



## **Architectural Review Board Meeting Minutes**

**January 9, 2025**

**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. Calhoun, Mr. Hall, Mr. Heyer, Mr. Scott, Ms. Jones

### **3) Approval of Minutes**

**Motion to approve minutes from the October, 2024 and November, 2024 meetings by Mr. Heyer, seconded by Mr. Hall; roll call: Mr. Calhoun, Mr. Heyer, Mr. Hall, Ms. Jones, Acting Chairperson Scott. MOTION PASSED.**

### **4) Public Comment**

There were no public comments.

### **5) Consent Agenda**

1) App. No: ARB-24-52

Address: 2700 Sherwood

Applicant: Brenda Parker

Owner: Mark Bargo

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness to build a single-story addition at rear for new family room, new covered patio structure and new detached garage.

2) App No: ARB-24-55

Address: 795 S Cassingham

Applicant: Daniel Mayer

Owner: Max & Kristina Vohsing

Request: The applicant is seeking architectural review and approval for a deck at a two-story residence.

3) App No: ARB-24-57

Address: 743 Montrose

Applicant: Amy Lauerhass

Owner: Kathy Elfein & Brett Tuttle

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness for a two-story addition to the rear of the house.

Mr. Heyer reminded applicants to follow the Design Guidelines.

Ms. Bokor explained that all suggestions had been accepted by the applicant.

**Motion to approve Consent Agenda items by Mr. Hall, seconded by Ms. Jones; roll call: Heyer–Yes, Calhoun–Yes, Hall–Yes, Jones–Yes, Scott–Yes. MOTION PASSED.**

## **6) Requests to be Tabled**

1) App. No: BZAP-24-37

Address: 2775 Powell

Applicant: Brian Shepard

Owner: Brian and Katie Shepard

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness to add a new garage constructed 3 feet off backyard property line.

This case was tabled to the February 13, 2025 meeting.

2) App. No: ARB-24-51

Address: 653 Euclaire

Applicant: David Lipp

Owner: David Lipp

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness to build an attached patio covering.

This case was tabled to the February 13, 2025 meeting.

## **7) Old Business**

1) App No: BZAP-24-35

Address: 470 S Parkview

Applicant: Santiago Alvarez

Owner: Jana Clarke

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness to build an in-law suite addition above a garage and eliminate current curb cut and move to the other side of the property.

Certificate of Appropriateness for a one-story addition in place of an existing Ms. Bokor gave a Staff Report and gave a history of the case before the ARB and BZAP. She explained changes in the proposed architecture and stated she is comfortable working with the applicant, as well as some details.

Justin Clarke, Jana Clarke, and Santiago Alvarez were sworn in. They discussed changes made to the application and highlighted changes to the massing.

Ms. Jones commended the applicant on the changes and mentioned some additional changes that she would like to see.

Mr. Calhoun discussed the color palette, as well as trim details and overhangs.

Mr. Hall said he feels the massing requests have been responded to and that there are details to be worked out, specifically mentioning the roof.

Mr. Heyer mentioned the contrast between trim and main body color as well as the material of the secondary porch.

Acting Chairperson Scott agreed with other comments; the windows and roof were discussed.

Finding of Facts and Decision of the Board for Application Number BZAP-24-35 for property located at 470 S Parkview: The Architectural Review Board finds that a Certificate of Appropriateness should be issued for an addition to the original structure and remanded back to the ARB by the BZAP with the following conditions:

- Design details be reviewed and approved by the City's design consultant
- The color choices be more natural tones and blend with the original structure and the slate line
- That asphalt shingles be used on the main roof instead of metal

The applicant agreed to the Findings of Fact.

**Motion to approve the Facts and Findings by Heyer, seconded by Calhoun; roll call: Heyer–Yes, Calhoun–Yes, Jones–Yes, Hall–Abstain, Scott–Yes. MOTION PASSED.**

## **8) New Business**

1) App. No: ARB-24-53

Address: 755 Vernon

Applicant: Brenda Parker

Owner: Nathan & Rachel Laing

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness for a two-story addition over full basement at the rear and a new detached garage.

Ms. Bokor gave an overview of the application, including a previous application before the board, and described the elevations.

Ms. Parker, Nathan Laing, and Rachel Laing were sworn in.

