



Architectural Review Board Meeting Minutes

Thursday, August 12, 2021

6:00 PM

1) **Call to Order**

The meeting was Called to Order at 6:00 pm. A recording of the first portion of meeting can be viewed by clicking here: <https://www.youtube.com/watch?v=ynCeZYXRdWM>, and audio from the last 54 minutes of the meeting can be found by clicking here: <https://www.youtube.com/watch?v=29jeXznDZVM>.

2) **Roll Call of Members**

Roll Call: Pete Scott, Larry Helman, Bill Heyer, JoAnn Strasser, Suzanne Toney

3) **Public Comments**

There were no public comments.

4) **Approval of Minutes**

Move to Approve the July 8th, 2021 ARB Minutes: Pete Scott, seconded by JoAnn Strasser.
Vote: Pete Scott, Larry Helman, Bill Heyer, JoAnn Strasser, Suzanne Toney

5) **Staff Report**

A) ARB Staff Report for 8/12/2021

There are two items on the Consent Agenda:

A. STAFF RECOMMENDS APPROVING THIS AS A CONSENT AGENDA

ITEM Application Number: ARB 21-55

Address: 699 Vernon

Applicant: Erik Maxwell

Owner: Micah & Jennifer Fening

Request: The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a second story addition over an existing one story structure to the rear of the property. The raised wood deck will also be replaced with a new concrete patio and deck as part of this project.

Considerations:

- *Siting:* The siting of this addition is appropriate in relation to the existing home and the lot.

- *Massing*: The massing is appropriate and will blend well with the existing home.
- *Compatibility*: All material, elements, windows, etc... of the new structure are compatible with the existing home.
- *Adherence to Criteria of Architectural Appropriateness(see below)*:

	Criteria to Determine Appropriateness of Changes to Existing Structure not Involving Demolition	
(a)	The Board, in deciding whether to issue a certificate of appropriateness, shall determine that the proposed structure or modification would be compatible with existing structures within the portion of the District in which the subject property is located.	Yes
(b)	The Board may, as a condition of the certificate of appropriateness for the project, require a plan for the preservation (and replacement in the case of damage or destruction) of existing trees and other significant landscape features.	N/A
(c)	In conducting its review, the Board shall examine and consider, but not necessarily be limited to, the following elements:	
	i. Architectural design, new or existing	Appropriate
	ii. Exterior materials, texture and color	Appropriate
	iii. Exterior details	Appropriate
	iv. Height and building mass	Appropriate
	v. Preservation of existing trees and significant landscape features.	N/A

Recommended Conditions (if Board moves to a vote):

1. Final Design to be reviewed and approved by the city's Design Consultant
2. All minor changes to the design are subject to approval by the Residential Design Consultant.

B. STAFF RECOMMENDS APPROVING THIS AS A CONSENT AGENDA

ITEM Application Number: ARB 21-57
 Address: 85 S Cassady
 Applicant: Amy Lauerhass
 Owner: Laura Bowen

Request: The applicant is requesting Architectural review and approval

and a Certificate of Appropriateness for a two story addition to the rear of the primary structure.

	Criteria to Determine Appropriateness of Changes to Existing Structure not Involving Demolition	
(a)	The Board, in deciding whether to issue a certificate of appropriateness, shall determine that the proposed structure or modification would be compatible with existing structures within the portion of the District in which the subject property is located.	Yes
(b)	The Board may, as a condition of the certificate of appropriateness for the project, require a plan for the preservation (and replacement in the case of damage or destruction) of existing trees and other significant landscape features.	N/A
(c)	In conducting its review, the Board shall examine and consider, but not necessarily be limited to, the following elements:	
	i. Architectural design, new or existing	Appropriate
	ii. Exterior materials, texture and color	Appropriate
	iii. Exterior details	Appropriate
	iv. Height and building mass	Appropriate
	v. Preservation of existing trees and significant landscape features.	N/A

Bokor said she has relayed small suggestions to the applicants.

Motion to Approve: Larry Helman, seconded by JoAn Strasser

Vote: Bill Heyer, Pete Scott, Larry Helman, JoAnn Strasser, Suzanne Toney

6) Old Business

- A) Application Number: ARB-21-52
Address: 692 Chelsea
Applicant: Angel Subisak
Owner: Daniel and Angel Subisak

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

Bokor said this was before the Board last month; the Staff Report lists comments from the Board

that the Applicant agreed to change. The packet includes drawings which are similar to previous versions. The agreement to move the porch in will not happen but there have been some modifications made. There is a deck and no rail is needed.

