CENTRAL COLLEGE
HISTORIC PROPERTY EVALUATION
(Sunbury Road Widening Project)

Prepared for
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CENTRAL COLLEGE HISTORIC PROPERTY EVALUATION

INTRODUCTION

This evaluation of the older and historic properties of Central College was requested by the City of Westerville Department of Public Service in October, 1994. The purpose of the study is to evaluate the impact of the proposed widening of Sunbury Road upon the Central College properties and to recommend any mitigation measures which could be undertaken by the City to reduce a negative impact. The City contracted with Judy Williams, a historic preservation consultant from Columbus, to conduct the evaluation and prepare this final report.

The area included in the evaluation (shown on the accompanying map) is bounded by the southern edge of the Central College Presbyterian Church property on the south and by the northern edge of the Amalthea Village property on the north. Both sides of Sunbury Road and a small section of Central College Road are included. Sunbury Road is being widened from two to five lanes through this area.

Central College is a small village which has its origins in the early and mid 19th century. It has a unique history which is centered around the establishment of a 19th century educational institution, the Central College of Ohio, and the formation of the Central College Presbyterian Church. Nineteenth century buildings constructed by these two institutions still remain and provide an anchor for the small rural community that was built up around them. Several of the buildings that exist today continue to contribute to the historic character of Central College as a mid-19th century town.

This report evaluates the impact of the road widening on the overall character of Central College and on the individual historic properties that exist there. The methodology used included historical research, interviews with property owners, review of road alignment plans, and on-site evaluation. For each property, the significance of the building is presented, the impact of the road widening on the building or its setting is discussed, and mitigation measures (if needed) are recommended.

It is important to recognize that the character and integrity of a historic building's setting is important to its overall integrity as a historic property. Much of the impact of the road widening project on Central College property is related, in fact, to a property's setting through reduced building setbacks, removal of tree borders, and increased road pavement. As a result, this evaluation considers the historic character and integrity of the setting of individual properties as a determining factor in evaluating impact.
HISTORICAL BACKGROUND

Central College grew up as a small country village that focused on and centered around its important 19th century institutions of Central College and the Presbyterian Church. The village was an unincorporated settlement until annexed by the City of Westerville in 1988.

The Central College area of Blendon Township was originally settled in 1807 by Squire Timothy Lee, a Massachusetts native who purchased 670 acres of land along Big Walnut Creek. Lee was an entrepreneur who established a grist mill, saw mill and woolen factory on the west bank of the creek, where he also built his grand Greek Revival homestead in 1824 (still standing). Timothy Lee became the prime benefactor of the church and educational facilities that were to be established in Central College.

Lee had a dream of establishing a school of higher learning in Blendon Township and donated 35 acres for the establishment of Blendon Institute in 1832. Rev. Ebenezer Washburn, pastor of the Blendon Presbyterian Church, was asked to conduct the school, beginning his long association with Central College. Washburn built his home on Sunbury Road, just north of the college property, in 1833 (still standing, map #6), where he lived until his death in 1873.

Upon learning in 1841 that the Presbyterian Church wanted to establish a college of higher education in central Ohio, Lee proposed a donation of 100 acres of land and construction of the necessary buildings if the college would be located on his land in Blendon Township. Lee built a three-story brick college building (demolished) and Central College was officially chartered in 1842. Ebenezer Washburn, who had been the sole faculty member of Blendon Institute, continued in the new college as a professor of philosophy, mathematics and astronomy.

Once the Presbyterian school was established, it was desirable to locate a Presbyterian Church in close proximity to the school. Timothy Lee had set aside land for a church and the Central College Presbyterian Church was formed in 1843. The church was closely associated with the college, as the president of the college also ministered at the church. In 1869, the church acquired a residence for use as the Presbyterian Parsonage (still standing, map #9) and made plans for the construction of a new church building, completed in 1870 (still standing, map #1). As this church has grown in size and mission over the years, it has constructed new wings and a new sanctuary, preserving the original 1870 building as a chapel.

