



# SNOWDON RESIDENCE

2711 BRENTWOOD ROAD  
BEXLEY, OHIO 43209

BEXLEY ARCHITECTURAL REVIEW BOARD  
LAST REVISED: AUGUST 31, 2023

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Marlee and Rick Snowdon  
326 N Columbia Ave  
Bexley, OH 43209

August 3, 2023

City of Bexley  
2242 E Main St  
Bexley, OH 43209

Dear All,

Please be advised, that my wife, Marlee Snowdon, and I are the owners of the property located at 2711 Brentwood, and we authorize Andrew Rosenthal / GRA+D Architects to act as our representatives throughout the design approval and building permitting process.

Best,

  
Rick Snowdon

ACOCK  
ASSOCIATES  
ARCHITECTS

August 31, 2023

Mr. Andrew Rosenthal  
GRA+D Architects  
221 North 4<sup>th</sup> Street  
Columbus, Ohio 43209

RE: 2711 Brentwood Avenue, Bexley, Ohio 43209

Dear Andrew,

It was a pleasure walking through and around the 2711 Brentwood Residence. I understand the purpose of this letter is to provide my assessment of whether this residence is a contributing structure to the city of Bexley and deserving of a degree of conservancy.

The structure is a two-story split level that fronts Brentwood Road on the north and Roosevelt Avenue on the west. While the Bexley Historical Society has records of the home's original owner, they have no information on the Architect, Designer, or Constructor, or any information of significance on the home itself. Stylistically, I would classify it as derivative of mid-century modernism. From a formalistic perspective, I do not believe it stands out as particularly innovative for either its time or today. There are some nice elements, the north facing clerestory servicing the south facing living room, but the overall composition, the massing of the one- and two-story elements, and the roof lines are unremarkable. The elevations fronting the public streets seem particularly closed down, containing a random composition of the horizontal ribbon and punched windows with high sills. In my opinion, it does nothing to engage the neighborhood, and its disengagement has little aesthetic payoff.

The construction of the home appears to have been well done, and despite its lack of maintenance in several areas, the home is in relatively good shape. However, like its design, I did not encounter any construction that was particularly innovative for its time or today. The cost of preserving the existing exterior finishes, while bringing the home up to today's energy efficiency standards, will far exceed their value.

In summary, it is my opinion that the home is not a contributing structure to the neighborhood or the city and does not warrant any degree of conservancy.

Please feel free to call with any questions.

Best Regards,

  
Mitchell D. Acock, AIA

383 NORTH FRONT STREET COLUMBUS, OHIO 43215 FAX 614/228-2780 614/228-1586



**SNOWDON RESIDENCE**

BEXLEY ARB REVIEW

2711 BRENTWOOD RD | BEXLEY, OH



**EXISTING CONDITION PHOTOS**

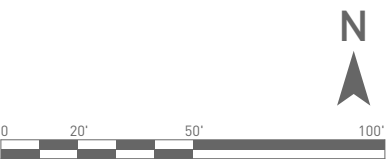
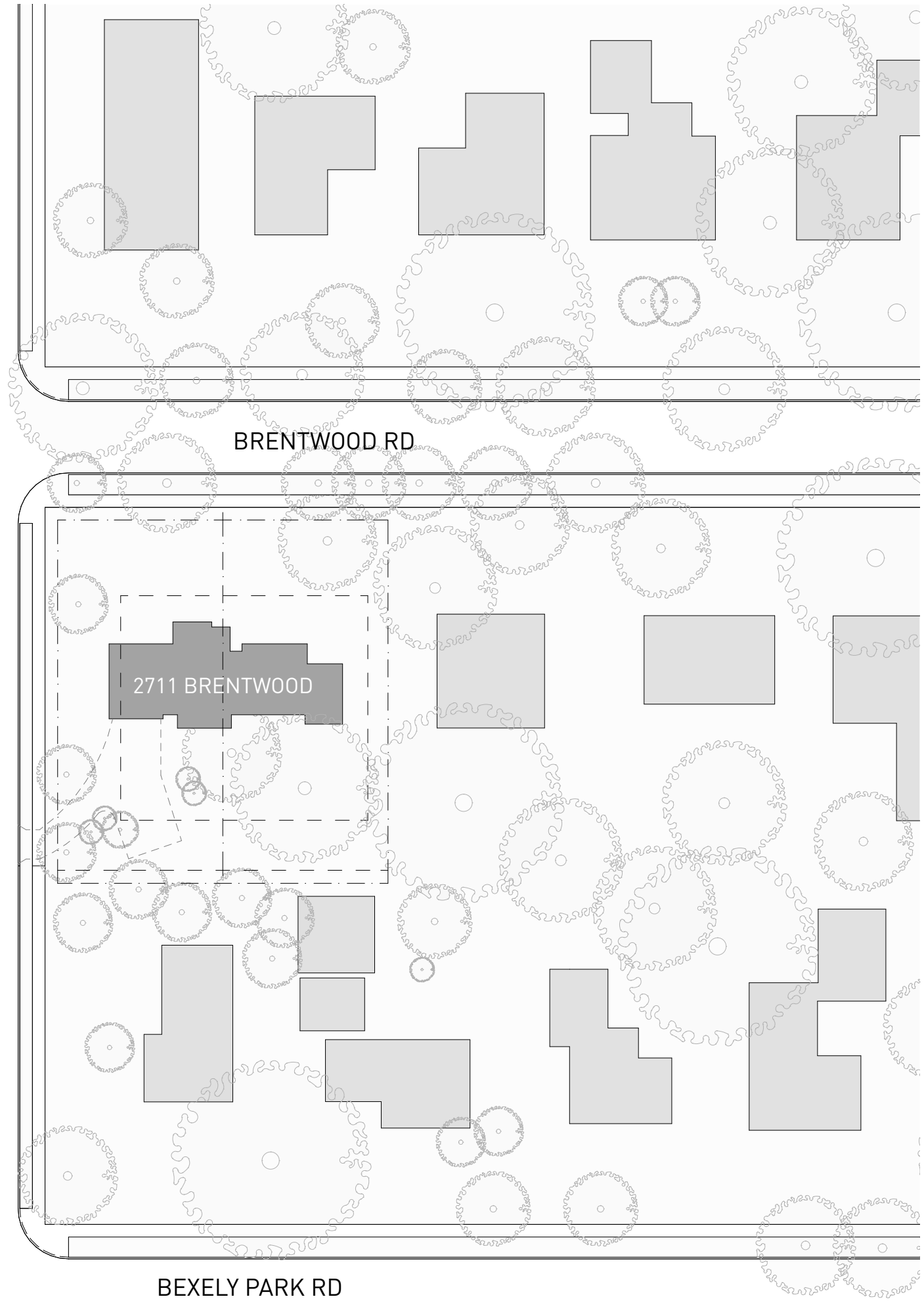
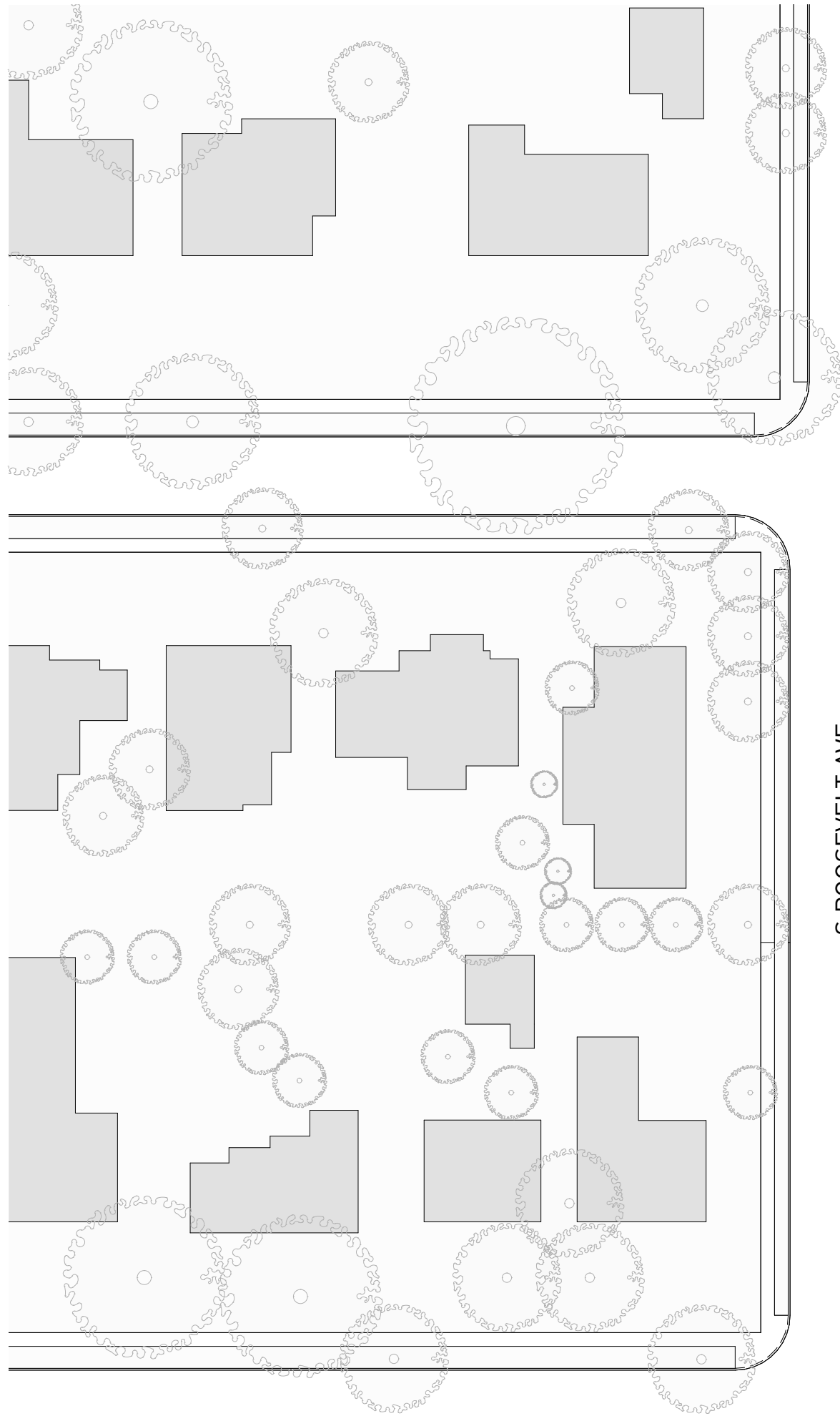
LAST REVISED: AUGUST 4, 2023

