



Architectural Review Board Meeting Minutes

August 8, 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. Calhoun, Ms. Jones, Chairperson Toney, Mr. Scott

3) Approval of Minutes

Motion to approve minutes from May, June, and July, 2024 by Mr. Scott, second by Ms. Jones; roll call: Jones–Yes, Calhoun–Yes, Scott–Toney.

4) Public Comment

There were no public comments.

5) Old Business

1) 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.

Motion to approve Consent Agenda Items (ARB-24-21, ARB-24-24, ARB-24-27, BZAP-24-29) by Ms. Jones, second by Mr. Scott; roll call: Scott–Yes, Jones–Yes, Calhoun–Yes, Toney–Yes.

6) New Business:

2) 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.

Motion to approve Consent Agenda Items (ARB-24-21, ARB-24-24, ARB-24-27, BZAP-24-29) by Ms. Jones, second by Mr. Scott; roll call: Scott–Yes, Jones–Yes, Calhoun–Yes, Toney–Yes.

3) Application Number: ARB-24-26

Address: 33 N Gould

Applicant: Paul Kaltenecker

Owner: Paul Kaltenecker Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a demolition of an existing home and a the construction of new replacement home.

Mr. Kaltenecker was sworn in.

Ms. Bokor stated that this is the first demolition application to receive an Administrative and Preliminary Demolition Review in conjunction with the City's demolition ordinance.

Ms. Bokor described the application with Board members.

Mr. Kaltenecker gave a brief history of the home, mentioning he purchased the home in 2003 and explained some of the upgrades he had made, and indicating further upgrades such as roof replacement would be costly but not drastically improve the home. He mentioned there is likely a lot of mold in the home.

Mr. Scott stated he had no objections to demolition and said he does not believe the home has any architectural significance. Ms. Jones, Mr. Calhoun, and Ms. Toney agreed.

It was explained that the demolition would only be granted when the new build is granted.

Mr. Scott indicated that he would like to see details related to the porches, eaves, and trim improved on the plans. He said the massing seems appropriate but the roof looks high. He mentioned the applicant could reference Bexley's Architectural Guidelines. Various aspects of the home were discussed.

Ms. Jones requested more information about details such as the front door and suggested the applicant work with the Design Consultant.

Mr. Calhoun stated the garage door seems plain and Mr. Kaltenecker explained that they are looking for a good fit.

Ms. Toney mentioned she believes a more complete package is needed. Mr. Kaltenecker indicated the planks will be Hardie.

Mr. Scott indicated details can be included in drawings.

The trim was explained, as were the colors.

Ms. Bokor suggested the applicant provide a material board.

Motion to Table to the September 12, 2024 meeting by Mr. Calhoun, second by Ms. Jones; roll call: Scott–Yes, Jones–Yes, Calhoun–Yes, Toney–Yes.

4) Application Number: ARB-24-27

Address: 60 N Ardmore

Applicant: Amy Lauerhass

Owner: Nate Beeler Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for one & two story additions to the rear of the residence and to convert side screened porch to conditioned space.

Motion to approve Consent Agenda Items (ARB-24-21, ARB-24-24, ARB-24-27, BZAP-24-29) by Ms. Jones, second by Mr. Scott; roll call: Scott–Yes, Jones–Yes, Calhoun–Yes, Toney–Yes.

5) Application Number: ARB-24-28

Address: 205 N Gould

Applicant: Brian Marzich

Owner: Edward Khordorkovsky

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness to modify an existing 2nd floor roof line to provide actual livable space in a previous addition that doesn't meet current code for headroom and egress.

Edward Khordorkovsky was sworn in.

Ms. Bokor commended Mr. Khordorkovsky on the building on the corner of Main and Gould. She said she spoke with Mr. Marzich on the new roof design for this home and discussed ways this proposed renovation could have more of a pitch. Mr. Khordorkovsky wanted the design to remain as is.

Mr. Khordorkovsky mentioned that the current home design was submitted to the ARB in 1992 but it was not built correctly; one part of the home was raised by 6 feet and the other side by 4 feet. He said the home would be improved and that because the home is in this particular location, it doesn't make sense to raise the pitch.

Mr. Scott said a flat roof is not an appropriate detail for this style of home and mentioned that the various elevations don't look like they match. He said he cannot support this as it currently stands.

