



## **Architectural Review Board Meeting Minutes**

**March 13, 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: Ms. Jones, Mr. Hall, acting Chairperson Scott

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

Minutes from the last meeting were approved.

### **4) Public Comment**

### **5) Consent Agenda Items**

1) App No: ARB-25-8

Address: 79 S Dawson

Applicant: Amy Lauerhass

Owner: Natalie White & Zach Rosen

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

2) App No: ARB-25-9

Address: 28 Meadow Park

Applicant: Amy Lauerhass

Owner: Will & Shannon Woodfin

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness for a one-story addition to the south side of the existing home.

3) App No: ARB-25-10

Address: 331 S Parkview

Applicant: Amy Lauerhass

Owner: Tom & Caitlin Vetter

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness for the removal of old additions at the rear of the existing home and the addition of a one and two-story additions to the rear and a new detached garage.

4) App No: ARB-25-11

Address: 225 N Columbia

Applicant: Dan Morgan

Owner: Holly Kastan

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness for an addition to the existing home.

5) App No: ARB-25-13

Address: 56 N Stanwood

Applicant: Seth Trance

Owner: Randy and Anna Sokol

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness for a three-season room addition to the rear and side yard.

6) App No: BZAP-25-7

Address: 2463 E Main Street

Applicant: Andrew Rosenthal

Owner: 2463 E Main Street Holdings LLC

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for architectural review and approval of a Certificate of Appropriateness to remove failed brick lintel at storefront openings, replace storefront below and masonry above and paint entry front and make miscellaneous repairs and updates at rear of building (reclad awnings, paint, replace lights).

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

## **6) Requests for Tabling**

1) App No: BZAP-25-1

Address: 188 N Cassingham

Applicant: Stephen Miller

Owner: Dmitriy & Nadia Kasvin

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for architectural review and approval of a Certificate of Appropriateness for an addition and attached garage in the side yard setback.

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.

3) App. No: BZAP-25-2

Address: 405 N Cassingham

Applicant: Blake Floyd

Owner: Tobi Fliegel & Sally Robert Fitch

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness to build a front porch addition.

4) App No: BZAP-25-4

Address: 811 S Roosevelt

Applicant: Eric Kramer

Owner: Katie Sells

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 deck and rebuild. Replace the walkway with concrete and build a gabled covered roof from the garage to the home.

5) App No: ARB-25-12

Address: 791 S Roosevelt

Applicant: Stefany Risner

Owner: Paul Hunt

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness for an addition to the rear of the existing home.

**Motion to Table applications to the April 10, 2025 meeting by Ms. Jones, seconded by Mr. Hall; roll call: Jones–Yes, Hall–Yes, Scott–Yes. MOTION PASSED.**

## **7) New Business**

It was explained that a unanimous vote would be required to receive approval.

1) App. No: ARB-25-4

Address: 680 Grandon

Applicant: JD Bagley

Owner: Kenneth Slenkovich

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness for a new spa with paver patio and a pergola.

Ms. Bokor gave a Staff Report and discussed her alleviated concern regarding screening; she complimented the home's improvements.

Mr. Klingler stated an application has been filed for BZAP approval for a taller fence.

Mr. Slenkovich was sworn in.

The applicant explained the neighbors are thrilled with the design.

Ms. Jones stated she believes this will be a nice addition to the property.

Mr. Hall described the design.

Acting Chair Scott stated he appreciated the efforts of the in-ground system.

Mr. Scott mentioned the fence.

**Motion to approve the Findings of Facts by Mr. Hall, seconded by Ms. Jones.**

The findings of facts and decisions of the Board for application number ARB-25-4 for the property located at 680 Grandon: The Architectural Review Board issues a Certificate of Appropriateness for a new spa with paver patio and a pergola as submitted with all minor design changes subject to approval by the residential design consultant.

The applicant agreed to the findings of fact and decision of the Board.

**Roll call: Hall–Yes, Jones–Yes, Scott–Yes. MOTION PASSED.**

2) App. No: ARB-25-5

Address: 86 S Cassady

Applicant: Coleman Fitch

Owner: Coleman Fitch

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness to demolish the previous addition and existing detached garage and replace with a new addition to the existing home and a new attached garage.

Coleman Fitch and Logan Fitch were sworn in.

Ms. Bokor gave a Staff Report explaining the application looks really good and that this application is before the Board because there were not true elevations and an absence of notes.

The applicant stated this project is still paying homage to the original home and said they would like to hear Board members' opinions.

Mr. Hall mentioned he didn't have a lot of concerns and thinks it is a really nice house and that he appreciated the drawings.

Ms. Jones discussed materials, stating she thinks the design keeps in the character of the original home.

Mr. Scott said he likes the massing, appreciated the drawings, and stated a concern that there were no renderings with dimensions and notes.

Materials were discussed.

**Motion to approve the Findings of Facts by Mr. Hall, seconded by Ms. Jones.**

The findings of facts and decisions of the Board for application number ARB-25-5 for the property located at 86 S Cassady: The Architectural Review Board issues a Certificate of Appropriateness to demolish the previous addition and existing detached garage and replace with a new addition to the existing home and a new attached garage with the condition that dimensioned and noted drawings be submitted to staff.

The applicant, Coleman Fitch, agreed to the findings of fact and decision of the Board.

**Roll call: Hall–Yes, Jones–Yes, Scott–Yes. MOTION PASSED.**

3) App. No: ARB-25-6

Address: 2557 East Broad

Applicant: Stephanie Hayward

Owner: Kelly and Jacquelin Gebert

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness to enclose a front porch and add a mud room to the rear of the existing home.

