



**Architectural Review Board Meeting Minutes
March 14, 2024
6:00 PM**

1) Call to Order

The meeting was Called to Order by Chairperson Toney.

2) Roll Call of Members

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

3) Approval of Minutes

Motion to approve by Mr. Heyer, second by Mr. Scott; all in favor.

4) Public Comment

There were no Public Comments.

5) Old Business

1) Tabled to the the April 11, 2024 ARB

Application Number: BZAP - 23-23

Address: 2200 E Main

Applicant: Ryan Pearson

Owner: Continental Real Estate Cos.

Request: The applicant is seeking design review and a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness for the redevelopment of the vacant Trinity Lutheran apartment structures at 2160, 2188, & 2186 E Main Street (Parcel No.: 020-000836, 020-000217 & 020-000350). This application was approved with conditions at the December 18, 2024 Board of Zoning and Planning Special Meeting. A condition of approval was the return of the applicant to the ARB to review changes that address the ARB conditions for the building design.

Motion to Table applications BZAP-23-23, ARB-23-36, BZAP-24-3, and BZAP-24-5 to the April 11, 2024 meeting by Ms. Strasser, second by Mr. Scott; roll call: Hall–Yes, Heyer–Yes, Scott–Yes, Strasser–Yes, Toney–Yes.

2) Tabled to the the April 11, 2024 ARB

Application Number: ARB - 23-36

Address: 217 N. Stanwood

Applicant: Anthony Pollina

Owner: Kate Qualmann and Patricio Andrade

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a new front porch, a 3-season room, and slate roof modifications.

This application was tabled by the applicant at the January and February ARB meeting.

Motion to Table applications BZAP-23-23, ARB-23-36, BZAP-24-3, and BZAP-24-5 to the April 11, 2024 meeting by Ms. Strasser, second by Mr. Scott; roll call: Hall–Yes, Heyer–Yes, Scott–Yes, Strasser–Yes, Toney–Yes.

3) Tabled to the the April 11, 2024 ARB

Application Number: BZAP-24-3

Address: 690 Vernon

Applicant: Ryan Brothers' Landscaping- Ryan Page

Owner: Sharon Stanley

Request: The applicant is seeking Architectural Review and a Certificate of Appropriateness for a new front porch and garage addition. Variances were approved at the February BZAP and remanded back to the ARB for final approval.

Motion to Table applications BZAP-23-23, ARB-23-36, BZAP-24-3, and BZAP-24-5 to the April 11, 2024 meeting by Ms. Strasser, second by Mr. Scott; roll call: Hall–Yes, Heyer–Yes, Scott–Yes, Strasser–Yes, Toney–Yes.

6) New Business

4) Conceptual/Preliminary Review

Application Number: ARB-24-2

Address: 148 S. Ardmore

Applicant: Seth Hanft

Owner: Seth Hanft

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for 2nd story addition at the rear of the principal structure.

Ms. Bokor explained the applicant is exploring ways to add to the back of the house but hasn't yet engaged an architect or designer. She said they decided to come before the Board for a conceptual review. She stated her feedback to the applicant was that there needs to be straight on elevations to understand details and forms.

Mr. Hanft was sworn in and explained the project.

Ms. Strasser stated the Board's expectations for drawings and submittals and shared her initial reaction that the addition is too large for the house based on the shape, ridge height, level of the floor, and more. She suggested the engaged professional should be aware of the proportions.

Mr. Scott shared he appreciated the renderings, agreed that the addition feels large, and described the massing of a two-story addition. He is interested in having Mr. Hanft explore ways to soften the mass. Mr. Scott gave potential ideas so the addition can match the existing house without being too “blocky.”

Ms. Strasser mentioned the windows on the second story; she suggested bringing down the windows and other ideas to make the project more successful.

Mr. Scott said he does not think the windows need to match the existing house.

Mr. Heyer said he agrees with what was said and explained his solution is a different shaped ceiling with a lowered roof. He suggested bringing the roofline down and making a dormer; this will put the addition into the subservient role to the main house. He said he doesn't have an issue with the materials so long as they match and the window heads align.

Mr. Hall agreed with everyone else and asked if there's a better way to spread things out differently and improve massing. He said it should be about massing and how they are approaching the addition.

Mr. Heyer shared his belief that the model is doing a disservice because of the proportions and suggested views from the other side.

Mr. Scott suggested non-perspective side views.

Chairperson Toney said she thinks the drawings are doing a disservice and feels this application needs correct drawings.

It was stated that the application can be on the next meeting agenda but was not considered at this meeting to be an actual application and therefore did not need to be tabled.

Mr. Heyer suggested looking at bringing the roof down and the larger end.

5) Consent Agenda Item

Application Number: ARB-24-3

Address: 784 S. Roosevelt

Applicant: Amy Lauerhass

Owner: Kara and Ari Gitlitz

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for 2-story addition to the rear of the principal structure.

