

Appendix L: Historic Architecture Survey

- Response from Ohio Historic Preservation Office – Dated November 10, 2015
- Cultural Historic Investigations and Assessment of Effects for the Proposed 35 ha (85.6 ac) South Field Energy Facility in Yellow Creek Township, Columbiana County, Ohio



November 10, 2015

In reply, please refer to:
2015-COL-32153

Christopher Nelson
Weller & Associates, Inc.
1395 West Fifth Avenue
Columbus, Ohio 43212

RE: Proposed 35 ha (86.5 ac) South Field Energy Facility
Near Intersection of Hibbetts Mill Road and Forbes Road
Yellow Creek Township, Columbiana County, Ohio

Dear Chris:

This letter is in response to additional information received on November 4, 2015 regarding the above referenced project. Our comments are made pursuant to ORC Section 149.53 and the rules of the Ohio Power Siting Board.

Due to the rural location of this project, a refined Area of Potential Effects (APE) has been established for this project. Although the APE remains a five-mile radius from the project location, an intensive architectural survey was recommended for properties located within a one-mile radius from the project location. All architectural resources 50 years of age or older were surveyed within the one-mile radius, while only those resources listed on, or eligible for inclusion in, the National Register for Historic Places were considered outside the one-mile radius, up to a five-mile radius from the project location. Please note that this refined APE applies to this specific project only and may be different for future projects submitted.

We have reviewed the information submitted, including a Phase I Archaeological Investigation, photographs, and site plans. Four National Register listed properties are located within the five-mile radial APE: the Ikirt House (Ref. 80002964); the Elks Club (Ref. 85003512); the Episcopal Church of the Ascension and Manse (Ref. 86001061); and the Daniel McBean Farmstead (Ref. 05001518). You have provided information supporting your contention that the project will have no adverse effect on these properties due to the rugged terrain, presence of large and mature forested areas, and other visible modern or industrial elements.

Christopher Nelson
November 10, 2015
Page 2

Based on your analysis, we agree with your determination that there will be no adverse effect on historic properties as result of the construction of the proposed energy facility. No further coordination with this office is necessary unless there is a change in the project.

In order for the Ohio Historic Inventory form to be accepted by this office, there may be some technical corrections and amendments that need to be made by the consultant who prepared the document. You may receive copies of communications from staff in our Department of Inventory and Registration about the form.

If you have any questions about this letter or our review of this project, please contact Joy Williams at jwilliams@ohiohistory.org or (614) 298-2000. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark J. Epstein', with a horizontal line extending to the right.

Mark J. Epstein, Deputy State Historic Preservation Officer For
Resource Protection and Review

RPR Serial No: 1060697

OHIO HISTORY CONNECTION

800 E. 17th Ave., Columbus, OH 43211-2474 • 614.297.2300 • ohiohistory.org



**Cultural Historic Investigations and Assessment of Effects for the Proposed
35 ha (86.5 ac) South Field Energy Facility in Yellow Creek Township,
Columbiana County Ohio**

Prepared for:

**Tetra Tech
238 Littleton Road, Suite 201B
Westford, MA 01886**

Prepared by:

**Weller & Associates, Inc.
1395 West Fifth Ave
Columbus, Ohio 43212
(614) 485-9435**

Written by:

Christopher L. Nelson, M.S., RPA

A handwritten signature in black ink that reads "Christopher L. Nelson". The signature is fluid and cursive, with a long horizontal line extending from the end.

**Christopher L. Nelson
Principal Investigator**

August 17, 2015

**Lead Agency: Ohio Power Siting Board
Ohio State Historic Preservation Office ID: not assigned**

ABSTRACT

Weller & Associates, Inc., conducted cultural historic investigations for the proposed South Field Energy project (the Project) in Columbiana County, Ohio. As shown on Project mapping, the 35-hectare (ha) property is proposed for development of a proposed combined cycle electric generating facility and temporary construction laydown and parking area. Exhaust stacks are proposed as part of the generation facility. Although the stacks are anticipated to be shorter, a maximum height of 200 feet has been conservatively assessed in this report. This report provides the results of the cultural historic survey of the entire area that may be affected by the proposed development of the Project, focusing on the stacks which are the tallest element.

The investigation described in this report was conducted in accordance with the guidelines set forth by the Ohio State Historic Preservation Office (SHPO) and Ohio Administrative Code Chapter 4906-13 (D), which concerns socioeconomic and land use impact analysis in applications for certificates for electric transmission and generation facilities through the Ohio Power Siting Board.

Ohio Administrative Code 4906-13 (D) indicates that properties of cultural significance within five miles of the Project should be considered during the review for cultural resources. Consultation with SHPO Architectural Project Reviews Manager Jonathan Vimr on November 18, 2014, resulted in the definition of a refined Area of Potential Effects (APE) for these types of projects. Mr. Vimr agreed that an intensive architectural survey should be conducted within a one mile radius of the Project to account for all architectural resources 50 years of age or older, while only those resources listed on the National Register of Historic Places (NRHP) or considered eligible for listing in the NRHP should be considered outside the intensive survey radius boundary and up to five miles from the Project. This report, therefore, covers the results of the cultural historic survey of the entire area that may be affected by the proposed development of the Project, with a systematic survey of all properties 50 years of age or older that are situated within one mile of the proposed Project site.

The results of the field survey identified two properties within the intensive survey area that will have a direct line-of-sight to the Project. Photographs and structural data for each property were collected in the field. Archival research was conducted for each property, which was then placed into the context and evaluated under the NRHP Criteria for Evaluation. Neither property was determined to be eligible for the NRHP. Those properties identified within the five mile radius around the Project that are listed in the National Register, have a National Register Determination of Eligibility, or are considered eligible by SHPO were subjected to an assessment of effects for the Project; none of these are within the intensive survey area. Following the fieldwork and archival research for each property, Weller & Associates, Inc. concluded that none of the properties would be adversely affected by the Project. Therefore, Weller & Associates, Inc. recommends that the Project will have no adverse effect on historic properties.

TABLE OF CONTENTS

	<u>Page</u>
ABSTRACT.....	ii
Introduction.....	1
Research Design.....	1
Methods	2
Historic Context.....	4
Results.....	7
Conclusions.....	19
References Cited	21

LIST OF TABLES

Table

- Table 1. Ikirt House, 200 Sixth Street, East Liverpool – Evaluation of Criteria of Effect NRHP-listed, Criteria A and C.
- Table 2. Ikirt House, 200 Sixth Street, East Liverpool – Application of Criteria of Effect.
- Table 3. Elks Club, 139 West Fifth Street, East Liverpool – Evaluation of Criteria of Effect NRHP-listed, Criteria A and C.
- Table 4. Elks Club, 139 West Fifth Street, East Liverpool – Application of Criteria of Effect.
- Table 5. Episcopal Church of the Ascension, 1101 Main Street, Wellsville – Evaluation of Criteria of Effect NRHP-listed, Criterion C.
- Table 6. Episcopal Church of the Ascension, 1101 Main Street, Wellsville – Application of Criteria of Effect.
- Table 7. Daniel McBean Farmstead, 18709 Fife Coal Road – Evaluation of Criteria of Effect NRHP-listed, Criterion C.
- Table 8. Daniel McBean Farmstead, 18709 Fife Coal Road – Application of Criteria of Effect.

LIST OF FIGURES

- Figure 1. Project location map.
- Figure 2. Project overview map, showing the proposed generation facility, the 1-mile intensive survey area, the 5-mile APE, and results of the literature review.
- Figure 3. Portions of 1904 USGS 15-minute Wellsville, OH and the 1905 Salineville, OH quadrangles showing the proposed Project, the 1-mile intensive survey area, and the 5-mile APE.
- Figure 4. Project overview map, showing the proposed generation facility, the 1-mile intensive survey area, and results of the viewshed analysis and survey.
- Figure 5. View toward Project from intersection of SR 45 and Crawford Road showing restricted visibility.
- Figure 6. View toward Project from intersection of SR 45 and Parshall Road showing restricted visibility.
- Figure 7. View toward Project from SR 45 and Township Line Road showing restricted visibility.
- Figure 8. View toward Project from SR 45 at Yellow Creek Church showing restricted visibility.
- Figure 9. View toward Project from Forbes Road to west of Project showing restricted visibility.
- Figure 10. View of S-1 showing house conditions.
- Figure 11. View of S-1 showing house conditions.
- Figure 12. View of S-2 façade.
- Figure 13. View of S-2 showing house.
- Figure 14. View of the NRHP-listed Ikirt House.
- Figure 15. View toward project from the Ikirt House showing restricted visibility.
- Figure 16. View of the NRHP-listed Elks Club.
- Figure 17. View toward Project from the Elks Club showing restricted visibility.

Figure 18. View of the NRHP-listed Episcopal Church of the Ascension.

Figure 19. View toward Project from the Episcopal Church of the Ascension showing restricted visibility.

Figure 20. View of the NRHP-listed Daniel McBean Farmstead House.

Figure 21. View toward Project from the Daniel McBean Farmstead House showing restricted visibility.

LIST OF APPENDICES

Appendix

A Project Mapping Showing Results

B Ohio Historic Inventory Form

INTRODUCTION

Under agreement with Tetra Tech, Inc. (Tetra Tech), Weller & Associates, Inc. (Weller) conducted cultural historic investigations for the proposed 35-hectare (ha) (86.5-acre [ac]) South Field Energy facility (the Project) in Yellow Creek Township, Columbiana County, Ohio (Figures 1-3). The work was conducted under contract with Tetra Tech for submittal to the Ohio Power Siting Board (OPSB); approval from the United States Army Corps of Engineers may also be required. The 35-ha property is proposed for development of a proposed combined cycle electric generating facility and temporary construction laydown and parking area. Although the exhaust stacks associated with the Project are anticipated to be shorter, a maximum height of 200 feet has been conservatively assessed in this report. This report provides the results of the cultural historic survey of the entire area that may be affected by the proposed development of the Project, focusing on the stacks, which are the tallest element. As an element of its review by the OPSB, the Project is required to consider potential resources within the Project site as well as within a 5-mile radius.

The proposed Project lies along Hibbetts Mill Road approximately 0.92 mile west of the community of Hillcrest/State Route 45 (SR 45). The Project is situated approximately 2.7 miles (4.36 km) northwest of the community of Wellsville and approximately 5 miles (8.06 km) west of East Liverpool. The area directly surrounding the Project is largely forested in nature with the exception of a clearing at the location of the proposed facility. An existing 138-kilovolt (kV) transmission line right-of-way crosses the landscape along the eastern edge of the Project site. There is a scattering of properties that are 50 years of age or older within one mile of the Project; however, due to the variable terrain and large amount of forested areas, the Project will not be visible from a large amount of the surrounding area.

The documentation of properties in the field, archival research, and report authoring were all conducted by Christopher Nelson, who also served as Principal Investigator for the project. Mapping for the Project was generated by Abraham Ledezma. The field survey and archival research was conducted on July 7 and 8, 2015.