Faced with financial difficulties by the late 1840s, the Central College board of trustees urged that any land not
being used by the college be sold as lots. This resulted in the official platting of the village of Amalthea in 1849. (Although the recorded name was Amalthea, the village has always been known as Central College.) Despite this move, the financial conditions of the college caused it to cease operations in 1850. It soon reopened, however, as the Central College Academy, a preparatory school under the auspices of the Presbyterian Wooster College. The school flourished and was enlarged with the construction of the Fairchild Building (still standing, map #3) in 1875.

The village plat, as shown on the Franklin County Atlas of 1856, consisted of 63 lots focused around the large Central College property in the center of the plat. In addition to Sunbury Road, the plat included North, South, East and West Streets. Despite this layout, the village remained isolated and slow to develop. Sunbury Road was still a gravel road in 1868 and Central College was two miles from the line of the Columbus, Westerville and Sunbury Hack (a mid-19th century "taxi" service that used the Columbus-Sunbury Plank Road or present-day Route 3). By 1872, Central College contained a blacksmith shop, shoe shop, carpenter shop, store, and a dozen or so houses. All except one were located on Sunbury Road. With the exception of North Street which connected with Centerville to the east, the other streets were undeveloped.

Despite its isolation, Central College attracted students to its rural and pastoral setting to pursue their education. In addition to the small number of businesses which set up shop on Sunbury Road, it appears that one building was used as a hotel during the mid-19th century (still standing, map #7). It may have housed student boarders or served as a tavern and inn for other visitors to Central College.

During the 1870s and 1880s, the Central College Academy continued to operate, but once again faced financial problems which resulted in its closing in about 1892. The complex of college buildings was sold in 1895 and reopened as the Ohio Home for the Aged and Infirm Deaf. The Home added Wornstaff Hall, a men's dormitory, to its campus in 1921 (still standing, map #2) and additional buildings in the 1950s. To support its work, the Deaf Home operated a farm on its property during the early 20th century.

Central College remained a rural village through the first half of the 20th century, having grown up around the institutions which were located there. Change came slowly: mostly in the form of some new buildings which were added here and there to the existing inventory. One such building was the Central College School, built c. 1920 (still standing, map #4). Others were small cottage-style residences that were built on Sunbury Road and North Street. Surrounding property was still mostly used as farmland.
The next major event to have an effect on the village was the creation of Hoover Dam and Reservoir in 1953-54. Located to the north of Central College, the reservoir provided a new recreational outlet for citizens of central Ohio. And Sunbury Road provided primary access to the reservoir. As a result, Central College, and other stops along Sunbury Road, began to attract small-scale businesses which catered to water-related recreational hobbies, such as fishing and boating. The west side of Sunbury Road remained institutional, while the east side began to take on more of a commercial appearance as some buildings were converted to a different use.

As northeastern Franklin County has grown in the past 25 years, Central College has remained relatively unchanged. The area still retains a strong institutional base in the Central College United Presbyterian Church and The Campus, a substance abuse rehabilitation center which now occupies the original college site. New development has occurred to the north and south of the original plat, as former farm lands are sold off and developed for residential use. Additional land closer to the center of the village is likely to be developed for a similar purpose in the near future. Importantly, the Timothy Lee homestead still retains a significant number of acres adjacent to Big Walnut Creek which preserve the early 19th century rural character which originally existed in this part of Blendon Township.
EVALUATION OF OVERALL IMPACT ON CENTRAL COLLEGE

Central College has an institutional and village character which has been defined over the years. Its small town atmosphere is created through the small scale of its buildings, the 19th century character of many of them, and the mixture of uses along Sunbury Road, including church, school, shops and homes. Part of the area’s rural character is also derived from the numerous mature trees which line the street and from the two lane road which, for the most part, lacks sidewalk or curbs.

The widening of Sunbury Road, which has become necessary because of the high volume of traffic and increased development in the area, will have an effect upon the rural village atmosphere which has existed in Central College. The primary change will be an "opening up" of the village through increased pavement area and removal of trees. The settings of individual properties will be affected by this, as well as by the reduced setbacks that will result.

Through its Development Plan for Central College, the City of Westerville has underscored the fact that planning and development standards are needed to retain the area’s village atmosphere as future developments are proposed. Through the success of its Uptown District, the City has demonstrated that preservation of historic character can be a focal point for community identity and successful economic development. This same kind of approach is warranted in Central College, an area which has its own identity and unique history. Through physical improvements and developmental controls, the City can retain much of the village’s character while accommodating the future development which is sure to come.

