



BEHAL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

Per Section 1223.05 of Bexley Planning and Zoning Code, the existing home @ 394 South Columbia meets the criteria for demolition because:

The house and detached garage at 394 South Columbia are not historically or architecturally significant. It would fall into the category of Craftsman style but without much distinctive detailing or many strongly defining elements. The most distinctive feature was likely the front porch, which has been mostly enclosed with mis-matched windows. This addition has destroyed the mass/void ratio of the main façade and greatly hurt the proportions of the original architecture.

Generally, this is a very bland and undistinguished home. Central Bexley has many examples of Craftsman style houses; in a separate attachment we show examples, most of which are architecturally superior to 394 South Columbia.

Going through the home ownership since the beginning of the county records, it seems some very nice people lived in this home, but none that could quite claim to be historically significant.

Specifically, the proposed project meets the criteria in code sections 1223.05 d, e, and f.

d-1: The condition of the existing structures on this lot are below average for the neighborhood. Interior finishes and amenities are significantly dated and in worn condition. The age of the structure is average for the neighborhood, neither significant nor historically relevant.

d-2: The quality of the architectural design is average. Most of the front porch has been previously enclosed with window type and proportion that distorts the intended design of the building. The roof material is an inexpensive replacement from what must have been the original design intent.

d-3: This house is one of many similar bungalow type homes in central Bexley (many more exist in South Bexley). It is not unique or significant. In another attachment are photos that show the many similar style homes, showing that this one home does not hold a place of importance in the neighborhood.

d-4: The design of the existing home is average and does not add any significance to the historical, architectural, or cultural development of the city, Central Ohio, state, or nation.

d-5: The city's real property tax revenue will increase by the replacement of this home with a more valuable home.

e: The existing home at 394 South Columbia is in deteriorating condition and lacks many needed amenities. A proper renovation of the existing structure would require a cost that would largely outweigh the value of the renovated property.

f: A larger, family-oriented new home, designed to be charming, gracious, and with the use of materials found in a lot of Bexley's best architecture, would represent a superior use of the property. A more valuable home on this property would tend to increase neighboring home values, as well.



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IMPORTANT ASPECTS OF PROPOSAL

1. The ridge of the existing structure is 3 feet higher above grade; the proposed ridge is similar to the existing ridge height.
2. Many existing trees are to remain on site.
3. Side yard setbacks are greatly exceeded.
4. Existing curb cut to be maintained.
5. Existing vegetation at the neighboring property lines to remain.
6. Stone and siding exterior is compatible with many other homes in Central Bexley.
7. The style of the proposed residence is both compatible with larger stone houses and family-scales homes in Central Bexley.



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TYPICAL BUNGALOW HOUSES OF CENTRAL BEXLEY











