



**ARCHITECTURAL REVIEW BOARD  
MUNICIPAL PLANNING COMMISSION**

**-AGENDA-**

**Thursday, October 12, 2017 at 7:00 P.M.**

Louis J. R. Goorey Worthington Municipal Building  
The John P. Coleman Council Chamber  
*6550 North High Street  
Worthington, Ohio 43085*

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**A. Call to Order - 7:00 pm**

1. Roll Call
2. Pledge of Allegiance
3. Affirmation/swearing in of witnesses
4. Approval of minutes of the September 14, 2017 meeting

**B. Architectural Review Board - Unfinished**

1. Holiday Inn Site Redevelopment – **7007 N. High St.** (Alliance Hospitality, Inc.)  
**AR 32-16**
2. Directional Signs – **644-654 High St.** (DeRoberts Family Limited Partnership) **AR 58-17**
3. Signage - **910 High St.** (Signcom Inc./PetPeople) **AR 64-17** (Request for Reconsideration)

**C. Municipal Planning Commission**

1. **Amendment to Development Plan**
  - a. Signage - **910 High St.** (Signcom Inc./PetPeople) **ADP 05-17** (Request for Reconsideration)

#### **D. Architectural Review Board - New**

1. Barn Restoration – **63 W. Granville Rd.** (Megan Shroy) **AR 81-17** (Extension of AR 63-15)
2. Modifications to Approved Renovations – **25 W. New England Ave.** (Michelle Bishop) **AR 72-17** (Amendment to AR 42-17)
3. Landscaped Area - **2204 W. Dublin-Granville Rd.** (United Dairy Farmers) **AR 75-17** (Amendment to AR 128-16)
4. Building Demolition & Sign Modification – **445 E. Granville Rd.** (Step by Step Academy) **AR 73-17**
5. Pergola – **93 W. Granville Rd.** (Leslie & Matt Welch) **AR 77-17**
6. Wall Sign – **5596 N. High St.** (Over the Counter) **AR 74-17**
7. Demolition & New House – **155 W. Dublin-Granville Rd.** (Schumacher Homes/Tschofen) **AR 76-17**
8. Mural – **644-654 High St.** (Mike Duffey) **AR 79-17**
9. Renovation/Addition – **158 Medick Way** (Nicholson Builders Inc./Gasser) **AR 82-17**

#### **E. Other**

#### **F. Adjournment**



## MEMORANDUM

TO: Members of the Architectural Review Board  
Members of the Municipal Planning Commission

FROM: Lynda Bitar, Planning Coordinator

DATE: October 6, 2017

SUBJECT: Staff Memo for the Meeting of October 12, 2017

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### **B. Architectural Review Board - Unfinished**

1. Holiday Inn Site Redevelopment – **7007 N. High St.** (Alliance Hospitality, Inc.) **AR 32-16**

#### **Findings of Fact & Conclusions**

##### **Background & Request:**

This roughly 7.5 acre parcel, zoned C-4, Highway and Automotive Services, has been home to a hotel since 1975. The original approval was for a Hilton Inn. The brand has changed several times over the years with the most recent being the conversion to a Holiday Inn in 2007, which included many upgrades to the building and site.

The owner is proposing demolition of the existing hotel, and redevelopment of the site with a mix of uses. Concepts for the site were discussed at the March 10, June 23, November 10 and December 8, 2016 ARB meetings, at which the applicant received feedback from the Board and the public.

With this submittal, the proposed development has changed significantly with a reduction in hotel and other commercial space on the site. Also, architectural drawings are not included.

##### **Project Details:**

1. Uses:
  - One hotel, with 111 guest rooms is proposed. The existing Holiday Inn has 232 guest rooms.
  - Other potential uses on the site are described as restaurants and professional services.
  - In the C-4 Zoning District, personal and business services and hotels are Permitted Uses. Restaurants and offices (professional services) are Conditional Uses needing approval from the MPC.

2. Site Plan and Landscaping:

- The proposed plan shows an entrance to the site from W. Wilson Bridge Rd. at the west end of the site that is now proposed to line up with the mall entrance at that location. Also, an entrance is proposed on Caren Ave. just west of the existing entrance. Elimination of entrances toward the east end of the site on W. Wilson Bridge Rd. and on N. High St. are proposed.
- One four story hotel is proposed ~77' from the south property line and ~226' from the west property line. The main entrance would be on the north side of the building.
- Four restaurant and professional services buildings would be along W. Wilson Bridge Rd. and one is proposed at N. High St. All five buildings would be one story in height.
- W. Wilson Bridge Rd. – The four buildings are proposed along W. Wilson Bridge Rd. about 20' from the existing right-of-way line. The City has requested an additional 15' of right-of-way be dedicated, so the buildings would be about 5' from the new line. Sidewalk would be provided along the buildings, and a 10' multi-use path would be closer to the street. Pedestrian access and patios would be between the buildings which would allow for restaurant seating areas.
- N. High St. – The building proposed along the N. High St. frontage would be about 25.5' from the existing right-of-way. Right-of-way dedication of 15' is shown on the plan.
- Sidewalks are shown throughout the site, with access to the public sidewalk at multiple locations.
- The applicant calculates 415 parking spaces would be required on the site based on the proposed uses, and 344 spaces are being provided.
- Parking lot and street trees are shown on the plan, but a full landscape plan would be needed.
- A storm water plan will be required.
- Updated traffic information is needed for review.

3. Architecture, lighting and signage plans would be needed.

4. Variances:

- Application to the Board of Zoning Appeals would be required to approve any variances requested for the site.
- The applicant is applying as part of the C-4 Zoning District, but is also trying to meet the requirements for the Wilson Bridge Corridor. Variances would likely be needed for setback, building height and parking not meeting the C-4 regulations.

5. Conditional Use Permits:

- Needed for offices (Professional Services)

***Land Use Plans:***

***Worthington Design Guidelines and Architectural District Ordinance***

1. *Scale, Form & Massing: Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly.*

2. *Setbacks: Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a primary goal. Building up to the required setback is desirable as a means of getting pedestrians closer to the building and into the main entrance as easily as possible.*
3. *Roof Shape: Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building. Roof shapes should be in scale with the buildings on which they are placed. Study traditional building designs in Old Worthington to get a sense of how much of the facade composition is wall surface and how much is roof.*
4. *Materials: Traditional materials such as wood and brick are desirable in newer areas, but other materials are also acceptable. These include various metals and plastics; poured concrete and concrete block should be confined primarily to foundation walls. Avoid any use of glass with highly reflective coatings. Some of these may have a blue, orange, or silver color and can be as reflective as mirrors; they generally are not compatible with other development in Worthington. Before making a final selection of materials, prepare a sample board with preferred and optional materials.*
5. *Windows: On long facades, consider breaking the composition down into smaller “storefront” units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements.*
6. *Entries: Primary building entrances should be on the street-facing principal facade. Rear or side entries from parking lots are desirable, but primary emphasis should be given to the street entry. Use simple door and trim designs compatible with both the building and with adjacent and nearby development.*
7. *Ornamentation: Use ornamentation sparingly in new developments. Decorative treatments at entries, windows and cornices can work well in distinguishing a building and giving it character, but only a few such elements can achieve the desired effect. Traditional wood ornamentation is the simplest to build, but on new buildings it is possible to use substitute materials such as metal and fiberglass. On brick buildings substitute materials can be used to resemble the stone or metal ornamental elements traditionally found on older brick buildings. As with all ornamentation, simple designs and limited quantities give the best results.*
8. *Color: For new brick buildings, consider letting the natural brick color be the body color, and select trim colors that are compatible with the color of the bricks. Prepare a color board showing proposed colors.*
9. *Signage: While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the “monument” type; they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.*

10. *Sustainability: The City of Worthington and its Architectural Review Board are interested in encouraging sustainable design and building practices, while preserving the character and integrity of the Architectural Review District. Energy conservation methods are encouraged. Landscape concepts often complement energy conservation and should be maintained and replenished. Utilize indigenous plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks. Preserve and enhance green/open spaces wherever practicable. Manage storm water run-off through the use of rain gardens, permeable forms of pavement, rain barrels and other such means that conserve water and filter pollutants. Bike racks and other methods of facilitating alternative transportation should be utilized. Streetscape elements should be of a human scale. Make use of recycled materials; rapidly renewable materials; and energy efficient materials. Use of natural and controlled light for interior spaces and natural ventilation is recommended. Minimize light pollution.*

### Wilson Bridge Corridor

#### Site Layout:

*Setbacks: Buildings and parking should be set back to provide a buffer between the sidewalk and building, with some variations in the Building Setback Line encouraged throughout the WBC.*

- *Buildings 50,000 square feet in area or less shall be located between 5' and 20' from adjacent Right-of-Way Lines. Buildings greater than 50,000 square feet in area shall be located at least 20' from adjacent Right-of-Way lines.*
- *Buildings on properties abutting properties in "R" districts shall not be located closer than 50' to the property line. Parking facilities and access drives on properties abutting properties in "R" districts shall not be located closer than 25' to the property line.*
- *Setback areas in front of retail uses shall be primarily hardscaped, and may be used for outdoor dining and other commercial activities.*
- *As building height increases, the buildings should consider the relationship between the setback, the street corridor, and the building height. A variety of techniques will be implemented to mitigate any potential "canyon/tunneling" effect along the corridor, such as the use of floor terracing, changes in building massing, insertion of a green commons, recessed seating and dining areas, and lush landscaping.*

*Right-of-Way Dedication: Dedication of Right-of-Way may be required to accommodate public improvements.*

*Screening: All development on parcels abutting properties in "R" districts shall be permanently screened in the setback area with the combination of a solid screen and landscape screening. The solid screen shall consist of a wall or fence at least 6' in height and maintained in good condition without any advertising thereon. Supporting members for walls or fences shall be installed so as not to be visible from any other property which adjoins or faces the fences or walls. This shall not apply to walls or fences with vertical supporting members designed to be identical in appearance on both sides. Landscape screening shall consist of one of the following options at a minimum:*

- *One large evergreen tree with an ultimate height of 40' or greater for every 20 linear feet, plus one medium evergreen tree with an ultimate height of 20' to 40' for every 10 linear feet. Evergreen trees shall be at least 6' in height at the time of planting. Shrubs and ornamental grasses shall be incorporated into the setback area as to complement the tree*

*plantings. A minimum of one shrub or ornamental grass, at least 24" in height, shall be provided for every 5 linear feet. Shrubs and grasses may be planted in clusters and do not need to be evenly spaced.*

- *One large deciduous tree with an ultimate height of 50' or greater for every 25 linear feet, plus one medium deciduous tree with an ultimate height of 20' to 40' for every 15 linear feet. Shrubs and ornamental grasses shall be incorporated into the setback area as to complement the tree plantings. A minimum of one shrub or ornamental grass, at least 24" in height, shall be provided for every 5 linear feet. Shrubs and grasses may be planted in clusters and do not need to be evenly spaced.*

*Equipment: Exterior service, utility, trash, and mechanical equipment shall be located to the rear of buildings if possible and screened from view with a wall, fence or landscaping. Such equipment shall be completely screened from view. Materials shall be consistent with those used in the building and/or site. Equipment located on buildings shall match the color of the building.*

*Tract Coverage: A maximum of 75% of the property shall be covered with impervious surfaces.*

*Pedestrian Access: Sidewalks with a minimum width of 5', Recreation Paths with a minimum width of 10', or a combination of both shall be provided along all Rights-of-Way. Pedestrian connections from Sidewalks, Recreation Paths and parking lots to building entrances shall be provided.*

