



## Architectural Review Board Meeting Minutes

Thursday, June 9, 2022

6:00 PM

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**1) Call to Order**

Members present: Ms. Strasser, Ms. Kronsky, Mr. Heyer, Mr. Scott, Chairperson Toney

**2) Roll Call of Members**

**3) Public Comments**

There were no Public Comments.

**4) Approval of Minutes**

A) May ARB Minutes

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

**5) Staff Report**

Consent Agenda Items: BZAP-22-23, BZAP-22-24, ARB-22-26, ARB-22-27, ARB-22-29, ARB-22-30.

A resident was sworn in and shared he is in favor of the proposal for 641 S. Cassingham.

Motion to approve Consent Agenda by Ms. Strasser, second by Ms. Krosky, all in favor.

**6) Old Business**

A) Application Number: ARB-22-1

Address: 501 N Parkview

Applicant: Jonathan Inyamah

Owner: Jonathan Inyamah

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

Mr. Inyamah was sworn in.

Ms. Bokor gave a brief history of the project and clarified that this is before the Board to discuss the addition.

Mr. Heyer, the applicant, and Mr. Scott discussed the roof material.

Mr. Scott also shared other concerns.

Ms. Krosky suggested considering other roof materials.

Chairperson Toney discussed the drawings.

The findings and decisions of the Board for application number ARB-22-1 for the property located at 501 N Parkview, as stated by Kathy Rose: That the Architectural Review Board issues a certificate of appropriateness for a sunroom addition with the following conditions:

1. Details to match existing home.
2. A design solution to the exposed brick be added to the plans.
3. Roof structure and connection to be refined with staff and appropriate materials be used for the cricket (metal or rubber membrane).
4. The applicant must work with the city's landscape consultant for final landscape approval before a building permit is issued.
5. That the final design be reviewed and approved but the city's design consultant.

The applicant understood the Findings of Fact; and there was conversation between Ms. Bokor and the applicant about including notes in the drawings and next steps.

Motion to approve by Mr. Heyer, second by Ms. Strasky, all in favor.

## 7) **New Business**

A) Application Number: BZAP-22-23  
Address: 261 S Parkview  
Applicant: Todd Parker  
Owner: Jane Bodner

**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 at the rear of the existing structure.

Consent Agenda Items: BZAP-22-23, BZAP-22-24, ARB-22-26, ARB-22-27, ARB-22-29, ARB-22-30.

Motion to approve Consent Agenda by Ms. Strasser, second by Ms. Krosky; all in favor.

B) Application Number: BZAP-22-24  
Address: 922 Chelsea  
Applicant: Megan Kleinman  
Owner: Megan and Randy Kleinman

**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 deck.

Consent Agenda Items: BZAP-22-23, BZAP-22-24, ARB-22-26, ARB-22-27, ARB-22-29, ARB-22-30.

Motion to approve Consent Agenda by Ms. Strasser, second by Ms. Krosky; all in favor.

- C) Application Number: ARB-22-26  
Address: 708 Chelsea  
Applicant: Valerie Halas  
Owner: Bethany Ambrosius

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

Consent Agenda Items: BZAP-22-23, BZAP-22-24, ARB-22-26, ARB-22-27, ARB-22-29, ARB-22-30.

Motion to approve Consent Agenda by Ms. Strasser, second by Ms. Krosky; all in favor.

- D) Application Number: ARB-22-27  
Address: 167 S Roosevelt  
Applicant: Amy Lauerhass  
Owner: Jessica & Seth Samuels

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

Consent Agenda Items: BZAP-22-23, BZAP-22-24, ARB-22-26, ARB-22-27, ARB-22-29, ARB-22-30.

Motion to approve Consent Agenda by Ms. Strasser, second by Ms. Krosky; all in favor.

- E) Application Number: ARB-22-28  
Address: 243 S Cassingham  
Applicant: Megan Dixon  
Owner: Tamara Reynolds & Jeremy Henthorn

**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a 2-story addition.

Ms. Bokor shared information about this project and indicated she wanted this to come before the Board to discuss detail work and color choices.

Ms. Dixon was sworn in and indicated the desire to use complimentary tones.

Mr. Heyer and Ms. Dixon discussed the elevation and plan for the skylight system, mold, and the porch.

Ms. Krosky suggested the applicant consider something other than a wood sill and there was discussion about materials.

Ms. Stasser indicated she had a concern with the sills.

Mr. Scott and Mr. Heyer discussed the skylight and cricket.

The findings and decisions of the Board for application number ARB-22-28 for the property located at 243 S Cassingham, as stated by Kathy Rose: That the Architectural Review Board issues a certificate of appropriateness for a 2-story addition, with following conditions;

1. Rakes and eaves are to match the existing structure.
2. Window sills are to be composite and not wood.
3. That the final design be reviewed and approved by the city's design consultant.