Motion to approve Consent Agenda (applications ARB-24-3 and BZAP-24-6) by Mr. Hall, second by Mr. Heyer; roll call: Strasser–Yes, Scott–Yes, Heyer–Yes, Hall–Yes, Toney–Yes.

6) Application Number: BZAP-24-4

Address: 2498 Fair

Applicant: Amy Lauerhass

Owner: Kyle Barger

Request: The applicant is a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness for a new detached garage and a special permit for functional dormer.

Ms. Bokor said she and Ms. Lauerhass have been emailing about this project and the two forms that don't match. She reiterated that Ms. Lauerhass' decision regarding the dormer at a different height than the original garage is due to the new Code.

Ms. Rose described the functional dormer which requires a special permit from the BZAP.

Mr. Barger was sworn in. He said he would like to do the same garage and connect the garages with a trellis or other structure but that this isn't allowable by Code, although variances can be applied for. He said building a new garage would be beneficial for many reasons.

Ms. Rose described the limits based on the Code and said the trellis is a gray area.

Mr. Barger and Ms. Rose described the differences between the current and drafted garage.

The proposed new garage is 4' wider and 2' deeper.

Ms. Rose mentioned the limit on accessory structures and Mr. Barger discussed Ms. Lauerhass' opinion on what would be most conducive to the space.

Mr. Heyer asked why they didn't play off the house and said he would be amenable to requesting a variance.

Mr. Scott suggested rotating the garage door location and different ideas were discussed by Board members and Mr. Barger, including two garages mirroring each other.

Ms. Rose suggested bringing the design to the BZAP and other board members and staff discussed next steps with the applicant.

The Findings of Fact and Decision of the Board for Application Number BZAP-24-4 for

property located at 2498 Fair: The Architectural Review Board recommends to the Board of Zoning and Planning approval of a Certificate of Appropriateness with the conditions modifications identified by the Board as follows: mirror the existing garage design while maintaining the proposed square footage and with final design remanded back to the ARB.

The applicant understood the Findings of Fact.

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

7) Tabled to the the April 11, 2024 ARB

Application Number: BZAP-24-5

Address: 2700 E. Main

Applicant: Greg Margulies

Owner: 2700 Partnership LLC

Request: The applicant is a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness to change the color of the building.

Motion to Table applications BZAP-23-23, ARB-23-36, BZAP-24-3, and BZAP-24-5 to the April 11, 2024 meeting by Ms. Strasser, second by Mr. Scott; roll call: Hall–Yes, Heyer–Yes, Scott–Yes, Strasser–Yes, Toney–Yes.

8) Consent Agenda Item

Application Number: BZAP-24-6

Address: 2529 E. Broad

Applicant: Amy Lauerhass

Owner: Marcel Bischoff and Melissa Salguero Rottier

Request: The applicant is a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness for an addition to the east side of the principal structure.

Motion to approve Consent Agenda (applications ARB-24-3 and BZAP-24-6) by Mr. Hall, second by Mr. Heyer; roll call: Strasser–Yes, Scott–Yes, Heyer–Yes, Hall–Yes, Toney–Yes.

7) Other Business

6) Tabled to the the April 11, 2024 ARB

Application Number: MA-23-295

Address: 2196 E Broad Street

Applicant: Amanda Hancock

Owner: Lana Abner

Request: The applicant is seeking Architectural Review and a Certificate of Appropriate to replace 22 leaded glass windows with Provia Vinyl windows in bronze. Staff requested this to be reviewed by the Board. It was tabled at the February ARB meeting.

Ms. Bokor gave an update about the applicant's preferred replacement windows and shared that only some of the windows will be replaced.

Ms. Bokor will review the specifics and work with the applicant on a final decision.

Mr. Heyer discussed the quality difference between two types of windows.

Ms. Rose gave her opinion that it is helpful to have support of the Board for Staff and Consultants for these types of cases.

7) Application Number: F-24-1/ARB-24-4

Address: 2829 Columbus

Applicant: Andrew Frankhouser

Owner: Andrew Frankhouser

Request: The applicant is seeking Architectural Review and a Certificate of Appropriateness to put a fence and raised planters in the side yard. Staff has asked that the ARB review this application.

Andrew Frankhouser was sworn in.

Ms. Rose explained the limitations of fence permits and explained there are gray areas for corner lots with open porches, due to Code. She shared the intricacies of this particular space and stated what she would typically approve versus what the applicant is interested in. She gave information about the survey of this and neighboring properties as well as what the Code prescribes.

Setback was discussed and Ms. Strasser suggested an alternative.

The front of the house was discussed.

Ms. Strasser said, and Mr. Heyer agreed, that the fence is not a concern because it is not in the front of the house and is not a permanent feature.

Mr. Heyer discussed the trees and suggested that the fence be painted white.

Ms. Rose explained this technically is not an ARB case although she wanted the Board's professional opinion; the Board will not vote on this.

8) Adjourn

The meeting was adjourned.