*Landscaping: There shall be landscaping that complements other site features and creates relief from buildings, parking areas and other man-made elements.*

- *Drought tolerant, salt tolerant, non-invasive, low maintenance trees and shrubs should be utilized.*
- *Deciduous trees shall be a minimum of 2" caliper at the time of installation; evergreen trees shall be a minimum of 6' in height at the time of installation; and shrubs shall be a minimum of 24" in height at the time of installation.*
- *Parking lot landscaping shall be required per the provisions in Chapter 1171.*
- *Seasonal plantings should be incorporated into the landscape plan.*
- *The approved landscape plan must be maintained across the life of the development.*

#### *Building Design:*

- *A principal building shall be oriented parallel to Wilson Bridge Road (or High Street), or as parallel as the site permits, and should have an operational entry facing the street.*
- *The height of a building shall be a minimum of 18' for flat roof buildings measured to the top of the parapet, or 12' for pitched roof buildings measured to the eave.*
- *Extensive blank walls that detract from the experience and appearance of an active streetscape should be avoided.*
- *Building Frontage that exceeds a width of 50' shall incorporate articulation and offset of the wall plane to prevent a large span of blank wall and add interest to the facade.*
- *Details and materials shall be varied horizontally to provide scale and three-dimensional qualities to the building.*
- *Entrances shall be well-marked to cue access and use, with public entrances to a building enhanced through compatible architectural or graphic treatment.*

- *When designing for different uses, an identifiable break between the building's ground floors and upper floors shall be provided. This break may include a change in material, change in fenestration pattern or similar means.*
- *Where appropriate, shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest should be used.*
- *Roof-mounted mechanical equipment shall be screened from view on all four sides to the height of the equipment. The materials used in screening must be architecturally compatible with the rooftop and the aesthetic character of the building.*

*Materials:*

- *Any new building or redevelopment of a building façade should include, at a minimum, 75% of materials consisting of full set clay bricks, stone, cultured stone, wood or fiber cement board siding. Samples must be provided.*
- *Vinyl siding and other less durable materials should not be used.*
- *Long-lived and sustainable materials should be used.*
- *The material palette should provide variety and reinforce massing and changes in the horizontal or vertical plane.*
- *Especially durable materials on ground floor façades should be used.*
- *Generally, exterior insulation finishing systems (EIFS), are not preferred material types.*
- *A variety of textures that bear a direct relationship to the building's massing and structural elements to provide visual variety and depth should be provided.*
- *The color palette shall be designed to reinforce building identity and complement changes in the horizontal or vertical plane.*

*Windows and Doors:*

- *Ground-floor window and door glazing shall be transparent and non-reflective. Above the ground floor, both curtain wall and window/door glazing shall have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.*
- *Windows and doors shall be recessed from the exterior building wall, except where inappropriate to the building's architectural style.*
- *For a primary building frontage of a commercial use, a minimum of 30% of the area between the height of 2' and 10' above grade shall be in clear window glass that permits a full, unobstructed view of the interior to a depth of at least 4'.*

*Lighting: All exterior lighting shall be integrated with the building design and site and shall contribute to the night-time experience, including façade lighting, sign and display window illumination, landscape, parking lot, and streetscape lighting.*

- *The average illumination level shall not exceed 3 footcandles. The light level along a property line shall not exceed 0 footcandles.*
- *The height of parking lot lighting shall not exceed 15' above grade and shall direct light downward. Parking lot lighting shall be accomplished from poles within the lot, and not building-mounted lights.*
- *For pedestrian walkways, decorative low light level fixtures shall be used and the height of the fixture shall not exceed 12' above grade.*
- *Security lighting shall be full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas with the lowest possible illumination level to effectively allow surveillance.*

*Signs:*

*Exterior lighting fixtures are the preferred source of illumination.*

- *Freestanding Signs*
  - *There shall be no more than one freestanding sign on parcels less than 2 acres in size, and no more than two freestanding signs on parcels 2 acres in size or greater.*
  - *Freestanding signs shall be monument style and no part of any freestanding sign shall exceed an above-grade height of 10'. Sign area shall not exceed 50 square feet per side, excluding the sign base. The sign base shall be integral to the overall sign design and complement the design of the building and landscape.*
  - *Freestanding signs may include the names of up to eight tenants of that parcel.*
  - *Light sources shall be screened from motorist view.*
- *Wall-mounted Signs*
  - *Each business occupying 25% or more of a building may have one wall sign and one projection sign. Wall-mounted signs shall not exceed 40 square feet in area, and projection signs shall not exceed 12 square feet in area per side.*
  - *Wall-mounted and projection signs shall be designed appropriately for the building, and shall not be constructed as cabinet box signs or have exposed raceways.*

*Parking:*

- *Non-residential Uses. Parking shall be adequate to serve the proposed uses, but shall in no case exceed 125% of the parking requirement in Section 1171.01.*
- *Bicycle Parking. Bicycle parking should be provided and adequate to serve the proposed uses.*

*Public Spaces: A minimum of one Public Space Amenity as approved by the Municipal Planning Commission shall be required for every 5,000 square feet of gross floor area of multi-family dwellings, commercial or industrial space that is new in the WBC. Public Space Amenities are elements that directly affect the quality and character of the public domain such as:*

- *An accessible plaza or courtyard designed for public use with a minimum area of 250 square feet;*
- *Sitting space (e.g. dining area, benches, or ledges) which is a minimum of 16 inches in height and 48 inches in width;*
- *Public art;*
- *Decorative planters;*
- *Bicycle racks;*
- *Permanent fountains or other Water Features;*
- *Decorative waste receptacles;*
- *Decorative pedestrian lighting; and*
- *Other items approved by the Municipal Planning Commission.*

*Worthington Comprehensive Plan*

*The 2005 Worthington Comprehensive Plan identifies the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged such as landscape screening and interior planting of surface parking areas, and the location of large parking areas should be to the rear of the site. The corridor could accommodate redevelopment at a higher density, with such projects meeting the needs of the City, providing green setbacks and meeting the Architectural Design Guidelines. The plan recommends promoting a high quality physical environment,*

*encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development. Also recommended is encouraging the private market to add additional commercial office space within the City.*

**Staff Analysis and Recommendation:**

1. The proposed plan reflects a less intense use of the site.
2. Connection with a traffic signal at the mall intersection should provide a good solution for getting traffic to and from the site.
3. Right-of-way vacation along both streets is shown and conforms to the request of the City.
4. Staff is recommending tabling of this application after discussion to allow the applicant to add information and detail based on the guidelines and any recommendations made at the meeting.

2. Directional Signs – **644-654 High St.** (DeRoberts Family Limited Partnership) **AR 58-17**

**Findings of Fact & Conclusions**

**Background & Request:**

This property includes a building housing six merchant spaces (RIDEhome, ELLI Nail Spa, The Candle Lab, House Wine and Graeter’s; A Taste of Vietnam has closed.), and the parking lot in front at the northeast corner of High St. and E. New England Ave. In 2015, two 18” high x 30” wide, double-sided, directional signs were installed and approved near the parking lot entrances identifying the lot as parking allowed only when visiting those tenants. Reportedly, the merchants expressed frustration with their customers not being able to park in the adjacent lot due to others using the lot. The parking lot appears to be a public lot to many downtown visitors, although it is private property.

This request is for approval of additional directional signs.

**Project Details:**

1. Signs have been installed at four of the easternmost parking spaces in front of the building designating the spaces be used for “15 Minute Parking for Customers of 644-654 High St.” In recent years, fifteen minute parking was allowed adjacent to the property in the E. New England Ave. right-of-way.
2. The signs are 12” high x 10” wide white metal signs with black lettering and a red border. They are mounted on round metal posts with flexible bases.
3. Variances would be needed if the signs stay as is because they are higher than the 36” allowed by Code for directional signs. The applicant is planning to lower the signs so the total height is 36”.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

Guideline recommendations for signage include being efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public. Signage is a standard of review per the Architectural District ordinance.

Sign Code

“Directional sign” means a sign used to direct on-site traffic and identify services such as restrooms, hours of operation, etc., and of which no more than fifty-percent of the graphic area is non-directional information. The display area for such signs shall not exceed twenty-four inches in height or width, and the above grade height for freestanding directional signs shall not exceed thirty-six inches. The total area for all such signage shall be no more than 20 square feet per parcel.

**Recommendation:**

Staff is recommending *approval* of this application. Two merchants have made an argument for the signs and claim it has helped business. There is no longer a concern about height if the signs are no higher than 36”. With cars in the parking lot, they should not be visible from High St.

**Motion:**

**THAT THE REQUEST BY DEROBERTS FAMILY LIMITED PARTNERSHIP FOR A CERTIFICATE OF APPROPRIATENESS FOR DIRECTIONAL SIGNAGE AT 650 HIGH ST. AS PER CASE NO. AR 58-17, DRAWINGS NO. AR 58-17, DATED JUNE 30, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

3. Signage - **910 High St.** (Signcom Inc./PetPeople) **AR 64-17** (Request for Reconsideration)

**&**

**C. Municipal Planning Commission**

**1. Amendment to Development Plan**

a. Signage - **910 High St.** (Signcom Inc./PetPeople) **ADP 05-17** (Request for Reconsideration)

**Motions are needed to reconsider these applications.**

**Findings of Fact & Conclusions**

**Background & Request:**

**At the last meeting, the ARB and MPC approved signs consisting of 24” high green panels with white lettering. The applicant did not think that would be effective, so would now like approval for 2 signs consisting of individually mounted 24” high white lettering (see drawings dated 9/19/17). The illumination would still be external. Approval of the Amendment to Development Plan would need to be by the City Council due to the placement of a second wall sign. Staff issued a Temporary Use Permit to allow the signs to be placed until approval of the permanent signs could be granted.**

*Previous details:*

*Two buildings were approved at this location south of the CVS building in 2007 when CVS was approved, and revised in 2016. Construction is nearing completion, and PetPeople is planning to move into the northern building.*

**Project Details:**

- 1. The applicant would like to install a sign over the High St. entrance and a sign over the parking lot entrance. A variance is needed to have more than one wall mounted sign.*
- 2. The proposed High St. sign would be 16' wide x 2'6" high, with the rear being 15' wide x 2'6" high. Placement of the front sign is proposed centered on the fascia; the rear sign is shown over a brick detail.*
- 3. Construction would be of HDU (high density urethane), with 1/2" high raised borders and graphics. The background color is proposed as green (PMS #7496) and the border and lettering would be white.*

**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. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs. While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as "fluorescent orange" and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.*

**Recommendation:**

Staff feels two wall mounted signs are appropriate for this building given the two entrances, and the style now proposed is appropriate.

