



Architectural Review Board Staff Report

October 12, 2023

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 applicants requests.
- No action taken (no recommendation) - application proceeds to BZAP

From the City of Bexley's codified ordinance 1223.04 (Changes To Existing Structures Not Involving Demolition: Ord. 29-16. Passed 11-15-16.)

(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.

From the City of Bexley's codified ordinance 1223.05 (Demolition or Removal of Existing Structure (Ord. 29-16. Passed 11-15-16; ; Ord. 08-20. Passed 7-14-20.)

Recognizing the need to balance the benefits of preserving the City's existing quality and character against the benefits of responsible renewal and redevelopment of the City's aging housing stock, the Architectural Review Board is charged with reviewing all applications for Certificates of Appropriateness where any demolition, complete or partial, is requested within the R-1, R-2, R-3, R-6, R-12, or residential-only structures in PUD districts.

- (a)** No primary building or structure or significant accessory structure such as a carriage house shall be demolished, partially demolished or removed until an application with respect to such demolition or removal has been submitted to and reviewed by the Board, and the Board has issued a Certificate of Appropriateness, except when demolition is determined by the Building Department to be required to abate a nuisance or eliminate an unsafe building as defined in Section 1476.01 of the Building and Housing Code.

(b) Application for Demolition: The application shall include the following:

1	A statement from the applicant as to whether such structure is, or is not, historically or architecturally significant and worthy of preservation, together with relevant supporting information.	
	i. In the case of a structure which is historically or architecturally significant and worthy of preservation, the reasons for the proposed demolition, including proof of substantial economic hardship or unusual and compelling circumstances.	
2	A definite plan for reuse of the site, including proposed replacement structures, a time schedule for the replacement project, and an assessment of the effect of the demolition and proposed replacement project on the subject property and the neighborhood.	

The Board, in deciding whether to issue a certificate of appropriateness approving the demolition or removal of an existing building or structure, shall determine the following:

(c) Process for Review by the Architecture Review Board

1	That the structure to be demolished or removed is not historically or architecturally significant and worthy of preservation or;	
2	If it is historically or architecturally significant and worthy of preservation, that denial of a certificate of appropriateness would cause:	
	i. A substantial economic hardship, or;	
	ii. That demolition is justified by the existence of unusual and compelling circumstances.	
3	The Board may request and consider, among other evidence, a report concerning the proposed demolition and existing structure from a registered architect, historical conservator or other person with appropriate preservation experience.	

(c) Process for Review by the Architecture Review Board

4	The Board shall also apply the criteria in this section in determining whether it shall recommend, pursuant to Chapter 1256 of the Zoning Code, approval of a development plan or an amendment to a development plan for a Planned Unit District, which contemplates the demolition or removal of existing.	
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The following criteria shall be used by the Board in determining whether a structure is historically or culturally significant and worthy of preservation:

(d) Criteria to Determine Preservation Significance

1	The age and condition of the structure.	
2	The quality of the structure's architectural design, detail, use of materials or construction.	
3	The importance of the structure to the character and quality of the neighborhood.	
4	The significance of the design or style of the structure to the historical, architectural or cultural development of the City, central Ohio, the State or nation; or	
5	The impact on the City's real property tax base of restoration versus replacement and/or removal.	

The following criteria shall be used by the Board in determining whether denial of a certificate of appropriateness would cause a substantial economic hardship:

(e) Criteria to Determine Substantial Economic Hardship

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 following criteria shall be used by the Board in determining whether the certificate is justified by the existence of unusual or compelling circumstances:

(e) Criteria to Determine Unusual and Compelling Circumstances

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 that 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.	

Old Business:

- 1) Application Number: ARB- 23-21
Address: 316 N Columbia
Applicant: Barry Tullos/Lidia Danjell
Owner: Rick and Cheryl Golden

Request: The applicant is seeking Architectural review and approval and a Certificate of Appropriateness for room, porch and deck additions at the rear of the home.

Background: This application is before the Board for the second time (was heard and tabled at the August meeting). It was tabled by applicant at the September meeting. At the August meeting drawings were presented that included heavy ornamentation and plantings and landscaping that made it difficult to understand the building. Staff has been working with the applicant and owner to refine the drawings.

Considerations:

- Siting: The siting of this addition is appropriate in relation to the existing home.
- Massing: The massing is appropriate and will fit in with the existing home.
- Compatibility: All materials, elements, windows, etc... of the new structure should be compatible with the existing structure. Adjustments have been made to lesson the amount of different material but some additional material changes are recommended. For example there is stone on the front facade but no brick - the use of brick on the rear facade is foreign to the language of the home.
- Adheres to Criteria of Architectural Appropriateness (see chart above).

