



## **Architectural Review Board Meeting Minutes**

**May 8, 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. Hall, Mr. Heyer, Mr. Scott, Ms. Jones

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

Mr. Klingler discussed the minutes and what they consist of.

**Motion to approve the minutes from the April 2025 meeting by Ms. Jones, seconded by Mr. Heyer; roll call: Heyer–Yes, Jones–Yes, Hall–Yes, Scott–Yes. MOTION PASSED.**

### **4) Public Comment**

There were no public comments.

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

1) App No: ARB-25-23

Address: 181 S Stanbery

Applicant: Dan Morgan

Owner: Debora Kane

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

2) App No: BZAP-25-17

Address: 51 S Dawson

Applicant: Gary Alexander

Owner: Benjamin and Allison Pierson

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 two additions at the

rear of the structure, a covered patio and mudroom and an expansion of the current study at the side of the home.

Ms. Bokor stated that there were no conditions or comments for either application.

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

#### **6) Requests for Tabling to the June 12, 2025 ARB meeting**

1) App No: BZAP-24-37

Address: 2775 Powell

Applicant: Brian and Katie Shepard

Owner: Brian and Katie Shepard

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 build a new garage at the rear of the property.

2) 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.

#### **7) New Business**

1) App No: ARB-25-21

Address: 800 S Cassingham

Applicant: Shawn McNeil

Owner: Spencer Cahoon

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to add a 10'x18' carport to existing garage and driveway with access to alley and driveway (leave garage door on house side for access to both sides). Also add 16x7 garage door to alley side of existing garage and install concrete apron from garage to alley.

Ms. Bokor gave a Staff Report stating she has spoken with the applicant and noted that the details of the proposal are incomplete for a full approval at this time.

Shawn McNeil was sworn in and explained this project will add on to the existing garage. He discussed the eave details and siding matching the home.

Mr. Hall asked if there had been thought of a gable; the shape of the roof was discussed. He shared his beliefs that the columns need to be readdressed.

Ms. Jones stated many of her comments had been mentioned and that she would like to understand more about the details.

Mr. Heyer mentioned dimensions, roof pitch, and drawing accuracy; these were discussed with Mr. McNeil. Mr. Heyer asked that the drawing be resubmitted more accurately.

Mr. Scott agreed with previous comments regarding the garage design and drawings. He stated he would suggest an alternate roof type, noting that it would require coordination. He indicated concern about detailing columns sitting at grade.

Ms. Bokor explained the various options for the next step.

Mr. McNeil discussed his business and drawings and requested the application be tabled.

**Motion to Table this application to the June 12, 2025 meeting by Mr. Heyer, seconded by Ms. Jones; roll call: Hall–Yes, Jones–Yes, Heyer–Yes, Scott–Yes. MOTION PASSED.**

2) App No: ARB-25-22

Address: 950 Grandon

Applicant: Allen Reynolds

Owner: Allen Reynolds and Mitchel Shapiro

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness for a front porch post replacement and repair and paver patio.

Mr. Reynolds was sworn in.

Ms. Bokor gave a Staff Report which explained the idea behind this project and work that had already been completed. Landscaping was discussed.

Ms. Jones discussed the context of this project and mentioned other information such as dimensions, paint colors, and additional details. She suggested permanent plantings.

Mr. Heyer asked if there had been thought to remove the aluminum trim; Mr. Reynolds explained that there is no damage to this material. Mr. Heyer discussed various aspects of the column.

Mr. Hall asked why the lattice wasn't being replaced; Mr. Reynolds explained his reasoning.

Mr. Scott indicated that he agrees with Mr. Heyer and shared other thoughts. He indicated that he hopes landscape will soften the band of brick and mentioned details.

Mr. Heyer discussed the state of architecture in South Bexley.

**Motion to approve this application with conditions by Mr. Heyer, seconded by Mr. Hall.**

The findings of facts and decisions of the Board for application number ARB-25-22 for the property located at 950 Grandon: The Architectural Review grants a Certificate of for a front porch post replacement and repair and paver patio with the following conditions: 1. The column details be developed

2. A smallest crown be used or bed moulding
3. A ½ round be used instead of chair rail (1 or ¾ inch)
4. Base moulding and shoe moulding should be on pavers
5. Final column detail will be reviewed by staff and Board via email.

