



Architectural Review Board Meeting Minutes

June 13, 2024

6:00 PM

1) Call to Order

The meeting was Called to Order by Chairperson Toney.

2) Roll Call of Members

Members present: Mr. Hall, Mr. Heyer, Ms. Jones, Mr. Scott, Chairperson Toney

3) Approval of Minutes

Motion to approve the Meeting Minutes by Mr. Hall, second by Mr. Heyer; roll call: Jones–Yes, Scott–Yes, Heyer–Yes, Hall–Yes, Toney–Yes.

4) Public Comment

Constance Lewis, 663 Euclaire, was sworn in and asked what the final height is of the building at 2200 E Main Street; staff will confirm this and reach out to Ms. Lewis.

Ms. Rose clarified that the notice that went out regarding appeal hearing for 236 has been postponed until July.

5) Other Business

Discussion: Murals on Main Street, Megan Meyer, Development Director

Ms. Meyer stated the finalist list has been narrowed down to 10 applicants and potential mural concepts, explained the intent regarding locations, and her request for a recommendation to the BZAP.

There were no objections from the committee; it was determined that a formal motion was not necessary.

6) Old Business

Chairperson Toney listed applications ARB-24-18, ARB-24-19, ARB-24-20, and BZAP-24-17 as recommendations to the Consent Agenda.

David Greene asked about the Francis Avenue application. It was determined that the Francis Avenue application would be placed back on the Agenda.

Motion to approve applications ARB-24-18, ARB-24-20, and BZAP-24-17 as part of the Consent Agenda by Ms. Jones, second by Mr. Scott; roll call: Heyer–Yes, Scott–Yes, Jones–Yes, Hall–Yes, Toney–Yes.

1) Application Number: BZAP-24- 9

Address: 129 S Cassingham

Applicant: Brenda Parker

Owner: John & Stacey Barnard

Request: The applicant is seeking a recommendation to BZAP for a Certificate of Appropriateness to allow second & third floor additions as well as single-story addition at the south. This application was tabled at the May ARB meeting.

There was no one present to represent this application so it was not heard.

Motion to Table this until the July 11, 2024 ARB meeting by Mr. Heyer, second by Mr. Scott; Hall–Yes, Heyer–Yes, Jones–Yes, Scott–Yes, Toney–Yes.

2) Application Number: ARB-24-14

Address: 2357 Bexley Park

Applicant: Guy Allison

Owner: Alexa Meara

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness to demolish deteriorated garage structure and existing wood deck and replace with attached garage addition and covered patio. This application was tabled at the May ARB meeting

Mr. Allison was sworn in; he stated that he had consulted with Ms. Bokor, eliminated some of the transition difficulties, and explained the proposed modifications based on Board members' recommendations.

Ms. Bokor described her discussion with Mr. Allison and listed the changes made to the design, and that there is some refinement needed in the drawings. Furthermore, she discussed the inclusion of windows.

It was determined that a separate BZAP application would need to be filed for the functional dormer as part of the garage.

With Mr. Heyer, Mr. Allison discussed the window as it sits in relation to the dormer and floor level and making changes so components are more proportional.

It was determined that the garage eave height would need to receive a variance approval. Mr. Heyer suggested lowering the brick belt course.

Mr. Hall's comments mirrored Mr. Heyer's with relation to the garage.

Mr. Scott discussed the support column in relation to the eave and gave recommendations regarding the low slope metal roof and a leaking window.

Ms. Jones stated she believes that the modifications behoove the design.

Ms. Bokor explained she feels comfortable having this be conditioned on working with the staff consultant.

Chairperson Toney asked Mr. Allison to describe the siding; it will be planks and Board members discussed this. She also discussed a decorative element on the second floor.

Findings of Fact and Decision of the Board for Application number ARB-24-14 for property located at 2357 Bexley Park: The Board finds that a Certificate of Appropriateness should be issued for the proposed garage and porch addition to the principal structure, which are architecturally compatible with the existing structure with the following conditions:

1. Lower the dormer and window in the large shed dormer on the east elevation
2. Shift the porch roof column and look at the window above for adjustments and
3. All changes required by the conditions for this approval are subject to further review and approval by the Design Consultant.

Motion to approve the Finding of Facts by Mr. Hall, second by Ms. Jones; roll call: Heyer-Yes, Hall-Yes, Scott-Yes, Jones-Yes, Toney-Yes.

Findings of Fact and Decision of the Board for Application number ARB-24-14 which will be submitted under a Board of Zoning and Planning Application for 2357 Bexley Park: The Board recommends design approval to the Board of Zoning and Planning subject to Zoning approval for the proposed detached garage with the condition that they lower the eave height of the detached garage and the belt course of brick.

Mr. Allison understood the Finding of Fact.

Motion to approve the Finding of Facts by Mr. Heyer, second by Mr. Hall; roll call: Jones-Yes, Scott-Yes, Heyer-Yes, Hall-Yes, Toney-Yes.

