



Architectural Review Board Meeting Minutes

July 11, 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. Heyer, Mr. Scott, Mr. Calhoun, Chairperson Toney

Chairperson Toney introduced Alternate Member Steven Calhoun and mentioned Matt Klingler, the City's new Director of Building and Zoning. It was noted that this meeting was Ms. Kathy Rose's last meeting.

3) Approval of Minutes

These will be voted on at the next meeting.

4) Public Comment

There were no public comments

5) Old Business

1) Application Number: BZAP-24- 9

Address: 129 S Cassingham

Applicant: Brenda Parker

Owner: John & Stacey Barnard

Request: The applicant is seeking a recommendation to BZAP for a Certificate of Appropriateness to allow second & third floor additions as well as single-story addition at the south. This application was tabled at the May and June ARB meetings.

Ms. Parker was sworn in.

Ms. Bokor explained the history of this application before the Board and stated that there have been three iterations of this application. She showcased the various front elevations and mentioned there were some areas that the Board wanted to discuss further.

Ms. Parker explained the existing house is quirky, including the roofline and various bays. She suggested this may be an area where they live with a little bit of quiriness.

Mr. Heyer wanted to talk through the window and said it doesn't feel right; he asked if there was another arrangement. Various configurations were discussed.

Mr. Scott mentioned quiriness and discussed finding a solution.

Neither Mr. Calhour nor Chairperson Toney had comments.

Findings of Fact: The Findings of Fact and decisions of the Board for application number BZAP-24-9 for the property located at 129 S Cassingham: That the proposed improvements which are second and third floor additions and a one story addition, the Architectural Review Board recommends to the Board of Zoning and Planning approval of a Certificate of Appropriateness with the condition that the applicant reconfigure the 2nd floor window above the bay window on the east elevation.

The applicant understood the Findings of Fact.

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

6) New Business

2) Application Number: ARB-24-21

Address: 2607 Sherwood

Applicant: Ari Neuman

Owner: Ari Neuman

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

Mr. Neuman was sworn in.

Ms. Bokor said this case is before the Board for the first time and is an addition to the addition. Ms. Bokor explained a few of her concerns, including ridge lines and complimentary materials.

Mr. Neuman explained the base of the home was stone which will be kept, and shared information about other sections of the current home. He explained why the wood shingles are not beneficial and he suggested a white vinyl which is similar to the neighbor's new installation. He said the plan is to also redo the roof and downspouts.

Mr. Heyer explained an issue with the proportion of the addition, particularly the back elevation, and how it differs from the rest of the original home. He gave examples of ways to make changes; including bringing the roof down more and shaping the indoor ceiling. Additionally, Mr. Heyer encouraged Mr. Neuman to make additional changes that would help the addition be more in scale with the original home.

Mr. Scott stated the he agreed with Mr. Heyer in bringing down the roof so the ridge isn't higher than the original home. He also said he was interested in exploring the proportion of the windows to the gables.

Mr. Neuman asked about potential costs for the suggested improvements; Mr. Heyer explained the various trusses and discussed the finishes and potential cost of a dormer.

Mr. Calhoun agreed with what had already been stated and asked for clarification of the materials.

Mr. Neuman stated that siding will be the nicest, cheapest option.

Chairperson Toney asked if Mr. Neuman had looked into Hardy products; Mr. Neuman said he had received various opinions about products. Chairperson Toney stated she would very rarely choose vinyl over other products.

Mr. Heyer shared it doesn't take long for vinyl to become brittle and color changes.

Mr. Scott said the character of the thick siding helps the additions and the oversized proportions.

The dormer in the front of the house was mentioned and Mr. Heyer discussed the open corner, which cannot be done with vinyl siding. Board members asked Mr. Neuman to retain the open corner, despite it not being able to match the new addition.

Mr. Scott asked about the application of the siding; he suggested ensuring the current siding is removed before the application of the new material.

Chairperson Toney suggested asking the contractor about doing the corner detail with Hardy board.

Mr. Klingler invited Mr. Neuman to visit his home to view the materials used.

Motion to Table this application to August 8, 2024 by Mr. Heyer, second by Mr. Scott; roll call: Calhoun–Yes, Heyer–Yes, Scott–Yes, Toney–Yes.

3) Application Number: ARB-24-22

Address: 837 Grandon

Applicant: Amy Lauerhass

Owner: Catherine Adamescu

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

Ms. Lauerhass was sworn in.

Ms. Bokor stated she felt this application looked fine and there were few Board members who had questions.

Ms. Lauerhass explained the first story addition and stated the whole home will be resided with two different materials and the overhang will be taken around the entire home.

Mr. Heyer asked why the eaves couldn't align; Ms. Lauerhass explained the height was necessary for the elevator lift. Mr. Heyer suggested a shed roof and Mr. Lauerhass explained she could look into it.

Mr. Scott and Chairperson Toney indicated that they were in agreement.

The Findings of Fact and decisions of the Board for application number ARB-24-22 for the property located at 837 Grandon: the Board finds that a Certificate of Appropriateness should be issued for a 2 story & 2nd story additions to the rear of the principal structure with the condition that the eaves will be lowered so that they are aligned and that the roof can be pulled down, adding a shed roof to accommodate the elevator. Approval is subject to review by the City's Design Consultant.

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

4) Application Number: ARB-24-23

Address: 167 S Columbia

Applicant: Amy Lauerhass

Owner: Rhome & Sondra Ruanphae

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a partial demolition and 2-story and 1 ½ story addition to rear of house.