**ARB Motion:**

**THAT THE REQUEST BY SIGNCOM INC. ON BEHALF OF PETPEOPLE FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL WALL SIGNS AT 910 HIGH ST., AS PER CASE NO. AR 64-17, DRAWINGS NO. AR 64-17, DATED SEPTEMBER 19, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

**MPC Motion:**

**THAT THE REQUEST BY SIGNCOM INC. ON BEHALF OF PETPEOPLE TO AMEND THE DEVELOPMENT PLAN FOR THE PROPERTY AT 910 HIGH ST. BY INSTALLING WALL SIGNS AS PER CASE NO. ADP 05-17, DRAWINGS NO. ADP 05-17, DATED SEPTEMBER 19, 2017, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

## **D. Architectural Review Board - New**

1. Barn Restoration – **63 W. Granville Rd.** (Megan Shroy) **AR 81-17** (Extension of AR 63-15)

### **Findings of Fact & Conclusions**

#### **Background & Request:**

**This application was originally approved by the ARB in September of 2015. The owners picked up the permit to construct the garage, but did not pick up the barn permit and the approval has expired. Approval of this request would extend the ARB approval for an additional 18 months so a permit could be issued to complete the work. The details of the project have not changed.**

*This late 19<sup>th</sup> century Colonial Revival home is on a corner lot that is roughly 0.4 acres, with 126.12' of frontage along W. Granville Rd. and 134.86' along Oxford St. The house faces W. Granville Rd. and there is a drive entrance at Oxford St. leading to the rear yard and a barn. Both the house and barn are contributing structures in the Worthington Historic District. The owners would like to restore the barn, and construct a new garage at the southeast corner of the property.*

#### ***Project Details:***

1. *An addition was constructed on the north side of the barn at some point to add depth for cars to park under cover. The owners cannot fit their vehicles inside due to the low height. The plan is to remove the addition and restore the barn by adding rolling barn doors, windows and light fixtures, and restoring and replacing the siding as necessary.*
2. *The driveway to get into the property is very steep and at an awkward angle. A new drive entrance is proposed that would be south of the existing, and with a gentler slope into the property. Stone retaining walls are proposed on both sides in order to accommodate the change in grade. The public sidewalk will also need to be replaced to meet the grade.*
3. *A three-car garage is proposed at the southeast corner of the property, 10' from the south property line and 8' from the east side property line. The new driveway would lead to the garage, widening to the full width of the garage about 30' in front. The proposed garage would be 38' 8" wide and 22' deep, and include a second floor space to be used as a home office. The Board of Zoning Appeals granted a variance to allow accessory structure area greater than 850 square feet at its September 3<sup>rd</sup> meeting. The garage is designed to complement the house. The roofline, dormers, windows, trim and materials would match the house.*

#### ***Land Use Plans:***

##### **Worthington Design Guidelines and Architectural District Ordinance**

*Older outbuildings, sheds, and garages should be retained and repaired. They add variety and visual interest to the streetscape and are part of Worthington's character. New outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types and detailing. Try to create a new building compatible in appearance with the house it accompanies.*

**Recommendation:**

*Staff is recommending approval of this application. Restoration of the barn is ideal, as these structures are an important part of Worthington's character and this barn is in such a prominent location. The proposed new garage is appropriate for this property and house.*

**Motion:**

**THAT THE REQUEST BY MEGAN SHROY FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW GARAGE AND RESTORE THE BARN AT 63 W. GRANVILLE RD. AS PER CASE NO. AR 63-15, DRAWINGS NO. AR 63-15, DATED JULY 21, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

2. Modifications to Approved Renovations – **25 W. New England Ave.** (Michelle Bishop) **AR 72-17** (Amendment to AR 42-17)

**Findings of Fact & Conclusions**

**Background & Request:**

This two-story commercial building was constructed in the late 1930's on a 50' x 135' parcel, which is in the C-5 Zoning District. The building covers most of the lot, with some greenspace in the front and a sidewalk along the west side. It is a contributing property in the Worthington Historic District. The building was reportedly constructed as a switch station, but was used most recently as office space, with the Worthington Chamber of Commerce occupying the first floor. The new owner, CBRS Worthington LLC, purchased the building at the end of 2016 and is planning to renovate the structure for use as the office for Datafield Technology Services.

The ARB approved an application at its June 8, 2017 meeting to replace and add windows, add a front porch and balcony; and modify entrances. This application is a request to construct a modified front façade.

**Project Details:**

1. The front façade is now proposed without a balcony. Also, the change from three bays to a five bays is now proposed, with five windows across the second floor and four windows plus the center entry on the first floor. The first floor porch would remain the same as previously approved.
2. The proposed windows are fixed 12-light black aluminum windows with 3-light transoms above on the first floor only. All of the windows would have brick lintels.
3. The entrance has been modified to have a single column of sidelights on each side. Light fixtures have been eliminated from the front of the building.
4. Other renovation details would not change.

**Land Use Plans:**Worthington Design Guidelines and Architectural District Ordinance

Compatibility of design and materials and exterior details and relationships are standards for review in the Architectural District ordinance.

**Recommendations:**

Staff is recommending approval of this application, as the proposed modifications are appropriate.

**Motion:**

**THAT THE REQUEST BY MICHELLE BISHOP ON BEHALF OF CBRS WORTHINGTON LLC TO AMEND CERTIFICATE OF APPROPRIATENESS AR 42-17 BY MODIFYING THE FRONT ELEVATION FOR THE RENOVATIONS AT 25 W NEW ENGLAND AVE., AS PER CASE NO. AR 72-17, DRAWINGS NO. AR 72-17, DATED SEPTEMBER 8, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

3. Landscaped Area - **2204 W. Dublin-Granville Rd.** (United Dairy Farmers) **AR 75-17**  
(Amendment to AR 128-16)

**Findings of Fact & Conclusions****Background & Request:**

A new UDF convenience store and gas station at the northeast corner of W. Dublin-Granville Rd. and Linworth Rd. was approved by the Architectural Review Board in September of 2014, and the opened in July of this year. The development is on 2 adjacent parcels, 1 located in Columbus and 1 in Worthington. Both jurisdictions approved plans for the new station. In addition to the ARB approval, the parcel in Worthington was rezoned to the C-4 Zoning District, and a Conditional Use Permit and variances were granted to accommodate the use. The total lot size for the 2 parcels after right-of-way dedication and transfer of a portion on the north side to Linworth Baptist Church is about 1.5 acres. The Worthington lot was home to a bank building and the old UDF was entirely on the Columbus parcel.

This request is for a modification to the landscape plan to accommodate and screen a utility.

**Project Details:**

1. There is a manhole near the northeast corner of the site that is faced with landscape block to accommodate the grade difference. The applicant decided to continue that block wall to the corner of the property to make for a more aesthetically pleasing transition to the adjacent condominium and church properties. Hosta and Pachysandra plants were added to give a finished look to the area.
2. The applicant agreed to the plan with the neighbors before constructing. A letter of support from the Strathaven Condominium association is included with the application.

**Land Use Plans:**Worthington Design Guidelines

Small, well-executed and well-maintained landscaping is appropriate for relatively small spaces and provides relief from the hardscape. Fences and walls can also be used and are strongly encouraged as effective screening for utilities.

**Recommendation:**

Staff is recommending approval of this application, as the finished landscaping and screening is appropriate.

**Motion:**

**THAT THE REQUEST BY UNITED DAIRY FARMERS, INC. TO AMEND AR #128-16 WITH A CHANGE TO THE LANDSCAPING/HARDSCAPING AT 2182 WEST DUBLIN-GRANVILLE RD., AS PER CASE NO. AR 75-17, DRAWINGS NO. AR 75-17, DATED SEPTEMBER 25, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

4. Building Demolition and Sign Modification – **445 E. Granville Rd.** (Step by Step Academy)  
**AR 73-17**

**Findings of Fact & Conclusions****Background & Request:**

Harding Hospital was founded in 1916 by George T. Harding II, MD as the Columbus Rural Rest Home. The hospital provided treatment for people with physical, mental, social and spiritual needs on the 45 acre Worthington campus until 1999, when it became part of The Ohio State University's Wexner Medical Center. In 2014, Step by Step academy purchased the property and has been providing mental health services out of some of the buildings on the property. Many of the buildings have not been used or maintained in years.

This application is a second request to demolish building E, which is a Tudor style building that was constructed in 1928 and is on the northwest part of the campus adjacent to Rush Creek. Also, approval to modify a freestanding sign is requested.

**Project Details:**

1. Demolition:

- On June 22, 2017, the ARB heard the request to demolish buildings D, E, and F, but did not approve building E. The Board asked for more information regarding the condition. A more detailed report of the failures of the roof and ceiling, and extensive water damage to walls, soffits, and floor joists was received from a structural engineering firm.
- The applicant reports the building has not been maintained in over 25 years, was not used for many years prior, is in disrepair and is not able to be renovated. Pictures were submitted showing the current state of the building. Interior damage appears extensive.

- Grass seed is planned for the site after demolition.
  - Both the Divisions of Police and Fire are aware of the building and feel it is a hazard. The fire chief has been inside and reports interior collapses, exposure to the elements and vandalism as contributing to the damage. Both support demolition of the structure.
2. Sign:
- There is a freestanding sign near E. Granville Rd. consisting of a post, frame and roof structure. Currently there are no sign faces; the last faces had a white background and The Ohio State University Medical Center logo and address.
  - This request is to install new 41” X 41” sign faces with a white background, brown address, and tree branch decorations. Also, the applicant would like to remove the roof structure.

### **Land Use Plans:**

#### Worthington Design Guidelines

Demolition is final. Because it is an irreversible act, full or partial demolition must be carefully considered before any decision is made. A decision on whether a particular demolition is appropriate must be made in light of several factors, including whether the demolition is full or partial; the age of the structure; the level of integrity of the structure being demolished (has it been extensively altered?); the impact of the demolition on Worthington’s character; and plans for the site following demolition.

- Generally, demolition of pre-1950s buildings should be avoided. These tend to contribute the most to a community’s character. However, it may be desirable to avoid demolishing a newer building, depending on what is proposed to replace it.
- For projects in which demolition of an older structure is proposed, the applicant should contact the City of Worthington as early as possible. The city may be able to help with evaluating alternatives to demolition. In all cases where demolition is proposed, applicants should be prepared to explain and to document the financial and technical reasons why it is not feasible to accomplish their goals while retaining the existing building.
- It may be acceptable to demolish an older building that has been so altered over the years that its integrity is low and it has lost most or all of its historic character. This does not, however, always apply, since even altered buildings can sometimes be important placeholders along the streetscape. Because of age or design, some building additions may be nearly as important as an original building. Removing these elements might affect the building’s character, and this should be taken into account when demolition is proposed.
- Demolition to create parking lots should be avoided, particularly along the dense streetscape of High Street. Loss of buildings here would permanently alter the character of the whole district.
- Demolition to combine lots for larger developments is strongly discouraged. Small-scale buildings on closely-spaced sites characterize much of Worthington’s older areas. Assembly of land in these areas for large lots and construction of large buildings, especially involving demolition of existing structures, is not appropriate.
- When full or partial demolition of an existing structure is proposed, the applicant should be prepared to present detailed plans for the replacement building. Demolition may not

proceed until it has been determined that the structure conforms to the new construction design guidelines.

