



Architectural Review Board Meeting
Staff Report
February 13, 2025
6:00 pm

Summary of Actions that can be taken on applications:

The following are the possibilities for a motion for Design Approval and issuance of a Certificate of Appropriateness by the Architectural Review Board (all motions to be made in the positive):

1. To approve as submitted
2. To approve with conditions
3. To table the application
4. To continue the application to a date certain

The following are the possibilities for a recommendation to the Board of Zoning and Planning from ARB (1223.07 (c)). A Board member should make one of the following motions and there is no need for findings of fact.

1. To recommend to the BZAP for the approval of a Certificate of Appropriateness
2. To recommend to the BZAP for the approval Certificate of Appropriateness with conditions or modifications identified by the Board.
3. To recommend to the BZAP that a Certificate of Appropriateness not be issued.
(Recommendations do not need to be in the positive)
4. To recommend to the BZAP a remand back to the ARB for final determination of Certificate of Appropriateness. (No approval or disapproval)

Other possibilities: Recommended that these should be avoided and that either scenario can be accommodated in one of the above 4 motions:

- To table the applicant only upon the applicant's request.
- No action taken (no recommendation) - application proceeds to BZAP

<i>From the City of Bexley's codified ordinance 1223.04 (Changes To Existing Structures Not Involving Demolition: Ord. 29-16. Passed 11-15-16.)</i>	
(a)	The Board, in deciding whether to issue a certificate of appropriateness, shall determine that the proposed structure or modification would be compatible with existing structures within the portion of the District in which the subject property is located.
(b)	The Board may, as a condition of the certificate of appropriateness for the project, require a plan for the preservation (and replacement in the case of damage or destruction) of existing trees and other significant landscape features.
(c)	In conducting its review, the Board shall examine and consider, but not necessarily be limited to, the following elements:
	i. Architectural design, new or existing
	ii. Exterior materials, texture and color
	iii. Exterior details
	iv. Height and building mass
	v. Preservation of existing trees and significant landscape features.

Consent Agenda Applications:

1) Application Number: ARB-25-2

Address: 218 N Parkview

Applicant: Chelsea Dwyer

Owner: Lori Ann and Jonathan Feibel

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness for exterior alterations including replacement of the south sunroom's windows and doors within their existing openings, a small addition for a south patio entry, and modifications to the north exterior wall for the installation of a direct vent gas fireplace.

Background: The applicant is before the Board for the first time.

Considerations:

- Siting: The siting of this renovation/addition is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing of this building is in scale with the neighboring structures and the homes surrounding this home.
- Compatibility: All material, elements, windows, etc.... of the new structure are compatible with the existing structure.
- Adheres to Criteria of Architectural Appropriateness.

Staff Comments: This proposed renovation/addition is in keeping with the existing architecture and is appropriate and will be an improvement to this space.

Recommendation: Staff supports approving this application as a consent agenda item with any conditions the Board may have.

2) App No: ARB-25-3

Address: 2540 Maryland Ave

Applicant: James Knox

Owner: John & Namrita Odackal

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness to enclose existing porch with window walls.

Background: The applicant is before the Board for the first time.

Considerations:

- Siting: The siting of this renovation/addition is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing of this building is in scale with the neighboring structures and the homes surrounding this home.
- Compatibility: All material, elements, windows, etc.... of the new structure are compatible with the existing structure.
- Adheres to Criteria of Architectural Appropriateness.

Staff Comments: The enclosure of this porch currently exists and, given that this is the rear of the structure, staff supports this. However, the new proposed enclosure is not consistent in material choices, construction or color. Staff has suggested to the applicant that the proposed structure be integrated into the existing porch structure and existing columns and that the color choice match the trim on the home.

Recommendation: Staff is waiting for any updated drawings with suggested design changes and supports consent agenda approval if above issues are addressed.

- 3) App No: BZAP-25-3
Address: 2527-2529 E Main St
Applicant: Kyle Green
Owner: Georgia Gocken

Request: The applicant is seeking architectural review approval and a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness make exterior improvements including new door to match tenant 2 door, new door opening, new wood storefront window frames, paint portions of existing brick, landscape to the side of the building and window sign.

Background: The applicant is before the Board for the first time.