RESEARCH DESIGN

The purpose of the cultural historic assessment of the Project was to identify any historic properties in the area that may be affected by the Project's proposed development. These effects may be direct or indirect. Direct effects would occur within the boundaries of the Project site, while indirect effects can occur outside the direct boundaries and can include visual, audible, and atmospheric effects that are associated with the Project. Based on the nature of the Project, the cultural historic investigations consisted of a systematic survey of all properties 50 years of age or older that are situated within one mile of the proposed Project site. Ohio Administrative Code 4906-13 (D) indicates that properties of cultural significance within five miles of the Project should be considered during the review for cultural resources. "Landmarks to be considered for purposes of paragraph (D) of this rule are those districts, sites, buildings, structures, and objects that are recognized by, registered with, or identified as eligible for registration" in the National Register of Historic Places (NRHP). It further states that "the applicant shall provide an evaluation of the impact of the proposed facility on the preservation and continued meaningfulness of these landmarks and describe plans to avoid or mitigate any

adverse impact.” Consultation with Ohio State Historic Preservation Office (SHPO) Architectural Project Reviews Manager Jonathan Vimr on November 18, 2014, resulted in the definition of a refined Area of Potential Effects (APE) for these types of projects. Although the APE remains a five-mile radius from the Project, consistent with OPSB requirements, Mr. Vimr agreed that an intensive architectural survey (intensive survey area) should be conducted within a one mile radius of the Project to account for all architectural resources 50 years of age or older, while only those resources listed on the NRHP or considered eligible for listing in the NRHP should be considered outside the intensive survey radius boundary and up to five miles from the Project.

METHODS

This survey was conducted following the guidelines established in *Archeology and Preservation: Secretary of the Interior’s Standards and Guidelines* (National Park Service 1983) and *Guidelines for Local Surveys: A Basis for Preservation Planning. National Register Bulletin No. 24* (National Park Service 1997). When properties were identified, they were subjected to the guidelines outlined in *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* (National Park Service 1996).

There are four criteria for eligibility to be listed in the NRHP. Only one of these criteria must be met to be considered eligible for listing; however, oftentimes more than one of the criteria is met. The criteria for significance include:

- A. Association with historic events or patterns of events;
- B. Association with persons important to our past;
- C. Exceptional or important architectural characteristics; and/or
- D. Data potential.

Architectural properties typically qualify under Criteria A, B or C. Criterion D is typically reserved for archaeological sites.

In addition to meeting at least one of the established criteria, the appropriate integrity must also be retained by the resource. There must be integrity of location, design, workmanship, setting, materials, feeling, and association.

Prior to commencing fieldwork, a literature review was conducted to determine if any previously recorded architectural properties, NRHP properties, or Ohio Genealogical Society cemeteries were present within the APE. All previously recorded properties within the intensive survey area (one mile) were included on mapping. Those properties outside the intensive survey area of the APE, but within five miles of the Project that are listed in or considered eligible for listing in the NRHP were mapped and visited during the field reconnaissance. Representative photographs were taken from the vicinity of the resources toward the Project to indicate if there would be a potential view from the resource to the Project and to aid in determining the level of visibility may be present. This information was used to produce an assessment of effects for these resources that may be caused by the Project.

Historic maps were also reviewed to aid in guiding the fieldwork and detecting the possible presence of properties 50 years of age or older within the APE. Background research was also conducted in order to establish a historic context of the region. The context was compiled by utilizing materials from the SHPO, archival materials at the Columbiana County Courthouse, local libraries, and several online resources. The establishment of the historic context helped to guide the interpretation of the field survey results.

The field survey included a systematic approach to identifying all properties 50 years of age or older within the intensive survey area of the APE (one mile) for the proposed Project. Some areas will be blocked from having a direct line-of-sight to the proposed Project by topography or forested areas and were eliminated from consideration. Each property identified within the intensive survey area that may have a direct line-of-sight to the Project was photographed and annotated on appropriate mapping and included in the report. The approach was to identify those properties with NRHP potential, followed by a more intensive documentation and evaluation of those potentially eligible aboveground resources. The comprehensive survey involved recording of each identified property 50 years of age or older to a baseline level of documentation.

Weller focused on the ground plan, the height, and the roof configuration of each structure, noting all visible materials, appendages, extensions, or other alterations. Housing types and structural details within the report and utilized on Ohio Historic Inventory (OHI) Forms follow the terminology used by geographers Jakle, Bastian, and Meyer (1988), architectural historians McAlester and McAlester (1992), and Gordon (1992). Weller then supplemented the field survey data with an examination of available tax records, aerial photographs, and cartographic sources.

A summary and analysis of the field data detailing the overall architectural character of the intensive survey area is included as a narrative in the report. Photographs of every resource that is 50 years of age or older that were not advanced to detailed study (as further discussed below) are included in the report. Weller historians analyzed the data and identified properties that are clearly not eligible for the NRHP due to a lack of significance or loss of integrity, as well as identified potential NRHP properties and advanced them to a more advanced level of documentation and evaluation.

Each property advanced to detailed study was documented on an OHI Form and submitted to SHPO through their online I-Form application once all analyses were completed. A copy of the completed OHI Form is included in Appendix B. The OHI Form includes detailed historical and descriptive information as well as appropriate mapping and photographs. OHI Forms were prepared following guidance provided in the SHPO handbook *How to Complete the Ohio Historic Inventory* (Gordon 1992). Based on the results of the field survey and archival research for each property, the property was then subjected to the *National Register Criteria for Evaluation* to conclude eligibility for listing in the NRHP. Any property concluded to be eligible to the NRHP was also subjected to application of the *Criteria of Adverse Effects* (36CFR800.5). The descriptions and evaluations are found in later sections of the report.

Definitions

Within this report, an *architectural resource* is defined as aboveground buildings or structures that are 50 years of age or older. A *historic property* is defined as a building, structure, object or site that is listed in, or considered eligible for listing in, the NRHP. An *effect* is defined as an activity associated with the Project that alters a characteristic of a historic property that qualified it for inclusion in the NRHP.

HISTORIC CONTEXT

Columbiana County was organized March 25, 1803 from land that originally made up Jefferson and Washington Counties. Governor Edward Tiffin signed the bill officially creating the county on April 16, 1803. Many of the first settlers that came into this area were of English, German, Scotch, Irish, Jewish, Welsh, and Italian decent. The settlers moved into one of five sub-divisions that made up Columbiana County. The original townships were Springfield, Middleton, St. Clair, Salem, and Center. John Quinn, a hunter, who in 1792 moved into St. Clair Township, made the earliest semi-permanent settlement. Around the same time that John Quinn was building a cabin in 1792, Col. Boquet built a base camp in Middleton Township to pursue Native Americans. Also in 1792, a farmer named Mr. Carpenter cleared land near West Point for a farm. Carpenter is probably the first permanent settler in the county (Barth 1926; McCord 1905; Bentley 1902).

The original county seat was located in Fairfield Township in 1803. Courts for the county seat were first held in a barn owned by Mathias Lower. The first sheriff of the County was John Corzer and Reasin Beall was clerk. The first courthouse and jail were log structures located in Lisbon authorized for construction in 1803. These were replaced in 1817 and in 1887, a fire destroyed that courthouse and they built a third (Barth 1926; McCord 1905; Bentley 1902).

In 1828, the Sandy and Beaver Canal Company was created and operated out of New Lisbon (i.e., Lisbon). The company went about raising money through selling stock and land speculators began driving up the costs of property along the proposed canal corridor. This led to a construction boon to several of the smaller communities in Columbiana County including Kensington, Guilford, Hanover, Lisbon, and Dungannon. Part of the difficulty in its construction was the ruggedness of the terrain and the eventual creation of the Big and Little Tunnels that were part of the middle component of the canal corridor. The design, survey, and canal construction was under the initial direction of Major D. B. Douglas and finalized by E. H. Gill. Hanover was essentially considered to be the turning point of the canal venture. Locks and constructions were labeled as being east or west of this community. There are numerous locks (n=90), dams (n=30), and reservoirs positioned along its alignment including a large one that is extant at Guilford. The advent and extensive utilization of the railroad system sealed the fate of the canal era in Ohio.

As an aside, Rebecca Furnace was an early enterprise and construction that was built to the west of Lisbon in about 1807 by Gideon Hughes. Hughes would later open a rolling mill and nail making establishment further up the creek, but would end up in failure. The

furnace was later operated by James McKinley, grandfather of the former President. A short-lived railroad line was constructed from the furnace to the nail production area in 1829. This furnace is located on the west/south side of Little Beaver Creek.

Since its inception, Columbiana County has been reduced in size three times while accommodating land to other counties. The first reduction occurred in 1808 when Stark County was created. The second time Carroll County received land for its inception in 1832. The third time occurred in 1845 when Mahoning County was created (Barth 1926).

The county had many drainages, which provided opportunities for grist and saw mills. Joseph Fawcett, on Carpenter's Run, built the first gristmill. John Beaver, on Little Beaver Creek, built the second. Beaver also built the first sawmill. The first paper-mill, named The Ohio Paper Mill, was built in 1805 on Little Beaver Creek. The owners were John Beaver and John Coulter. One of the earliest newspapers was *The Ohio Patriot* that was established in 1808 by William D. Lepper. James Bennett, who made Yellow-ware, established the first pottery in 1840. The coal, salt, iron ore, free stone, pottery ware, and wool were all strong industries for the economy. George James established the first salt well in Salineville in 1809. By 1835, there were 20 operating salt wells along Little Yellow Creek. Another resource was charcoal, which was an industry that became popular in Columbiana after Gideon Hughes started an iron furnace in 1808. Coal became a large industry after 1852 when the Cleveland and Pittsburg Railroad came through East Palestine. Prior to this date, coal was extracted in small quantities and used for local demands. Columbiana County had 35 operating coal companies by 1903 according to the Ohio State mine report for that year. The first productive oil well in Columbiana County was on the farm of George Hamilton in 1865. He was able to extract heavy oil that was later used for fuel oil. By 1866, there were 15 more wells near Fredericktown and Calcutta producing 100 barrels per day. The oil and gas industry in Columbiana was so extensive that East Liverpool was the first community anywhere to utilize piped gas. By 1885, Columbiana was one of the faster growing counties in Ohio and had a very strong economy. There were 118,656 acres of farmland, 90,692 acres of pasture, 45,065 of woodland, and 14,603 acres were unused. Population growth was a reflection these industries making Columbiana the third largest County. Between 1820 and 1830 the population expanded by 13,473 for a total population of 35,506 inhabitants (McCord 1905; Bentley 1902).

Yellow Creek Township History

Yellow Creek Township lies in the southeast corner of Columbiana County along the Ohio River. The river has played a large part in the development of the region, through its people, towns, and economy. Its name comes from the two Yellow Creeks, Big and Little, which meander their way through the township emptying into the Ohio River. The township is rife with mineral resources, contains some fertile bottomlands, and is suitably placed for a strong transportation industry (Barth 1926; McCord 1905; The Columbiana County Map & Atlas Company 1902).

The ownership and settlement of the township is an interesting narrative of how these "western" lands were perceived at the end of the 18th century. Robert Johnston was a

surveyor whom the federal government owed a hefty debt upon completion of his work in the Northwest Territory. In 1788, Johnston obtained 30 townships worth of land to settle the debt. This rate works out to \$6 per 100 acres. Yellow Creek was part of his survey and part of his payment. In 1795, a Pennsylvanian, James Clark bought 304 or 350 acres from Johnston at \$6 per acre. This tract included the land where Wellsville now sits. The next year, in order to escape some financial difficulties, Clark transferred the ownership of much of this parcel to his son-in-law. The new landlord was the man from whom Wellsville takes its name. William Wells came to his Ohio lands in 1797 during the spring in order to clear and plant. He crossed the river every morning to work his land in the wild Ohio Territory and returned to the blockhouse on the Virginia side every evening. He received a commission from Governor St. Clair to serve as the justice of the peace for the area. The year before he arrived, two squatters, Richard Vaughn and George Clark had come to Yellow Creek and built the township's first log cabin. And by the time Wells' father-in-law came to live on the remainder of his lands in 1800, there were a handful of other men and families living on the west side of the Ohio. The township was officially organized in 1805 (Barth 1926; McCord 1905).

