

*******DRAFT MINUTES*******

Board of Architectural Review
Wednesday, December 4, 2024
7:00 p.m., City Council Chamber
City Hall

Members Present: James Spencer, Chair
Andrew Scott, Vice Chair
Bud Adams
Michael Lyons
Theresa del Ninno
Margaret Miller

Members Absent: Nastaran Zandian

Secretary: William Conkey, Historic Preservation Architect

Staff Present: Brendan Harris, Historic Preservation Planner

1 **Call to Order**

The December 4, 2024 Board of Architectural Review meeting was called to order at 7:00 pm. Ms. Zandian was absent. All other members were present.

2 **Minutes**

Consideration of minutes from the November 20, 2024 Board of Architectural Review meeting.

BOARD ACTION: On a motion by Mr. Adams, seconded by Ms. Miller, the Board of Architectural Review approved the minutes of the November 20, 2024 meeting as submitted. The motion carried on a vote of 6 to 0.

Consent Calendar

3 **BAR#2024-00398 - OHAD**

Request for alterations at 1308 Michigan Avenue.

Applicant: Michelle Garafalo and Daniel Boger represented by Tom Bijak, agent

BOARD ACTION: On a motion by Mr. Scott, seconded by Mr. Lyons, the Board of Architectural Review approved BAR2024-00398 as submitted. The motion carried on a vote of 6 to 0.

New Business

4 & 5 BAR#2024-00409 - OHAD

Request for alterations and an addition at 413 Green Street.

Applicant: James Hughes and Diane Ghrist by Scott Fleming

BAR#2024-00414 - OHAD

Request for partial demolition and encapsulation at 413 Green Street.

Applicant: James Hughes and Diane Ghrist by Scott Fleming

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Miller, the Board of Architectural Review approved BAR2024-00409 and BAR2024-00414 with amendments. The motion carried on a vote of 5 to 1, with Mr. Scott voting against.

CONDITIONS OF APPROVAL

1. The new addition be ~~clad with a different material to~~ differentiated it from the main brick building, maybe with a different color shade of brick.
2. The shutters be operational and fit the window opening.
3. The applicant work with staff to redefine the roofline on the west elevation.
4. The applicant work with staff to choose architecturally appropriate door and door surroundings for the Colonial Revival building style.

REASON

The Board found the project appropriate and agreed with staff recommendations except for the recommendation that the new addition be clad with a different material. The Board found that the proposed brick is appropriate, however a different brick color shade would give contrast and make the differentiation from the old and new portions of the building.

SPEAKERS

Scott Fleming, the project architect, introduced the project and explained the design choices.

Diane Ghrist, the property owner, talked about the history of Yates Gardens and the intention of the architect to have lavish landscape surrounding the buildings. Ms. Ghrist read part of an article which talked about the importance of the “gardens” in the neighborhood. She explained that the owners design choices were made with the landscape preservation in mind, however, the house needs to be updated to market standers.

DISCUSSION

Ms. Del Ninno was in favor of the project and understood the reasons for the addition’s projection beyond the side/west elevation wall; however she would like to see the main block gable roofline more prominently. She also suggested that instead of a different clad material for the new addition a contrasting brick color would be less intrusive.

Mr. Scott stated that he was not comfortable letting the applicant work with staff to resolve the roofline issue. He would like the applicant to restudy the addition's roof to minimize the adverse impact on the existing main structure gable which, in his opinion, is a significant characteristic of the building.

Mr. Spencer agreed with Ms. Del Ninno about the differentiation of the portions of the building by using a different shade of brick. He also said that he agrees with staff about the proposed door and surrounding, and he trusts staff to help the applicant find solutions for the roofline and door design.

Other Business

Mr. Conkey provided guidance on the procedures and options for tie votes.

6 Adjournment

The December 4, 2024 Board of Architectural Review meeting was adjourned at 7:36 pm.

Administrative Approvals

BAR2024-00413
Request for roof replacement at 803 Green St.
Applicant: Christopher Hunter

BAR2024-00408
Request for a fence at 413 Green St.
Applicant: James Hughes and Diane Ghrist

BAR2024-00334
Request for fence at 1119 King St.
Applicant: Dolly Johns

BAR2024-00421
Request for door replacement at 614 N Columbus St.
Applicant: Caitlin Van Sant

BAR2024-00418
Request for various exterior alterations at 1250 S Washington St.
Applicant: Nicholas Kalivretenos

BAR2024-00419
Request for patio door and window replacement at 1250 S Washington St.
Applicant: Nicholas Kalivretenos