The applicant agreed to the findings of facts.

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

3) App No: BZAP-25-16

Address: 103 S Cassingham

Applicant: Amy Lauerhass

Owner: Chris and Rachel Kappas

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 demolish a current garage and build a new garage.

Chris Kappas was sworn in.

Ms. Bokor gave a Staff Report which detailed the current garage and shared plans for the replacement, as well as her areas of comfort and concern, particularly the garage's size.

Mr. Kappas explained the site location, including the lack of driveway and no parking zone nearby the home. He explained the details of the garage which fall within code requirements and spoke to the challenges of the alley and space limitations of the current garage.

Mr. Heyer complimented the home and described garages in the area nearby. He suggested considering a design with broken down massing and gave ideas for this. Mr. Heyer and Mr. Kappas discussed various ideas and factors contributing to design choices.

Mr. Hall agreed with portions of the previous discussion but also stated that the massing competes with the house. Mr. Hall suggested changes to the design. Height was mentioned.

Ms. Jones echoed previous comments and stated she would appreciate breaking up the massing.

Mr. Hall agreed and mentioned the flexibility of being on the corner lot. He suggested two masses and noted the brick.

Mr. Hall discussed small shifts and roof shapes.

Mr. Heyer mentioned material changes and interior dimensions.

Symmetry was discussed.

The applicant requested the project be tabled to the June 12, 2025 meeting.

**Motion to Table the applicant by Mr. Hall, second by Mr. Heyer; roll call: Jones–Yes, Hall–Yes, Heyer–Yes, Scott–Yes. MOTION PASSED.**

## **7) Old Business**

1) App. No: BZAP-25-18

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.

Mr. Lipp was sworn in.

Ms. Bokor explained that this application had previously been tabled. She stated she had worked with the applicant and mentioned her concern about the connection of the roof to the home, and also explained the additional details in the revised drawings.

It was clarified that this will be attached and covered, as well as the material will be polycarbonate and the reason for design choices.

Constance Lewis, 663 Euclaire, was sworn in and spoke in support of this project.

Mr. Heyer explained that he loves this house and complimented the details. He stated that a house such as this deserves to be drawn with high quality details. The gap between the joist and the brick was discussed. Mr. Heyer indicated he has questions and that design, not intent, is what will be approved. He stated he would like to see professional drawings and likes the concept this is going in. Mr. Heyer described the type of drawings he would like to see.

Mr. Lipp described the scale.

Mr. Heyer shared the reasons he would like to see revised drawings.

Ms. Jones explained she appreciates the effort put in but stated it is challenging to appropriately assess the application due to the level of drawings and shared her thoughts about the proposed material. She stated her other comments echo Mr. Heyer's.

Mr. Hall concurred with everything that had been previously stated and mentioned concerns about the brick pier, the detail of the eave, the submitted drawings, and the proposed material.

Pictures were discussed, and Ms. Bokor brought up weathering.

Mr. Lipp discussed the history of the renovations he had done on this home.

Mr. Scott noted the Board's responsibilities to fully understand an application and listed some suggestions to the proposal.

Ms. Bokor noted that overall, this is a positive review.

The material, slope, post anchoring, metal brackets, and more were discussed.

**Motion to send this application to the Board of Zoning and Planning with a positive recommendation and the condition that it be remanded back to the ARB for final design review by Mr. Heyer, seconded by Mr. Hall.**

The findings of facts and decisions of the Board for application number ARB-25-18 for the property located at 653 Euclaire: The Architectural Review recommends this application to the Board of Zoning and Planning with the condition that the design review and approval of a Certificate of Appropriateness be remanded back to the ARB.

Gutters were discussed.

The applicant understood the findings of facts.

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

## **8) Other Business**

- 1) Discussion of 2200 Main mockup/materials board

Ms. Bokor stated there was a general positive consensus about the brick, but that the grout looked light.

The color palette was discussed.

It was stated that a change in color will be recommended.

- 2) Main Street Design Guidelines Committee

Mr. Scott discussed a meeting with Jeff Speck and noted various ideas.

Ms. Bokor mentioned Mr. Speck's books.

Mr. Speck's compliments towards the City of Bexley were noted.

**8) Adjourn**

The meeting was adjourned.