



Architectural Review Board Meeting Minutes

September 12, 2024

6:00 PM

1) Call to Order

The meeting was Called to Order by Acting Chairperson Scott.

2) Roll Call of Members

Members present: Mr. Hall, Ms. Penovska, Ms. Jones, Mr. Heyer, Vice Chairperson Scott.

3) Approval of Minutes

Motion to approve Minutes by Mr. Hall, second by Mr. Jones; roll call: Heyer–Yes, Jones–Yes, Penovska–Yes, Hall–Yes, Scott–Yes.

4) Public Comment

There was no Public Comment.

5) Old Business

1) Application Number: ARB-24- 9

Address: 236 N Columbia

Applicant: John Behal

Owner: Yoaz Saar

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for the design of a new home.

Ms. Bokor gave background on this case and explained the application is before the Board for design review and approval for a Certificate of Appropriateness for a new project at what should be considered an empty lot. She stated that through an appeal, the BZAP overturned the ARB's previous decision that the current home was not worthy of demolition. She stated the packet has been revised to focus solely on the new build.

John Behal was sworn in and gave an overview of the proposed design and project.

John Wirchanski, 260 N Columbia, was sworn in and stated he wants to ensure the fence and treeline is considered.

Mr. Behal explained the ownership of the fence is unknown but that his client would also like the privacy and for the fence to be replaced in a similar manner.

Mr. Hall stated he believes this home is appropriate for the neighborhood but that the drawings leave much to interpretation. This was discussed with Mr. Behal.

Mr. Behal indicated that Mr. Saar would be the builder and also gave information about the new owners. Furthermore, he said some modifications had been made to the initial plan.

Mr. Heyer iterated he shares Mr. Hall's concerns and explained he would like to see the design in hardline. He explained he feels the pitch is too tall and asked that it be reduced and to see a diagram of the first floor plate in relation to the existing grade. He said he would like to see the application next month with additional information.

Mr. Behal said he does not feel the home works with 12 and 12 dimensions.

Ms. Jones noted it was a beautiful package and that the scale and design of the home keeps in line with the neighboring homes and would be a nice addition to the community.

Ms. Penovska asked for a clarification of which plans were being reviewed, making note of future dormers.

Mr. Scott questioned the connection between the garage and the main house and shared he thinks the previous version is more appropriate. The front porch was discussed, and Mr. Behal said the entry has to be the size indicated.

The Board's jurisdiction was discussed, as was the process that has worked previously. Ms. Bokor stated that this type of drawing has been approved for this particular architect and she has never had an issue translating them, and she has the right to bring the application back to the Board if the drawings don't translate in a way that she finds to be what is represented.

Mr. Behal said that another delay would be a big hardship.

The findings and decisions of the Board for application number ARB- 24-9 for the property located at 236 N Columbia: That the Architectural Review Board issues a Certificate of Appropriateness for the design of a new home with the condition that the hard line drawings of elevations come back to the Architectural Review Board for final review.

The applicant understood the Findings of Fact.

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

2) 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. This application was tabled at the July 2024 ARB meeting.

This case was heard towards the end of the meeting.

Ms. Parker and Ms. Rupp were sworn in.

Ms. Bokor gave a Staff Report detailing the history of this project, as well as clarified that the drawings were not drawn to scale.

Ms. Parker highlighted updates to the drawings including bandboard and a trellis.

Ms. Penovska explained why she would approve the scheme 1 drawings.

Ms. Jones discussed differentiation of ridge lines.

Mr. Hall complimented the middle piece serving as a transition piece. He said he likes the trellis and discussed brackets.

Mr. Heyer explained why he liked scheme 3, and gave thoughts regarding columns, brackets, doors on the second story, window alignment, faux corner board, and more.

Mr. Scott asked about the belt and facade proportions and Ms. Parker explained the rationale and gave additional explanation.

The findings and decisions of the Board for application number BZAP-24-19 for the property located at 261 N Stanwood: That the Architectural Review Board recommends Scheme 1 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 with the following conditions:

- That only one pier be added to the new porch on the outside edge.
- The band continues as in Scheme 1
- The Juliet balcony have trim that mimics a balcony.
- The the transom windows and window align on the rear elevation.

- The vertical trim on the rear mid wall be eliminated left of the door.

The applicant understood the Findings of Fact.

