



## Architectural Review Board Meeting Minutes

Thursday, February 10, 2022

6:00 PM

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**1) Call to Order**

The meeting was Called to Order by Chairperson Toney.

**2) Roll Call of Members**

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

**3) Public Comments**

There were no Public Comments.

**4) Staff Report**

A) Staff Report for 2/10/2022

Ms. Bokor introduced City Council member Matt Klingler who will be the ARB liaison.

Motion to approve Consent Agenda items ARB 21-58, ARB 21-76, BZAP 21-44, ARB 22-5, BZAP 22-3, second by Mr. Scott; all in favor.

**5) Approval of Minutes**

A) January 2022 ARB Minutes

Motion to approve the minutes by Mr. Scott, second by Ms. Strasser; all in favor.

**6) Old Business**

A) **CONSENT AGENDA ITEM**

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.

Motion to approve Consent Agenda items, second by Mr. Scott; all in favor.

B) **CONSENT AGENDA ITEM**

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.

Motion to approve Consent Agenda items, second by Mr. Scott; all in favor.

C) Application Number: BZAP 22- 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 said this application was tabled at the last meeting to reimagine massing, shape, and scale. She also indicated there are new drawings and representations.

Mr. McCord was sworn in and explained the changes made to the roof.

Mr. Hall stated there was an improvement but said he has concern about the board and batten.

Mr. McCord and Ms. Bokor discussed this.

Mr. Scott said he is comfortable with the applicant working on details with the Architectural Consultant.

Ms. Strasser shared comments.

Ms. Toney asked if there was consideration to putting windows on the side of the addition; Mr. McCord and Committee members discussed this. Additionally, Ms. Bokor, Ms. Rose, and the applicant discussed materials.

Mr. Scott and Mr. McCord discussed the relocation of the AC condensing units.

The Findings of Fact and Decision of the Board for Application No. ARB 22-2 for property located at 2488 Fair Ave.: the Architectural Review Board finds that the 2-story addition at the rear of the principal structure is architecturally compatible with the existing structure and further moves to recommend to the BZAP for approval of a Certificate of Appropriateness with the condition that the applicant work with the Design Consultant on alternate material for the board and batten and minor design changes.

The applicant understood the Findings of Fact.

Motion to approve by Mr. Hall, second by Mr. Scott; all in favor.

D) **CONSENT AGENDA ITEM**

Application Number: BZAP-21-44

Address: 280 S Columbia

Applicant: Corey Tishkoff

Owner: Corey Tishkoff

**Request:** The applicant is requesting a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness for a pool and a pool house in the side yard.

Motion to approve Consent Agenda items, second by Mr. Scott; all in favor.

E) 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 shared that this application was before the Board last month and the applicant is asking for a recommendation to the BZAP. Additionally, Ms. Bokor reviewed the application.

Ms. Lauerhass was sworn in and discussed the recent design changes.

Ms. Strasser said she believes the new plans respond to the comments given at the last meeting.

Mr. Scott asked about the design of the existing house and commented on the massing and heights.

Mr. Hall commented on the brick.

Ms. Toney said this design is an improvement over what was shown last month.

The Findings of Fact and Decision of the Board for Application No. BZAP-21-48 for property located at 219 N. Drexel Ave: the Architectural Review Board recommends that the detached garage with art studio space is architecturally compatible with the existing structure and further moves to recommend to the BZAP for a Certificate of Appropriateness subject to zoning review.

The applicant understood the Finding of Fact.

Motion by Scott, second by Strasser; all in favor.

## 7) **New Business**

A) **CONSENT AGENDA ITEM**

Application Number: ARB-22-5

Address: 768 Grandon

Applicant: Amy Lauerhass

Owner: Beth & Michael Mattes

**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a front porch addition.

Motion to approve Consent Agenda items, second by Mr. Scott; all in favor.

B) Application Number: ARB-22-6

Address: 71 S Cassady

Applicant: Amy Lauerhass

Owner: Bruce & Melissa Wilson

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

Ms. Bokor said this wasn't on the Consent Agenda because she felt there were a few elements worth discussing, including the back windows and water table.

Ms. Lauerhass indicated she is open to the Board's feedback and discussed the brick water table and windows.

Mr. Scott discussed the soldier course, brick, elevation on the back porch, and window size.

Mr. Hall concurred with the approach to the water table and discussed the gable.

Ms. Strasser asked about the soldier course and materials; Ms. Lauerhass answered the questions.

Board members and Ms. Lauerhass further discussed materials.

Ms. Toney did not have additional comments.

