



September 5, 2020

Judd & Karly Depew
476 North Parkview Dr.
Bexley, OH 43209

Re: House Demolition

Mr. & Mrs. Depew,

I have visited your house located at 476 North Parkview Dr. per our request to evaluate the exterior and interior of your existing home for any historical character or unique value to the community. My understanding is that you wish to demolish your existing home to provide a new house on your lot.

Per the Franklin County Auditor's website, the existing house was constructed in 1956 and can be defined as a mid-century ranch home and is only (approximately) 2,000 square feet.

The exterior of the home itself lacks character and is overly simplistic with just a single low roof pitch over the entire house which does not provide much interest and movement across the exterior of the home. The existing home comes across as dull and void of interest with a lack of materials, height, and massing. In my opinion the house is neither not unique to the mid-century style and provides no historical value or positive impact to the neighboring community.

As an Architect who does a lot of renovation and restoration work in Central Ohio, and on older homes, I fail to see benefit of trying to add on to this home or dress up the exterior to try to provide the right elegance this neighborhood demands. The existing roof structure being an exceptionally low pitch, and an all rubber membrane roof, makes adding any kind of new massing and interest unproportionate and out of style to the original home

In my opinion, this house does not provide the same character to the neighborhood that the other houses in the community provide. I would be in favor of replacing the existing house with a new home that would be a better fit for Bexley.

Please let me know if you have any questions or require any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott D. Baker', enclosed within a blue oval scribble.

Scott D. Baker
Principal Architect
SBA Studios, LLC