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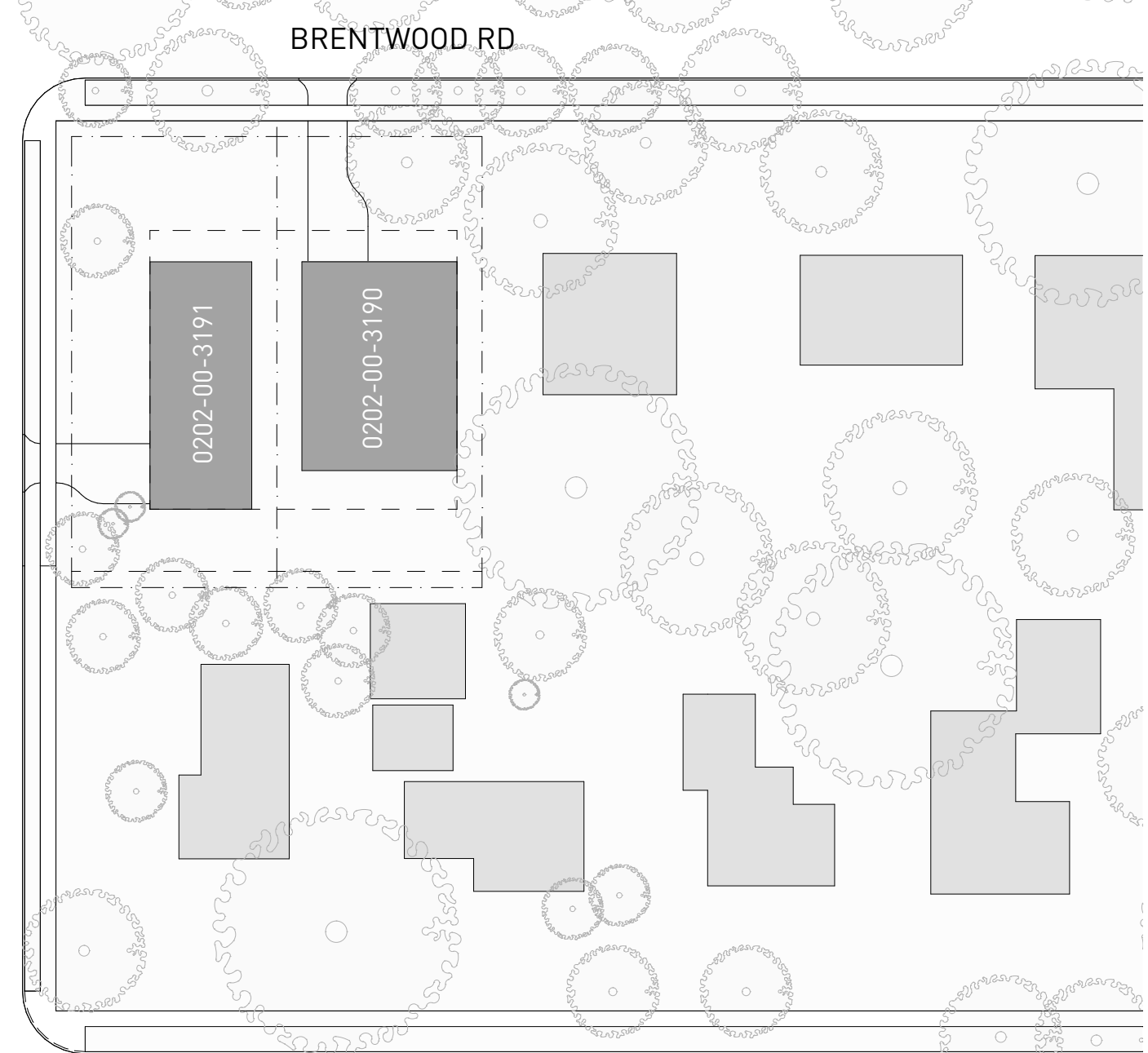
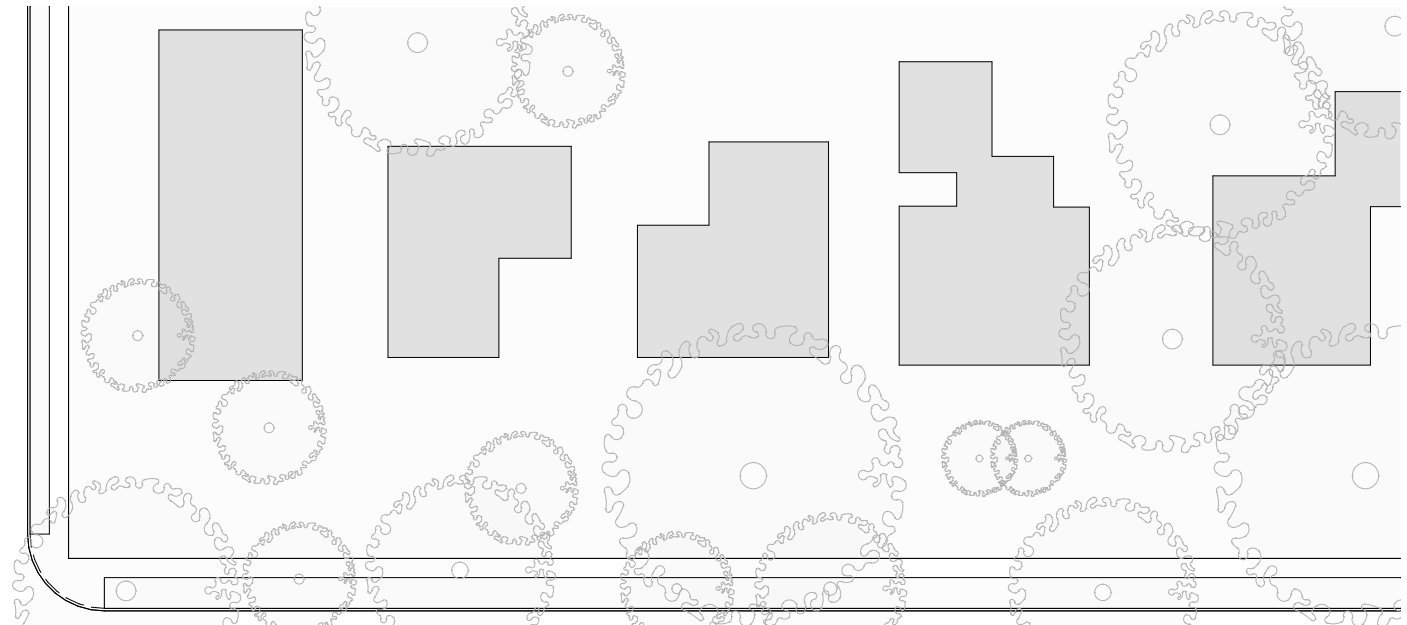
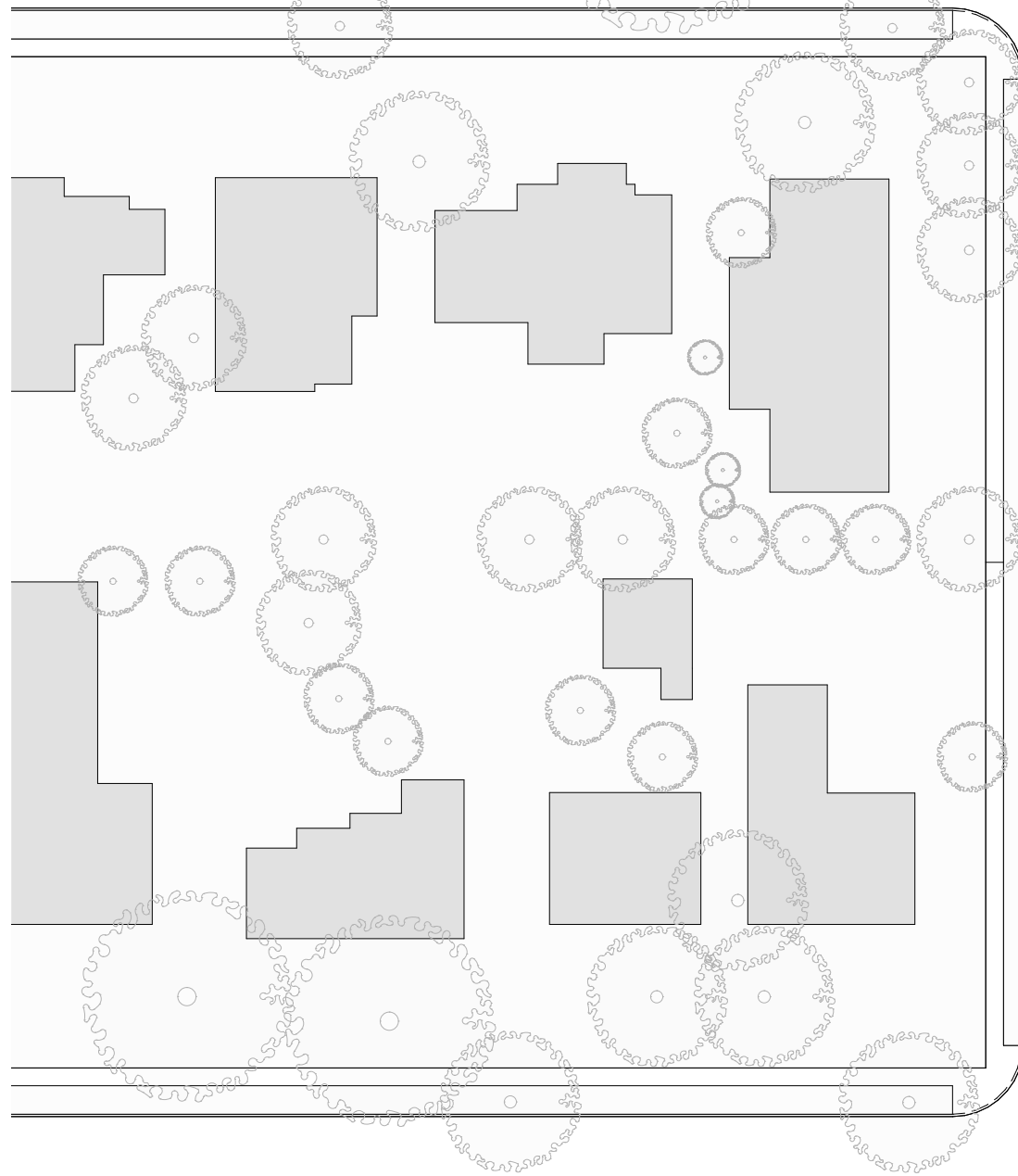
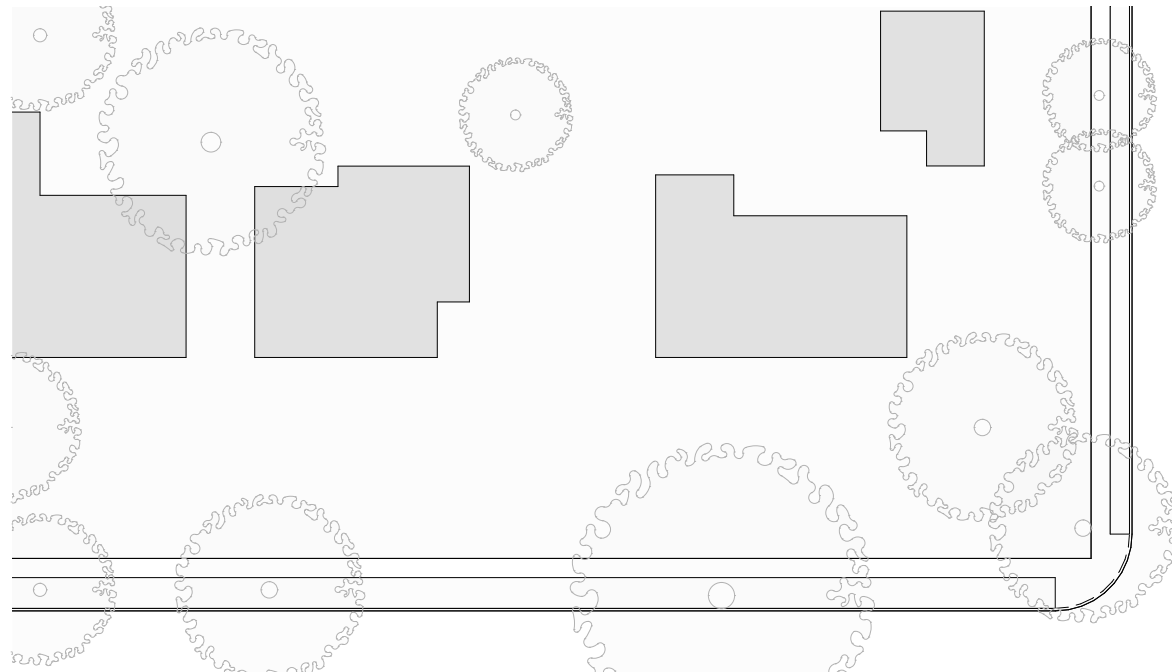










