

TIME: 5:00 p.m.

PLACE: Police Department Training Room

ATTENDANCE:

Present: Ed Ross, Tom Ovington, Dick Hoback, Frank Holloway, Chris Papakirk, and Joyce Ray-Brown. Also present were City Planner Ian Vanness, Economic Development Administrator Joey O'Brien, Councilmember Duke Lunsford, and Assistant Clerk of Council Donna Fiori.

Graham Parlin, HPA Development Group, and representatives from M/I Homes, Inc. Jason Brown and Brent Wilkens, were also present for the meeting.

Mr. Ross called the meeting to order at 5:00 p.m.

**7155 Wilmington Pike, Karras Property**

Mr. Vanness announced the purpose of the meeting was to provide input with respect to the Henry Opdyke – Eleazer Williamson House, which is a designated landmark property located on the site of a potential residential development. Mr. Vanness provided a property description, brief history and current state of the Opdyke – Eleazer Williamson House, elevations of the proposed development, and the landmark planning process to rescind a landmark status and the standards of approval.

Mr. Ross shared with the group that he examined the exterior of the house and was able to look through an opening to the cellar. He stated that based on his experience with historic homes he found the brick was solid, it has a stone foundation, and there are hand-hewn beams with bark still on them. Mr. Ross indicated Henry Opdyke was one of the founders of Bellbrook and this is a very significant historic structure. He provided examples of other historic homes in the area that have been refurbished and used within developments for various purposes asserting this home could serve as a valuable resource and focal point for a community.

Mr. Parlin stated they are not experts on preserving or restoring old houses and appreciated any guidance on what the board's expectations are for this house. He indicated that M/I Homes, Inc. has tried to rehab old houses for use as amenities as suggested but the challenges presented with that are cost prohibitive. Mr. Parlin expressed willingness to deed the house to an organization that would be willing to take responsibility and repurpose it. They do not want to put additional pressure on HOA dues to maintain a historic home.

Mr. Parlin, Board members, and staff discussed:

1. House does not need to be livable just safe with easy access and the minimum code requirements.
2. Relocating the house is probably not feasible due to possible deteriorated mortar.
3. Options to use as part of the amenities.
4. Inexpensive amenities are included to help keep HOA dues as economical as possible. Adding a historic home would add an expense in perpetuity and add no value to the residents.
5. No known entities that would be willing to take on ownership.
6. Get third-party inspections for rehabilitation cost estimates and to determine if structurally sound.
7. Examples of historic homes used as community centers.

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Mr. Parlin expressed his appreciation for the Board's time and willingness to discuss.

Mr. Ross adjourned the work session at 5:34 p.m.

Submitted By: Donna Fioni

Ed Ross  
Approved – Chairperson

8/2/2023  
Date