

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

February 10, 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: Richard Hunter, President, Kathy Holcombe, Secretary; Mikel Coulter, Amy Lloyd and Jo Rodgers. Also present were Scott Myers, Worthington City Council Representative for the Municipal Planning Commission, Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission, and Melissa Cohan, Paralegal. James Sauer and Chris Hermann were not present for the Architectural Review Board meeting, but Mr. Hermann was present for the Municipal Planning Commission meeting.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. There were no minutes to approve
4. Affirmation/swearing in of witnesses.

B. Architectural Review Board

1. Unfinished

- a. Addition & Renovation – **849 Oxford St.** (Terry Boling/McGarry) **AR 84-10**

Discussion:

Mrs. Bitar reviewed the facts from the application, which now includes revised drawings. Mrs. Bitar said that she received an email from Mr. Douglas Gilmore that evening stating he was concerned about the proposed style, damage that might be caused to the trees, and potential drainage problems. Mrs. Bitar explained that the City's Engineer, Bill Watterson, is aware of the issue and has spoken to a civil engineer about ways to resolve the potential drainage issue.

Mr. Hunter asked if the applicant was present. Mr. Terry Boling, the project architect, approached the microphone and stated that he lives at 695 Reynard Ave., Cincinnati, Ohio 45231. Mr. Boling confirmed they are actively working on a drainage plan with the City's engineer. Mr. Boling said in the revised plans the location of the new driveway has moved, and he recently received a letter from an arborist (which he gave to Mrs. Bitar) pointing out ways to alleviate problems with the trees. Mr. Boling discussed the materials that he plans to use. Instead of the edge grain cement fiber board, the foundation and the chimney will have a metal

brick as shown at the meeting. Mr. Boling said that he brought two different grout samples. Mrs. Bitar asked Mr. Boling if the grout matched the brick, and he said the grout matches the siding, which is darker than the brick. Mr. Coulter asked Mr. Boling if he brought any samples of the permeable material with him, and Mr. Boling said no, they plan to use concrete pavers with drainage underneath.

Mr. Boling said the house will be painted to match the new addition, and the materials they will be using respond well with the environment. Mrs. Rodgers thanked Mr. Boling for the changes and listening to the concerns of the neighbors.

Mr. Hunter asked if there was anyone present that was either for or against this application. Mr. Michael McVey approached the microphone and stated he lives at 101 W. Clearview Ave., Worthington, Ohio. Mr. McVey said that he liked the new brick alternative material that was presented, but he still had some questions about the bump out windows. Mr. McVey said that he did not think the windows were consistent with other windows in the neighborhood. After Mr. McVey spoke, his wife, Mrs. Karen McVey, approached the microphone and stated that she lives at 101 W. Clearview Ave., Worthington, Ohio. Mrs. McVey stated that her backyard faces the applicant's property. Mrs. McVey said that she wanted to state for the record that she did not want any construction equipment coming onto her property, or destruction to her property. Mrs. McVey wanted to know who was going to be responsible for damages if they occurred. She was concerned about the retaining wall. Mrs. McVey said the new structure is only twelve feet from the lot line.

Mr. Hunter said the applicant's architect has already stated that they are working with the City's Civil Engineer on drainage issues, and this matter is a civil matter, not a municipal matter. The applicant will be responsible for doing their due diligence with construction matters, and it is up to them to address those concerns. The applicant has a right to build on their property.

Mr. Myers stated the City does not insure residential construction matters. The City is only responsible for reviewing and certifying the building plans and making sure the plans meet Building Code requirements. If damages did occur, the complaint would be against the person who caused the damage, not the City.

Mr. Hunter asked if there were any more speakers. Mr. Jerry Kneubel approached the microphone and stated that he lives at 108 W. Stafford Ave., Worthington, Ohio. Mr. Kneubel said he has seen several houses add on over the years, but he is just concerned about the big tree. Mr. Kneubel said he spoke with the chief arborist at Oakland Nursery, and that if the trees roots are damaged, the leaves will turn yellow the first year, and then the tree will die the second year. Mr. Kneubel said that roots systems cannot be covered over with dirt. After Mr. Kneubel spoke his wife, Mrs. Sue Kneubel approached the microphone and stated that she lives at 108 W. Stafford Ave., Worthington, Ohio. Mrs. Kneubel said she is concerned with the historic district. She said that when she and her husband added on to their house, they were told it had to be tied in with the original house and match other houses in the neighborhood.