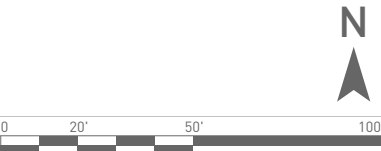


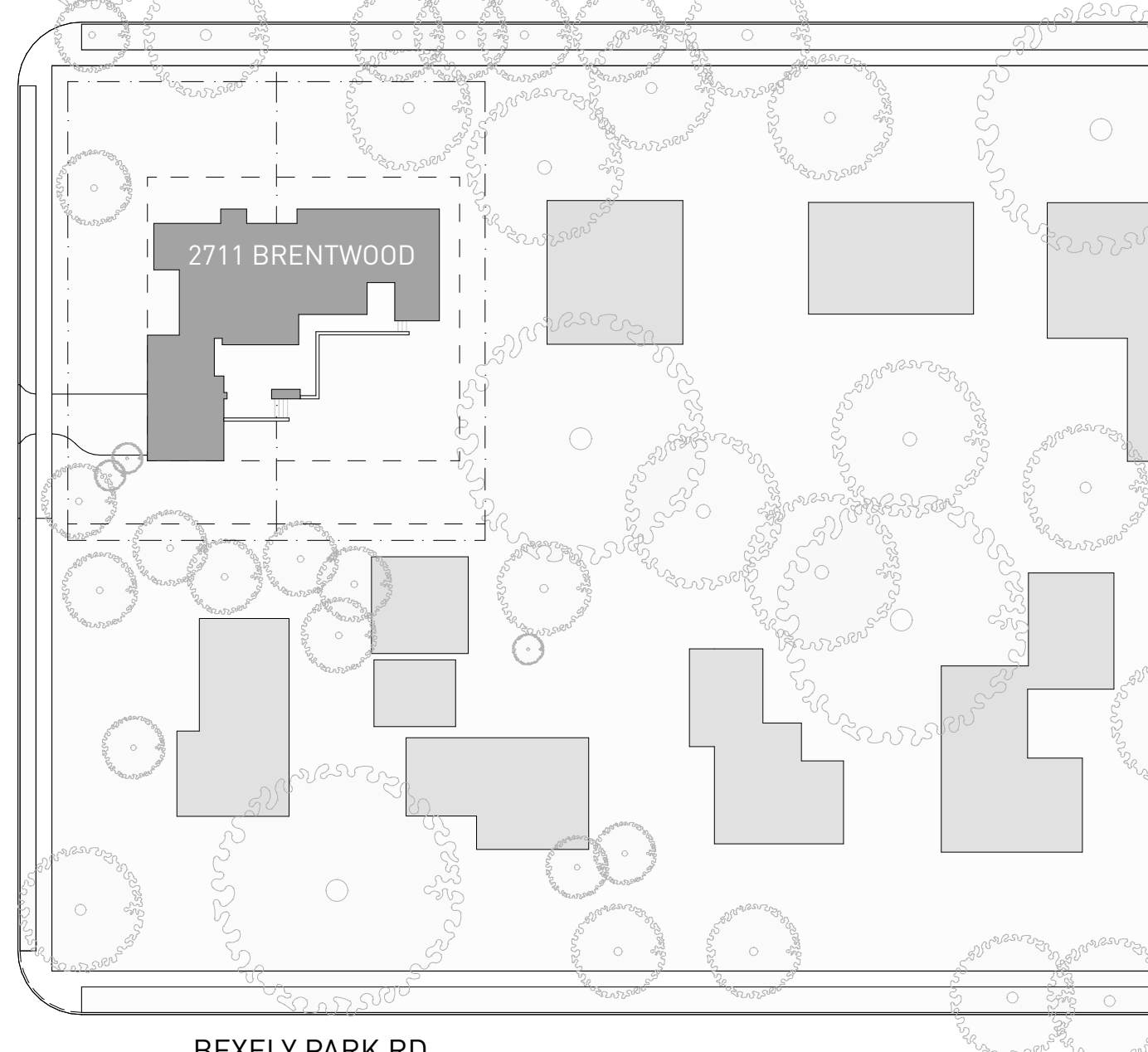
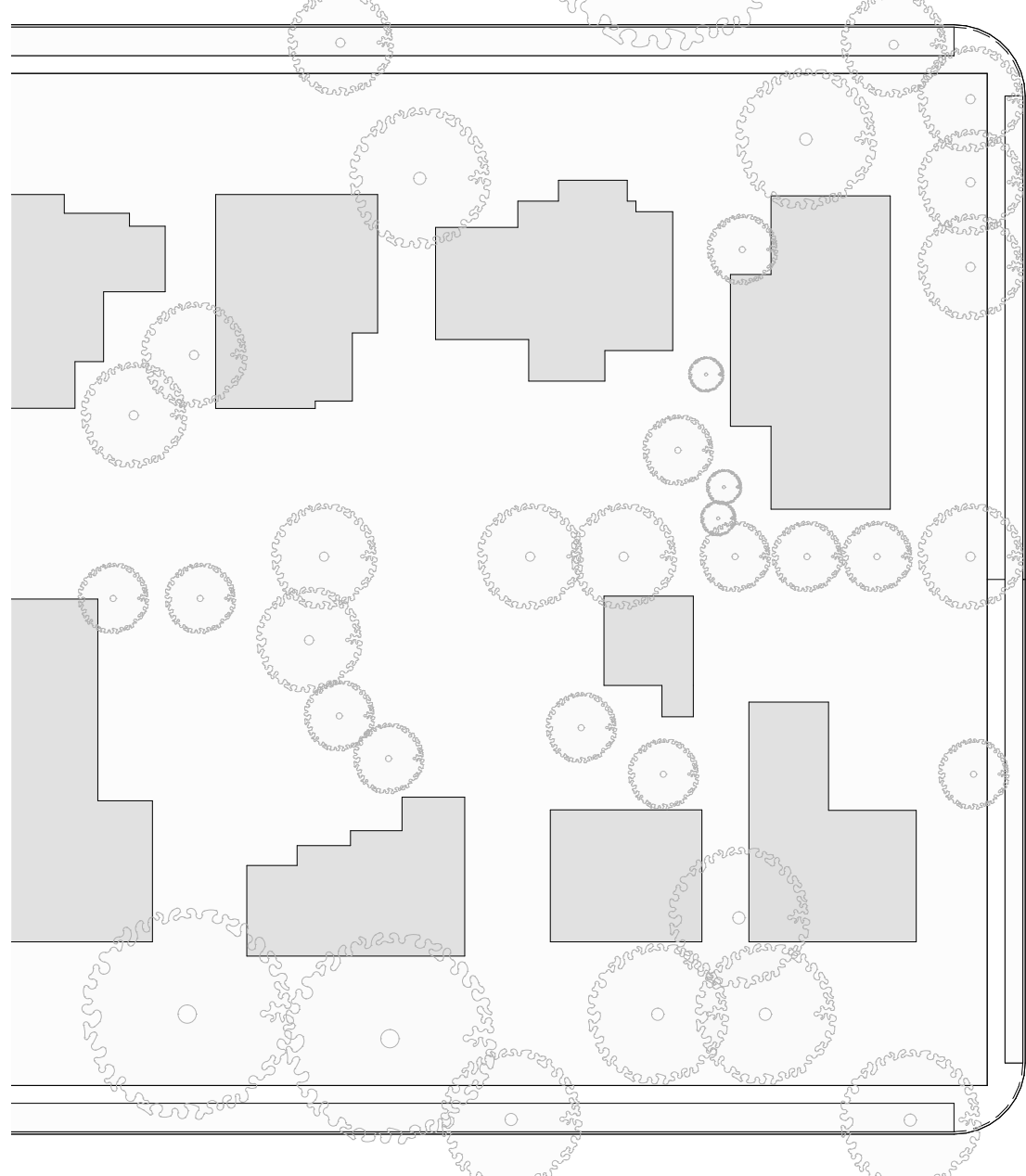
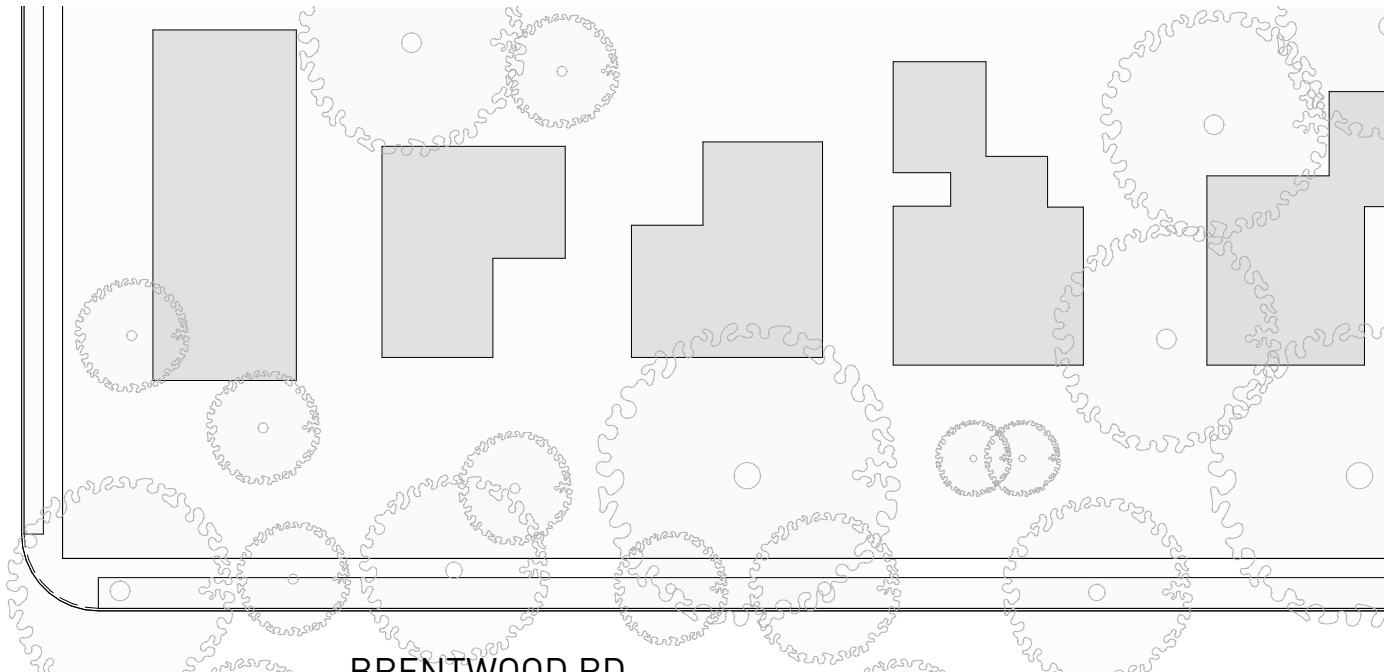
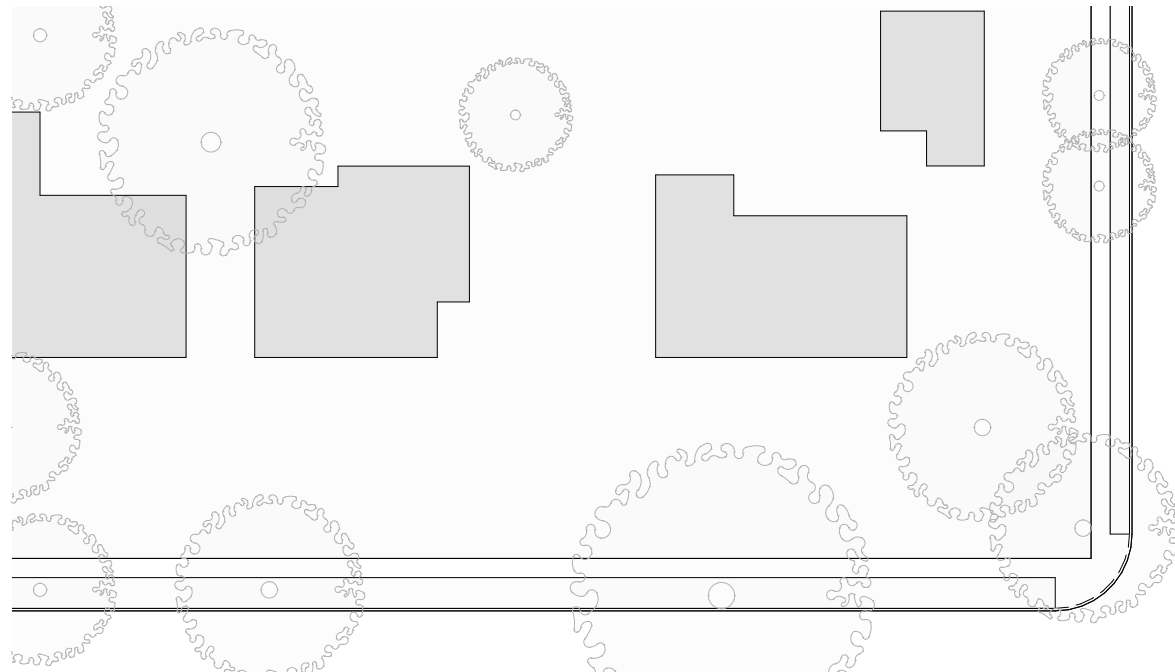
BRENTWOOD RD

S ROOSEVELT AVE

BEXELY PARK RD

NOTE: THIS IS NOT A PROPOSED DESIGN AND IS MEANT ONLY AS A COMPARATIVE REFERENCE OF A HYPOTHETICAL MAXIMUM STRUCTURE SIZE ACCORDING TO SETBACK MAXIMUM ALLOWANCES.