Considerations:

- Siting: The siting of this renovation/addition is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing of this building is in scale with the neighboring structures and the homes surrounding this home.
- Compatibility: All material, elements, windows, etc.... of the new structure are compatible with the existing structure.
- Adheres to Criteria of Architectural Appropriateness.

Staff Comments: All of the improvements proposed are consistent with the previously approved improvements to the adjacent businesses.

Recommendation: Staff supports a positive recommendation to the BZAP as a consent agenda item noting that the improvements are consistent with the approved and implemented changes to the existing storefronts.

- 4) Application Number: ARB-24-53
Address: 755 Vernon
Applicant: Brenda Parker
Owner: Nathan and Rachel Laing

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a two-story addition over full basement

at the rear and a new detached garage. This project also includes changes to the front facade and roof line.

Background: This application was tabled at the January ARB meeting to explore the following changes suggested and/or conditioned by the Board:

- Craftsmans detail further development
- Lower the eave in the back – don't worry about uneven windows – common
- Remove the smaller gable in the front (maybe think about lights on columns)
- Garage - work on details – relate to the main house

All these suggestions and conditions have been addressed.

Considerations:

- Siting: The siting of this building is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing of this building is in scale with the neighboring structures and the homes surrounding this home.
- Compatibility: All material, elements, windows, etc... of the new structure are compatible with the existing structure.
- Adheres to Criteria of Architectural Appropriateness.

Staff Comments: The applicant has taken all the Boards suggestions and incorporated them into the new design.

Recommendation: Staff supports approving this application as a consent agenda item with any conditions the Board may have.

5) Application Number: ARB-24-56

Address: 2415 S Havenwood

Applicant: Austin Yoke

Owner: Kate Cheresnick

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a new addition and renovation of existing interior space and a new 2 car garage.

Background: This application was tabled at the January ARB meeting to explore the following changes suggested and/or conditioned by the Board:

- The Garage will be 3 feet from the property line
- Lower the eave on the addition
- Transom window could be a wall dormer
- Details should match those of the original house
- Pitch should match existing
- Back elevation transom should be changed – round/square
- Include more detail of the garage door
- Garage offset could include a light/plaque...

All these suggestions and conditions have been addressed.

Considerations:

- Siting: The siting of this renovation/addition is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing of this building is in scale with the neighboring structures and the homes surrounding this home.
- Compatibility: All material, elements, windows, etc.... of the new structure are compatible with the existing structure.
- Adheres to Criteria of Architectural Appropriateness.

Staff Comments: The applicant has taken all the Boards suggestions and incorporated them into the new design.

Recommendation: Staff supports approving this application as a consent agenda item with any conditions the Board may have.

Tabled Applications: These applicants have requested tabling to 03/13/25 ARB

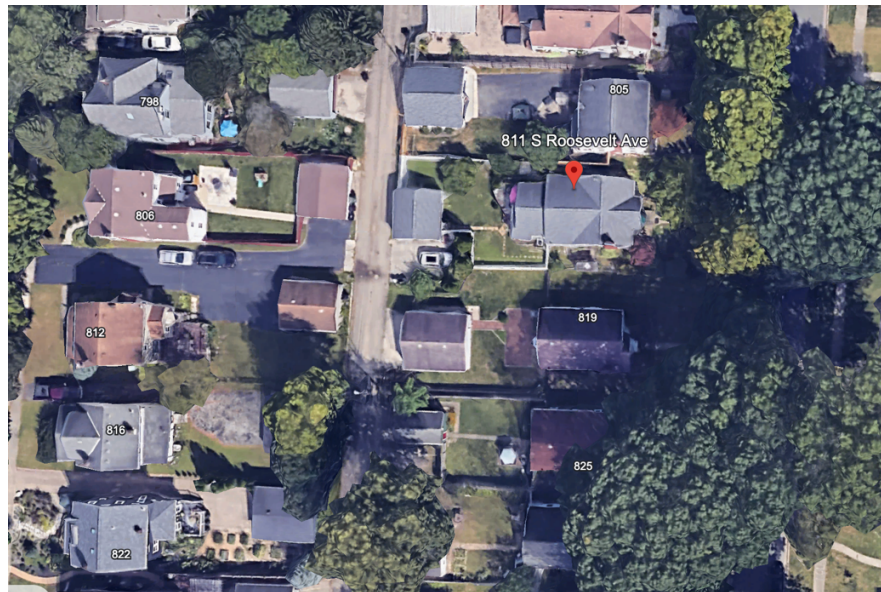
- 1) Application Number: BZAP-24-37
Address: 2775 Powell
Applicant: Brian Shepard
Owner: Brian and Katie Shepard
Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness to add a new garage constructed 3 feet off the property line.
- 2) Application Number: ARB-24-51
Address: 653 Euclaire
Applicant: David Lipp
Owner: David Lipp
Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness to build an attached patio covering.

