



Architectural Review Board

Decision and Record of Action – November 13, 2025

App No: BZAP-25-45
Address: 2680 E Main Street
Applicant: K4 Architecture, LLC/Sandy Tenhundfeld
Owner: First Financial Bank/Jeff Hartley
Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness for an exterior renovation of existing banking center.

MOTION: The motion to move this application to the Board of Zoning and planning without recommendation was made by Ms. Panovska and seconded by Mr. Heyer:

The findings of facts and decisions of the Board for application number BZAP-25-45 for the property located at 2680 E Main Street:

The Architectural Review Board moves this application to the Board of Zoning and Planning with the condition that the application be remanded back to the Architectural Review Board for final design review and a Certificate of Appropriateness. The ARB requested the following design exploration(including but not limited to):

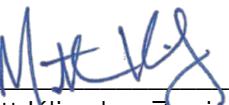
- Reconsider the sloping roof on the rear - not characteristic of Bexley - perhaps a monitor, elongated/elevated glass
- Look at emphasizing or creating a more prairie style horizontality
- Roof plate feels thick/heavy in the elevations
- Board is concerned about loss of pedestrian access
- Building should be part of streetscape in some way, should energize the street - activity should be seen if not accessed
- Conference room could engage the street (maybe glass?), could be prominent part of architecture
- Explore the opportunity to create moments in the landscape - not just grass - perhaps a folly with the remaining columns.

The applicant, First Financial Bank, agreed to the findings of fact and decision of the Board.

VOTE: All members voted in favor.

RESULT: The applicant was moved to the Board of Zoning and Planning.

Staff Certification: Recorded in the Official Journal this 13th day of November, 2025.



Matt Klingler, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Copy