

**BOARD OF ARCHITECTURAL REVIEW  
REGULAR MEETING  
Tuesday, November 6, 2001**

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

Attendance: Mr. Charles Graham, Vice-Chairman; Mr. Paul Clark; Ms. Heidi Miller; Mr. Jack Gramann. Absent: Mr. James Treffinger; Mrs. Martha Sheley; Mrs. Laverne Stebbins. Also present: Mr. Ryan Shrimplin, Planner.

Motion to Excuse:

MOTION: Mr. Gramann moved to excuse Mr. Treffinger, Mrs. Sheley and Mrs. Stebbins from the meeting as each gave prior notice to staff. Ms. Miller seconded the motion. The motion was approved unanimously 4-0.

Approval of Minutes:

MOTION: Mrs. Gramann moved to approve the minutes of the Board of Architectural Review meeting of October 16, 2001, as written. Mr. Clark seconded the motion. The motion was approved unanimously 4-0.

PUBLIC HEARINGS

City of Centerville - Landmark Designation (5285 Wilmington Pike)

Mr. Shrimplin reviewed the application submitted by the City of Centerville requesting Landmark status for property owned by Loren and Virginia Gannon, located at 5285 Wilmington Pike and known as the James McCracken House. The zoning on the property is R-1c, Single-Family Residential, which is the existing use on the property.

The house is an example of Greek Revival architecture. The original floor plan features a T-shape design, with three rooms across the front of the building. A kitchen and family room at the rear of the house were added to the original structure. A stairway leads to two upstairs bedrooms. The front facade features a symmetrical design, centered on a door with a transom and sidelights. A pillared porch with a heavy entablature extends over the door. A pair of six-over-six windows flank either side of the porch. Also present on the property are a Civil War-era timber barn with a stone foundation and a small dairy outbuilding. Together with the house, these buildings form a homestead setting that has been maintained throughout the years.

Staff recommended Landmark status be approved for the James McCracken Homestead, 5285 Wilmington Pike, to include the house and outbuildings on the entire homestead based on the following:

1. Several of the families that owned the James McCracken Homestead significantly contributed to the cultural and economic heritage of this community.
2. The James McCracken Homestead is associated with a particular era of history that was characterized by a distinctive architectural style.
3. The James McCracken Homestead embodies distinguishing characteristics of an architectural type or specimen.

4. The James McCracken Homestead is an established and familiar visual feature of Centerville.
5. The James McCracken Homestead is featured in A Sense of Place by Howard R. Houser et al.
6. The James McCracken Homestead is listed in the Ohio Historic Inventory.
7. Designating the James McCracken Homestead as a Landmark will not unduly burden the property owners nor will it cause an adverse impact on the neighboring properties.
8. The Planning Commission reviewed the Landmark application for the James McCracken Homestead on October 23, 2001, and found the proposed Landmark designation satisfied the land use criteria as stated in the Landmark Ordinance (Ord. No. 8-91).

Mr. Graham opened the public hearing.

Mr. Loren Gannon, property owner, stated that in his research and being an architecture preservationist, the original house was constructed with a New England plan which was an unusual style for this area.

There being no other speakers, Mr. Graham closed the public hearing.

MOTION: Mr. Clark moved to recommend approval of application LM-01-54, submitted by the City of Centerville for property located at 5285 Wilmington Pike, the James McCracken House, for Landmark status to Council. Mr. Gramann seconded the motion. The motion was approved unanimously 4-0.

#### City of Centerville - Landmark Designation (8661 Dayton-Lebanon Pike)

Mr. Shrimplin reviewed the application submitted by the City of Centerville requesting Landmark status for property owned by Jack and Barbara Fritzche, located at 8661 Dayton-Lebanon Pike and known as the John Archer-Robert McEwen House.

This stone house was constructed around 1807 and currently located on 4.683 acres of land zoned Residential Planned Development, R-PD. The exterior of the house was later covered by a coat of plaster and modeled to reflect Greek Revival architecture. The interior, however, still reflects the Federal Style, particularly the mantels above the stone fireplaces. Other notable features include 6-over-9 pane double hung windows with hand-blown glass, a decorative transom over the front doorway, and a small brick fireplace in one of the upstairs bedrooms.

Staff recommended Landmark status be approved for the John Archer-Robert McEwen House, 8661 Dayton-Lebanon Pike, to include the house and outbuildings on the entire homestead based on the following:

1. John Archer and Robert McEwen significantly contributed to the cultural and economic heritage of this community.

2. John Archer and Robert McEwen were important historical figures in the progress and development of this community.
3. The John Archer-Robert McEwen House is associated with a particular era of history that was characterized by a distinctive architectural style.
4. The John Archer-Robert McEwen House embodies distinguishing characteristics of an architectural type or specimen.
5. The John Archer-Robert McEwen House is an established and familiar visual feature of Centerville.
6. The John Archer-Robert McEwen House is featured in A Sense of Place by Howard R. Houser et al.
7. The John Archer-Robert McEwen House is listed in the Ohio Historic Inventory.
8. Designating the John Archer-Robert McEwen House as a Landmark will not unduly burden the property owners nor will it cause an adverse impact on the neighboring properties.
9. The Planning Commission reviewed the Landmark application for the John Archer-Robert McEwen House on October 23, 2001, and found the proposed Landmark designation satisfied the land use criteria as stated in the Landmark Ordinance (Ord. No. 8-91).

Mr. Shrimplin stated he had talked to the property owner for the first time today and his concern was how the Landmark designation would affect the future development of the property. Mr. Shrimplin explained to Mr. Fritzsche that the designation would not impact the land use, but would require the preservation of the existing house on the property. Mr. Fritzsche did not seem to be opposed based on that conversation.

Mr. Graham opened the public hearing. There being no speakers, Mr. Graham closed the public hearing.

MOTION: Mr. Miller moved to recommend approval of application LM-01-5, submitted by the City of Centerville for property located at 8661 Dayton-Lebanon Pike, the John Archer-Robert McEwen House, for Landmark status to Council. Mr. Gramann seconded the motion. The motion was approved unanimously 4-0.

There being no further business, the meeting was adjourned.

*James Truffinger, chairman*