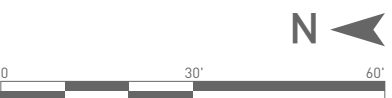
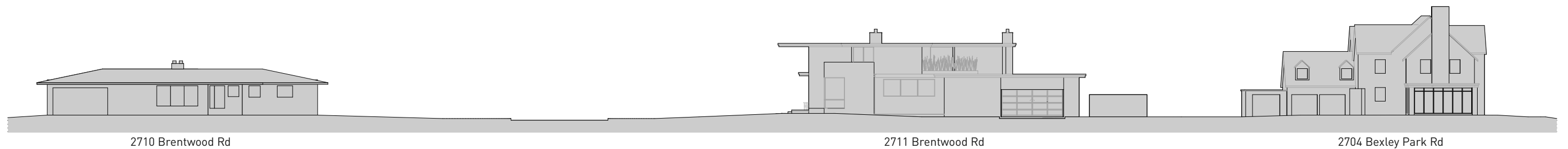
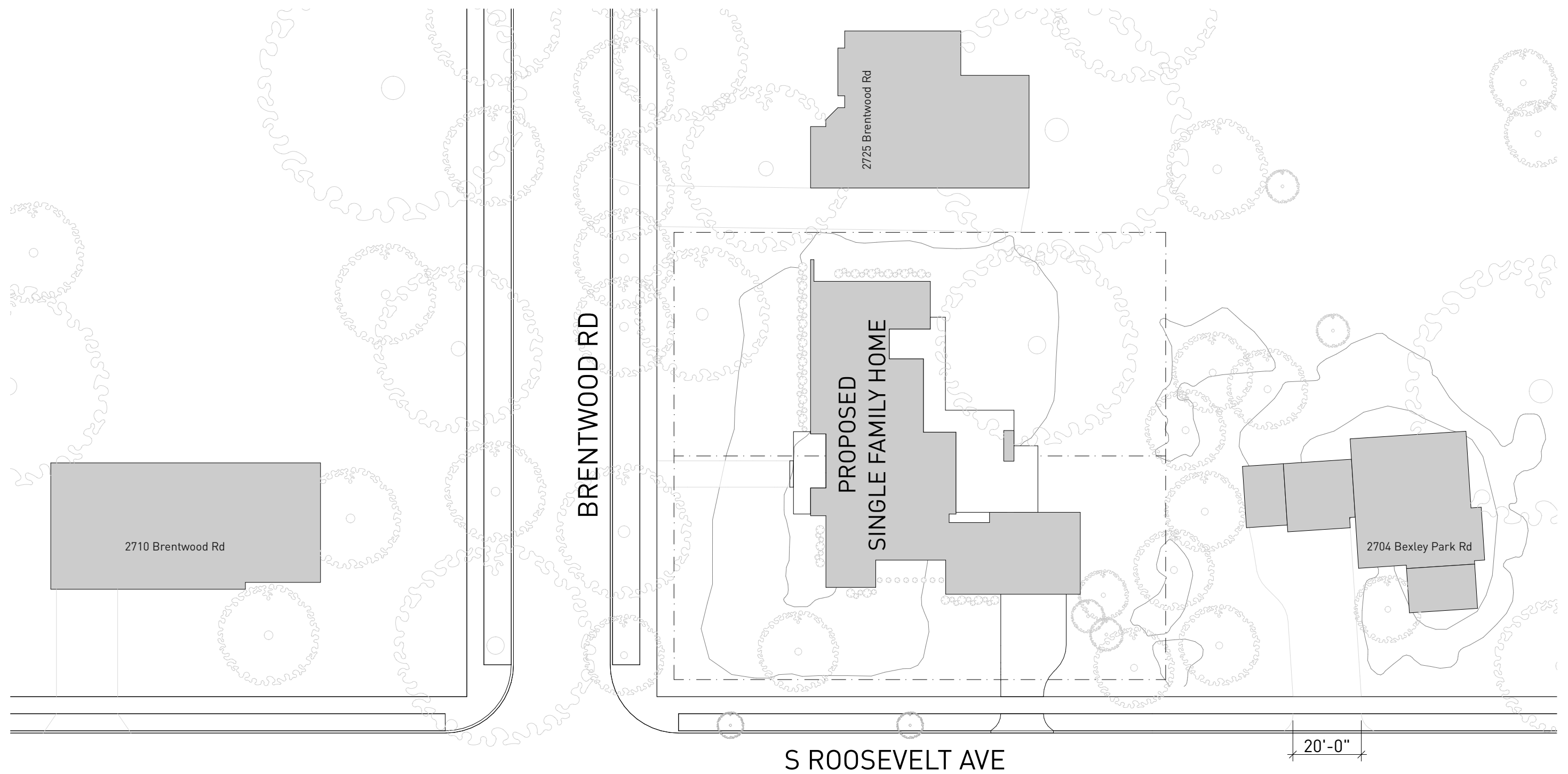
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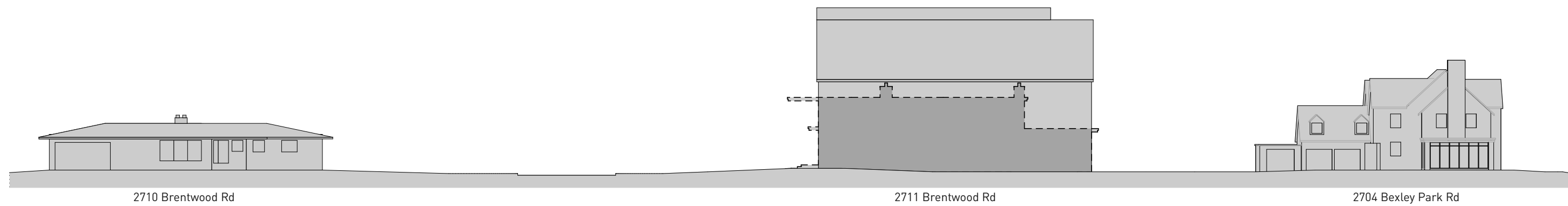
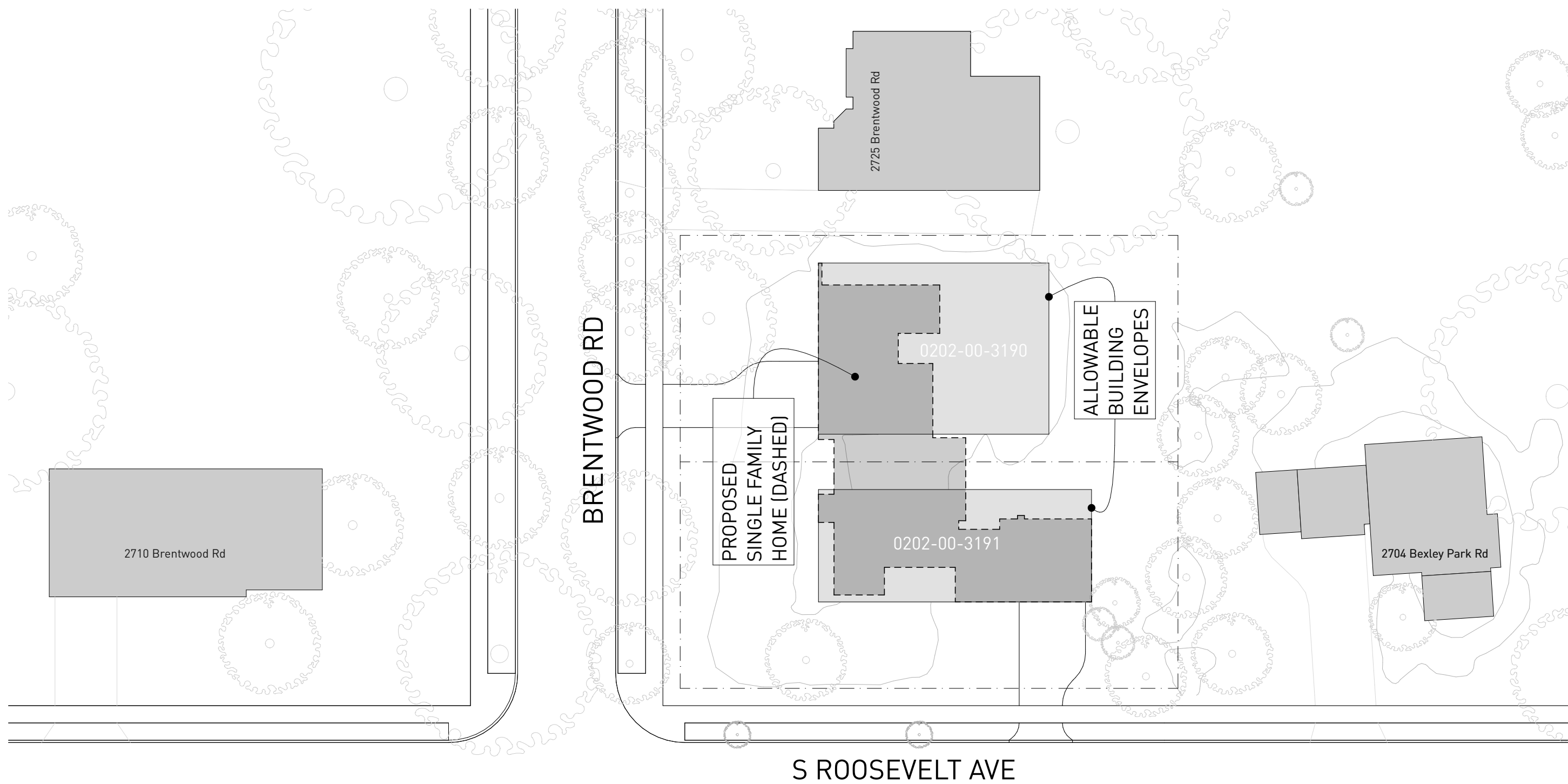
S ROOSEVELT AVE