A large portion of those who came to Yellow Creek Township was of Scottish decent and thus there was a region known as the "Scotch Settlement" (Barth 1926; McCord 1905; The Columbiana County Map & Atlas Company 1902).

Wellsville is the only municipality of much consequence in the township. Though there were people living on Wellsville land from the very first, the town was not laid out until 1820 and not platted until 1823. Village incorporation came ten years later. Similarly, though nearly all of the original settlers were religious and met together with regularity, it was not until 1833 that the first church edifice was raised in the township; and that year there were three, Presbyterian, Methodist Episcopal, and Methodist Protestant. Again, education was a priority of the first settlers; and teaching took place beginning in 1800 with Richard Boyce's log school. This was a good school for a logged-frame, frontier version mostly because of its financial backing and community support. Robert Dobbins donated some of his farmland to build upon; William Wells volunteered to cover the cost of education for five students per term, and a free black man, Edward Devore, provided for four. However, it was not until the Union School Law passed in 1850 that the community built a tax-funded school, free for all. This was the first "Union School" in the state (Barth 1926; McCord 1905).

In 1902, Yellow Creek Township held some of the world's largest brick and tile manufacturing plants. The townships earliest industries were typical of all Ohio settlements: a tavern in 1800; a gristmill in 1806; and a sawmill in 1815. River transportation was an early benefit to the community of Wellsville. A turnpike (State Route 14) added to the town's vitality once it connected the river to Lake Erie and the markets and ports of Cleveland. Wellsville was also an important midway point between that city and Pittsburg and the trails to the greater East. For twenty years, Wellsville dominated the trade of Ohio's northeast until 1852 when the railroads rendered river transport all but obsolete. Joseph Wells, William's son, began the region's pottery manufacturing industry in 1826. In 1874, the American Tin Plate Company opened a plant in Wellsville, which was the first of its kind in the country.

US Steel Corp. eventually acquired this plant and provided many jobs and much revenue for the town (Barth 1926; McCord 1905; The Columbiana County Map & Atlas Company 1902).

RESULTS

The records review for this Project indicated that there is one previously recorded OHI site within the intensive survey area for this Project (Figure 2). This resource, the Leatherberry Mine (OHI COL0042317) includes three drift mine openings associated with the mine that operated from 1930 to 1945. No structures were present at the time of the recordation to the OHI Form in 1990. The OHI Form was completed in advance of an Abandoned Mine Lands Program reclamation Project to fill in the mine portals. As a result, no portions of this resource are discernable on the landscape. There were no NRHP or NRHP Determination of Eligibility (DOE) properties located within the intensive survey area for this Project.

For the 5-mile radius that accounts for NRHP and NRHP DOE properties, a total of four NRHP listed properties and two DOE properties were identified during the literature review (Figure 2). Half of these properties were within the communities of Wellsville and East Liverpool, while the remaining half were generally to the west and south of the intensive survey APE. One of the DOE properties, the Cuppy Cemetery (OHI COL0095017), was found to be considered eligible under NRHP Criterion D only and is a substantial distance away from the Project; therefore, the subsurface archaeological site will not be affected by direct or indirect effects so it was not subjected to the field survey. The other DOE property, the Old Boyd Farmstead (OHI COL0041217), was found to be demolished upon inspection in the field and will not be affected by the Project. The remaining four properties are discussed later in this report under the Assessment of Effects section.

Few residential properties lie within close proximity of the Project; however, two homes that are less than 50 years of age lie within the Project. Just to the east of the Project are two homes that are 50 years of age or older, both of which will have a clear view of the Project and will be discussed later in this report. The intensive survey area consists of a mixture of older and modern houses, mobile homes, and modular homes, in addition to the remains of former mining properties (see maps in Appendix A). There is a large amount of forested area surrounding the Project and a majority of the residential areas lie to the east-northeast of the Project along SR 45 near the one-mile radius of the intensive survey area. Overall, the large majority of the intensive survey area contains modern construction intermixed with sporadic older homes. Mobile home parks as well as modern residential developments are present to the east and north of the Project. Formerly mined lands to the west of the Project have been reclaimed and now contain modern homes.

The viewshed within the intensive survey area includes multiple modern intrusions. Besides the modern housing, there is a pair of large 138 kV aerial electric transmission right-of-ways that exists throughout the intensive survey area and beyond. This double right-of-way extends along the eastern edge of the Project. The terrain within the intensive survey area and beyond is quite variable with abrupt elevation changes. The terrain, coupled with the large amount of mature forested areas within the intensive survey area, has effectively blocked the direct line-of-sight visibility to the Project from approximately 95 percent of the residential

properties within the one-mile radius. Even the large existing transmission line is not visible from all but those properties that lie adjacent to the transmission line.

The intensive survey area was largely agricultural and mine land during the nineteenth century into the mid-twentieth century. Several mines existed within this portion of Columbiana County during that time. Although limited due to the rugged terrain, agricultural pursuits continued into the mid-twentieth century as well. As the mines shut down, residential development began to expand northwestward from Wellsville and modern residential developments began to appear around the sporadic farm houses. This is especially true along SR 45, where small communities such as Hillcrest grew to a much larger population. A majority of architecture through the area postdates World War II. Construction appears to have gained momentum during the early 1970s into the twenty-first century with several mobile homes, modular homes, and modern frame construction occurring within the intensive survey area. Much of the modern construction likely stemmed from the opening of the W.H. Sammis Power Plant, which brought hundreds of new workers to the area. The plant is located along Route 7 just south of Wellsville and approximately 7 miles south of the Project.

Based on a GIS-generated viewshed analysis and visual verification in the field, it was found that a large majority of the intensive survey area will not have visibility to the Project due to the rugged terrain and the presence of large mature forested areas blocking the direct line-of-sight to the Project, as discussed above (Figure 4). To further illustrate the field conditions, photographs were taken from various points within the intensive survey area toward the Project (Figures 5-9). These were used to show the blocked visibility to the Project from several areas that contain housing clusters.

In total, two houses 50 years of age or older (S-1 and S-2) were identified within the intensive survey area (Figure 4). Summarized data for all documented structures within the APE is provided in the report below. One of the identified properties was advanced to detailed study to evaluate its eligibility (S-2).

In light of the results of the field survey, the historic context, the condition of the resources, and larger setting, Weller concluded that the remaining architectural resource (S-1) is clearly not individually eligible for the NRHP. This architectural resource is not individually eligible for inclusion in the NRHP under Criterion A, B or C due to a lack of associative significance, a loss of integrity or a lack of character defining features.

Following is a summary of the structure that was not advanced to detailed study (S-1). The ca. 1930 house is a single story frame house resting on an unknown foundation (Figures 4, 10 and 11). The small house features a gable front roof that is covered with asphalt shingles. The front of the house features a shed roof porch supported by square wooden posts. The fenestration consists of a mixture of double hung one-over-one and two-over-two sash windows of various age and design. The exterior of the house is clad with both aluminum and asbestos siding and particle board is exposed in some areas. The physical integrity of the house is poor as the house is in a deteriorated condition and has experienced several alterations.

The remaining identified resource (S-2) exhibited potential NRHP significance, so it was advanced to detailed study and is discussed below. The resource was placed within the

historic context and Weller evaluated the resource to determine if it had potential for inclusion in the NRHP. Since Weller did not have access to the interior of the property and access to resources was generally restricted to the public rights-of-way during the survey, no documentation for the resource interiors are included unless available through archival records.

S-2, OHI COL0099417

UTM Location: 527616, 4497804 (NAD 27)

Quadrangle: West Point, OH

Construction Date: ca. 1838

Description: OHI COL0099417 is a ca. 1838 vernacular house that is situated approximately 0.75 miles (1.24 km) west of the intersection of Hibbetts Mills Road and SR 45 near Hillcrest, Ohio (Figure 4; Appendix A, Map D4). The one-and-a-half story side gable building is of wood frame construction and rests upon a cut stone foundation (Figures 12 and 13). According to information from the Columbiana County Auditor's office, the house has a total of eight rooms (4 bedroom/1 bathroom) arranged within its 1,280 square feet of living space.

The exterior of the house is clad with clapboard siding. The side gable roof of the house is covered with modern metal treatment. Carved brackets are present within the eaves of the roof providing an Italianate element to the house. The upper level retains double-hung one-over-one sash windows; however, the lower level has been fitted with modern replacement double-hung nine-over-nine sash windows. The façade features a centered doorway flanked to either side by a pair of windows. A full width shed porch stretches across the façade of the house. It is supported by a series of modern square wooden posts between the roof and the slab concrete floor. Coursed cobble stone makes up the foundation for the porch. The house is two rooms wide by two rooms deep and a single story shed roof porch extends from the rear (western) elevation of the house. The rear porch extends the full width of the house. A single interior brick chimney pierces the roof of the house and is below the ridgeline near the southern gable end.

There are other buildings on the property including a garage and a shed. Neither of the outbuildings are 50 years of age or older.

History: According to historic atlases, this property once belonged to David Rose, who owned the property in 1870. David was born in Scotland in 1789 and died in 1876 in Columbiana County. He came to the United States in 1812, spending several years in New York before making it to Ohio. It is unclear exactly when the property came into the Rose family name; however, it is known that the property remained in the family for quite some time. The 1902 atlas shows the property as owned by Catherine Rose, who was a daughter-in-law of David. It is known that a great-granddaughter of David, Marion Blood, did own the property at one time during the mid-twentieth century. David Rose was a farmer in the area and had just over 151 acres as of the 1870 atlas. The property was still the same size in 1902 while owned by Catherine. In 1995, the property was purchased by Michael and Sherri Kazee, who are the

current owners of the property and are no relation to the Rose family. The property has been parceled off over time and is currently 38.7 acres, less than one-third of its original size.

NRHP Evaluation: The Rose family settled in the area sometime during the mid-nineteenth century. They were long-standing citizens of the area and actively worked for several decades on the farm property. They worked as simple farmers on their relatively small farm in an area known for farming and did not stand out from the others in the area. Therefore, the house was not found to be substantially associated with events, patterns of events, or individuals important to our history in a manner necessary for inclusion in the NRHP under Criteria A and B. The building is vernacular in design and is not an exceptional example of a particular type. The house has experienced several alterations that have further diminished it as a good example of vernacular architecture in the area. The associated outbuildings are all dated to the modern period, which excludes the property as a good example of an intact farmstead. The house's alterations and lack of historic integrity excludes it as an important example of its type, period, or method of construction, and is not eligible for inclusion under Criterion C. The building is not eligible for inclusion in the NRHP under Criterion A, B or C due to a lack of associative significance and historic integrity.

Assessment of Effects

Because there are historic properties present, Weller applied the determination of effect for each of these resources. As indicated earlier in the report, an assessment of effects was conducted for any significant property, which includes any properties that are currently listed in the NRHP, considered eligible by SHPO for listing in the NRHP, and any properties recommended by the current survey as eligible for listing.

According to OAC 4906-13 (D), properties of cultural significance within five miles of the Project should be considered during the review for cultural resources. However, there are no guidelines provided as to how to accomplish this task. Therefore, for this report, the guidelines established in 36 CFR Part 800 are used to guide the assessment of effects (impacts) on cultural resources for the Project. These guidelines are well-established in their use for projects that fall under Section 106 of the National Historic Preservation Act of 1966. While OPSB projects do not fall under Section 106, the established guidelines provide an appropriate and consistent avenue to assess effects.

As the eventual development of the proposed South Field Energy Facility may affect historic properties, Weller applied the Criteria of Adverse Effect (36 CFR Part 800.5). The potential effects were analyzed utilizing a combination of field verification and aerial mapping of the location of historic properties in relation to the proposed Project. All known historic properties within the 5-mile APE were included in this study. Current conditions in the field were used to determine the level of existing infrastructure and other intrusions as well as the nature of the properties significance (NRHP Criteria A, B, C, or D).

