

81 North Drexel Avenue

Bexley, Ohio 43212

Responses to the Architectural Review Board's Outlined Comments

For the

September 10th Bexley ARB Hearing

Dear Board Members,

On behalf of our Clients, and the Design Team, we thank you for outlining and submitting your comments and questions to the ARB Staff members for clarification.

This letter is meant to respond to your comments and clarify our position on some of the issues raised ahead of our next hearing. Our goal remains focused on having a productive conversation and review of our application.

Items raised by the ARB Board:

Submitted Materials

- Initial Application- July 9th, 2020
 - Application materials submitted for the architectural modifications to the home were intended to be discussed as part of a preliminary Board Review
 - Our intent was to discuss this element with the board, understanding that it was a unique detail being proposed
 - Once our application was submitted, and upon guidance from City Staff, we revised the application to be a 'Final Review' based on our zoning variance requests, to assist us in moving the zoning portion of our project forward. The Zoning variances were technical in nature
 - The ARB agreed to separate the application into two votes, first voting to approve the Zoning variance to move forward to the BZA, and second tabling the vote on architectural appropriateness
- Revised Second Application- August 13th, 2020
 - At our second hearing we submitted the following material to illustrate the proposed addition details:
 - Scale site plan with a fully developed planting/ screening plan to address both ARB and Neighbor feedback
 - Scale floor plans enlarged to show the programmed use of spaces adjacent to the glazed exterior detail, illustrating the intermittent occupation of this space
 - Scale exterior elevations of the proposed details
 - Scale site sections diagramming the sight lines possible based on the proposed design and orientation on our site, again to address specific questions and comments from the ARB and the Neighbors

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- Scale building sections, with detail call outs of the actual glazing system proposed to be used
- Fully rendered model view, with proposed planted screening- and without screening- to more clearly show the proposed detailing
 - Renderings are graphic in nature and are certainly very close but cannot be exact representations of the intended designs. There is no method for showing how any designed element would be 'in reality' but we employ the tools we have, and go to great lengths, to describe the proposed ideas so that we can have an accurate and productive discussion
 - The rendering- when showing the structural view, without trees, had a slightly elevated ground plane (8" +/- higher than it exists) which was identified, and explained in our hearing
 - The submission of this view (without screening) was meant to show the glazing structure in more clear detail for discussion. The ground plane discrepancy in this case did not impact or alter the presentation of the glazing structure.

Responses to Board's Technical Comments:

Board Outlined Challenges

- Proposed glazing detail:
 - Sun reflection
 - Considering the location of the addition on the property, the proposed glazing location on the West slope of a (12/16) pitched roof, and the slope of the proposed glazing itself (12/26), the glazing could only receive direct sunlight starting at 11am, and fading between 6pm- 7pm at the summer Solstice.
 - These factors, particularly the proposed sloped glazing, would make any direct reflection of sunlight at an angle relative to neighboring properties only possible with a sun altitude between 45 and 64 degrees (3pm-5pm). The Azimuth of the sun in that timeframe (between 237-264 degrees) would make any direct sunlight reflection manifest over the garage (north edge) of the property to the West, and would be filtered through the existing tree canopy
 - The opposite seasonal extreme would be the Winter Solstice- with direct sunlight on the glazing reflecting West between 11:30am-4:30pm (sun Altitude of 30 to 4 degrees, Azimuth of 164-235 degrees). Any direct sun reflections in this timeframe would be filtered, and to the North-North East
 - Illumination
 - The evening/ nighttime illumination from the proposed glazing would intermittent based on the program of these spaces, and filtered through the existing tree canopy
 - The light levels are also limited in output based on the open ceiling plan proposed- lighting would be by lamp or sloped ceiling cans above the glazed portion of the facade

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- Construction
 - The details provided in our previous application are from a widely used and technologically current glazing system, specifically designed for sloped and vertical glazing in solariums, orangeries, and sunrooms in the US for decades- the system is specifically designed for this application and carries a warrantee as proposed for both the powder coated finish on the structural members and for the insulated glass lite
 - The design intent of the floor plate adjacent to the glazing was discussed and clarified in our hearing, and from the comments we received this seemed to be an acceptable approach
 - Our current proposal shows this floor plate pulled back 36” from the exterior face of the façade