### Architectural District Ordinance

- Whenever a building within the District is proposed to be demolished, partially demolished or removed, an application for a certificate of appropriateness shall be filed with the City Clerk as provided in this chapter. Such application shall set forth the intent to demolish.
- The Board of Architectural Review shall hear the request not sooner than twelve days nor later than sixty days from the date the application is filed and shall advertise such hearing to provide time for public comment. The Board may request a statement from the City's Division of Building Regulation on the structural condition of the building and the conformity of the building to applicable building codes. In addition, the Board may request at the City's expense a written statement concerning the proposed demolition by a registered architect, historical conservator or other professional having experience with historic structures. Such statement shall be taken into consideration in determining the appropriateness of the request. The applicant may provide at his or her expense any evidence or testimony from a registered architect, historical conservator or other professional having experience with historic structures. The Board of Architectural Review shall act on the request not later than thirty days after the initial hearing on the application. The applicant may waive this requirement by filing with the Director of Planning and Building a written statement waiving the right to have his or her application acted upon within such thirty-day period.
- The Board of Architectural Review shall determine by a vote of its members whether to issue a certificate of appropriateness based on the determination:
  - That such building is not historically or architecturally significant;
  - That if the building is found to be historically or architecturally significant, there is no feasible or prudent alternative or change that would allow preservation of the building; and
  - The proposal for grading, landscaping and other design treatment once the structure is removed meets the standards of this chapter.
  - In any circumstance, the Board shall not deny a request for a certificate of appropriateness if it determines either:
    - That such denial will deny all reasonable use of the property or
    - That such denial shall result in an unsafe condition because of the structural or physical condition of the building.
- No building shall be demolished or removed in the Architectural Review District without the owner or his or her representative first obtaining a certificate of appropriateness approving such removal or demolition, unless such building presents an immediate danger to public health and safety in the opinion of the City's Chief Building Official, in which event, the Chief Building Inspector may order removal or demolition of such building in order to protect public health and safety.
- The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. The design guidelines recommend minimizing the size of signs; traditional sign materials and lighting are preferred (wood or composite to look like wood; individually mounted lettering is preferred; no cabinet box signs or exposed raceways; external or halo illumination).

**Recommendation:**

Staff is recommending *approval* of this application. Although it is never desirable to demolish early twentieth century buildings, the condition of the building has been reported as unsafe, and no feasible or prudent alternative has been presented that would allow preservation. The whole property is in the Architectural Review District, but this building cannot be seen from E. Granville Rd. due to distance, grade and vegetation. The sign changes are appropriate.

**Motion:**

**THAT THE REQUEST BY THE STEP BY STEP ACADEMY, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH BUILDING E AND MODIFY A FREESTANDING SIGN AT 445 E. GRANVILLE RD. AS PER CASE NO. AR 73-17, DRAWINGS NO. AR 73-17, DATED SEPTEMBER 20, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

5. Pergola – 93 W. Granville Rd. (Leslie & Matt Welch) AR 77-17

**Findings of fact & Conclusions**

**Background & Request:**

This two-story Colonial Revival house was constructed in the late 1800’s. The 2961 square foot house is on a rare ¾ acre parcel in Old Worthington and is a contributing building in the Worthington Historic District. The detached garage is also a contributing building.

The owners constructed a 10’ x 10’ pergola about 2 years ago, but never received approval. This is a request to keep the pergola.

**Project Details:**

1. The pergola was built over an existing patio at the southeast corner of the house. The owners report the structure is at least 5’ from the east property line as is required by the Code. There are trees and shrubs along that side of the property.
2. Construction of the pergola was with wood, which has been left the natural color.
3. In addition to ARB approval, the owners will need to apply for a Certificate of Compliance.

**Land Use Plans:**

Worthington Architectural District Ordinance

Compatibility of design and materials and exterior details and relationships are standards for review in the Architectural District ordinance.

**Recommendation:**

Staff is recommending *approval* of the application. The pergola is appropriate on this lot.

**Motion:**

**THAT THE REQUEST BY LESLIE & MATT WELCH FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO RETAIN A PERGOLA 93 W. GRANVILLE RD., AS PER CASE NO. AR 77-17, DRAWINGS NO. AR 77-17, DATED SEPTEMBER 27, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

6. Wall Sign – **5596 N. High St.** (Over the Counter) **AR 74-17**

**Findings of Fact & Conclusions**

**Background & Request:**

This neighborhood shopping center was built in 1953, with the northern part of the building being in the City of Worthington and the remainder in the City of Columbus. The space formerly occupied by Colonial Music and Nicklaus Drugs straddles the jurisdictional line, and is now occupied by Collage Salons and Over the Counter restaurant.

This application is a request for approval of a sign for Over the Counter.

**Project Details:**

1. As with the Collage Salon sign next door, this proposed sign was designed to be similar to the original Nicklaus Drugs signage. The sign is proposed above the mounting banner.
2. The sign is proposed with a teal background and white lettering. A logo consisting of a red laboratory flask and yellow bubbles is also proposed.
3. The perimeter of the sign panel and the word “RESTAURANT” would be illuminated at night with exposed white neon. The flask would have read neon and the bubbles yellow neon.

**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. The design guidelines recommend minimizing the size of signs; traditional sign materials and lighting are preferred (wood or composite to look like wood; individually mounted lettering is preferred; no cabinet box signs or exposed raceways; external or halo illumination).

**Recommendation:**

Staff is recommending *approval* of this application. The proposed wall sign would be appropriate due to the center’s design and the history of signage at this location.

**Motion:**

**THAT THE REQUEST BY DAVID CREIGHTON ON BEHALF OF OVER THE COUNTER RESTAURANT FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SIGN AT 5596 N. HIGH ST., AS PER CASE NO. AR 74-17, DRAWINGS NO. AR 74-17, DATED SEPTEMBER 22, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

7. Demolition & New House – **155 W. Dublin-Granville Rd.** (Schumacher Homes/ Tschofen)  
**AR 76-17**

**Findings of fact & Conclusions**

**Background & Request:**

This parcel was established in 1957 as part of the Kilbourne Village subdivision. The existing 1740 square foot split-level house was constructed in 1960. This is a request to demolish the existing house and construct a new 2400 square foot single-story residence.

**Project Details:**

1. Site Plan:

- The proposed house would be constructed in approximately the same location as the existing house, but extend further to the rear. The existing house is situated 51' from the front property line; 7' from the west property line; 10.7' from the east property line; and ~93' from the rear. The proposed house would be the same distance from the front and west property lines; ~10.2' from the east property line; and ~64.1' from the rear. The garage would extend in front of the house by a few feet.
- A landscaping plan has not been included with the application, but would be needed.

2. Building:

- Proposed is a one-story structure with a hipped roof. Gables are proposed above the garage and front entrance, and a shed roof dormer is proposed on the front of the roof.
- White vinyl siding is proposed around the entire house with board and batten style shown for the front elevation and Dutch lap siding for the sides and rear. The two front gables would have siding that looks like shakes, and the gable around the front door is proposed with white washed brick. Pewter colored dimensional asphalt shingles are proposed for the roof. Photographs of the materials and samples have been provided and will be available at the meeting.
- Vinyl clad wood Andersen windows are proposed on the front and rear of the house. On the front the windows would be double hung with 4 over 4 lights, and the center two windows would have transoms above. The rear windows are proposed as single-paned windows and an egress window is proposed from the basement on the east end. The only side windows are glass block basement windows and a small rectangular window on the west side at the top of the wall. A steel or fiberglass mahogany textured front door is proposed. The door is shown in the elevation with 6 lights above a panel,

sidelights, and a transom. A white carriage style garage door with vertically oriented panels is proposed.

### **Land Use Plans:**

#### Worthington Design Guidelines and Architectural District Ordinance

A decision on whether a particular demolition is appropriate must be made in light of several factors, including whether the demolition is full or partial; the age of the structure; the level of integrity of the structure being demolished (has it been extensively altered?); the impact of the demolition on Worthington's character; and plans for the site following demolition (is the proposed replacement appropriate for Worthington? Does it follow the design guidelines for new structures?)

Infill sites should be developed in a way that is complementary to their neighborhoods and that integrates well with surrounding building designs and land uses. Compatibility with the neighborhood should be the primary consideration. New structures should complement the form, massing and scale of existing nearby structures. Also, building placement and orientation are important design considerations. Most main entrances should face the street and garages should avoid facing the street.

Building placement and orientation are important design considerations. There are two primary considerations: 1) most main entrances should face the street; and 2) garages should avoid facing the street. The City of Worthington wants to avoid new development that turns main entrances inward or away from the street, and it wants to avoid dominance of the streetscape by garage doors.

Roof: Roof shapes for new buildings should be appropriate to the style or design of the building. If a new building does not follow a particular style but is instead a vernacular design, then roof shapes and heights similar to those in the neighborhood or nearby would be most appropriate.

Materials: Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. Brick has long been a traditional material in Worthington. Prepare a sample board for review by the Architectural Review Board.

Windows: For new buildings, multiple-paned windows generally are not appropriate. The exception is a building being built in a particular style -- such as Federal, Greek Revival or Colonial Revival -- that would have employed this window type. When in doubt, simple 1 over 1 double-hung sash windows are usually the simplest, least expensive and most appropriate choice. Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Good quality wood windows are readily available and more affordable than in the past. True wood windows are always the first preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged. Avoid blank walls.

Entries: For newly-built buildings, simpler designs usually look better than more ornate ones. Avoid heavy ornamentation on doors and entrances. Observe entry placement on existing buildings. Whether located symmetrically or asymmetrically, entries usually are aligned with a window on the second floor so that a regular rhythm of openings is maintained on both floors. Entries should be located so they are easily visible, and they should be oriented toward the street.

Ornamentation: Observe Worthington's excellent historic architecture for information on the kinds and amounts of ornamentation employed on various building styles and periods. Use ornamentation conservatively. It will be most successful if used in traditional locations: around windows and doors; along a building's cornice or at the corners; in gables; or on gates and fences. Most ornamentation historically was made of simple forms built up to a desired level of complexity. When in doubt, follow the old rule that "less is more." Sometimes just a little ornamentation, well placed, can have a major impact without the need for more extensive (and expensive, and hard-to-maintain) ornamentation. Use compatible materials in ornamental elements. Frame houses should have wood ornamentation, although in cases where the ornamental elements are some distance from the viewer it may be possible to use substitute materials such as fiberglass.

Color: In general, avoid bright colors not typical in Worthington neighborhoods, such as various shades of purple or orange. For infill buildings being placed in an existing streetscape, select colors compatible with those already used along the streetscape. Many buildings follow a pattern of light colors for the building body and darker colors for the trim. Following this pattern is encouraged. In Worthington, the use of white or cream-colored trim also is common and would be appropriate for new construction. Avoid using too many colors. Usually one body color and one trim color are sufficient.

Landscaping: Worthington's mature shade trees are the primary landscaping feature throughout the community. They are a major contributor to its character and help define its neighborhoods as stable, desirable places to live. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements tend to be properly scaled and well-tended, which also tends to enhance neighborhood character. Maintain and nurture mature trees to prolong their lives. Plant and maintain street trees in planting areas between the street and sidewalk. Paving can sometimes reduce water absorption of the soil so much that trees do not get the moisture they require.

The standards of review in the Architectural District ordinance are:

1. Height;
2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
4. Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
5. Roof shape, which shall include type, form and materials;

6. Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
8. Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
9. Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective;
10. Signage, which shall include, in addition to requirements of Chapter 1170, the appropriateness of signage to the building;
11. Sustainable Features, which shall include environmentally friendly details and conservation practices.

**Recommendation:**

The proposed house has a more modern appearance than the surrounding homes due to the massing and materials, but has features similar to other houses in Kilbourne Village. Design with a gabled roof, some use of natural materials, or use of one siding material may allow the new house to be more compatible with the surrounding structures. Although it is typical for garage doors to face the street in this area, having the garage closer to the street than the house is not preferred. A single story house would be more accessible than the existing split-level. A landscape plan is needed.