Ms. Hayward was sworn in.

Ms. Bokor gave a Staff Report which explained this is a simple and appreciated proposal and that this is part two of a larger project, with the first part already underway, and mentioned changes to the design and front porch.

Ms. Hayward mentioned the sunroom and trim.

Ms. Jones suggested removing the screen and adding windows and paneling.

Ms. Hayward discussed some elements of the design with board members and Ms. Bokor.

Mr. Hall and Ms. Hayward discussed the extension of space, steps, and the front door. Mr. Hall stated he thinks the mudroom may be problematic.

Ms. Hayward and Mr. Scott discussed stone alignment, the door, the space between the two masses, and the doorway into the house. It was determined that there is a light plan.

The canopy and its brackets were discussed.

**Motion to approve the Findings of Fact by Ms. Jones seconded by Mr. Hall.**

The findings of facts and decisions of the Board for application number ARB-25-6 for the property located at 2557 East Broad: The Architectural Review Board issues a Certificate of Appropriateness to enclose a front porch and add a mud room to the rear of the existing home with the following conditions:

- The rear stair be reoriented
- Reuse the existing brackets (or like brackets) on the rear porch
- Address the front steps redesign in a purposeful way.

The applicant agreed to the findings of fact and decision of the Board.

**Roll call: Hall–Yes, Jones–Yes, Scott–Yes. MOTION PASSED.**

4) App No: ARB-25-7

Address: 125 N Cassingham

Applicant: Daniel Albeit

Owner: Dan & Katie McDonough

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness for an addition, new front doors and an interior remodel.

Daniel Albeit was sworn in.

Ms. Bokor gave a Staff Report and stated that this application is an enclosure of a front porch. She discussed her desire for specifications with the windows.

Mr. Albeit discussed the project.

Mr. Hall shared his thoughts about the addition including the foundation, and discussed the roof structure and windows with Mr. Albeit.

Ms. Bokor shared the condition that the applicant work with her.

Ms. Jones explained her concerns echo Mr. Hall's statements and she indicated the need for refinements.

Mr. Scott reiterated Mr. Hall's comment about the space's usability and agreed with comments about windows.

Lighting was discussed.

Mr. Scott stated he liked the simplified door entry.

**The motion to approve this application by Mr. Hall, seconded by Ms. Jones.**

The findings of facts and decisions of the Board for application number ARB-25-7 for the property located at 125 N Cassingham: The Architectural Review Board issues a Certificate of Appropriateness for an addition, new front doors and an interior remodel with the following conditions:

- Work with the design consultant on the conditioned space design
- Submit a lighting plan
- Development the transition from the exterior to interior space to be approved by City's design consultant
- Consider ways to tie windows into existing home (i.e. lower headers, shapes, grid patterns, etc...)

The applicant understood the Findings of Fact.

Ms. Bokor indicated that there were many conditions in the Finding of Fact and that it is her prerogative to bring back the applicant before the Board, if she deems it necessary.

**Roll call: Hall–Yes, Jones–Yes, Scott–Yes. MOTION PASSED.**

**7) Old Business**

1) 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.

Kevin Dreyfuss-Wells and George Tabit were sworn in.

Ms. Bokor shared a Staff Report that the applicant summarized the Board's requests for changes including the dormer and stated the new proposal addresses the Board's requests.

The applicants discussed the window pattern, transition elements, dormer options, and the porch.

Leah Turner, 953 Francis, was sworn in and shared her thoughts.

Ms. Bokor and Mr. Klingler stated that the Board is looking to make a recommendation to the Board of Zoning and Planning or Tree & Public Gardens Commission, who will vote on conditions.

Mr. Klingler shared an idea for enhanced security.

Ms. Jones stated that the design had come a long way and shared appreciation for the details.

The applicant responded to Ms. Jones' question about roof types.

Mr. Hall discussed brackets and the three story structure.

Mr. Scott commended the applicant for working with the Board, discussed the windows, Juliet balconies, and more.

The applicant discussed the roof with Mr. Scott and Mr. Hall.

**Motion to approve by Mr. Hall; seconded by Ms. Jones.**

The findings of facts and decisions of the Board for application number BZAP-24-49 for property located at 2300 Livingston: The Architectural Review Board recommends approval of a Certificate of Appropriateness to demolish the existing structure and build a new 3 story residential multi-family structure, noting that the applicant has agreed to include landscape/security features as part of the fence design. Any changes to the design will be reviewed by the City's Design consultant. The applicant, Bill Downing, agreed to the findings of fact and decision of the Board.

The applicant understood the Findings of Fact.

**Roll call: Jones–Yes, Hall–Yes, Scott–Yes. MOTION PASSED.**

2) 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 gave a Staff Report and explained this is before the Board to receive a final recommendation to the BZAP.



The applicant gave a proposal for the base material.

Ms. Jones stated her preferred materials.

Mr. Scott shared his thoughts.

**Motion to approve by Ms. Jones, seconded by Mr. Hall.**

The findings of facts and decisions of the Board for application number BZAP-24-50 for the property located at 420 N Cassady: The Architectural Review Board recommends approval of a Certificate of Appropriateness to demolish the existing structure and build a new 3 story residential multi-family structure noting that the rock cast base should be used rather than a utility brick base. Any changes to the design will be reviewed by the City's Design consultant.

The applicant understood the Findings of Fact.

**Roll call: Jones–Yes, Hall–Yes, Scott–Yes. MOTION PASSED.**

**7) Other Business**

**8) Adjourn**

The meeting was adjourned.