Ms. Parker discussed a previous proposal for this home and pointed out the roof, siding, and attic access.

Mr. Heyer mentioned not having any issues with the gable roof. He appreciated the concept but wants to see more details, as well as the eave height on the addition.

Mr. Hall discussed Mr. Heyer's comments including the porch roof detail.

Mr. Calhoun stated he would like to see color exploration and discussed the vertical nature of the board and batten; lights were also mentioned.

Ms. Jones noted the last of the gambrel roof and indicated her other comments have already been mentioned.

Mr. Scott discussed getting the details worked out.

Ms. Laing mentioned the non-conforming driveway that will be fixed as part of this project.

Mr. Calhoun stated he likes the garage.

Mr. Hall discussed the garage's massing and simplicity.

Mr. Heyer appreciated the garage and spoke to working out details, and mentioned maintaining the character of the alley.

Mr. Scott spoke about the details and styles of the garage.

Next steps were discussed.

**Motion to Table this application to the February 13, 2025 meeting by Mr. Heyer, seconded by Mr. Hall; roll call: Jones–Yes, Calhoun–Yes, Hall–Yes, Heyer–Yes, Scott–Yes. MOTION PASSED.**

2) App No: ARB-24-56  
Address: 2415 S Havenwood  
Applicant: Austin Yoke  
Owner: Kate Cheresnick

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness for a new addition and renovation of existing interior space and a new 2 car garage.

Ms. Bokor clarified that the garage will be moved one foot.

Nick Caran and Kate Cheresnick were sworn in.

Ms. Bokor gave a Staff Report and noted some aspects of the design, including windows and transoms.

Mr. Caran discussed the lack of window on the lower level.

Mr. Hall mentioned the scale of the windows and window placement on the East elevation, expressing concern that they are not in alignment with the existing windows. Bricks were mentioned, as was window trim.

Mr. Heyer complimented the house, and confirmed the existing windows and the possibility of lowering the eave and creating a dormer.

Windows in the master bedroom were discussed, as was the roof.

Ms. Jones discussed eave line and agreed with Mr. Heyer's suggestions.

Mr. Heyer suggested an alternative window size or shape.

Mr. Calhoun asked about colors and finishes; they will match the existing and asked to see something facing the garage door.

Mr. Scott suggested adding quirkiness to the garage.

Ms. Cheresnick explained why the garage is being replaced.

Mr. Scott discussed the ceiling, stated he agreed with previous comments about the windows, mentioned the rear door and the rail on the rear of the home, and confirmed that the siding on the second floor will be removed to match the rest of the home.

The proposed vinyl siding was discussed.

**Motion to Table this application to the February 13, 2025 meeting by Mr. Hall, seconded by Ms. Jones; roll call: Heyer–Yes, Calhoun–Yes, Hall–Yes, Jones–Yes, Scott–Yes. MOTION PASSED.**

3) App No: BZAP 24-50

Address: 420 N Cassady

Applicant: Bill Downing

Owner: 420 N Cassady Ave. LLC

Request: The applicant is seeking architectural review approval and a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness to demolish the existing structure and build a new 3 story mixed use multi-family residential structure.

Ms. Bokor explained the applicant will explain both projects; so there will be a general presentation, followed by information about 420 N Cassady and then 2300 Livingston. She explained that this is just for design, and then will go before the BZAP for discussion about zoning and conditional use permits before coming back to the ARB for final design review. The process for delivering public comment was discussed.

George Tabit, Ron Tannenbaum, and Alex Kesi were sworn in.

The history of the project was explained, including community meetings, an overview of the Community Builders and RDL architects, Bexley's embrace of affordable housing beginning in 2018, the way affordable housing is financed, recent public engagement opportunities, the love of the current Bexley Senior Center, and how there can be a home for the Senior Center in the proposed property.

Megan Meyer discussed the proposed square footage of the Senior Center and parking accessibility. She explained that the City is pursuing engineering plans for a shared use path along Cassady.

The building's orientation on the lot was discussed, as were the footprint and square footage, and tree preservation.

Ms. Bokor discussed the design progression and hardscape.

Mr. Heyer thanked the applicants for the presentation and design changes. He asked for clarification of the south elevation; various aspects of the design were discussed, including a "bump," egress, first floor details, soldier course, functionality, and more.

