



CITY OF BEXLEY

DESIGN GUIDELINES AND STANDARDS

Presented by: The Architectural Review Board
01-26-2023

THANKS AND APPRECIATION TO...

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Architectural Review Board

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9-12-00

**ARCHITECTURAL REVIEW DISTRICT
RESIDENTIAL DESIGN GUIDELINES**

City of Bexley, Ohio
Board of Zoning Appeals

Introduction

The purpose of the Architectural Review District is to maintain the quality and existing character of residential neighborhoods in the City of Bexley. The Board of Zoning Appeals (the "Board" or the "BZA") is charged with the responsibility of assuring that new homes and exterior changes to existing homes are compatible with and do not adversely affect the surrounding neighborhood.

The BZA, directly or through its staff, reviews all exterior changes and additions to homes in Bexley. The Board does not review normal repair and maintenance, which does not cause any visual change to a building. Board members are all residents of the City, including citizens with real estate, building and design experience.

No new home can be constructed and no existing home can be enlarged or have its architectural style and details changed, unless the City issues the property owner a certificate of appropriateness. In deciding whether to issue the certificate, the BZA considers elements such as architectural design, exterior materials and detail, height and building mass, placement of buildings on the site and grade levels. The purpose of the review is to determine whether the proposed new home or modifications are compatible with the neighborhood. The goal is not uniformity of design since Bexley has many different architectural styles. Instead the goal is to foster compatible design which respects a home's existing style and its surroundings.

The following design guidelines include:

Specific Standards: For certain types of projects, the Board has established specific standards. If you comply with these standards, City staff or planning consultants will conduct an administrative review of your project and an appearance before the BZA will not be necessary.

General Guidelines: These guidelines are for projects which will be reviewed by the BZA. Please keep in mind that these guidelines are not absolute rules, although they are applicable in many cases.

For information about the design review process and submission requirements, please call the Building Department at (614)235-0956.

Porches, Railings, Steps, Decks: When porches, railings, steps, decks, or other exterior elements are replaced, pressure-treated wood is acceptable for structural members but a higher grade of lumber, such as cedar, redwood or cypress, is recommended, but not required, for all finish elements, including posts, railings, fascia and trim, stair risers and treads, and other visible features.

Shutters: If shutters are replaced, the new shutters shall be equal to the height of the window and approximately half its width. The shutters shall be installed so that the bottoms of the shutters align with the tops of the windowsills.

Design Standards For Projects Which May Receive Administrative Review

Roofs: Distinctive roofing materials, including slate, copper, clay tile, and wood shakes, shall be repaired and maintained whenever possible. If a roof is deteriorated beyond repair, asphalt or fiberglass reinforced asphalt shingles are acceptable alternatives in most cases.

Staff must approve shingle color. New roofs shall be compatible in color and texture with the architectural style of the house. The BZA has established a palette of pre-approved colors, generally in the darker range, which are appropriate to various architectural styles. Since shingle colors vary with different manufacturers, please contact the City to see if your color choice is pre-approved.

Slate, synthetic slate, cedar shakes, and other roofing materials are encouraged for some houses, based on architectural style.

Window and Door Replacements: Replacement windows and doors which replicate the size, style, color and appearance of existing windows and doors are permitted and may be reviewed and approved by staff.

Any variation from these standards may require an appearance before the BZA. Also, applicants whose projects have been reviewed by staff may request and apply for review and approval by the Board. The staff may also decline to review a project and refer it to the BZA.

Design Guidelines For Projects Which Must Be Reviewed by the BZA

The design of a new residence shall consider the rich architectural heritage of the City as well as the relationship in massing, scale, texture, and color of the residence to its neighbors. New homes shall be designed as a product of their own time but incorporate design elements of the primary architectural style(s) of the surrounding area. The design of alterations and additions shall be compatible with the existing structure in terms of architectural detail, scale, materials, and colors.

Materials for new construction and additions shall have architectural character and should be selected for harmony within a building and with adjoining buildings.

Additions: The scale and proportions of an addition shall be compatible with the principal structure and with the surrounding structures and context. Whenever possible, architectural elements on an addition shall align with similar elements on the existing building. For example, windows on an addition shall align with the windows on the principal structure. Also, fascia and other trim shall be used consistently and the details on additions and auxiliary structures shall relate to those on the main structure.

The BZA typically does not require that additions replicate the existing architecture; rather, residential additions shall be respectful and sensitive to the existing architecture. In most cases, additions shall be sided and roofed with materials that match the existing house in terms of scale, texture, and color.

Flat roofs are sometimes appropriate for additions; gabled roofs shall replicate the roof pitch on the existing house when possible.

Additions and bay windows shall fit into the existing architecture of a house, both physically and visually. Often, in maximizing the size of an addition, other elements on the house, including existing doors and windows, become overly crowded in a visual sense. Not all homes can accommodate a large addition or a bay window. These elements must be studied carefully to ensure that they do not disrupt the existing scale and proportions of a house.

Windows: Window replacements and new windows shall correspond to existing window styles and fit into the house's established pattern of fenestration. Windows, which make statement, such as arched windows and bay windows, shall be used

Architectural Review

the BZA when the work is architectural details, elements shall be retained, they cannot be retained, or deletion of existing materials. Examples of

we shall match the color of the mortar joints

about replacing the entire surface, and profile of the h a slate, wood shake or

only in the appropriate context. These windows will act as a focal point on a house and should be used with restraint.

Roof windows and skylights may be inappropriate for some traditional houses. In many cases, dormers are encouraged as a more compatible solution. When used, skylights shall be located in inconspicuous locations, preferably where they are not visible from the street. Skylight placement shall relate to the exterior details of a house as well as to the interior constraints. Grouping several small skylights together is often preferable to installing one large skylight.

Re-siding: Every effort shall be made to preserve existing architectural details when re-siding a house. Special care shall be taken to address the relationship of the new siding to the existing architecture, especially at the rake of the roof and at the window and door casings. "Jumping" or siding over the existing casings is not permitted.

Detached Garages: Garages and other auxiliary buildings shall be roofed and sided to match the principal structure whenever possible. The pitch and orientation of a garage roof shall also relate to the roof on the principal structure.

Porches, Decks, and Ramps: Pressure treated wood is acceptable for structural members but a higher grade of lumber, such as cedar, redwood or cypress is recommended, but not required, for all finish elements, including posts, railings, fascia and trim, stair risers and treads, and other visible features.

Other Legal Requirements

Architectural review is not the exclusive review procedure for residential structures. Structures are also subject to general zoning and building code requirements. Here are a few examples:

Walls and Fences: Walls and fences are not subject to architectural review but are regulated by Chapter 1256 of the City's Zoning Code. Please contact the Building Department for information regarding the requirements governing walls and fences.

Demolitions: A permit is required to demolish a structure, and in most cases an existing structure cannot be demolished until the replacement structure or a site restoration plan has been approved. Please contact the Building Department for further information.

Setbacks, Etc.: All structures in residential zoning districts are subject to a number of other requirements including permitted uses, minimum lot size, minimum front, rear and

2000 DESIGN GUIDELINES AND STANDARDS

Narrow in Scope No Illustrations Lack of Context

property owners to maintain building exteriors and property areas. Please contact the Building Department for further information.

