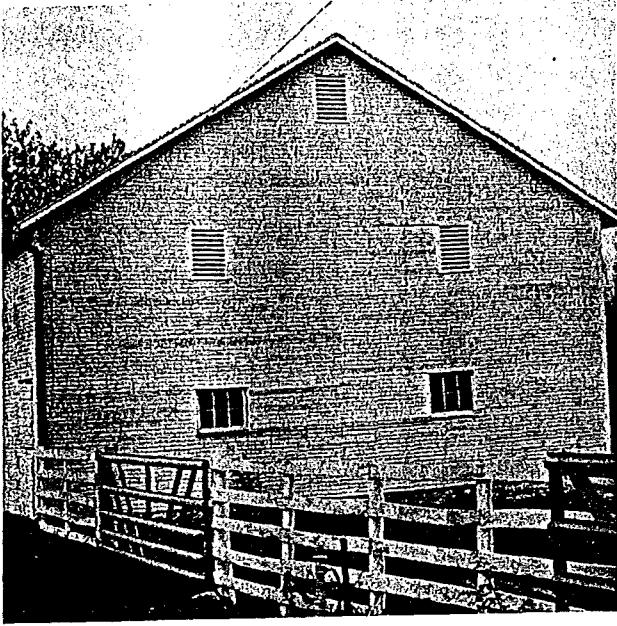
two downstairs rooms has a fireplace in a gable end of the house.

By the late 1840's a two-story frame addition was built along the south side of the house. The windows in this section are trimmed with shaped lintels. By 1870, another frame two-story wing was added to the north side of the house, and the west gable end of the brick house became the front. The large fireplace in this north wing has a round-arched opening with paneled spandrels and a brick hearth typical of that day.

The farm out-buildings were added in the same way. One building of special interest is the former Township Hall, built in 1870 and moved to this farm from E. Franklin Street in Centerville when the new Township Hall was built in 1909.

Samuel and Sarah Wilson reared a large family in this home, including Albert, Mary, Edmond, Rebecca, Nancy, Sarah, Lydia, Elizabeth, Jane and Perry.

It was Rebecca who stayed on with her parents, after her husband of three months, Sargent Stephens, died in 1886. When Samuel Wilson drew up his will



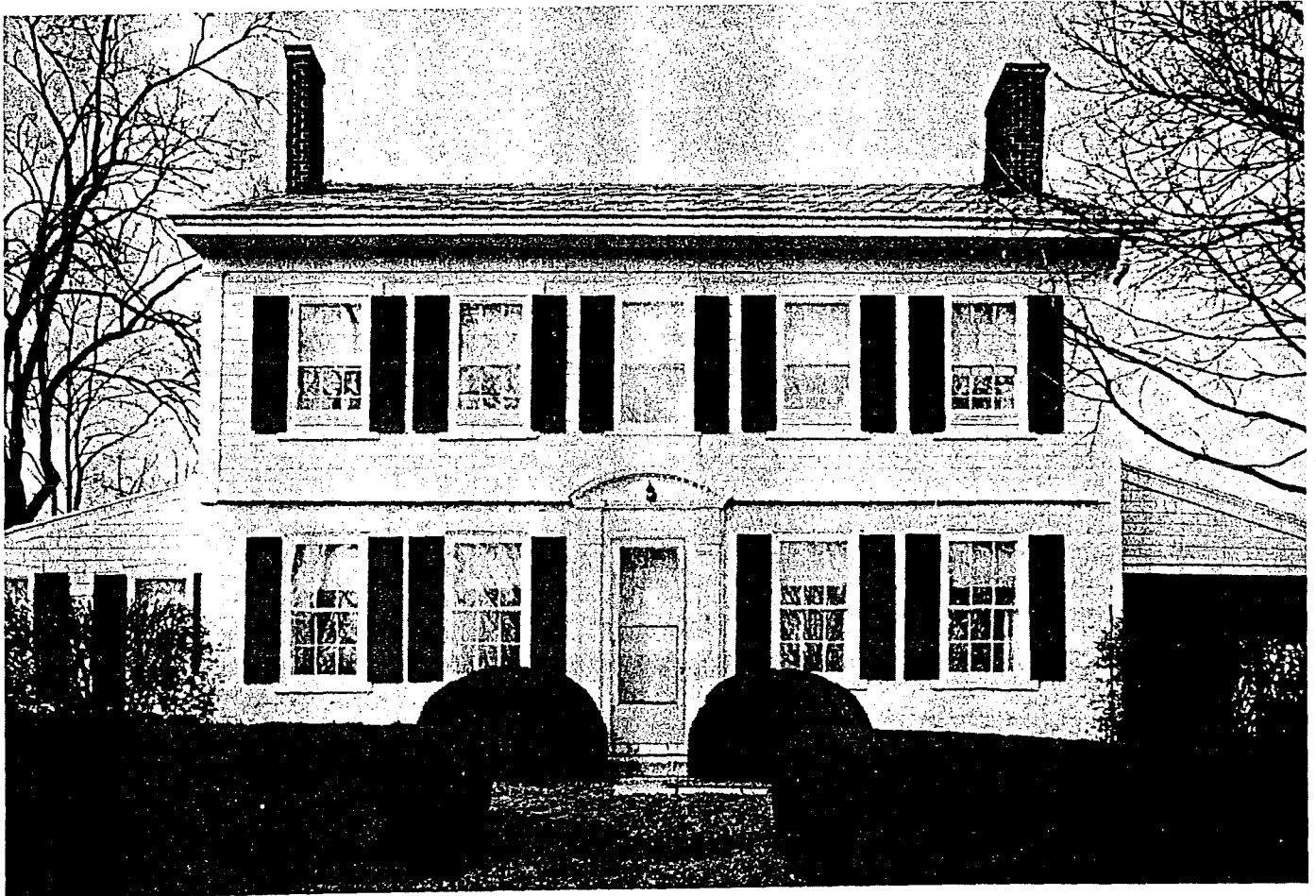
Former Washington Township Hall on the Samuel Wilson Property

in 1887, he requested that if either of his sons, Albert or Perry, purchased the farm "at a reasonable price" that Rebecca Stephens be "allowed the privilege of occupying the two north rooms, one upstairs and one downstairs of the dwelling as long as she chooses to stay"

When Samuel Wilson died in 1890 at the age of almost 82 years, neither son wished to purchase the farm; and so it was sold to his daughter, Mary Wilson Kelsey, who maintained the farm until 1910.

In that year Arthur S. and Ida E. Weller became the owners of the farm, rearing their three children there. A whirlwind of an energetic farm woman, Ida Weller was one of the few teachers of her time in Washington Township who was trained at a normal school. Always involved in community action projects, she is best remembered for organizing an adult school in the Centerville area. Never avoiding controversy, she brought such speakers here as Louis Bromfield and Michael V. DiSalle. A door knocker on the north side of the house inscribed "1897-1947 Weller" commemorated the golden wedding anniversary celebration of Arthur and Ida Weller which took place at the house. In 1958, an elementary school was named for her.

When Mrs. Weller died in 1952, her son Robert B. Weller purchased the property and continues the Weller family interest in the farm.



The Lawson Allen House