2711 BRENTWOOD

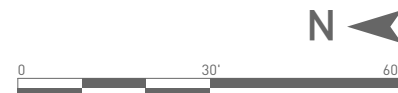
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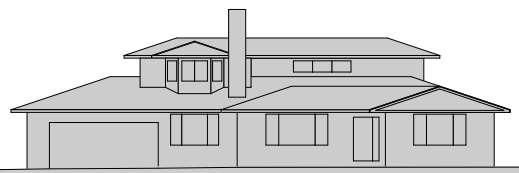
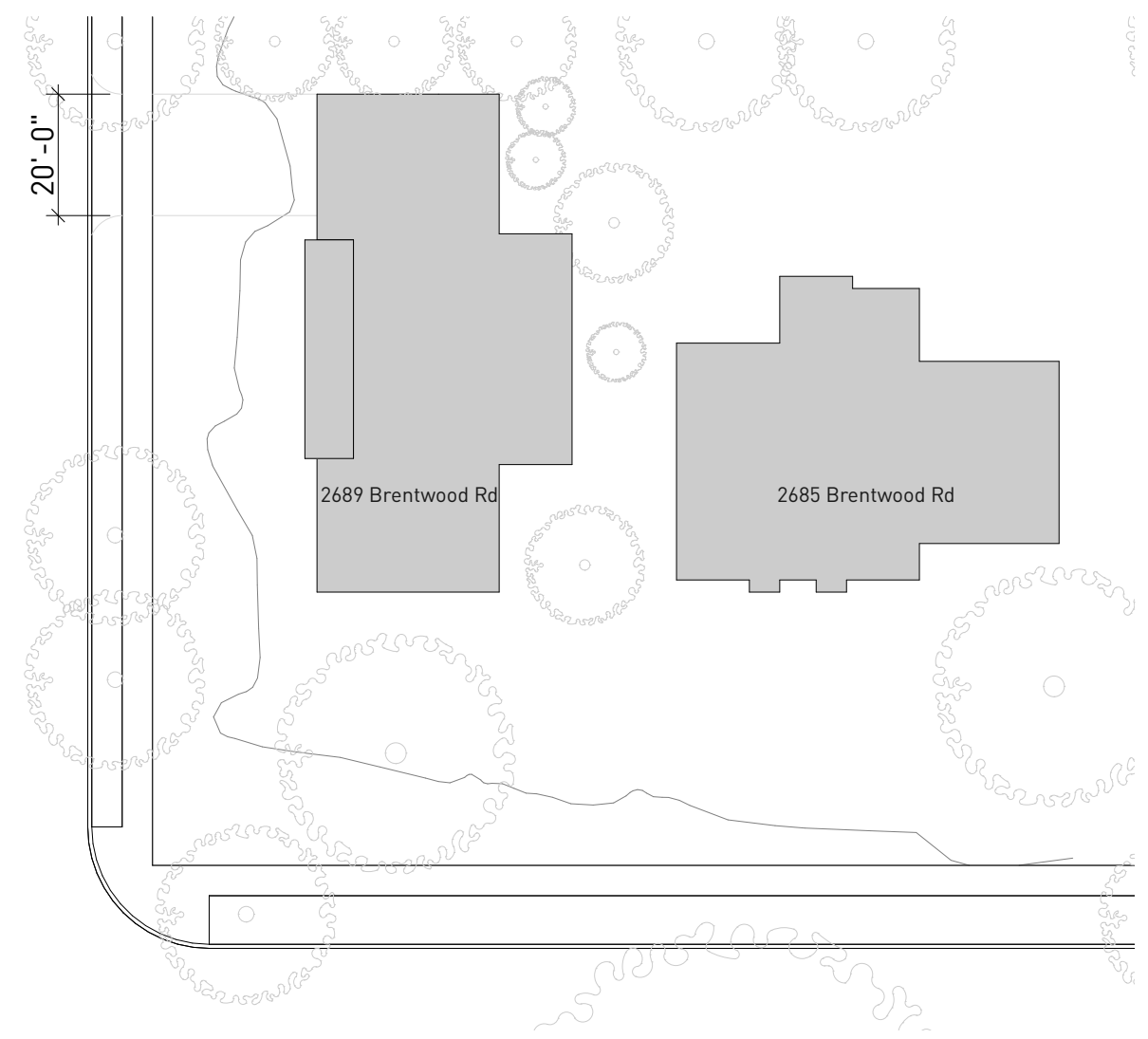
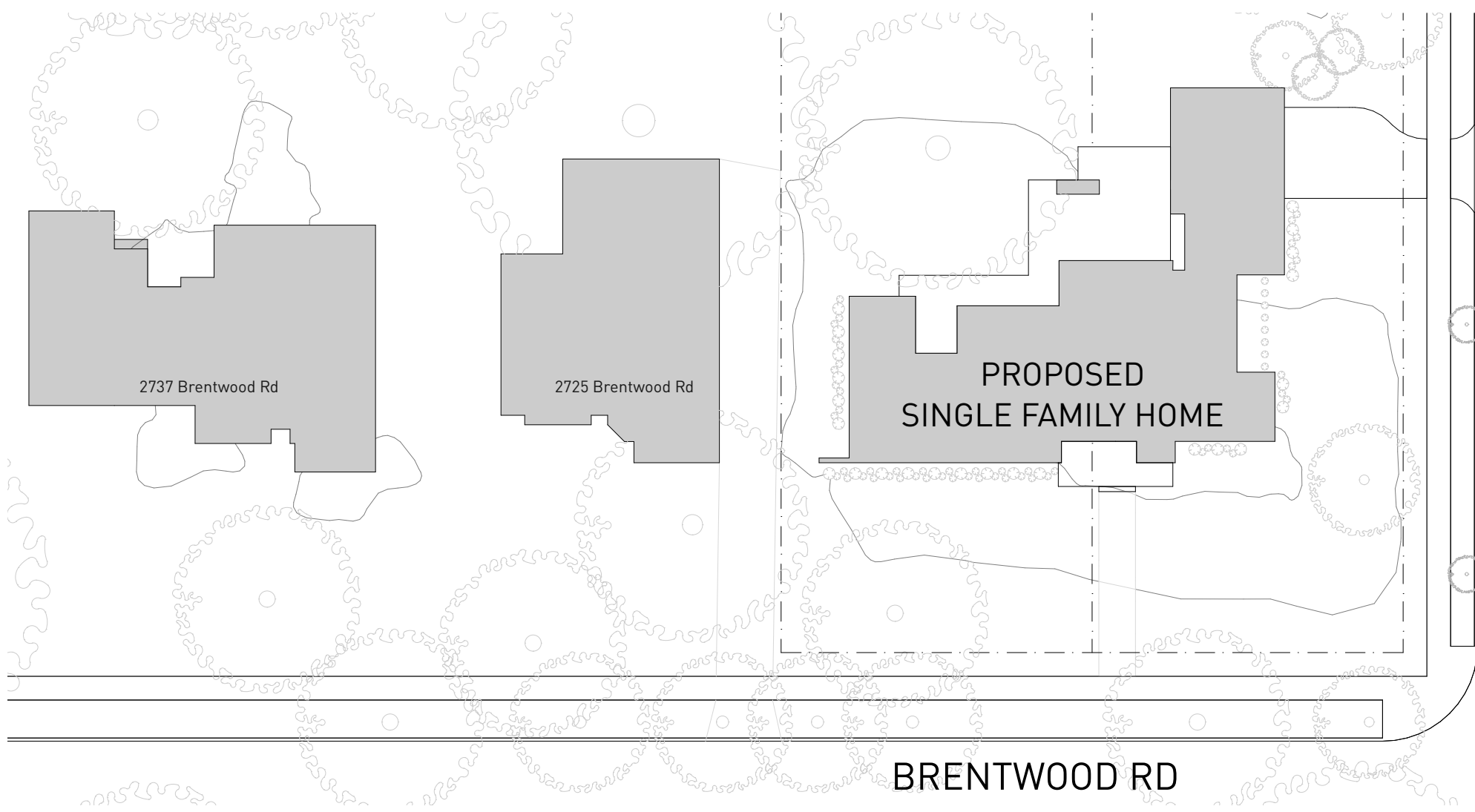






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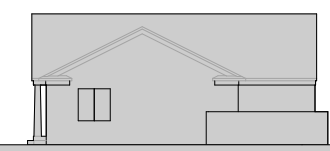
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2725 Brentwood Rd



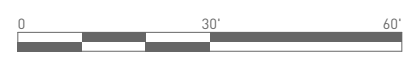
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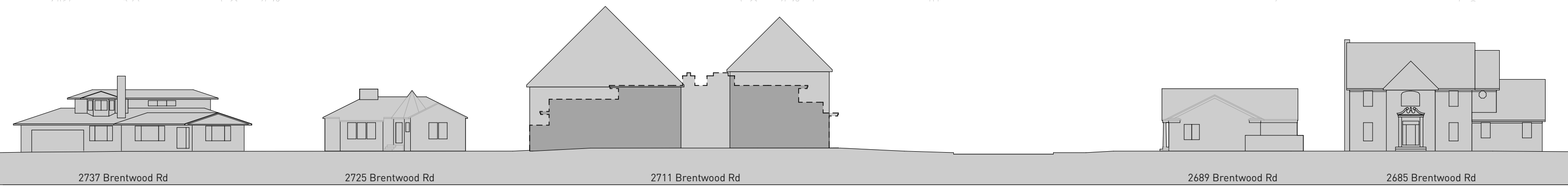
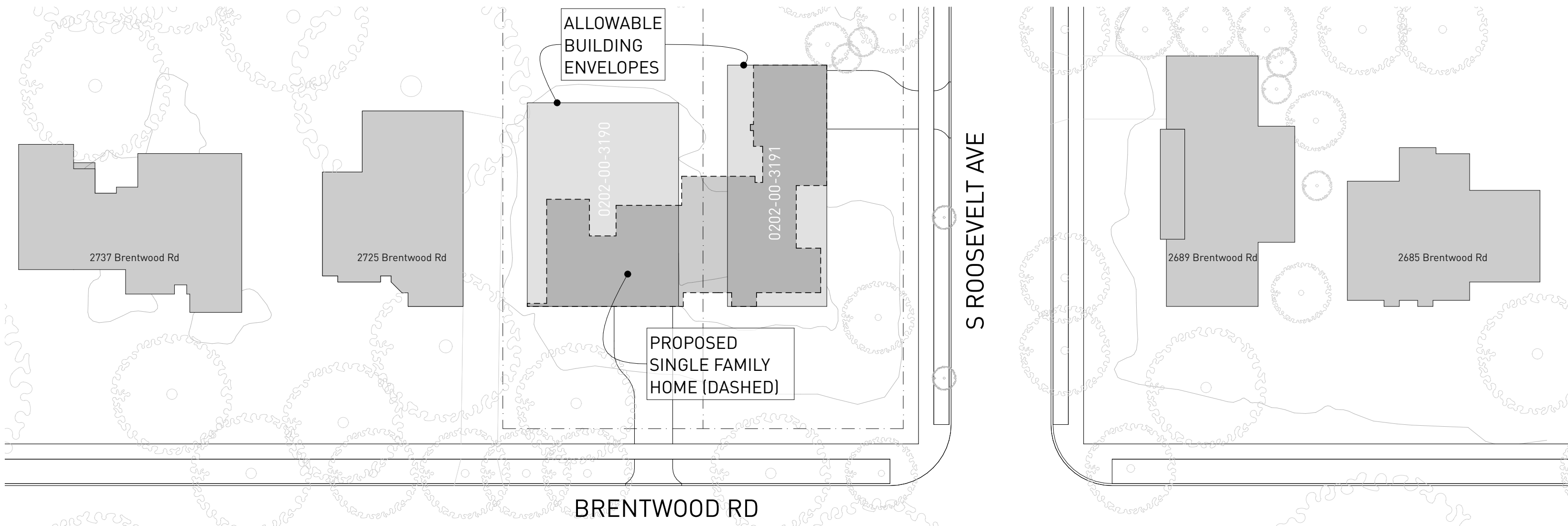


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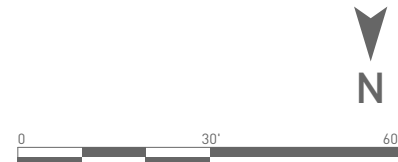


