



Architectural Review Board Meeting Minutes

Thursday, January 13, 2022

6:00 PM

1) Call to Order

The meeting was called to order by Chair Toney.

2) Roll Call of Members

Members Present: Mr. Scott, Mr. Helman, Mr. Hall, Ms. Strasser, Ms. Toney.

3) Public Comments

There were no Public Comments.

4) Approval of Minutes

A) November minutes

B) December Minutes

Motion to adopt minutes from the November and December, 2021 meetings by Ms. Strasser, second by Mr. Scott; all in favor.

5) Staff Report

A) January 2022 ARB Staff Report

Ms. Bokor indicated the Staff Report is attached to the Agenda for public access.

Ms. Rose noted the 221 Ashbourne applicant requested a tabling until the February 10, 2022 meeting.

All Consent Agenda item applicants have agreed to minor changes requested by the Board and to conditions recommended by Staff.

Application Number: ARB 21-77

Address: 2170 Bryden Road

Applicant: Pete Foster

Owner: Robert & Mary Monsarrat

Application Number: ARB 21-79
Address: 140 N Cassingham
Applicant: Amy Lauerhass
Owner: Nick & Chelsea Long

Application Number: ARB 21-80
Address: 870 Montrose
Applicant: Amy Lauerhass
Owner: Tim & Debbie Leasure

Application Number: ARB 21-82
Address: 2501 Fair Ave
Applicant: Amy Lauerhass
Owner: Claire & Charlie Adams

Motion to approve the Consent Agenda items by Mr. Helman, seconded by Mr. Scott; all in favor.

6) Old Business

A) Application Number: ARB 21-51
Address: 2010 East Broad
Applicant: Brent Foley
Owner: Catholic Diocese of Columbus
Request: The applicant is requesting Architectural review and approval of a Certificate of Appropriateness for alternate design for the Convocation Center that was approved at the November ARB with the condition that the applicant submit phasing plans for additional exterior details.

Ms. Bokor shared that this application was approved at the November meeting with the condition that the applicant return with phasing plans. Furthermore, Ms. Bokor explained why she did not include this as a Consent Agenda item.

Mr. Foley was sworn in and gave a brief history of the application; he indicated they are interested in a cupola, skylights, and panels but would prefer not to do striping on the roof.

Mr. Hall had no questions.

Mr. Helman asked a question about the alternate on the panels; Mr. Foley explained how these would work. Mr. Helman shared his opinion and Mr. Foley indicated the panels would provide relief of a couple of inches. Mr. Foley said the roof would match the existing red tile roof.

Ms. Strasser did not have questions.

Mr. Scott indicated a desire for more detail in the crown and also discussed the panel.

Ms. Bokor shared that this design is just to ensure the structure.

Mr. Helman discussed the blank walls and how landscaping will be handled by the Tree Commission.

Mr. Foley indicated the Courtyard is a later phase.

Ms. Toney did not have questions.

The Findings of Fact and Decision of the Board for Application No. ARB 21-51 for property located at 2010 E. Broad Street: The Board finds that the alternate design for the Convocation Center to include: cupola, skylights, decorative wall sections, are architecturally appropriate and should be approved as alternates as submitted.

Motion to accept Findings of Fact by Mr. Helman, seconded by Scott; all in favor.

B) ***THIS APPLICATION HAS BEEN TABLED BY THE APPLICANT TO THE FEBRUARY ARB***

Application Number: ARB 21-58

Address: 221 Ashbourne

Applicant: Karrick Sherrill

Owner: Alex Marsh and Katie Walker Marsh

Request: The applicant is requesting Architectural review and approval of the condition of review of final roofing material for an approved Certificate of Appropriateness for the demolition of an existing, fire-damaged home and the construction of a new single family home.

7) **New Business**

A) Application Number: ARB 21-76

Address: 754 Euclaire

Applicant: Bonnie Kyle

Owner: Joseph Kyle

Request: The applicant is requesting Architectural review and approval of a Certificate of Appropriateness for a 2-story addition to the south side of the primary structure.

Ms. Bokor displayed the most recent documents and listed the items she wished to discuss with the Board: front porch repair, roof, railings on the deck, back door replacement, windows, roofing, and window trim.

Mr. and Ms. Kyle were sworn in.

Ms. Kyle described the proposed addition and upgrades.

Mr. Scott said the overall massing is appropriate and discussed siding.

Ms. Bokor said she feels comfortable working with the applicant.

Ms. Strasser wanted to know more about the siding; Ms. Kyle said it will be a seamless, steel board and batten style, similar to the existing horizontal siding. Ms. and Mr. Kyle discussed the porch.

Mr. Scott gave a suggestion regarding column replacement.

Bokor discussed items to be reviewed by Staff instead of the Board.

Mr. Helman requested a dimensional set of drawings and asked about a new roof; he was ambivalent about porch columns and asked for more information about vertical siding, window placement, and foundations. Mr. Kyle responded and also discussed landscaping. Mr. Helman commented on downspouts and the backdoor.

Ms. Kyle answered Mr. Hall's question of window placement and mentioned the downspouts and gutters.

Ms. Toney gave an opinion of the front door.

Mr. Scott asked about the existing board and batten.