The following general recommendations are intended to help mitigate the impact of the road widening project on the physical environment of Central College and to help preserve the overall character of the village.

Recommendations

1. Seek to preserve and enhance the pleasant institutional and pedestrian setting which exists on the west side of Sunbury Road, particularly the properties occupied by the Central College Presbyterian Church and The Campus.

To mitigate the impact of the road widening on these properties, consider the following actions:

A. Relocate the sidewalk several feet to the west in order to provide a planting strip for trees. This would provide a greater separation and buffer between the pedestrian environment and the roadway. Planting of new trees would also help to compensate
for the loss of four mature trees which currently border the Campus property.

B. Install pedestrian-scaled street lights along the sidewalk to enhance the institutional setting. The street lights should be of a simple style that is compatible with the 19th century character of the village.

2. Seek to improve the character of the east side commercially-zoned area through the use of development standards, maintaining existing historic properties where possible.

A. Preserve the character of the village by implementing proposed development standards for the east side of the street. Strip style shopping centers should be prohibited in this area. Creation of separate retail buildings which reinforce (but do not duplicate) the existing structures seems to be an appropriate solution.

B. Ensure that buildings, old and new, continue to relate to Sunbury Road. Parking areas should be located at the rear (east side) of the lots, rather than toward Sunbury Road. It is critical to avoid creating a suburban-style development which places parking lots at the front of the property. The east and west sides of Sunbury Road should complement one another.

C. Consider the planting of trees and installation of street lights to soften the impact of the road widening and to complement the institutional atmosphere on the west side of Sunbury Road.

D. Encourage individual landscaping efforts at the locations of existing buildings, particularly those historic properties which currently contain an abundance of pavement.
INDIVIDUAL BUILDING EVALUATIONS

For purposes of this study, the buildings of Central College are evaluated in terms of their architectural and historical significance. A total of 17 properties are included in this evaluation, based upon their age or architectural character. The remaining buildings in Central College are not considered to be historic structures, either because of their recent date of construction or because of severe alterations. The 17 historic buildings are classed as Landmark Buildings, Contributing Buildings, and Background Buildings, as described below.

*Landmark Buildings* are those which have outstanding architectural character or historical importance that is closely associated with the history and development of Central College.

*Contributing Buildings* are those which display some historic character and are also closely associated with the history and development of Central College. These buildings, some of which are altered, play an important role in defining the historic character of Central College.

*Background Buildings* are those older properties which contribute to the overall historic character of Central College, but did not play a key role in its development. These buildings provide background for the village atmosphere in the community.

Following the evaluation of significance for each building is an analysis of the impact of the road widening on the historic character of that building and the consultant's recommendations for any actions that may be needed to mitigate a negative impact.
Map #1
Central College Presbyterian Church Chapel
975 South Sunbury Road
Built 1870, listed on National Register of Historic Places

Significance: LANDMARK BUILDING/INSTITUTIONAL SETTING

This landmark building is symbolic of the relationship of the Presbyterian Church to Central College's founding and development. The Central College Presbyterian Church was formed in 1843, one year after the Presbyterian Church officially established its institution of higher learning at Central College. This building served as the main church building for nearly 100 years, from 1870 to 1966 when the existing sanctuary was completed. It continues to be well preserved in its current use as a chapel. Architecturally, the building is a fine example of an ecclesiastical Romanesque Revival style.

Impact of the road widening: MODERATE IMPACT

The church property currently contains a paved head-in parking area along its street frontage. The proposed face/curb is nearly in line with the edge of this parking area, effecting a minimal change upon the existing area of pavement. The existing walks will continue to connect the church buildings with the proposed sidewalk. Two large trees in front of the church building do not appear to be affected by the road widening.

Recommended mitigation: CREATE A MORE PEDESTRIAN ENVIRONMENT

The following suggestions are intended to help create a more pleasant pedestrian setting in front of the west side institutional uses in Central College.

1. If possible, consider relocating the proposed sidewalk several feet to the west in order to provide a planting strip for trees. This would provide a greater separation and buffer between the pedestrian environment and the roadway.