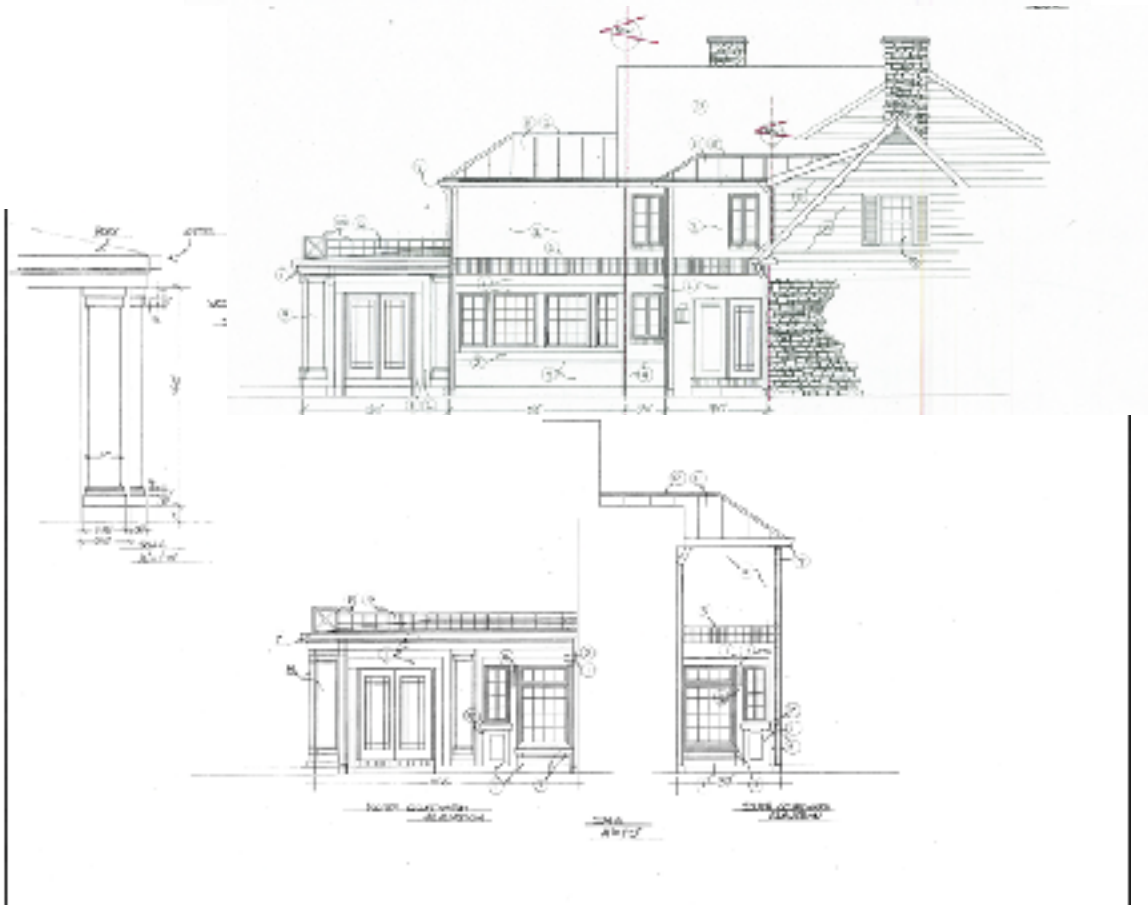
Staff Comments: Staff supports approving this application with the condition that the applicant work with staff to create one cohesive set of architectural and construction plans. The application is much better than the original submittal in August that included a lot of ornamentation and overshadowed the proposed architecture. By reducing some of the materials this will be a nice cohesive project.

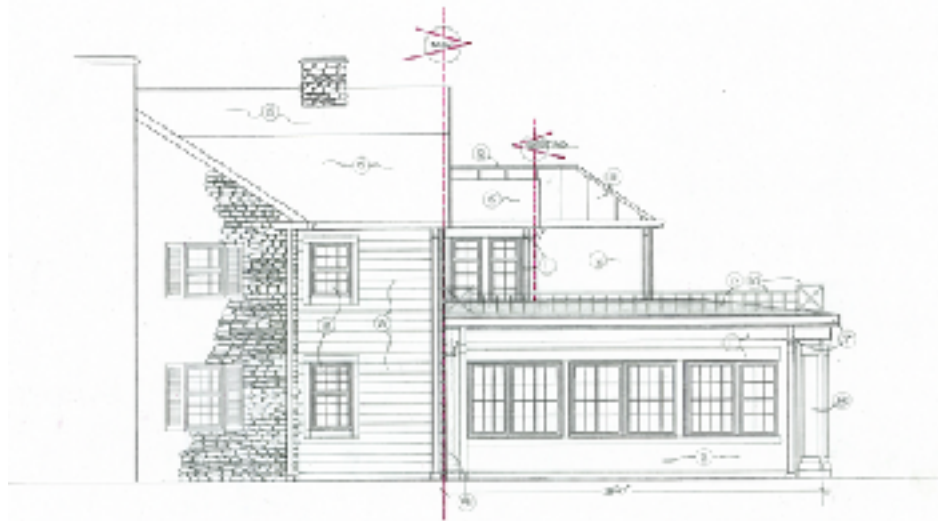
(Images on following pages for progress comparison)

Recommended Conditions (if Board moves to a vote):

- Suggested changes to the submitted plans be worked through with staff..
- Final Design to be reviewed and approved by the city's Design Consultant.







