



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
July 14, 2016

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Michael Coulter, Chair; James Sauer, Vice-Chair; Kathy Holcombe, Secretary; Thomas Reis; Edwin Hofmann; and David Foust. Also present were: Scott Myers, Worthington City Council Representative to the Municipal Planning Commission; Lee Brown, Director of Planning & Building; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Board member Amy Lloyd was absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the June 23, 2016 meeting.

Mr. Hofmann moved to approve the minutes and Mrs. Holcombe seconded the motion. All Board members voted, "Aye." The minutes were approved.

4. Affirmation/swearing in of witnesses – Members of the audience were sworn in by Mrs. Bitar.

B. Architectural Review Board

Before the meeting began Mr. Coulter asked Mr. Foust to describe the photograph on the screens. Mr. Foust explained the photograph was of construction of the Glenbury Trestle that was part of the CDM (Columbus Delaware and Marion) interurban line which ran up through Worthington from Columbus to Marion. The trestle was in place from around 1903 to 1933, in the area on US 23 near Camp Mary Orton. Mr. Foust said the railway museum still uses part of the interurban's right-of-way along Proprietor's Rd.

1. Unfinished

- a. Sign – **666 High St.** (Kerbys LLC/Gloria Yonadi) **AR 78-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This commercial building was constructed in 1964, with the first floor for shops and restaurants and the second floor for offices. The Whitney House is the only tenant on the first floor, and has awning and projection signs. The second floor houses offices, which are listed on a recently replaced first floor joint identification sign on the front of the building. The building owner was seeking approval for that sign, but the ARB found it not appropriate due to the shape and material. Now the owner is proposing a different sign. A matching sign was also replaced adjacent to the side door.

Project Details:

1. The former joint identification signs were similarly sized, and constructed of a material that had some thickness. The signs had scroll-like features at the top and bottom, and were cream with a blue border and black text.
2. The signs currently in place are constructed of a rectangular piece of flat metal with a white background and black text in 2-3 different sizes. The font appears to be the same, except some text is bold.
3. Proposed now is a sign that would be constructed of a wood composite material; be 2' wide x 3' high; have black matching lettering in 2 sizes on a white background; and have decorative curves on the top and bottom.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines recommend signs be efficient (as small as necessary to get the business message across to the public) and compatible with the age and architecture of the building. Use of traditional sign materials such as wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs. Traditional sign types most appropriate for Old Worthington include projecting, wall, awning and non-illuminated window signs. Colors for signs in Old Worthington should be chosen for compatibility with the age, architecture and colors of the buildings with which they are associated. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendations:

Staff is recommending *approval* of this application, as the new sign would resemble a traditional sign material, and is compatible with other signs in Old Worthington. The sign on the side of the building should also be replaced to match.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Gloria Yonadi stated her address is 1160 Green Ravine Dr., Westerville, Ohio. She said as long as City staff and the Board approve of the sign she will have the sign company proceed with making the sign. Mrs. Holcombe asked if the same

design will be used for the second sign and Mrs. Yonadi said yes. Mrs. Yonadi asked if she had to come back before the Board if tenants change and Mr. Coulter said as long as the font and size remain the same, that will not be necessary.

Mr. Hofmann asked what the sign would be made of and Mrs. Yonadi said the composite material sample was being passed around, and the letters will be a black vinyl material. The top and bottom of the sign will be scalloped. Mr. Hofmann felt the sign would look harsh on the front of the building due to the colors. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY KERBYS LLC FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE WALL SIGNS AT 666 HIGH ST. AS PER CASE NO. AR 78-16, DRAWINGS NO. AR 78-16, DATED JUNE 30, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Sauer seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, nay; and Mr. Foust, aye. The motion was approved.

2. New

a. Fence – **617 Hartford St. (Jim Roop) AR 90-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This Homestead style home was built in the early 1900's and is a contributing building in the Worthington Historic District. Since the current owners purchased the property almost 2 years ago they have made modifications to the house and site. This application is for additional fencing to enclose the yard.

Project Details:

1. Additional fencing is proposed near the southeast corner of the house, with 60" double gates going across the driveway; and along the north property line from the northwest property corner, connecting to the rear corner of the house. Single 48" wide gates are proposed in the section connecting to the house and along the north fence line.
2. The owners are planning to match the existing 4' high open-style wood picket fence along the south side of the property.

3. A 6' solid wood fence was recently approved along the rear property line, with the Worthington United Methodist Church being the applicant.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style. Design and materials should be compatible with the existing structure.