2. Install pedestrian-scaled street lights along the sidewalk to enhance the institutional setting. The street lights should be of a simple style that is compatible with the 19th century character of the village.
Map #2
**Wornstaff Hall, Ohio Home for the Aged and Infirm Deaf**
907 South Sunbury Road
Built 1921

Map #3
**Fairchild Building, Central College of Ohio**
903 South Sunbury Road
Built 1875, listed on National Register of Historic Places

**Significance:** LANDMARK BUILDINGS/INSTITUTIONAL SETTING

**Wornstaff Hall** is noteworthy for its architectural character and for its association with the Ohio Home for the Aged and Infirm Deaf. When the 15-acre college property came up for sale in 1894, it was purchased by the Ohio School for the Deaf Alumni Association to provide a home with pleasant surroundings for Ohio’s aged and infirm deaf. The organization expanded its facilities in 1921 with the construction of this building to house a men’s dormitory. The Alumni Association maintains ownership of the property which is now used as The Campus, a chemical dependency rehabilitation center. Architecturally, this building is a complement to its institutional setting. It is an example of Georgian Colonial Revival architecture.

**The Fairchild Building** is the only remaining building from the long history of 19th century educational institutions at Central College. Its construction in 1875 was part of an expansion of the Central College Academy, which had become the successor to the Central College of Ohio in 1850. It remains as an extremely important symbol of the role which higher education played in the development of Central College. Architecturally, the Fairchild Building (named for the first graduate of Central College) reflects both its rural setting and its institutional function. It is an example of the Italianate Villa style, and retains important features such as the cupola and slate roof, original window openings and bay windows on either side.

**Impact of the road widening:** MODERATE IMPACT

The road widening will result in the loss of four large trees along the roadway which currently provide a visual boundary for this property and help to distinguish it as a campus setting. The loss of these trees and the increased area of pavement will create a more open and suburban environment for these properties. The widening will also require removal of the light post at the front of the building which was apparently given to the Home for the Deaf as a memorial.

**Recommended mitigation:** CREATE A MORE PEDESTRIAN ENVIRONMENT
RELOCATE LIGHT POST
The following suggestions are intended to help create a more pleasant pedestrian setting in front of the west side institutional uses in Central College.

1. If possible, consider relocating the proposed sidewalk several feet to the west in order to provide a planting strip for trees. This would provide a greater separation and buffer between the pedestrian environment and the roadway.

2. Install pedestrian-scaled street lights along the sidewalk to enhance the institutional setting. The street lights should be of a simple style that is compatible with the 19th century character of the village.

3. Relocate the existing light post in front of the Fairchild Building.
Map #4
Central College Magnet School
850 South Sunbury Road
Built c. 1910-1920

Significance: CONTRIBUTING BUILDING

Central College was a natural location for a public school during the early years of the 20th century. The Central College Magnet School, as it is now known, was built c. 1910-1920. Although simple in style, the school building retains its early 20th century character, including original windows and entrance features. The school is set back from the street and is reached by a curved driveway. A modern addition has been attached to the rear of the building.

Impact of the road widening: MINIMAL IMPACT

The primary impact of the road widening on the school property is in the loss of two trees along the street frontage and the shortening of the front lawn. The curved driveway will remain intact. The changes in its setting do not appear to adversely affect the historic character of the school building, however.

Recommended mitigation: NONE
Map #5
755 South Sunbury Road
Built c. 1900

Significance: BACKGROUND BUILDING

A two-story frame building with central chimney, this house is very plain and simple in character. It reflects the rural nature of the Central College area.

Impact of the road widening: MODERATE IMPACT

The proposed road widening will reduce the setback for the house from approximately 50 feet to approximately 30 feet. The house is located on a raised embankment which helps to provide a buffer from the road. It also appears that two mature trees in the front of the property will be undisturbed.