There are a total of four properties within the APE that require an assessment of effects. These include four previously identified historic properties (all 4 NRHP listed; no DOE). All of these are outside of the intensive survey area. One historic property is to the southwest of the

Project, one is within the community of Wellsville, and two are within the community of East Liverpool.

A brief description of each of the resources follows along with individual or combined assessments of effects.

Assessment of Effects for NRHP 80002964 – Ikirt House

The Ikirt House was listed in the NRHP in 1980. It is situated at 200 Sixth Street in East Liverpool. This property falls outside the intensive survey area at 4.98 miles (8.01 km) from the nearest portion of the proposed Project. The house, which was built ca. 1880, is a large Queen Anne residential structure built by Dr. George P. and Mary Ikirt on their property in downtown East Liverpool (Figures 14 and 15). The Ikirts were leading political and social figures in the eastern part of the state during the last half of the nineteenth century. The house is significant for its architecture and its association with the Ikirt family. The house is surrounded by a mixture of older architecture and modern residential and commercial development.

Table 1. Ikirt House, 200 Sixth Street, East Liverpool – Evaluation of Criteria of Effect NRHP-listed, Criteria A and C.

<i>Criteria of Effect</i>	<i>Evaluation of Potential Project Effect</i>
<i>An undertaking shall be considered to have an effect on a National Register property or National Register-eligible property whenever any condition of the undertaking:</i>	<i>See Figure 2</i>
(A) Causes or may cause any change, beneficial or adverse, in the quality of the historical, architectural, archaeological, or cultural character that qualifies the property under the National Register Criteria.	(A) The house at 200 Sixth Street is listed in the NRHP under Criteria A and C. The proposed Project will not cause a change in the qualifying characteristics of the house. The house is approximately 4.98 miles away from the nearest visible proposed portion of the Project. The property's significant architectural resources will remain unaffected.
(B) Changes the integrity of location, design, setting, materials, workmanship, feeling, or association of the property that contribute to its significance in accordance with the National Register criteria.	(B) The proposed Project may change the resource's setting by introducing additional visual effects such as proposed stacks within the viewshed.
(C) Changes (direct or indirect) in patterns of land use, population density, or growth rate that may affect properties of historical, architectural, archaeological, or cultural significance.	(C) The proposed Project will not introduce changes in land use patterns or demographics that may affect the house at 200 Sixth Street, as the proposed Project will be constructed outside of the recommended NRHP-boundaries and outside of the current property boundaries.
Determination: The undertaking will have an EFFECT on the house at 200 Sixth Street.	

Table 2. Ikirt House, 200 Sixth Street, East Liverpool – Application of Criteria of Effect.

Criteria of Adverse Effect	Determination of Adverse Effect
Physical destruction of or damage to all or part of the property?	No Effect

	<p>The house at 200 Sixth Street is located approximately 4.98 miles from the nearest visible proposed components of the Project. No part of the Project will cause destruction or damage to any part of the property.</p>
<p>Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access?</p>	<p>No Effect</p> <p>Construction of the proposed Project will not result in any alterations to the contributing resources of the house at 200 Sixth Street. The proposed construction will not inhibit or impede any current function of the property.</p>
<p>Removal of the property from its historic location?</p>	<p>No Effect</p> <p>Construction of the proposed Project will not cause the removal of any of the contributing resources of the house at 200 Sixth Street property from their historic location.</p>
<p>Change of the character of the property's use or of physical features within the property's setting that contributes to its historic significance?</p>	<p>No Effect</p> <p>Construction of the proposed Project will not alter the character of the resource's use or any physical features within the setting of the property.</p>
<p>Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features</p>	<p>No Adverse Effect</p> <p>This resource is NRHP-listed under Criteria A and C for its architecture and association with the Ikirt family. The proposed Project will be constructed beyond the recommended NRHP boundary, and outside of the current property boundaries. The nearest visible proposed components of the Project are located approximately 4.98 miles to the west of the house at 200 Sixth Street (Figure 2). Although unlikely, due to the line-of-sight being generally blocked by other buildings, terrain changes, and mature forested areas, elements of the Project, including the proposed stacks may be visible from the property within the context of other modern and industrial visual elements. The introduction of the proposed Project will not introduce any harmful visual, atmospheric, or audible elements that will diminish the architectural significance of the property.</p>
<p>Neglect of the property, which results in its demolition or deterioration?</p>	<p>No Effect</p> <p>Construction of the Project will not result in neglect leading to demolition or deterioration of the house at 200 Sixth Street.</p>
<p>Transfer, lease, or sale of property out of federal ownership or control?</p>	<p>No Effect</p> <p>Since the house at 200 Sixth Street is not federally controlled, construction of the transmission line cannot</p>

	result in the transfer, lease, or sale of the historic property out of federal control.
Determination: The undertaking will have NO ADVERSE EFFECT on the house at 200 Sixth Street. The undertaking will not introduce any negative impacts that will diminish the historical and architectural significance of the property that qualifies it for NRHP listing.	

Assessment of Effects for NRHP 85003512 – Elks Club

The Elks Club building was listed in the NRHP in 1985. It is situated at 139 West Fifth Street in downtown East Liverpool. This property falls outside the intensive survey area at 4.99 miles (8.04 km) from the nearest portion of the proposed Project. The building, which was built ca. 1916, is a large Colonial Revival structure constructed for use by the Elks Lodge (Figures 16 and 17). The building is significant for its architecture and its association with the Elks Lodge and the social/cultural history of East Liverpool. The building is surrounded by a mixture of older architecture and modern residential and commercial development.

Table 3. Elks Club, 139 West Fifth Street, East Liverpool – Evaluation of Criteria of Effect NRHP-listed, Criteria A and C.

<i>Criteria of Effect</i>	<i>Evaluation of Potential Project Effect</i>
<i>An undertaking shall be considered to have an effect on a National Register property or National Register-eligible property whenever any condition of the undertaking:</i>	<i>See Figure 2</i>
(A) Causes or may cause any change, beneficial or adverse, in the quality of the historical, architectural, archaeological, or cultural character that qualifies the property under the National Register Criteria.	(A) The building at 139 West Fifth Street is listed in the NRHP under Criteria A and C. The proposed Project will not cause a change in the qualifying characteristics of the house. The house is approximately 4.99 miles away from the nearest visible proposed portion of the Project. The property's significant architectural resources will remain unaffected.
(B) Changes the integrity of location, design, setting, materials, workmanship, feeling, or association of the property that contribute to its significance in accordance with the National Register criteria.	(B) The proposed Project may change the resource's setting by introducing additional visual effects such as proposed stacks within the viewshed.
(C) Changes (direct or indirect) in patterns of land use, population density, or growth rate that may affect properties of historical, architectural, archaeological, or cultural significance.	(C) The proposed Project will not introduce changes in land use patterns or demographics that may affect the building at 139 West Fifth Street, as the proposed Project will be constructed outside of the recommended NRHP-boundaries and outside of the current property boundaries.
Determination: The undertaking will have an EFFECT on the building at 139 West Fifth Street.	

Table 4. Elks Club, 139 West Fifth Street, East Liverpool – Application of Criteria of Effect.

Criteria of Adverse Effect	Determination of Adverse Effect
Physical destruction of or damage to all or part of the property?	No Effect

	<p>The building at 139 West Fifth Street is located approximately 4.99 miles from the nearest visible proposed components of the Project. No part of the Project will cause destruction or damage to any part of the property.</p>
<p>Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access?</p>	<p>No Effect</p> <p>Construction of the proposed Project will not result in any alterations to the contributing resources of the building at 139 West Fifth Street. The proposed construction will not inhibit or impede any current function of the property.</p>
<p>Removal of the property from its historic location?</p>	<p>No Effect</p> <p>Construction of the proposed Project will not cause the removal of any of the contributing resources of the building at 139 West Fifth Street property from their historic location.</p>
<p>Change of the character of the property's use or of physical features within the property's setting that contributes to its historic significance?</p>	<p>No Effect</p> <p>Construction of the proposed Project will not alter the character of the resource's use or any physical features within the setting of the property.</p>
<p>Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features</p>	<p>No Adverse Effect</p> <p>This resource is NRHP-listed under Criteria A and C for its architecture and association with the Elks Lodge. The proposed Project will be constructed beyond the recommended NRHP boundary, and outside of the current property boundaries. The nearest visible proposed components of the Project are located approximately 4.99 miles to the west of the building at 139 West Fifth Street (Figure 2). Although unlikely, due to the line-of-sight being generally blocked by other buildings, terrain changes, and mature forested areas, elements of the Project, including the proposed stacks may be visible from the property within the context of other modern and industrial visual elements. The introduction of the proposed Project will not introduce any harmful visual, atmospheric, or audible elements that will diminish the architectural significance of the property.</p>
<p>Neglect of the property, which results in its demolition or deterioration?</p>	<p>No Effect</p> <p>Construction of the Project will not result in neglect leading to demolition or deterioration of the building at 139 West Fifth Street.</p>
<p>Transfer, lease, or sale of property out of federal ownership or control?</p>	<p>No Effect</p>

	Since the building at 139 West Fifth Street is not federally controlled, construction of the transmission line cannot result in the transfer, lease, or sale of the historic property out of federal control.
Determination: The undertaking will have NO ADVERSE EFFECT on the building at 139 West Fifth Street. The undertaking will not introduce any negative impacts that will diminish the historical and architectural significance of the property that qualifies it for NRHP listing.	

Assessment of Effects for NRHP 86001061 – Episcopal Church of the Ascension and Manse

The Episcopal Church of the Ascension and Manse was listed in the NRHP in 1986. The two buildings are situated at 1101 and 1109 Main Street in Wellsville. This property falls outside the intensive survey area at 2.59 miles (4.17 km) from the nearest portion of the proposed Project. The church, which was built ca. 1870, is a Rural English Gothic structure accompanied by a vernacular residence used as a manse for the church (Figures 18 and 19). Upon the field visit, it was found that the manse has been demolished, but the church is still standing and in good repair. The church is primarily significant for its architecture under Criterion C as an expression of rural Gothic architecture in Wellsville and Columbiana County. The church is surrounded by modern development and there are multiple intrusions into the setting around the property.

Table 5. Episcopal Church of the Ascension, 1101 Main Street, Wellsville – Evaluation of Criteria of Effect NRHP-listed, Criterion C.

<i>Criteria of Effect</i>	<i>Evaluation of Potential Project Effect</i>
<i>An undertaking shall be considered to have an effect on a National Register property or National Register-eligible property whenever any condition of the undertaking:</i>	<i>See Figure 2</i>
(A) Causes or may cause any change, beneficial or adverse, in the quality of the historical, architectural, archaeological, or cultural character that qualifies the property under the National Register Criteria.	(A) The church at 1101 Main Street is listed in the NRHP under Criterion C. The proposed Project will not cause a change in the qualifying characteristics of the house. The church is approximately 2.59 miles away from the nearest visible proposed portion of the Project. The property's significant architectural resources will remain unaffected.
(B) Changes the integrity of location, design, setting, materials, workmanship, feeling, or association of the property that contribute to its significance in accordance with the National Register criteria.	(B) The proposed Project may change the resource's setting by introducing additional visual effects such as proposed stacks within the viewshed.
(C) Changes (direct or indirect) in patterns of land use, population density, or growth rate that may affect properties of historical, architectural, archaeological, or cultural significance.	(C) The proposed Project will not introduce changes in land use patterns or demographics that may affect the church at 1101 Main Street, as the proposed Project will be constructed outside of the recommended NRHP-boundaries and outside of the current property boundaries.
Determination: The undertaking will have an EFFECT on the church at 1101 Main Street.	