**Motion for ARB application:**

**THAT THE REQUEST BY SCHUMACHER HOMES ON BEHALF OF PETER TSCHOFEN FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH THE HOUSE AT 155 W. DUBLIN-GRANVILLE RD. AND CONSTRUCT A NEW HOUSE AS PER CASE NO. AR 76-17, DRAWINGS NO. AR 76-17, DATED SEPTEMBER 26, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

8. Mural – **644-654 High St.** (Mike Duffey) **AR 79-17**

**Findings of Fact & Conclusions**

**Background & Request:**

This property includes a building housing six merchant spaces (RIDEhome, ELLI Nail Spa, The Candle Lab, House Wine and Graeter's; A Taste of Vietnam has closed.), and the parking lot in front at the northeast corner of High St. and E. New England Ave. The rear wall of this building faces the municipal parking lot to the east, and is currently painted white, except the southern part is painted light green to match the other walls of House Wine. The meters and equipment on that part of the wall are painted to match, and there is conduit along the entire wall painted to match the background.

This request is for approval to paint a mural on the back (east) wall of the building.

**Project Details:**

1. No other murals have been installed in Old Worthington, and there is not reference to murals in the Worthington Design Guidelines.
2. The applicant is proposing Firefly Delight, which includes a picture of a young girl looking at fireflies in a jar, a dog, soccer ball, books, etc. set on a purple background. As an alternative, a picture of the mural in the Old Worthington library that depicts an historical scene is in the packet. The applicant would like to discuss the options with the ARB.
3. By definition, murals are signs. Either proposed mural would also need approval from the Board of Zoning Appeals for a variance from the requirement for no more than 4 colors.

**Land Use Plans:**

Code Chapter 1170 - Signs

1170.01 PURPOSE AND INTENT.

The purpose of these sign regulations is to encourage the proper development and use of signage and to permit and regulate signs in such a way as to support and complement land-use objectives set forth in the Zoning Ordinance. In addition to protecting from distractions and obstructions that can contribute to traffic and pedestrian accidents, it is the intent of these regulations to control and regulate signs to prevent them from becoming a nuisance factor to adjacent properties and the community in general. To protect the general health, safety and welfare, and to protect and encourage a more attractive economic, business and overall physical appearance of the community, all signage is subject to the regulations that follow in this chapter.

1170.02 DEFINITIONS AND PROVISIONS.

“Sign” means any device, structure, material or combination of these intended to advertise or draw attention to such items as business names, organization names, real estate, buildings or structures, products, services or entertainment.

1170.03 DESIGN REQUIREMENTS.

(d) Colors. Not more than four colors, including black and white, shall be used on any sign.

Code Chapter 1177 - Architectural District

1177.01 PURPOSE.

The purpose of this chapter is to maintain a high character of community development, to protect and preserve property, to promote the stability of property values and to protect real estate from impairment or destruction of value for the general community welfare by regulating the exterior architectural characteristics of structures and preservation and protection of buildings of architectural or historical significance throughout the hereinafter defined Architectural District. It is the further purpose of this chapter to recognize and preserve the distinctive historical and architectural character of this community which has been greatly influenced by the architecture of an earlier period in this community's history. These purposes shall be served by the regulation of exterior design, use of materials, the finish grade line, landscaping and orientation of all structures hereinafter altered, constructed, reconstructed, erected, enlarged or remodeled, removed or demolished in the hereinafter defined Architectural District.

#### 1177.05 STANDARDS FOR REVIEW: CERTIFICATE OF APPROPRIATENESS.

The Board of Architectural Review, in deciding whether to issue a certificate of appropriateness, shall determine that the application under consideration promotes, preserves and enhances the distinctive historical village character of the community and would not be at variance with existing structures within that portion of the district in which the structure is or is proposed to be located as to be detrimental to the interests of the Districts as set forth in Section [1177.01](#). In conducting its review, the Board shall make examination of and give consideration to the elements of the application including, but not necessarily limited to:

(10) Signage, which shall include, in addition to requirements of Chapter [1170](#), the appropriateness of signage to the building.

#### Worthington Design Guidelines

The City of Worthington has sign regulations, the purpose of which is to keep commercial signage from overwhelming the city's traditional architecture and its human scale. The regulations also address safety issues. The following guidelines are meant to be flexible and to work hand-in-hand with the sign regulations. They allow creativity and imagination in signage, while recommending against some practices that would not be appropriate in Worthington. 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. Signs must be distinctive enough to be readily visible but should avoid incompatible modern colors. Bright color shades generally are discouraged in favor of more subtle and toned-down shades.

#### **Recommendation:**

Staff is recommending tabling of this application so the City and community members have time to decide whether murals are appropriate for Old Worthington.

#### 9. Renovation/Addition – **158 Medick Way** (Nicholson Builders Inc./Gasser) **AR 82-17**

#### **Findings of Fact & Conclusions**

#### **Background & Request:**

The Medick Estate Subdivision was approved in 1950, creating Medick Way and Tucker Dr. This lot is at the northwest corner of Medick Way and Evening St., being one of three Medick Estates lots that are part of the Architectural Review District due to their adjacency to Evening St. The 2418 square foot one-story brick house on this lot was constructed in 1951 facing Medick Way, and has a driveway off of Evening St. to an attached garage. In 2008, a fence was approved and constructed along the east side of the house to enclose a patio area.

This project involves partial demolition of the existing house, construction of an addition and additional garage space, and total renovation.

#### **Project Details:**

1. The proposed finished project would be 1 ½ stories in the English Revival style, mainly built on the existing foundation. The new house would be 4067 square feet in area, with

the majority of the living space on the first floor. A master suite is proposed for the western part of the structure, and offices are proposed at the front. A family room and the kitchen would be in the middle of the house, with a dining room, pantry and mudroom on the east side. At the front, stairs would lead to the second floor which would have 2 one-bedroom suites.

2. Building details:

- A main gable is proposed to run east to west with nested gables at both ends. A cross gable toward the middle would accommodate the front entrance. Two shed roof dormers are proposed on the front of the main gable and one larger shed roof dormer is proposed on the rear of the house. On the rear, the house would extend between two hipped roofed structures, with living space on the east end and the attached garage on the west end. A new 22' x 22' detached garage designed to match the attached garage is proposed at the northeast corner of the lot.
- The main material for the house would be stone. Samples have been provided. The side gables and sides of the dormers are proposed as a wood shake. Board and batten siding is proposed for the rear of the house and the northwest portion of the structure. Verification is needed as to whether the proposed siding and trim is wood or another material. Stone is proposed on the east side, including the garages. Asphalt shingles are proposed for the roof surfaces, but the exact design and color has not been identified.
- Windows are proposed that appear to be casement style. The window structure would be black and have stone lintels and sills. Window and door catalogue cuts are needed.
- Catalogue cuts are needed for the light fixtures proposed on the house.

3. Site:

- A small expansion of the attached garage to the east would require a variance due to placement in the required 20' side yard. The detached garage would also extend the same distance into the required side yard due to the location of a 200 year old Oak tree at the rear of the property. Two stone pillars with a gate/fence would extend between the two structures.
- To the rear of the house a stone patio is proposed that would include an outdoor kitchen and fireplace. A fountain is proposed north of the patio and an arbor is shown. Details of all elements are needed.
- The owner would like to have additional parking available for guests, so is proposing an area to accommodate 3 cars adjacent to Medick Way. The area would likely be constructed with a pervious paver but the exact material has not been identified. A walk with stone surface is proposed between the parking area and the front door.
- A landscape plan is included that shows retention of existing vegetation, including the hedge along Evening St., and planting of a mix of shrubs, bushes and trees.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

A decision on whether a particular demolition is appropriate must be made in light of several factors, including whether the demolition is full or partial; the age of the structure; and the impact of the demolition on Worthington's character; and plans for the site following demolition (is the proposed replacement appropriate for Worthington? Does it follow the design guidelines for new

structures?) Generally, demolition of pre-1950s buildings should be avoided. These tend to contribute the most to a community's character. However, it may be desirable to avoid demolishing a newer building, depending on what is proposed to replace it.

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Design and materials should be traditional, and compatible with the existing structure.

Decks and patios should be limited to the rear of buildings. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible.

**Recommendation:**

Staff is recommending *tabling* of this application after discussion until the needed information is received. Although the look of the existing structure is changing, the proposed seems in character with other Medick Estates homes, and would be appropriate. Retention of the large Oak tree is essential.

**Motion:**

**THAT THE REQUEST BY NICHOLSON BUILDERS INC. ON BEHALF OF JANICE GASSER FOR A CERTIFICATE OF APPROPRIATENESS TO RENOVATE AND ADD ONTO THE HOUSE AT 158 MEDICK WAY AS PER CASE NO. AR 82-17, DRAWINGS NO. AR 82-17, DATED SEPTEMBER 29, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**



# City of Worthington

## ARCHITECTURAL REVIEW BOARD

### Certificate of Appropriateness Application

Case # AR 32-116  
Date Received 2-26-16  
Fee \$200  
Meeting Date 3-11-16  
Filing Deadline \_\_\_\_\_  
Receipt # 66658

1. Property Location 7007 N. High Street
2. Present/Proposed Use Hotel / Multi-Use Development
3. Zoning District C-4
4. Applicant Alliance Hospitality, Inc.  
Address 600 Enterprise Dr, Lewis Center, Ohio 43035  
Phone Number(s) 614-846-6600
5. Property Owner HE HARI INC  
Address 7007 N High Street, Worthington, Ohio 43085  
Phone Number(s) 614-436-0700
6. Project Description Redevelopment of existing site to construct two (2) new hotels and <sup>personal or prof. service</sup> restaurant buildings
7. Project Details:
  - a) Design see architectural sketches and imagery
  - b) Color see architectural sketches and imagery
  - c) Size see architectural sketches and imagery
  - d) Approximate Cost \$40 Million Expected Completion Date June 2019

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

[Signature]  
Applicant (Signature)

2/26/16  
Date

*Tabled 3/10/16, 4/28/16  
11/10/16, 12/8/16*

[Signature]  
Property Owner (Signature)

2/26/16  
Date

ABUTTING PROPERTY OWNERS  
FOR  
7007 N. High St.