New Business:

- 1) App No: BZAP-25-4
Address: 811 S Roosevelt
Applicant: Eric Kramer
Owner: Katie Sells
Request: The applicant is seeking architectural review approval and a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness to demolish the existing deck and rebuild. Replace the walkway with concrete and build a gabled covered roof from the garage to the home.
Background: The applicant is before the Board for the first time.
Considerations:

- Siting: The siting of this renovation/addition is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing of this building is in scale with the neighboring structures and the homes surrounding this home.
- Compatibility: All material, elements, windows, etc.... of the new structure are compatible with the existing structure.
- Adheres to Criteria of Architectural Appropriateness.

Staff Comments: The addition of the covered gable roof would allow the garage and the house to become one primary structure. While the Board has supported attached walkways from the home to the garage in the past, they are most often more of a garden structure and not an addition. While this proposed structure does not include walls, it has a proposed roof structure that is more typical of an enclosed space. Staff concern with this is that the proposed solution to attaching the primary structure to the garage is that it is too easily converted to a completely indoor space in the future. Additionally this addition is out of character with the neighboring properties (see aerial view below).



Recommendation: Staff recommends tabling this case for a redesign with a trellis or more typical garden structure. Staff would also support moving this application to BZAP with a remand back to ARB for final design approval if zoning is approved.

- 2) App. No: BZAP-25-2
 Address: 405 N Cassingham
 Applicant: Blake Floyd

Owner: Tobi Fliegel & Sally Robert Fitch

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness to build a front porch addition. (If variance is approved at BZAP, this application will move to Council for approval to build in Right of Way).

Background: The applicant is before the Board for the first time.

Considerations:

- Siting: The siting of this renovation/addition is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing of this building is in scale with the neighboring structures and the homes surrounding this home.
- Compatibility: All material, elements, windows, etc.... of the new structure should be compatible with the existing structure – while the scale and massing is in keeping with the existing structure the
- Adheres to Criteria of Architectural Appropriateness.

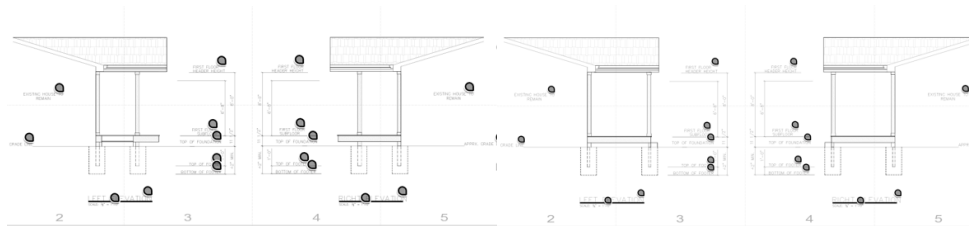
Staff Comments: This application is for a covered entry porch that will encroach into the setback. The original drawings were incorrect. The current drawings have been updated to CORRECTLY show the portico in relation to the existing door and window placement which are not being relocated. Included below are some photos of the existing home.



Area of addition



Current color



Current design

Previous design

Staff has requested a site plan be submitted that shows the sidewalks, stone wall and plantings surrounding this addition for context.

Recommendation: Staff can support the addition of a covered entry noting that this is a highly desired front entry element and would emphasize the front door. However, particular care should be taken to detail the portico to match the existing house in its simplicity. The eaves should match the home, overhangs, finishings etc... should match the existing house Staff is comfortable moving this application to BZAP and/or City council to evaluate the variance with any design critique or conditions of this board and suggest that the final design be approved by this Board or staff representing the ARB.

