



Architectural Review Board Meeting Minutes

Thursday, July 21, 2022

6:00 PM

1) Call to Order

The meeting was Called to Order by Chairperson Toney.

2) Roll Call of Members

Members present: Ms. Krosky, Mr. Scott, Mr. Heyer, Chairperson Toney

3) Public Comments

There were no Public Comments.

4) Approval of Minutes

Minutes will be reviewed at the next meeting.

5) Staff Report

A) Staff Report for ARB Special Meeting 7/21/2022

6) Old Business

Kevin Dreyefuss was sworn in and gave background on the applications, including a timeline and information on the intended occupants and what the buildings will entail. He explained these will be smaller scale projects in lieu of one larger project as well as next steps.

A) Application No.: BZAP-20-52
Applicant: Bexley CIC
Owner: 420 N. Cassady Ave. LLC
Location: 420 N. Cassady Ave.

Request: The applicant is seeking architectural review and approval for a 3- story structure with commercial on the first floor and residential on the 2nd and 3rd floors.

This application was remanded to ARB final final design approval as a condition of the BZAP approval.

It was confirmed that a demolition will need to take place as part of this project. Ms. Bokor gave a Staff Report which included the history of this project before the BZAP and described what each Board is to review.

She stated this meeting is to hear and answer questions from the public and understand and make comments on the buildings' designs, not to design or redesign the proposals. She stated the siding and massing have already been considered but neighborhood and streetscape compatibility are still to be considered. Ms. Bokor indicated the limits for speakers during this meeting.

Ms. Bokor stated concern about materials and requested a 3D representation with site context; she also explained this will go before the Public Tree & Gardens Commission at a later date.

Mr. Dreyfuss indicated the tenet of the lower level will be the Bexley Senior Center and indicated this will help develop the design of the ground floor. He shared context photos, discussed the site and intersection, described how the space may be used, showed elevations, described materials, and discussed heights.

Barb Greiner was sworn in -- she asked the applicant to reconsider the design of the Cassidy Ave. space to be more applicable to Bexley's more traditional landscape. She also spoke to dedicated parking for the Senior Center.

David Greene was sworn in - he stated the design does not have a residential look and spoke to windows, materials, and heat gain.

Elizabeth Morris (425 N. Cassady) was sworn in -- she discussed "fluent and flush" and asked about the rationale for having predominantly one-bedroom units.

Peggy Lazarus was sworn in -- she stated she feels the footprint of the building must change if the Senior Center is to occupy the lower level of the building and asked what role the zoning aspect will play in that outcome; Chairperson Toney explained this Board does not deal with that and Ms. Lazarus shared her opinion that the building's footprint can be addressed during this part of the process.

Sam Goals was sworn in -- he stated a concern with the traffic on Cassady Ave. and asked if the impact of the building's construction has been considered; he discussed projects on 5th Avenue with Ms. Rose.

Ms. Toney stated she believes these are the same plans the Board saw previously and she does not feel it is appropriate for the Board to give more specific feedback because the design is unchanged.

Mr. Scott referred to being part of Bexley, the commercial aspect of the building, materials, busyness of the design, and design quality.

Mr. Heyer asked for 3D representations and spoke to the Bexley Land Use Strategy plan, the character of Bexley, setting the tone for future developments, and the ins and outs of the roofline and floorplan.

Ms. Krosky agreed with Mr. Scott's, Mr. Heyer's, and Ms. Bokor's comments. She spoke to materials and their proportion on the building, mechanicals on the roof, and encouraged the applicant to consider the comments from applicants.

Ms. Toney stated she doesn't feel the project relates to Bexley and encouraged the applicant to go back and pick one concept.

The applicant asked for a Tabling to the August 11th meeting.

Motion to Table until the August 11th meeting by Ms. Krosky, second by Mr. Scott; all in favor.

B) Application No.: BZAP-20-48
Applicant: Community Builders
Owner: Sally Woodyard
Location: 2300 E. Livingston Ave

Request: The applicant is seeking architectural review and approval for a 3- story structure with residential use on the first, 2nd and 3rd floors. This application was remanded to the ARB for final design approval as a condition of approval from BZAP.

Mr. Dreyefuss stated there have been some changes to these plans since it was last brought before the Board; he highlighted nearby buildings, the Livingston Avenue Plan, landscaping, the building's floorplan, and architectural influences.

Tim Madison (976 Pleasant Ridge) was sworn in -- he shared his thoughts about the design of the building being incompatible for childrens' living, mentioned the Livingston Avenue Use Plan, asked if there has been a traffic study, and discussed parking.

Jenny Schmitz (930 Francis) was sworn in -- she stated her concern that the project is too big for the space and will be on Columbus' sidewalk and spoke to secrecy, a traffic study, and a management site.

David Greene discussed access to Livingston, density, and functionality.

Alex Silverman (683 Vernon) was sworn in -- he shared that there is value in projects such as these; he complimented the brick and flat design and indicated maximizing parking is important.

Robert Singletary (993 Euclaire) -- he stated his appreciation for Mr. Madison's and Ms. Schmitz's testimonies and indicated concern for safety and the need for a buffer.

Ms. Krosky asked for 3D representation and spoke to the appropriate number of units, darker brick, elevation, and mechanicals.

Mr. Heyer stated he would like to see 3D modeling and the project in context with the Livingston plan. He discussed medians and zero lot line with the applicant, the Tutor style with regards to material integrity, and asked for more information about public space.

Mr. Scott spoke to the roof, details and scale, density, safety, 3D representations, and darker brick.

Ms. Toney stated she's in agreement with other Board members and doesn't feel the Tutor style is an improvement; she suggested a more simple design and stated her belief that the project is lacking a big idea or concept.

The applicant requested a Table.

Ms. Bokor stated the reason for this special meeting.

Ms. Toney requested information regarding the safety on Livingston, should information be compiled by the City.

Ms. Rose stated he would like to have Mr. Sudy back to share information with the Board.

The applicant indicated he has an understanding of the direction the Board is looking for.

Ms. Bokor stated she'll be working with the applicant in the interim.

Mr. Heyer spoke to architectural integrity and Chairperson Toney spoke to past projects.

There was discussion about meeting notice and demolition.

Nicole Knight was sworn in -- she shared her email address and indicated TCB's involvement in notification.

Motion to Table this to the August 11th meeting by Mr. Heyer, second by Ms. Krosky; all in favor.

7) New Business

8) Other Business

9) Adjourn

The meeting was adjourned.