A Final Word

The preceding guidelines are intended to be just that, and not inflexible regulations. Therefore, the BZA reserves the right to deviate from the guidelines in appropriate cases. The BZA encourages homeowners, architects and builders to take advantage of the preliminary review process, especially for large or unusual projects. For a preliminary review, a simplified set of plans may be submitted early in the design development phase in order to get feedback and direction from the BZA. Please see the BZA submission packet for more details about the preliminary review process.

2023

**DESIGN GUIDELINES
AND STANDARDS**

Modernized and Broad in Scope

Living Document

Existing Neighborhood Characteristics

Illustrated

Responsibilities and Process

Design and Planning Examples

DESIGN STANDARDS AND GUIDELINES

Design standards and guidelines are sets of recommendations towards good practice in design. They are intended to provide clear instructions to, owners, designers, and developers on how to adopt specific principles.

DESIGN STANDARDS

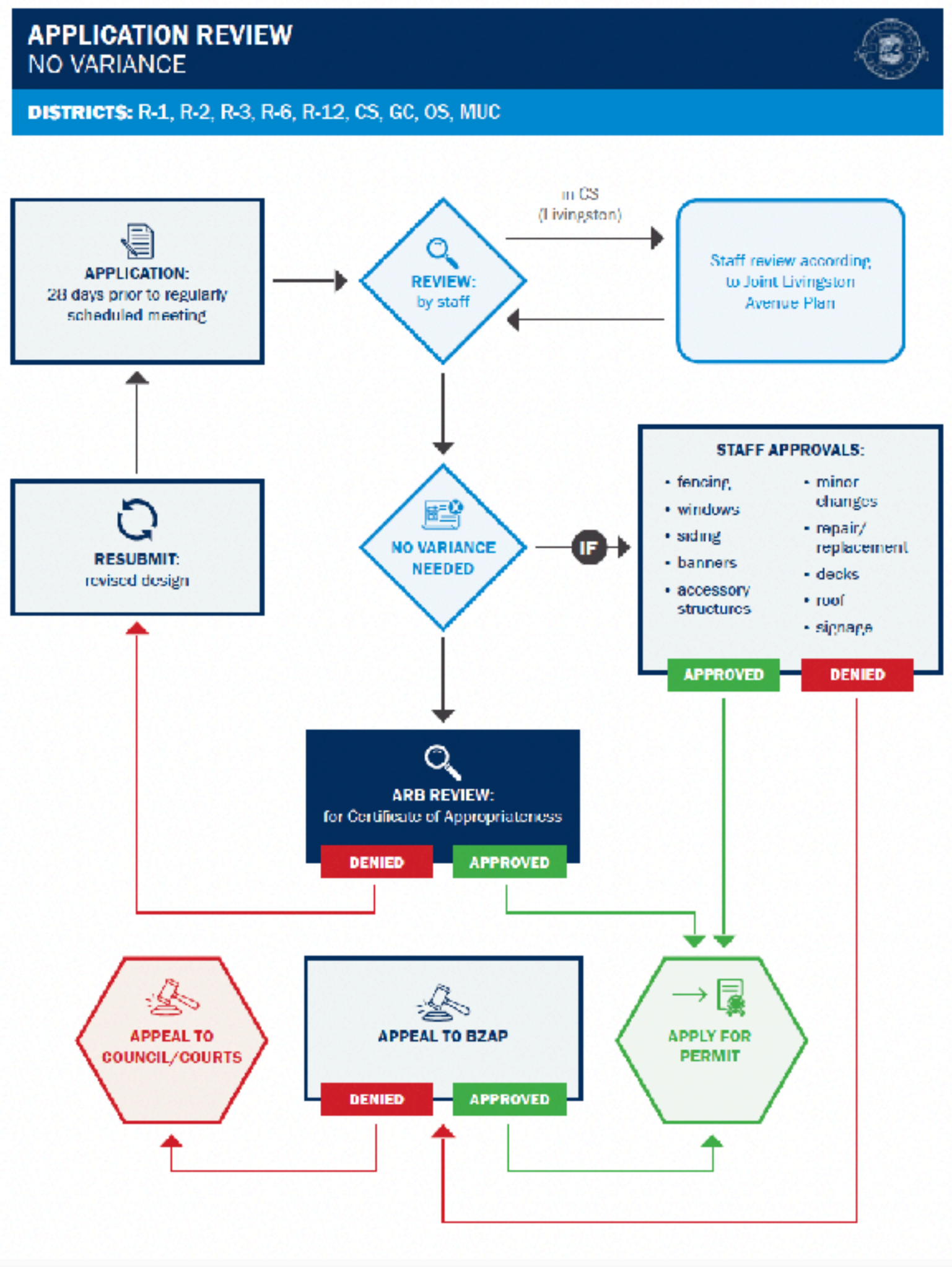
are widely applicable principles and considerations.
Standards are the foundation for good design.

DESIGN GUIDELINES

tell us how to apply standards.
Guidelines are recommendations that provide instructions on how to convert standards into design.