Table 6. Episcopal Church of the Ascension, 1101 Main Street, Wellsville – Application of Criteria of Effect.

Criteria of Adverse Effect	Determination of Adverse Effect
Physical destruction of or damage to all or part of the property?	<p>No Effect</p> <p>The church at 1101 Main Street is located approximately 2.59 miles from the nearest visible proposed components of the Project. No part of the Project will cause destruction or damage to any part of the property.</p>
Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access?	<p>No Effect</p> <p>Construction of the proposed Project will not result in any alterations to the contributing resources of the church at 1101 Main Street. The proposed construction will not inhibit or impede any current function of the property.</p>
Removal of the property from its historic location?	<p>No Effect</p> <p>Construction of the proposed Project will not cause the removal of any of the contributing resources of the church at 1101 Main Street property from their historic location.</p>
Change of the character of the property's use or of physical features within the property's setting that contributes to its historic significance?	<p>No Effect</p> <p>Construction of the proposed Project will not alter the character of the resource's use or any physical features within the setting of the property.</p>
Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features	<p>No Adverse Effect</p> <p>This resource is NRHP-listed under Criterion C for its architecture. The proposed Project will be constructed beyond the recommended NRHP boundary, and outside of the current property boundaries. The nearest visible proposed components of the Project are located approximately 2.59 miles to the northwest of the church at 1101 Main Street (Figure 2). Although unlikely, due to the line-of-sight being generally blocked by other buildings, terrain changes, and mature forested areas, elements of the Project, including the proposed stacks may be visible from the property within the context of other modern and industrial visual elements. The introduction of the proposed Project will not introduce any harmful visual, atmospheric, or audible elements that will diminish the architectural significance of the property.</p>
Neglect of the property, which results in its demolition or deterioration?	<p>No Effect</p>

	Construction of the Project will not result in neglect leading to demolition or deterioration of the church at 1101 Main Street.
Transfer, lease, or sale of property out of federal ownership or control?	No Effect Since the church at 1101 Main Street is not federally controlled, construction of the transmission line cannot result in the transfer, lease, or sale of the historic property out of federal control.
Determination: The undertaking will have NO ADVERSE EFFECT on the church at 1101 Main Street. The undertaking will not introduce any negative impacts that will diminish the historical and architectural significance of the property that qualifies it for NRHP listing.	

Assessment of Effects for NRHP 05001518 – Daniel McBean Farmstead

The Daniel McBean Farmstead was listed in the NRHP in 2005. It is situated at 18709 Fife Coal Road approximately 3.5 miles (5.65 km) west of Wellsville. This property falls outside the intensive survey area at 1.69 miles (2.71 km) from the nearest portion of the proposed Project. The house, which was built ca. 1846, is a large Federal residential structure built by Daniel and A. McKay on the Daniel McBean property (Figures 20 and 21). The house is accompanied by a large three bay English barn that appears to be contemporaneous with the house, although the barn has been altered. There are no other nineteenth century outbuildings remaining on the property. The house is primarily significant for its architecture under Criterion C as an example of mid-nineteenth century rural architecture in the Federal style. The house is surrounded by modern development as buildings for a logging business are located on the same property and very near to the house.

Table 7. Daniel McBean Farmstead, 18709 Fife Coal Road – Evaluation of Criteria of Effect NRHP-listed, Criterion C.

<i>Criteria of Effect</i>	<i>Evaluation of Potential Project Effect</i>
<i>An undertaking shall be considered to have an effect on a National Register property or National Register-eligible property whenever any condition of the undertaking:</i>	<i>See Figure 2</i>
(A) Causes or may cause any change, beneficial or adverse, in the quality of the historical, architectural, archaeological, or cultural character that qualifies the property under the National Register Criteria.	(A) The house at 18709 Fife Coal Road is listed in the NRHP under Criterion C. The proposed Project will not cause a change in the qualifying characteristics of the house. The house is approximately 1.69 miles away from the nearest visible proposed portion of the Project. The property's significant architectural resources will remain unaffected.
(B) Changes the integrity of location, design, setting, materials, workmanship, feeling, or association of the property that contribute to its significance in accordance with the National Register criteria.	(B) The proposed Project may change the resource's setting by introducing additional visual effects such as proposed stacks within the viewshed.
(C) Changes (direct or indirect) in patterns of land use, population density, or growth rate that may affect	(C) The proposed Project will not introduce changes in land use patterns or demographics that may affect the

properties of historical, architectural, archaeological, or cultural significance.	house at 18709 Fife Coal Road, as the proposed Project will be constructed outside of the recommended NRHP-boundaries and outside of the current property boundaries.
Determination: The undertaking will have an EFFECT on the house at 18709 Fife Coal Road.	

Table 8. Daniel McBean Farmstead, 18709 Fife Coal Road – Application of Criteria of Effect.

Criteria of Adverse Effect	Determination of Adverse Effect
Physical destruction of or damage to all or part of the property?	No Effect The house at 18709 Fife Coal Road is located approximately 1.69 miles from the nearest visible proposed components of the Project. No part of the Project will cause destruction or damage to any part of the property.
Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access?	No Effect Construction of the proposed Project will not result in any alterations to the contributing resources of the house at 18709 Fife Coal Road. The proposed construction will not inhibit or impede any current function of the property.
Removal of the property from its historic location?	No Effect Construction of the proposed Project will not cause the removal of any of the contributing resources of the house at 18709 Fife Coal Road property from their historic location.
Change of the character of the property's use or of physical features within the property's setting that contributes to its historic significance?	No Effect Construction of the proposed Project will not alter the character of the resource's use or any physical features within the setting of the property.
Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features	No Adverse Effect This resource is NRHP-listed under Criterion C for its architecture. The proposed Project will be constructed beyond the recommended NRHP boundary, and outside of the current property boundaries. The nearest visible proposed components of the Project are located approximately 1.69 miles to the northwest of the house at 18709 Fife Coal Road (Figure 2). Although unlikely, due to the line-of-sight being generally blocked by terrain changes and mature forested areas, elements of the Project, including the proposed stacks may be visible from the property within the context of other modern and industrial visual elements. The introduction of the proposed Project will not introduce any harmful visual, atmospheric, or audible elements that will diminish the architectural significance of the property.

Neglect of the property, which results in its demolition or deterioration?	<p>No Effect</p> <p>Construction of the Project will not result in neglect leading to demolition or deterioration of the house at 18709 Fife Coal Road.</p>
Transfer, lease, or sale of property out of federal ownership or control?	<p>No Effect</p> <p>Since the house at 18709 Fife Coal Road is not federally controlled, construction of the transmission line cannot result in the transfer, lease, or sale of the historic property out of federal control.</p>
<p>Determination: The undertaking will have NO ADVERSE EFFECT on the house at 18709 Fife Coal Road. The undertaking will not introduce any negative impacts that will diminish the historical and architectural significance of the property that qualifies it for NRHP listing.</p>	

CONCLUSIONS

Weller conducted cultural historic investigations for the proposed South Field Energy Facility project in Columbiana County, Ohio. As shown on Project mapping, the 35-ha property is proposed for development of a proposed combined cycle electric generating facility and temporary construction laydown and parking area. The tallest element of the proposed generation facility will be a pair of exhaust stacks. Although the stacks are anticipated to be shorter, a maximum height of 200 feet has been conservatively assessed in this report. This report provides the results of the cultural historic survey of the entire area that may be affected by the proposed development of the Project, focusing on the stacks which are the tallest element.

Based on a GIS-generated viewshed analysis and visual verification in the field, it was found that a large majority of the intensive survey area will not have visibility to the Project due to the rugged terrain and the presence of large mature forested areas blocking the direct line-of-sight to the Project. The viewshed within the intensive survey area includes multiple modern intrusions. Besides the modern housing, there is a pair of large 138 kV aerial electric transmission right-of-ways that exists throughout the intensive survey area and beyond. This double right-of-way extends along the eastern edge of the Project. The terrain, coupled with the large amount of mature forested areas within the intensive survey area, has effectively blocked the direct line-of-sight visibility to the Project from approximately 95 percent of the residential properties within the one-mile radius. Even the large existing transmission line is not visible from all but those properties that lie adjacent to the transmission line.

The results of the field survey identified two properties within the intensive survey area that will have a direct line-of-sight to the Project. Photographs and structural data for each property were collected in the field. Archival research was conducted for each property, which was then placed into the context and evaluated under the NRHP Criteria for Evaluation. Neither property was determined to be eligible for the NRHP. Those properties identified within the five mile radius around the Project that are listed in the National Register, have a National Register Determination of Eligibility, or are considered eligible by SHPO were subjected to an assessment of effects for the Project; none of these are within the intensive

survey area. Following the fieldwork and archival research for each property, Weller concluded that none of the properties would be adversely affected by the Project. Therefore, Weller recommends that the Project will have no adverse effect on historic properties.

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Figures



Figure 1. Project location map.

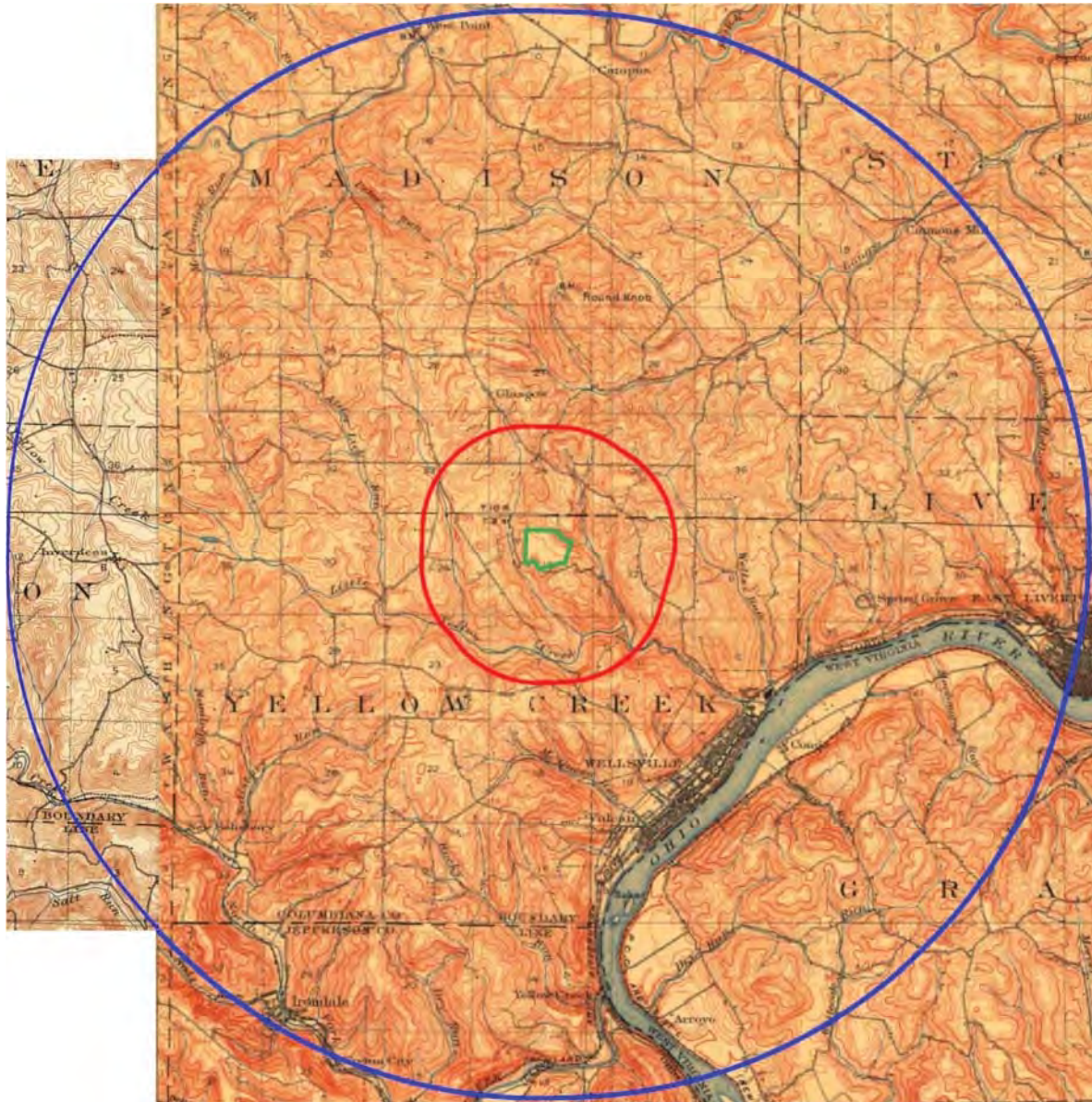


Figure 3. Portions of the 1904 USGS 15-minute Wellsville, OH and the 1905 Salineville, OH quadrangles showing the proposed project, the 1 mile intensive survey area, and the 5-mile APE.