Angel Subisak was sworn in and described the changes that were made to the plans: boxes at the top and bottom of the columns were removed, two risers/treads were changed to one step, the columns would be wrapped in wood on all four sides, and the horizontal beam would be wrapped.

Subisak answered Bokor's questions and stated the columns would be square. Bokor said the back porch drawing is not part of the application.

Scott asked about the second canopy plan; Bokor explained this needs to be included in the Finding of Fact. Subisak answered Helman's question that the columns would be wrapped and painted white. He stated he appreciates the column's simpler shape but feels the drawings are vague, however, staff can work with the applicant on the details. He indicated he would like to see things pulled in but he understands the complexities.

Helman asked that the drawings match whatever is approved.

Heyer said the elevation works based on what the Board was asking. However, the finished column face on the porch is supposed to align with the face of the beam but is currently shown smaller, and gave a suggestion. He and Subisak discussed the column color. He asked for a condition regarding the column alignment. Subisak answered questions about materials, and a personal material preference was shared.

Toney noted that the columns should be square and asked what will occur on the side of the roof; Subisak indicated there will be siding and Toney stated this should be worked out with staff. Heyer asked about beam placement; there was additional discussion regarding this. Subisak said it would be paulownia and a committee member explained the wood should be smooth.

There was no comment from the public.

The Findings of Fact and Decision of the Board for Application No. ARB-21-52 for property located at 692 Chelsea Avenue: The Board finds that a Certificate of Appropriateness should be issued noting that the front porch addition is architecturally compatible with the following modifications: the column details be provided in a drawing such as color, shape, and square piers that align with the face beam and the beam detail return back to the house, the applicant remove the final page from the packet as the drawing represents the back porch which is not a part of the application, and that Section A on the lower half of page 2 is what proved as part of this application, the final design is to be reviewed and approved by the City's design consultant.

Motion Made to Approve the Findings of Facts: Helman, seconded by Heyer.

Vote: Bill Heyer, Pete Scott, Bill Helman, JoAnn Strasser, Suzanne Toney

- B) Application Number: ARB-21-54
Address: 407 Northview
Applicant: Ji Liu
Owner: Ji Liu

Request: The applicant is seeking architectural review and a Certificate of Appropriateness to demolish an existing structure and replace it with a new single family home.

Bokor reviewed staff comments for this application with the Board. This application was before the board last month; it is the demolition of an existing home. The Board had requested additional documentation from an architect or historical preservationist; Amy Lauerhass submitted a report. New documentation includes a full landscape plan, comparison with neighboring homes in terms of height and floor plates (although the grades are not truly done). Bokor stated that in combination with the renderings, these give a good idea of what the home will look like. The staff report includes a comparison of the front elevation with its massing and roof exposure. One of the biggest issues the board had was the roof and columns were inconsistent with a Craftsman-style home; these have been addressed. The porch has been redesigned and simplified, and the roof has been lowered slightly and is now gabled. Regarding stylistic choices, Bokor thinks it would be really nice if the back porch has columns with matching domes.

David Johnson was sworn in and discussed the elevations and the back of the house; the roof is about 3.5 inches lower and modified to be gabled. He sees no problem with making similar columns on the back of the home as there are on the front. Additions were added to the front and rear of the house, the roof was dropped, and materials were changed. It will be more of a Craftsman home with a timeless feel. The materials were changed from stone to brick and Johnson believed red brick is appropriate for this style of house.

Helman indicated he thinks this is a vast improvement and is more cohesive as a design. He questioned the meeting of the informal dining space and gable roof as seen on the first floor plan. Johnson believed that it would be changed to be a cleaner convention.

Strasser asked about the small window over the garage; Johnson said it can be more rectangular.

Heyer appreciated the drawings and effort. He surveyed the site himself and got different measurements, and asked if Johnson was to make an adjustment, to try to bring it down to whatever the house really is. Heyer also suggested bringing the floor plate down, to reconsider the gable, and asked if the grade will remain as is or if there is intent to change it. Johnson said the intent was to keep it the same and Heyer asked if he would consider lowering the floor plate; Johnson said he could consider this.

Rose and Heyer discussed grade issues.

Ji Liu was sworn in. He stated the next door grade is higher than the new grade. Heyer asked about the number of steps going up to the house being similar to the neighbor's house and suggested the skirt align with the wood skirt and first floor. There is further discussion about grade. Helman asked about a requirement for a survey mark of construction elevation.

Scott felt this is a great improvement and asked about the 90 degrees for the rear elevation, bracket condition on the left of porch, and the garage window. The intent of the porch is open on the side; Scott wanted to make sure details are consistent.