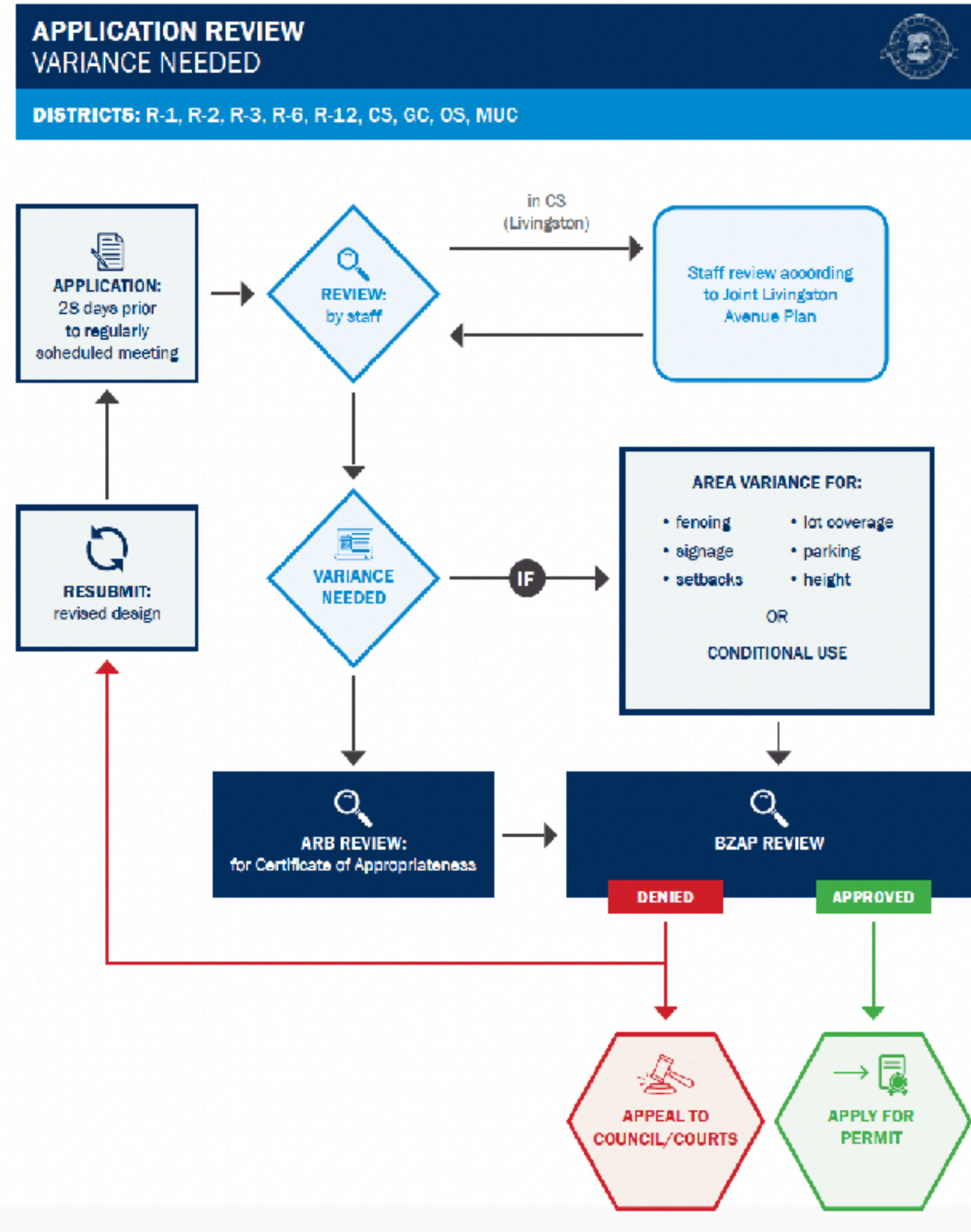
PROJECT FLOW CHARTS

NO VARIANCE NEEDED



PROJECT FLOW CHARTS, CONT.

VARIANCE NEEDED

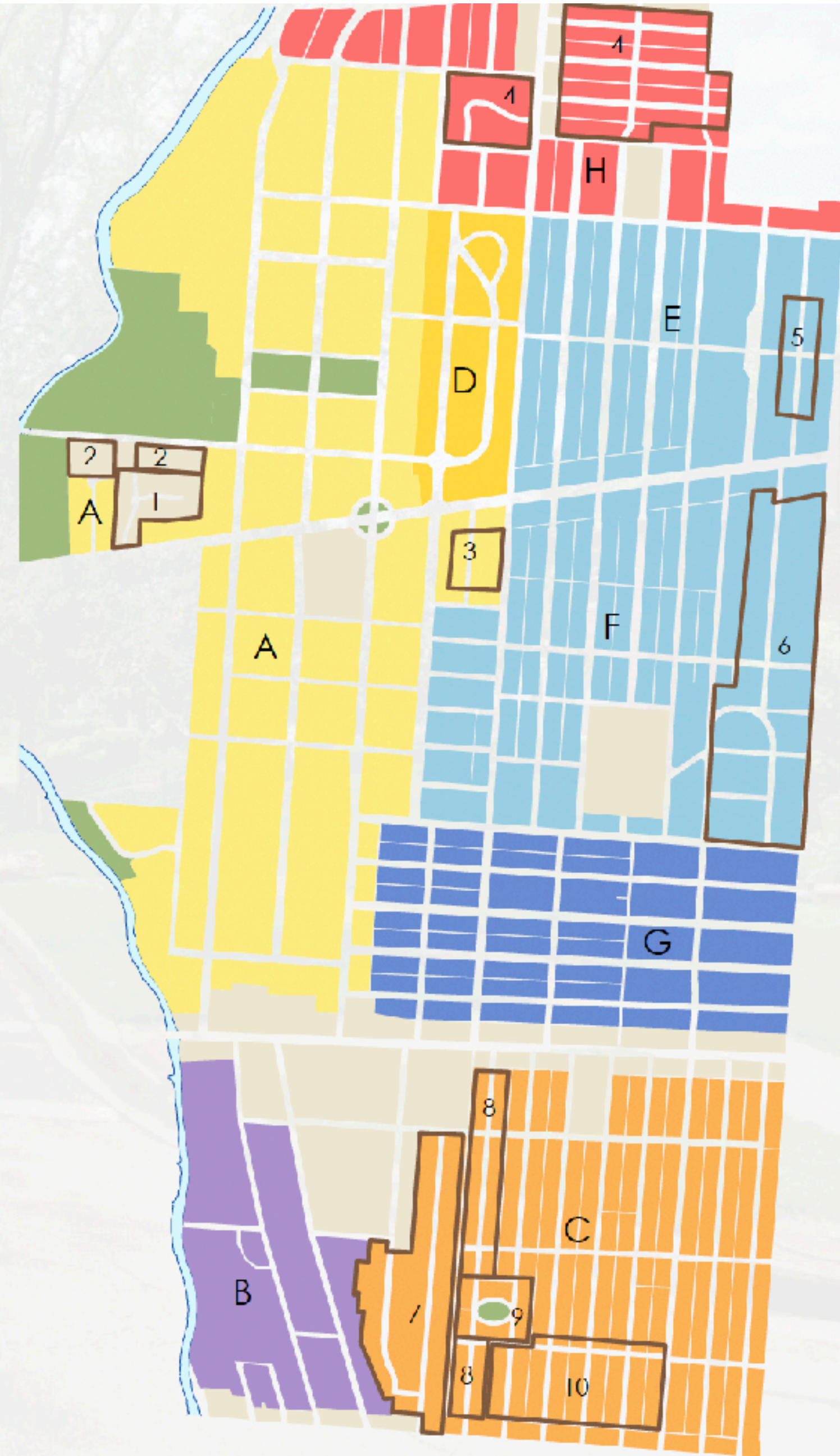
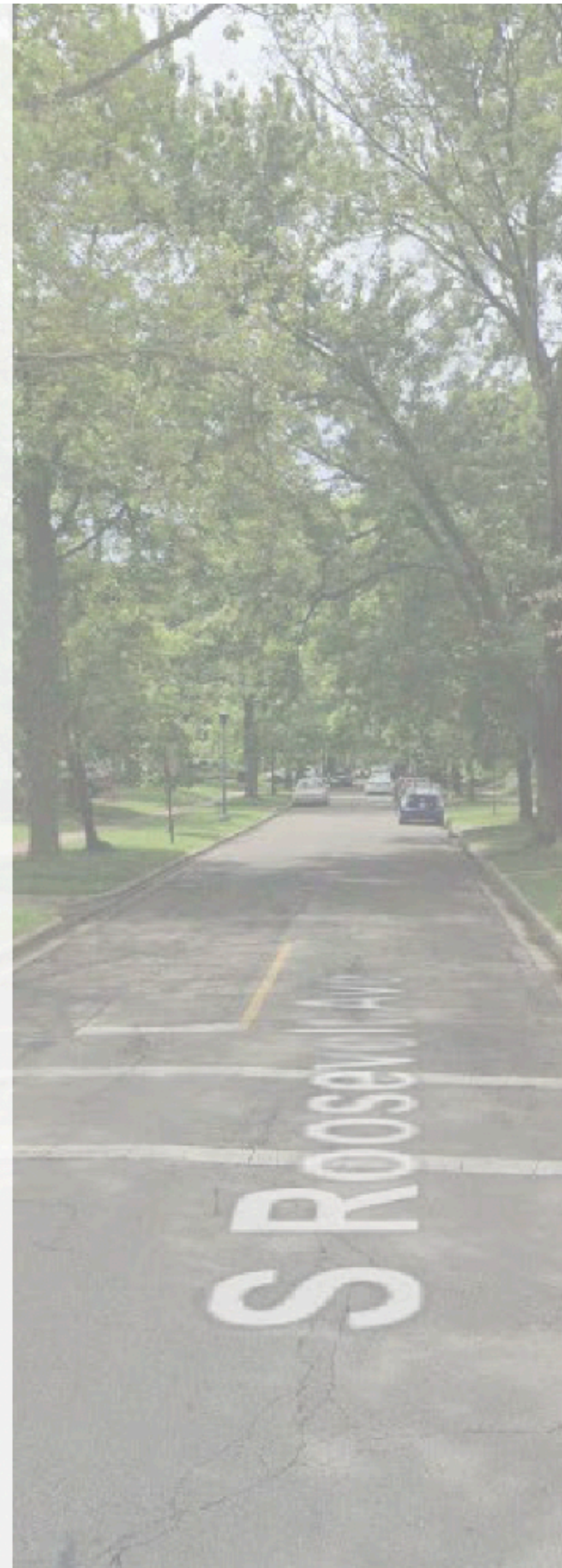