Old Business:

1) Application Number: BZAP-24-37

Address: 420 N Cassady

Applicant: Bill Downing

Owner: 420 N Cassady Ave, LLC

Request: The applicant is seeking a recommendation to the Board of zoning and planning for the design approval and a Certificate of Appropriateness.

Background: This application was before the Board in January and was recommended to the BZAP where it was approved with (among other conditions) the condition that the final design approval be reviewed and recommended to the BZAP for a Certificate of Appropriateness.

Staff Comments: The overall massing appears to work well on this site and the simplicity of the material choices and detailing are appropriate for the street. Much of the detail that was worked through with the ARB for the initial proposal of this project has been continued and incorporated into this project. At the January ARB meeting the following issues were discussed:

- Clarification of south elevation – which is correct plan vs. elevation (door to west, door, storefront) – differentiation of the large brick/brick work should create a relief/pier/ etc...
- Detailing on front façade – particularly brick and awning details are important.
- Concern with cast stone
- Do not recommend projected soldier course
- Should have a thicker soldier course between ground floor and above
- Concern about making sure that interior design requirements may effect the overall design – sq footage/materials/etc...
- Depth of canopys/ colors consistent with floor plans – making sure that all drawings match
- Trellis space is great – make sure that materials are commercial in scale not residential.
- Awning should be light but simple.

These items have been addressed in the new submission.

Below are side by side comparisons for the Board discussion:

Current Submission:



BEXLEY APARTMENTS | 420 N. CASSADY AVE.
FEBRUARY 3, 2025

THE COMMUNITY BUILDERS **RDL ARCHITECTS**

Last Submission:



BEXLEY APARTMENTS | 420 N. CASSADY AVE.
DECEMBER 12, 2024

THE COMMUNITY BUILDERS **RDL ARCHITECTS**

Current Submission:



BEXLEY APARTMENTS | 420 N. CASSADY AVE.
FEBRUARY 3, 2025

THE COMMUNITY BUILDERS RDL ARCHITECTS

Last Submission:



BEXLEY APARTMENTS | 420 N. CASSADY AVE.
DECEMBER 12, 2024

THE COMMUNITY BUILDERS RDL ARCHITECTS

Most of the discussion at the January ARB was about the South elevation. Changes can be seen in the elevation comparisons above.

Recommendation: Staff supports recommending this application to BZAP with any conditions the Board may have including a remand back to the ARB for final detail review and landscape review and approval by the TPGC (required by code).

- 2) Application Number: BZAP-24-49
Address: 2300 Livingston
Applicant: Bill Downing
Owner: Bexley Apartments LLC

Request: The applicant is seeking Architectural Review and a recommendation to the Board of Zoning and Planning for a certificate of Appropriateness

Background: The applicant is before the Board at the January ARB meeting. The Board moved this application to the BZAP without a recommendation. The Board of Zoning and Planning approved this application with the condition the the design review be remanded back to the ARB for a final recommendation for the BZAP to issue a Certificate of Appropriateness. Below is the Record of Action that details the issues that the ARB felt needed to be replaced and that support neither a positive or negative recommendation to BZAP. This list also served as a guide for the redesign and updates for the current design.

MOTION:

The motion to move this application to the Board of Zoning and Planning without a recommendation was made by Mr. Heyer and seconded by Mr. Hall:

The findings of facts and decisions of the Board for application number BZAP-24-49 for the property located at 2300 Livingston as stated by Karen Bokor: That the Architectural Review Board moves this application to the Board of Zoning and Planning without a recommendation. The ARB does not feel a recommendation in the positive or negative is appropriate at this time and would like to see the following issues explored and the application remanded back to the Architectural Review Board for design approval and a Certificate of Appropriateness:

- Massing
- Incorporation into the Livingston joint plan
- Building details/massing/rooflines
- Proximity to parks and city recreational areas
- Study of the residential character of the building in this mixed use commercial district
- All other issues addressed at the meeting of the ARB and reflected in the meeting minutes

The applicant, Bill Downing, agreed to the findings of fact and decision of the Board.

VOTE:

All members voted in favor.

