

**Minutes from the Historic Preservation Board  
Village of Waynesville, Ohio  
March 18, 2026**

**Committee Members Present:**

Ms. Connie Miller, Mr. David Nation, Ms. Amanda Garrett, Ms. Linda Murray

**Staff Present:**

None

**Guests:**

Mr. Keith Alexander, Mr. Tyler Hoffer (Attorney for Mr. Alexander), and multiple citizens

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The meeting was called to order at **5:30 p.m.**

The Board noted that the minutes from the previous meeting will be presented at the next scheduled meeting. There was no old business to discuss.

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**New Business**

The Board reviewed a permit application for the Hamill House regarding the repair and replacement of a portion of the property following a fire, with the intent to restore it to its original condition.

Mr. Keith Alexander, property owner, presented the request. He stated that the fire occurred on August 2, 2021, in the kitchen area, which was part of an addition constructed in 1987. The proposal is to demolish the damaged 14 by 25 foot addition and rebuild it.

Discussion followed regarding the extent of damage to the original structure where the 1987 addition connects. Mr. Nation referenced a video presented by Mr. Alexander and noted visible areas that appeared to show burn damage. Mr. Alexander clarified that the damage observed was smoke-related and not structural in nature. Board members expressed concern that reconstruction could potentially conceal unresolved damage to the historic portion of the structure.

The Board requested confirmation that a structural engineer had evaluated the original portion of the building. Mr. Alexander stated that while contractors and a home inspector had reviewed the property, he did not have a formal report from a structural engineer. He agreed to obtain and provide such documentation.

The Board inquired about the contractor, identified as Matt, and his experience working with historic properties. Mr. Nation reiterated that Board policy requires that any replacement or reconstruction on a historic structure must be completed in a manner consistent with the original condition or better. He further stated that vinyl siding would not be approved. Ms. Miller reinforced this requirement, referencing the Board's handbook.

Mr. Alexander stated that he is currently considering an offer from a potential buyer while also pursuing the rebuild. A potential buyer, Tom, was present and confirmed his serious interest in the property. He stated that his group received a full inspection report dated March 18, 2026, which indicated some smoke damage but no significant structural concerns. He further stated that his group would prefer to complete the repairs themselves.

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## Board Direction and Requirements

The Board expressed preliminary agreement with the demolition of the damaged addition. However, prior to any approval for reconstruction, the following items are required:

- A formal report from a structural engineer, licensed in the State of Ohio, assessing any damage to the original portion of the building.
- A detailed demolition plan, including the proposed process and anticipated timeframe.
- Professional drawings or blueprints for the proposed rebuild plan.
- A detailed list of all construction materials to be used, demonstrating compliance with historic preservation standards, including confirmation that prohibited materials such as vinyl siding will not be used.
- A written agreement between Mr. Alexander and his builder, Matt, confirming the builder's commitment to begin the work, or alternatively, a buyer's agreement.
- Confirmation as to whether Matt, the handyman/builder, will be available to attend the follow-up meeting on Tuesday.
- A detailed implementation plan for the overall project, including major steps, deadlines, and the projected completion date.

Mr. Alexander committed to providing all requested documentation by **Friday, March 20, 2026**.

The Board emphasized that while it has authority over historical and aesthetic considerations, all construction plans must also receive approval from **Warren County**.

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A follow-up meeting to review the submitted materials was scheduled for **Tuesday, March 24, 2026, at 5:30 p.m.**

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Ms. Miller moved to adjourn the meeting. The motion passed.