BEXLEY NEIGHBORHOODS

- A** BULLITT PARK / PARKVIEW / PARK HILL / PARKVIEW ROWND
- B** HAMILTON'S GARDENS / SHERIDAN PARK
- C** BEXLEY PLAZA / EASTLAWN / LIVINGSTON HEIGHTS
- D** STANBERY
- E** ARDMORE NORTH
- F** ARDMORE SOUTH
- G** BEXLEY PARK / RUDOLPHS FAIRWOOD / BEXLEY HIGHLANDS
- H** BELLWOOD

SPECIAL CHARACTER ZONES

- 1** SESSIONS VILLAGE
- 2** LYONSGATE / BISHOP SQUARE
- 3** BULLITT PARK PLACE
- 4** BELLWOOD CAPE CODS
- 5** MERKLE ROAD STONEWORKS
- 6** ARDMORE 1950S
- 7** PLEASANT RIDGE / FRANCIS AVENUE
- 8** EUCLAIRE AVENUE PORCHES
- 9** HAVENWOOD / CIRCLE PARK
- 10** LIVINGSTON HEIGHTS TUDORS



BULLITT PARK/PARKVIEW/ PARK HILL/PARKVIEW ROWND

NEIGHBORHOOD HISTORY

At the turn of the century in the early 1900s, Columbus, Ohio, expanded in two dominant directions: north along the High St corridor and east along the E Broad St corridor. Beyond Nelson Rd and up the hill from Alum Creek were large tracts of land prime for residential expansion. In 1908, a regional Columbus Parks Plan led to the creation of major open spaces along Alum Creek including Wolfe Park, setting the stage for the next wave of development along E Broad St. Soon to follow were large residential estates on considerably larger lots than on previous E Broad developments. This was the birth of the Bullitt Park addition.

The Bullitt Park addition provided opportunities for families with means to construct substantial new houses on large lots designed to the latest trends. Houses were generally architect-designed during a rich time in residential architectural themes. Strongly influenced by English manor houses and other European themes, the Bullitt Park houses were constructed using unique materials, craftsmanship, and design features, such as classical forms, leaded windows, and imported slate for roofs. The overall site design for Bullitt Park also represented a commitment to high civic design, which included major

park spaces such as Drexel Circle and Commonwealth Park; brick streets, gutters, and intersection details; and tree lawns and street trees. Also included was the reestablishment of carriage lanes along E Broad St, mirroring their earlier use along Broad St downtown.

An early criticism of the Bullitt Park addition was the use of visually unattractive utility poles that marred the streetscape, unlike its crosstown rival the Country Club of Arlington, with its underground utilities.

Honor the original character of this area, which showcases individually designed houses on larger lots, a high degree of design consistency, a substantial character, use of rich materials, and design details.

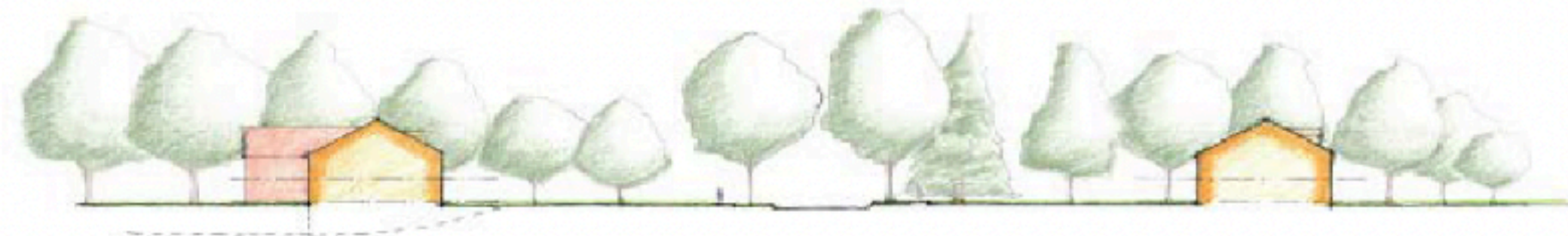


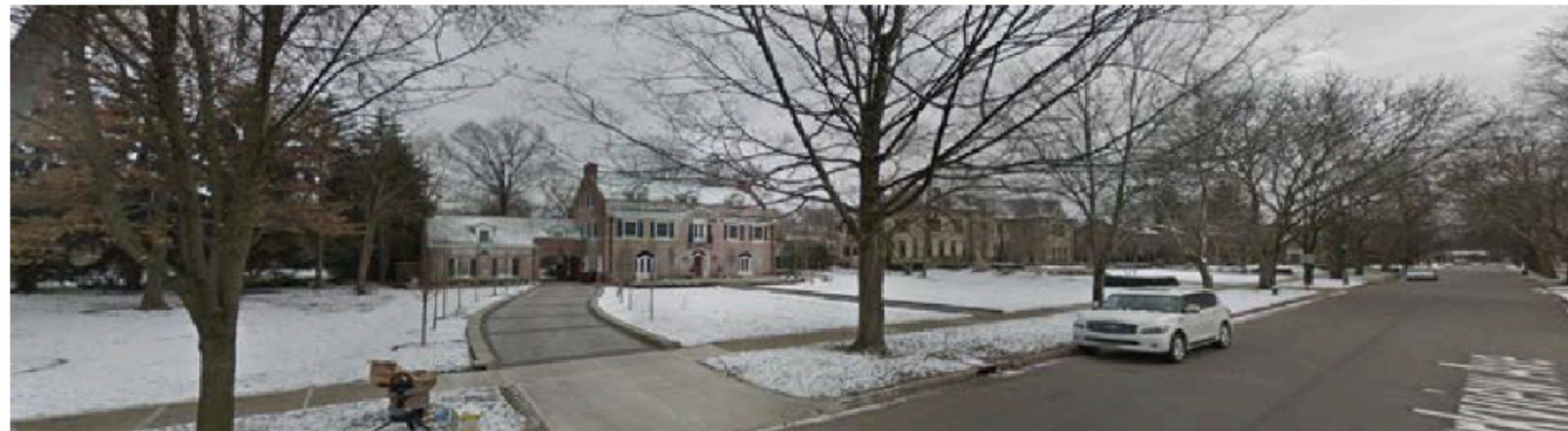
Figure 1. Typical street section. Note the deep setbacks, mature street trees, and abundance of yard trees (front, back, and side). The dashed line on the house to the left shows a condition in which the grade slopes down to a basement-level garage.



Figure 2. Cross-street section. Note the potential for side additions.



Figure 3. Drexel Avenue section. Note the wider street and slightly shallower setbacks.

