

MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION

January 27, 2011

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:30 p.m. with the following members present: Kathy Holcombe, Secretary; Chris Hermann; Mikel Coulter, Amy Lloyd and Jo Rodgers. Also present were Dave Norstrom, Worthington City Council member, Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission, and Melissa Cohan, Paralegal. Richard Hunter, Chair and James Sauer, Vice-Chair were not present.

**A. Call to Order – 7:30 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting on January 13, 2011.

Mr. Hermann moved to approve the minutes of the January 13, 2011 meeting and Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye.

4. Affirmation/swearing in of witnesses.

**B. Architectural Review Board**

**1. Unfinished**

- a. Addition & Renovation – **849 Oxford St.** (Terry Boling/McGarry) **AR 84-10**  
To remain tabled
2. New
  - a. Addition – **692 High St.** (WJI Enterprises Ltd.) **AR 06-11** (Amendment to **AR 77-10**)

Discussion:

Mrs. Bitar discussed that this application amends the approval for the Worthington Jewelers addition that was voted on in December 2010. The revised application will not extend into the Village Green right-of-way. The bridal garden will remain. It is not believed the tree next to the addition will survive construction of the addition on its south side. Roots on the north side were

damaged with placement of the sidewalk and retaining wall by the City. It is a Bradford Pear, which has been known to be a problematic tree due to becoming very brittle and splitting. The tree is located on the Village Green, so approval will be needed from City Council to remove it. Mrs. Bitar also said that she received a letter from a concerned citizen that would like to see more native plants used for landscaping.

Mrs. Holcombe asked if the applicant was present. Mr. Joe Davis approached the microphone and stated that he lives at 127 E. Wilson Bridge Rd., Worthington, Ohio. Mr. Davis asked one of his architects to explain the signs in more detail. Mr. Peter Macrae approached the microphone and stated that he lives at 74 Orchard Dr., Worthington, Ohio. Mr. Macrae said that the sign's illumination comes from the soffit above that is concealed in the double mold. Mr. Davis said that nothing else has changed, other than placing the foot print back to where it originally was. Mr. Coulter said that the north elevation appears to be slightly behind the house next door. Mr. Davis said that everything done will be behind the right of way.

Mrs. Lloyd asked Mr. Macrae what type of siding will be used, and he replied that it will be all wood.

Mrs. Holcombe asked if there was anyone present that was either for or against this application and no one came forward.

#### Findings of fact:

1. This application amends the approval for the Worthington Jewelers addition from the December 9<sup>th</sup> meeting of the Architectural Review Board. That version of the addition extended into the right-of-way for the Village Green, therefore requiring approval by City Council. After that request was tabled by City Council in December, the applicant decided to revise the proposal by constructing the entirety of the building (including overhangs) outside of the Village Green property. Along High Street the building will continue to have architectural elements extending above the right-of-way; City Council approval is not needed for those projections.
2. As before, the addition is proposed for the north side of the Worthington Jewelers building. The proposed addition is approximately 25' wide by 51' deep. The addition will add much needed retail space, as well as handicap access for the jewelry store. The front façade and much of the north wall of the existing Worthington Jewelers building will remain unchanged. The north wall will serve as an interior dividing wall between the old and new spaces.
3. The proposed structure will consist of white woodwork, a limestone base and a brick red standing seam metal roof. Material samples were submitted with the previous approval and have not changed. Glass display cases are proposed along the High Street façade.
4. Architectural accent lighting is proposed at the upper level corners of the addition in the form of soffit lighting, and through the windows at the top of the building. Freestanding letters are proposed for the west and north faces. The sign on the High Street (west) side will be centered on the new entrance, but also extends partially above the existing building.

5. A bridal garden is proposed between the addition and existing rear structure. Plant materials, a fountain and a bench are proposed for this area.

Conclusions:

1. The proposed addition will be an asset to Old Worthington. The traditional materials, fenestration and architectural details are appropriate.
2. The addition is respectful of the existing building.

Mr. Coulter moved:

**THAT THE REQUEST BY WJI ENTERPRISES FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AT 692 HIGH ST. AS PER CASE NO. AR 06-11, DRAWINGS NO. AR 06-11, DATED JANUARY 12, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND THE DISCUSSION AT THE MEETING.**

Mrs. Rodgers seconded the motion. Mrs. Bitar called the roll. Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye. Mrs. Holcombe said that this matter has been approved.

- b. Garage Siding – **112 E. New England Ave.** (John & Ellen Scherer) **AR 07-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The existing garage has had wood siding for many years and is now in poor condition with peeling paint. The homeowners plan to replace it with vinyl siding so it will be easier to maintain. Mrs. Holcombe asked if the applicant was present. Mr. John Scherer approached the microphone and stated that he lives at 112 E. New England Ave., Worthington, Ohio.