Mr. Hunter used the McConnell Arts Center as an example of how additions do not need to be exactly like the original structure, and mentioned the standards for review need to be met.

Mr. Brian McGarry approached the microphone and stated that he lives at 849 Oxford, Worthington, Ohio. Mr. McGarry said that it is not their intention to destroy the tree on their property. He said that he hopes to be on good terms with the neighbors, and invited the neighbors over to visit with them.

There were no other speakers.

Findings of fact:

1. Two additions are proposed for this home, a small entry addition and a larger 750 sf rear addition. Also proposed is conversion of an existing garage to living and storage space; removal of the existing driveway and construction of a new driveway; burial of utility lines; and landscaping of the property, including rain gardens to capture the additional runoff.
2. The proposed construction materials are: charcoal colored cement fiber board for the house; zinc standing seam roofing with integral gutters and downspouts for the addition and existing house; zinc clad white window and door projections; metal brick for the foundation, chimney and retaining wall; and charcoal colored paint with white trim for the existing house.
3. The addition to the front entry is 144 square feet in area, and will extend to the front setback line. The roof is pitched to the east and will be zinc.
4. The rear addition will follow the natural fall of the property to incorporate a two-car garage on the lower level, with living space above. The roof gable on the addition will match the pitch of the existing roof on the house, but will be lower due to the grade change and lower building height. Projecting rectangular zinc-clad bay windows are proposed for the addition.
5. The new driveway will run along the north side of the house, in place of a small shed roof addition that will be removed. The drive will enter at an angle across the front yard from south to north. From the sidewalk to the house, the drive will consist of concrete pavers. At that point, concrete will be poured on the slope toward the garage, with crushed limestone being in the bottom area. A rain garden is proposed west of the drive. A screen of 6' – 8' Arbor Vitae is proposed along the north property line adjacent to the drive.
6. The applicant is proposing to save trees near the addition and driveway, one of which is in a walkout area behind the main house and next to the addition. A letter from a certified arborist outlining protective measures for the trees is part of the application. Grass will be planted in the area of the old drive in front of the house. A rain garden is planned to the west of the new drive.

Conclusions:

1. Size, massing, and placement of the proposed additions are appropriate.
2. The materials being used are environmentally friendly and will look like traditional building materials.

3. Recommendations from the arborist must be followed.
4. A drainage plan and design of the retaining wall by an engineer must be approved as part of the building permit process.

Mr. Coulter moved:

THAT THE REQUEST BY TERRY BOLING FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AND RENOVATE THE HOUSE AT 849 OXFORD ST. AS PER CASE NO. AR 84-10, DRAWINGS NO. AR 84-10, DATED FEBRUARY 4, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED AS FOLLOW:

- 1. THE BRICK AS SUBMITTED SHALL BE USED ON THE CHIMNEY, FOUNDATION AND RETAINING WALLS;**
- 2. THE TREES ON THIS PROPERTY AND THE PROPERTY TO THE NORTH BE ADDRESSED AS RECOMMENDED BY THE CONSULTING ARBORIST;**
- 3. THE RETAINING WALL SHALL BE DESIGNED BY A STRUCTURAL ENGINEER TO PREVENT MOVEMENT OR DAMAGE OVER TIME;**
- 4. THERE SHALL BE IMPLEMENTATION OF AN APPROVED DRAINAGE PLAN AS PART OF CONSTRUCTION.**

Mrs. Lloyd seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, abstained; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

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

Discussion:

