



Architectural Review Board  
May 11, 2023 6:00 PM

**1) Call to Order**

The meeting was Called to Order by Chairperson Toney.

**2) Roll Call of Members**

Members present: Ms. Strasser, Mr. Heyer, Mr. Helman, Chairperson Toney

**3) Approval of Minutes**

Motion to Table the April, 2023 Meeting Minutes to the June 8, 2023 meeting by Mr. Helman, second by Ms. Strasser; all in favor.

**4) Public Comment**

There were no public comments.

**5) Old Business**

1. TABLED to the June 8, 2023

ARB Meeting Application Number: BZAP-23-8

Address: 2691 E Main Street

Applicant: Sarah Montague

Owner: Matt Davis

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness for a 2 story addition to the front facade and building and site modifications.

**Motion to Table to the June 8, 2023 meeting by Ms. Strasser, second by Mr. Helman; Heyer – Yes, Helman – Yes, Strasser – Yes, Toney – Yes**

**6) New Business:**

- 2) Consent Agenda Item

Application Number: ARB-23-6

Address: 342 N Ardmore

Applicant: Daniel Hatt

Owner: Daniel Hatt

Request: The applicant is seeking Architectural review and approval and a Certificate of Appropriateness for a 2 story addition to the rear of the house.

Ms. Bokor stated any recommendations as consent items were accepted by the respective applicants.

**Motion to Approve Consent Agenda by Mr. Heyer, second by Mr. Helman; Strasser – Yes, Heyer – Yes, Helman – Yes, Chairperson Toney – Yes**

3) Application Number: ARB-23-10

Address: 266 S Stanwood

Applicant: Daniel Momot

Owner: Paul Lamb

Request: The applicant is seeking Architectural review and approval and a Certificate of Appropriateness for an addition and expansion of the existing sunroom.

Ms. Bokor gave a Staff Report showing the proposed expanded sunroom and explaining her conversation with the applicant regarding including more character with the siding.

Mr. Momot was sworn in and stated that there will be one continuous flat floor throughout the project. A door will be cut in from the existing basement into the new addition. Ms. Toney explained that details are missing from the application which will be required to receive a permit.

Mr. Helman discussed intent, specifically regarding siding, but stated the Board cannot approve the project without specifications indicated in the drawings.

Mr. Momot explained the location of the project in relation to the rest of the home and how it will meet up with the existing house. Materials were discussed and Mr. Heyer said that complications will be found when there are drawings created for the stone work. There was discussion about matching what is existing and determined that it would be too cost prohibitive to remove everything and build one continuous structure. Mr. Heyer stated that in his mind, the cost and time for drawing will be less than trying to tie the addition into the existing slab.

Ms. Strasser asked for the reason to add the stone detail: Mr. Momot said the applicant wanted to keep that as it was the front of the house. Ms. Strasser encouraged the applicant to not be married to the idea, and shared that a well executed plan with interesting details may be more advantageous.

Chairperson Toney indicated her belief that there are many details to be figured out, and stated she feels the Board is encouraging him to have a durable project with clean details.

Mr. Helman said he would rather the applicant put money into doing this project as a single room. He explained that since work will already be done, it won't be a tremendous amount of work to do this as one shot.

The applicant requested that the project be tabled.

**Motion to Table to the June 8, 2023 meeting by Mr. Helman, second by Ms. Strasser; Helman – Yes, Strasser – Yes, Heyer – Yes, Chairperson Toney – Yes**

4) Consent Agenda Item

Application Number: ARB-23-11

Address: 63 N Remington

Applicant: Amy Lauerhass

Owner: Pam Moenter

Request: The applicant is seeking Architectural review and approval and a Certificate of Appropriateness for a rear entry and screened porch addition and a new garage.

Mr. Helman asked about the lawn as indicated on the site plan for 63 N. Remington; Ms. Bokor indicated she would double check with the applicant.

**Motion to Approve Consent Agenda by Mr. Heyer, second by Mr. Helman; Strasser – Yes, Heyer – Yes, Helman – Yes, Chairperson Toney – Yes**

5) Consent Agenda Item

Application Number: BZAP-23-10

Address: 2504 Bexford Place

Applicant: Yvonne Riggie

Owner: Matt & Linsey Van Meter

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness to replace the attached greenhouse with living space in the same footprint.

**Motion to Approve Consent Agenda by Mr. Heyer, second by Mr. Helman; Strasser – Yes, Heyer – Yes, Helman – Yes, Chairperson Toney – Yes**

6) Application Number: BZAP-23-11

Address: 2444 Bexley Park

Applicant: Valerie Halas

Owner: Kacy King

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness to replace the attached garage with a 2nd floor addition and new front copper awning.

Ms. Bokor explained the applicant is looking to replace a one-story, attached garage with a two-story garage utilizing the apron at the alley, and in doing so will remove the concrete driveway. She stated the applicant is asking for a recommendation to the BZAP and if it is approved, whether or not the architecture is sufficient.

Ms. Halas was sworn in.