Recommended mitigation: CONSTRUCT RETAINING WALL

Construction of a proposed retaining wall and maintenance of the existing trees and landscaping around this property will help to reduce the impact of the road widening. The retaining wall would be ideally built of dry-laid stone, but a low textured concrete block wall may also be appropriate.
Map #6
Reverend Ebenezer Washburn House
675 South Sunbury Road
Built 1833, listed on National Register of Historic Places

Significance: LANDMARK BUILDING

This residence is a fine example of a small-scale Federal Style house and is also significant for its association with the Reverend Ebenezer Washburn, who built the house and resided here from 1833 to 1873. Rev. Washburn is considered the "father of Presbyterianism" as well as a "pioneer of higher education" in Blendon Township. It was through his efforts as a missionary that a Presbyterian church was first organized in the township in 1820. When Timothy Lee donated land for the establishment of the Blendon Institute in 1832, Washburn became the sole faculty member and director of the college. Ten years later, when Central College of Ohio was formed by the Presbyterian church, Rev. Washburn remained as professor of natural philosophy, mathematics and astronomy.

The home is very well preserved and one of only two remaining homes from this early period in the Central College area. Its distinctive feature is the beautiful, refined entrance, which represents an attention to detail that was not often found in rural areas. The house also retains its original six-panel doors and multi-paned windows. It is set very close to the street, with a low sandstone retaining wall in front. Other features of the property include two turn-of-the-century driveway gate posts, a garage outbuilding, and an early well pump.

Impact of the road widening: MAJOR IMPACT

The Washburn House is set very close to Sunbury Road in its current alignment. The house is set back approximately 27 feet from the west side of the existing sidewalk and approximately 40 feet from the west side of the existing roadway. The existing setback is mitigated to a major extent by the presence of a dry-laid stone retaining wall and three large maple trees which separate the home from the sidewalk.

The proposed alignment for the widening of Sunbury Road will place the new roadway uncomfortably close to this historic Central College home. The setback of the house will be approximately seven (7) feet from the west side of the new sidewalk and approximately 18 feet from the west face/curb of the proposed roadway. When this extremely short setback is combined with the introduction of a curbed five-lane roadway and removal of the trees which could provide a buffer, the end result is that the essential historic character and integrity of the home's setting is compromised. It is significant that this home remains in owner-occupied residential use, a fact which has contributed to its
excellent state of preservation. Removal of its residential setting may someday place the future of the property in jeopardy. The historic significance of this building and its distinctive architectural character argue for as sensitive a treatment as possible.

**Recommended mitigation:** INCREASE SETBACK AND SEEK TO RETAIN HISTORIC RESIDENTIAL SETTING

The following alternatives are listed in order of preference.

1. Shift the proposed roadway alignment approximately 15 feet further to the east.

This will place the west side of the sidewalk approximately 22 feet from the house and the west side of the roadway approximately 33 feet from the house. This change may also make it possible to save one of the existing maple trees in front of the Washburn House.

Based on observation, there appears to be adequate room on the east side of Sunbury Road to accommodate a shift in alignment. It is recognized, however, that a revised alignment would also have an impact on properties to the north and south of the Washburn House, and this would need to be evaluated further.

It is the consultant's understanding that the time may have passed for making changes in the proposed alignment for Sunbury Road. If this is the case, then alternative #2 should be considered.

2. Relocate the house on the same property.

To reduce the impact of the proposed road alignment and its proximity to the house, consider moving the house further back from the road. There appears to be ample room to the north and west to relocate the house on the existing property. (Considerations would need to be given to preserving existing trees to the north and west, however.) It is not recommended that the house be moved to any other location than the existing property.

An estimated cost for moving a frame house of this size would be in the range of $8,000 to $12,000. The move would not require street closings and removal of overhead wires. Additional costs would be expended to build a new foundation and relocate or extend utilities. To retain as much integrity as possible, the house should continue to face Sunbury Road and existing features of the building and its site should be maintained or duplicated. These include the sandstone block foundation, front stoop, brick chimney, stone retaining wall, and driveway entrance posts. Certainly,
the introduction of new trees and appropriate landscaping would also help to maintain the residential character of the site.

3. Restore the appearance of any site feature disturbed by the road widening.

Site features which would be disturbed in the street widening project should be restored to match the existing as closely as possible. For example, the plans indicate that a new wall will be built adjacent to the sidewalk. This wall should be constructed of dry-laid sandstone so that it matches the original as closely as possible. Similarly, it would be necessary to rebuild the pair of light posts at the entrance to the driveway.