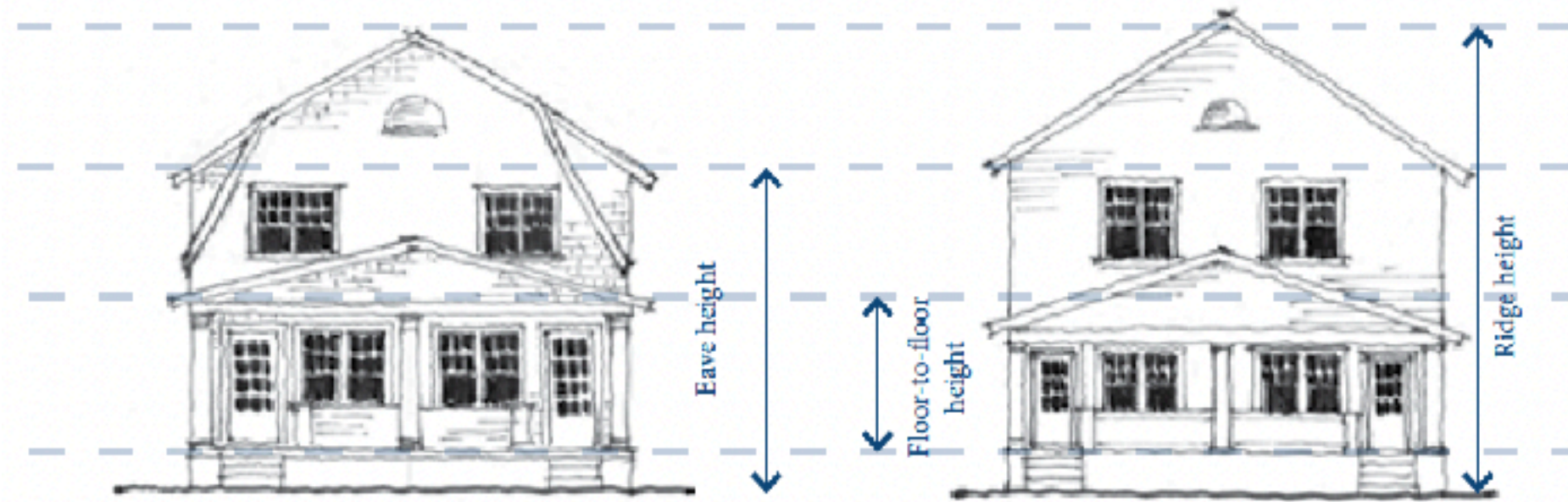


HAMILTON'S GARDENS / SHERIDAN PARK, CONT.

The most common house type in this neighborhood has its gable facing the street. It may be a duplex or a single-family house.

The character of these houses stems from the neighborhood's beginnings as the Village of Pleasant Ridge, which consisted of wood-framed houses built by members of the Lutheran community in Bexley. Note the front porches and the

siding, which originally would have been wood lap siding or shingle. Some of these houses have an occupied attic or third floor and have windows where these sample houses have a semicircular vent. Note that although the houses are slightly different styles, their first floor levels, floor-to-floor heights, eave heights, and ridge heights align.



The drawing to the right shows a sample lot. Characteristics of note include the parallelogram-shaped lot with the building oriented along the sides of the lot, the street-facing gable front of the house, a front porch, and a detached garage with access from a front driveway.

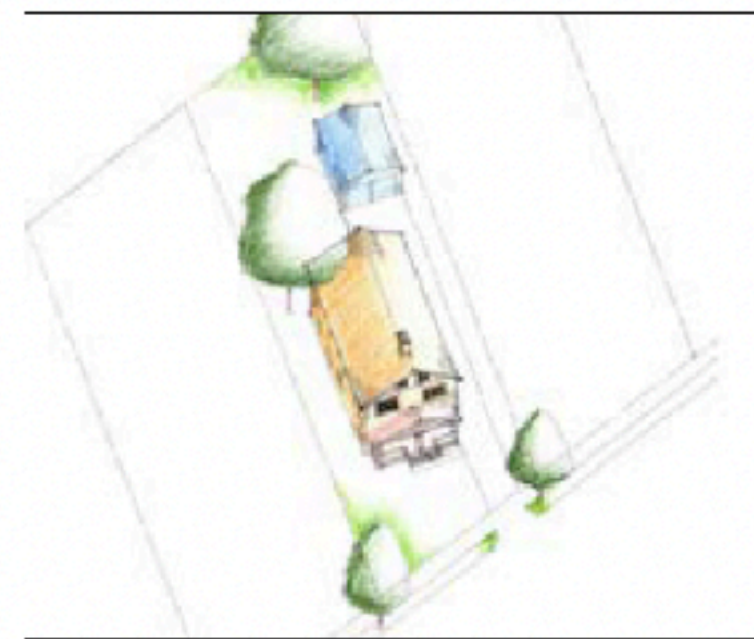


Figure 6. Sample lot.

A. The most common house type has its gable facing the street.

B. Porches are very common in this neighborhood.

C. Garages in this neighborhood tend to be detached. Due to the absence of alleys, access is from a front driveway. Not all houses in this neighborhood have garages.

D. Lot sizes are highly variable. Lot widths range from 35 to 100 feet; the lower end of this range may not allow for side additions. Lot depth varies from 100 to 200 feet, with the most common depth being approximately 180 feet. Setbacks vary widely, averaging 50 feet (measured perpendicular to the facade of the house).