Mrs. Bitar reviewed the facts from the application, highlighting a proposal for a new freestanding sign with four colors. Mrs. Bitar said the Board of Zoning Appeals approved variances for number of text sizes and styles, and the increased area of the sign with the proposed trim. Mr. Hunter asked if the applicant was present. Mr. John Gordon approached the microphone and stated that his address is 447 James Parkway, Heath, Ohio. Mrs. Bitar asked Mr. Gordon to verify the colors that will be used for the sign. Mr. Gordon said the colors will be the same muted shades which they called “catsup and mustard” at the previous meeting. Mrs. Bitar asked if the price panels will be the same color, and Mr. Gordon said yes. Mr. Coulter asked Mr. Gordon if the numbers will be illuminated. Mr. Gordon said the existing external illumination will be the only lighting, and indicated the sign will use the colors of Westerville yellow, Westerville red, pearl and dark green. Mrs. Bitar asked how the numbers would be changed and Mr. Gordon said that the numbers will still be changed manually. Mr. Gordon asked for permission to use LED light bulbs to replace the old bulbs in the recessed lighting for the canopy. Mrs. Bitar said if lighting levels would increase the ARB must approve the application,

by review of a photometric drawing. Mr. Coulter mentioned that LED light bulbs may appear brighter even though they may be the same amount of watts.

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

Findings of fact:

1. Changes are proposed to the signage at the BP station at High St. and Wilson Bridge Rd. to accommodate new branding of the convenient store part of the operation. The existing store is "am/pm"; proposed is "Duke & Duchess Shoppe".
2. The proposed wall sign is similar to the existing; being internally illuminated channel letters with the store name and a design. The proposed sign consists of a red crown above yellow letters spelling "DUCHESS SHOPPE". Letter returns are proposed to be black. As indicated on the drawing, the sign would be 5'6 ½" wide x 40" high. The existing sign at 38" high appears more than 2" shorter than the proposed. Verification of the proposed size is needed, but the applicant agreed to install a sign with the same proportions as the wall sign shown in the enhanced photograph. The proposed colors are Westerville red and yellow as shown at the meeting.
3. A new freestanding sign with the same basic layout and the addition of decorative trim is now proposed. Four colors are proposed: light pearl and dark green for the background; dark green for the helios and "bp"; "Westerville Yellow" for the Duke crown and "DUCHESS SHOPPE" lettering; and "Westerville Red" for the Duchess Shoppe background. The proposed sign material for the new sign is high density urethane.
4. Variances were granted for the number of letter/logo styles and sizes, and the overall size of the sign. The display area is still 30 square feet, but the trim adds just over 5 square feet of area to each side of the sign.

Conclusions:

1. The proposed signage is similar to the existing.
2. The design and colors of both signs are appropriate at this location.

Mrs. Rodgers moved:

THAT THE REQUEST BY KESSLER SIGN CO. FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE SIGNAGE AT 7141 N. HIGH ST. AS PER CASE NO. AR 09-11, DRAWINGS NO. AR 09-11, DATED JANUARY 31, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND THE DISCUSSION AT THE MEETING.

Mrs. Lloyd seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

2. New

a. Fence – **897 Morning St.** (John & Tammy Ament) **AR 11-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant has already built a fence around his back yard property. The fence consists of 6” wood pickets placed closer together than the width of the pickets. Typically the ARB approves fences that are at least 50% open. The neighbors have a lot of construction debris in their yard and there were safety concerns for the applicant’s small children. There are also large dogs in the neighborhood that roam without leashes. Mr. Hunter asked if the applicant was present.

Mr. John Ament approached the microphone and stated that he lives at 897 Morning St., Worthington, Ohio. Mr. Ament apologized for not coming to the Board for approval first. Mr. Hunter said that he understood Mr. Ament’s safety concerns. Mr. Coulter said that he was happy to see it was a four foot fence and not a six foot fence. Mr. Ament said that he tried his best to build the fence according to building standards, but was not aware of the requirement for openings between pickets. He built the entire fence himself. Mr. Hunter said it is a nice looking fence, and asked if Mr. Ament would be painting it, and Mr. Ament said no, it will be left natural, it is treated wood. All that he will need to do to maintain the fence will be power washing it.

Mr. Hunter explained that the Board is able to accommodate emergency situations and that if Mr. Ament needs anything in the future, to just call Mrs. Bitar’s office and talk to her. Mr. Ament said thank you.

