

ORDINANCE NO. 6-97

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILPERSON JAMES REPERT ON THE
16TH DAY OF JUNE, 1997.

AN ORDINANCE TO DESIGNATE THE BUILDING ADDRESSED AS 9505 YANKEE STREET AND KNOWN BY LOCAL HISTORIANS AS THE ASHER TIBBALS 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 9505 Yankee Street and known by local historians as the Asher Tibbals 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 Asher Tibbals 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 OF A LANDMARK, STAFF REPORT, Case No. LM-97-21, dated March, 1997, that provides a

description of the Asher Tibbals House.

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

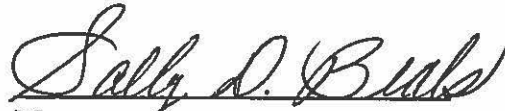
Section 21. Table of Designated Landmarks

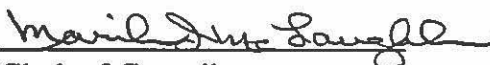
<u>Ordinance No.</u>	<u>Date Passed</u>	<u>Description</u>
<u>6</u> -97	<u>6, 16, 1997</u>	<i>Designation of the Asher Tibbals House as described in ordinance <u>6</u> -97 and located at 9505 Yankee Street as a landmark.</i>

Section 3. Effective Date of Ordinance

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

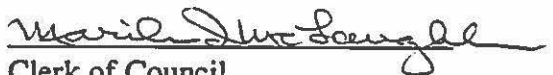
PASSED THIS 16th DAY OF JUNE, 1997.


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. 6-97, passed by the Council of the City of Centerville, Ohio, on the 16th day of JUNE, 1997.


Clerk of Council

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

Department of Law
Robert N. Farquhar
Municipal Attorney

REVIEW OF A POTENTIAL LANDMARK PLANNING DEPARTMENT REPORT

To: Centerville Board of Architectural Review

Date: April, 1997

Prepared By: Centerville Planning Department

Case No.: LM-97-21

GENERAL INFORMATION

Property Owner:	Donald R. and Margaret W. Martin	
Location:	9505 Yankee Street	
Parcel Size:	1.353 Acres more or less	
Existing Zoning:	R-1c, Single-Family Residential	
Existing Use:	Vacant	
Surrounding Land Uses:	North -	Residential
	South -	Residential
	West -	Open Space/Residential
	East -	Residential/Golf Course

Background: The Centerville Planning Department received an application from the property owner to designate their house as a landmark as outlined in the Landmark Preservation Ordinance.

This property is situated on the west side of Yankee Street approximately 750 feet north of Heritage Lake Drive. The original house, a log house, was built in approximately 1815 by Asher Tibbals. and was part of an 150 acre farm given to Asher by his Father, Noah in 1815. The subject property is listed in, and is a part of, the Ohio Historic Inventory, Parcel #113-05E 205-02. This property is referenced in the book entitled "A Sense of Place", p. 149, published by the Centerville Historical Society. Because of the potential historic value of this house, further investigation was warranted.

Property and Outbuildings: The land surrounding this house is generally flat sloping downward to the north and west. There are several large canopy trees on this parcel. There is one outbuilding, a greenhouse, remaining on this property. The greenhouse outbuilding is not architecturally or historically important.

Staff Analysis

In considering the designation of this house as a landmark, the following criteria is applied as outlined by the Landmark Preservation Ordinance:

	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>

Conclusions

- * The Asher Tibbals house is an important historic element within the City.
- * The Tibbals Family was one of the original settlers of the Centerville-Washington Township area. They were an influential family and contributed to the cultural and religious heritage of this community.
- * The entire house including the original log house, and its subsequent additions contribute to the architectural character of the City.
- * The modern (after 1938) additions or renovations, though some, like the garage shape and mass, contribute to the overall character of the building, would not be considered historic nor vital to the historic value of the building.
- The proposed designation is situated within the Yankee Trace Golf Community and surrounded by residential development. A landmark designation of this house would be compatible with those surrounding land uses and consistent with the Centerville Comprehensive Plan.

Planning Department Recommendation

The recommendation of the Planning Department is to designate the building located at 9505 Yankee Street and known by local historians as the Asher Tibbals House as a Landmark.