Ms. Toney discussed the lack of windows at the front of the house and Mr. Helman shared this concern. However, he also indicated his belief that Staff can work with the applicant on this. There was discussion with Board members and the applicant about windows.

Ms. Rose said that she has shared this application with Elena Andrews.

Motion to table until February 10, 2021 made by Mr. Helman, seconded by Ms. Strasser; all in favor.

- B) ***CONSENT AGENDA ITEM***
Application Number: ARB 21-77
Address: 2170 Bryden Road
Applicant: Pete Foster
Owner: Robert & Mary Monsarrat
Request: The applicant is requesting Architectural review and approval of a Certificate of Appropriateness for a 2-story addition to the rear of the existing home and a one story addition to the west and south.

Motion to approve the consent agenda items by Mr. Helman, seconded by Mr. Scott; all in favor.

- C) Application Number: BZAP 21-48
Address: 219 N Drexel
Applicant: Amy Lauerhass
Owner: Frances Maass & Eric Katz
Request: The applicant is requesting Architectural review and approval of a Certificate of Appropriateness for a detached garage and art studio

Ms. Bokor explained this is request for a recommendation to BZAP because it needs a variance. She shared her concern regarding sizing and indicated stated some details have been changed.

Amy Lauerhass was sworn in and explained the project. She said that given the size of the lot and the location of the garage on the lot, the garage will appear smaller from the street.

Ms. Strasser discussed the scale of the nearby properties and said this does not feel this will read like another residence.

Ms. Bokor gave suggestions to Ms. Lauerhass about her proposal to the BZAP and the simplicity regarding the garage details.

Mr. Scott discussed massing and gables. He would have like to see more pulled from the house and mentioned the sitting area.

Mr. Helman indicated he had concerns about the gables and discussed a door. Mr. Scott discussed an additional vertical element and Ms. Lauerhaas discussed the idea of a door.

Mr. Hall discussed the brackets and brick; Ms. Lauerhaas explained it is against a fence. Mr. Hall mentioned the hierarchy of the roofs; Ms. Lauerhaas indicated the ridges are equal.

Ms. Lauerhaas and Board members discussed Tutor details and scale.

Mr. Hall also discussed windows.

Ms. Toney, Ms. Lauerhaas, and Staff discussed details and windows.

There was discussion with the applicant and Staff about next steps.

Finding of Facts and Decision of the Board for Application No. BZAP 21-48 for property located at 219 N. Drexel for a detached garage/art studio: the Board finds it appropriate to recommend a Certificate of Appropriateness with the condition that the applicant add Tutor details on the east gable of the garage, proportionate windows, and that final design review return back to the ARB at the February 10 meeting.

Motion made by Ms. Strasser, seconded by Mr. Hall; all in favor.

D) ***CONSENT AGENDA ITEM***

Application Number: ARB 21-79

Address: 140 N Cassingham

Applicant: Amy Lauerhass

Owner: Nick & Chelsea Long

Request: The applicant is requesting Architectural review and approval of a Certificate of Appropriateness for a 2-story addition to the rear of the existing home.

Motion to approve the consent agenda items by Mr. Helman, seconded by Mr. Scott; all in favor.

E) ***CONSENT AGENDA ITEM***

Application Number: ARB 21-80

Address: 870 Montrose

Applicant: Amy Lauerhass

Owner: Tim & Debbie Leasure

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

Motion to approve the consent agenda items by Mr. Helman, seconded by Mr. Scott; all in favor.

F) **CONSENT AGENDA ITEM**

Application Number: ARB 21-82

Address: 2501 Fair Ave

Applicant: Amy Lauerhass

Owner: Claire & Charlie Adams

Request: The applicant is requesting Architectural review and approval of a Certificate of Appropriateness for the demolition of an existing attached garage, and construction of new 1-1/2 story addition to the rear of the house.

Motion to approve the consent agenda items by Mr. Helman, seconded by Mr. Scott; all in favor.

G) Application Number: BZAP 21- 2

Address: 2488 Fair

Applicant: Aaron McCord

Owner: Kevin and Dara Albert

Request: The applicant is requesting Architectural review and approval of a Certificate of Appropriateness for a 2-story addition to the rear of the existing home.

Ms. Bokor recommended this be treated as a preliminary review.

Mr. McCord was sworn in and gave an overview of the application.

Mr. Helman asked if an architect could get involved in this project.

Mr. Hall indicated there are issues with this application.

Mr. McCord discussed other people involved in this application.

Mr. Hall talked about a joint and details. Mr. Hall does not feel the flat roof does not fit.

The Board discussed the importance of having a designer involved.

The roof was discussed.

Mr. Scott mentioned the style and massing. He recommended pushing the limits on the upper roof and changing the windows.

Ms. Strasser explained she does not think this is well designed and suggested hiring a creative to do the job.

Mr. Scott discussed a door and potential of a step; Mr. McCord spoke to this.

Mr. Helman talked about the benefits of additional materials in the applicaiton.

Ms. Rose said she believed it would be in the applicant's best interest to table this at both the ARB and BZAP meetings.

Ms. Toney said she thinks it would be interesting to use stone.

The applicant requested a table to the February 10 meeting.

Motion to table until the February 10 meeting by Mr. Helman, second by Scott; all in favor.

8) Other Business

Ms. Bokor indicated they are working on historic preservation documents.

9) Adjourn

The meeting was adjourned.