E. Other common house types are 2-bay and 3-bay single-family houses.

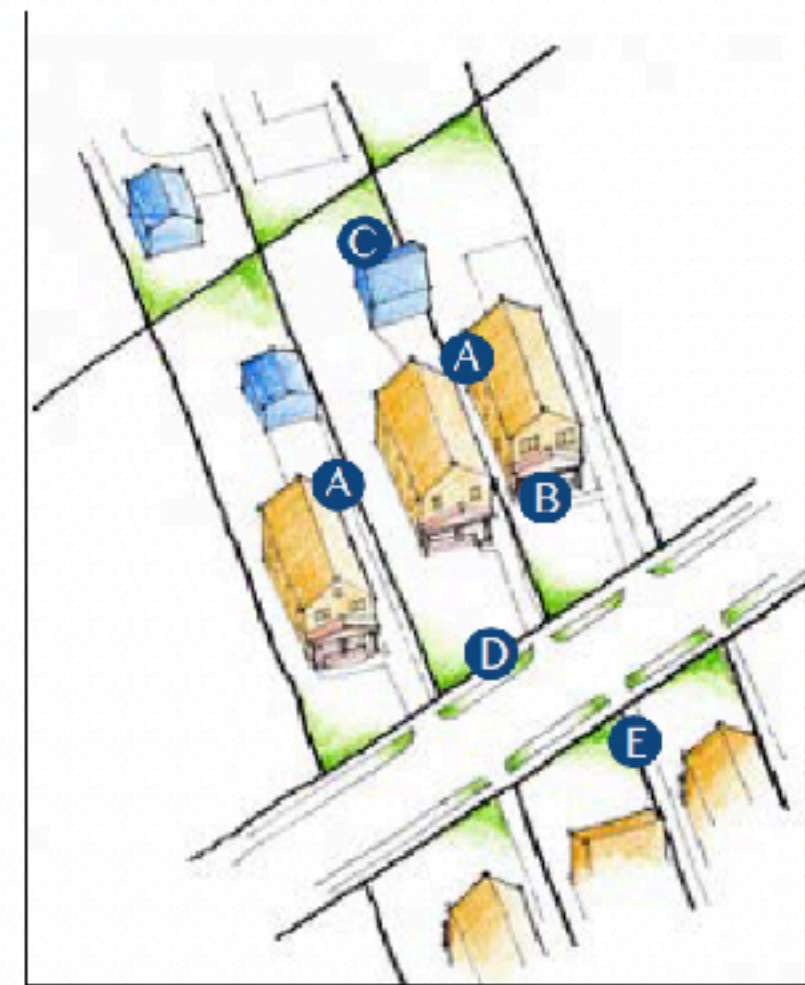
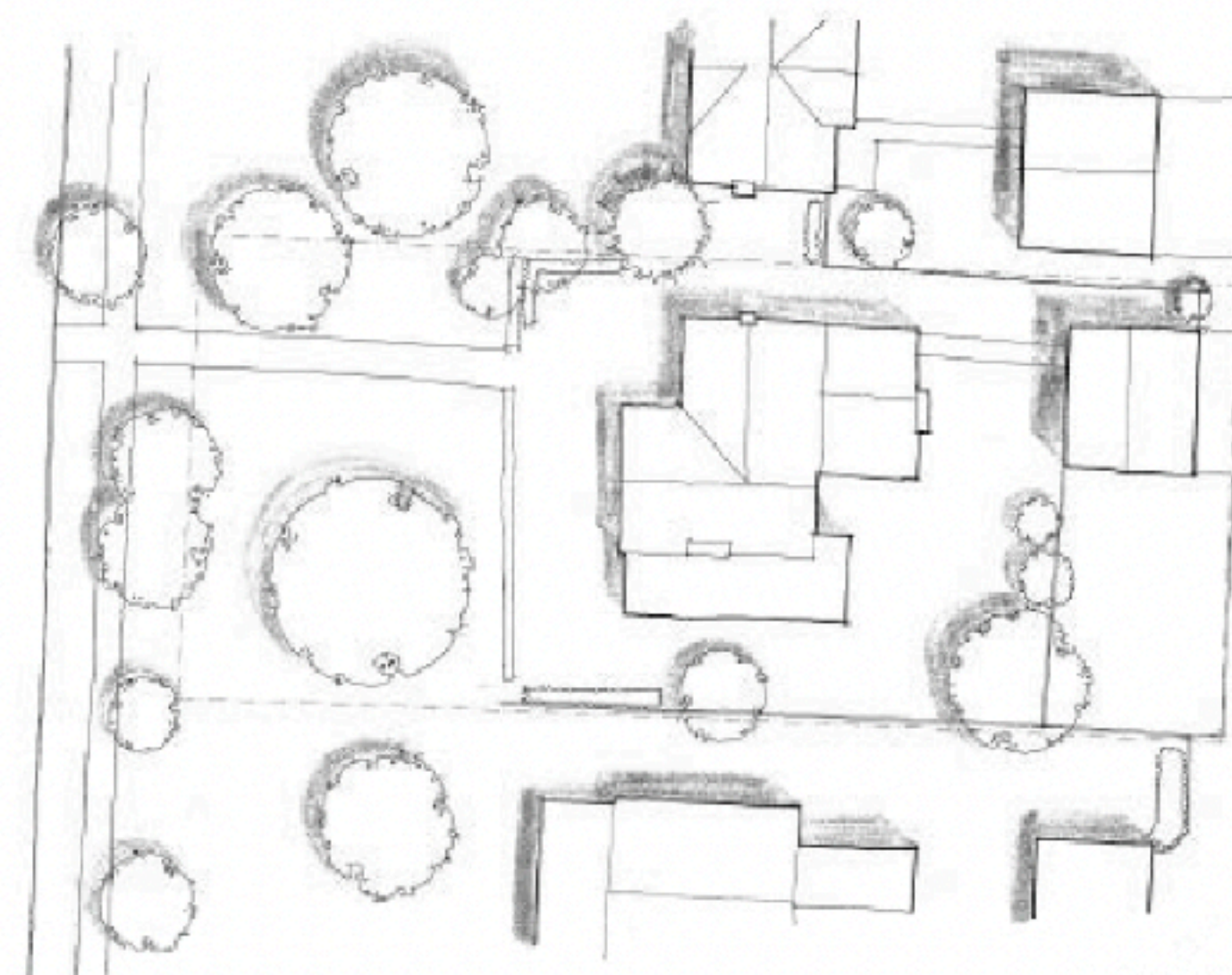
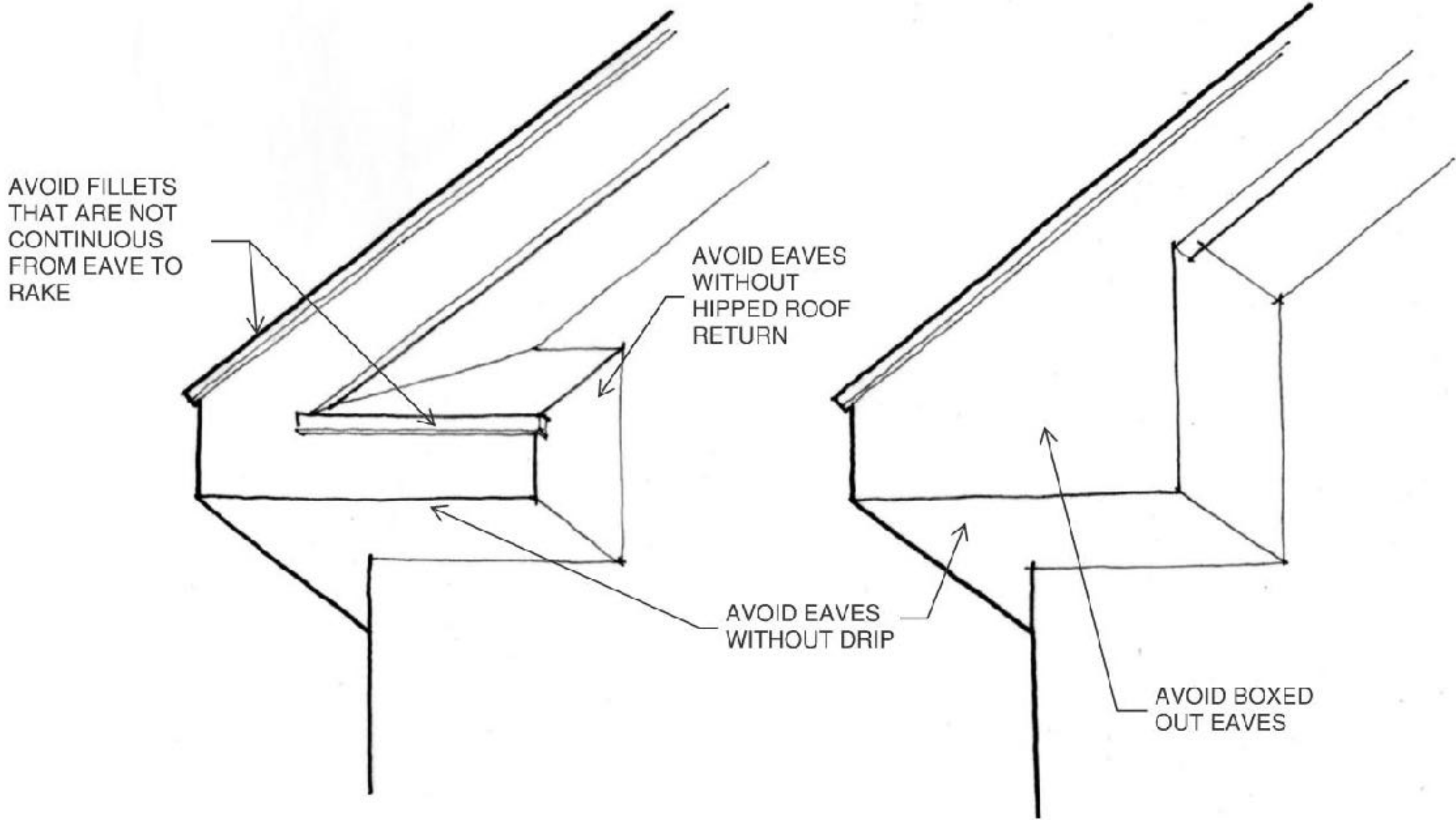


Figure 7. Street aerial.