The Findings of Fact and Decision of the Board for Application No. ARB-22-6 for property located at 71 S. Cassady: The Architectural Review Board finds that the 1-story addition to the rear of the principle structure is architecturally compatible with the existing structure and moves to recommend a Certificate of Appropriateness with the condition that the applicant work with the Design Consultant on the window size and spacing and brick soldier course.

The applicant understood the Findings of Fact.

Motion to approve by Mr. Scott, second by Ms. Strasser; all in favor.

C) Application Number: ARB 22 -2  
Address: 2785 Elm  
Applicant: Valerie Halas  
Owner: David Chay

**Request:** The applicant is requesting Architectural review and approval of a Certificate of Appropriateness for the addition of a new roof over the existing porch pad.

Ms. Bokor gave an overview of an earlier conversation between herself and the applicant.

Ms. Halas was sworn in and discussed the application.

Mr. Hall expressed concern about the columns and wood spindles.

Ms. Strasser discussed the porch, door, and spindle.

Mr. Scott agreed with the comments about roof pitch, eaves, and columns. He discussed the column brackets and alignment and the gable.

Ms. Toney and Mr. Scott discussed the bracket.

Ms. Toney gave suggestions about the columns.

The applicant asked for a Table.

Motion to Table to the March 10th meeting made by Mr. Hall, second by Mr. Scott; all in favor.

D) ***THIS APPLICATION HAS BEEN TABLED TO MARCH 10, 2022***

Application Number: BZAP-22-1

Address: 501 N Parkview

Applicant: Jonathan Inyamah

Owner: Jonathan Inyamah

**Request:** The applicant is requesting a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness for a sunroom addition.

E) ***CONSENT AGENDA ITEM***

Application Number: BZAP-22-3

Address: 755 Vernon

Applicant: Pete Foster

Owner: Nathan and Rachael Laing

**Request:** The applicant is requesting a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness for the addition of a new second floor above an existing first floor on the west elevation of the existing residence and the addition of a new roof and dormers to the existing two-story portion of the existing residence.

Motion to approve Consent Agenda items, second by Mr. Scott; all in favor.

F) Application Number: BZAP-22-4

Address: 2775 Elm

Applicant: Gary J. Alexander

Owner: Doug and Barbara Davis

**Request:** The applicant is requesting a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness for an addition of a screened porch at the rear of the property.

Ms. Bokor gave information about this application, displayed photos and drawings, and noted the privacy fence.

Mr. Alexander discussed the zoning variance request.

Mr. Scott discussed the appropriateness of the massing and shared he has no issues with the visibility and screenage.

Mr. Hall agreed that this is an appropriate addition.

Ms. Strasser had no comments.

Ms. Toney commented on the windows and discussed this with the applicant.

The Committee and applicant discussed windows and potential privacy concerns.

The Findings of Fact and Decision of the Board for Application No. BZAP-22-4 for property located at 2775 Elm: The Architectural Review Board recommends a Certificate of Appropriateness to the Board of Zoning and Planning for a screen porch addition at the rear of the principal structure with the condition that the applicant add two additional screens to the upper west elevation, further subject to zoning review and approval.

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

G) Application Number: ARB-22-4  
Address: 65 Ashbourne  
Applicant: Don Highlander  
Owner: Lori Jones

**Request:** The applicant is requesting a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness for an addition to the north side, to replace existing windows, to replace the existing greenhouse walkway, and to relocate the side entry door.

Ms. Bokor said this application was before the Board for the first time, discussed some concerns, and shared new drawings.

The applicant was sworn in and described the project.

Mr. Scott shared his thoughts on the project, including the window details.

Ms. Strasser suggested the applicant work on the windows.

Mr. Hall shared concern with the relocation of the air conditioning unit; the applicant explained the flat roof.

Ms. Toney asked about the door and rail and expressed agreement with the previous window comments, and asked about the roof pitch; the applicant explained more.

Ms. Bokor indicated what she will look for when working with the applicant.

Findings of Fact and Decision of the Board for Application No. ARB-22-4 for property located at 65 Ashbourne Road: the Architectural Review Board finds that the addition to the north side of the principal structure and modifications to the structure are appropriate and compatible with the existing structure, and further moves to approve a Certificate of Appropriateness with the following conditions:

- 1) that the applicant work with the Design Consultant on the window style and size, and that
- 2) the applicant provide a landscape plan to Staff for screening the new location of AC units.

The applicant understood the Findings of Facts.

Motion to approve with conditions by Ms. Strasser, second by Mr. Scott; all in favor.

**8) Other Business**

**9) Adjourn**