The City of Westerville should work closely with the owner of this property to arrive at a solution which best preserves the setting and historic character of this property. This home is truly a significant property in Central College history, as well as an excellent example of the Federal style of architecture (not a very common style in central Ohio).
Map #7
Old Campbell Hotel
1000 Sunbury Road
Built c. 1850

Significance: CONTRIBUTING

It appears from historic atlases that this building may have once served a hotel or boarding house purpose in Central College. A building at this location is shown on the 1856 atlas of Franklin County as a hotel owned by William Campbell. Its Greek Revival appearance, most evident from the wide frieze board and cornice returns, also gives weight to a mid-19th century date for the building. William Campbell was active in real estate in Central College and was its postmaster for many years. As late as the 1950s, the building was still in the Campbell name. The building has been altered through the addition of aluminum siding and removal of window and door trim. Its setting has also been altered through the paving of parking areas to both the front and north side.

Impact of the road widening: MINIMAL IMPACT

The impact of the road widening on this property is minimal because of the existing conditions which currently define its setting. The head-in parking will be eliminated, and a sidewalk and additional green space will be introduced through the road improvement project. In addition, the commercial use of this building enables it to tolerate a closer proximity to the street than a residential use would.

Recommended mitigation: NONE

The owner should be encouraged to add additional green space to the front of this property.
Map #8
916 South Sunbury Road
Built c. 1860

Significance: CONTRIBUTING

Although somewhat altered in its new use, this building retains enough of its original form and character to be representative of the 19th century residential development of Central College. It a typical three-bay, side-hallway Greek Revival house, with some of its features removed through application of artificial siding. In 1872, it was occupied by Alvin Wright, who was active in the Baptist Church and also served as postmaster. The house is today occupied by a retail use.

Impact of the road widening: MINIMAL IMPACT

This house will have a setback of approximately 80 feet from the face curb of the new roadway. It will retain its front lawn and most of its system of walkways. The building's signage will have to be relocated. The road widening will also claim a large tree in front of this property. Two pine trees close to the house will continue to remain.

Recommended mitigation: RELOCATE BUILDING SIGNAGE
Map #9
Presbyterian Parsonage
908 South Sunbury Road
Built 1841, listed on National Register of Historic Places

Significance: LANDMARK BUILDING

This residence is significant for both architectural and historical reasons. It has a strong association with Central College Presbyterian Church through its use as a parsonage during the late 19th and early 20th centuries. Likely built as a private residence, the house was purchased by the church in 1869 and used for a parsonage until 1927, when it was again occupied by private owners. Architecturally, the home is distinguished by its Greek Revival style entrance with sidelights, pilasters, entablature and frieze.

Impact of the road widening: MINIMAL IMPACT

The former Presbyterian Parsonage originally faced south and was situated close to the street. The house was moved back 100 feet and turned to face Sunbury Road in about 1934. With the widening Sunbury Road, the setback will be reduced to approximately 80 feet. The house will be able to maintain its residential setting, driveway and garage. It appears that the mature trees in the front yard will not be affected by the project.

Recommended mitigation: NONE

The preservation and continued use of this property as a residence should be encouraged.
Map #10
902 South Sunbury Road
c. 1930

Significance: BACKGROUND BUILDING

This two-story house is later than most of the other early residences in Central College. Dating from c. 1930, it is an example of a Dutch Colonial Revival house, with features that include a gambrel roof, central chimney and front portico.

Impact of the road widening: MODERATE IMPACT

This house will be affected primarily by the closeness of the new roadway to the front door, a distance which appears to be approximately 30 feet. While the house can still retain its residential character, its residential use will likely be affected in the long term by its proximity to the road.

Recommended mitigation: NONE

The only alternative for this residence would be relocating it further back on the lot. However, its significance as a background building would not seem to warrant this type of action from the city. Its preservation and continued use as a residence should be encouraged, however.
Map #11
Central College Baptist Church
860 South Sunbury Road
Built 1868

Significance: CONTRIBUTING

The Baptist Church is a simple religious building which reflects its village location and the small size of its congregation. It was built at a cost of $2,200 on a lot donated by a church member. The church originated in Delaware County in 1832 and relocated to Central College in 1868. The gable-roofed brick building has its original stone lintels and sills, and what appear to be original 12-over-12 sash windows. An entry vestibule and stone steps are early, if not an original, features. The entire area surrounding the building has been paved.

