



**Architectural Review Board Meeting Minutes
October 12, 2023
6:00 PM**

1) Call to Order

The meeting was Called to Order by Chairperson Toney.

2) Roll Call of Members

Members present: Ms. Strasser, Mr. Hall, Mr. Scott, Mr. Heyer, Chairperson Toney.

3) Approval of Minutes

Motion to approve minutes from the August, 2023 ARB Meeting by Mr. Scott, second by Ms. Strasser; roll call: Strasser–Yes, Scott–Yes, Heyer–Yes, Hall–Yes, Toney–Yes.

4) Public Comment

Constance Lewis–663 Euclaire, asked about the reasoning behind the prohibition against an apartment or living space above a garage. Ms. Rose explained that homes located in a single-family district cannot have two dwelling units in the same lot, however two of three components (bedroom, kitchen, bathroom) in an accessory structure can be limited so long as the space is not used as a dwelling unit. Ms. Lewis asked if there may be a possibility to change this statute due to the issues with affordable housing; Ms. Rose stated that would be a Council issue. Ms. Toney explained there are some structures that have these components and have been approved through BZAP. Ms. Lewis stated some have been grandfathered in. Ms. Bokor and Ms. Lewis discussed this further.

Don Lewis–663 Euclaire, asked that each council member pray for the State of Israel.

Ms. Bokor welcomed Courtney Jones as a new alternate member.

Ms. Toney stated the applicant for application BZAP-23-23 requested that the application be Tabled and stated there will be a meeting on the application on October 17 at 8:30 a.m. The public will be welcomed but will not be working on the meeting. This will be just a working session, not an approval.

Motion to approve Consent Agenda items (ARB-23-31, ARB-23-34, and ARB-23-33) with Board member recommendations by Mr. Heyer, second by Mr. Hall; roll call: Strasser–Yes, Scott–Yes, Hall–Yes, Heyer–Yes, Toney–Yes.

5) Old Business

1. Application Number: ARB- 23-21

Address: 316 N Columbia

Applicant: Barry Tullos/Lidia Danjell

Owner: Rick and Cheryl Golden

Request: The applicant is seeking Architectural review and approval and a Certificate of Appropriateness for room, porch and deck additions at the rear of the home.

Mr. Tullos, Ms. Danjell, and Mr. Golden were sworn in.

Ms. Bokor stated she has worked with the applicant and explained the previous drawings were difficult to decipher. She clarified this application is for a modest addition to an existing rear elevation, including an indoor pool. Ms. Bokor indicated she worked with the applicant to remove some elements of the drawings and she discussed the architecture with the applicant.

Ms. Danjell explained that windows were added in a closet and there had been changes to the window over the area where the elevator was above the back door; it now matches and is consistent. She stated trim was added, shutters above the garage were removed, columns were narrowed, and the gutter was placed outside.

To answer Ms. Strasser's question about the materials, the brick and stone elements were explained; there is very little brick texture in the current house and this additional will be a texture and will not jump out. The stone will match what is at the front of the house and in the detached garage.

Mr. Scott appreciated the efforts to clean up the overall design. The brackets over the garage were explained, as was the brick. He stated a concern that brick is a heavy material but feels better knowing that it is added as a textural element. He said there are quirky details but this design is less busy and he is supportive of it.

Mr. Heyer appreciated efforts to streamline the plan and to keep character. He asked about the design of the glass on the doors, as the window panes are roughly a 2-3 proportion, but the doors feel like a different design. Ms. Danjell explained the intention. Mr. Heyer asked about the column in the pool area; it was confirmed that it was just outside. Mr. Heyer asked if the pier was being held back so the top was flush with the wall. He suggested taking the $\frac{3}{4}$ cap and the neck all the way across and explained the reasons why this will be beneficial. The trim around the window was discussed. Mr. Heyer explained how to avoid an awkward juxtaposition.

Mr. Hall said that looking at the back of the house and the improvements, thinks that the plan is an improvement. He agreed that the details play an important role and discussed stucco. Ms. Danjell detailed the mortar.

The stone was discussed and Ms. Danjell talked about the colors.

Chairperson Toney had nothing to add and thanked the applicant for making the changes.

Mr. Scott said the capital would still be articulated and Mr. Heyer explained how the elements would be tied together.

The Findings of Fact and Decision of the Board for Application Number ARB- 23-21 for property located at 316 N Columbia: The Architecture Review Board finds that the room, porch, and deck additions are architecturally compatible with the existing structure and further moves to approve a Certificate of Appropriateness with the following conditions: that the door grids match the window grids and that the cap and neck molding modifications happen on the pool house addition, further subject to final review and approval by the Design Consultatnt.

The applicant understood the Findings of Fact.

Motion to approve the Findings of Fact by Mr. Hall, second by Ms. Strasser; roll call: Strasser–Yes, Scott–Yes, Heyer–Yes, Hall–Yes, Toney–Yes.

2. Application Number: ARB- 23- 26
Address: 2711 Brentwood
Applicant: Andrew Rosenthal
Owner: Marlee and Rick Snowdon
Request: The applicant is seeking Architectural review and approval and a Certificate of Appropriateness for the demolition of an existing structure and design for a new home.

Mr. Rosenthal was sworn in.

Ms. Bokor stated this application is for a demolition and new build replacement. Ms. Bokor reminded the Board that there was a request for the applicant to study the front entry and revisit the materials. She stated Board members had the opportunity to tour the home and it is not very functional to today's way of living. She said the effort to build a modern midcentury home was appreciated.