Toney agreed with the design of the oval window. Additionally, she indicated she feels these are massive improvements and wants to make sure material samples are submitted; she does not

have an issue if this is worked out with staff.

A guttering plan was discussed; this will be worked out with staff.

The architect indicated he likes the Craftsman garage door shown in the rendering; Scott asked that a Craftsman-style garage door be included as a condition.

Heyer asked about the gable roof; the architect indicated it can be a gambrel.

Strasser asked how the grading is assured or enforced; Bokor said they are working through that.

Heyer asked about the drainage as it relates to the grade; Mr. Liu said it shouldn't be a problem, this is discussed among committee members and staff.

Helman and the applicant discussed drainage and draining.

Grace Grenny discussed the materials and color scheme. The selections differed from the renderings. The designer indicated there will be full brick on the columns and skirting.

The Findings of Fact and Decision of the Board for Application No. ARB-21-54 for property located at: 407 Northview the Board finds that a Certificate of Appropriateness should be issued to allow for demolition of an existing structure and proposed new structure with the following conditions: material samples are to be reviewed and approved by the residential design consultant, consideration of columns on the rear porch to match front, the Landscape plan be reviewed and approved by the Bexley Tree and Public Gardens Commission and no trees can be removed until that has been approved, no demolition can occur until the construction documents are approved, the owners combine the parcels or request a councilmatic variance from the R3 lot size and a lot split approved from the Board of Zoning and Planning, a Craftsman-style door should be picked for the garage doors, roof change should be changed to gambrel over the garage and remove the large bracket from the garage shed roof, brick belt course be dropped to align with the first floor, grade to be verified and the first floor plate is to be 18" from grade, maximum, final design be reviewed and approved by the city's Design Consultant which involves changing an oval window to a craftsman-style.

Motion Made to Approve the Findings of Facts: Strasser, seconded by Scott

Vote: Bill Heyer, Pete Scott, Bill Helman, JoAnn Strasser, Suzanne Toney

7) New Business

- A) Application Number: ARB 21-55
Address: 699 Vernon
Applicant: Erik Maxwell
Owner: Micah & Jennifer Fening
Request: The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a second story addition over an existing one story structure to the rear of the property. The raised wood deck will also be replaced with a new concrete patio and deck as part of this project.

Motion Made to place this on the Consent Agenda: Mr. Helman, seconded by Strasser

Vote: Bill Heyer, Pete Scott, Bill Helman, JoAnnStrasser, Suzanne Toney

- B) Application Number: ARB 21-57

Address: 85 S Cassady
Applicant: Amy Lauerhass
Owner: Laura Bowen
Request: The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a two story addition to the rear of the primary structure.

Motion Made to place this on the Consent Agenda: Mr. Helman, seconded by Strasser

Vote: Bill Heyer, Pete Scott, Bill Helman, JoAnn Strasser, Suzanne Toney

- C) Application Number: ARB 21-58
Address: 221 Ashbourne
Applicant: Karrick Sherrill
Owner: Alex Marsh
Request: The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for the demolition of existing, fire damaged home and the construction of new single family home.

Bokor said there is a thorough report and additional pictures, highlighted a claim in the report that the fire smell cannot be removed from the interior, and also said the site is non-conforming and does not need a variance.

Marsh was sworn in and discussed the passage and timeline.

Sherrill was sworn in and distributed attritional materials with updates. He explained the desire for more square footage and an extension to the back of the house. This would use the same approach as the existing home, but the new home would be a little taller to include an attic space, however, there are elements that can lower the mast. The drawings are not fully detailed but rather representative, as the ornamental styles are less detailed than others.

Helman described the architectural significance of Stanberry. The current house is in scale to the neighbors, and asked if it's salvageable and where a replacement house fits into the landscape. He indicated a belief that the proposed house would need major changes to be in scale in terms of materiality.

Strasser is uncomfortable with the demolition report because it did not appear to meet the requirements of the city's demolition statute, and agrees with Helman that the style of residence is compatible with the area.

Heyer stated he has looked at the house and that it is restorable and a classic example of a Bexley Georgian revival house; he would not vote in favor of a demolition of this house.

Scott agreed with what had been said and indicated there are ways to remediate fire-damages, and the exterior would be a hard sell for him. He did share he does like the effort and design, and feels the front porch on the design softens the presence of being close to the street and verticality elevate the height of the house.