Impact of the road widening: MODERATE IMPACT

The new face/curb will be approximately 20 feet from the front door of this building. While this is close, it appears that the commercial nature of this building could accommodate such proximity. Because of the pavement area that currently exists on all sides of this corner property, the additional pavement will not effect a major change, and will introduce a strip of green space at the curb.

Recommended mitigation: LANDSCAPING, RESTRICTION OF PARKING

The character of this building would be enhanced through a concerted effort to make landscaping improvements adjacent to the building. The owner should be encouraged in this regard. Parking should be restricted to the lot to the north of the building.
Map #12, #13, #14, #15
Cottage Residences
Central College Road
c. 1900 - c. 1920

Significance: BACKGROUND BUILDINGS

Just east of Sunbury Road are four 1 to 1-1/2 story frame cottages which likely date from about 1900 to 1920. These are typically gable-roofed, with front porches, concrete block foundations, and composition shingle roofs. Some appear to have original windows and window trim.

Impact of the road widening: MINOR IMPACT

The primary impact of the road improvement project on these properties is the removal of several trees for utility line construction. The roadway surface itself will not be moved significantly closer to the properties, and no sidewalks are proposed.

Recommended mitigation: INSTALL NEW TREES

The impact of this project on the Central College Road properties could be mitigated by the installation of new trees near the locations where they have to be removed.
Map #16 and #17
International Style Houses
South Sunbury Road
c. 1940s

Description: BACKGROUND BUILDINGS

A pair of International Style houses are set back far from the street in a wooded area on the east side of Sunbury Road. These homes, while in poor condition, are characterized by flat roofs, rectangular shapes, and geometrically-shaped openings. They apparently were built as a pair by members of the same family.

Impact of the road widening: NO MEASURABLE IMPACT

These two houses, owned by the Central College Church Foundation, are currently unused and in deteriorating condition. Their future status is unclear. Since these homes are set back very far from the street on a wooded property, there is no direct impact of the road widening on them. The impact to the property as a whole is in the removal of numerous trees along Sunbury Road.

Recommended mitigation: NONE
SUMMARY

The impact of the Sunbury Road widening on the historic properties of Central College is primarily felt through the loss of trees and setback, and the expansion of pavement. No historic properties are threatened with demolition as a result of the road widening. Yet, the historic setting in which properties are located may be adversely affected. This is particularly true for the Washburn House, a very significant historic property which will be uncomfortably close to the roadway. Special attention is warranted for this building because of its architectural character, local significance, and continuing residential use.

Similarly, the institutional properties associated with the Presbyterian Church and The Campus on the west side of Sunbury Road have a unique and special character which is derived from their architectural character and their campus-like setting. Efforts to enhance this setting and create a more pedestrian environment are strongly recommended to alleviate some of the impact of the road widening. The impact on some other properties, where pavement already intrudes upon the building, does not appear to be as great and no mitigation is recommended.

Overall, the small town character of Central College will be affected by the widening of Sunbury Road. It will take sensitivity on the part of the City of Westerville to take measures which will reduce this impact and help the village to retain its historic character. These could include planting of new street trees, installation of appropriate street lights, and strict adherence to development standards which seek to retain the essential feeling and character of this small village.
Central College
Presbyterian Church

Wornstaff
Hall
Central College Baptist Church #11

Residence #12
INTERVIEWS CONDUCTED

Amalthea Historical Society members
Diane Brown, property owner (Timothy Lee property)
Steve Duff, property owner (Timothy Lee property)
Pat Early, Maintenance Superintendent, The Campus
Richard Ellsworth, Pastor, Central College Presbyterian Cch.
Church Zeulah Goldsmith, property owner (Washburn House)
Leo Hellebreaker, property owner (916 and 1000 Sunbury Road)
Richard Huebner, Ohio School for the Deaf Alumni Association
Art Newkirk, Director of Community Services, The Campus
Tom Ryther, City of Westerville Department of Public Service
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