Ms. Jones said that a strong flat roof doesn't seem appropriate to the style of the neighborhood.

Mr. Scott stated he is not convinced that the proposed style is an improvement to the current home.

Mr. Khordorkovsky explained he may be interested in selling the home.

Mr. Calhoun had nothing else to add.

Chairperson Toney said this proposal might give more space inside but it wouldn't necessarily be an improvement to the exterior architecture.

Ms. Bokor clarified that there was not an ARB in 1992.

Motion to Table this application to the September 12, 2024 meeting by Mr. Scott, second by Mr. Calhoun; roll call: Jones–Yes, Calhoun–Yes, Scott–Yes, Toney–Yes.

6) Application Number: BZAP-24-29

Address: 2010 E Broad Street

Applicant: William Heyer

Owner: St Charles Preparatory School

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for the new exterior brick entry and steps and new screen wall on the Chapel.

Motion to approve Consent Agenda Items (ARB-24-21, ARB-24-24, ARB-24-27, BZAP-24-29) by Ms. Jones, second by Mr. Scott; roll call: Scott–Yes, Jones–Yes, Calhoun–Yes, Toney–Yes.

7) Application Number: BZAP-24- 24

Address: 2281 Bryden Road

Applicant: Aastha Shankar

Owner: Charles Hillman

Request: The applicant is seeking a recommendation to BZAP for a Certificate of Appropriateness converting garage to bedroom, addition of garage and bedroom.

David Melecca was sworn in.

Ms. Bokor explained that this Board would be providing a recommendation to the Board of Zoning and Planning.

This will be the second addition to the home and Ms. Bokor said the tricky part is the size and where the structure is placed on the lot.

Mr. Melecca described the project and the reasoning for the proposal, gave an explanation of the home as it exists, and stated a description of the addition.

Brett Hoffman, 2618 Bryden Rd., was sworn in and said he's not entirely opposed to the addition but has concerns about how the design will impact his properties at 513 and 513 S. Drexel including the windows above the garage. He clarified that he is asking for fewer windows. He also discussed the tree in the southeast corner and there was a discussion about notice for the meeting.

Jenny Hoffman, 2618 Bryden Rd., was sworn in and mentioned she had not received notice for this meeting. She mentioned it would be helpful for letters to go to the landlord or owners.

Mr. Hoffman asked Board members to consider professional opinions regarding the impact of privacy or lack of privacy on valuation of privacies.

Mr. Hoffman and Ms. Bokor discussed other alternatives.

Mr. Hoffman discussed the tree on site.

The height of the addition was discussed.

Herb Hoffman, 2618 Bryden Rd., discussed windows and dormers.

Mr. Klingler mentioned that this is an inlaw suite and mentioned that code stipulates a landscape plan be submitted for an inlaw suite, but it has not yet been submitted.

Mr. Scott said he thinks the addition is very well done in terms of proportions and working with the existing home; he questioned some aspects of the connecting bridge.

Mr. Melecca explained the reasoning for some of the architectural elements.

Mr. Scott discussed the window placement and privacy. He said he feels the windows are architecturally appropriate and would lean towards other means for privacy.

Mr. Klingler explained the variance and distance from property lines and said they are working on receiving a clean survey.

Ms. Jones said she feels the plan feels balanced and she does not have a problem with the number of windows on the proposed addition. She said she does not feel it is uncommon for an iteration like this to happen. She said that in general, she is in agreement.

Mr. Calhoun said he believes this is a very nice improvement but he does find the bridge to be interesting and explained additional thoughts.

Ms. Toney mentioned her opinion that the architecture is wonderful and stated that there are many projects with shed roofs that come before the Board where the Board requests windows. She said she's not concerned about closeness but understands the request for privacy. She mentioned the driveway in relation to Drexel.

Mr. Klingler gave Code and zoning background information.

Ms. Bokor summarized the discussion.

Findings of Fact: That the Architectural Review Board recommends to the Board of Zoning and Planning a Certificate of Appropriateness to convert a garage to a bedroom and the addition of new garage and bedroom. The applicant, David Melecca, agreed to the findings of fact.

Motion to approve the Finding of Facts by Ms. Jones, second by Mr. Calhoun; roll call: Calhoun–Yes, Scott–Yes, Jones–Yes, Toney–Yes.

7) Other Business

There was no other business.

8) Adjourn

The meeting was adjourned.