

# Village Views

Volume VIII, Issue 1

Terrace Park, Ohio

January, 1976

## Zone Changes Sought For Multi-Unit Housing Development

Village council unanimously approved a resolution January 13 to advertise a public hearing at the Community House at 7:30 p.m. February 17 on proposed zoning changes for two parcels of land owned by BBS Co.

The two tracts are at the southern end of the village at Elm Road and Wooster Pike. One is the 2.3 acres (popularly known as the "Elephant Walk"; the second is the approximately

7 acres on the west side of Elm, originally planned for development of an office complex.

Don Frei read two zone-change requests the Commission received from BBS Co: a change from "Office A" to "Planned Residence C" for the larger parcel, and a change from "Residence AA" to "Planned Residence C" for the Elephant Walk.

"Planned Residence C" would be a new type of zoning district for Terrace Park. The purpose would be to accommodate the building of multi-unit dwellings. The developers say they plan

condominiums.

Frei reported that at a special meeting of the Planning and Zoning Commission January 12, members voted unanimously to deny the requested zone change for the Elephant Walk. They voted 4 to 1 to approve the zone change request for the larger site, west of Elm, subject to certain changes.

One change would be that approval depend on the results of certain legal actions now pending. These actions will determine whether a sewage treatment plant can be constructed in the "flood plain" to serve BBS Co's planned housing project.

Another condition is that the entire housing project be presented to the Planning and Zoning Commission in final plan format, so that the commission may approve and so council can vary the plans as they wish.

As currently planned, the larger of the two sites would include between 29 and 32 units.

Developer Jack Brendamour and his attorney, Mike Fletcher, were present for the review by Frei. Councilman Dick Bowman said he felt the time had arrived for total community input on this issue and "that's the purpose of a public hearing."

More Council News  
On Page 3

Village Council's next meeting is scheduled for 7:30 p.m., Tuesday, February 10.

## Rawnsleys Honored For Gift Of Land For New Firehouse

Ray Cadwallader, presiding as Mayor at his first regular session of Village Council, extended gratitude and appreciation to Ellis and Bonnie Rawnsley. Both were in attendance and Cadwallader asked them to step forward as he read a resolution which acknowledges the Rawnsley's recent gift of land that permits extension of the firehouse.

The resolution offers public thanks and notes the couple's years of community service as well as their previous gift of land that permitted earlier expansion of the fire station.

Following the reading, council gave the Rawnsleys a standing ovation. Cadwallader remarked, "Many folks give their all for several years and then seem to burn out. In Ellis and Bonnie we have longtime residents who have never ceased putting out and the community has been the beneficiary of their generosity."

## Changing Of Guard...

Village Council met in special session January 4 to transact necessary beginning-year business.

This included the swearing-in of newly elected members Donald Frei and Charles Rockel; Gene Desvernine, who was appointed to replace Bill Ryan; Al Roberts, who will continue as village Treasurer, and Don Franke, village Clerk.

Earlier, on January 1, Ray Cadwallader took the oath of office, assuring continuity in the mayoralty.

By unanimous accord, Dick Griffith was again appointed Vice Mayor.

Ordinances were passed employing Bob Leming as solicitor, Jim Parker as building inspector, and Carl Lindell as village engineer. Desvernine's appointment was also approved by ordinance, as was designation of the Central Trust Company as depository for

village funds.

- Appointment of Jacquelyn Parcell as custodian of the Community House and Clerk of Mayor's Court;

- Authorization for the Clerk and Treasurer to sign village checks;

- Appointment of former mayor Frank Corbin as Chairman of the Planning and Zoning Commission;

- Request for advance payment of funds from taxes and other sources, to permit orderly operation of village affairs;

- Praise and commendation for former mayor Corbin and former councilmen Ferd Critchell and Bill Ryan for their service;

- Authorization for the mayor to apply to the Federal Law Enforcement Assistance Administration for a grant to establish a program dealing with problems of delinquents relating drugs and alcohol.