Ms. Lauerhass explained this project involves the removal of a poorly executed addition and rebuilding a larger addition. She explained that she worked hard to keep the addition lower than the original home. She mentioned the materials and details that will be replicated on the addition; stating the trim will be white and that the client is thinking of a cream colored addition, the

projecting garage will match the existing brick, and the current home has a synthetic slate that will be matched.

Mr. Heyer complimented the design but asked if the garage proportions can be modified. Ms. Lauerhass indicated that she likes this idea and the existing addition was discussed.

Mr. Scott stated he feels the massing is appropriate and complimented her on this and mentioned some nuances.

Mr. Calhoun said he is in agreement and complimented the stools outside of the window, as well as the seam.

The Findings of Fact and decisions of the Board for application number ARB-24-23 for the property located at 167 S Columbia: the Architectural Review Board finds that a Certificate of Appropriateness should be issued for the proposed addition with the partial demolition and 2-story and 1 ½ story addition to the rear of house with the condition that banding be added to the garage addition. Approval is subject to review by the City's Design Consultant.

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

5) Application Number: ARB-24-24

Address: 2554 E Livingston

Applicant: Suncraft Corporation, Inc. - James Knox

Owner: Dean & Rachael Gorsuch

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a 12' by 12' enclosed porch with a variance for the steps.

This application was not heard because the applicant was not present.

6) Application Number: BZAP-24-19

Address: 261 N Stanwood

Applicant: Brenda Parker

Owner: Kelly and Christopher Rupp

Request: The applicant is seeking a recommendation to BZAP for a Certificate of Appropriateness for a partial first floor addition & second floor addition above existing breezeway & attached garage with variance requests from side yard setbacks.

Ms. Bokor stated she had spoken about this project with the applicant.

Ms. Parker explained the applicant would like to add a primary suite to the second floor and a new mudroom in front of the breezeway. She explained the various massings and

mentioned she is using the existing foundation.

Mr. Scott stated he is in agreement regarding the block at the south elevation and acknowledged the complexities of foundation work. He suggested that the center mass have a flat roof and suggested pulling down the roof.

Mr. Calhoun discussed the overhang above the garage door and mentioned various potential details.

Mr. Scott suggested exploring the rooflines and potentially matching bands.

Mr. Heyer said this project is an interesting challenge because the floorplan is to be maintained throughout the project and mentioned an architect that was popular because of the ripple effect. He said he liked the idea of exploring a low slope roof and shared how that might affect other aspects of the project. He stated the space between the windows does not bother him.

Chairperson Toney said she thinks the suggestions given were great.

The applicant agreed to a tabling.

Motion to Table to the August 8 meeting by Mr. Heyer, second by Mr. Scott; roll call: **Scott–Yes, Calhoun–Yes, Heyer–Yes, Toney–Yes.**

7) Application Number: BZAP-24- 22

Address: 2474 Brentwood

Applicant: Amy Lauerhass

Owner: Rob & Michele Santini

Request: The applicant is seeking a recommendation to BZAP for a Certificate of Appropriateness for a screened porch addition to the rear (north) side of the house and new detached garage with a 19' ridge to match the existing home.

Ms. Bokor explained the history of this project's submittal and stated she is in support of the aesthetic recommendation to the BZAP regarding the ridgeline.

Ms. Lauerhass gave an overview of the project and gave details about the screen porch, column details, garage, and the grade slope.

Mr. Scott mentioned the appropriateness of the roof height but noted the difference in height of the garage doors. Ms. Lauerhass said there will be a step down in the garage. Me mentioned the appropriateness of the screened in porch and discussed saving a particular detail.

Mr. Heyer complimented the home's details and mentioned the joining of the pier of the screened porch; he asked if the piers could be considered differently to break down the proportions.

Mr. Calhoun and Chairperson Toney were in agreement with previous comments. The Findings of Fact and decisions of the Board for application number BZAP-24-22 for the property located at 2474 Brentwood: The Board finds that the proposed screen porch should receive a Certificate of Appropriateness with the condition that the applicant add details to the pilasters of the screen porch as discussed at the July 11, 2024 Architecture Review Board meeting. The Board further recommends to the Board of Zoning and Planning a Certificate of Appropriateness with the conditions that the King's face medallion be added to the garage if possible.

The applicant understood the Findings of Fact.

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

7) Other Business

St. Charles Chapel Presentation
Preliminary Review
Heyer Architects, Bill Heyer

Mr. Heyer recused himself as a Board member.

Mr. Heyer was sworn in as a presenter.

Ms. Bokor indicated it was not determined whether or not this technically needs ARB approval.

Mr. Heyer explained the project and stated the chapel has never been renovated, mentioning this project is to make the Chapel more beautiful. He discussed the seating, reconfiguration of the side aisles, sacricies, new flooring and paintings, and choir loft. He stated how the outside will be in service to the inside, and mentioned new mechanical units and decorative grills as well as screening. On the north side there will be embellishments to the Chapel. Eventually, the Chapel will connect to the Brotherhood Center. There will be additional plantings and uplighting. The stone, screen wall, and portico were discussed. Additional art enhancements to the interior were discussed, as was the flooring and lighting.

The application for this project will be an ARB application.

Commitment and respect were discussed.

8) Adjourn

The meeting was adjourned.

