

The "Castle" House – 456 West Whipp Road

History

We purchased The Castle House in March 1995. There have been two previous owners, including the builder, Mr. Wildasinn. Mr. Wildasinn built the house over a period of several years, as he transformed it from a summer cottage (in the 1930s) to a family home (in the late 1940s). Prior to our purchase of the house, the most recent additions were the Carriage House and Garage on the west end, and the Turret (circa 1950) on the northeast end, of the house.

Mr. Wildasinn was a courier in WWI in France and he fell in love with the French Normandy architecture while traveling from site to site. He built this house based upon what he saw. The house is referred to as a French Normandy "cottage". Mr. Wildasinn worked in the reclamation business in the Dayton area, and he made the house look older than it is by using quality materials from places that he worked on. For example, the parquet wood floors in the dining room, master bedroom and office area came from the old executive offices at NCR. The hand hewn beams in the living room and throughout the house are from the old Dayton Country Club. The marble in part of the kitchen area and the turret came from the Van Cleve Hotel.

The House has nine fireplaces, although we use only three of them (the fireplaces in the study and the master bedroom have been converted to gas logs.) The doors throughout the main house and the carriage house were made specifically for each entry way out of barn siding, and white oak, with hand forged hardware. The doors of the house are quite unique.

When we purchased the house, it was in need of some significant improvements, particularly in the kitchen and master bath. Also, the landscaping was in need of some tender loving care. And so, we began our journey.

Major Changes and Improvements

1995 (at the time of purchase)

- We gutted and totally remodeled the kitchen area. This included the removal of the second floor above the kitchen so that the vaulted ceiling could be added. All appliances and cabinets were new at the time. Wood-mode cabinets, Thermador glass cook top, and Kitchenaid appliances.
- We added the master bathroom. It was designed from our recall of bathrooms in a couple of California homes that we had visited. This was a construction addition to the east end of the house. The bath room is done in tumbled marble, and tile with a dual open shower, and a jacuzzi tub.

- The house (inside) was totally repainted.
- All the wood floors were sanded and refinished.
- The half bath near the kitchen was gutted and totally remodeled, including the addition of a slate floor in the entryway and bathroom.
- Central Air Conditioning was added to the back part of the house (bedrooms, office, bathroom, turret)
- Added Security System and Motion Detectors.
- Light fixtures were added to the brick entry gate from Whipp Road, as well as to the kitchen entry, and the entry from the patio.

Point of Interest. There is no front door to the house. After the house was converted from a summer cottage to a home, the front door was bricked in, to allow for a larger living room, and the main entrance was moved to the back of the house. We have found that the entrance through the kitchen is easiest for all occasions.

1997

- The lower patio was redone and made larger, with additional stone walls constructed, using the original stones and other matching stone material acquired by Siebenthaler's.

Point of interest. One of the story's about the house is that one or two of the large patio stones are grave markers from the old Woodburne cemetery across the street from our property. However, we found that not to be true when the stones were raised to be leveled and relocated on the patio.

1998

- Replaced all of the downstairs windows in the Main house with thermal pane windows (Marvin).

1999

- Carriage House was totally repainted on the inside, and new carpeting added.
- Gas firelogs added in office/study and master bedroom fireplaces.

2003

- Brick repair and tuck-pointing were done to the brick and stone entrance to the property from Whipp Road
- Several chimneys had the brick work repaired and tuck-pointed.
- A second patio (pavers) was added to the east of the stone patio.

2004

- The entranceway from Whipp Road was repaved, and sections of the floor in the garage was poured with new concrete.

A Word About the Slate Roof

For most of the time that we have lived in The Castle House, we have engaged the firm of Durable Slate to maintain and care for the roof. Durable Slate is probably the best slate roofing company in southwest Ohio. They maintain a large number of slate roofs on very nice homes in the Columbus, Cincinnati and Dayton area.

Over the years, Durable has represented to us that the roof on the house is in fine condition, and should last for at least another 100 years, if not longer. Part of the reason for this is that the slates are laid compactly on the roof, and so it has a thick layer of slate. In most cases, the slates are 20 inches long, with only 4 inches exposed. Like any slate roof, the copper flashings (where the slate meets in corners) sometimes deteriorates, and needs repair. Also, some of the slates will become broken and need to be replaced. Recently, we repaired all of the known flashings that were of some concern. Over the past ten years, we have spent over \$10,000.00 in roof repairs, which is probably about normal for the age of the roof.

A Word About the Boiler

It seems that the two largest concerns for folks looking at our house are the roof and the boiler. Those are the same concerns that we had when we purchased the house. However, overall, neither has been a problem.

The boiler is like the roof, built to last a long time. Its like the old train locomotives – reliable, durable, with few moving parts. During the winter, it must be flushed once a week, otherwise, it is maintenance free. We have it inspected each year by Korrekt Plumbing, and all has gone well. The older boilers are much more durable and reliable than the newer models so say the folks at Korrekt. Steam, radiator heat is great.

Landscaping

In the ten years that we have owned the home, it is fair to say that we have pretty well re-landscaped the entire property. Some notable additions are the two perennial beds along Whipp Road at the front of the property. Also, the beds along the front of the house and carriage house (other than the turret) have been re-done. And, a landscape lighting system has been added that does a good job of showing the house in the evenings.

Along the east side of the property, a new fence was added in 2003 along with several new plants and trees.

Our philosophy has been to have something of significance blooming on the property from early Spring to late Fall.

The lawn is fertilized throughout the year by Leisure Lawn. It is in excellent condition, and weed and bug free.

Artisans

Over the years, we have developed a list of quality artisans who periodically work on the house, i.e. Durable Slate for the roof, Korrekt Pluming for the plumbing, etc. We will share this list together with a checklist of noteworthy points with any purchaser as it is invaluable to maintaining the house and property.

A Final Comment

Should you choose to buy The Castle House, you will not be disappointed. It has been a pleasure for us to live here. However, with retirement upon us, it is time for us to move on. It is a unique house, that is well-known in the neighborhood and surrounding area. Everyone of your friends will know where you live without you ever telling them. It has almost total privacy, and yet it seems open to everything around you: the birds, the flowers, the trees, and the views. If nothing else, we hope you enjoyed your tour of our home, and its surroundings.

7/05

Dial One Security

2006 Pool added
2001 Interior painted
Furnace replaced
2012 Slate roof
repaired - slight
hail damage
Ongoing trees
trimmed
2007 - Pear Trees
form all driveway