

5/12/2019

TO: City of Bexley, Ohio – Architectural Review Board

FROM: Nelson Yoder, RA, NCARB

RE: 745 Francis Avenue – Request for Demolition Approval

Dear City of Bexley ARB Members,

At the request of the property owner, I have reviewed the existing structure at 745 Francis Avenue to determine in my professional opinion whether it met the criteria for demolition set as forth in the City of Bexley Municipal Code 1223-05 as follows:

***1223-05 Section (d) Criteria to Determine Preservation Significance. The following criteria shall be used by the Board in determining whether a structure is historically or culturally significant and worthy of preservation:***

***(1) The age and condition of the structure.***

Findings:

- The structure was built in 1937 and is in poor condition.
- Much of the original exterior skin has been replaced during the past 25-50 years with modern shingles, replacement windows and aluminum siding.

**Conclusion: Neither the age nor condition of the home are of any historical or cultural significance.**

***(2) The quality of the structure's architectural design, detail, use of materials or construction.***

Findings:

- The structure is of typical one-story wood framed residential construction with a low-pitched roof. The design is of mediocre quality, its execution lacks details of any architectural significance.
- An awkward, poorly executed addition to the structure connects the original home to a previously detached 1 car garage.
- The structure's replacement windows, roof, and aluminum siding are all showing signs of their age.

**Conclusion: Many material replacements and the ill-conceived connector addition have compromised the (already poor) quality of the original structure's design. It lacks any detail of historical or cultural significance and is nearing the end of its useful life. The structure is not worthy of preservation.**

**(3) *The importance of the structure to the character and quality of the neighborhood.***

Findings:

- The home is an unremarkable, midblock ranch home on a street with an eclectic mix of 1 and 2 story single family houses built primarily in the 1930's – 1950's with a few newer builds sprinkled throughout.
- A hodgepodge of architectural styles are represented on the street including colonial, tudor, bungalow and midcentury modern. Many simply defy formal classification.
- Removal and replacement of this home with new structure will improve the quality and richness of the neighborhood.
- Francis Avenue sits at the western edge of the residential neighborhood, and the subject is one of only a dozen lots that back up to a 400 space surface parking lot that serves Capital University (not other homes). Demolition on the subject lot will have far less impact to its surroundings than other homes in the neighborhood might.

**Conclusion: Demolition of this home will not have any adverse impacts to the character and quality of the neighborhood.**

**(4) *The significance of the design or style of the structure to the historical, architectural or cultural development of the City, central Ohio, the State or nation;***

Findings:

- The subject in an unremarkable, eclectic single-family ranch home that has simply outlived its intended purpose.

**Conclusion: The design or style of the structure lacks any significance relating to the historical, architectural, or cultural development of the City, central Ohio, State or nation.**

**(5) *The impact on the City's real property tax base of restoration versus replacement and/or removal.***

Findings:

- The City's real property taxes will increase at a result of the proposed demolition an subsequent new build on the site.

**Conclusion: The proposed demolition will ultimately increase the City's tax base.**

Based on the above findings, the existing structure at 745 Francis Avenue is very clearly **not** historically or culturally significant or worthy of preservation. Should you have further questions, do not hesitate to contact me at 614-332-2065.

Best Regards,

Nelson G. Yoder – RA, NCARB