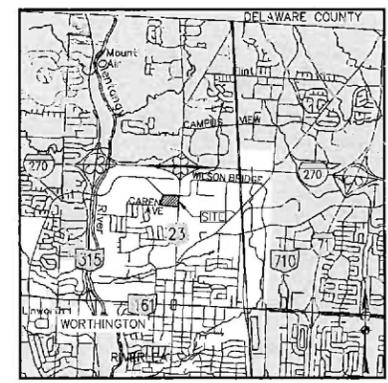
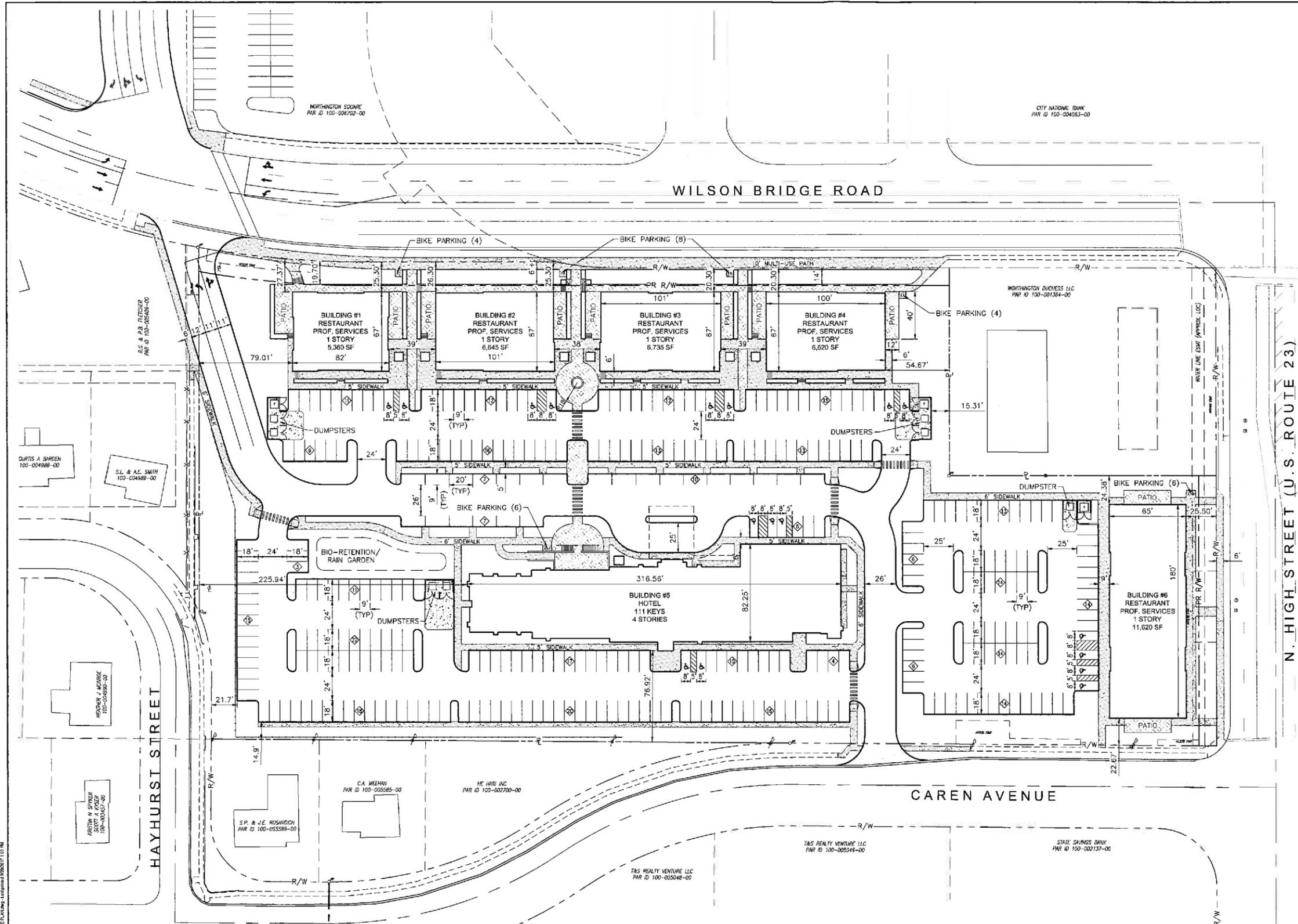
The Shops at Worthington Place		7227 N. High St.	Worthington, OH 43085
Chase Bank		50 W. Wilson Bridge Rd.	Worthington, OH 43085
Worthington Duchess LLC		7141 N. High St.	Worthington, OH 43085
Worthington Duchess LLC		447 James Parkway	Newark, OH 43056
Park National Bank		7140 N. High St.	Worthington, OH 43085
Middleton Place Ltd		7100 N. High St.	Worthington, OH 43085
CF Bank		7000 N. High St.	Worthington, OH 43085
Fifth Third Bank		6895 N. High St.	Worthington, OH 43085
T & S Realty Venture LLC		PO Box 24550	Columbus, OH 43224-4550
KCP RE LLC		2601 S. Bayshore Dr.	Coconut Grove, FL 33133
Leland & Gretchen Evans		6888 Hayhurst St.	Worthington, OH 43085
Allison & Matthew Justice		130 Caren Ave.	Worthington, OH 43085
Steven & Jayne Rosandich		140 Caren Ave.	Worthington, OH 43085
Kristin Spyker	Scott Kyser	6917 Hayhurst St.	Worthington, OH 43085
Heather Monroe		135 Greenglade Ave.	Worthington, OH 43085
Shellie & Andrew Smith		1500 Glenn Ave.	Columbus, OH 43212
Resident		130 Greenglade Ave.	Worthington, OH 43085
Towne Properties	Joseph Swartz	777-A Dearborn Park Ln	Worthington, OH 43085
Stephen Lewis		126 Saint Andre St.	Worthington, OH 43085

*The proposed mixed-use redevelopment at 7007 N. High Street is comprised of 6 individual buildings on a sloping site with entrances off of the bordered Wilson Bridge Road to the north and Caren Avenue to the south. Since the last formal submittal (November 2016) the site has undergone several changes in layout and uses. The current site plan shows one hotel with 111 guest rooms and five mixed use buildings (4 on Wilson Bridge Road and 1 on High Street) with a maximum anticipated ratio of 70% restaurant and 30% professional services. Proposed entrances are located on Wilson Bridge Rd. and Caren Avenue. The Wilson Bridge Rd. entrance has been modified to align with the mall entrance to the north. The Caren Avenue entrance has been shifted slightly west from its current location closer to High Street. Parking lots have been located to better coincide with the buildings they serve and are all accessible from the primary drive that runs through the site from Wilson Bridge to Caren. Internal sidewalks provide easy access to all of the buildings and parking areas with pedestrian traffic being focused north and south by use of wider, decorative walkways and features. At this time, the applicant is looking to get approval on the overall site in order to move forward with detailed design, and intends to make building specific submittals for upcoming meetings.*

# 7007 N. High St.



100-001218 04/07/2014



VICINITY MAP  
NOT TO SCALE

SHEET INDEX

SITE PLAN	CIV-001
SITE OVERLAY PLAN	CIV-002
COLOR SITE PLAN	CIV-003
SCHEMATIC SITE SECTIONS	SD-1.1

NO.	DATE	BY	DESCRIPTION

1180 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614-441-4222 FAX: 614-448-7340	PROJECT NO: 16292017 PROJECT DATE: 08/2017 DRAWN BY: J.M. CHECKED BY: C.E.G.
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PREPARED FOR:  
**THE WITNESS GROUP**  
600 ENTERPRISE DRIVE  
LEWIS CENTER, OH 43085

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO  
SITE IMPROVEMENT PLAN FOR  
**WORTHINGTON REDEVELOPMENT**  
7007 N. HIGH STREET, WORTHINGTON, OH

**SITE PLAN**

**CIV-001**

**ZONING**  
DEVELOPMENT ADDRESS: 7007 N. HIGH STREET  
WORTHINGTON, OH 43085  
PARCEL NUMBER: 100-001218  
EXISTING ZONING: C-4  
PROPOSED ZONING: C-4  
PROPOSED LOT AREA: 6,946 AC.  
SETBACKS: AS SHOWN

**OWNER**  
HE HARI INC  
7007 N HIGH STREET  
WORTHINGTON, OHIO 43085

**GREEN SPACE**  
PRE/POST = 1.295/1.512 ACRES

**LANDSCAPING**  
PLANTING INTENT PER "LANDSCAPE PLAN", TO COMPLY WITH CHAPTER 1171.02 OF ZONING CODE.

**PARKING**  
PARKING REQUIRED: PROFESSIONAL SERVICES, 30% (11,094 SF @ 1:250) = 45  
RESTAURANT, 70% (25,886 SF @ 1:100) = 259  
HOTEL (111 ROOMS @ 1:1) = 111  
415 TOTAL SPACES REQUIRED

PARKING PROVIDED: 344 SPACES TOTAL (82.9%)  
INCLUDES 19 ACCESSIBLE SPACES (5 VAN / 14 CAR)

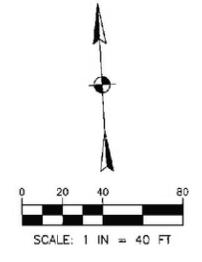
PARKING COUNT (\*RESTRICTED HOURS)

BICYCLE PARKING: 14 RACKS (2 BIKES/RACK) = 28 BICYCLE SPOTS

**FLOOD\_ZONE**  
SUBJECT PROPERTY FOUND ON FLOOD COMMUNITY PANEL NUMBER 39049 C0157K.  
FLOOD\_ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR, EFFECTIVE JUNE 17, 2008).

**LIGHTING**  
PROPOSED LIGHTING TO COMPLY WITH CHAPTER 909 OF ZONING CODE.

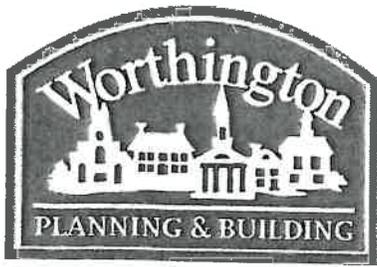
**LOADING**  
5,000 SF TO 14,999 SF (BUILDING SPACE) = 12'X30' (TYPE B)  
15,000 SF TO 29,999 SF (BUILDING SPACE) = 14'X55' (TYPE A)











City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR 58-17 Date Received 6-30-17 Fee \$2 Meeting Date 7-13-17 Filing Deadline Receipt #

- 1. Property Location 644-654 652 N. High St, Worthington OH 43080
2. Present/Proposed Use Parking Post AOL
3. Zoning District AA C-5
4. Applicant De Roberts Family Limited Partnership Address 1270 MARYLAND DR, Columbus Ohio 43220 Phone Number(s) 614-296-0685
5. Property Owner SAME Address Phone Number(s)
6. Project Description Placement of parking direction signs on property
7. Project Details: a) Design 4 sign posts, and four 12x10 signs b) Color white and red trim c) Size 4 12x10 signs d) Approximate Cost \$200 Expected Completion Date Done

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME: The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

dated 7/13/17

Applicant (Signature) De Roberts, LLC Date 6-26-17
Property Owner (Signature) Columbus Police, New Partners Date

Abutting Property Owners List for  
644-54 High St.

P & C Enterprise LLC	656 High St	Worthington, OH 43085
Graeter's Ice Cream	654 High St.	Worthington, OH 43085
Ride Home	650 High St.	Worthington, OH 43085
Elli Nail Spa	648 High St.	Worthington, OH 43085
The Candle Lab	646 High St.	Worthington, OH 43085
House Wine	644 High St.	Worthington, OH 43085
Dewey's Pizza	640 High St.	Worthington, OH 43085
Samuel Musgrove III	562 Evening St.	Worthington, OH 43085
The Worthington Inn	649 High St.	Worthington, OH 43085
Sassafras Bakery	657 High St	Worthington, OH 43085
Grid Furnishings	661-A High St.	Worthington, OH 43085
CoHatch	659 High St.	Worthington, OH 43085

# 644-654 High St.





$\leq 3'$  to Top of Sign

CITY OF WORTHINGTON

DRAWING NO. AR 5817

DATE 6/30/17

## Bitar, Lynda

---

**From:** Kris Anderson <hkanderson@me.com>  
**Sent:** Wednesday, July 12, 2017 10:48 PM  
**To:** Donnie Austin  
**Cc:** Coulter, Mikel; Sauer, James; Holcombe, Kathy; Hofmann, Edwin; Reis, Tom; Lloyd, Amy; Foust, Dave; Greeson, Matt; Bitar, Lynda; McCorkle, David; Dick DeRoberts; parini@oldworthingtonpartnership.com  
**Subject:** Re: 15-minute parking signs at New England & High

Members of ARB:

I write to support Donnie's request for a variance allowing for short term parking signs in the private lot on the corner of New England and High Street. As retailers face competition in today's marketplace where a greater sense of convenience is often a differentiator, we need to provide ease of access to our stores. We, too, have had an overwhelmingly positive response from our customers that these signs have meaningfully facilitated their efforts to patronize our store.