Mr. Rosenthal explained that the existing home was marketed as a home to be torn down to have two buildable lots. He displayed drawings and detailed the massing. He said the takeaways from the last meeting were to make changes to the front entry, clear story on the east end of the house and the roof, the brick, and the orientation of the siding. He said the entry element has been changed and the roof has been lowered and mentioned other changes to the front porch. He said all of the siding has been turned sideways and indicated there were minor modifications in the other elevations.

Mr. Rosenthal displayed images of the proposed brick and detailed the iridescence of the selected product.

Mr. Rosenthal said the bedroom roof was discussed but they decided to leave it much like it was. He also mentioned the removal of the brick pier at the southwest corner of the home.

Jeff Walker, 2725 Brentwood–was sworn in and said he fully supports this project. From his perspective, he said there is not a lot about the current property that is appealing and finds this home will be an appealing entrance to the block. He said he toured the building and said the interior would be challenging to feasibly changed. He said the property was marketed as two lots

and there is a feasibility argument about making it two lots but he would not see that as an improvement. He explained he feels this will be better than what will be there now.

Erik Wagenbrenner, 2688 Brentwood—was sworn in and said it is time to look at a redevelopment of the property. In his opinion, he does not feel the current home has a lot of architectural or historical value, and what they're looking at rebuilding and redeveloping is an improvement. His concerns about the scale of the entry had been addressed and he is in support of this project.

Mr. Hall said that the changes alleviate many of his concerns. He said the horizontal siding and scaling down in the front was significant and discussed the color of the bricks.

Mr. Heyer recommended that Staff use this as a model for packages for potential demolitions and rebuilds and believes all applications should be required to provide drawings similar to the way Mr. Rosenthal did for this project. He complimented the portions of the design including the front entry, the dining room relating to the garage, and the setback.

Mr. Scott agreed that the package was fantastic. He appreciated the move at the front door. He believes this will be a huge impact in the neighborhood. Roof access to the planter was discussed.

Ms. Strasser thanked Mr. Rosenthal for listening to the comments.

Chairperson Toney said that she walked through the old home and realized that redoing the structure would involve taking it down to the foundation. She understood why working with the existing structure wasn't an option and feels good about this replacement.

Mr. Rosenthal requested a vote.

The Findings of Fact and Decision of the Board for Application Number ARB- 23- 26 for property located at 2711 Brentwood: The Architecture Review Board finds that the demolition of the existing structure is approved with the new single family dwelling to replace it, which is found to be an improvement and architecturally compatible with the neighborhood. The Board further finds that a Certificate of Appropriateness should be granted with the following conditions: approved construction permit should be obtained prior to the demolition, a landscape plan is subject to review and approval by the Tree and Public Garden Commission, and the floor plate subject to Staff review to be consistent for the block.

Grade was discussed; Mr. Rosenthal said he believes the grade is about 30 inches higher than the average front yard grade. There are just two steps into the home. Next steps were discussed.

Mr. Rosenthal understood the Findings of Fact.

Motion to approve by Mr. Scott, second by Mr. Hall; roll call: Hall–Yes, Heyer–Yes, Scott–Yes, Strasser–Yes, Toney–Yes.

3. *TABLED BY APPLICANT*
Application Number: BZAP - 23-23
Address: 2200 E Main

Applicant: Ryan Pearson

Owner: Continental Real Estate Cos.

Request: The applicant is seeking preliminary review to allow demo and redevelopment of the vacant Trinity Lutheran apartment structures at 2160, 2188, & 2186 E Main Street (Parcel No.: 020-000836, 020-000217 & 020-000350), Also a Special Permit and Conditional Use for new 5-story building with housing alternatives and variance for a new 6-story mixed use building to provide additional housing, restaurant, retail and offices.

6) New Business:

4. CONSENT AGENDA ITEM

Application Number: ARB-23-31

Address: 2355 S Commonwealth

Applicant: Pete Foster

Owner: Heather Goldberg

Request: The applicant is seeking Architectural review and approval and a Certificate of Appropriateness for the existing garage to be converted to interior living space.

Motion to approve Consent Agenda items (ARB-23-31, ARB-23-34, and ARB-23-33) with Board member recommendations by Mr. Heyer, second by Mr. Hall; roll call: Strasser–Yes, Scott–Yes, Hall–Yes, Heyer–Yes, Toney–Yes.

5. CONSENT AGENDA ITEM

Application Number: ARB-23-34

Address: 2722 Fair

Applicant: Gary Alexander

Owner: Andrew and Heidi Solomon

Request: The applicant is seeking Architectural review and approval and a Certificate of Appropriateness for an addition to the second floor at the rear of the structure and the enclosure of a screened porch with windows.

Motion to approve Consent Agenda items (ARB-23-31, ARB-23-34, and ARB-23-33) with Board member recommendations by Mr. Heyer, second by Mr. Hall; roll call: Strasser–Yes, Scott–Yes, Hall–Yes, Heyer–Yes, Toney–Yes.

6. CONSENT AGENDA ITEM

Application Number: BZAP - 23-33

Address: 131 S. Roosevelt

Applicant: Brian Marzich

Owner: Ray Delevie

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness to enclose an existing porch add a one story addition to the rear of the residence.

Motion to approve Consent Agenda items (ARB-23-31, ARB-23-34, and ARB-23-33) with Board member recommendations by Mr. Heyer, second by Mr. Hall; roll call: Strasser–Yes, Scott–Yes, Hall–Yes, Heyer–Yes, Toney–Yes.

7) Other Business

Ms. Bokor stated there will be a workshop on Tuesday, October 17 from 8:30-10:00 a.m. for the Trinity site; there will not be any testimony but the drawings will be available to the public ahead of time. Board members were encouraged to defer comments from the applicant or public about this case to City Staff.

8) Adjourn

The meeting was adjourned.