Ms. Rose explained the existing attached garage encroaches on the side yard setback and the new garage will encroach on the rear yard setback.

Ms. Halas explained that because of the number of trees on the property, there is little yard space. However, there is about 1000 sq feet of driveway, so removing that and shifting the apron to the front of the garage would allow the family to have yard space. There is currently a three-car garage and the second story of the proposed new garage will function as an office space. The stairwell will be part of the house square footage. On the second floor, the addition has a closet that can be used as a hall to enter the addition above the garage. Ms. Halas said the exterior will be a

continuation of the stucco with detailing to match the windows facing the street. Ms. Halas indicated the desire for a copper awning; the existing pergola is decaying.

Mr. Helman discussed the addition in the back of the house and trellis. Ms. Halas explained the pergola helps the family get more light in the kitchen. There was discussion about additions down the road. It was explained that trees that are facing the alley will be removed.

Ms. Rose explained that changes have been made for the existing plan to reduce the amount of vegetation to be removed. There was discussion about the trade-offs between the hardscapes, vegetation, and yard space.

Details were discussed.

Ms. Halas explained there is another two-story garage on the corner of Brentwood and Cassingham. Ms. Rose indicated that because this will be attached to the house, the garage needs to meet the setback and height requirements of the principal structure.

Mr. Heyer indicated that he feels the proposed garage is not subservient to the house as much as it should be and gave ideas about how this could be done by changing the peak. He also indicated he is not a fan of the coins and he would eliminate them, and suggested revisiting the light pattern.

Ms. Strasser shared she agrees with Mr. Heyer that the house will seem more in character if the garage height was pulled down and it was more clearly a garage or substructure.

Ms. Halas explained that there are different protrusions. There was discussion about the horizontal run of the gutter and alignment.

Chairperson Toney explained her opinion that removing the coins will make the structure feel boring, unless there's a shed dormer. She also mentioned bringing in some of the details from the front of the house. Ms. Halas said there is no talk in fixing the fixture windows at this time.

There was discussion about tree removal during the construction process and about belt course and adding a horizontal feature.

There was discussion about next steps.

The Finding of Fact and Decision of the Board for Application No. BZAP-23-11 for property located at 2444 Bexley Park: The Architecture Review Board recommends that the proposed improvements which includes a new attached garage with second floor space move to the Board of Zoning and Planning for zoning review with a remand back to the Architecture Review Board for a Certificate of Appropriateness to address recommendations made on May 11, 2023.

**Motion to Table to the June 8, 2023 meeting with an approval to go the BZAP with a remand on the final design to the ARB made by Mr. Helman, second by Ms. Strasser; Strasser – Yes, Heyer – Yes, Helman –Yes, Chairperson Toney – Yes.**

7) Application Number: BZAP-23-13

Address: 505 N Stanbery

Applicant: Gary Alexander

Owner: Jonathan and Eline Brandt

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness for an addition to the front of the house, addition to the rear and a new front porch.

Ms. Rose and Ms. Bokor explained this is a recommendation to go to the BZAP.

Mr. Alexander was sworn in. He stated the project consists of three pieces: an addition in the back, an addition to the front which will project the same amount as the house currently projects, and the front porch. Mr. Alexander stated there are many homes on this street with front porches and they are hoping to use the porch as a social space and to dress up the front, including the windows. The house is painted aluminum siding.

Mr. Heyer said he feels this is a nice uplifting of this home. He suggested that the raking sima molding be more vertical. Mr. Alexander explained that the home owners are uninterested in placing a window in the front addition due to the possible location of a bed in the interior.

Mr. Helman discussed the setback, the net gain, and aluminum siding.

Ms. Strasser stated she is not concerned about the window because it seems similar or proportional to the other elevation.

Ms. Rose discussed the setback encroachment and explained the reasoning for the variance.

The trim will be Boral trim will be synthetic wood material and the windows were discussed, as were boards underneath the window sill.

Chairperson Toney said she is concerned that this feels heavy for a little house, and she mentioned the symmetry of the home. Mr. Alexander explained the reasoning for the various window locations.

Mr. Heyer explained that this looks formal from the street but the massing balance will be felt when one is closer to the home.

Chairperson Toney recommended the applicant add covering over the back door.

The siding will not go to the ground, there will be a transition from the 6" of exposed foundation. The vertical height of the front patio is about one foot.

The roof will have a thin rubber membrane and colors were discussed.

The Finding of Fact and Decision of the Board for Application No. BZAP-23-13 for property located at 505 N. Stanberry: The Architecture Review Board finds that the proposed additions to the front and rear of the house and the open front porch addition are architecturally compatible with the existing structure and further moves to recommend to the BZAP for approval for a Certificate of Appropriateness with modifications identified by the Board to be shared by the Staff Consultant.

The applicant understood the Finding of Fact. There was discussion about the window.

Motion to approve the Finding of Facts by Mr. Heyer, second by Ms. Strasser; Heyer – Yes, Strasser – Yes, Helman – Yes, Chairperson Toney – Yes

7) Other Business

8) Adjourn

The meeting was adjourned.