

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW (BAR)  
Regular Meeting Minutes  
J. V. Stone Council Chambers, 100 W. Spring Valley Road  
Tuesday, October 4, 2022

Mr. Ross called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

**ATTENDANCE**

Present: Chair Ed Ross, Vice Chair Joe DeMariano, Richard Hoback, 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.

Members Absent: Chris Papakirk and Joyce Ray-Brown.

**EXCUSE ABSENT MEMBERS**

Mr. Papakirk and Ms. Ray-Brown previously communicated to staff they were unable to attend the meeting.

MOTION: Mr. Holloway made a motion to excuse Chris Papakirk and Joyce Ray-Brown; seconded by Mr. DeMariano. The motion passed 5-0.

**APPROVAL OF MINUTES**

Minutes of the BAR regular meeting on September 6, 2022, had been distributed prior to this meeting. No additions or corrections were noted.

MOTION: Mr. Hoback made a motion to approve the minutes as distributed; seconded by Mr. Holloway. The motion passed 5-0.

Mr. Ross read an opening statement.

Mr. Ross rearranged the published agenda to review the APD Exterior Improvement application, delaying the APD Demolition application until later in the meeting.

**NEW BUSINESS**

**P-2022-0017 – APD Exterior Improvement  
Synergia Properties II LLC, Christina Papakirk  
4 West Franklin Street**

Mr. O'Brien provided a presentation discussing the staff report including location, application summary, standards of approval, staff analysis, and staff recommendation. The applicant proposes exterior improvements to remove two chimneys from the principal structure at 4 West Franklin Street. The structure's roof sustained storm damage and removal of the chimneys is necessary to prevent additional water intrusion and damage.

Staff recommended approval with the following one (1) condition:

1. The shingles proposed to replace the existing chimneys must match existing.

Mr. Ross opened the meeting for public comment.

Christina Papakirk, 4 West Franklin Street, representing Synergia Properties II LLC, spoke about the chimneys not being connected to working fireplaces, HVAC not venting through the chimneys, state of damage, safety issues with trying to repair them, entire re-roof to be redone with one chimney to remain.

Board members, staff, and applicant discussed the protection of the historic building, visibility from the street, contributing factors for the disrepair, and commitment to preservation.

There being no other comments, Mr. Ross called for a motion.

MOTION: Mr. DeMariano made a motion to approve P-2022-0017 APD Exterior Improvement with the condition as recommended by staff; seconded by Mr. Holloway. The motion passed 5-0.

**P-2022-0016 – APD Demolition  
City of Centerville, Michael Norton-Smith  
54 West Franklin Street**

Mr. O'Brien provided a presentation discussing the staff report including location, application summary, history of the property, structure condition, standards of approval, and staff recommendation. The request seeks approval to demolish a principal structure and replace it with sod.

Mr. O'Brien discussed the City has no records signifying the structure has any historical significance. Further, Gregg Taylor, designee of Centerville's Chief Building Official (CBO) assessed the structure and determined that repairs and rehabilitation are not economically feasible. Items of concern found by Mr. Taylor included:

- General state of disrepair
- Cracks in plaster roof and ceiling
- Uneven floors
- Water infiltration
- Termite damage
- Inefficient floorplan
- Lead based paint
- Asbestos tile
- Foundation settlement
- Roof flashing and fenestration inadequate
- Inadequate siding

Staff also determined that the structure is a deterrent to the Uptown Action Plan as an infill development site which is in the best interest of the community.

Mr. O'Brien explained to demolish a structure in the Architectural Preservation District (APD), the Board of Architecture Review (BAR) must find that the structure meets one (1) of the following criteria:

1. Health and safety hazard
2. Deterrent to major community improvement
3. Rehabilitation not economically feasible

#### 4. Detriment to community

Staff found the structure meets three (3) criteria (#2-4).

Staff recommends the BAR approve without condition.

Mr. Norton-Smith presented himself to the Board.

Board members, staff, and applicant discussed:

1. Tenant of the property.
2. Strategic purchase of the property, creation of access driveway to parking lot and a development lot.
3. Considerations for selling to a developer.
4. How the structure reached point of disrepair and cost to bring up to code.
5. Rehab value versus what it could be sold/leased for and land value.

Mr. Ross opened the meeting for public comment.

Greg Schauer, 39 East Ridgeway Drive, voiced disagreement with the representation that the structure is not historic asserting he believed it to be from the 1830's based on research through the Montgomery County deeds. He expressed his concerns with the demolition of irreplaceable historic buildings, additional quotes for restoration should have been obtained, and that it should have been made available to the public to purchase and restore.

Mr. Ross recommended that staff in future cases research through the Montgomery County records to find the true age of structures. He commented that efforts are made to maintain and preserve the best buildings however in a case like this demolition is justified when the structure is beyond salvageable and there is a use for the space.

Matthew Fritz, 59 East Franklin Street, spoke about his experience in the renovation of old homes and his involvement in the barn demolition on this property. He asserted there is historic and characteristic value in this structure. Mr. Fritz expressed his belief that the renovation costs presented in this case are high based on his experience. He echoed the belief of Mr. Schauer that there should have been an opportunity for a private person to purchase and renovate. He spoke about the effect on historic features that additions to original structures have and made recommendations on how the structure could be brought back for various uses. He felt the cost to demo and build new compared to renovating the existing structure would be similar. Mr. Fritz spoke about the importance to retain historic character of the community and once removed you cannot get it back.

Board members and Mr. Norton-Smith discussed the site and scenarios related to the building, ingress/egress access, alignment of driveway with the existing driveway on the north side of W. Franklin Street, parking, traffic conflicts, pedestrian walkability, and alternatives for access.

Mr. Schauer expressed existing traffic concerns and asserted it will just get worse with the proposals.

Board members expressed the difficulty and factors that contribute to making a decision.

Board members, staff, and applicant discussed:

1. Considerations for Uptown in union with historic preservation.
2. Preservation and revitalization of the entire community.
3. Cost considerations related to adaptive reuse.
4. Economic arguments for investment in other properties versus this one.
5. Structural damage and significant renovation costs from foundation settling and water in the basement.
6. Detriment to proposed access and future infill.
7. Historic features of property just not historically significant to the future of the City and Uptown.
8. Timing of demolition.
9. Even if estimate was cut in half rehabilitation would not be economically feasible.
10. Other privately renovated properties, such as Manna at 61 W. Franklin Street, were not in as poor of condition.
11. Minimum lot requirements for infill development.

MOTION: Mr. Holloway made a motion to approve P-2022-0016 APD Demolition as presented by staff; seconded by Mr. Ovington. The motion passed 4-0-1 with Mr. DeMariano abstaining.

**COMMUNICATIONS**

Mr. Yandrick spoke about:

- Congratulated Ed Ross on being named Volunteer of the Year for the City of Centerville and for reappointment to the Board of Architectural Review for another 4-year term.
- Miami Valley Regional Planning Commission workshop invitations to come.
- 2023 submission and meeting calendar at next month’s meeting.
- No construction updates for Agave & Rye or The Brunch Pub.

The next meeting of the Board of Architectural Review will be November 1, 2022, in the J. V. Stone Council Chambers at 5:30 p.m.

**ADJOURNMENT**

Seeing no further business, Mr. Ross adjourned the meeting at 6:57 p.m.

Submitted By: Donna Fiori

Ed Ross  
Approved – Chairperson

12/7/2022  
Date