

ORDINANCE NO. 15-93

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILPERSON J.V. Stone ON
THE 20th DAY OF Sept., 1993.

AN ORDINANCE TO DESIGNATE THE BUILDING ADDRESSED AS 6239 WILMINGTON PIKE AND KNOWN BY LOCAL HISTORIANS AS THE EBENEZER ANDREW 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 6239 Wilmington Pike and known by local historians as the Ebenezer Andrew 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 Ebenezer Andrew 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-93-01, dated July, 1993, that provides a description of the Ebenezer Andrew House.

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

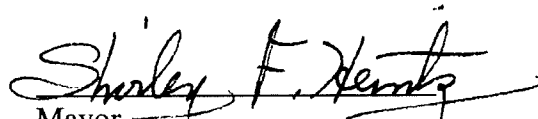
Section 21. Table of Designated Landmarks

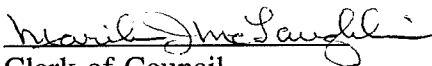
<u>Ordinance No.</u>	<u>Date Passed</u>	<u>Description</u>
<u>15</u> -93	<u>09</u> , <u>20</u> , 1993	<i>Designation of the Ebenezer Andrew House as described in ordinance <u>15</u> -93 and located at 6239 Wilmington Pike as a landmark.</i>

Section 3. Effective Date of Ordinance

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

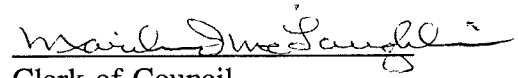
PASSED THIS 20th DAY OF Sept, 1993.


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. 15-93, passed by the Council of the City of Centerville, Ohio, on the 20th day of September, 1993.


Clerk of Council

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

Department of Law
Robert N. Farquhar
Municipal Attorney

Attachment "A"

NOMINATION OF A LANDMARK STAFF REPORT

To: Centerville Board of Architectural Review	Date: July, 1993
Prepared By: City Planning Department	
Case No.: LM-93-01	

GENERAL INFORMATION

Name of Property Owner:	B. P. Oil Company
Location:	6239 Wilmington Pike, south of Cloy Road
Parcel Size:	2.5 Acres more or less
Existing Zoning:	O-S, Office-Service
Existing Use:	Vacant
Surrounding Land Uses:	North - B. P. Gasoline Station South - St. Francis Church East - Shopping Center/Strip Commercial West - Vacant

BUILDING HISTORY

Original House 1835: The original house is the front portion of the existing building and was built in 1835 by the Ebenezer Andrew Family. This two-story brick house is Georgian in style having a hall and parlor layout. The brickwork on the front facade is flemish bond and the side and rear facades are american bond with headers every eighth row. Under the front and rear eaves is a row of shaped bricks and a row of corbelled bricks placed on an angle. The upstairs windows are decorated with limestone lintels. The front door is off center and enters into the hall (the north room of the house). There are two chimneys, one on each gable end providing a fireplace in each room of the house. The fireplace in the hall was flanked on the left side by a tight-winder staircase to access the upstairs and the cellar. To the other side of the fireplace was a cupboard. Much of the original interior woodwork, paneling sashes, and flooring are still intact and are in very good shape. See map attached to this report.

Smokehouse 1835: A brick smokehouse was constructed approximately 50 feet behind the original house. The four brick walls of this structure are still intact and has been incorporated into the existing garage and is situated in the southeast corner. There also may be a portion of the roof remaining as well.

First Addition Ca. 1852: The first addition to this residence is a 17'x 24', two-story brick structure situated off of the parlor and behind the original building. The american bond brickwork and window treatment matches that of the original house. The gable roof is opposite the gable on the original house.

Second Addition Ca. 1880's: This 14'x 23' addition provided the wide stairway, kitchen and a third bedroom upstairs. This addition is built over a cellar where the original house and first addition were built over a crawl space. A third chimney was added for the furnace that was installed at this time. The roof was constructed as a partial hip roof that incorporated the roof of the first addition. The width and pitch of this roof causes the peak to extend above the original roof line.