Recommendation:

Staff is recommending approval of this application. The proposed fence style and placement are appropriate.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Jim Roop stated his address is 617 Hartford St., Worthington, Ohio. Mr. Coulter asked if the gates on the driveway will be electrically operated and Mr. Roop said no, he will have to get out of the car to open up the gate. Mr. Foust asked Mr. Roop if any part of the fence would be prefabricated and Mr. Roop said no, the fence will be built on site. Mr. Foust explained the fence must have openings equal to the existing to the south and Mr. Roop said he is fine with that. Mr. Sauer asked why the fence would be so far forward on the lot, and Mr. Roop explained they wanted it to help screen the glass block windows in the basement approved by the Board. Mr. Sauer was concerned with cars parking in the driveway between the fence and the sidewalk and street. Mr. Roop said they have no intention of parking there because there is plenty of room further back on the lot and in the garage. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Sauer moved:

THAT THE REQUEST BY JIM ROOP FOR A CERTIFICATE OF APPROPRIATENESS TO ADD FENCING AT 617 HARTFORD ST., AS PER CASE NO. AR 90-16, DRAWINGS NO. AR 90-16, DATED JUNE 16, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Hofmann seconded the motion. Mrs. Bitar called the roll. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

- b. Window Replacement – **701 Evening St. (Ashley Fuji) AR 91-16**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

Built in 1962, this brick ranch is on the west side of Evening St. and south of the W. Dublin-Granville Rd. service drive. The property is not part of the Worthington Historic District. The current owners have modified the property with new landscape and hardscape elements over the years. This is a proposal to replace the windows.

Project Details:

1. The existing windows are aluminum, single-paned jalousie windows with 3 or 4 horizontal panes of glass. Also, there is a picture window on the front of the house.
2. Proposed are Marvin aluminum clad wood awning windows with horizontal simulated dividers on the inside and outside of the glass. The new windows would be sized and styled to match the existing windows. The applicant was deciding between bronze and gray for the window exteriors, but ultimately chose gray which would be similar to the existing aluminum windows.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Be sure that replacement window designs are appropriate for the style or time period of the house. Avoid enlarging or downsizing window openings to accommodate stock sizes of replacements.

Recommendation:

Staff is recommending *approval* of the application. The proposed windows would look very similar to the existing, and are appropriate for this house.

Discussion:

Mr. Coulter asked if the applicant was present. Mrs. Ashley Fuji stated her address is 701 Evening St. Mrs. Holcombe said Mrs. Fuji has done an amazing job restoring the house and Mrs. Fuji said thank you. Mr. Foust said he appreciated that Mrs. Fuji was keeping the same style of window to match what was originally on the house. Board members had no other questions or concerns. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY ASHLEY FUJI FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE WINDOWS AT 701 EVENING ST., AS PER CASE NO. AR 91-16, DRAWINGS NO. AR 91-16, DATED JUNE 27, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Sauer seconded the motion. Mrs. Bitar called the roll. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

c. Fence, Stoop and Walk, Driveway – **778 Morning St.** (Chris Kvinta) **AR 92-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This Cape Cod was constructed in 1953 and is a contributing building in the Worthington Historic District. The lot is 50' wide x 107' deep (5350 square feet), which is just over half of the minimum lot area required for R-10 Zoning District lots in the current Code. There is a 20' wide alley adjacent to the north of the property which extends from Morning St. to Pingree Dr. Only a few properties use the partially graveled alley for access, including the subject of this application and a house to the north that faces the alley.

Approval to replace a fence that provides privacy from the alley and the house to the north; to replace a deteriorated stoop and walk; and to install a new driveway is now sought.

Project Details:

1. In 1981, a 6' high solid fence adjacent to the alley received ARB approval and a variance to extend from the rear of the property to the rear of the house. The existing fence is a solid wood fence with dog-eared pickets. Replacement with 77' of 6' high solid wood fencing with flat wood trim on the top is proposed. Because the fence would extend further west than the existing, a new variance would be needed. The proposed fence would be even with the front of the house.
2. Replacement of the front stoop and walkway with concrete are proposed. The existing stoop was covered with carpet and decking material at some point, and the existing walk is made of pavers.
3. There is an existing asphalt drive that curves from the alley and heads east on the property. Construction of a new concrete driveway almost adjacent to the alley is proposed. A new curb cut and drive approach would be installed adjacent to the gravel alley approach along Evening St., with a 12' wide driveway extending to the east end of the house. It appears removal of trees and other vegetation may be necessary to accommodate the new drive.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style. Higher fences are discouraged, but may be appropriate where a commercial use abuts a residential property. Consider using natural plant materials instead of fences.

Whenever possible, parking, driveway and garage access should be from the side or rear of a property so that front lawns and associated plantings remain undisturbed by a driveway. Driveways coming from the street should be as narrow as possible, to minimize the width of curb cuts and to preserve green space. Parking areas should be located as far to the rear of a property

as possible. Avoid locating parking in front yard areas. Side yards may be appropriate for parking, but it should be located as far to the rear as possible and screened from the street with landscaping, fencing or walls. Consider small-sized “pea” gravel, brick or simulated brick or stone as paving materials. These generally have a more compatible look than asphalt or concrete. Design and materials should be compatible with the existing structure.