Donnie wrote of the increase in activity in the downtown area which we, too, believe is a benefit to all of our businesses. A good deal of the increase in activity comes from those successful restaurants whose patrons, by definition, stay longer and prohibit a more rapid turnover of parking spots. We can't ignore the fact that the wonderful additions of Deweys and Whitney House to the community was done so without meaningful addition to an already limited downtown parking capacity. Our private lot is the convenient solution. The set aside of only four of our lot's 20 spots was a thoughtful, collective conclusion of the property's tenants to effectively protect our businesses. We do not believe that taking the more severe step that other area businesses have taken to actively monitor the use of their private lots is good for the neighborhood but we do respect that they have the need to protect their businesses. Again, we do not think our ask is unreasonable.

Thank you for your continued support.

Kris Anderson  
614.787.5269  
[hkanderson@me.com](mailto:hkanderson@me.com)

On Jul 12, 2017, at 2:30 PM, [donnie@housewine.biz](mailto:donnie@housewine.biz) wrote:

To members of ARB and the City of Worthington:

It was recently brought to our attention that the city received an anonymous complaint about our four parking spots with 15-minute signs in our private lot at the northeast corner of High and New England. Kris Anderson of RIDEhome and myself worked with our property owner Dick DeRoberts to get these signs added as we've continued to be squeezed by more businesses and customers who typically go to our parking lot before the public parking lots located behind the properties along High.

We're thankful that it's been busier with time as new businesses have joined us on the block but our parking lot is critical for the vitality of our businesses. With exception to Elli Nail Spa, which was indifferent to the 15-minute spots, the rest of our businesses have an "in and out" or retail aspect. For House Wine, 90% of our business is retail going out the door, and we've had trouble attracting and retaining customers over time because they can't conveniently park for our business to grab wine and beer to go.

## Bitar, Lynda

---

**From:** donnie@housewine.biz  
**Sent:** Wednesday, July 12, 2017 2:31 PM  
**To:** Coulter, Mikel; Sauer, James; Holcombe, Kathy; Hofmann, Edwin; Reis, Tom; Lloyd, Amy; Foust, Dave; Greeson, Matt; Bitar, Lynda; McCorkle, David  
**Cc:** KRIS ANDERSON; Dick DeRoberts; parini@oldworthingtonpartnership.com  
**Subject:** 15-minute parking signs at New England & High

To members of ARB and the City of Worthington:

It was recently brought to our attention that the city received an anonymous complaint about our four parking spots with 15-minute signs in our private lot at the northeast corner of High and New England. Kris Anderson of RIDEhome and myself worked with our property owner Dick DeRoberts to get these signs added as we've continued to be squeezed by more businesses and customers who typically go to our parking lot before the public parking lots located behind the properties along High.

We're thankful that it's been busier with time as new businesses have joined us on the block but our parking lot is critical for the vitality of our businesses. With exception to Elli Nail Spa, which was indifferent to the 15-minute spots, the rest of our businesses have an "in and out" or retail aspect. For House Wine, 90% of our business is retail going out the door, and we've had trouble attracting and retaining customers over time because they can't conveniently park for our business to grab wine and beer to go.

Our sales have seen an increase that we've never seen in our ten years at our current location over the past couple months and we believe the temporary parking spots have been key. We've had many customers thank us for the ability to find parking to grab things quickly and leave. It creates turnover in those spots which increases sales at our corner. We've also seen similar signs for La Chatelaine, Sassafras Bakery, and U.S. Bank.

Saying that I'd be disappointed if you require them to be removed will be a huge understatement because they've had a positive impact on our business, they're located on private property, and they're simple and to the point without attracting attention as far as aesthetic. We ask that you allow a variance so we can continue to run a successful business on our block and do our part to promote and attract other businesses to Old Worthington who believe it's a business-friendly climate.

We're currently battling a parking problem that nobody wants to face although we've brought it up numerous times over the years. There are enough spots but they're poorly utilized. All business owners and employees take up the closest spots, the city doesn't enforce the current parking limits so there isn't turnover, and customers and our businesses suffer in the end.

As we must run our business very lean and we're currently in need of new staff, I cannot get away from our business for tomorrow night's meeting because it's our busiest night of the week and I don't have someone to cover for me (I wasn't aware until Monday). Kris's flight back to Columbus is later in the evening and he can't attend either. Our property owner Dick DeRoberts does plan to be in attendance.

We thank you for your support.

Donnie Austin  
Owner | Certified Sommelier, CMS

House Wine  
644 High Street  
Worthington, OH 43085  
614-846-WINE (9463)

master



**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
Certificate of Appropriateness  
Application

Case # AR 64-17  
Date Received 8-17-17  
Fee \$ 6  
Meeting Date 9-14-17  
Filing Deadline  
Per # 64140

*Reconsider 10/2/17*

1. Property Location 910 N. High St
2. Present Use RETAIL Present Zoning \_\_\_\_\_
3. Proposed Use RETAIL Proposed Zoning \_\_\_\_\_
4. Applicant Signcom Inc / People People  
Address 529 W. Rich St, Columbus 43215  
Home Phone 614 332 2590 Work Phone 614 228 9999
5. Property Owner MKE Realty Inc.  
Address 7281 Bixey Rd Canal Winchester 43110  
Home Phone 614 312 6993 Work Phone \_\_\_\_\_
6. Project Description Install 2 stone front sign panels to meet theme already in existence
7. Project Details:
  - a) Design 2" thick high density urethane
  - b) Color Corporate Green. PMS 7496
  - c) Size 2'6" x 16'
  - d) Approximate Cost 6000 Expected Completion Date 9/30/17

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

*- Signs 24" High  
- 2 Bricks above & below*

[Signature]  
Applicant (Signature)

8/14/17  
Date

APPROVED  
ARCHITECTURAL REVIEW BOARD  
CITY OF WORTHINGTON

[Signature]  
Property Owner (Signature)

8/14/17  
Date

DATE 9/14/17  
[Signature]  
CLERK

ABUTTING PROPERTY OWNERS  
FOR  
910 High St.

CVS	918 High St.	Worthington, OH 43085
DQ Properties	920 High St.	Worthington, OH 43085
DQ Properties	1505 S. James Rd.	Columbus, OH 43227
CVS 3407 OH LLC	1 CVS Dr.	Woonsocket, RI 02895
FedEx Office	940 High St.	Worthington, OH 43085
Schreiner Ace Hardware	926 High St	Worthington, OH 43085
Conroy Properties North LLC	43 E. North St.	Worthington, OH 43085
National Church Residences Stafford Worthington OH	2245 North Bank Dr.	Columbus, OH 43220
Jame Hummer	6 Hartford Ct.	Worthington, OH 43085
Dirk & Linda Smith	8 Hartford Ct.	Worthington, OH 43085
Herbert & Mary Vaughan	6959 Shetland St.	Worthington, OH 43085
Providential Properties LLC	1601 W. 5th Ave., Suite 193	Columbus, OH 43212
Bruce Hash	67 Spring Creek Dr.	Westerville, OH 43081
Worthington Center LLC	893 High St.	Worthington, OH 43085
Worthington Pizza Primo	895 High St.	Worthington, OH 43085
Worthington Cleaners	899 High St.	Worthington, OH 43085
Mrs. Goodman's Baking	901 High St.	Worthington, OH 43085
Salom Demir	903 High St.	Worthington, OH 43085
Subway	905 High St.	Worthington, OH 43085
Chaudhary & Laura Inc.	3018 Stonebluff Dr.	Columbus, OH 43232
Marathon	911 High St.	Worthington, OH 43085



# Amendment to Development Plan Application

Case #	ADP 05-17
Date Received	8-17-17
Fee	\$50
Meeting Date	9-14-17
Filing Deadline	Sept 16/17

Reconsider 10/12/17

1. Property Location 910 N. High St
2. Present Use & Proposed Use RETAIL
3. Present & Proposed Zoning C2
4. Applicant Signcom Inc c/o Patpeople  
Address 527 W. Rich St, Columbus 43215  
Phone 614 228 9995
5. Property Owner Mark Nealon Inc  
Address 7215 Buzen Rd Canal Winchester 43110  
Phone 614 312 6993
6. Project Description Two (2) stone front externally illuminated sign panels
7. Variances Requested Secd. 1170.05 Allow. for one sign/business we are requesting 2 signs (at each entrance)

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

[Signature]  
Applicant (Signature)

8/11/17  
Date

- signs 24" High  
- Two panels above below

APPROVED  
WORTHINGTON MUNICIPAL  
PLANNING COMMISSION  
DATE 9/14/17

[Signature]  
Property Owner (Signature)

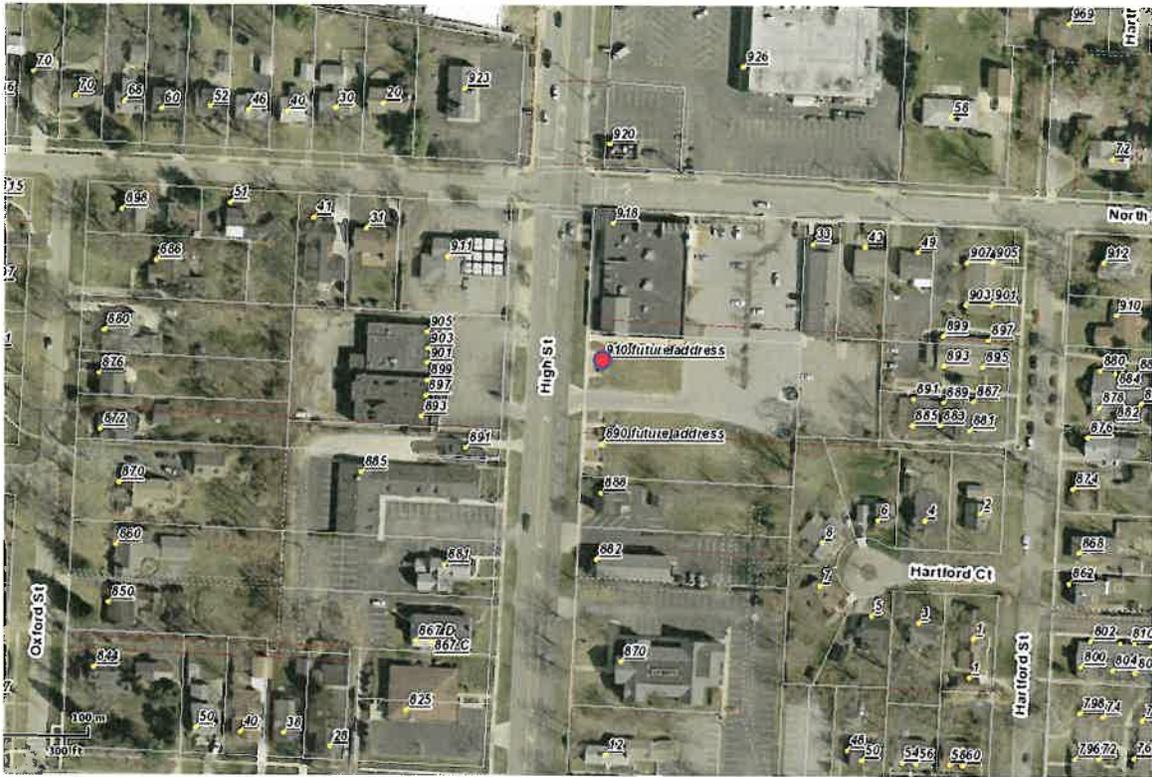
8/19/17  
Date

[Signature]  
CLERK OF COMMISSION

MPC Approval Date: 9/14/17

City Council Approval Date:

# 910 High St.



CITY OF WORTHINGTON

DRAWING NO. AR 64-17

DATE 9/19/17



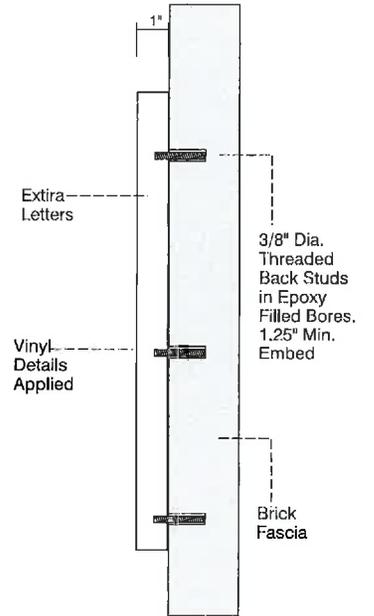
BUILDING 'A' WEST ELEVATION Scale 1/8" = 1'

1" THICK EXTIRA LETTERS; INDIVIDUALLY CUT OUT & SHAPED. ALL EDGES SMOOTHED & FINISHED.