Remodeling 1938: The ownership of this house transferred from the Andrew Family to Matilda Henderson. The improvements to the house in 1938 were Colonial Revival in style. The doorway with the elliptical fanlight was added to the north elevation. The single story front porch was added to the original building. Windows were added to the hall where the tight-winder staircase and pantry were located. The colonial revival porch, with its segmented arches, was probably added to the south elevation at this time.

Final Additions 1938 to Present: In 1938, during the remodeling, a new utility room was built to the rear of the house off of the kitchen. The garage was built soon after. The two buildings were eventually connected by a covered walkway that was later enclosed. A rec-room was added to the rear of the garage and the south porch was converted into a room. This most recent renovation occurred when the house was converted into an office building in 1984. This remodeling enclosed the south porch, enclosed the overhead garage doors, and enclosed the covered walkway between the garage and the house.

HISTORICAL BACKGROUND - EBENEZER ANDREW FAMILY

Attached to this report is an excerpt from a book entitled "A Sense of Place, Centerville Historical Society, Copyright 1977 and 1985, Landfall Press, Inc., pp. 77 - 79, that pertains to the Ebenezer Andrew Family and House.

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> </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 Ebenezer Andrew House portrays the cultural heritage of the agrarian lifestyle that was early Centerville during the Pre-Civil War era. The georgian style, character, and visual interest of the original 1835 house and the 1852 addition is unique to the Centerville area. The original house with its elaborate brickwork, lintels and other embellishments does typify the economic prosperity this area enjoyed during the early 1830's. Excepting the tight-winder staircase and cupboard in the hall (believed to have been removed with the 1938 remodeling), nearly all of the original structure and the 1852 addition is intact. The conclusions by the Planning Department are as follows:

- * The 1835 house is an extremely important historic element with in the City by its architectural style.
- * The Ebenezer Andrew Family were an influential family and contributed to the cultural and religious heritage of this community.
- * The 1835 smokehouse is an important element that, like the house, helps depict the lifestyle of our Pre-Civil War ancestors.
- * The 1852 and the 1880's additions contribute to the architectural character of the original house.
- * 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 enclosure of the colonial revival south porch detracts from the overall character of the building.
- * Some of the modern additions, such as the enclosure of the rear covered walkway, were built substandard and are failing.

PLANNING DEPARTMENT RECOMMENDATION

The recommendation of the Planning Department is to designate the building located at 6239 Wilmington Pike and known by local historians as the Ebenezer Andrew House as a Landmark.

The Ebenezer Andrew House

The well-proportioned brick house at 6239 Wilmington Pike, built by Ebenezer E. Andrew in 1835, represents the Andrew family in Washington Township. Mr. Andrew's parents, James and Elizabeth Morrow Andrew, had lived near Fayetteville, North Carolina until a fire destroyed their family home in 1789. They considered it not so much a calamity as an act of providence, because they were deeply religious Presbyterians, disturbed about the unrighteous slave traffic. They wanted to live in a free state, and after the fire, came as far as Nashville,

Tennessee. Ebenezer Erskin Andrew was born in this city in January 1800. Joined to Rev. Robert Armstrong and the Presbyterians in Kentucky by family ties, the James Andrews came to Ohio with the Presbyterian migration of 1804, settling in Greene County.

Marrying Stephen White's daughter, Hannah, on December 16, 1824, Ebenezer Andrew was first deeded land by Stephen White in Section 21 in January 1826. By the fall of 1827, he had sold that tract and purchased the northeast quarter of Section

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The Ebenezer Andrew House

14, bordering Wilmington Pike. This land had belonged by patent to Thomas Horner, and by deed to his son, David Horner.

It is assumed that Hannah and Ebenezer Andrew lived in a log house on this land. It was not for long, however, for Hannah died January 16, 1829. It is said that she died "on her knees at morning worship," and left a nine-month old son, James W.

Ebenezer Andrew then married Paulina Tate on September 10, 1829, and their family grew to include nine more children: Robert A., William Tate, Margaret R., Addison Ebenezer, Newton A., Elizabeth N., Mary H., Angelina and Joseph. For this flourishing family, the Andrews built the gracious two-story brick home on Wilmington Pike.