Motion to approve Findings of Fact by Mr. Heyer, second by Mr. Hall; roll call: Heyer–Yes, Hall–Yes, Penovska–Yes, Jones–Yes, Scott–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. This application was tabled at the August, 2024 ARB meeting for design development of the proposed new structure.

Ms. Bokor gave background from the preliminary administrative hearing and said the Board had come to a consensus that the home was not worthy of preservation and not historically significant. She mentioned the building height in relation to other homes on the block and the proximity to Broad.

Mr. Kaltenecker was sworn in and shared the vision for the proposed home.

Mr. Heyer said he does not have a problem with the height and at his personal home, has similar roof qualities as the proposed design; he asked that a tree be replanted and that details be defined. Trim was discussed and materials are being determined. Mr. Heyer said he would like to see more details and finalized materials.

Ms. Jones said she would like to see more details as it relates to trim, etc. and she does not have a problem with the height or general massing.

Ms. Penovska asked about a particular gutter and received an answer.

Mr. Hall said he believes the massing is wonderful and gave suggestions about steps, garage windows, and the man door.

Mr. Scott asked about the second floor of the garage, discussed changing the lower garage window, and the front steps and railing.

Mr. Heyer said to keep in mind the intersections of bricks, bases, and beams.

Motion to Table to the October 10, 2024 meeting by Mr. Heyer, second by Mr. Hall; roll call: Jones–Yes, Heyer–Yes, Penovska–Yes, Hall–Yes, Scott–Yes.

4) 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. This application was tabled at the August 2024 ARB Meeting.

Ms. Bokor gave a history of the application and shared there have been modifications to the initial design.

The applicant was sworn in.

Mr. Marzich explained the initial proposal as well as the proposed changes.

Ms. Jones said she thinks adding in the new slopes have helped the design and she said this feels this is an improvement.

Ms. Penovska agreed with Ms. Jones and discussed the scale of the garage and the proposed dormer.

Mr. Hall said he thinks the applicant has done a good job cleaning up this design. The siding was discussed. He said he'd like to see a variety of materials other than siding.

Mr. Heyer asked questions about the roof material and suggested changing the casing of the windows. He said he encouraged the applicant to continue pushing for improvements for the trim for the improvement of Bexley and valuation.

Mr. Scott agreed and indicated complexities to the building's massing. He appreciated the effort.

Findings of Fact for Application Number: ARB-24-28 for property located at 205 N Gould: That the Architectural Review Board issues 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.

Motion to approve by Mr. Heyer, second by Mr. Hall; roll call: Jones—Yes, Hall—Yes, Yes, Penovska—Yes, Heyer—Yes, Scott—Yes.

6) New Business

5) Application Number: ARB-24-30

Address: 151 S Ardmore

Applicant: Valerie Halas

Owner: Lindsey Schilling

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a one story addition to the rear and side of the existing structure.

Ms. Halas was sworn in.

Ms. Bokor gave a Staff Report which explained the addition and reason for this application not going on the Consent Agenda. She said she would feel comfortable working with the applicant on the final design.

Ms. Halas explained the project and the rationale.

Ms. Penovksa complimented aspects of the project and asked about the roof pitch and windows; Ms. Halas spoke to these.

Ms. Jones said she thinks this is a great addition and noted her questions about windows had been alleviated.

Mr. Heyer asked about the existing little windows. He requested that the Design Guidelines be referenced and the drawings be finessed.

Mr. Hall said he thinks the drawings are nicely done; he highlighted the porch transition and north elevation without windows, and the siding replacement.

Mr. Scott complimented the design and discussed various elements of the home with Ms. Halas and other Board members.

The findings and decisions of the Board for application number ARB- 24-30 for the property located at 151 S Ardmore: That the Architectural Review Board issues a Certificate of Appropriateness for a one story addition to the rear and side of the existing structure with the condition that the applicant work with the Design consultant to refine the details in consideration of the design guidelines.

The applicant understood the Findings of Fact.

Motion to approve by Mr. Heyer, second by Ms. Penovska; roll call: Hall–Yes, Penovska–Yes, Heyer—Yes, Jones–Yes, Scott–Yes.

6) Application Number: ARB-24-32

Address: 2787 Bellwood Ave

Applicant: Steve Heinlen

Owner: M & S properties

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a new front portico.

