

**Bexley Architectural Review Board
Staff Report - March 14, 2019**



- a. Application No.: 18- 024 Z
Applicant: Bryan Meade
Owner: Bryan Meade
Location: 334 N. Remington Rd.

ARB Request: The applicant is seeking architectural review and approval, to allow an expansion of and modifications to the first floor of the principal structure, which includes a garage addition, and a 2nd-story addition on the northern half of the principal structure. Please Note: This application was tabled at the February 14th Architectural Review Board Meeting.

Staff comments: This application was tabled in October, January and February meeting for further design exploration and development.

At the January meeting the following concerns were expressed by the Board and the neighbors:

- The Board is concerned that approving this plan is against code in that the plan would not provide 2 off street parking spaces behind the front of the home. Therefore it would need a variance.
- The lot is large and a detached garage is possible in the rear yard.
- The details of the proposed addition do not match the existing structure. The Board expressed the desire to balance the details of the overall design so that the details represent one consistent style.
- Windows need to be added to the north side of the structure.

The Board tabled this application noting that this solution was still far from acceptable due to the variance imposed by this design.

In February, after much discussion with staff, the applicant asked that the application be tabled prior to the meeting. The following is a summary of the conversation and staff comments prior to the February meeting:

- In the new design the applicant has opted to design an addition and modifications to the existing home and a detached garage in the rear of the property. This solution does not require a variance and the application in front of the Board at this meeting is now for Architectural Review only.
- Among the outstanding concerns are gutters, entries without stoops, connections of roof planes and walls, and corner details.
- Many of these details could not be understood without traditional elevations.
- The applicant has also addressed many of the design concerns that both staff and the Board had with previous designs.

The application in front of the Board for the March meeting is vastly different from the October/January application and greatly improved from the February submittal. The following is a list of changes that the applicant has made in response to comments and review both inside the Board room and in meetings with staff:

- Traditional elevations have been submitted as part of this application.
- Garage is no longer in the front of the home and now a detached garage at the rear of the property and requires no variance.
- Windows have been reworked to match both window types and window patterns of original structure.
- Material choices and design details, such as eaves and overhangs, have been simplified and are much more in keeping with the details of the original structure.
- Massing roof pitch has been reworked to match the existing structure with the exception of the roof pitch of the rear addition.
- Grading has been considering in the rear elevation to accommodate the entry doors and to eliminate an awkward and often dangerous 3 step down condition.
- Rear entry overhang has been added at primary rear entry.
- Pavement of driveway has been improved with a paver turn around that can double as an outdoor patio space. (Currently NOT noted on drawing but discussed with staff)

Staff Recommendation:

This solution eliminates the variance that was at issue in at the January meeting as well as the majority of the concerns of staff, Board and neighbors. Staff recommends that the application be approved with the condition that the applicant work with staff on final design details noting that the applicant has addressed many/most of the concerns of staff, Board and neighbors.

- b. Application No.: 18- 00032 Z
Applicant: Brad Schoch
Owner: Greg and Corry Tishkoff
Location: Vacant lot south of 256 South Columbia

ARB Request: The applicant is seeking Architectural Review and Approval of a new single-family dwelling at the above noted location. Please note this application had an informal review at the January meeting and was tabled in February. The variance for this application has already been approved by BZAP and only needs ARB approval at this point.

Staff comments: This application is before the Board for final design approval. At the January ARB meeting the applicant received preliminary design review and at the February meeting the application was tabled for further design review.

The following comments were made by the Board and staff at the January preliminary review:

- That the applicant provide a drawing or image that puts the structure in context to its neighboring properties and the street scape to understand the general height and rhythm of the street.
- That the design be simplified noting that the details were very busy and chaotic and not a uniform composition.

- The side elevations lack the character implied on the front of the structure.
- The home seems long and to see it in context would be helpful and to see and understand the massing in form and materiality is important.
- Details of materials need to be called out and the Board emphasized the desire for authentic materials.