AT SWEARING-IN ceremonies January 4, from left: Messrs. Frei, Roberts, Desvernine, Franke and Rockel. Mayor Ray Cadwallader (above, right), who was sworn in at special ceremony January 1, administered oaths of office.



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## Village Life Squad Report Shows Child Injuries Triple In T.P.

Most of the emergency runs made from the Terrace Park firehouse in 1975 were by the Life Squad. The squad, putting in 414 person-hours, responded to

136 alarms, compared to 116 the previous year. Of the 136 runs, 105 were in the village itself.

The year's 136 runs is 13 per cent above the average of 120 a year since 1969. Sick persons accounted for 30 per cent of the 105 squad runs within Terrace Park last year. All but one of the sick persons were adults.

Injuries were the commonest type of run in the village in 1975, totaling 43 (or 41 per cent) of all runs.

Of these 43 injury runs, 26 were injured children, a category which, Chief Stegemeyer said, "almost tripled" from the previous year.

Most of the injured-child runs were runs to the village's athletic field, he said.

The Life Squad took 118 persons to hospitals in 1975, 60 of them to Our Lady of Mercy Hospital in Mariemont. Thirteen of the 118 went to Children's Hospital; eight went to General Hospital and eight to Bethesda North; the rest went to various other hospitals.

Two persons were dead on arrival of the Life Squad.

An no babies were delivered by the Life Squad; in fact, the Life Squad has not delivered a child since 1971.

to building contents. The bulk of the loss came in a single automobile fire in which the vehicle, valued at \$1280, was destroyed, Chief Stegemeyer said.

The Fire Department categorizes its runs into "fire runs" and "other," the latter including such tasks as flushing gasoline at accident scenes, water and gas leaks, rescue runs, false alarms (one last year) and "mutual aid" runs to other communities.

In 1975, the report shows, the Terrace Park Fire Department made 25 fire runs to fires in Terrace Park. This is above the average of 19 a year over the last seven years.

Six in ten of the total runs (fire" and "other") in 1975 were actually fires.

The Fire Department's members put in 277 person-hours making fire runs, up from 228 in 1974.

Two firefighters were injured at fire scenes during the year; neither injury was serious and neither required hospitalization.

## Fire Department Answers More Alarms; Property Losses Near Record Low

Fire losses in Terrace Park in 1975 were near the yearly low for the last seven years, according to the annual report of Fire Chief Stegemeyer.

Property loss from fire last year was \$1365, compared to a seven-year average (mean) of \$6123 in losses.

The number of runs reported by the Terrace Park Fire Department, however, is higher than in any year since 1969. The department made 41 runs in 1975 (one every eleven days, on average), six more than the seven-year average of 34 runs a year.

The 1975 figures were unusual, however, in that 11 of the year's runs were made one day, August 15, when a severe thunderstorm struck the area.

Eight of the 18 total fire, life, and rescue runs that day were to Milford, under the "mutual aid" agreement, Stegemeyer's report shows. The year's property-loss figure of \$1365 included not a dollar's loss to buildings, and only \$85 in loss

## Village Bulletin Board

GARDEN CLUB -- Meets Tuesday, February 3, at 12:30 p.m., at the Community House; Mrs. Melvin Aston will discuss "Exploring Seed Catalogs."

CHILD STUDY -- Tuesday, February 3, 7:30 p.m., St. Thomas Church Undercroft. Dress for floor exercising. Program, "Get In Shape For Spring," by Gale Wiik.

PTA BOARD -- meets 9:30 a.m.; February 9.

PTA -- meeting and program 8:00 p.m. February 23. Grades one through five will present a Bicentennial program.

SCHOOL HOLIDAY -- February 16, Presidents' Day.