Mr. Hunter asked if there was anyone present that wanted to speak and no one came forward.

Findings of fact:

1. A fence was erected enclosing the rear of this property in May 2010, but ARB approval was not granted and a sign permit was not obtained.
2. The owner cites concerns due to neighboring properties, including the adjacent Stafford Village, as reason for the hasty placement without approval and the style. The fence is 4’ high wooden picket, with picket width wider than the opening between pickets.

Conclusion:

1. The fence as erected is acceptable at this location due to the surroundings. Multi-family with parking facilities warrants use of a more opaque fence to screen.

Mrs. Holcombe moved:

THAT THE REQUEST BY THE JOHN & TAMMY AMENT FOR A CERTIFICATE OF APPROPRIATENESS FOR TO RETAIN FENCING AT 897 MORNING ST. AS PER CASE NO. AR 11-11, DRAWINGS NO. AR 11-11, DATED JANUARY 19, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

- b. Rear Addition – **117 W. South St.** (Urban Order Architecture/Johnston & Graf)
AR 12 – 11

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant is proposing to remove an existing deck and replace it with a screened in porch, and another small addition to create a rear foyer. Mr. Hunter asked if the applicant was present. Mr. Steven Hurtt approached the microphone and stated that his address is 797 Summit St., Columbus, Ohio. Mr. Hurtt said that the new structure will have some skirting and it will be screened in. Mrs. Lloyd asked Mr. Hurtt about the proposed sky lights and if they will be raised or if they will be flat. Mr. Hurtt said that they are flat but have a raised slope of three to four inches.

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

Findings of fact:

1. This proposal involves removal of an existing deck and replacement with a screened porch; and a small addition to create a rear foyer.
2. The screened porch is 14' x 17.5', and will be constructed with wood framing. The option of skylights on the east and west roof slopes has been requested. An existing tree near the walls of the proposed sunroom is to be maintained.
3. The rear foyer is designed to match the existing house. A brick stoop is proposed that will have steps leading to a future paver patio (design not included).

Conclusion:

1. The proposed changes are appropriate.

Mrs. Holcombe moved:

THAT THE REQUEST BY THE URBAN ORDER ARCHITECTURE FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY THE REAR OF THE HOME AT 117 W. SOUTH ST. AS PER CASE NO. AR 12-11, DRAWINGS NO. AR 12-11, DATED JANUARY 28, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

c. Signage – **652 High St.** (Signaffects) **AR 13-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to install a sign and awning at the rear entrance of his business. Mr. Hunter asked if the applicant was present. Mr. Brett Holland approached the microphone and stated that his address is 243 Franklin Ave., Worthington, Ohio. Mr. Holland said that the awning style will match the awning that is over the front door of his business. He plans to use soft LED lighting, so there will be no projection onto anyone else's property. He just wants to ensure the safety of his patrons entering and leaving the business. Mrs. Rodgers said that it will be nice to see something liven up the area. Mr. Holland proposed two different sizes of awnings. Mr. Hunter said that he liked the wider awning, and so did Mr. Coulter and Mrs. Lloyd. Mrs. Lloyd asked if Mr. Holland explored other locations to place the sign where it might be more visible, and Mr. Holland said yes, but he likes it where it is planned to go.

Mr. Hunter asked if there was anyone present that would like to speak either for or against this application.

Mr. Joe Davis approached the microphone and stated that his address is 127 E. Wilson Bridge Rd., Worthington, Ohio. Mr. Davis said that he is in favor of what Mr. Holland is doing and believes that it will be a real enhancement for the neighborhood. There were no other speakers.

Findings of fact:

1. A new sign and painting of the building were approved for Rivage Atlantique at the ARB's January 13, 2011 meeting. Now, a 36" x 28" projecting sign and awning are proposed for the rear entrance.
2. The proposed sign will identify "The Back Room at Rivage Atlantique". Two small lamps mounted on top of the support bracket are proposed for illumination. The sign will have dark bronze and white background areas, with white, dark bronze and blue lettering.