The front two-story section of the house and an adjoining dining area, five rooms in all, comprise the 1835 part of the house. Reflecting the prosperity which came to the farmers in the early 1830's, the house is characterized by decorative brickwork. Under the front eaves is a row of shaped bricks, and a row of corbelled bricks, placed on an angle. The brickwork on the facade is of Flemish bond, while the brickwork on the sides is American bond, with headers every eighth row.

Four windows decorated with stone lintels span the upper facade, with three windows below. The front door is off center to the right; and the doorway is

trimmed with rectangular panels and a four-light transom. All the interior doors in the house have five panels, each panel highlighted by a smaller raised panel.

Downstairs there are two parlors, each with a gable end fireplace. Tongue and groove ash flooring, six to eight inches wide, is constructed with square-headed nails. The fireplace mantels have been changed to marble ones, reminiscent of Victorian days. Adjacent to the fireplace in the north parlor is a line in the floor, outlining the position of a steep stairway wall on one side and a cupboard on the other side.

A cupboard with double doors, located on the west wall of the dining room, is constructed with wooden pegs and decorated with square panels. There is a veranda porch off the dining room which was added in the 1940's.

In the two bedrooms above the parlors are more of the original ash floors. The upstairs fireplaces have mantels decorated with units of three telescoping rectangles. The brick hearths are still in place. Built when clothes presses were still in use, the north bedroom was built without a closet. In the other front bedroom, the fireplace is flanked by a narrow closet on one side and a cupboard on the other.

Around 1852, a brick addition was made to the house, skillfully employing stone lintels over the windows and American bond brickwork to blend with

the earlier section. Inside, the addition made room for a wide stairway and kitchen downstairs, three bedrooms above.

Perhaps the most important influence in the life of Ebenezer Andrew was his affiliation with Sugar Creek Presbyterian Church. As an elder and a member of the session from 1844 to 1881, he was remembered as sitting just behind the pastor's pew, with his snowy locks. At the time of his death April 27, 1881, he was honored with a resolution recorded in the church minutes "in testimony of our regard for this Father in Israel"

It was his wish that his younger sons, Newton and Joseph, divide his farm for their use. Newton A. Andrew, born in this home in 1841, took the north half of the farm and continued living in the farm homestead. Described as "a large, good man, loyal to his country and helpful to his church," he was married first to Elizabeth Foust in 1868. She died and he was married again in 1877 to Catharine Collins of