LEAGUE OF WOMEN VOTERS -- meeting 12:30 p.m., February 12, at the home of Tish O'Neal, 6920 Miami Bluff, Mariemont; Marie Ramsdell will lead discussion of "Adult and Juvenile Justice."

### Child Study Meeting Set For February 3

There will be child-study the program, entitled, "Get meeting at 7:30 p.m. Tuesday, February 3, in the St. Thomas Church undercroft. Gail Wiik will conduct the program, entitled, "Get In Shape For Spring." Dress for floor exercising is recommended.

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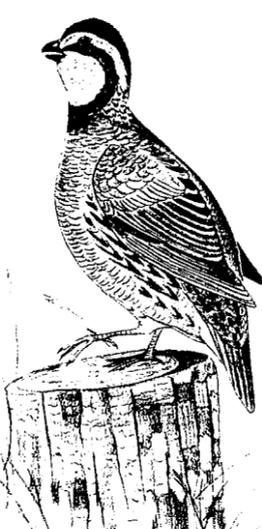
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IMPORTANT NOTICE

OF

PUBLIC MEETING

FOR

TERRACE PARK PROPERTY OWNERS

THURSDAY JANUARY 29, 1976

8:00 PM AT VILLAGE COMMUNITY BUILDING

You recently received surprising news about the reappraisal of your real estate in Terrace Park.

I have called a public meeting for citizens of the Village.

This meeting is for the express purpose of informing you of the various ramifications of this reappraisal.

I have invited Mr. Ralph Yeager-President, Robert A. Cline Co.,

and Mr. Bob Lemming, Attorney, to attend this meeting, and

outline the impact of this reappraisal on individual

properties in the Village. This meeting will provide

a forum for discussion of the feasibility of an organized

appeal by property owners to the Board of Tax Appeals

before the MidJanuary deadline.

Sincerely,



W. Ray Cadwallader  
Mayor, Village of Terrace Park

# Council Reorganizes; Frei, Rockel, Desvernine Take Seats Council Structure Is Altered

Village Council's committee structure was altered as the year's first meeting, with two former committees being combined and one new one established.

The new committee is "Parks and Recreation," with Chuck Rockel as chairman and Pat Henley and Gene Desvernine as members.

The former Rules and

Law Committee and Planning and Zoning Committee have been merged into a single unit, with Don Frei as chairman. Members are Chuck Rockel and Dick Griffith.

Other committee assignments:

**BUILDINGS and GROUNDS** -- Henley, chair.; Frei and Desvernine.

**PUBLIC WORKS** -- Desvernine, chair.; Henley, Dick Bowman.

**FINANCE** -- Bowman, chair.; Frei, Griffith.

**SAFETY** -- Griffith, chair.; Rockel, Bowman.

The Village Zoning Board of Appeals members are John Getgey (chair.), Dan McAllister, Roger Belanger, Alan Griffith, and Frank

Corbin. Members of the Zoning Review Committee are Louise Halley, Marie Ramsdell, James Parker, Bob Lowery (chair.) and Don Frei.

The Planning and Zoning Commission consists of former mayor Frank Corbin (chair.); Stewart Proctor, Carl Lindell, Don Frei, and Ray Cadwallader.

## Memorial Garden Planned

Pat Henley, chairman of Building and Grounds, briefed Village Council January 13 on several village beautification projects the Garden Club plans to initiate.

One includes making the garden plot across from the Terrace Park Market a permanent living memorial garden honoring deceased Garden Club members.

Mrs. Henley also announced that the village has officially qualified and been recognized as a Bicentennial Community.

Mayor Cadwallader reported that application has been made by county officials to the U.S. Department of Housing and Urban Development for Community Development Act funds, including \$18,000 for Terrace Park.

NO SOONER than swearing-in ceremonies were out of the way, Village Council buckled down to business, taking up re-alignment of committees and then wading into controversy over rezoning of Elm-Wooster tracts for multi-unit housing.