- West facing glazing
 - Window treatments are planned for, as in any home, for privacy, shade, and decoration
 - These will be automated and controlled by the same low voltage system as the rest of the house
 - While it is true that this glazing is facing West, this does not set it apart from any house in the neighborhood, especially homes located along North Parkview with extensive West facing glazing over multiple floors
 - We have included the glass specifications in our current application, with descriptions of the clear, Low-e coating proposed
 - As outlined in the Sun reflection description above, the position of the addition, location and slope of the glazing minimize direct exposure throughout the day in multiple ways

- Sloped glazing deterioration/ cleaning
 - System
 - As noted above, the glazing system proposed is well proven in the US, and carries a warrantee for the glazing and the structural elements
 - Cleaning
 - The homeowners will commit to necessary maintenance, and recommended cleaning guidelines, etc. as is custom of the buyers of these types of properties. Any future maintenance issues can be addressed by City codes
 - Bexley has enforcement codes in place addressing property maintenance. The owners intend to invest considerable time and resources into a property they love, and the City and neighborhood values. The Owners intend to make a home for their family for years to come.

Responses to Board's Aesthetic Comments:

- Project overview
 - Our proposal includes repairing and updating the existing historical portions of the home, including extensive exterior maintenance repairs, interior structural repairs, and wholesale updates to all systems
 - The proposed additions as a whole goes to great lengths to align with the historical exterior of the home in material quality, scale and detail
 - What we understand, based on Board feedback, is that the single remaining question is the detailing of the glazed opening on the West façade, located in the proposed addition of the home
- The design intent
 - The Homeowners have identified an opportunity to create a unique element as part of their overall renovation/ rehabilitation project- outside of the original historic structure
 - To have a successful design intervention, identifiable from the historical style of the home, requires a distancing of the two, as not to muddy the overall aesthetics of the project, in detailing, or by reference
 - The proposed glazing design does this in two ways:
 - The first is to make this intervention a subtraction of the volume, opposed to an addition, so the intervention does not distract from the building forms set by the original house
 - The second is in its material- using a light and open structure enclosing a clean cut into the thick exterior shell as a counter point to the solid and heavy historical structure

The proposed design of this one element is intended to be a departure from, rather than a mimicry of, the traditional and historical. It is in keeping with contemporary approaches to historical homes where different types of spaces and detailing are a reflection of a home's evolution, giving it new life and reflecting the methods and materials at hand. The highest results that can come from an element like this are based in making it independent, able to stand alone from the house- this juxtaposition of two things done very well, is where the overall design is elevated.

Delicate, but clear contrast between the original home and the addition are reflective of this community and interventions within larger historic estates. An attempt to merge the historic and the contemporary would diminish the original design and compromise the new. As noted by the Board in previous hearings- *The City values the variety of styles evident in our residences and does not mandate adherence to any specific style for renovations or new additions.*

In our efforts to address the issues we heard from the Board, and understanding the unique design questions we have raised, we have developed and provided materials exceeding typical submission requirements to keep our review moving forward in a productive way, addressing what we understand to be the questions raised.

We hope that we will have the opportunity to have a productive hearing and address all concerns. These hearings take time and raise important questions, as well as encouraging valuable discussions. We appreciate the ARB's role in maintaining the high standards seen throughout the Neighborhood.

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September 9, 2020

Based on the discussion in our last hearing, it seemed evident that the West glazing element was overtaking the progression of our overall application. Noting this we asked the Board if there were any outstanding questions, or concerns, on the remainder of the proposed modifications in our application. With no Board member concerns raised, we requested the Board to consider a vote to approve our application with the clear exception of the West elevation glazing. This is not an uncommon request, and a procedural path to move the overall project forward.

The Design Team, and the Homeowners, have worked hard to present a clear picture of the intended design and proposed use. We appreciate the Boards comments, and our opportunity to share our proposal. We hope in submitting our clarifications to questions that have been raised in the last two hearings will focus and move our conversation forward.

Respectfully,



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Principal
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