



Proposed Designation of the Benjamin Stewart Home in Madisonville

Equitable Growth & Housing Committee
March 1, 2022

Benjamin Stewart Home - 5540 Madison Road



John P.
Parker School

The
Jameson

MADISON RD

St. Paul Village

Medpace

Benjamin Stewart Home - 5540 Madison Road



Benjamin Stewart Home - 5540 Madison Road



Background



Historic Significance

A structure may be deemed as having historic significance if it has at least one of the following attributes:

- 1) Association with events that have made a significant contribution to the broad patterns of our history; or
- 2) Association with the lives of persons significant in our past; or
- 3) Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- 4) That has yielded , or may be likely to yield, information important in prehistory or history.

Historic Significance

A structure may be deemed as having historic significance if it has at least one of the following attributes:

Criterion 2: Association with the lives of persons significant in our past; or

- The House was built by Jonathan Ward who was part of the founding family of Madisonville.
- The house was lived in by Benjamin Stewart or his descendants for almost 100 years.
- Benjamin Stewart was a prominent businessman who was integral to the development of Madisonville.

Historic Significance

A structure may be deemed as having historic significance if it has at least one of the following attributes:

Criterion 3: Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction; or

- The building is an excellent example of *Greek Revival Architecture* and is one of the oldest buildings remaining in Madisonville.

Benjamin Stewart Home - 5540 Madison Road

Greek Revival Architecture (1820s - 1860s)

- Built in 1833
- 2.5 story American bond brick building
- Elegant *yet* Simplistic style
- Doric Columns on front porch and entryway
- Entablatures at roof trim
- One of the oldest buildings and examples in Madisonville



Public Comment and Notification

Notification - Staff Conference, HCB Meeting, and CPC Meeting

- Mailed notification to property owner, property owners within 400-feet, MCURC, and Madisonville Community Council (MCC)

Joint Virtual Public Staff Conference - November 30, 2021

- Applicant, City staff, property owner's representative were in attendance

Historic Conservation Board Public Hearing - December 20, 2021

- Applicant, City staff, MCC were in attendance - no members of the public spoke

City Planning Commission - February 4, 2022

Consistency with Plans

Madisonville Neighborhood Business District Urban Renewal Plan (2002)

Strategy: “Empower local development entities such as private developers, Madisonville Community Urban Redevelopment Corporation (MCURC), local church groups and other organizations and non-profits to renovate or upgrade existing vacant and underutilized properties throughout the neighborhood business district.”

Plan Cincinnati (2012)

Sustain Initiative Area

Goal: “Preserve our natural and built environment.”

City Planning Commission Considerations

The City Planning Commission shall consider the following:

- 1) The relationship of the proposed designation to the comprehensive plans of the city and of the community in which the proposed Historic Landmark is located; and
- 2) The effect of the proposed designation on the surrounding areas and economic development plans of the city; and
- 3) Such other planning and historic preservation considerations as may be relevant to the proposed designation.

Recommendation

City Planning Commission recommends that City Council take the following actions:

- 1) **APPROVE** the proposed designation of the Benjamin Stewart Home as a Local Historic Landmark at 5540 Madison Road under Criterion 2 and 3 of the Cincinnati Zoning Code (§1435-07-1a) and;
- 2) **ADOPT** the conservation guidelines for the Benjamin Stewart Home as shown in Exhibit C.