Many of the issues above were addressed at the February meeting although the applicant tabled the application with the following comments and suggestions from the Board:

- Board members could not make a final decision with the documentation provided prior to the Board meeting as they have not had time to review the materials. Some of the materials were submitted prior to meeting and some were brought to the meeting - staff strongly recommends that a complete packet be submitted together to avoid confusion.
- Significantly improved from the prior submission.
- Context drawings needed to provide scale of the structure in relation to existing neighbors.
- North side of the building needs to be resolved. This elevation seems very underdeveloped in comparison to other elevations. This elevation will be highly visible to on the north side as it projects further than the neighbor to the west.
- The front door is unidentifiable which is awkward for such a prominent structure on a prominent street - chimney seems to be the focus and not the entry which is odd for such a significant structure. Where is the entry?
- Some of the roof needs to be broken up with dormers or other elements.
- Composition of the front, regardless of the entry problem, has an elegance or stature that is lacking on the other elevations.

For this month's meeting the applicant has submitted a complete and current packet with all necessary and requested drawings. Staff met with the owner, applicant and builder since the February meeting. All of the above issues were discussed as well as a thorough review of the documentation that should be submitted in a consistent and complete package. The application before us this month does contain all the requested drawings and details and has addressed many of the issues listed above. Additionally the owners are undecided about the color of shake they would like to use and have submitted 2 color schemes to discuss with the Board. Staff did confirm that the new build that is currently under construction across from the subject property, also with shake siding, will be painted with colors in the green family. The following is a summary of the changes from the last month's submission:

- Traditional plans and elevations have been provided.
- Context drawings both in elevation and plan have been provided in scale.
- Landscape plans have been provided.
- Materials have been simplified and consistent around all sides of the structure.
- More detail has been added to the North elevation.
- A true front door/front entry now dominates the front facade rather than the chimney which is now appropriately prominent but secondary to the entry.

Staff offers the following comments on the new submission:

- The design is much more consistent throughout the entire structure.
- Staff recommends that all of the columns be consistent with the round columns of the front porch as the porte cochere and screen porch columns

are square.

- Staff recommends that the front porch rail be removed noting that a railing on the front porch of a shingle style home does not typically have a railing and that having one is out of character and proportion.

Staff Recommendation: Staff recommends approving this application with any conditions of the Board to be worked out with the City's Design Consultant.

Application No.: 19-002A
Applicant: SBA-Studios, LLC
Owner: Paymax Properties, LLC, Joe Grundy
Location: 387 South Parkview Avenue

ARB Request: The applicant is seeking architectural review for a new addition to the north side, and modifications to the principal structure which includes a window and material changes.

Staff comments: This application was tabled at the February meeting with the following comments:

- Concern was expressed by some of the Board members that adding stone, particularly cultured stone, does not match the style (Macintosh like) of this home and that the unique and special quality of the original home would be diminished greatly by these changes.
- The Board strongly encouraged the applicant to retain the original design and details as much as possible noting that this home is significant and important to the City. The applicant believes that the owner is fine with retaining the elements that the Board was concerned about losing.
- Board suggested that the applicant look at the connector piece as an opportunity to do something different and that the original home maintain its character.

Staff has worked with the applicant on lessening the changes to the home, widening the breezeway and changing some windows to provide interior space desired by the owners without changing the essential character of the home.

Staff Recommendation: Staff recommends approving this application as submitted noting that staff is comfortable working with the applicant on any conditions stipulated by the Board.

c. Application No.: 19-008 A
Applicant: Designnetwork D. Bollinger
Owner: Dr. Stephanie McClure
Location: 500 North Cassady

ARB Request: The applicant is seeking architectural review and for a new one-story addition to the front (west side) of the existing 2-story building, and site modifications. Variance approved under Application No. 18- 020 Z.

Staff comments: The owner and applicant met with staff prior to this hearing to review the application. This design is a much detailed than the original zoning application and addresses many of the architectural questions that were left ambiguous on the original application such as brick patterns and materials and colors. The addition to the front of the building will be a much welcomed engagement of the street and will break

up the sea of asphalt parking and add much needed landscape.

Staff Recommendation: Staff recommends approving this application and with any conditions the applicant work with staff on refining the design details.