Mr. Hermann asked Mr. Scherer if he was going to repaint the windows as well, and Mr. Scherer said yes.

Mrs. Holcombe asked Mr. Scherer if he plans to keep the original windows, and Mr. Scherer said yes.

Findings of fact:

1. This existing garage has wood siding with peeling paint. The homeowners are proposing to install double 4” woodgrain clapboard style vinyl siding to make the garage easier to maintain.

2. The color will be white to match the existing siding on the garage and house. The existing siding on the house is aluminum in a wider lap.

Conclusion:

1. The proposed siding will improve the look of the garage.

Mrs. Rodgers moved:

**THAT THE REQUEST BY JOHN AND ELLEN SCHERER FOR A CERTIFICATE OF APPROPRIATENESS INSTALL NEW SIDING ON THE GARAGE AT 112 E. NEW ENGLAND AVE. AS PER CASE NO. AR 07-11, DRAWINGS NO. AR 07-11, DATED JANUARY 6, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND THE DISCUSSION AT THE MEETING.**

Mr. Hermann seconded the motion. Mrs. Bitar called the roll. Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye. Mrs. Holcombe said that this matter has been approved.

c. Sunroom – **105 W. North St.** (David & Patricia Rankey) **AR 08-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The homeowners would like to replace their sunroom because the original structure is pulling away from the house due to problems with the foundation, and deterioration caused by weather conditions. Mrs. Holcombe asked if the applicant was present. Mr. David Rankey approached the microphone and stated that he lives at 105 W. North St., Worthington, Ohio. Mr. Rankey stated that there are problems with the sunroom's foundation, and the structure will need to be demolished and rebuilt. The plans include a slightly larger footprint. Mr. Rankey said that he plans to reuse two of the windows that are on the sunroom now, as well as a sliding door.

Mrs. Holcombe asked for clarification about the windows, and asked Mr. Rankey if was planning to reuse the windows that are by the door, but moving them to the other side of the structure, and Mr. Rankey said yes. Mr. Rankey said the door will need to be replaced because the one that is there now has rotted. Mr. Hermann asked if the roof's pitch was changing and Mr. Rankey said yes.

Mrs. Holcombe asked if there was anyone present that was either for or against this application and no one came forward.

Findings of fact:

1. The homeowners are proposing demolition of the existing sunroom on the rear of the house, and construction of a slightly larger sunroom in the same location. The existing 10' x 15'2" sunroom is no longer desirable due to years of shifting based on weather conditions.

2. The proposed sunroom will extend 15' south of the existing house, and will be 17' wide at the house, narrowing to 15' wide 6' from the house. The sunroom will exit to an existing deck.
3. Existing vinyl siding and roofing shingles on the house will be matched on the sunroom. Some doors and windows from the existing sunroom will be reused. The roof will slope away from the house, with a portion starting lower due to the location of an existing dormer.

Conclusion:

1. The proposed sunroom is appropriately designed.

Mrs. Rodgers moved:

**THAT THE REQUEST BY DAVID AND PATRICIA RANKEY FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE SUNROOM AT 105 W. NORTH ST. AS PER CASE NO. AR 08-11, DRAWINGS NO. AR 08-11, DATED JANUARY 11, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND THE DISCUSSION AT THE MEETING.**

Mr. Hermann seconded the motion. Mrs. Bitar called the roll. Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye. Mrs. Holcombe said that this application has been approved.

- d. Signage – **7141 N. High St.** (Kessler Sign co./BP) **AR 09-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The gas station owner is rebranding the convenience store that was once known as AM/PM, and will now be known as Duke/Duchess. The AM/PM sign above the entrance doors will be replaced by the new Duke/Duchess logo, and the freestanding will also reflect the new image. Mrs. Bitar said it is important to review the image closely because this logo normally uses bright busy colors that would not look appropriate, and the proposed colors are deeper shades similar to those used in the Duke/Duchess logos in Westerville, Ohio.

Mr. Norstrom asked if the previous issue concerning audio level at the gasoline pump has been resolved, and Mrs. Bitar said yes, that problem has been eliminated.

Mrs. Holcombe asked if the applicant was present. Mr. Roger Kessler approached the microphone and stated his address as 2669 National Rd., Zanesville, Ohio, and Mr. John Gordon, of Englefield Oil, also approached the microphone, and stated his address as 447 James Parkway, Newark, Ohio.

