



Architectural Review Board

Decision and Record of Action - May 9, 2024

The City of Bexley's Architectural Review Board took the following action at this meeting:

Application Number: ARB-24- 9

Address: 236 N Columbia

Applicant: John Behal

Owner: Yoaz Saar

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness to demolish an existing home and replace with a new home.

MOTION #1: The following motion to designate the existing structure as historically and architecturally significant considering Bexley City Code Section 1223.05 (d) (1), (2), (3), (4) and (5) was made by Mr. Scott and seconded by Mr. Hall.

The findings and decisions of the Board for application number ARB- 24-9 for the property located at 236 N Columbia as stated by Kathy Rose: That the Architectural Review Board designates the existing structure as historically and architecturally significant and determined the following criteria from Bexley City Code Section 1223.05 (d) have been met:

Criteria (2): The building is a unique midcentury modern home

Criteria (4): The architect, Noverre Musson, was a contributing and significant local designer and that the home was commissioned and occupied by the Lazarus family, a prominent and long time Bexley family.

The applicant, John Behal, agreed to the findings of fact.

VOTE: All members voted in favor as follows: Mr. Hall, Mr. Heyer, Mr. Scott, Chairperson Toney, (4) voting yes, (0) voting no, motion passed.

RESULT: The existing structure was designated a historically and architecturally significant structure.

MOTION #2: The following motion to determine whether the existing structure, designated as historically and architecturally significant, can be demolished considering the criteria from Bexley City Code Section 1223.05 (e) (1), (2) and (3), Criteria to Determine Substantial Economic Hardship, was made by Mr. Heyer and seconded by Mr. Hall:

The findings and decisions of the Board for application number ARB- 24-9 for

the property located at 236 N Columbia as stated by Kathy Rose: That the Architectural Review Board finds that the existing structure located at 236 N Columbia and designated historically and architecturally significant is not worthy of preservation and can be demolished using the following criteria for the evaluation of substantial and economic hardship to determine cause for demolition:

- (1) Denial of a certificate will result in a substantial reduction in the economic value of the property
- (2) Denial of a certificate will result in a substantial economic burden because the structure cannot be maintained in its current form at a reasonable cost
- (3) Denial of a certificate will result in a substantial economic burden because the cost of preserving or restoring the structure will impose an unreasonable financial burden.

The applicant, John Behal, agreed to the findings of fact.

VOTE:

Mr. Heyer, Mr. Scott, Mr. Hall, Chairperson Toney, (0) voting yes, (4) voting no, motion fails.

The Board members stated the following reasons for their conclusions in evaluating the criteria for the evaluation of substantial and economic hardship: Mr. Heyer: There is not enough evidence or substantiation to support the criteria.

Mr. Scott: There is no evidence of a reduction of property value, no maintenance costs were submitted and the comparable cost of rehabilitation vs. new construction is unclear.

Mr. Hall: There is not enough evidence was presented to determine criteria (1) (2), and criteria (3) does not have enough evidence for a conclusive comparison.

Chairperson Toney: The applicant has not shown enough evidence to support criteria (1) and (2) and there is not enough information to determine criteria (3).

RESULT:

The existing structure was denied demolition under the evaluation of criteria from Bexley City Code Section 1223.05 (e) (1), (2) and (3), Criteria to Determine Substantial Economic Hardship.

MOTION #3:

The following motion to determine whether the existing structure, designated as historically and architecturally significant, can be demolished considering the criteria from Bexley City Code Section 1223.05 (f) (1), (2), (3), and (4), Criteria to Determine Unusual and Compelling Circumstances, was made by Mr. Heyer and seconded by Mr. Hall:

The findings and decisions of the Board for application number ARB- 24-9 for the property located at 236 N Columbia as stated by Kathy Rose: That the Architectural Review Board finds that the existing structure located at 236 N Columbia and designated historically and architecturally significant is not worthy of preservation and can be demolished using the following criteria to determine unusual and compelling circumstances to determine cause for

demolition:

- (1) The preservation or restoration of the structure is not structurally feasible.
- (2) The proposed replacement plan is superior to retention of the existing structure.
- (3) The proposed replacement plan is more compatible than the existing structure with existing structures and uses within the portion of the District in which the subject property is located.
- (4) Demolition is required to eliminate a condition which has a materially adverse effect on adjoining properties or the neighborhood, and demolition is consistent with the purposes of this chapter.

The applicant, John Behal, agreed to the findings of fact.

VOTE:

Mr. Heyer, Mr. Scott, Mr. Hall, Chairperson Toney, (0) voting yes, (4) voting no, motion fails.

The Board members stated the following reasons for their conclusions in evaluating the criteria to determine unusual and compelling circumstances:

Mr. Heyer: (1) The criteria is not corroborated. (2) Superior has not been defined. (3) Compatible has not been defined. (4) Does not agree with this and has not been corroborated.

Mr. Scott: (1) The evidence only looks toward the future and has not been corroborated. (2) This is subjective. (3) Yes (4) Property value would likely improve but there is no evidence.

Mr. Hall: (1) There is not enough sufficient evidence and was not corroborated (2) and (3) There was not enough study shown to evaluate what the existing property could be. (4) There is no evidence.

Chairperson Toney: (1) There is no 2nd opinion. (2) This is one of only 3 Noverre Musson homes in the City of Bexley (3) This has not been proven. (4) There is not enough evidence.

RESULT:

The existing structure was denied demolition. under the evaluation of criteria to determine unusual and compelling circumstances to determine cause for demolition.

Staff Certification:

Recorded from the ARB meeting on the 9th day of May, 2024.

Kathy Rose, Zoning Officer

Karen Bokor, Design Consultant

cc: Applicant, File Copy