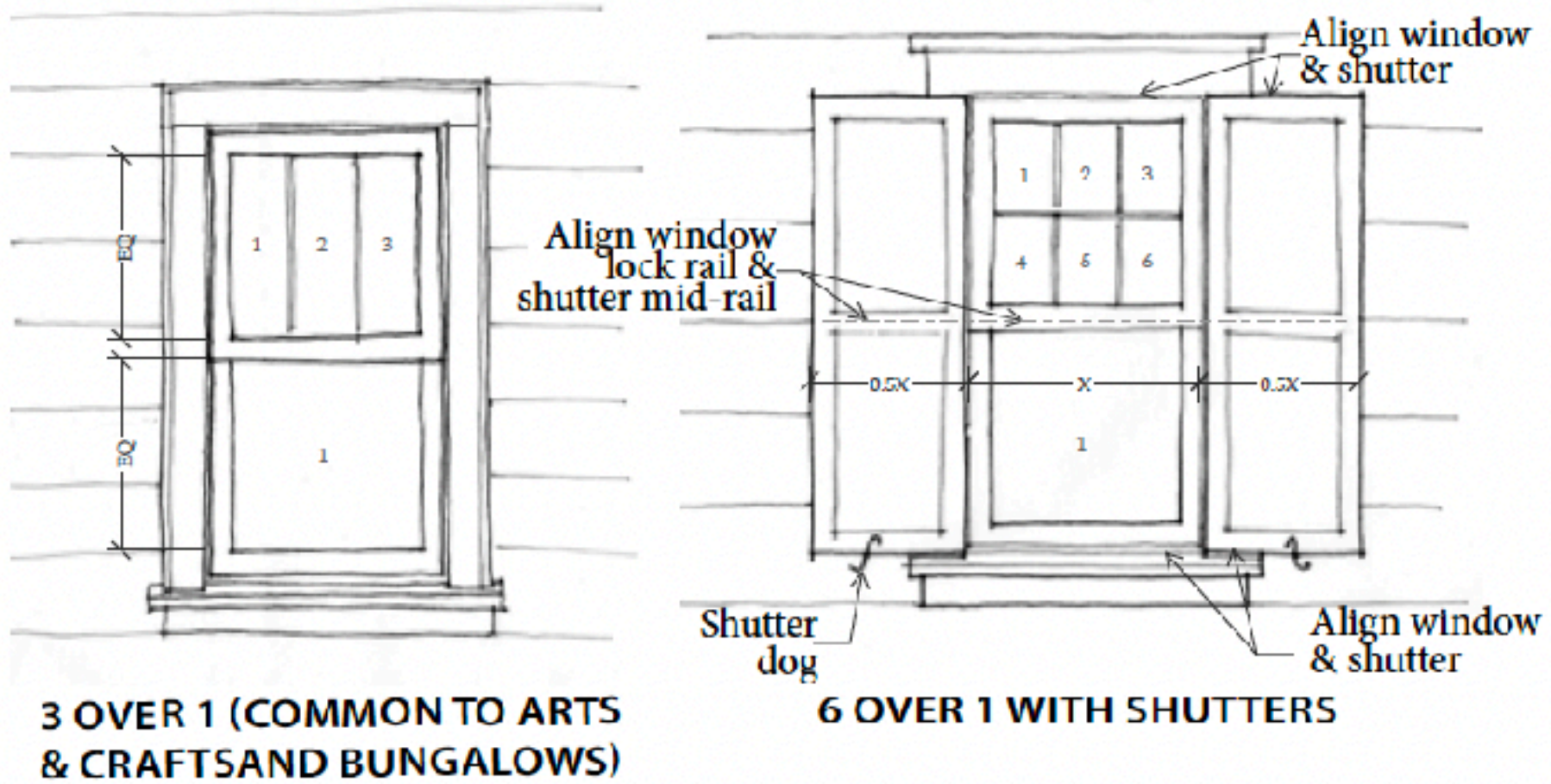
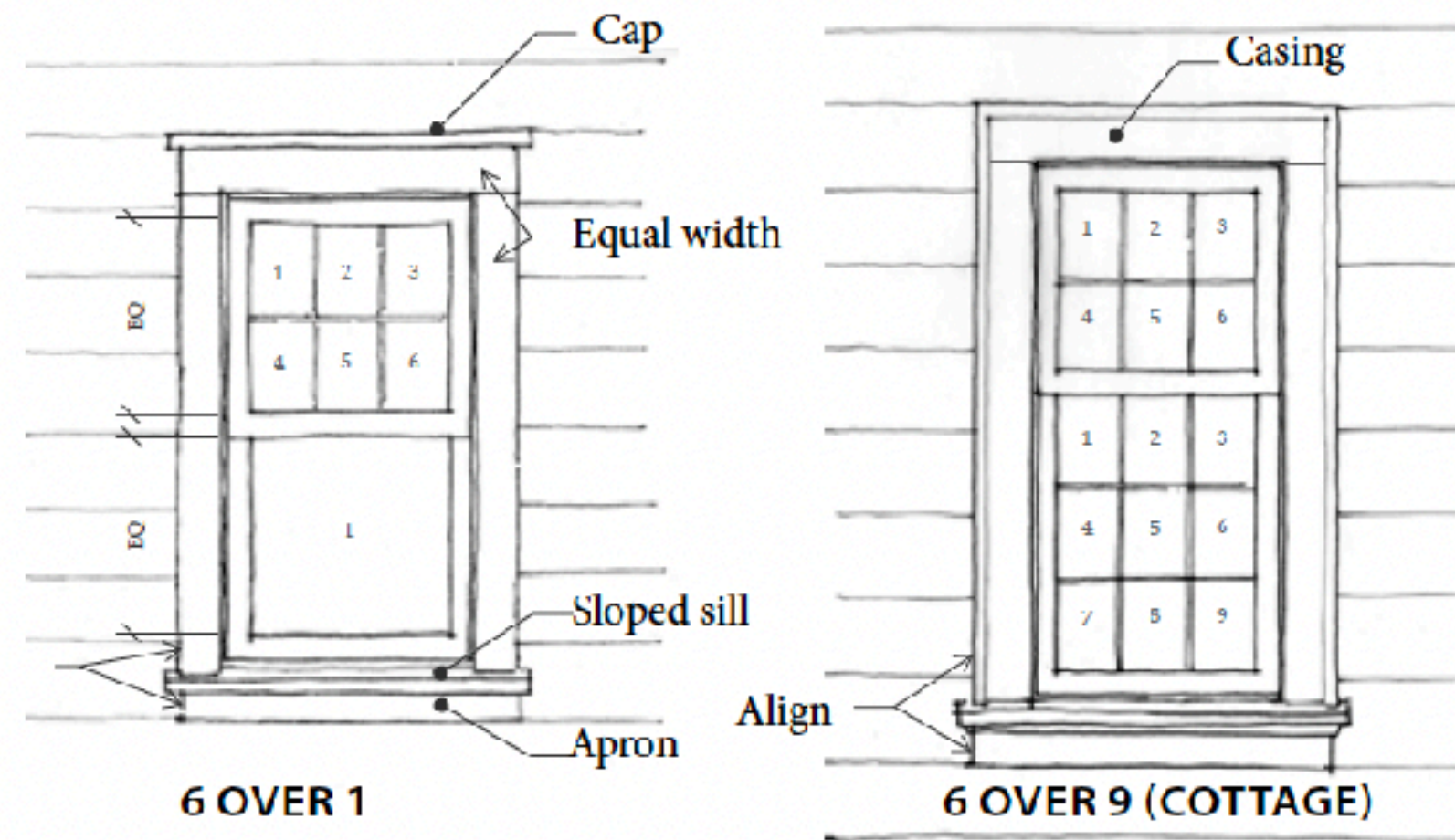