In addition to the Board stated ROA reasons for moving to the BZAP without a recommendation the following issues/questions were brought up in discussion and noted by staff:

- The western part of the building does not read as residential - typology is mixed -
- Residential townhouse is too big on that site - gable going all the way down with tiny porch and needs to be brought down
- Gable dormer should be pulled down - shed dormer makes no sense and also needs to come down - if you want a porch then pull it down
- Proportions should be residential -
- Reevaluate the placement for the yellow
- The porch is too “kitsch” - should be on one story house – it is trying too hard
- Board would like to see section across Livingston
- Post modern element seems out of place
- Center portion of larger building is strange with the pilasters.
- The buildings appear to be 2 different building types “slammed” together...
- Livingston elevation: the columns don’t make sense on center piece
- Nice brick work - but the connection is not working
- Siting of the building needs better exploration - look at the street section
- Explore roof pitch/color choices/ warmer color palette
- Complicated site - how does the connection with street/pedestrian corridor work?

Considerations:

- Siting: The siting of this building is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing of this building is in scale with the neighboring structures and the homes surrounding this home.
- Compatibility: All material, elements, windows, etc... of the new structure are compatible with the existing structure.
- Adheres to Criteria of Architectural Appropriateness.

Staff Comments: The applicant has addressed many of the issues that were discussed and listed above. For easier discussion at this meeting previous and current drawings side by side are below:

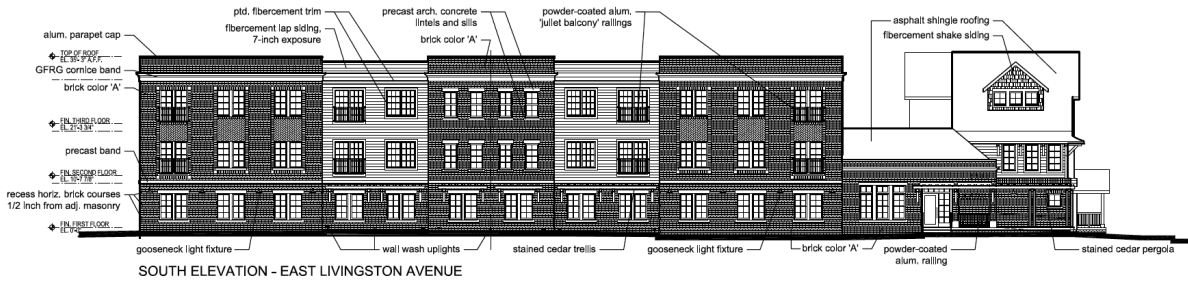
Current design:



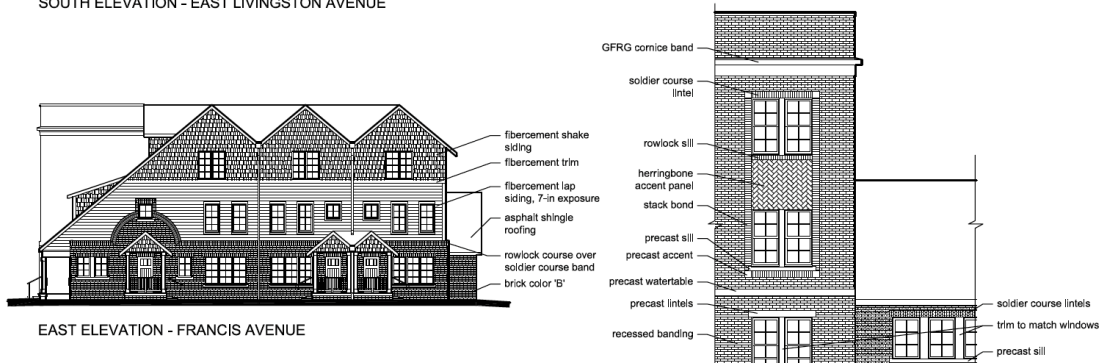
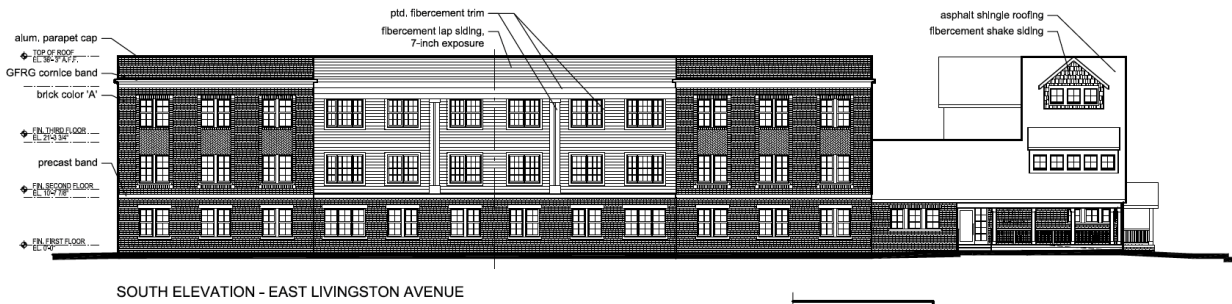
Last Submission:



Current design:



Last Submission:



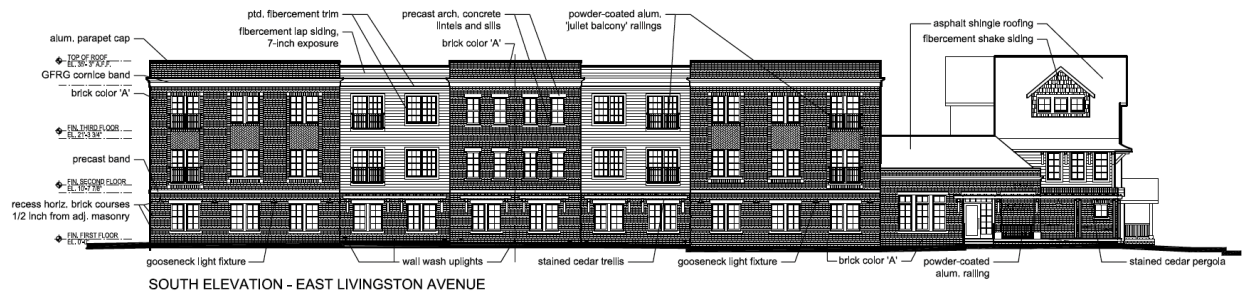
Current Design:



Last Submission:



Current Design:

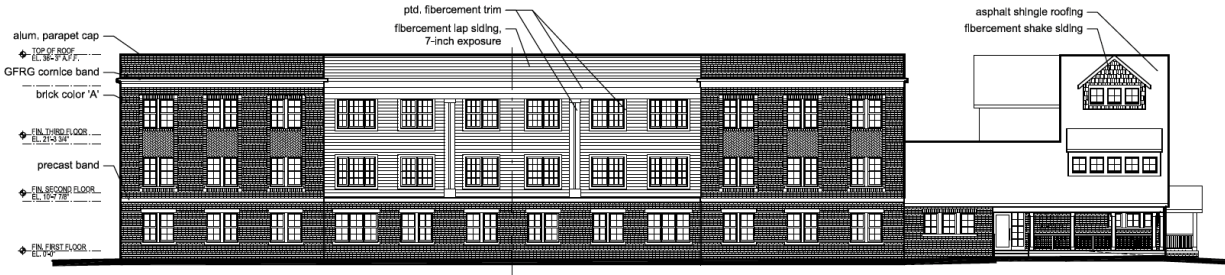


SOUTH ELEVATION - EAST LIVINGSTON AVENUE



EAST ELEVATION - FRANCIS AVENUE

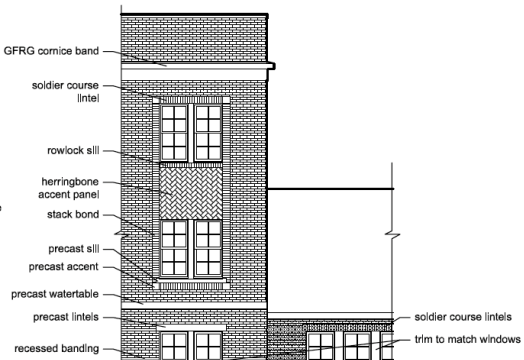
Last Submission:



SOUTH ELEVATION - EAST LIVINGSTON AVENUE



EAST ELEVATION - FRANCIS AVENUE



Current Submission:



Last Submission:



Recommendation: Staff supports recommending this application to BZAP with any conditions the Board may have including a remand back to the ARB for final detail review and landscape review and approval by the TPGC (required by code).