Ms. Jones discussed appropriateness, massing, and details.

Mr. Heyer highlighted the window color.

Mr. Hall discussed the Senior Center space including occupant load and restroom. He said he appreciates the brick and stated details will be critical, specifically mentioning the depth of the canopy extending over the front entrance, the cornice, and more.

Mr. Heyer discussed the soldier course and eave line.

Mr. Calhoun had no additional comments.

Mr. Scott stated he was pleased with the progress, and mentioned the success of the layout. He asked about the landscaping and outdoor details; the applicant described the current plan, and Ms. Bokor gave suggestions for this.

Findings of Fact and Decision of the Board for Application number 24-50 for property located at 420 North Cassady: The Architectural Review Board recommends that the application move to the Board of Zoning and Planning with the condition that the application be remanded back to the Architectural Review Board for final design approval.

The applicant understood the Findings of Fact.

**Motion to approve Findings of Fact by Mr. Heyer, seconded by Mr. Calhoun; roll call: Jones–Yes, Hall–Yes, Calhoun–Yes, Heyer–Yes, Scott–Yes. MOTION PASSED.**

4) App No: BZAP 24-49

Address: 2300 Livingston

Applicant: Bill Downing

Owner: Bexley Apartments LLC

Request: The applicant is seeking architectural review approval and a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness to demolish the existing structure and build a new 3 story residential multi family structure.

The applicant discussed community engagement opportunities and concerns of nearby residents, including safety and recreational opportunities.

Mr. Tanenbaum discussed the building being a buffer and transition. He also highlighted aspects of the architecture and design, including the facade, porches, and color palette.

Tim Madison, 956 Pleasant Ridge, was sworn in and shared feedback pertaining to children living at the property and mentioned concerns about safety.

Larry Christopherson, 885 Francis, was sworn in and discussed the challenges of a narrower street. He mentioned wanting the decision to respect the residential aspect of the neighborhood and that the transition is the best possible for future generations living in the area.

TK Smith, 934 South Remington, was sworn in and asked where parking will be; this was displayed on the screen.

Mr. Heyer asked about a park, and the applicant explained the greenspace and amenity courtyards. Mr. Heyer requested more context.

Ms. Bokor explained that the Joint Livingston Avenue Plan is on the City of Bexley's website, and Mr. Klingler described what the sidewalks and tree planting will look like.

Mr. Heyer discussed the pedestrian aspect, coldness, details, and the scale of the gable roof. Mr. Heyer and the applicant discussed various aspects of the design.

Mr. Calhoun echoed Mr. Heyer's sentiments and mentioned the curved linear brick element, void space, and the white portion of the building.

Mr. Hall stated that this design looks like two different building types that do not speak to each other. He said he appreciated the town homes but the other elevation is not pedestrian-friendly and that the middle portion should be redone. He said he thinks the brick detailing is on the right path. He suggested rethinking the townhomes into brownstones and mentioned the porch on Livingston.

Ms. Jones explained that many of her thoughts had been stated and asked for information about how the area of Livingston may change. She suggested refining the roof pitch as well as color.

Mr. Scott discussed various challenges with the location and noted that the design seems closed off in some areas. He made suggestions to make pedestrian connections to the streetscape and the master plan. He suggested changing the tone to one that has a more urban context. He gave context to the number of children who may live in this building and safety.

The applicant discussed fencing the perimeter as well as the tree line buffer zone, and various other unique aspects of the building.

Mr. Heyer discussed the constraints of the location and how the building relates to future nearby buildings.

The Zoning Code was discussed as were next steps.

Finding of Fact and Decision of the Board for Application Number BZAP 24-49 for property located at 2300 Livingston: The Architectural Review Board votes to move the application to the Board of Zoning and Planning without recommendation, with the condition that it be remanded back to the Architectural Review Board for final design review and a Certificate of Appropriateness. The Architectural Review Board does not feel a recommendation either in positive or negative is appropriate at this time and would like to see the following issues explored: massing, incorporation into the Joint Livingston Avenue plan, building details, roof lines, proximity to parks and City recreational areas, study of the residential character of the building in this mixed-use commercial district, and all other issues addressed in the Architectural Review Board reflected in the meeting minutes.



The applicant understood the Findings of Fact.

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

**7) Other Business**

**8) Adjourn**

The meeting was adjourned.