

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, June 29, 1993

Mr. Hosfeld called the meeting to order at 7:30 P.M.

Attendance: Mr. Robert Hosfeld, Chairman; Mr. Stanley Swartz; Mr. Scot Stone; Mr. Peter McMahon; Mr. James Durham. Absent: Mr. Bernard Samples; Mr. Arthur Foland. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney.

MOTION: Mr. Stone moved to excuse Mr. Samples and Mr. Foland from the meeting as each gave notice to staff. Mr. Swartz seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. McMahon moved to approve the Planning Commission minutes of June 8, 1993, as written. Mr. Stone seconded the motion. The motion was approved 4-0-1 with Mr. Hosfeld abstaining.

NEW BUSINESS

Peacock Heating/Air Conditioning - Planning Commission Special Approval

Mr. Schwab reviewed the Planning Commission Special Approval application submitted by Peacock Heating/Air Conditioning located at 7919 South Suburban Road. The zoning on the property is I-1, Light Industrial. The applicant is seeking site plan approval for the construction of an accessory building to be located behind the existing main building. The proposed pre-fab metal building has a pitched metal roof and will not be visible from the street. The property owner contacted Dayton Power and Light to see if there was an objection to the proposed building being located within the utility easement on the site. Dayton Power and Light did not have an objection to the encroachment of the building at this particular time. Given that this easement is granted to all utility companies, staff was concerned about having to vacate part or all of that easement to permit the building to be located in the easement. As a result of that concern, the applicant submitted a revised plan showing the building relocated outside the easement directly to the east.

Staff recommended to approve the revised site plan subject to the following condition:

1. The Planning Commission specifically approve the metal siding located on all four sides of the building and the metal roofing.

MOTION: Mr. McMahon moved to approve the Planning Commission Special Approval application submitted by Peacock Heating/Air Conditioning, 7919 South Suburban Road, subject to the following condition:

1. The Planning Commission specifically approve the metal siding located on all four sides of the building and the metal roofing.

Mr. Stone seconded the motion. The motion was approved 4-1 with Mr. Durham voting no.

Ebenezer Andrew House - Landmark Designation

Mr. Feverston reviewed the application for Landmark Designation for the Ebenezer Andrew House located at 6239 Wilmington Pike just south of Clyo Road. He stated that this item is governed under the Landmark Preservation Ordinance adopted by Council in July, 1991. This Ordinance was passed with the ability to protect all the historic buildings within the City without designating specific buildings. This particular review of designating specific buildings is the first of which will be attached to the original ordinance.

The Ebenezer Andrew House is situated on a 2.5 acre parcel zoned O-S, Office-Service and is currently owned by B. P. Oil. The widening of Wilmington Pike will make the porch of the existing structure approximately 6 ft. from the back of the right-of-way. The original structure of the house was constructed in 1835 with the first addition in 1852 and portions added to the structure in approximately 1938. In 1984, the building was converted to an office use. Mr. Feverston stated that this house was one of the few brick structures built in Centerville during this period as most others were constructed of limestone or wood. The brickwork on the front facade of this two-story structure is flemish bond and the side and rear facades are american bond with headers every eighth row. Much of the original interior woodwork, paneling sashes and flooring are still intact and are in very good shape. A brick smokehouse was constructed approximately 50 ft. behind the original house. The four brick walls of this structure are still intact and have been incorporated into the existing garage.

Staff recommended to designate the Ebenezer Andrew House as a landmark based on the following conclusions:

1. The 1835 house is an extremely historic element within the City by its architectural style.
2. The Ebenezer Andrew Family was an influential family and contributed to the cultural and religious heritage of this community.

3. The 1835 smokehouse is an important element that, like the house, helps depict the lifestyle of our Pre-Civil War ancestors.
4. The 1852 and the 1880's additions contribute to the architectural character of the original house.
5. The modern (after 1938) additions or renovations, though some like the garage shape and mass, contribute to the overall character of the building, would not be considered historic nor vital to the historic value of the building.
6. The enclosure of the colonial revival south porch detracts from the overall character of the building.
7. Some of the modern additions, such as the enclosure of the rear-covered walkway, were built substandard and are failing.

MOTION: Mr. Durham moved to recommend that the Ebenezer Andrew House be designated as a Landmark to Council. Mr. Stone seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

A. H. Palmer 7/3/93