2) Application Number: ARB- 23- 26
Address: 2711 Brentwood
Applicant: Andrew Rosenthal
Owner: Marlee and Rick Snowdon

Request: The applicant is seeking Architectural review and approval and a Certificate of Appropriateness for the demolition of an existing structure and design for a new home.

Background: This application is before the Board for the second time. The application was tabled at the September meeting for further study of the front facade, particularly the main entrance to the home, the materials and colors, and to give Board members the opportunity to tour the home.

Considerations:*(All documents referenced are published on the City's website.)*

- **Adherence to Criteria of Architectural Appropriateness and Demolition (City of Bexley's codified ordinance 1223.05):**
 - Supporting material for the merits of demolition has been submitted by an architect, an inspection company and a structural engineer. (1223.05 (b)1)
 - A new plan for the reuse of the site has been submitted. (1223.05 (b)2)
 - The preservation criteria have been addressed in submitted materials from Acock Associates Architects and GRAD Architects (1223.05(d))
 - No substantial economic hardship has been determined although economic benefit of a replacement structure. The economics of rehabilitation vs. replacement may, in fact, be similar due to the significant deferred maintenance of the existing structure both on the interior and exterior of the building. (1223.05(e))
- **Adherence to Criteria For a Design Approval and a Certificate of Appropriateness (City of Bexley's codified ordinance 1223.04):**
 - Consideration of elements of design (1223.04(c)):
 - i) Architectural Design - the new design is in keeping with the character of the neighborhood and pays homage to the original structure by the use of a modernized, mid-century modern vocabulary.
 - ii) Exterior Materials are appropriate (material selections have been provided)
 - iii) Exterior Details - the roof line, window placement and size, massing, are all consistent with the neighboring properties and existing structure.
 - iv) Height and Building Mass - the height and building mass are appropriate for the streetscape. The footprint is also appropriate given that the site is a double lot.
 - v) Preservation plans for existing trees and significant landscape features - and a full landscape plan will be a condition of approval as well as review by the Tree and Public Gardens Commission.

Staff Comments: Staff supports approving the demolition of the existing home and the approval of the new home to be built in its place. The applicant has demonstrated the appropriateness of this with a very thorough and clear packet of materials. Some important highlights of the proposed new structure to consider:

- The footprint and massing of the new structure remains similar to the existing home and does not change the character of the street and neighborhood.

- The style of the new home pays homage to and, in the opinion of staff, is an improvement to the original mid century modern design.
- The additional time to study the front entry and color and material choices and placement has proved to be additive to the process and enhanced the design.

Recommended Conditions (if Board moves to a vote):

- Final Design to be reviewed and approved by the city's Design Consultant.
- All permits must be issued before demolition can begin
- The landscape plan be reviewed by the tree and public garden commission.

3) **TABLED BY APPLICANT**

Application Number: BZAP - 23-23

Address: 2200 E Main

Applicant: Ryan Pearson

Owner: Continental Real Estate Cos.

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning to allow demo and redevelopment of the vacant Trinity Lutheran apartment structures at 2160, 2188, & 2186 E Main Street (Parcel No.: 020-000836, 020-000217 & 020-000350), Also a Special Permit and Conditional Use for new 5-story building with housing alternatives and variance for a new 5-story mixed use building to provide additional housing, restaurant, retail and offices.

NOTE: A workshop with the Architectural Review Board on October 17th, 8:30 - 10AM will be held at Bexley City Hall. The meeting is open to the public and has been noticed.

New Business:

4) **CONSENT AGENDA ITEM**

Application Number: ARB-23-31

Address: 2355 S Commonwealth

Applicant: Pete Foster

Owner: Heather Goldberg

Request: The applicant is seeking Architectural review and approval and a Certificate of Appropriateness for the existing garage to be converted to interior living space.

Recommended Conditions (if Board moves to a vote):

- Final Design to be reviewed and approved by the city's Design Consultant.

5) **CONSENT AGENDA ITEM**

Application Number: ARB-23-34

Address: 2722 Fair

Applicant: Gary Alexander

Owner: Andrew and Heidi Solomon

Request: The applicant is seeking Architectural review and approval and a Certificate of Appropriateness for an addition to the second floor at the rear of the structure and the enclosure of a screened porch with windows.

Recommended Conditions (if Board moves to a vote):

- Final Design to be reviewed and approved by the city's Design Consultant.

6) **CONSENT AGENDA ITEM**

Application Number: BZAP - 23-33

Address: 131 S. Roosevelt

Applicant: Brian Marzich

Owner: Ray Delevie

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness to enclose an existing porch add a one story addition to the rear of the residence.

Recommended Conditions (if Board moves to a vote):

- Final Design to be reviewed and approved by the city's Design Consultant.