

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW (BAR)  
Regular Meeting Minutes  
J.V. Stone Council Chambers, 100 W. Spring Valley Road  
Tuesday, December 7, 2021

Mr. Ross called the meeting to order at 5:32 p.m. and led the Pledge of Allegiance.

**ATTENDANCE**

Present: Ed Ross, Joe DeMariano, Frank Holloway, and Tom Ovington. Also present were City Planner Mark Yandrick, Assistant City Planner Joey O'Brien, Development Director Michael Norton-Smith, Councilmember Duke Lunsford, and Assistant Clerk of Council Donna Fiori.

**EXCUSE ABSENT MEMBERS**

MOTION: Mr. Holloway made a motion to excuse Richard Hoback, Chris Papakirk, and Joyce Ray-Brown from the meeting; seconded by Mr. DeMariano. The motion passed 4-0.

**APPROVAL OF MINUTES**

Minutes of the BAR regular meeting on November 9, 2021, had been distributed prior to this meeting. No additions or corrections were noted.

MOTION: Mr. DeMariano made a motion to approve the regular meeting minutes as distributed; seconded by Mr. Ovington. The motion passed 4-0.

**NEW BUSINESS**

**P-2021-0038 – Demolition  
Michael Norton-Smith, City of Centerville  
54 W. Franklin St.**

Mr. O'Brien presented the application for the demolition of an accessory structure to replace it with sod in the Architectural Preservation District (APD). Mr. O'Brien stated the property is located outside of the National Register of Historic Places designated area. Additionally, the property is not listed in the Ohio Historic Inventory. Mr. O'Brien also stated the City has no records signifying the accessory structure has any historical significance and indicated the Chief Building Official (CBO) assessed the structure and determined that due to its poor condition and structural deficiencies it is a public safety hazard.

Mr. O'Brien explained to demolish a structure in the APD, the board must be satisfied that the structure meets one (1) of the following criteria:

- Health and safety hazard
- Deterrent to major community improvement
- Rehabilitation not economically feasible
- Detriment to community

Mr. O'Brien stated Staff found the structure meets all four (4) criteria and therefore recommends approval of the demolition without conditions.

Board members and staff discussed:

1. How the structure got to the point of disrepair.
2. Last recorded improvements from 1982 BAR approval.

3. Interior condition filled with construction material stacked to the ceiling causing inaccessibility.
4. Location of structure on the property.
5. Private ownership until City purchased in 2021.
6. Informal gathering at location and observations.
7. Issues involved with repairing, movability, foundation, and costs.
8. Potential deconstruction/rebuilding if there was a use for it and reuse of beams.
9. Original dates of construction.

Mr. Ross opened the meeting for public comment.

Brenda Badgley, 113 Jenny Lane, said she was part of the informal gathering at the location and estimated the structure to be from the 1830's. She expressed the desire to have the structure contents cleared out so it could be properly examined for potential historical significance and value since there are no immediate plans for the area.

Mr. DeMariano inquired what it would take to be able to look at the inside of the building. Mr. Norton-Smith reiterated the property is a public nuisance in that it is a hazard to the public health, safety and welfare and removing its contents would be onerous and unreasonable. He asserted nothing different will be revealed beyond what can be seen by looking at the outside of the barn.

Mr. Yandrick explained zoning and code enforcement only address the exterior of the building and interior structures do not fall under the powers and duties of the Board of Architectural Review.

Mr. Ross shared his demolition experience with the use of a claw to attempt and salvage beams or anything that appears of historic value during the demolition process.

Board and staff discussed approval of a demolition with conditions.

Matthew Fritz, 59 E. Franklin Street, said he works in the renovation of old homes and has seen a lot of these barns and asserted this one was from the 1830's. He noted the beams could be of historic value depending on the amount of patch work done in building. He expressed his opinion is that it has been moved and could probably be moved again but would be more feasible to disassemble and reassemble. He noted there is historic value to the material itself.

Mr. Norton-Smith expressed the willingness to work with Centerville-Washington History and Landmarks Foundation of Centerville Washington Township during the demolition process to preserve items while working within the realm of the safety considerations.

Greg Schauer, 39 E. Ridgeway Drive, questioned where the responsibility lies to clean out the contents of the structure; he asserted there was no need to rush to take down a barn that is not in the way of anything and things should be slowed down.

Mr. Ross reiterated the concern is for health, safety, and welfare and the structure is unsafe which is a liability.

Mr. Schauer stated the barn could be secured and given more time the contents could be emptied so a more thorough evaluation could be conducted.

Mr. Ross stated the City has been in communication with the former tenant of the barn to remove the contents and the former tenant initially removed a small portion of the contents but has since been nonresponsive.

Mr. Yandrick noted the Unified Development Ordinance (UDO) gives the board the authority to approve a demolition application if at least one of four standards is satisfied and although trying to preserve historical significance is important this case does meet all four standards.

The board and staff discussed considerations for a condition. Mr. Yandrick mentioned with a demolition there is a three-month waiting period but due to the public health and safety concern in this case the waiting period does not apply. Mr. Norton-Smith pointed out it will not be done until 2022 and it will take time for the procurement process.

With no more questions or comments from the public or the board Mr. Ross called for a motion.

MOTION: Mr. Ovington made a motion to approve P-2021-0038 as presented by staff adding the condition that City staff will coordinate with designated representatives from the Centerville-Washington History and Landmarks Foundation of Centerville Washington Township during the demolition process for potential preservation of usable material; seconded by Mr. DeMariano. The motion passed 4-0.

**COMMUNICATIONS**

Mr. Yandrick wished the board Happy Holidays and thanked them for their service to the Uptown, APD, and the community.

Mr. Ross thanked those attending the meeting and acknowledged their concerns noting the board’s role is to implement regulations while preserving the history of Centerville.

The next meeting of the Board of Architectural Review will be January 4, 2022, in the J. V. Stone Council Chambers at 5:30 p.m.

**ADJOURNMENT**

Seeing no further business, Mr. Ross adjourned the meeting at 6:16 p.m.

Submitted By: Donna Fiori

Ed Ross  
Approved – Chairperson

2/2/2022  
Date