Detail Samples

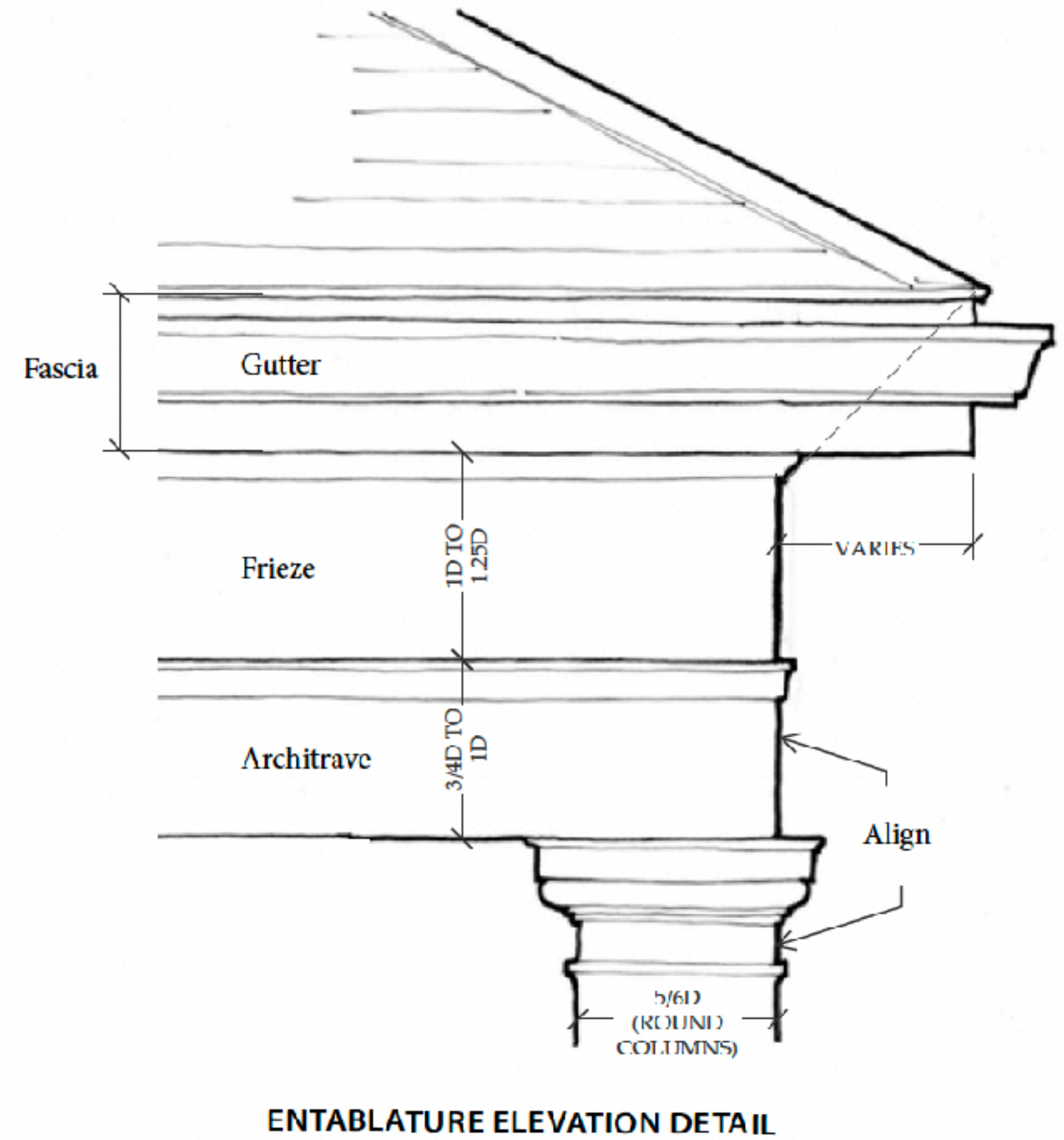
ARB GUIDELINES SUPPLEMENTAL ILLUSTRATIONS
EAVE DETAILS TO AVOID
WM HEYER ARCHITECT 3-3-21



WINDOW DETAILS



PORCH DETAILS



SUSTAINABILITY, CONT.

SOLAR PANELS *(THIS SECTION INCLUDES PENDING ORDINANCE CHANGES BEFORE COUNCIL)*

Roof and flush-mounted solar panels shall be allowed, subject to staff review. Installations should be sensitive to the property, surrounding properties, and neighborhood context.

Roof Mounted Solar Panels:

1. Rear and side locations are preferred. Any installations on the front roof facade shall be justified by providing an analysis of why the front facade is necessary in order to generate viable output.
2. The color of the solar panels and solar panel trim shall be complementary to roof color as determined by staff. For the purpose of this provision, “complimentary” does not mean that staff shall require panel or panel trim colors that are not standard selections that are readily available on the market.
3. The configuration and profile of the assembly shall be complementary to the roof line and roof façade as determined by staff review. Installations should minimize the number of corners, and should avoid complex and/or nonsymmetrical configurations.
4. Wiring and supporting infrastructure should be designed in such a way as to minimize visibility from the right-of-way.
5. Solar panels shall not project vertically above the peak of the roof to which it is attached, or project vertically more than four (4) feet above a flat roof installation.
6. In the event that Solar Panel Design Guidelines are adopted by the Architectural Review Board with approval by City Council, the application must substantially conform to said Solar Panel Design Guidelines.

Ground Mounted Solar Panels:

1. Ground mounted solar panels exceeding two (2) square feet in area shall be located in aside or rear yard only, with the same setback requirement as accessory structures.
2. Ground mounted solar panels shall not exceed ten (10) feet in height.

Exemptions:

The following installation types are not subject to the regulations set forth above.

1. Solar panels less than two (2) square feet in area.
2. Solar panels installed within the right-ofway by the City.

SOLAR PANEL ROOF EXAMPLES

DO use regular patterns with the orientation the same direction.



DO use color choices that will match the details of the existing structure.



DO NOT use color choices that do not compliment the details of the existing structure or mix colors, shapes and sizes of panels.



NEXT STEPS

GET IT OUT THERE...

Open Forums

Bexley Board of Realtors

Architects and Designers

Contractors

TAKE IT LIVE...

Publish on the City's website

Provide links to city forms and ordinances

UPDATE AND EXPAND...