Recommendations:

Staff is recommending *approval* of the fence replacement contingent on Board of Zoning Appeals approval, as 6’ high solid screening from an alley is appropriate. Replacement of the front walkway with a material other than concrete may be appropriate. Although property owners are entitled to a drive approach, the adjacent alley could continue to provide access to the property.

Discussion:

Mr. Coulter asked if the applicant was present. Mrs. Heather Kvinta stated her address is 778 Morning St., Worthington, Ohio. Mrs. Kvinta said just shrubbery and vegetation will be removed to replace the fence. Once the fence is in place she is going to hire a landscaping company to plant trees. She said no existing trees will be removed. She would like to plant one or two trees near her shed and possibly two in the front. Mrs. Bitar explained that a permit will be needed to construct the driveway. Mr. Sauer asked if the fence will be painted and Mrs. Kvinta said no, the fence will be natural cedar. Mr. Sauer asked why Mrs. Kvinta is requesting a solid fence and she said for privacy issues. There is a lot going on in her neighbor’s back yard and she would prefer the privacy. Mr. Foust said because of the time the house was built he felt that a concrete stoop would be appropriate. Mr. Foust asked if there would be any trouble with the curb being cut out for the driveway and Mr. Brown explained that staff has reached out to the City Engineer, who does not feel there is a problem. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY CHRIS KVINTA FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FENCE, STOOP AND WALKWAY AND CONSTRUCT A DRIVEWAY AT 778 MORNING ST., AS PER CASE NO. AR 92-16, DRAWINGS NO. AR 92-16, DATED JUNE 30, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

d. Sign – **652 High St.** (Amy Nguyen/A Taste of Vietnam) **AR 93-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

A new restaurant, A Taste of Vietnam, is proposed for this space which was formerly occupied by Rivage Atlantique. The other businesses in the building are RIDEhome, ELLI Nail Spa, The Candle Lab, House Wine and Graeter's.

In 2008, the building was renovated, creating the storefront façade that exists today. The Candle Lab, House Wine, and ELLI Nail Spa signs were placed at that time, all consisting of individually mounted letters and logos. The former Rivage Atlantique was designed to match. RIDEhome is also in the same style, but with a solid darker background to allow the white letters to show better. The signs are illuminated from above.

This is a request for a sign for the new restaurant. A Conditional Use Permit would also be needed and application has been made for the next meeting.

Project Details:

1. The proposed sign would be about 81" wide x 30" high (~17 square feet in area), consisting of individually mounted acrylic letters. The sign was originally shown with a backer board, but that is no longer the proposed style.
2. The sign is proposed with blue lettering spelling "VIETNAM", with smaller black lettering "A TASTE OF" above and even smaller black lettering "AUTHENTIC VIETNAMESE CUISINE" below. Although in 3 different sizes, the lettering all appears to be the same font. A sample of the blue color is needed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building.

Recommendation:

The new sign should match the style of the others in the building, which either have a logo and text, or just a single line of text. The commonality of the signs is part of the character of the site.

Discussion:

Mrs. Bitar presented a revised version of the sign which included a bamboo decoration, and said staff felt it was appropriate.

Mr. Coulter asked if the applicant was present. Ms. Amy Nguyen stated her address is 1968 Waterbrook Lane, Columbus, Ohio. Ms. Nguyen said this is her first restaurant and she does not

Page 8 of 9

ARB/MPC Meeting July 14, 2016

Minutes

have a logo just yet, but would like to add one later. Mr. Coulter asked if Ms. Nguyen would be using the back entrance. Ms. Nguyen said she wants to get the front part of the restaurant up and running and will address signage for the back entrance at a later date. Mr. Sauer liked the sign that Ms. Nguyen proposed this evening. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY AMY NGUYEN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SIGN AT 652 HIGH ST. AS PER CASE NO. AR 93-16, DRAWINGS NO. AR 93-16, DATED JULY 14, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Sauer seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

D. Other

Mr. Foust asked if Rivage Atlantique had a Conditional Use Permit and Mrs. Bitar said no, that was missed when they moved into that space.

Mrs. Bitar discussed Haddad Oriental Rugs, referring to the change that was required for the awning sign, and referencing the window trim color. She asked Board members if windows could remain the same, which is white. The Board members looked at the current photographs, and said they are okay with the trim on the windows staying white. They felt it did not have to come back as a formal application. Mr. Sauer said they have done a lot to the property to make the building look nicer.

Mrs. Bitar said City Council upheld the Board's opinion in regards to signage at Sharon Memorial Hall, so there will not be a monument sign in the front of the building.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting at 7:45 p.m. and Mr. Reis seconded the motion. All Board members voted, "Aye." The meeting was adjourned.