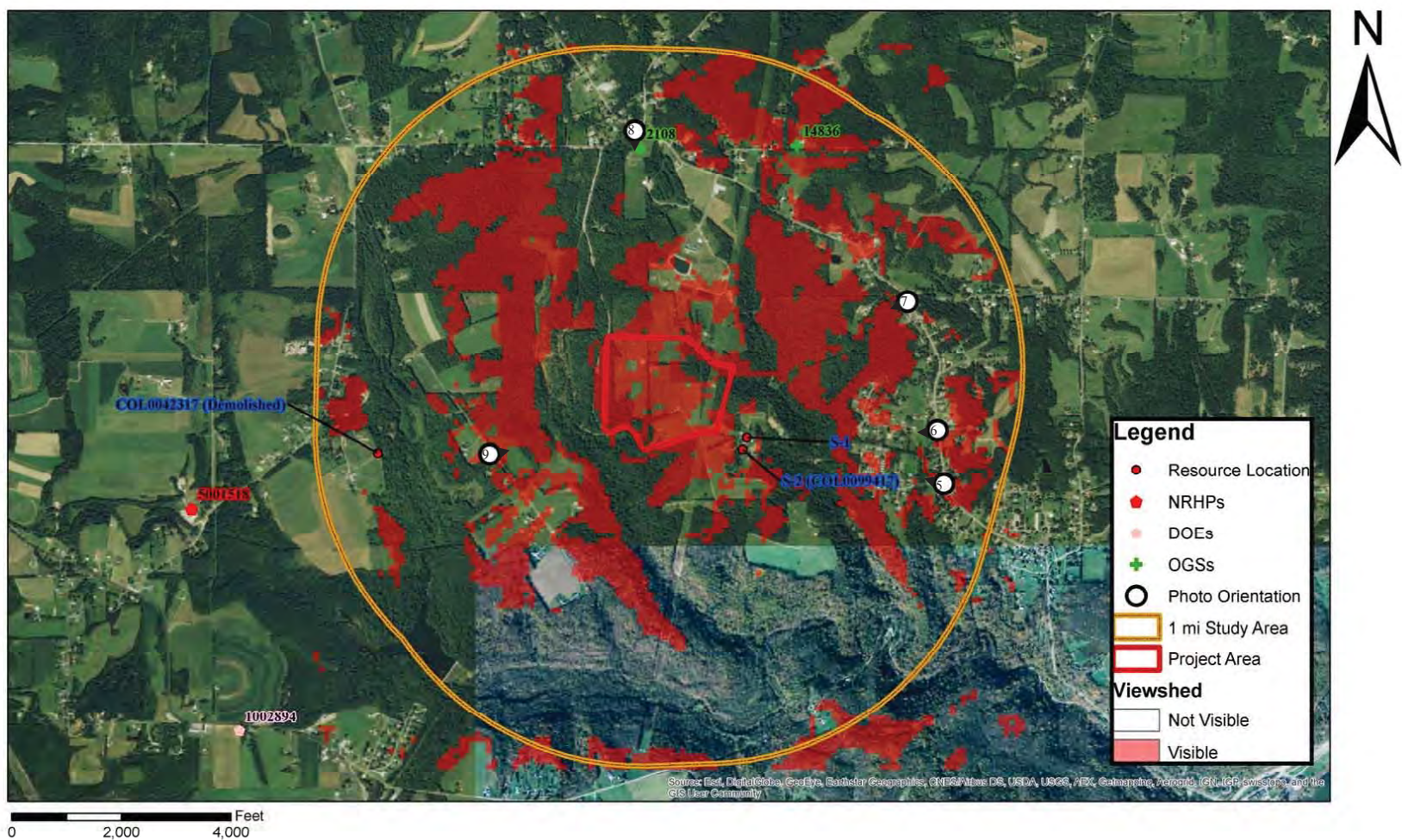


Figure 4. Project overview, showing the proposed generation plant, the 1-mile intensive survey area, and results of the viewshed analysis and survey.



Figure 5. View toward project from intersection of SR 45 and Crawford Road showing restricted visibility.



Figure 6. View toward project from intersection of SR 45 and Parshall Road showing restricted visibility.



Figure 7. View toward project from SR 45 and Township Line Road showing restricted visibility.



Figure 8. View toward project from SR 45 at Yellow Creek Church showing restricted visibility.



Figure 9. View toward project from Forbes Road to west of project showing restricted visibility.



Figure 10. View of S-1 showing house conditions.



Figure 11. View of S-1 showing house conditions.



Figure 12. View of S-2 façade.



Figure 13. View of S-2 showing house.



Figure 14. View of the NRHP-listed Ikirt House.



Figure 15. View toward project from the Ikirt House showing restricted visibility.



Figure 16. View of the NRHP-listed Elks Club.



Figure 17. View toward project from the Elks Club showing restricted visibility.



Figure 18. View of the NRHP-listed Episcopal Church of the Ascension.



Figure 19. View toward project from the Episcopal Church of the Ascension showing restricted visibility.

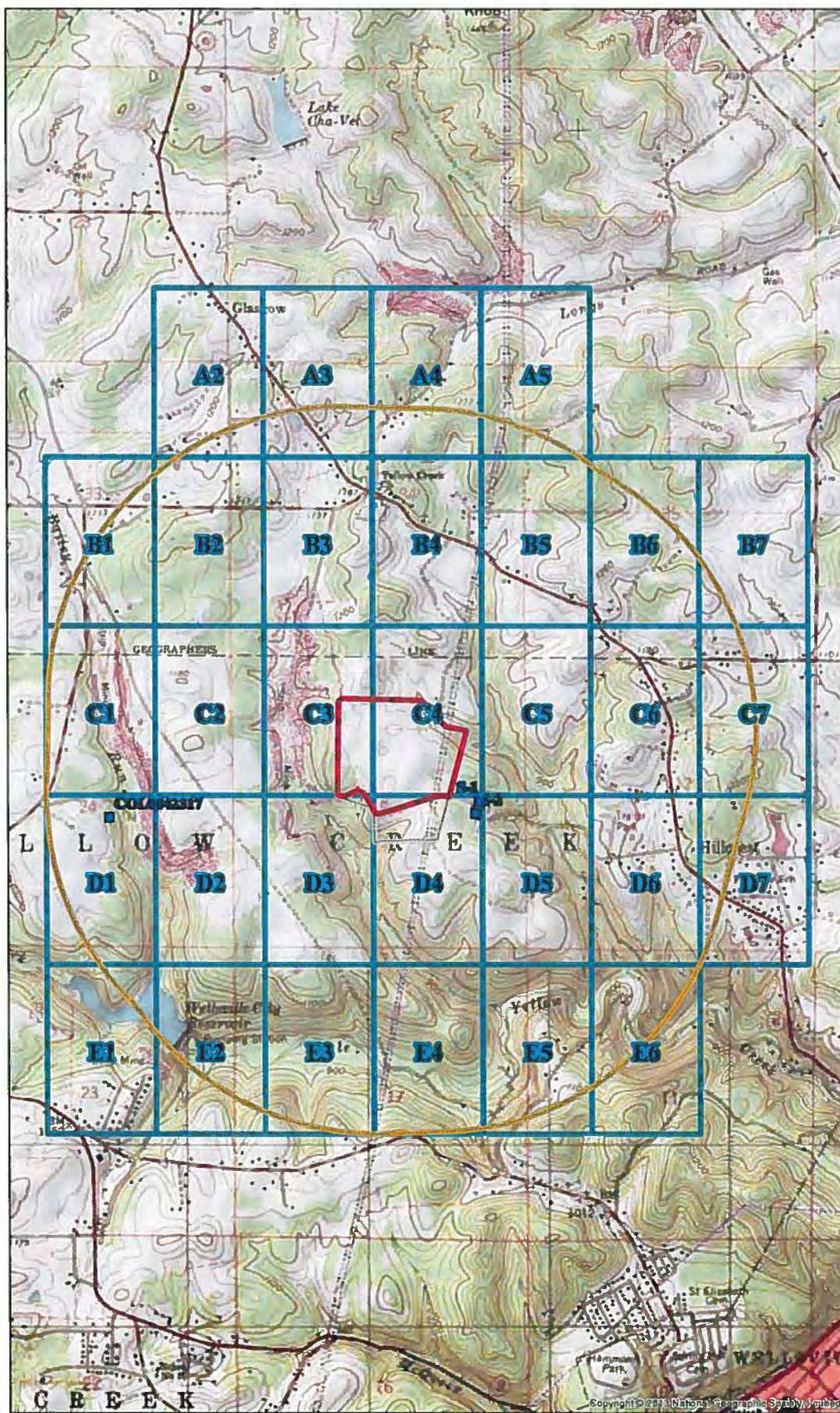


Figure 20. View of the NRHP-listed Daniel McBean Farmstead House.



Figure 21. View toward project from the Daniel McBean Farmstead House showing restricted visibility.