- d. Application No.: 19-006 A
Applicant: Brian Zingleman, Architect
Owner: Tony and Dianna Contosta
Location: 834 S. Remington Road
ARB Request: The applicant is seeking architectural review and approval to allow a 2nd story addition at the rear of the principal structure.
Staff comments: This application is for a second floor above an existing one story addition.
Staff Recommendation: Staff recommends approving this application as submitted or with conditions and would request that the applicant confirm that all colors, materials and details will match the existing structure.
- e. Application No.: 19-007 A
Applicant: Craig W. Murdick, Architect
Owner: Margaret Kelley
Location: 2392 Brentwood Rd.
ARB Request: The applicant is seeking architectural review and approval to allow a screened porch addition and expand the existing deck and privacy wall, at the rear of the principal structure.
Staff comments: This proposed addition to the existing structure is consistent with the design, proportion and detail of the existing home.
Staff Recommendation: Staff recommends approving this application as submitted.
- f. Application No.: 19- 009 A
Applicant: Amy Lauerhass - Lauerhass Architecture
Owner: Adriane & Lawrence Baylis
Location: 2413 Bexley Park Rd.
ARB Request: The applicant is seeking architectural review and approval to allow a covered porch addition at the front entrance of the principal structure, which will replace an existing canopy.
Staff comments: This application is in front of the Architectural Review Board to determine its aesthetic appropriateness as an addition to the streetscape. Staff considered the following elements consistent with the design guidelines in the evaluation of this new home:
- Architectural design
 - Exterior materials, texture and color
 - Exterior details
 - Height and building mass
- Staff Recommendation:** Staff recommends approving this application as submitted.
- g. Application No.: 19-010 A
Applicant: Pete Foster Residential Design, LLC

Owner: Mr. & Mrs. Colin Rice

Location: 324 S.Ardmore Rd.

ARB Request: The applicant is seeking architectural review and approval to allow an open entry porch at the rear of the principal structure to be enclosed.

Staff comments: This application is in front of the Architectural Review Board to determine its aesthetic appropriateness. Staff considered the following elements consistent with the design guidelines in the evaluation of this enclosure:

- Architectural design
- Exterior materials, texture and color
- Exterior details
- Height and building mass

Staff Recommendation: Staff recommends approving this application as submitted.

h. Application No.: 19-011 A

Applicant: Pete Foster Residential Design, LLC

Owner: Mr. & Mrs. Mark Dausen

Location: 2737 Sherwood Rd.

ARB Request: The applicant is seeking architectural review and approval to allow a two-story addition to the rear of the existing 2-story principal structure.

Staff comments: This application is in front of the Architectural Review Board to determine its aesthetic appropriateness as an addition to the streetscape. Staff considered the following elements consistent with the design guidelines in the evaluation of this new home:

- Architectural design
- Exterior materials, texture and color
- Exterior details
- Height and building mass

Staff Recommendation: Staff supports recommending approval of this application as submitted.

i. Application No.: 19-012 A

Applicant: John Behal, Behal Sampson Dietz

Owner: Drs. Krishna & Deepa Mannava

Location: 138 S. Parkview Avenue

ARB Request: The applicant is seeking architectural review and approval to allow the existing attached garage to become enclosed living space, add a 3-car attached garage, and modifications to the existing principal structure. The modifications include adding sloped roofs to existing dormers, remove and replace the non-original entry porch structure, and replace the in-ground pool with a patio space. Portions of the garden wall along Elm Avenue will also be removed.

Staff comments: This application is in front of the Architectural Review Board to determine its aesthetic appropriateness as an addition to the streetscape. Staff considered the following elements consistent with the design guidelines in the evaluation of this new home:

- Architectural design
- Exterior materials, texture and color

- Exterior details
- Height and building mass

Staff Recommendation: Staff recommends approving this application as submitted.

j. Application No.: 19-003 Z
Applicant: City of Bexley
Owner: Ismail I. Jallaq
Location: 2761 E. Main

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a temporary meeting space at the above noted location.

Staff Report to be given at Board meeting.