7) New Business

3) Application Number: ARB-24-17

Address: 2596 Brentwood

Applicant: Nathan Buccilla

Owner: Amy & Troy Stevens

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a roof addition over existing stairs at rear of principal structure.

Mr. Buccilla was sworn in.

Ms. Bokor explained that this application is for a roof that is supported by a post that will clean up a backyard. Ms. Bokor shared her thoughts that the post seemed somewhat disproportionate, but in actuality it will match the size of the arbor post and unify the entrances.

Mr. Hall asked about the brackets; they do not currently exist and will be added. Mr. Hall recommends a bracket on both sides. Mr. Hall explained his thoughts with the cohesiveness of the column and planter; he stated he does not feel the bracket is needed. He feels the roof works out well but suggested exploring a different column structure.

Mr. Heyer said this design is charming and agrees that the post does not look sturdy; he suggested looking at the post becoming shaped instead of square and using the post with brackets. He stated an alternative for the brackets; two at the post and one at the outside and mentioned another potential recommendation.

Mr. Scott discussed the brackets, column rotation, and making the column equidistant and rethinking the wall in which the column sits. He said he like the quirkiness of the roof shape.

Ms. Jones stated that her questions have been addressed by other board members.

Chairperson Toney stated she had nothing new to add.

Mr. Scott recommended that the planter on the right side better align with other elements of the design.

Mr. Heyer discussed various shape and joint options of the planter.

The Findings of Fact and Decision of the Board for Application number ARB- 24-17 for the property located at 2596 Brentwood: The Board finds that a Certificate of Appropriateness should be issued noting that the proposed new roof over the stairs at the rear of the principal structure are architecturally compatible with the existing structure with the following conditions:

1. Brackets be added at corner posts.
2. Corner posts should be rotated 45 degrees or made octagonal.
3. Cap of appropriate size be added to base of post.
4. Planter be extended to the end of steps of the end of adjacent facade.

5. Applicant work with Design Consultant for final design details.

The applicant understood the Findings of Fact and discussed the post placement.

Ms. Bokor explained if she has difficulties getting the applicant where he needs to be, the application will come back before the board.

Motion to approve the Findings of Fact by Mr. Scott, second by Ms. Jones; roll call: Heyer–Yes, Hall–Yes, Jones–Yes, Scott–Yes, Toney–Yes.

4) Application Number: ARB-24-18

Address: 514 Northview

Applicant: Amy Lauerhass

Owner: Jenna & Daniel Murry

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a 1½ story addition to the rear of the principal structure.

Motion to approve applications ARB-24-18, ARB-24-20, and BZAP-24-17 as part of the Consent Agenda by Ms. Jones, second by Mr. Scott; roll call: Heyer–Yes, Scott–Yes, Jones–Yes, Hall–Yes, Toney–Yes.

5) Application Number: ARB-24-19

Address: 792 Francis

Applicant: Amy Lauerhass

Owner: Emily Vincent & Joe Kunkel

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a 2-story addition to rear of house and front porch addition.

Ms. Lauerhass was sworn in and explained the project, stating they are adding a two-story addition to the back of the house and a front porch, as well as residing the entire house. She discussed materials.

David Greene, 806 Francis, was sworn in. He said he thinks it is a good idea to create a porch and that he would like to get an elevation of the rear. He stated he feels added details to this existing home would be nice. He stated the proposed design is an improvement.

Motion to approve this application by Mr. Heyer, second by Mr. Hall; roll call: Mr. Hall–Yes, Heyer–Yes, Jones–Yes, Scott–Yes, Toney–Yes.

6) Application Number: ARB-24-20

Address: 291 S Cassingham

Applicant: Noah Huffman

Owner: David Horn

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness to change slate on front porch roof to copper.

Motion to approve applications ARB-24-18, ARB-24-20, and BZAP-24-17 as part of the Consent Agenda by Ms. Jones, second by Mr. Scott; roll call: Heyer–Yes, Scott–Yes, Jones–Yes, Hall–Yes, Toney–Yes.

7) Application Number: BZAP-24-15

Address: 2733 Fair

Applicant: Darryl G. Rogers

Owner: Gregory and Sue Ehrlich

Request: The applicant is seeking a recommendation to BZAP for a Certificate of Appropriateness variance for a detached garage w covered patio, modifications to house. The applicant has requested that this application be withdrawn.

8) Application Number: BZAP-24-17

Address: 2606 Bexley Park

Applicant: Ethan McGory

Owner: J. William St Clair

Request: The applicant is seeking a recommendation to BZAP for a Certificate of Appropriateness a variance to allow a 7'7" tall fountain to encroach in the east side yard.

Motion to approve applications ARB-24-18, ARB-24-20, and BZAP-24-17 as part of the Consent Agenda by Ms. Jones, second by Mr. Scott; roll call: Heyer–Yes, Scott–Yes, Jones–Yes, Hall–Yes, Toney–Yes.

8) Adjourn

The meeting was adjourned.