APPENDIX A:
Project Mapping Showing Results



0 0.5 1 Miles

Legend

- OHIs
- Project Area
- 1 mi Study Area
- Project Outline



Page
A2



0 250 500 Feet

Legend

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|-------|------|-----------------|-----------------|
| DOEs | OGSs | Project Area | 1 mi Study Area |
| NRHPs | OHIs | Project Outline | |



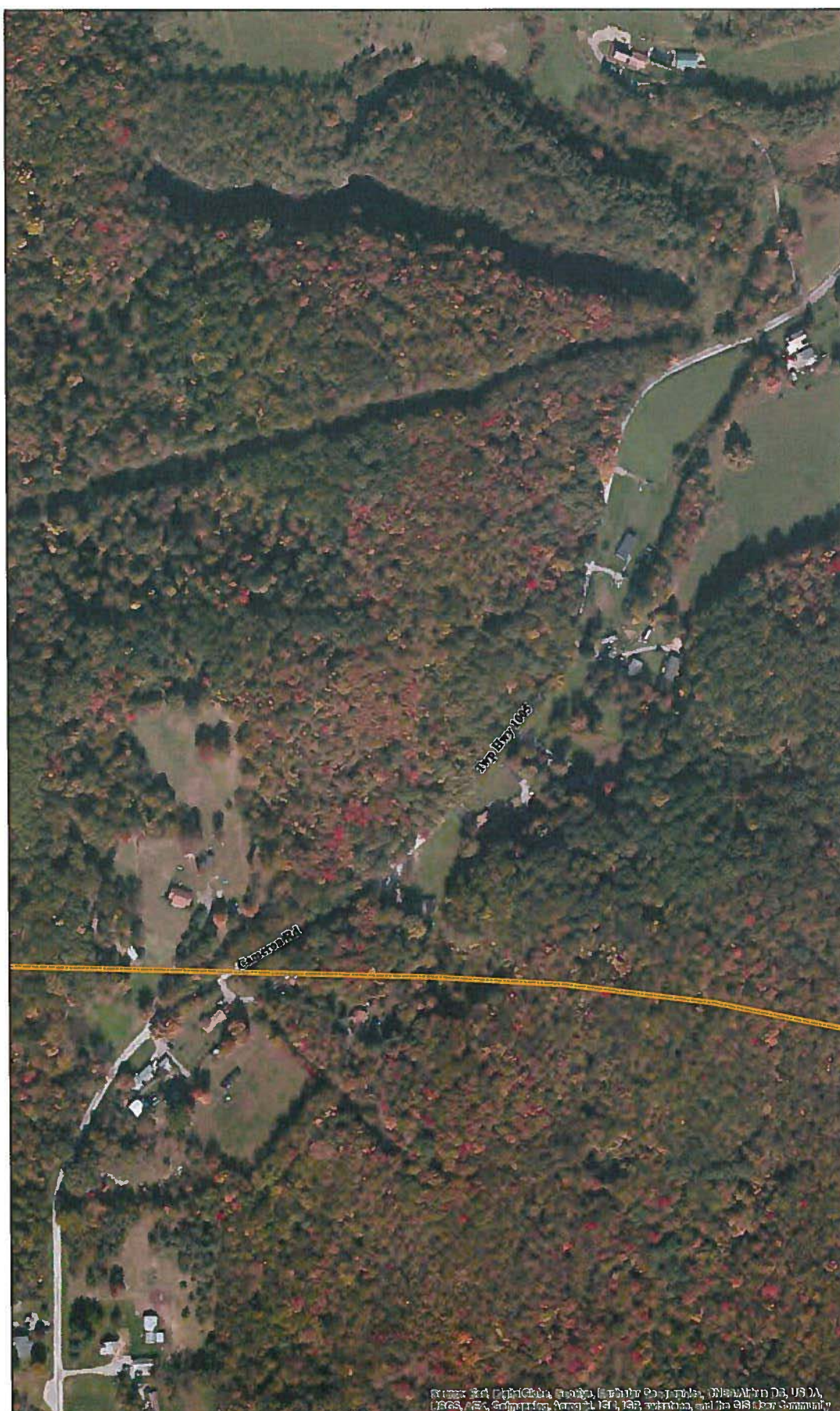
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0 250 500 Feet

Legend

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|----------|---------|-------------------|-------------------|
| ● DOE's | ● OGS's | ■ Project Area | ■ 1 mi Study Area |
| ● NRHP's | ● OH's | ■ Project Outline | |

Page
A4

1. NAME of the person: John Doe
 2. DATE of the report: 10/26/2018
 3. TIME of the report: 10:00 AM
 4. LOCATION of the report: 123 Main St, New York, NY 10001
 5. REASON for the report: Unusual activity
 6. DESCRIPTION of the report: Unusual activity observed at 123 Main St, New York, NY 10001. A person was seen entering the building at an unusual time and was seen leaving with a bag.
 7. REPORTER of the report: John Doe
 8. CONTACT information: 123 Main St, New York, NY 10001
 9. PHONE number: 123-456-7890
 10. EMAIL address: john.doe@123mainst.com
 11. ADDRESS of the report: 123 Main St, New York, NY 10001
 12. CITY of the report: New York, NY
 13. STATE of the report: NY
 14. COUNTRY of the report: USA
 15. ZIP code: 10001
 16. REPORT number: 1234567890
 17. REPORT date: 10/26/2018
 18. REPORT time: 10:00 AM
 19. REPORT location: 123 Main St, New York, NY 10001
 20. REPORT reason: Unusual activity
 21. REPORT description: Unusual activity observed at 123 Main St, New York, NY 10001. A person was seen entering the building at an unusual time and was seen leaving with a bag.
 22. REPORT reporter: John Doe
 23. REPORT contact: 123 Main St, New York, NY 10001
 24. REPORT phone: 123-456-7890
 25. REPORT email: john.doe@123mainst.com
 26. REPORT address: 123 Main St, New York, NY 10001
 27. REPORT city: New York, NY
 28. REPORT state: NY
 29. REPORT country: USA
 30. REPORT zip: 10001
 31. REPORT number: 1234567890
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 122. REPORT date: 10/26/2018
 123. REPORT time: 10:



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A5

Source: ESRI, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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- DOEs
 + OGSs
 Project Area
 1 mi Study Area
- ◆ NRHPs
 ■ OHIs
 Project Outline



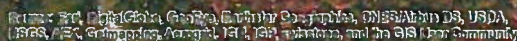
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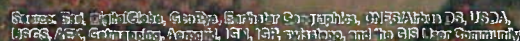
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| DOEs | OGSs | Project Area | 1 mi Study Area |
| NRHPs | OHIs | Project Outline | |



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- DOEs
 OGSs
 Project Area
 1 mi Study Area
 NRHPs
 OHIs
 Project Outline





Legend

- DOEs
 OGSs Project Area 1 mi Study Area
 NRHPs
 OHLs Project Outline



St. George Island, Florida, including the community of St. George Island, FL, USA, 1968, 1972, 1976, 1980, 1984, 1988, 1992, 1996, 2000, 2004, 2008, 2012, 2016, 2020, and the St. George Island Community

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Legend

- DOEs
- OGSs
- NRHPs
- OHs
- Project Area
- Project Outline
- 1 mi Study Area



Page
B7



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| DOEs | OGSs | Project Area | 1 mi Study Area |
| NRHPs | OHIs | Project Outline | |



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, SITA, and the GIS User Community

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Legend

- DOEs
- NRHPs
- OGSs
- OHIs
- Project Area
- Project Outline
- 1 mi Study Area



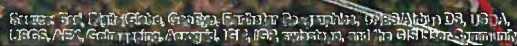
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| DOEs | OGSs | Project Area | 1 mi Study Area |
| NRHPs | OHIs | Project Outline | |



Legend

-  DOEs
  OGSs
  Project Area
  1 mi Study Area
 NRHPs
 OHIs
 Project Outline



Page
C4



Page
C5



Figure 3-10: Aerial photograph showing the project area, OGSs, DOE, and OHIs. The project area is outlined in red, and the 1 mi study area is outlined in orange. The map is oriented with North at the top.

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Legend

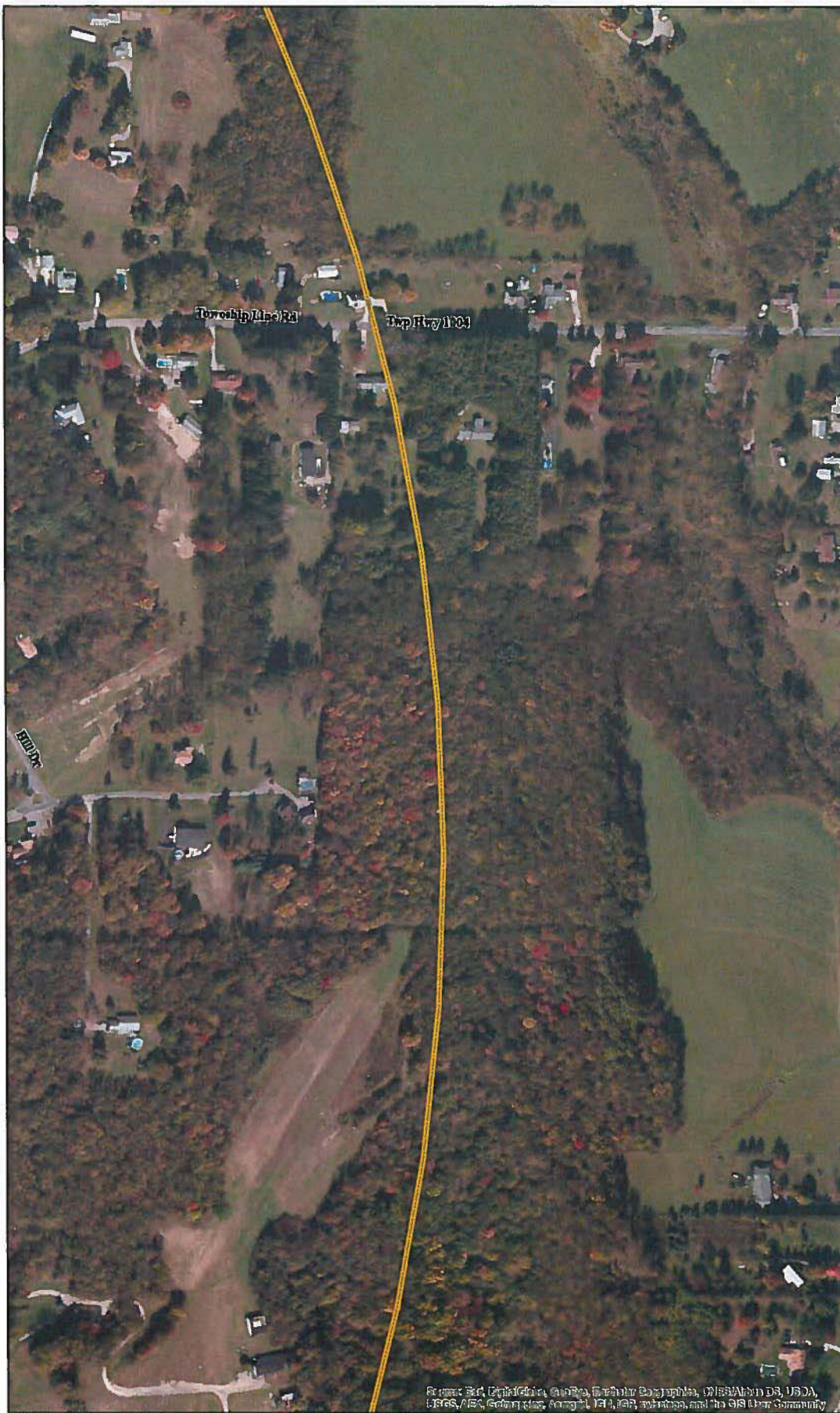
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| ● DOE | ● OGS | ■ Project Area | ■ 1 mi Study Area |
| ● NRHP | ● OH | ■ Project Outline | |



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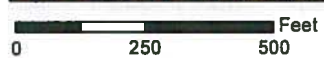
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| DOE | OGS | Project Area | 1 mi Study Area |
| NRHP | OH | Project Outline | |



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| ● NRHP | ● OH | ■ Project Outline | |

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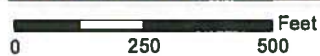




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| ● NRHP | ● OH | □ Project Outline | |

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- DOEs
 OGSs  Project Area
  1 mi Study Area
 NRHPs
 OHIs  Project Outline

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D4

Legend

- DOEs + OGSs  Project Area  1 mi Study Area
NRHPs ■ OHIs  Project Outline



Page
D6

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Legend

- DOEs
- OGSs
- Project Area
- 1 mi Study Area
- NRHPs
- OHs
- Project Outline



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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| DOE's | OGS's | Project Area | 1 mi Study Area |
| NRHP's | OH's | Project Outline | |



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| ● DOE | ● OGS | ■ Project Area | ■ 1 mi Study Area |
| ● NRHP | ● OH | ■ Project Outline | |