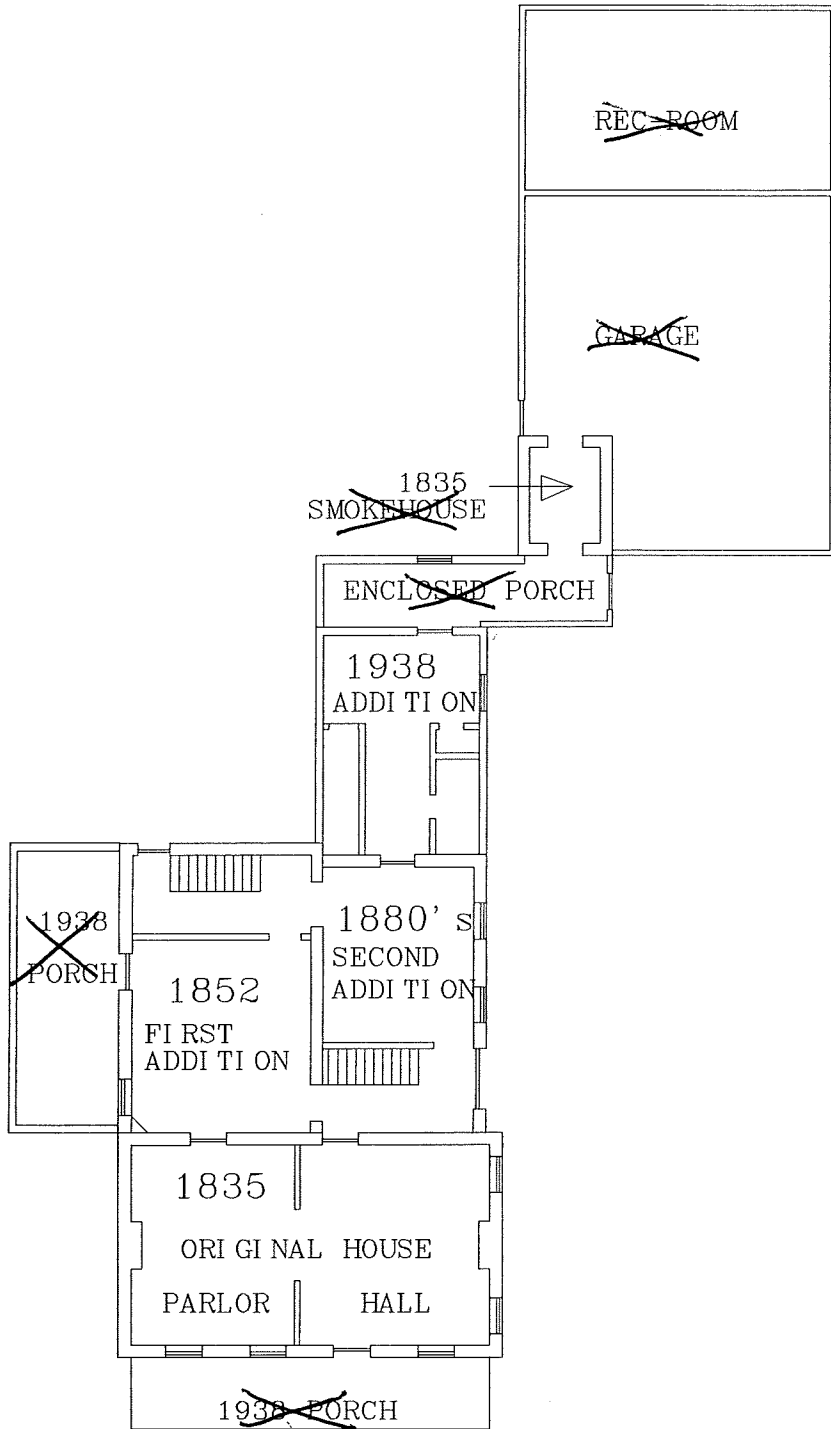
Xenia, Ohio. They had no children. Like his father, he, too, served as a ruling elder in the Sugar Creek Presbyterian Church for many years.

Newton Andrew died in 1915, but the house remained in the Andrew family while relatives cared for his invalid wife "Cassie" until she died in 1937. Just about a century after the house was built, it passed from the ownership of the Andrew family when it was purchased by Madela B. Henderson in 1938.

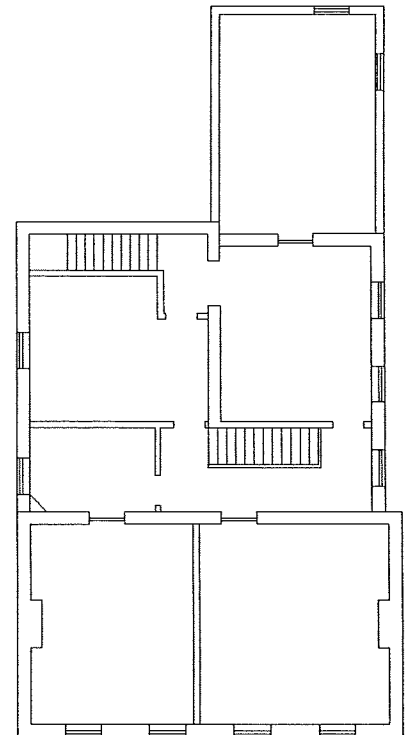
Mrs. Henderson set about remodeling the house, adding a window to the north parlor, removing one from the south parlor, adding a fanlight and side lights to a doorway near a circular driveway on the north side of the house. A summer kitchen at the back of the house was made into a utility room and two rooms were added above it. A porch with a peaked roof was replaced by one of colonial design.

The home is owned today by Terry M. Frazee.

EBENEZER ANDREW HOUSE



FIRST FLOOR



SECOND FLOOR

NOTE: AREAS MARKED WITH AN "X" ARE AREAS THAT MAY BE REMOVED