Toney agreed with what had been said, and also said that she would not like the materials to be sent to the dump. She asked if there is any idea to take the existing structure and turning it into what they want. Sherrill asked if the potential to increase the size of the existing structure could be discussed, knowing that behind the front facade and site there is not much character. Marsh said structural elements have been compromised and new elements have been added for support; Toney said she didn't see evidence of this and asked for evidence that the building has failed.

This design was tabled by the applicant.

D) Application Number: ARB 21-59
Address: 99 S Roosevelt
Applicant: Benjamin Babeaux
Owner: PropertyPaths.com, LLC
Request: The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a new front porch and detached garage.

E) Application Number: BZAP-21-33
Address: 270 S Dawson
Applicant: Julie Bullock
Owner: Ashley Pitts
Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for a new porch and a pool in the side yard.

Bokor said she doesn't have any problems with this but wanted to make sure the public had a chance to testify.

Bullock and Botkins were sworn in. Bullock described the open porch addition and the rationale for the variance; work will be completed on what is considered a side yard. Porch details will match what is on the existing house. The homeowners are looking to add a pool and setbacks were considered. Botkins described the proposed plan and materials.

Strasser suggested this could be a consent agenda item and Heyer concurred. Helman asked for an east exterior drawing; a depiction was passed around. Botkins described materials per Scott's request. The materials will match what is currently on the house, including stucco, gabel, and paneled columns.

No one in the audience desired to speak on this project.

The Findings of Fact and decision of the Board for Application No. BZAP-21-33 for the property located at: 270 S. Dawson. The Board recommends Design be approved by the Board of Zoning and Planning subject to zoning approval for the open porch, side porch, and proposed swimming pool. Recommendations that the final design and review subject to the Design Consultant and landscape to the City's Landscape Consultant.

Motion Made to Approve the Findings of Facts: Strasser, seconded by Helman.

Vote: JoAnn Strasser, Bill Helman, Pete Scott, Bill Heyer, Suzanne Toney

F) Application Number: BZAP 21-36
Address: 2010 E Broad
Applicant: Brent Foley
Owner: St.Charles Preparatory School
Request: The applicant is seeking a review and recommendation to the Board of Zoning and Planning for a Master plan to add Convocation Center, Learning Resource Center, Performing Arts Center, and additional parking.

Bokor said this application is going to the BZAP to get approved as a Master Plan for the main campus and is coming before the Board to share with the ARB, although there is no decision needed at this time, other than a general decision to move it to the BZAP. Right now they'd like

to have a master plan and then come back to this Board with certainty. There are implied building designs in the drawings which may or may not come to fruition.

Foley was sworn in and said comments are welcome to be considered during the design process. St. Charles is trying to take a faith-based school institution and celebrate heritage while also being competitive in the marketplace and preparing students for 21st century learning. They began planning this process in 2018, which was when the current parking addition began. They have worked with their neighbors to address concerns regarding water runoff, screened lighting, and parking. Foley described the proposed plan and shared St. Charles' relationship with their neighbors has changed and neighbors support the plan.

Bokor spoke with Jason Subie who will do a full report to the BZAP this month. Bokor encouraged the Board to listen to the presentation. Foley said if everything lines up the way they are intending, the school will be back in front of the Board this fall to present the first building.

Helman indicated fundraising was key and proposed the following thoughts:

- The submitted plans read as an engineering and parking drawing, and it may be important to make this a landscape drawing with parking included.
- It might be beneficial to also show the west side of campus and an indication of pedestrian crossing.
- Athletics, recreation, and green space are program spaces; once green space is gone it will not be replaced.
- Landscape plans will be important.
- Review the lower parking regarding unloading.

Bokor said coloring the drawing will assist. Scott praised the parking lot plans, working with neighbors, and water remediation, and noted the need for increased parking, while it needs to be managed. He agreed with the need for a landscape plan.

Heyer said to look at samples by the architect who designed the original work and consider portraying the religious message through the architecture, as well as not losing sight of the overall meaning when dealing with parking and traffic flow. He indicated the educational building shape doesn't make sense and buildings are competing for hierarchy, that courtyards are a major part of the Catholic learning campus, and he'd like to see more, if possible, and to extend character through small details. There was discussion about the grotto and how to organize buildings and the hierarchy of the shapes.

Toney, Heyer, Foley, and Helman discussed the proposed circular building. Helman discussed outdoor pedestrian walkways and the relationship with the interior systems.

Toney said she has heard the proposed buildings are needed. She asked about the soccer field; it will stay. Heyer suggested sticking with original hand-drawings.

It is decided that a recommendation to the BZAP is not necessary.

8) Other Business

Toney said she is looking to have a retreat after Labor Day.

9) Adjourn

The meeting concluded.