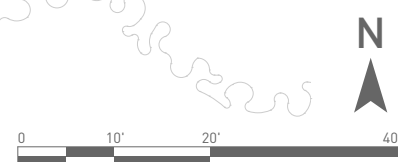
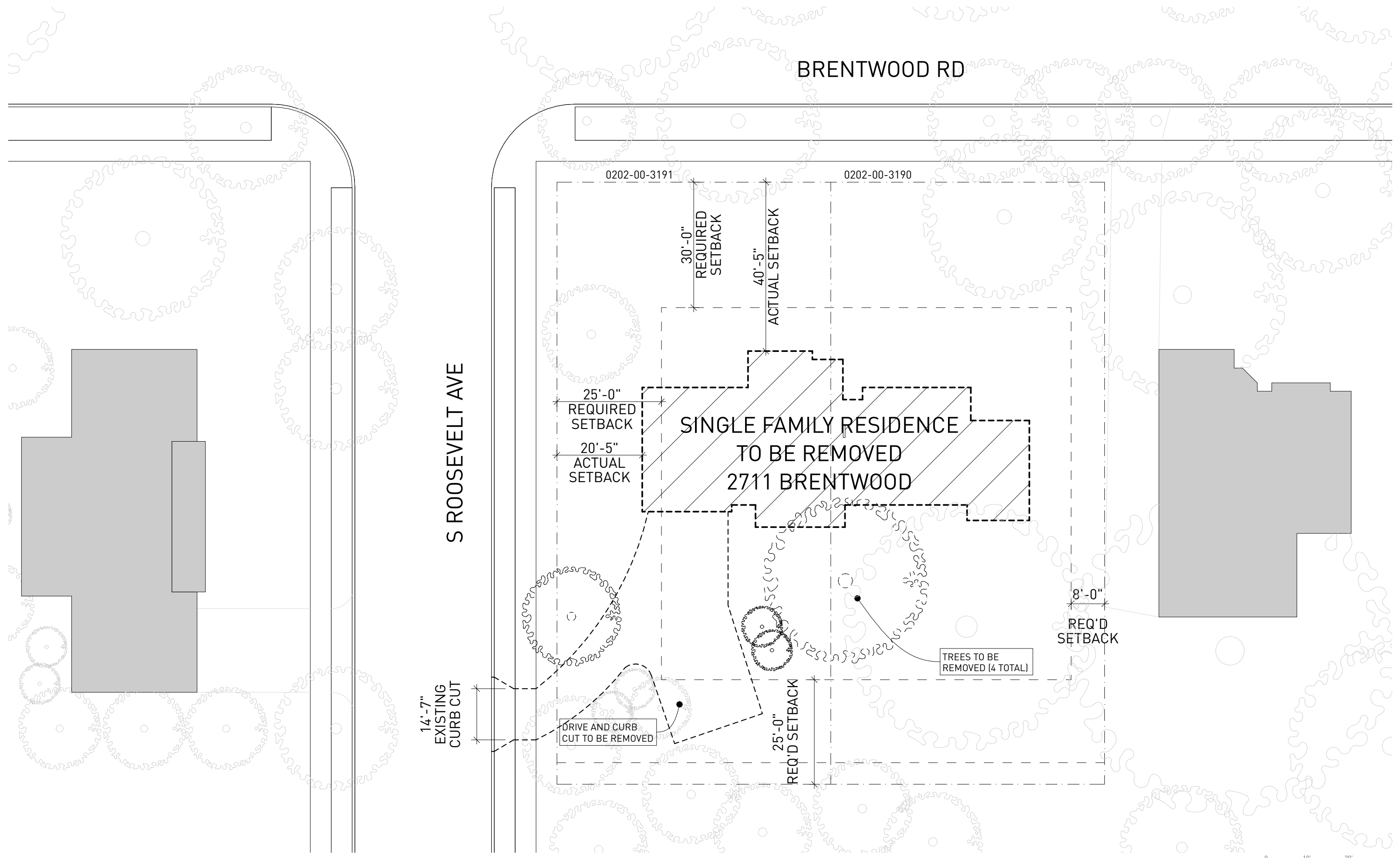
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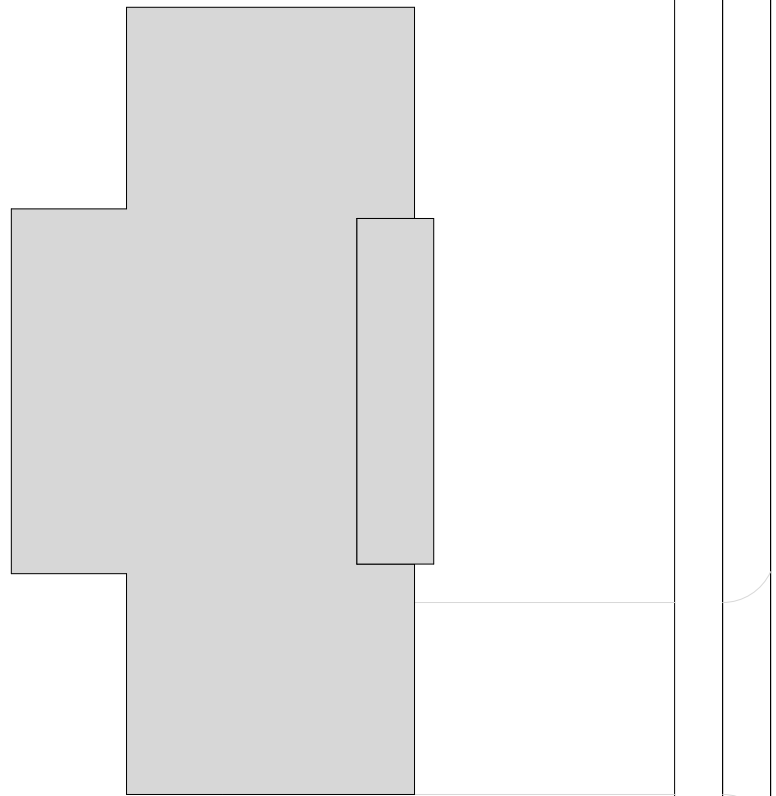


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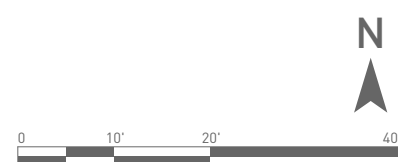
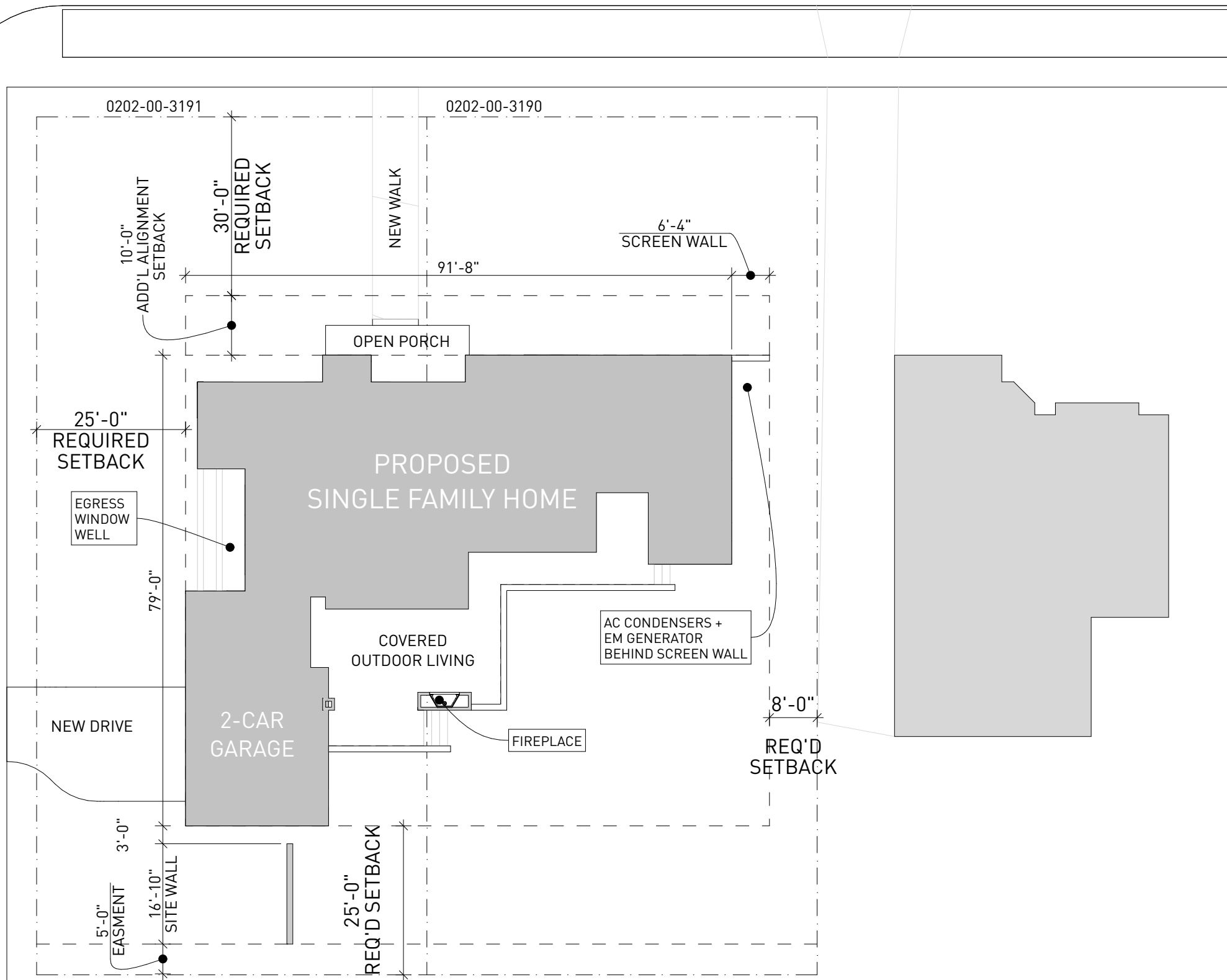


Address:	2711 Brentwood Road
Parcel:	#020-00-3191 and 0202-00-3190
Setbacks:	Roosevelt (West) - 25' (Existing House has 20.4' setback) Brentwood (North) - 30' (Set at 40' to align w/ neighbors) Rear yard (South) - 25' Side yard (East) - 8'
Coverage:	Total Area: 18,864sf Building Area Allowed - 35% (6,202sf), Proposed Design 5,206sf (28%) Overall - 60% (11,318sf), Proposed Design 5,961sf (32%)
Height:	Stories Allowed - 2, Proposed Design 2 Stories Height - up to 35' (to mean height of gable roof), Proposed Design 22'
Driveway Cut:	12.5' max., 25' Proposed to match adjacent properties

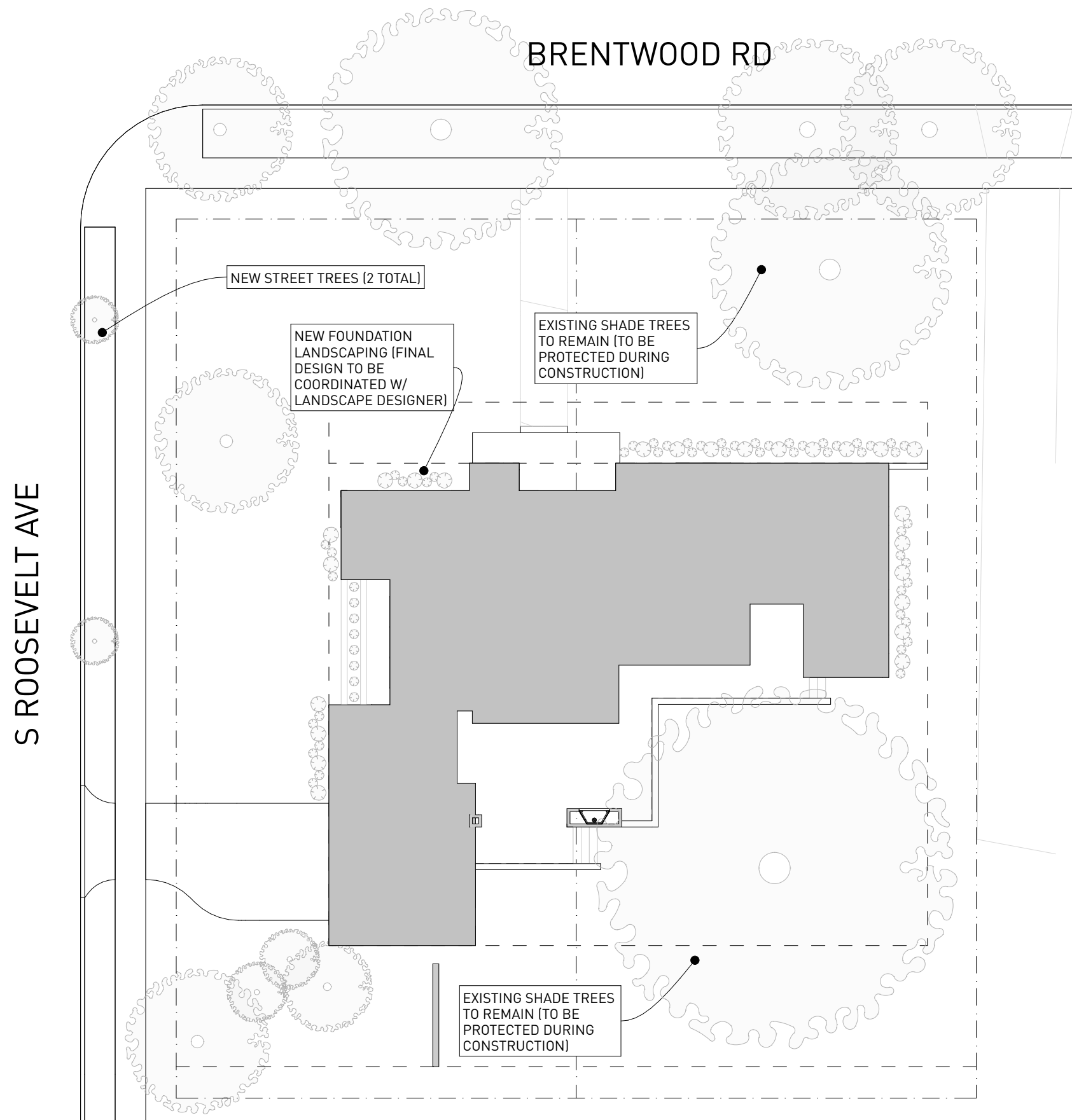


PROPOSED CURB CUT \$ ROOSEVELT AVE  
≈ 110'