Mrs. Bitar said that clarification of the sign is needed, because the sample pictures that were submitted do not look accurate according to scale. Mrs. Holcombe asked if the applicant had color samples with him. Mr. Kessler said that the samples he brought, including the original colors, have been used at 138 current stores, but they also brought samples of the colors that were used at the Westerville, Ohio location. The Westerville, Ohio location uses similar colors, but they are a more of a subtle shade instead of bright neon. Mr. Gordon brought the sample colors that will be used to Ms. Cohan so she could record the color numbers. The color numbers used at the Westerville, Ohio location were PMS 123C Westerville Yellow, 1797 C Westerville Red, Black and White did not have color numbers. Mr. Gordon referred to the more subtle shades as “catsup and mustard”.

Mrs. Holcombe was concerned with the color samples that Mr. Kessler was referring to and that the colors presented did not look like they were more subtle shades. Mr. Kessler searched his materials and found the correct samples that were to be used.

Mrs. Holcombe believed that the Duke/Duchess logo over the store’s entrance way will look fine. She felt that the AM/PM logo was a little small for the area to begin with. Mrs. Bitar said the sign should look fine as long as Mr. Kessler sticks with the original design that was agreed upon. Mr. Kessler said that he could make up a paper copy of what the sign will look like and set it up for temporary viewing. Mrs. Bitar said that would be fine.

Next for discussion was the freestanding sign that sits out by Wilson Bridge Rd., and U.S. Rt. 23.

Mr. Coulter asked about the number of colors, and the number of font that will be used for the sign, because guidelines only allow for four colors to be used.

Mrs. Holcombe asked if there was any way that the Duke part of the sign could be eliminated, and Mr. Kessler said no, because that is part of the branding. Several suggestions were presented as options using only four colors for the sign. Mr. Gordon said that he would have to check with his boss about deciding what four colors would be chosen. Mr. Coulter asked if Mr. Kessler would like to table the application until having further discussion with his corporate client to decide what colors will be used on the freestanding sign, and Mr. Kessler said yes.

Mr. Coulter moved to table the application, and Mr. Hermann seconded the motion. All members voted aye and Mrs. Holcombe said this matter has been tabled.

- e. Addition, Deck, Patio, Carport, Windows & Siding – **779 Oxford St.** (Stephen Dempsey Design Consulting/Brofford) **AR 10-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The homeowner is proposing a two story addition to the rear of the house, and a carport on the south side of the house so that they can unload from the car under a covered structure. The homeowner may also like to add a deck and patio at some point as well. The addition will be craftsman like style, similar to a bungalow, new vinyl siding, and a new asphalt shingle roof. A couple of trees will need to be removed. The

addition will be similar to other additions in old Worthington. There are some concerns about PVC being used on the house.

Mrs. Holcombe asked if the applicant was present. Mr. Stephen Dempsey approached the microphone and stated that his address is 5603 Dumfries Ct., Dublin, Ohio. Mr. Dempsey brought a sample of the Pella Windows that will be used in the addition, and showed that the windows are made of solid wood. He said that the first floor windows on the sides will stay because they are special leaded glass windows.

Mr. Dempsey was asked why he chose PVC and his answer was that PVC provides durability and will not require frequent painting. Mr. Dempsey said that the vinyl siding will be a sable brown color, and the trim will be white. He plans to use composites because they last longer, and the idea is to use products that minimize maintenance.

Mr. Coulter used the example of Wendy's located near the corner of St. Rt. 161 and Linworth Rd. He said that he designed that building and used PVC material twenty five years ago, and it is a very durable material.

Mr. Hermann and Mrs. Lloyd asked Mr. Dempsey about using fiber cement siding, and Mr. Dempsey said he felt it would cost too much.

Mrs. Lloyd said she likes the carport idea, but because of the mass it will be very different than what is there now.

Mr. Coulter asked Mrs. Bitar if the carport will require a variance, and Mrs. Bitar said yes.

Mr. Norstrom asked Mr. Dempsey if he plans to add a railing to the front porch. Mr. Dempsey said he would add railing if required.

Mr. Hermann said that he is excited to see houses being renovated. Mrs. Lloyd agreed and said that the addition fits well in the neighborhood. Mr. Dempsey said that it has been very difficult for his client to park in their back yard due to the severe slope, even with a 4 x 4 vehicle; they have a difficult time getting through the snow.

Mrs. Holcombe said that she believed the original owners would have loved having a carport to bring in groceries. She was also glad to see that some of the original windows are being kept.

Mr. Coulter asked if they will be building a fence around the air conditioner, and Mr. Dempsey said not at this time, they may plant some shrubs.

Mr. Hermann asked what type of foundation would be used, and Mr. Dempsey said he will be using concrete block.