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### Cubs Get Yule Tree

Terrace Park's Cub Scout Pack 97 was given a Christmas tree by Jay's Garden Center, Milford, for use in the cubs' Christmas party December 23. Following the party, the cubs donated the tree to a needy family.

### Exercise Class Scheduled Weekly At St. Thomas

A weekly exercise class will begin February 19 at St. Thomas Church, taught by Gale Wiik, a certified physical education teacher.

The classes will be from 9:30 to 11 a.m. on Thursdays, for eight weeks --- from February 19 through April 8. Fee for the classes is \$12.

The program includes aerobic dancing, diet discussion, posture, "body-typing," and general health. Information is available from Gale at 831-5670.

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Free to public without obligation  
Additional info: Dial 761-SLIM



CAROL FAHRNBACH is the friendly lady up front at the Terrace Park Market; when she's not ringing up your purchase, she's probably doing needlepoint and chatting amiably.

*This is the first of a series of articles on the men and women who own and operate businesses in Terrace Park. They are people we all see and probably know by sight, if not by name. Here's a chance to get to know them better. The series is being undertaken by Jean Sanke, a regular contributor to Village Views.*

## Fahrnbachs Make Terrace Park Market A Family Matter

*" . . . . a feeling of hospitality and interest that invites their customers to linger a little longer and 'chat a spell'*

Village history buffs agree that Carol and Lou Fahrnbach are the ninth owners of the property known as "Terrace Park Market," which was built before 1900.

They also agree the store building is not just getting older, it is getting better! The enthusiasm, imagination, and hard work of the

HARRY KING's favorite duty station, in the corner by the window, where he's always ready to be of help to the market's customers.

Fahrnbachs is obvious in the freshly painted and refinished colonial look the store is now wearing inside and out.

Few residents recall that at one time the building had three stories and served as a community center with dances, council meetings, and community gatherings being held on the third floor. A fire destroyed the top section many years ago, leaving just the present two stories.

The Fahrnbachs pur-

chased the store three years ago when Lou's job at General Electric (Ewendale) was dissolved as supersonic transport plans were abandoned by the government. At that time, Carol and Lou owned a 20-acre farm in Miami Township where, in addition to travelling a large Enquirer route every day, they raised ponies for sale and show throughout the Tri-State area. The whole family was involved in that venture.

Now the Market has also become a family affair or, as Carol calls it, "a family co-op." She serves as cashier, bookkeeper and purchaser. Lou is the butcher and co-manager, with Carol's father, Harry King, who makes his home with them and is always on hand to share the chores. Helping out in emergencies are their daughter, Wendy, 15, a sophomore at Mariemont High School, and son, Mark, 18, a freshman at

Xavier University.

Though none of the family had had any sales experience (and they admit they are still learning each day) the Fahrnbachs have developed a professional expertise and they are encouraged by a growing business.

They are exceptionally proud of their meat department. Before he donned his butcher's apron, Lou attended a three-month course in meat cutting at Laurel Oaks Career Development Center in Wilmington.

Since moving here two years ago, the family has become increasingly interested in village activities and is always willing to help advertise a community event or give a helping hand when there is a special occasion on the Village Green.

Carol, who studied piano for 12 years at the Cincinnati Conservatory of Music, is often the featured pianist with the Terrace Park Pops or as accompanist for the

Terrace Park Players. Sometimes she can also be seen employing her nimble fingers in intricate embroidery designs in her spare moments at the Market.

Carol and Lou have revived the store's community spirit with a feeling of hospitality and interest that invites their customers to linger a little longer and "chat a spell." They wish they could enhance that atmosphere even further by having a pot-bellied stove with chairs around it -- "but there is just no more space," laments Carol.

Since they can't change its mini-size, the Fahrnbach's goal for their store is that it will be a super market in every other way.

LOU FAHRNBACH took a course in meatcutting and has been gaining in expertise ever since. A specialty: thin-sliced, cold roast beef.

