



Architectural Review Board Meeting Minutes

April 10, 2025

6:00 PM

1) Call to Order

The meeting was Called to Order by Chairperson Toney.

2) Roll Call of Members

Members present: Mr. Hall, Ms. Panovska, Mr. Scott, Ms. Jones, Chairperson Toney

3) Approval of Minutes

Motion to approve minutes from the March, 2025 meeting by Mr. Scott, seconded by Mr. Hall; roll call: Penovska–Yes, Jones–Yes, Scott–Yes, Hall–Yes, Toney–Abstain. MOTION PASSED.

4) Public Comment

Mayor Kessler stated that the City is about to launch the Main Street Design Guidelines Update process. He shared the document and mentioned a small steering committee, of which Mr. Scott will partake. Mayor Kessler indicated that these guidelines will cover not just Main Street, but also Livingston. He also noted that during the process, there will be plenty of opportunities to touch base with various boards. Mayor Kessler explained that Jeff Speak would be presenting at the Drexel Theatre and will also act as a subconsultant for the project.

5) Consent Agenda Items

1) App No: ARB-25-14

Address: 102 Bishop Square

Applicant: Scott Baker

Owner: Judith Kanfer

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to repair and repaint entire back wall to match existing per PUD requirements.

2) App No: BZAP-25-6

Address: 2832 E Broad

Applicant: Juliet Bullock

Owner: Craig Schottenstein

Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for the approval of a Certificate of Appropriateness for an addition to the rear and front of the home and an infill to the existing open porch.

3) App No: BZAP-25-11

Address: 60 N Ardmore

Applicant: Amy Lauerhass

Owner: Nate Beeler

Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for the approval of a Certificate of Appropriateness for a 6-foot extension of a non-conforming existing garage.

4) App No: BZAP-25-14

Address: 280 S Columbia

Applicant: Matt Toddy

Owner: Greg Tishkoff

Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for the approval of a Certificate of Appropriateness to renovate an existing pool house, a reduction of the storage room and expansion of the roof to include a new un-enclosed outdoor living room.

Motion to approve Consent Agenda items by Ms. Jones, seconded by Mr. Scott.

The Facts and Finding and conclusions of law for the above applications named by Madam Chair as Consent Agenda Items noting that all applicants have agreed to the conditions of the Board members prior to the meeting are approved or recommended to the BZAP.

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

6) Requests for Tabling to the May 8, 2025 ARB meeting

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-25-4

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.

4) App No: ARB-25-17

Address: 2785 Powell

Applicant: Ross Cameron

Owner: Barry Wolinetz

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to replace the slate roof with asphalt shingles and to replace the siding to match siding on newly constructed garage.

Ms. Bokor indicated that 405 Cassingham was on a previously posted agenda, but the application has been withdrawn.

Motion to Table applications to the May 8, 2025 meeting by Ms. Jones, seconded by Mr. Hall; roll call: Scott–Yes, Penovska–Yes, Jones–Yes, Hall–Yes, Toney–Yes. MOTION PASSED.

7) New Business:

1) App No: ARB-25-15

Address: 241 S Cassady

Applicant: Cyle Crouse

Owner: Eli and Inna Goldberger

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to add a 27 x 12 deck with roof on to the rear of the existing home.

Cyle Crouse was sworn in.

Ms. Bokor explained that this project is almost complete, and she was in touch with the applicant to request drawings. She indicated it has an appropriate scale and she believes it is an appropriate addition, but has asked for some details and stated this is a matter of the Board providing approval and working with the building inspector to ensure it is built to scale.

Chairperson Toney and Ms. Bokor discussed the submittals.

The applicant explained that he had photos.

Mr. Crouse answered Mr. Scott's questions regarding the skirt as it pertains to materials and mounting, details at the columns, eave and downspouts, and roof venting.

The applicant answered Ms. Panovska's questions about a railing.

Mr. Hall mentioned details about the columns and a handrail, and asked about lighting.

Precedent was discussed.

Mr. Scott indicated he liked the design, including the simplicity of the columns and height.

Mr. Hall shared his concern about setting a precedent.

The need for a building permit and repercussions were discussed.

Ms. Panovska stated she would like to have more detail about the columns.

Trim was mentioned and the downspout was explained.

The findings of facts and decisions of the Board for application number ARB-25-15 for the property located at 241 S Cassady: The Architectural Review Board issues a Certificate of Appropriateness to add a 27 x 12 deck with roof on to the rear of the existing home with the following conditions:

- 1) The columns will be wrapped and trim added to the base.
- 2) The end panels will be finished with cedar shake to match the house.
- 3) Standard box white gutters and downspouts will be added.
- 4) If railings need to be added per code to the stairs they will be reviewed and approved by staff.

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

Motion to approve the findings of fact by Mr. Hall, seconded by Ms. Jones; roll call: Panovska–Yes, Jones–Yes, Scott–Yes, Hall–Yes, Toney–Yes. MOTION PASSED.

2) App No: ARB-25-19

Address: 671 S Cassingham

Applicant: Valerie Halas

Owner: Adam Knolls

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to remove an existing one-story addition and construct a new one-story addition.

Valerie Halas was sworn in.

Ms. Bokor gave a brief staff report.