Mrs. Holcombe asked if there was anyone that wanted to speak either for or against this application and one person came forward.

Mr. Bruce Messenger approached the microphone and stated that he lives at 771 Oxford St., Worthington, Ohio. Mr. Messenger said he is the applicant's neighbor to the south of their property and said he has some serious concerns about the size of the carport. He said the carport would be about eleven feet from his house and their views would be blocked. Mr. Messenger said he objects to the closeness to the property line.

Mr. Coulter said that he is from the Clintonville area. He likes the idea of the carport, and thinks it adds to the property. He said if it were his property to the south, he would like looking at the carport more than what is there now, from an architectural standpoint.

Mr. Hermann asked if the carport was shaved off a few feet if that would help, or if Mr. Messenger is opposing the carport altogether. Mr. Messenger said that it probably wasn't possible to shave enough off the carport to make him happy.

Mrs. Holcombe agreed that the view with the carport would look much better than what is there now.

Mr. Dempsey stated that his client will also be expanding his basement and will need an entrance way to bring in larger appliances.

Mr. Messenger said that he is not objecting to the length of the addition, just the width of the carport.

Mr. Dempsey said from where Mr. Messenger's dining room is located, there would not be obstructing views. His client needs enough room to get the car through the carport and be able to open up the doors. He said the columns for the driveway actually sit on the existing driveway. They are moving the actual driveway closer to the house.

Mr. Hermann asked Mrs. Bitar what the requirement is for a variance, and Mrs. Bitar replied eight feet from the property line.

Mr. Norstrom asked Mr. Dempsey if the structure could be supported by thinner columns, and Mr. Coulter asked if the overhang could be pulled back.

Mr. Dempsey said that he and his client are willing to work out a solution with the neighbors about the carport. Mrs. Holcombe asked if Mr. Dempsey would like to remove the carport from the application for further review, and have the remaining items on the application approved now. Mr. Dempsey said yes. There were no other speakers.

Findings of fact:

1. The applicant is proposing construction of additions, and renovation of the existing house.
2. A two-story addition is proposed for the rear of the house, extending 22'6" to the rear and matching the width of the house (24'3"). The roofline of the addition is lower than the

existing, and is in the form of 2 hipped gables matching the pitch of the existing roof. The second of the gables steps down to create a single-story roof line at the rear of the addition.

Rear of the addition a deck is proposed that will step down to a patio. Both are shown as options on the drawings.

### 3. Materials:

- New dimensional asphalt shingles are proposed for the existing house as well as the additions. There are 3-tab shingles on the existing house.
- 4" lap vinyl siding is proposed for the existing house as well as the additions. The existing siding is aluminum. The foundation material is concrete block.
- The fascia and soffits are proposed to be wrapped in aluminum.
- Corners and other trim pieces are proposed to be PVC.
- Other than on the front porch and some small leaded-glass windows on the sides, all windows and doors will be new Pella "Architect Series" white aluminum clad wood windows.
- Cedar brackets are proposed to be added at the gables and overhang above the rear door and windows.
- The proposed decking will be Timbertech composite material. Unilock "tumbled" patio paver blocks are proposed for the patio.

4. A new air conditioner is proposed on the south side of the addition. Screening of the air conditioner and trash cans will be accomplished with plantings.

### Conclusions:

1. With a lower roof line, appropriate massing, and location to the rear, the addition does not dominate the original house.
2. The addition of brackets helps define this structure more clearly as a Bungalow/Craftsman style.
3. Re-siding and roofing the entire home is appropriate, given the materials currently on the house.

Mr. Coulter moved:

**THAT THE REQUEST BY STEPHEN DEMPSEY DESIGN CONSULTING FOR A CERTIFICATE OF APPROPRIATENESS CONSTRUCT AN ADDITION AND MAKE RENOVATIONS AT 779 OXFORD ST. AS PER CASE NO. AR 10-11, DRAWINGS NO. AR 10-11, DATED JANUARY 13, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND THE DISCUSSION AT THE MEETING WITH THE CARPORT REMOVED FROM THE APPLICATION AND RESUBMITTED AT A LATER TIME.**

Mrs. Rodgers seconded the motion. Mrs. Bitar called the roll. Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye.

Mr. Coulter presented a rendering of a medallion sign that will be available to place on contributing properties in the Worthington Historic District. The Old Worthington Association will offer the signs for purchase. He also mentioned a state historic marker to be placed on the Village Green. Mrs. Bitar said the Municipal Planning Commission and City Council would have to approve the location.

Mr. Coulter moved to adjourn the meeting. Mr. Hermann seconded the motion. All members voted aye.

The meeting adjourned at 9:30 p.m.