Steve Heinlen was sworn in.

Ms. Bokor said that on this block, many homes have had additions similar to the one being requested. She said she would be in support of approval of this along with conditions.

Mr. Heinlen stated the homeowner would like to add a porch to the front of the home.

Mr. Hall said he noticed some details that don't seem to be completely worked out including overhangs; these were discussed with Mr. Heinlen. He indicated that while there are some improvements, some aspects of the drawings seemed incompletely thought through.

Ms. Jones agreed with the details not being worked out and said she is uncertain about the arc in the porch as well as the columns.

Ms. Penovska gave thoughts about the 12 inch overhang and made suggestions about the vertical elevation on the bottom of the porch.

Mr. Heyer said he thinks the project is lovely and that the arc doesn't bother him. He suggested some details that can be worked out, discussed the overhang and siding, suggested working with the design consultant, and discussed a handrail and landscaping.

Mr. Heinlen indicated that the homeowner wants round columns as opposed to the square columns indicated.

Mr. Scott said he likes the uniqueness of this project and that he agrees with Mr. Heyer that the 12 inch overhang fits in. He said he likes the round columns. He spoke with Mr. Heinlen about centering the stairs and some sort of coverage—such as lattice—and more.

The findings and decisions of the Board for application number ARB- 24-32 for the property located at 2787 Bellwood: That the Architectural Review Board issues a Certificate of Appropriateness for a new front portico with the following conditions:

- Rework the front columns with regard to the columns and review by the Design consultant.
- The base of the front porch be enclosed to grade.

The applicant understood the Findings of Fact.

Motion to approve the Findings of Fact by Mr. Heyer, second by Ms. Jones; roll call: Heyer—Yes, Jones—Yes, Penovska—Yes, Hall—Yes, Scott—Yes.

7) Application Number: ARB-24-33

Address: 780 Euclaire

Applicant: Daniel Albeit

Owner: Daniel Albeit

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a 2nd story addition above existing 1st floor structure on home.

Daniel Albeit was sworn in.

Ms. Bokor gave a Staff Report which indicated that the drawings don't represent some of the details that are on the existing house but are accurate regarding placement of structural elements.

The most recent submittals and already completed work were discussed.

Ms. Bokor stated she is in support of this project but that some of the details need to be worked out.

Mr. Albeit explained some aspects of the design and the submittals, including two changes with the windows.

Mr. Heyer clarified the windows that will be used, and discussed details.

Mr. Hall clarified that all windows will be replaced and discussed changes to the porch, and refurbished stucco. He said he would like to see the home maintained to the original intent.

Ms. Penovska shared her thoughts regarding the proposed design, particularly with regards to wrapping.

Ms. Jones said she thinks this is a nice addition and that it would be a great upgrade; her comments are in regard to needing to see additional material.

Mr. Scott mentioned his thoughts about not needing to wrap; a door and deck were discussed, as were additional details.

The findings and decisions of the Board for application number ARB-24-33 for the property located at 780 Euclaire: That the Architectural Review Board issues a Certificate of Appropriateness for a 2nd story addition above existing 1st floor structure on home with the following conditions:

- The front columns be restored to original (3 posts)
- Applicant work with the Design Consultant in coordination with the design guidelines.

The applicant understood the Findings of Fact.

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

8) Application Number: ARB-24-34

Address: 949 S Roosevelt

Applicant: Susan Testaguzza

Owner: Susan Testaguzza

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness to add a 2nd floor dormer.

Sue and Jim Testaguzza were sworn in.

Ms. Bokor gave a Staff Report which included the background of this project.

Mrs. Testaguzza explained the project.

Ms. Bokor indicated that there is a slight porch renovation.

Mr. Hall gave his thoughts including that the design is heavy and questioning the shutters.

Mrs. Testaguzza explained some of the aspects of the shutters.

Mr. Hall said he would like to see the construction drawings come back to the Board for additional review.

Ms. Bokor stated that the garage does not need to go before the Board.

Mr. Heyer said he would like to see this application again with all of the details incorporated and discussed stucco and vinyl, as well as a new structural column.

Ms. Jones asked to view construction documents.

Ms. Penovska requested additional details.

There was discussion about next steps.

Mr. Scott discussed the roof condition and rake, scale, and consideration of a future deck.

There was discussion of the condensate, pipe, and gutter configuration.