Conclusion:

1. The proposed sign and awning are appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY SIGNAFFECTS LIMITED FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW SIGN AND AWNING AT THE REAR ENTRANCE OF THE BUILDING AT 652 HIGH ST. AS PER CASE NO. AR 13-11, DRAWINGS NO. AR 13-11, DATED JANUARY 28, 2011, AND THAT THE AWNING BE APPROVED FOR A DEPTH OF 42' AND 96' WIDE BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Rodgers seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

Mr. Hermann arrived at the meeting.

C. Municipal Planning Commission

1. Conditional Use Permit

a. Office in C-5 Zoning District – 681 High St. (Real Living HER LLC) CU 01-11

Discussion:

Mrs. Bitar reviewed the facts from the application. Mrs. Bitar said that HER Realtors would like to move into the space where the Curio Cabinet formerly was located. Mrs. Bitar said that the building was originally constructed as office space, and has also been used as a hotel in the past. There is plenty of parking in the back lot, and the realtors will be coming and going throughout the day. HER Realtors are hoping that their clients will also patronize other businesses while visiting this office. Mr. Hunter asked if the applicant was present. Mr. Ron Hildebrand approached the microphone and stated that his address is 77 E. Nationwide Blvd., Columbus, Ohio 43215.

Mr. Coulter asked Mr. Hildebrand if he is planning to keep the original windows and doors and Mr. Hildebrand said yes, except for the center door which was a later addition. Application to the ARB will be made if they decide to replace that door with one to match the other two doors on the front of the building. Mr. Coulter asked if they had plans for signage, and Mr. Hildebrand said that they were waiting for approval to operate in the building before going forth with signage plans. Mr. Myers asked which door would be used as the main entrance, and Mr. Hildebrand said that the right most door will be used as the main entrance. Mr. Hildebrand said that they plan to open up the building during downtown Worthington events, when weather permits, and invite people in.

Findings of fact:

1. HER Realtors is planning to move the Worthington office, currently located at 6902 N. High St., to occupy approximately 2/3 of the former Curio Cabinet space in the Kilbourne Commercial Building. The building is believed to be the oldest commercial building in Ohio in continuous commercial use. The building housed Kilbourne's survey office, offices of the *Western Intelligencer* newspaper, a funeral home and a variety of shops. Rooms on the second floor served as living quarters for the Kilbourne family and the Worthington Hotel. Although the interior has been remodeled over the years, the exterior has remained much as originally constructed. The windows are double-hung rather than large storefront windows as you see in much of Old Worthington.
2. Operation of the office will include approximately 8-12 employees and agents present at any given time. An average of 10 visitors daily is expected. There is some dedicated parking behind the building on the property, and 2 and 3 hour parking in the municipal lot to the west. Hours of business will generally be 9:00 am to 5:00 pm Monday thru Friday, with appointments taken in the evening and on weekends. There are also plans to be open during downtown events such as Market Day and the Farmer's Market.

Conclusions:

1. Although office uses on the first floor of buildings in Old Worthington are typically discouraged, this building is without a traditional retail storefront and may be better suited for office than other spaces. Due to the historic nature of the building, a change to the window pattern would not be recommended.
2. The proposed real estate office will bring traffic to Old Worthington that may stay to patronize other businesses.
3. The effect on parking should be similar to having a retail or restaurant operation at this location.

Mr. Coulter moved:

THAT THE REQUEST BY REAL LIVING HER LLC FOR A CONDITIONAL USE PERMIT TO OPERATE AN OFFICE IN THE C-5 ZONING DISTRICT AT 681 HIGH ST. AS PER CASE NO. CU 01-11, DRAWINGS NO. CU 01-11, DATED JANUARY 28, 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. Mr. Hunter, aye; Mrs. Holcombe, abstained; Mr. Coulter, aye; Mr. Hermann, aye. Mr. Hunter said it has been approved.

There was no other business to discuss.

Mrs. Holcombe moved to adjourn the meeting, and Mrs. Rodgers seconded the motion. Mrs. Bitar called the roll. All members said aye. The meeting adjourned at 9:20 p.m.