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, SDA, and the GIS User Community

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|---|--|--|---|
|  DOEs |  OGSs |  Project Area |  1 mi Study Area |
|  NRHPs |  OHIs |  Project Outline | |



Source: USDA, Forest Service, Northern Forestry Experiment Station, U.S.D.A., 1998, 2000, 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, and the GIS User Community



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| ● NRHPs | ■ OHIs | ■ Project Outline | |



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| | NRHPs | | OHIs | | Project Outline | | |



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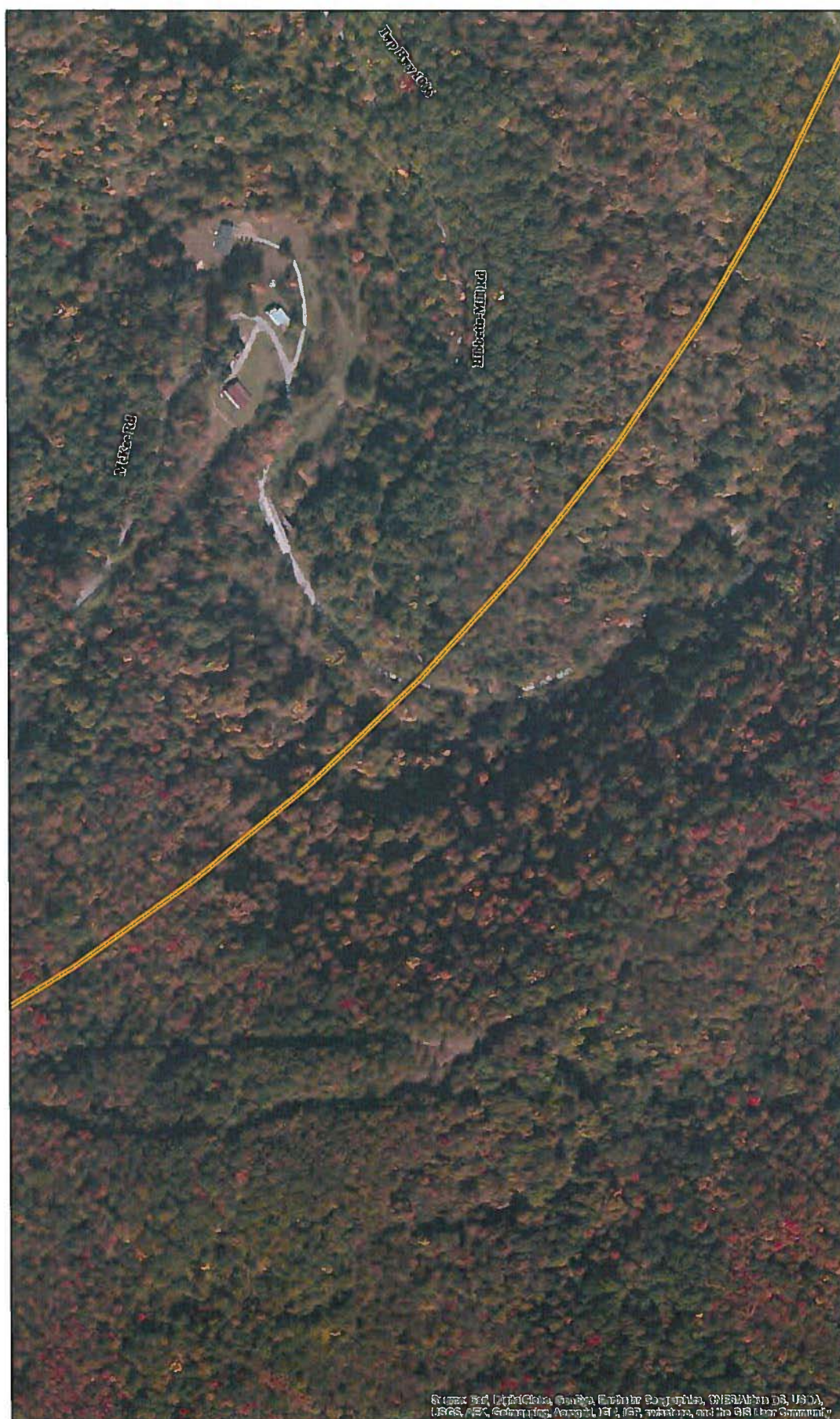


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airbus DS, USDA, USGS, AeroGRID, IGN, S1, Intermap, and the GIS User Community

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Legend

-  DOEs
  OGSs
  Project Area
  1 mi Study Area
-  NRHPs
  OHIs
  Project Outline

APPENDIX B:
Ohio Historic Inventory Form



OHIO HISTORIC INVENTORY

Draft Form - Not Reviewed by OHPO

Section 106/RPR Review:

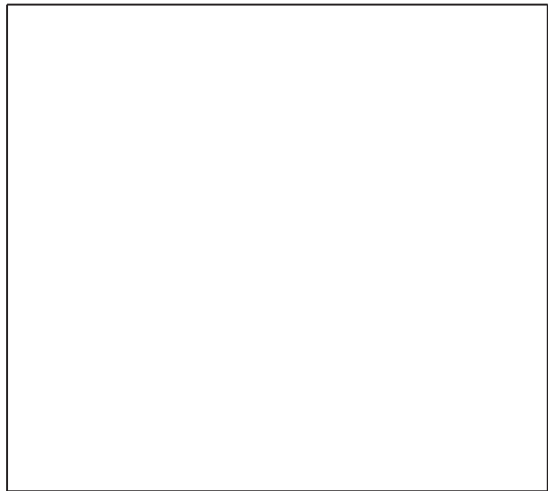
RPR Number:

1. No. COL0099417 NEW	4. Present Name(s): Kazee House	
2. County: Columbiana	5. Historic or Other Name(s): Rose House	
6. Specific Address or Location: 43911 Hibbetts Mill Road	19a. Design Sources:	35. Plan Shape: Rectangular
	20. Contractor or Builder:	36. Changes associated with 17/17b Dates: 17. Original/Most significant construction
6a. Lot, Section or VMD Number: 8300940001	21. Building Type or Plan: Other House Type	17b.
7. City or Village: Wellsville	22. Original Use, if apparent: Single Dwelling	37. Window Type(s): Modern Replacements 1 over 1
9. U.T.M. Reference Quadrangle Name: West Point	23. Present Use: Single Dwelling	38. Building Dimensions:
Zone: 17 Easting: 527616 Northing: 4497804	24. Ownership: Private	39. Endangered? NO By What?
10. Classification: Building	25. Owner's Name & Address, if known: Mike and Sherri Kazee 43911 Hibbetts Mill Road Wellsville, OH 43968	40. Chimney Placement: Gable end, interior
11. On National Register? NO	26. Property Acreage: 38.7	41. Distance from & Frontage on Road: 40' from road
13. Part of Established Hist. Dist? NO	27. Other Surveys:	51. Condition of Property: Good/Fair
15. Other Designation (NR or Local)	28. No. of Stories: One and a half story	52. Historic Outbuildings & Dependencies Structure Type(s):
16. Thematic Associations:	29. Basement? No	Date(s):
	30. Foundation Material: Ashlar Stone, w/no water table	Associated Activity:
17. Date(s) or Period: 1838	31. Wall Construction: Balloon/western/platform frame	53. Affiliated Inventory Number(s): Historic (OHI):
18. Style Class and Design: Element Italianate	32. Roof Type: Gable Roof Material: Metal	Archaeological (OAI):
18a. Style of Addition or Elements(s):	33. No. of Bays: 5 Side Bays: 2	
19. Architect or Engineer:	34. Exterior Wall Material(s): Clapboard or weatherboard	

2. County: **Columbiana**
4. Present or Historic Name(s): **Kazee House**

8. Site Plan (location map) with North Arrow

6. Specific Address or Location: **43911 Hibbetts Mill Road**



Door Selection: Single centered
Door Position: Flush
Orientation: Lateral axis
Symmetry: Bilateral symmetry

Report Associated With Project:

Primary Author	Secondary Author(s)	Year	Title
Nelson, Christopher		2015	Cultural Historic Investigations and Assessment of Effects for the Proposed 35 ha (86.5 ac) South Field Energy Facility in Yellow Creek Township, Columbiana County, Ohio

42. Further Description of Important Interior and Exterior Features

OHI COL0099417 is a ca. 1838 vernacular house that is situated approximately 0.75 miles (1.24 km) west of the intersection of Hibbetts Mills Road and SR 45 near Hillcrest, Ohio. The one-and-a-half story side gable building is of wood frame construction and rests upon a cut stone foundation. According to information from the Columbiana County Auditor’s office, the house has a total of eight rooms (4 bedroom/1 bathroom) arranged within its 1,280 square feet of living space.

The exterior of the house is clad with clapboard siding. The side gable roof of the house is covered with modern metal treatment. Carved brackets are present within the eaves of the roof providing an Italianate element to the house. The upper level retains double-hung one-over-one sash windows; however, the lower level has been fitted with modern replacement double-hung nine-over-nine sash windows. The façade features a centered doorway flanked to either side by a pair of windows. A full width shed porch stretches across the façade of the house. It is supported by a series of modern square wooden posts between the roof and the slab concrete floor. Coursed cobble stone makes up the foundation for the porch. The house is two rooms wide by two rooms deep and a single story shed roof porch extends from the rear (western) elevation of the house. The rear porch extends the full width of the house. A single interior brick chimney pierces the roof of the house and is below the ridgeline near the southern gable end.

43. History and Significance

According to historic atlases, this property once belonged to David Rose, who owned the property in 1870. David was born in Scotland in 1789 and died in 1876 at Columbiana County. He came to the United States in 1812, spending several years in New York before making it to Ohio. It is unclear exactly when the property came into the Rose family name. However, it is known that the property remained in the family for quite some time. The 1902 atlas shows the property as owned by Catherine Rose, who was a daughter-in-law of David. It is known that a great granddaughter of David, Marion Blood, did own the property at one time during the mid-twentieth century. David Rose was a farmer in the area and had just over 151 acres as of the 1870 atlas. The property was still the same size in 1902 while owned by Catherine. In 1995, the

property was purchased by Michael and Sherri Kazee, who are the current owners of the property and are no relation to the Rose family. The property has been parceled off over time and is currently 38.7 acres, less than one-third of its original size.

The Rose family settled in the area sometime during the mid-nineteenth century. They were long-standing citizens of the area and actively worked for several decades on the farm property. They worked as simple farmers on their relatively small farm in an area known for farming and did not stand out from the others in the area. Therefore, the house was not found to be substantially associated with events, patterns of events, or individuals important to our history in a manner necessary for inclusion in the NRHP under Criteria A and B. The building is vernacular in design and is not an exceptional example of a particular type. The house has experienced several alterations that have further diminished it as a good example of vernacular architecture in the area. The associated outbuildings are all dated to the modern period, which excludes the property as a good example of an intact farmstead. The house's alterations and lack of historic integrity excludes it as an important example of its type, period, or method of construction, and is not eligible for inclusion under Criterion C. The building is not eligible for inclusion in the NRHP under Criterion A, B, or C due to a lack of associative significance and historic integrity.

44. Description of Environment and Outbuildings (See #52)

There are other buildings on the property including a garage and a shed. Neither of the outbuildings are 50 years of age or older.

45. Sources of Information

This foregoing document was electronically filed with the Public Utilities

Commission of Ohio Docketing Information System on

12/8/2015 9:14:21 AM

in

Case No(s). 15-1716-EL-BGN

Summary: Application Appendix L - Historic Architecture Survey electronically filed by Mr. Michael J. Settineri on behalf of South Field Energy LLC