

The structure located at 2711 Brentwood Avenue cannot be determined to be historically nor architecturally significant.

The design is typical for the era in which it was built - however it is not architecturally remarkable. Aspects of the design suggest it may have been an adaptation of a floor plan not originally designed for this site.

The architect and builder are not known. Based on records solicited from the Bexley Historical Society - it is not known to have been built for nor occupied by individuals of historical significance.

In studying the possibilities for a renovation vs. a new-build we found multiple factors supporting new construction:

- The linear nature of the floorplan and compartmentalization of spaces do not support more contemporary living patterns.
- The Roosevelt façade of the house is particularly ungracious in its relationship to the neighborhood. A combination of factors (the presence of the garage on the lower level here paired with fact that the house is already beyond the allowable setback at this location) make a remedy exceedingly challenging.
- Architecturally the language of the house features low and sloping rooflines – expanding the floorplan would require significant reconstruction of the existing roofs to arrive at a satisfactory solution.
- The split-level floor plan makes the house incompatible with contemporary aspirations to age-in-place. The garage's location on a lower level makes this condition particularly problematic.
- The existing garage does not offer clearance for the parking of contemporary vehicles. The garage being located under living spaces make this challenge significantly more complex to resolve.
- The existing construction is from an era where energy conservation was not a priority – reworking the house to meet contemporary standards, while possible, would be an onerous undertaking yielding less than ideal results.

Our in-house assessment is supported by the attached evaluation provided by Acock Associates Architects. Acock Associates has significant experience doing high-end custom residential design (new-builds and renovations) as well as historic preservation / adaptive reuse projects (including the award-winning renovations to the main library at The Ohio State University).