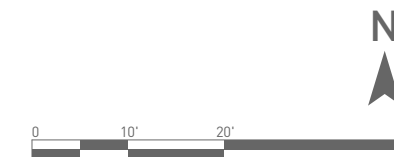
# BRENTWOOD RD



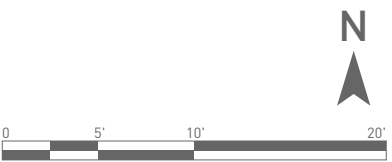
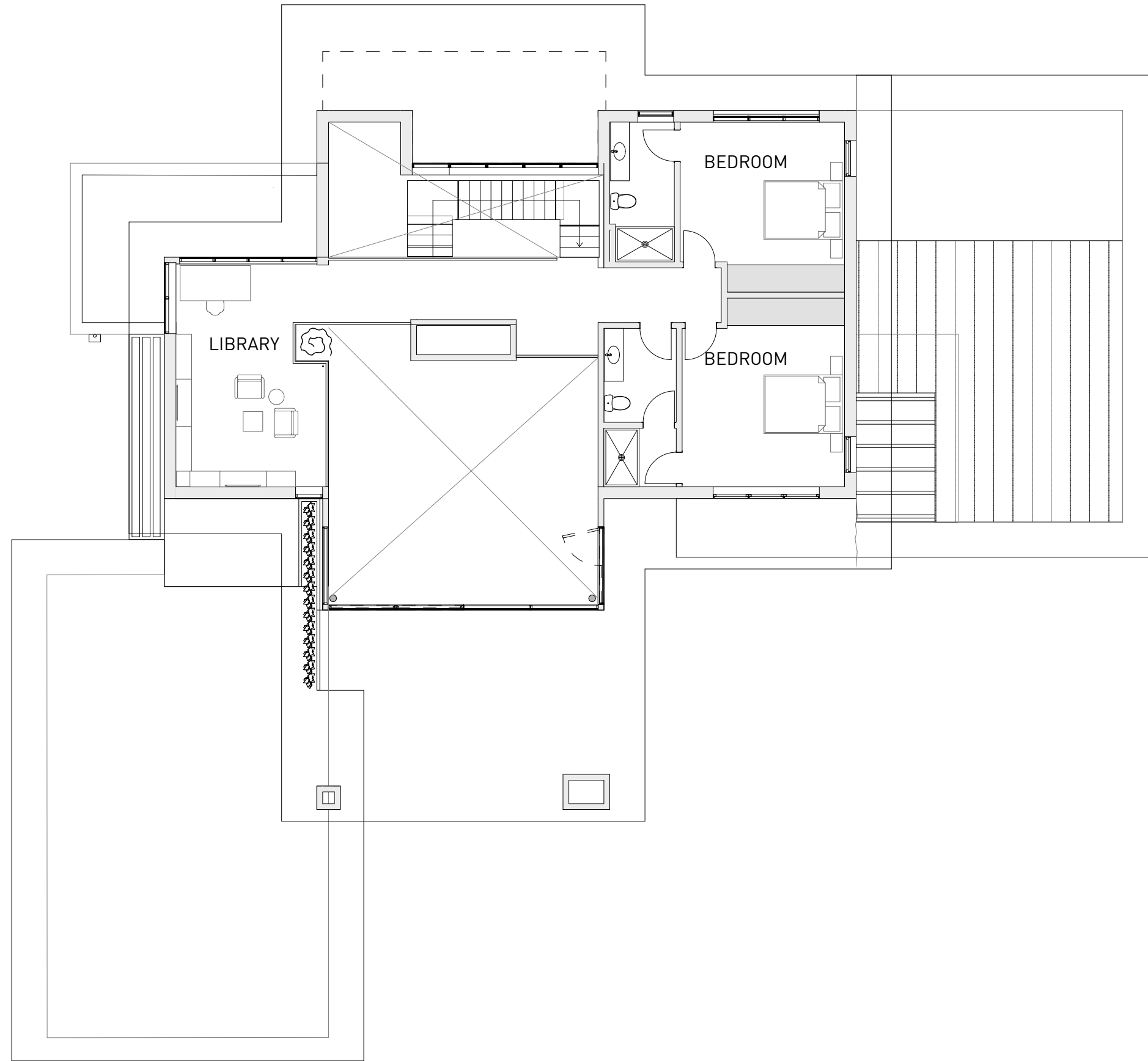


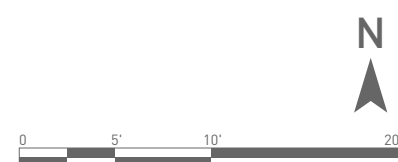
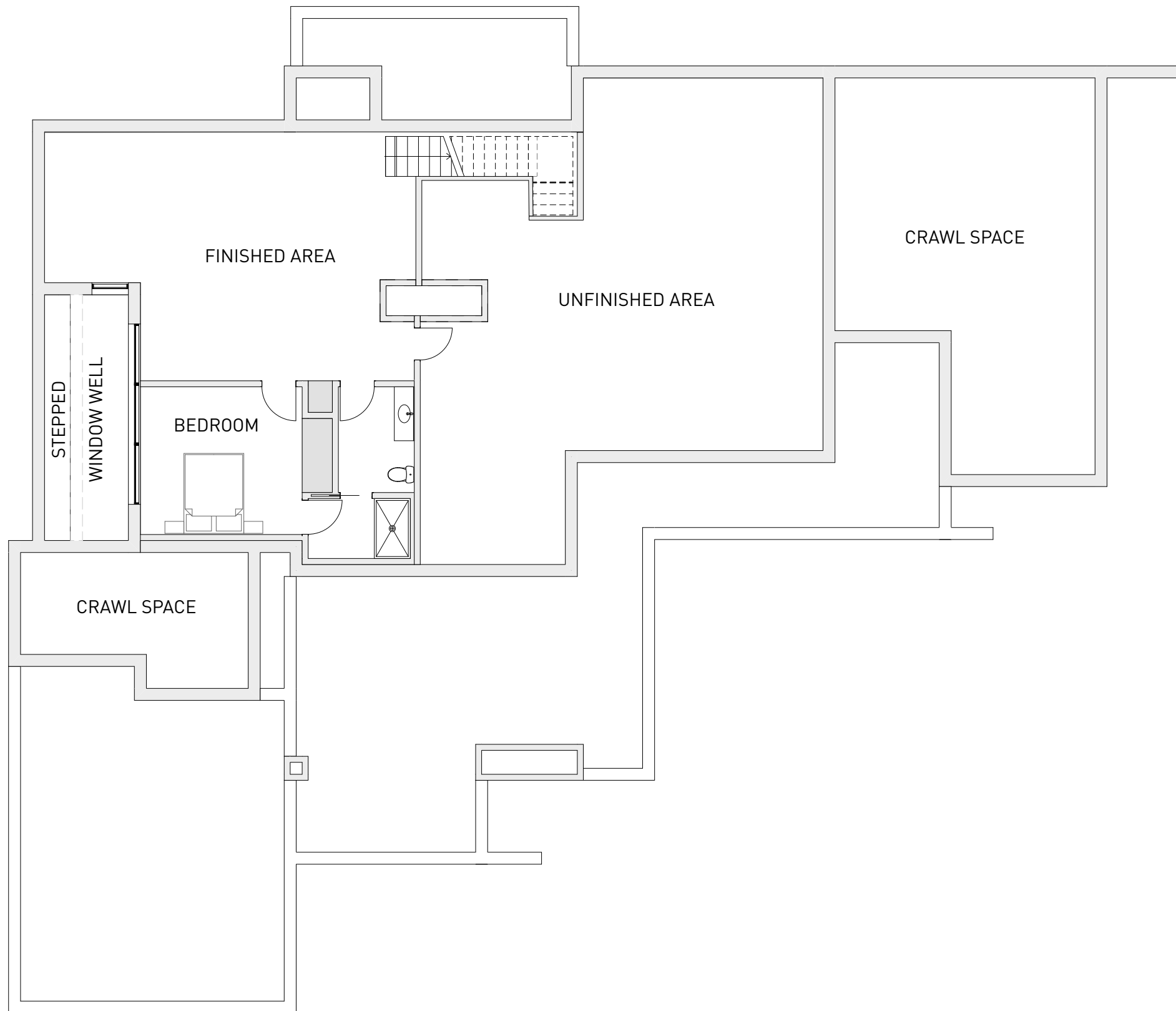


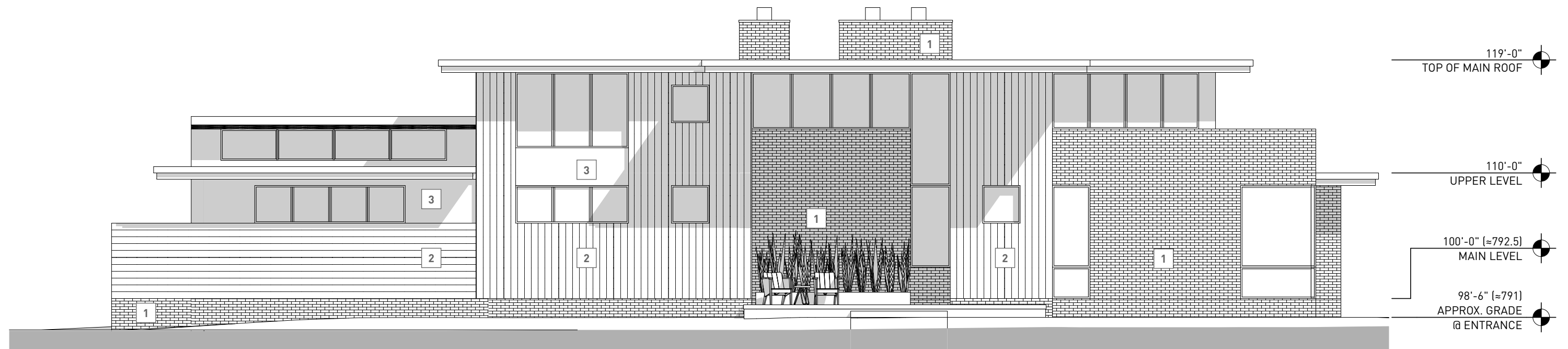
**NOTE:** THIS IS NOT A PROPOSED FINAL DESIGN, AND FINAL LANDSCAPING PLAN WILL BE SUBMITTED FOR FULL REVIEW.