Ms. Halas spoke about the desire for a single-story addition as well as stained glass windows.

Mr. Jones stated that much of the project is great, but had some thoughts about the stoop; Ms. Halas indicated that the stoop size was due to a nearby tree.

Ms. Panovska asked if a handrail was required, but Ms. Halas indicated that it was not required by code.

Mr. Scott stated that he likes the addition and suggested enhancements to the location where the roof engages over the stoop. He also discussed the fascia in the rear gable.

Ms. Jones stated that it was a lovely addition and the details around the office were charming.

Chairperson Toney explained that her questions had been answered.

The findings of facts and decisions of the Board for application number ARB-25-19 for the property located at 671 S Cassingham: The Architectural Review Board issues a Certificate of Appropriateness to remove an existing one story addition and construct a new one-story addition with the condition that the applicant work with the design consultant on final design details.

The applicant understood the findings of fact.

Motion to approve the findings of fact by Mr. Scott, seconded by Ms. Jones; roll call: Hall–Yes, Panovska–Yes, Jones–Yes, Scott–Yes, Toney–Yes. MOTION PASSED.

3) App No: ARB-25-20

Address: 106 N Ardmore

Applicant: Amy Lauerhass

Owner: Paul and Marion Knox

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness for the addition of a front porch.

Amy Lauerhass was sworn in.

Ms. Bokor stated that this home is quirky and non-symmetrical.

Ms. Lauerhass explained that the awning is falling apart and the homeowners would like a covering at the front door.

Ms. Panovska discussed the off-centerness and asked about the side profile.

Mr. Hall shared the fixtures are as is and that the details around the addition are well thought out.

Mr. Scott said he likes the design of the porch but questioned the intricacy of the porch on a simple house.

Ms. Jones noted the asymmetrical facade and agreed it could be simplified.

Chairperson Toney had nothing to add.

The findings of facts and decisions of the Board for application number ARB-25-20 for the property located at 106 N Ardmore: The Architectural Review Board issues a Certificate of Appropriateness for the addition of a front porch with the condition that the applicant work with the design consultant to pull back the design and on final design details.

The applicant understood the findings of fact.

Motion to approve the findings of fact by Mr. Hall, seconded by Ms. Panovska; roll call:

Jones–Yes, Scott–Yes, Hall–Yes, Panovska–Yes, Toney–Yes. MOTION PASSED.

4) App No: BZAP-25-10

Address: 60 S Drexel

Applicant: Valerie Halas

Owner: Karen Milenthal

Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for the approval of a Certificate of Appropriateness to remove existing attached garage and construction of new enlarged attached garage and a one-story addition including a front porch refresh.

Ms. Bokor stated that this is a difficult issue and that the proposal makes sense.

Ms. Halas said the goal for the project is for the owners to age in place and fit both vehicles in the garage. She discussed the grade, changes to color palette and materials.

Mr. Scott stated that he loves the materials but would like to see the roof raised.

Mr. Hall said he thinks it is fantastic and he thinks it will compliment the house. He agreed with Mr. Scott's comments about the addition's roofs and mentioned windows.

Mr. Scott and Mr. Hall discussed the space for the garbage with Ms. Halas.

Ms. Panovksa said she is excited about this project and mentioned the thoughtfulness of the design elements.

Ms. Jones commended Ms. Halas on a beautiful package and noted the modeling images.

Chairperson Toney suggested incorporating materials throughout the project. Ms. Halas explained why the decision not to do this was made.

The findings of facts and decisions of the Board for application number BZAP-25-10 for the property located at 60 S Drexel: The Architectural Review Board recommends a Certificate of Appropriateness to remove existing attached garage and construction of new enlarged attached garage and a one-story addition including a front porch refresh with the condition that the massing of the rear addition be differentiated from the existing structure by raising the roof.

Motion to approve the findings of fact by Ms. Jones and seconded by Ms. Panovska; roll call: Scott–Yes, Hall–Yes, Panovska–Yes, Jones–Yes, Toney–Yes. MOTION PASSED.

8) Old Business

1) App No: ARB-25-3

Address: 2540 Maryland

Applicant: James Knox

Owner: John and Namrita Odackal

Request: The applicant is seeking architectural review approval and a Certificate of Appropriateness to enclose the existing porch with window walls.

John Odackal was sworn in.

Ms. Bokor explained that the owner wanted to come before the board to discuss the color stipulations made previously by the Board.

Mr. Odackal stated that the Board's color change added \$5,000 in cost.

Ms. Panovska shared her opinion that part of the reason why she thinks the porch works is because of the dark trim.

Ms. Bokor stated that a similar color scheme would ensure that the elements blend together.

Mr. Scott explained that a dark color will strengthen the character of the home.

John Long was sworn in and said the screen walls are disappearing and the proposed wall is behind the columns, and discussed the project.

The previous vote was discussed.

9) Other Business

1) Proposed Workshop for ARB

Ms. Bokor said that she believes it is time for a workshop due to a variety of issues that have been brought up.

Board members touched on various topics which could have been mentioned.

Mr. Klingler indicated the Land Use Strategy may include a framework for ADUs.

Board members and staff discussed various aspects of this.

10) Adjourn

The meeting was adjourned.