The findings and decisions of the Board for application number ARB- 24-34 for the property located at 949 S Roosevelt: That the Architectural Review Board issues a Certificate of Appropriateness to add a 2nd floor dormer, front porch, and window and door changes with the following conditions:

- Lines of the mini split run in the walls

- Front beam should be differentiated from the front column and reviewed by the design consultant
- Windows have grids as proposed in the drawings presented.
- The applicant work with design consultant on final drawings and details in coordination with the Design guidelines.

The applicant agreed to the Findings of Fact.

There was discussion about the windows

Motion to approve Findings of Facts by Mr. Hall, second by Mr. Heyer; roll call: Heyer—Yes, Jones—Yes, Penovska—Yes, Hall—Yes, Scott—Yes.

9) Application Number: BZAP-24-26

Address: 662 vernon

Applicant: Ryan Brothers' Landscaping -Pat Ryan

Owner: Dale Rucker

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness for a carport with a garage door.

Dale Rucker and Michael McCoy were sworn in.

Ms. Bokor gave a Staff Report.

Mr. Rucker stated many family members' vehicles had been hit at the home and that the proposal is for the purpose of security.

Ms. Penovska discussed setback requirements and other options.

Parking in the area was discussed.

Ms. Jones and Mr. Scott mentioned other options.

Mr. Heyer indicated he likes this proposal and discussed opacity.

Mr. Hall talked about grade and stated he feels like it needs some massaging.

Mr. Klingler mentioned standards for the apron.

Mr. Scott discussed the material and other aspects of the design, including the grade.

Ms. Penovska spoke to wrapping and a corner.

The next steps were discussed.

Motion to move this to BZAP with the condition that it be remanded back to the ARB by Mr. Heyer, second by Ms. Jones roll call: Jones–Yes, Heyer—Yes, Hall–Yes, Penovska–Yes, Scott–Yes.

10) Application Number: BZAP-24- 29

Address: 2501-2511 E Main Street

Applicant: Christine Farley

Owner: CRV Main Cassingham LLC

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness for changes to the exterior of the front of the building.

Christine Farley and Joni King were sworn in.

Ms. Bokor gave a Staff Report which described the details of this case.

Ms. Farley shared aspects of the proposal in terms of the condition of the building and the proposed changes.

Mr. Heyer stated he is grateful for these enhancements and mentioned the windows and discussed the color scheme with the applicant.

Mr. Scott discussed the colors and various other palettes were discussed.

Ms. Penovska discussed various shades and hues that she feels would be better suited for the space; other Board members shared their opinions.

The applicants discussed working with their tenants.

Various colors were discussed.

Mr. Klingler discussed next steps.

Motion to move this to BZAP without a recommendation by Mr. Heyer, second by Ms. Penovska; roll call: Jones–Yes, Heyer—Yes, Hall–Yes, Penovska–Yes, Scott–Yes.

11) Application Number: BZAP-24- 30

Address: 249 S Cassingham

Applicant: Brenda Parker

Owner: Steve Lieb

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness for a new 2-car detached garage w/ second floor space to replace existing detached garage.

Ms. Bokor gave a Staff Report and stated she had been in the alley and all of the garages there are one story; she explained she is concerned that this is out of scale for the neighborhood, and she gave her thoughts on the design and discussed the dormers.

Ms. Parker described the challenges associated with garages and described the reasoning behind this design.

Mr. Hall explained that the dormer jumped out at him and asked if it should be more of a shed-type dormer. Ms. Parker stated that the homeowner liked the gable dormer; proportions and setback were discussed.

Ms. Jones said she feels the shape and design of the garage are nice but suggested rethinking the dormer.

Mr. Klingler discussed the ratio associated with this lot size.

Ms. Penovska suggested making some changes to the scale and said she likes the drive through idea.

Mr. Heyer discussed a potential change to the roof slope and scale of the overall design.

The number of variances requested and dimensions were discussed, as were next steps.

Motion to move this application to BZAP without a recommendation by Mr. Heyer, **second by Ms. Penovska; roll call: Hall–Yes, Jones–Yes, Heyer–Yes, Penovska–Yes, Scott–Yes.**

7) Other Business

Ms. Bokor discussed a gathering on October 23, 2024 with a presentation about slate.

8) Adjourn

The meeting was adjourned.