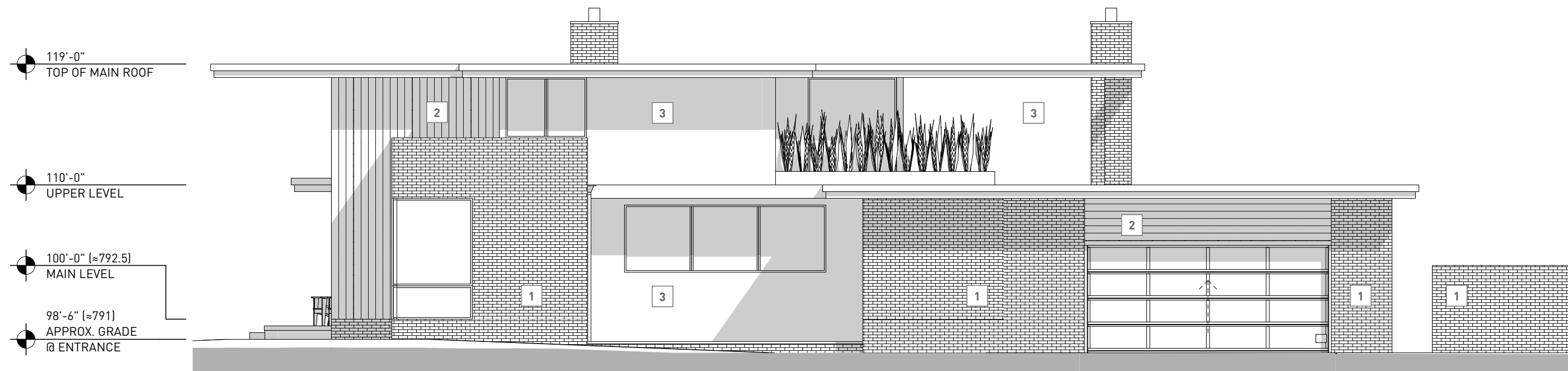


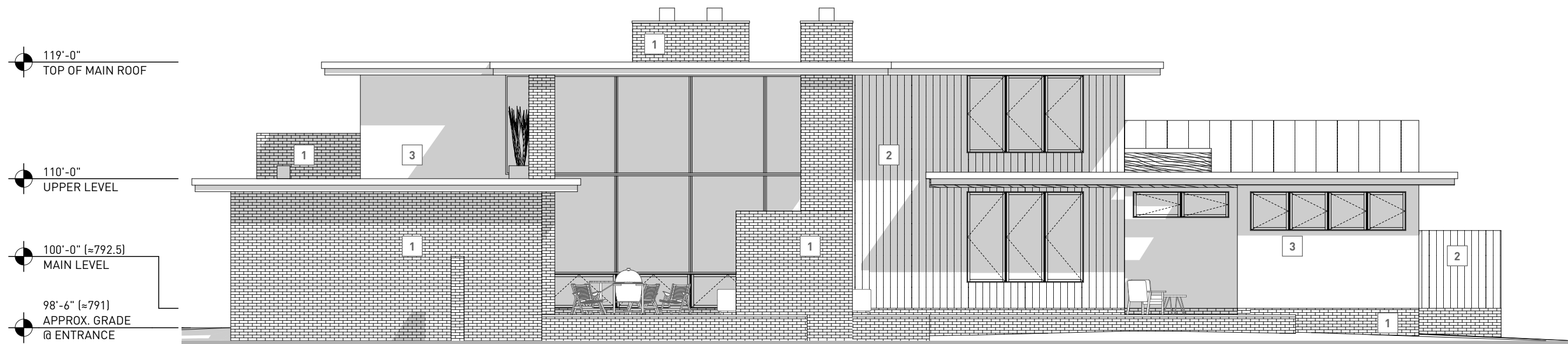


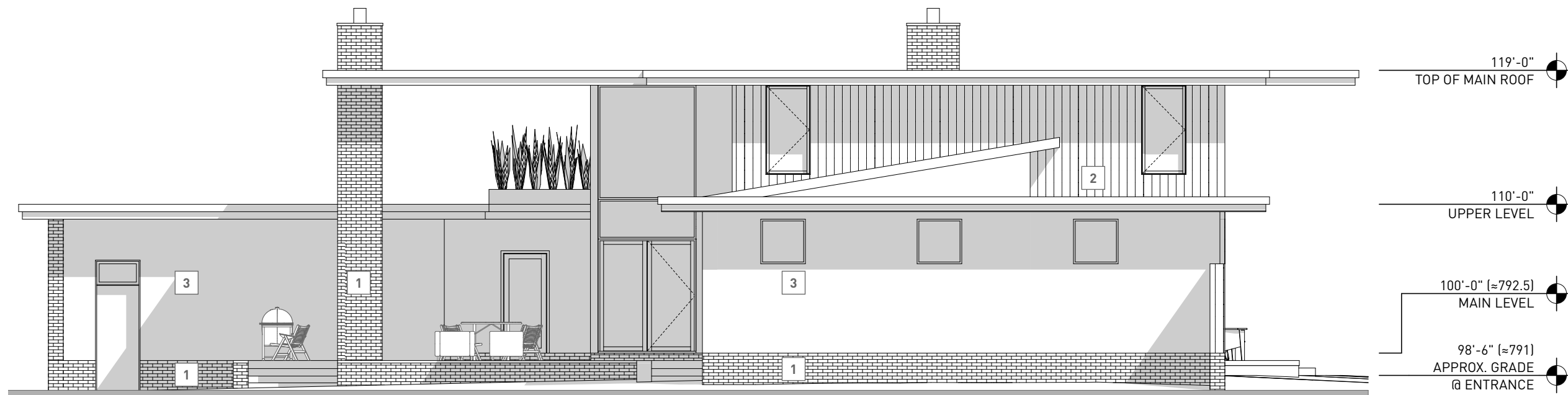
















SUMMER SOLSTICE - 10AM



WINTER SOLSTICE - 10AM







**SNOWDON RESIDENCE**

BEXLEY ARB REVIEW

2711 BRENTWOOD RD | BEXLEY, OH



**RENDERING - SOUTH ELEVATION**

LAST REVISED: AUGUST 11, 2023



**SNOWDON RESIDENCE**

BEXLEY ARB REVIEW

2711 BRENTWOOD RD | BEXLEY, OH



**RENDERING - VIEW FROM INTERSECTION**

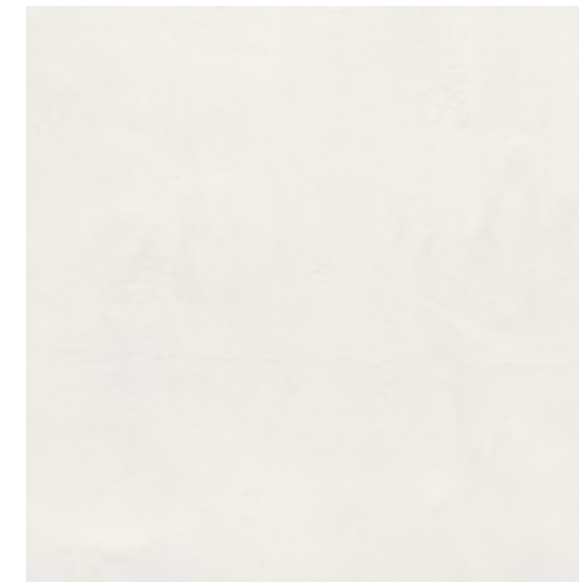
LAST REVISED: AUGUST 31, 2023



**[1] BRICK VENEER**  
BLACK DIAMOND VELOUR  
BELDEN  
DARK GROUT



**[2] WOOD SIDING**  
CLEAR CEDAR  
BUFFALO LUMBER CO  
STAINED OLYMPIC 717



**[3] STUCCO**  
WHITE  
SANTA BARBARA FINISH

# AVANTE®

Avante® garage doors are designed with architects, contractors and homeowners in mind. With a sleek aesthetic and section seal, these doors are the perfect choice to modernize any home. Not only can they transform garages, they can also be used as an indoor loft partition or as versatile solarium doors. Many glass options are available to control the degree of light transmission and privacy.



Model AX, Bronze (Anodized) Frame with Frosted Tempered Glass



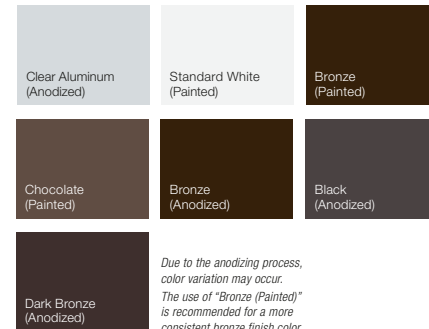
Model AXU Model AX

## STYLE AND CONSTRUCTION

- Aluminum frame provides a virtually maintenance-free, long-lasting door.
- Intellicore® polyurethane insulated rails and stiles. (Model AXU)
- R-value 3.8/U-factor 0.86. (Model AXU when glazed with clear insulated glass)
- Many glass and panel options available.
- Section joint seal helps keep out air and water.
- Integral reinforcing fin provides increased strength and longevity. (Available on double car models)
- Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

\*Doors wider than 14' include built-in reinforcing fin. Standard doors 12' and under do not use built-in reinforcing fin. Usage on widths 12'2" to 14' depend upon glass weight. WINDCODE® doors may vary. Contact your Clopay Dealer for details. Calculated door section R-value is in accordance with DASMA TDS-163.

## FRAME/SOLID PANEL COLOR OPTIONS



Due to the anodizing process, color variation may occur. The use of "Bronze (Painted)" is recommended for a more consistent bronze finish color.

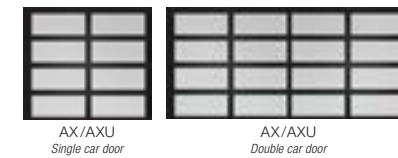
## CUSTOM PAINT OPTIONS

Custom colors make Avante® garage doors personal. Choose a Color Blast® finish or RAL Powder Coating to create the perfect door. The only limit is your imagination! See your Clopay Dealer for details.



Model AXU not available with RAL Powder Coat finish.

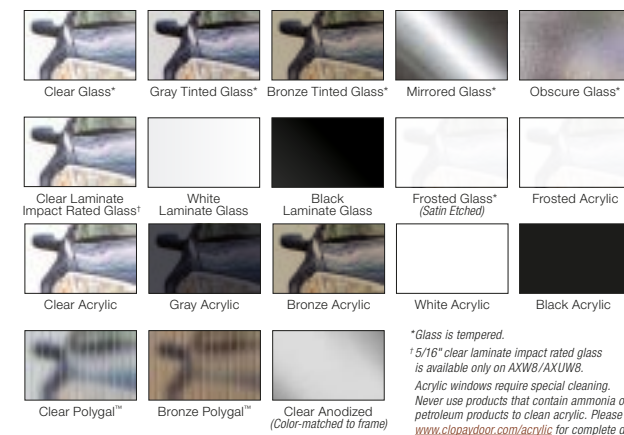
## DOOR DESIGNS



**HARDWARE**  
Attractive color-matched aluminum grip handles.  
Available in all standard color options.

**WARRANTIES**  
FINISH LIMITED 5YR WARRANTY  
HARDWARE LIMITED 3YR WARRANTY

## GLASS/PANEL OPTIONS



- Glass available in single pane or insulated (laminated and mirrored glass not available insulated).
- Panels can be aluminum to match the aluminum frame. Glass/acrylic panels may be combined with aluminum panels. Custom glass and colors available.



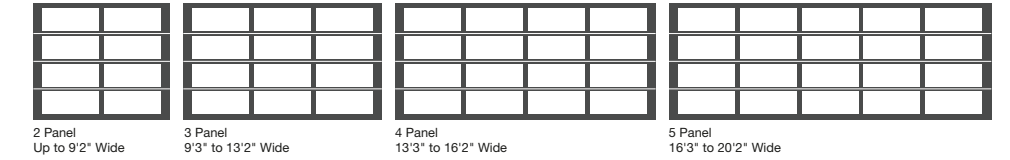
Doors available to meet many regional wind load requirements. WINDCODE® doors over 16' wide may have reinforcement hardware that shows through the glass panels of the door.



See your Clopay Dealer for details. Or for more information scan this code.

## PANEL CONFIGURATIONS (Examples of common sizes shown below)

### 6'6" TO 7'0" HIGH DOORS



### 7'3" TO 8'0" HIGH DOORS



Model AXU, Black (Anodized) Frame with Frosted Insulated Glass



Visit [clopaydoor.com](http://clopaydoor.com) or call 1-800-2CLOPAY (225-6729) for more information on Clopay, America's Favorite Garage Doors.

Follow us on



MADE IN USA

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RSDR-AVANTEAXSS-19\_REV0423

imagine



DESIGN YOUR DOOR  
OPEN CAMERA  
AND POINT!

# WAC LIGHTING

## Caliber

Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
<input type="radio"/> WS-W36614 14" - 2 Lights	<input type="radio"/> 3000K 90	21W	1140	<input type="radio"/> AL Brushed Aluminum <input type="radio"/> BK Black <input type="radio"/> BZ Bronze

Example: **WS-W36614-BZ**

For custom requests please contact [customs@wacighting.com](mailto:customs@wacighting.com)

### DESCRIPTION

Light projection tuned with precision.

### FEATURES

- Discrete cylinder with minimal mounting hardware
- Weather-resistant powder coated finish
- WS-W36614 is Up & down light, WS-W36610 is one direction
- Light engine is factory sealed for maximum protection from the elements
- Driver concealed within the fixture
- 5 year warranty

### SPECIFICATIONS

Color Temp:	3000K
Input:	120-277V,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	72000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL,IP65
	Wet Location Listed
Construction:	Aluminum hardware with lens diffuser

Fixture Type: \_\_\_\_\_

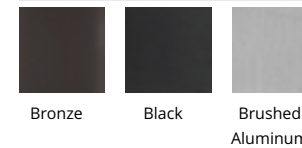
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Project: \_\_\_\_\_

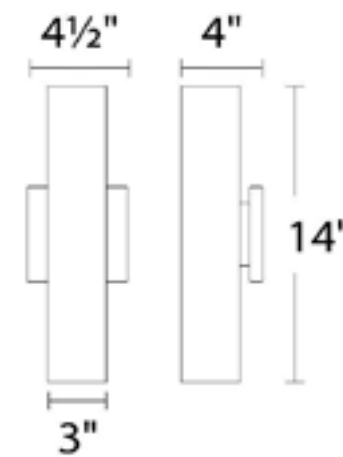
Location: \_\_\_\_\_



### FINISHES:



### LINE DRAWING:



WS-W36614

LIGHTING @ GARAGE DOOR





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