Motion to approve by Ms. Stasser, second by Ms. Krosky; all in favor.

- F) Application Number: ARB-22-29  
Address: 373 S Drexel  
Applicant: Pete Foster  
Owner: Paul Selner and Melissa Diethelm  
**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for an addition to the rear of the existing structure.

Consent Agenda Items: BZAP-22-23, BZAP-22-24, ARB-22-26, ARB-22-27, ARB-22-29, ARB-22-30.

Motion to approve Consent Agenda by Ms. Strasser, second by Ms. Krosky; all in favor.

- G) Application Number: ARB-22-30  
Address: 641 S Cassingham  
Applicant: Pete Foster  
Owner: Jerry Durham  
**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a 2-story deck

Consent Agenda Items: BZAP-22-23, BZAP-22-24, ARB-22-26, ARB-22-27, ARB-22-29, ARB-22-30.

Motion to approve Consent Agenda by Ms. Strasser, second by Ms. Krosky; all in favor.

- H) Application Number: ARB-22-31  
Address: 790 Chelsea  
Applicant: James Green  
Owner: Perrin Peacock  
**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a new front porch.

Ms. Bokor gave background on this case and indicated there are many details associated with this property; she indicated the applicant has chosen good-quality construction details and discussed the beam alignment.

Mr. Peacock was sworn in and discussed the intended plans.

Mr. Scott spoke to the brick, color choices, column alignment, steps, and railings; Mr. Peacock described the process by which the renovation will occur. There was further discussion on the railing and hedges.

Ms. Strasser discussed the railing.

Mr. Heyer suggested the applicant consider alternatives to the piers and discussed the value of a good porch remodel.

Ms. Krosky encouraged the applicant to consider a local wrought-iron company and spoke to column shape.

The findings and decisions of the Board for application number ARB-22-31 for the property located at 790 Chelsea, as stated by Kathy Rose: That the Architectural Review Board issues a certificate of appropriateness for a new front porch, with the following conditions:

- 1) The columns are to be lined up appropriately with beam, the columns proud (prominent) and the capitals reworked with a plate on the top
- 2) Handrails should comply with building code
- 3) Wrought iron deck rails be modified to be inside brick
- 4) Tapered columns be considered
- 5) Subject to final review and approval by Design Consultant

The applicant understood the Findings of Fact.

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

## 8) Other Business

- A) Application Number: MA-22-121  
Address: 2559 Brentwood  
Applicant: Able Roof  
Owner: Hersh, Ronald & Susan

**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness to replace a slate roof with an asphalt shingle roof.

Ms. Bokor indicated this case is before the Board because it is a request for a slate roof being replaced by an asphalt roof.

Michael Weingard was sworn in and spoke about the condition of the roof and previous repairs.

Ms. Strasser asked if there was discussion about replacement and Mr. Weingard discussed the difficulty of this.

Ms. Krosky asked about the material and structure. Ms. Weingard discussed the condition of the roof.

Mr. Heyer discussed the paperwork requirements for replacement.

Mr. Weingard answered Ms. Toney's questions regarding replacement.

Ms. Strasser shared her opinion that this roof cannot be repaired and discussed replacement options.

Mr. Scott discussed requested materials so the Board has adequate information with which to make a decision.

There was discussion about membrane roof and color.

Ms. Toney and the applicant talked about various products.

Ms. Rose spoke about the application process.

Ms. Bokor discussed various types of slate and replacement types.

Ms. Toney shared her opinion about different portions of the roof matching.

Ms. Krosky gave her thoughts of what should be requested by the applicant.

Mr. Heyer spoke to a particular material and he and the applicant discussed this.

Ms. Toney discussed the Board's intentions to make the home the best it can be.

It was determined that there is no need for an independent evaluation, but there was discussion of next steps.

The findings and decisions of the Board for application number ARB-22-33 for the property located at 2559 Brentwood, as stated by Kathy Rose: That the Architectural Review Board issues a certificate of appropriateness to replace the existing slate roof with the following conditions:

1. The slate may be replaced with any high quality asphalt shingle and the new shingle must be consistent on all sloped roof surfaces with the exception of the flat rubber roof.
2. The alternate option for the slate replacement only would be an upgraded material such as standing seam metal, simulated slate, or other material deemed appropriate by the design consultant. If this option is taken the asphalt shingles on the existing first floor roof can remain as is.
3. All final materials should be reviewed and approved by the city's design consultant.

Motion to approve by Ms. Krosky, second by Ms. Strasser; Vote: Scott - Yes, Strasser - Yes, Krosky - Yes, Heyer - No, Toney - Yes.

**9) Adjourn**

The meeting was adjourned.