

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW (BAR)  
Regular Meeting Minutes  
J.V. Stone Council Chambers, 100 W. Spring Valley Road  
Tuesday, May 2, 2023

Mr. Ross called the meeting to order at 5:30 p.m.

Mr. Ross acknowledged the passing of friend and fellow Board Member, Joe DeMariano. Mr. Ross spoke about his contributions to the board, noting Joe was always resolute in his opinions and expressed thanks for his courage, dedication, and wisdom. He will be greatly missed.

Mr. Ross led the Pledge of Allegiance.

**ATTENDANCE**

Present: Chair Ed Ross, Richard Hoback, Frank Holloway, Tom Ovington, Chris Papakirk, and Joyce Ray-Brown. Also present were City Planner Ian Vanness, Development Director Erik Collins, Municipal Attorney Scott Liberman, Councilmember Duke Lunsford, and Assistant Clerk of Council Donna Fiori.

**APPROVAL OF MINUTES**

Minutes of the following BAR meeting had been distributed prior to this meeting:  
Regular Meeting: April 4, 2023

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

Mr. Ross read an opening statement.

**NEW BUSINESS**

**P-2023-0011 – APD Exterior Improvements  
Porch Cover, Awning, Patio Fence and Fence Screening  
Lorenzo Bas  
101 West Franklin Street**

Mr. Vanness presented the staff report, providing the property description, application summary, standards of approval, staff analysis, and recommendation. The applicant proposes adding a porch cover, awning, and changing the patio fence design. The applicant also proposes installing fence screening along select sections of the second-floor exterior to screen heating ventilation and air conditioning (HVAC) equipment from the public's view.

The proposed porch design includes wood posts supporting a black standing seam metal roof. The applicant modified a zoning-approved fence by adding black wood diagonal cross braces and copper solar post caps which will require BAR review. The proposed fence screening would be located on the second floor to screen exposed HVAC equipment. The design would match the patio fence's split rail style but would not include any black wood diagonal cross braces.

Staff recommends approval with one (1) condition.

1. The porch cover's roof material shall match the building's grey asphalt shingles.

Mr. Ross opened the meeting for public comment.

Lorenzo Bas, 9125 Surrey Gate Place, owner and applicant shared his history as a Centerville resident and native and his attraction to purchase the original Centerville High School building.

Jeremy Vincent, Vincent Construction and Landscape, described helping the owner to design a historic but uplifted look to bring the building up to its greater value. Mr. Vincent explained to help make the fence stronger and more decorative they would like to add black wood X's on both sides of the fence and not the single diagonal brace that was presented.

Mr. Bas pointed out that the modification to the fence presented in the application was not the final design proposed, noting they were just trying out various looks and options.

Board members, staff, Lorenzo Bas and Jeremy Vincent discussed:

- Status of internal work.
- Historical significance of the building and the importance of preserving its history.
- Construction and design of the fence with the placement of the X bracing on the patio side of the fence versus on both sides.
- The X fence bracing creates a cluttered appearance.
- History of the original zoning-approved fence.
- Options for the board to approve, deny, or table the four requests individually.
- Support of copper solar post caps for the fence.

Mr. Ovington expressed the desire for an architectural indication of the front door such as a gable with posts and for the awning to extend to the end of the building to make it more compatible with the rest of the building. Members concurred.

Discussion occurred on the standing seam metal roof on the porch cover being historically compatible as well as its appearance being more like an awning. Mr. Vanness shared the guidelines from the Design Review Criteria for the staff-recommended condition of grey asphalt shingles. Mr. Vanness pointed out that the Design Review Criteria does provide for the BAR to make the decision that is best for each application on a case-by-case basis.

Mr. Ross discussed tabling the awing, patio fence, and screening until updated drawings could be provided to the BAR which includes the extension of the awning to the end of the building, a gable at the entrance, and final design modifications to the fence.

Deliberation occurred about approving the porch cover with the standing seam metal roof.

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

**MOTION:** Mr. Ovington made a motion to approve the black standing seam metal porch cover with wood posts over the western half of the existing patio for application P-2023-0011; seconded by Mr. Holloway. The motion passed 5-0.

**MOTION:** Mr. Hoback made a motion to table the three (3) remaining requests for an awning, patio fence, and fence screening for application P-2023-0011; seconded by Ms. Ray-Brown. The motion passed 5-0.

**Vice-Chair Appointment**

In accordance with the Unified Development Ordinance, the Vice-Chairperson shall be appointed for a 1-year term of office by the Chairperson. Chair Ed Ross appointed Tom Ovington for a 1-year term as Vice-Chairperson.

**COMMUNICATIONS**

Mr. Vanness spoke about:

- Anticipates a June 6 meeting.
- Agave & Rye sign appeal was granted by City Council.
- Applications are being accepted for the open BAR seat.
- Condolences to the friends and family of Joe DeMariano.
- Thanks to board members for their time and commitment.

Mr. Collins provided updates on Agave & Rye, Manna, and Sweeney’s building.

**EXCUSE ABSENT MEMBERS**

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

The next meeting of the Board of Architectural Review will be June 6, 2023, in the J.V. Stone Council Chambers at 5:30 p.m.

**ADJOURNMENT**

Seeing no further business, Mr. Ross adjourned the meeting at 6:35 p.m.

Submitted By: Donna Fiori

Ed Ross  
Approved – Chairperson

6/7/2023  
Date