PAW PRINT - VINYL APPLIED FLAT TO LETTER

LETTERS MOUNTED FLUSH TO BRICK FASCIA W/ 3/8" CORROSIVE RESISTANT, CONCEALED BACK STUDS SET INTO EPOXY FILLED BORES. 3 MINIMUM PER LETTER; EVENLY SPACED. MINIMUM EMBED INTO BRICK AT 1.25"

GOOSENECK LIGHT FIXTURE BY OTHERS



2' - 6.25" Overall 3' Brick Fascia

13' - 2" OVERALL

**West Elev. OPT. 4 – EXTERNALLY ILLUMINATED WALL LETTERS.**

GRAPHIC = 33.19 SQ.FT.  
COMBINED GRAPHICS NOT TO EXCEED 79.5 SQ.FT.

Colors —————  
Letters - White.  
Paw Print - Black  
Trademark - White Border & "R".  
Background to Match Brick



SCALE 1/4" = 1'

	CLIENT APPROVAL _____	DATE _____	<input type="checkbox"/> PRODUCTION ART REQUIRED <small>Colors on Printed Documents May Vary</small>	PROJECT NAME <u>PET PEOPLE</u>	REVISION <u>8-10-17</u>	SALES <u>RMS</u>	DATE <u>8-8-17</u>
	_____	_____		LOCATION <u>N. HIGH ST.</u> CITY <u>WORTHINGTON</u> STATE _____	DESIGN_KD <u>8-11-17</u> SIZE <u>14</u>	DESIGN_KD <u>8-11-17</u> DESIGN_KD <u>9-19-17</u>	SCALE <u>Noted</u> PROJECT# <u>17411</u>

CITY OF WORTHINGTON

DRAWING NO. *AR 6A-17*

DATE 9/19/17



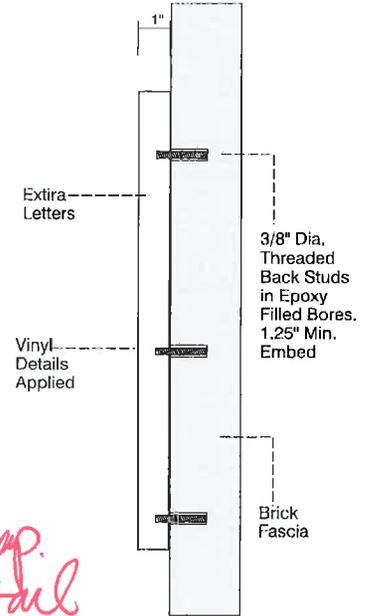
BUILDING "A" - EAST ELEVATION ---- SCALE 1/8" = 1'

1" THICK EXTRA LETTERS; INDIVIDUALLY CUT OUT & SHAPED. ALL EDGES SMOOTHED & FINISHED.

PAW PRINT - VINYL APPLIED FLAT TO LETTER

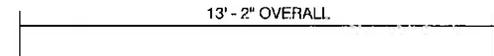
LETTERS MOUNTED FLUSH TO BRICK FASCIA W/ 3/8" CORROSIVE RESISTANT, CONCEALED BACK STUDS SET INTO EPOXY FILLED BORES. 3 MINIMUM PER LETTER; EVENLY SPACED. MINIMUM EMBED INTO BRICK AT 1.25"

GOOSENECK LIGHT FIXTURE BY OTHERS



2' - 6.25" Overall  
3' - 8 Brick Fascia

*Not to overlap brick detail*



**East Elev. OPT. 4 - EXTERNALLY ILLUMINATED WALL LETTERS.**

GRAPHIC = 33.19 SQ.FT.  
COMBINED GRAPHICS NOT TO EXCEED 79.5 SQ.FT.

Colors  
Letters - White.  
Paw Print - Black  
Trademark - White Border & 'R'.  
Background to Match Brick

2' - 6.25" OVERALL  
2' "P"



SCALE 1/4" = 1'



CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

PRODUCTION ART REQUIRED  
*Colors on Printed Documents May Vary*

PROJECT NAME PET PEOPLE  
LOCATION N. HIGH ST.  
CITY WORTHINGTON STATE \_\_\_\_\_

REVISION 8-10-17  
8-11-17  
9-19-17

SALES BMS  
DESIGN\_KD \_\_\_\_\_  
SIZE 14

DATE 8-8-17  
SCALE Noted  
PROJECT# 17411

APPROVED  
ARCHITECTURAL REVIEW BOARD  
CITY OF WORTHINGTON

DATE 9/14/17

CLERK \_\_\_\_\_

APPROVED  
WORTHINGTON MUNICIPAL  
PLANNING COMMISSION

DATE 9/14/17

CLERK OF COMMISSION \_\_\_\_\_



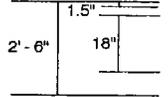
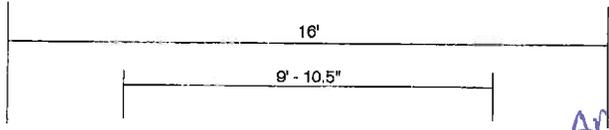
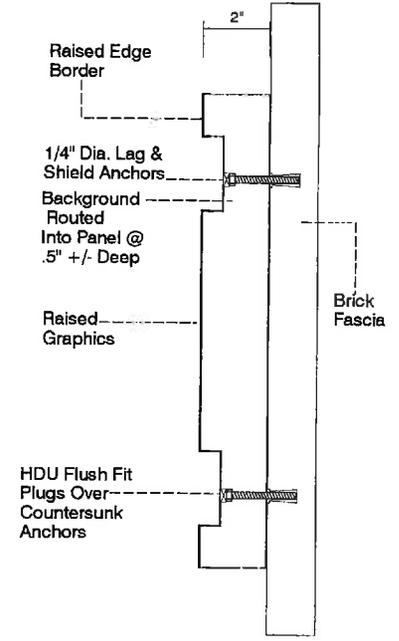
BUILDING 'A' WEST ELEVATION Scale 1/8" = 1'

**West Elev. OPT 2 -  
EXTERNALLY ILLUMINATED WALL PANEL.**

GRAPHIC = 40 SQ.FT.  
COMBINED GRAPHICS NOT TO EXCEED 79.5 SQ.FT.

Colors \_\_\_\_\_  
Background - Green. PMS#7496  
Raised Border & Returns - White.  
Letters - White.

2" Thick High Density "HDU" with  
Scalloped Corners.  
  
Background to be Routed Into Panel  
@ .5" +/- Deep.  
Border & Text are Raised  
  
Panel Installed Flush to Brick Wall  
with 1/4" x 3" Lags- Countersunk &  
Plugged.  
Spaced Evenly Along Top & Bottom  
@ Approx. 3' OC.  
  
Gooseneck Lamp Fixtures by Others



SCALE 1/4" = 1'

AR 164-17  
CITY OF WORTHINGTON  
ADP 05-17  
DRAWING NO.  
DATE 8-17-17



CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

PRODUCTION ART REQUIRED  
Colors on Printed Documents May Vary

PROJECT NAME PET PEOPLE  
LOCATION N. HIGH ST.  
CITY WORTHINGTON STATE \_\_\_\_\_

REVISION 8-10-17  
8-11-17

SALES BMS  
DESIGN KD  
SIZE 14

DATE 8-8-17  
SCALE Noted  
PROJECT# 17411

APPROVED  
ARCHITECTURAL REVIEW BOARD

CITY OF WORTHINGTON

DATE 9/14/17  
*Jm*

CLERK Gooseneck Lamp Fixtures by Others

53'

15'

APPROVED  
WORTHINGTON MUNICIPAL  
PLANNING COMMISSION

DATE 9/14/17

*Jm*  
CLERK OF COMMISSION

2" Thick High Density "HDU" with  
Scalloped Corners.

Background to be Routed Into Panel  
@ 5" +/- Deep.  
Border & Text are Raised

Panel Installed Flush to Brick Wall  
with 1/4" x 3" Lags- Countersunk &  
Plugged.  
Spaced Evenly Along Top & Bottom  
@ Approx. 3' OC.

Gooseneck Lamp Fixtures by Others

Raised Edge  
Border

1/4" Dia. Lag &  
Shield Anchors  
Background  
Routed  
Into Panel @  
5" +/- Deep

Raised  
Graphics

HDU Flush Fit  
Plugs Over  
Countersunk  
Anchors

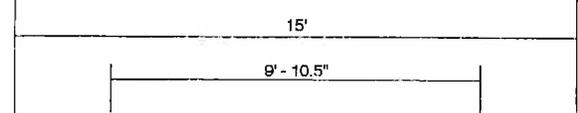
Brick  
Fascia

18' - 0.5" To Eave



BUILDING 'A' - EAST ELEVATION ---- SCALE 1/8" = 1'

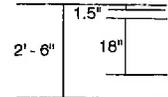
2' - 6" Panel  
3' - 8" Brick  
Fascia



East Elev. OPT. 2 -  
EXTERNALLY ILLUMINATED WALL PANEL.

GRAPHIC = 37.5 SQ.FT.  
COMBINED GRAPHICS NOT TO EXCEED 79.5 SQ.FT.

Colors-----  
Background - Green. PMS#7496  
Raised Border & Returns - White.  
Letters - White.



SCALE 1/4" = 1'



AR 64-17  
CITY OF WORTHINGTON  
ADP 05-17  
DRAWING NO.  
DATE 8-17-17



CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

PRODUCTION ART REQUIRED  
Colors on Printed Documents May Vary

PROJECT NAME PET PEOPLE  
LOCATION N. HIGH ST.  
CITY WORTHINGTON STATE \_\_\_\_\_

REVISION 8-10-17  
8-11-17

SALES BMS  
DESIGN KD  
SIZE 14

DATE 8-8-17  
SCALE Noted  
PROJECT# 17411



**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

Case #	AR 81-17
Date Received	9/29/17
Fee	\$ 30.00 pd
Meeting Date	10/12/17
Filing Deadline	
Receipt #	64351

1. Property Location 63 W granville Rd
2. Present/Proposed Use home
3. Zoning District R-104
4. Applicant Megan Shroy  
 Address 63 W granville Rd  
 Phone Number(s) 614 507 6203
5. Property Owner Megan Shroy  
 Address " "  
 Phone Number(s) " "
6. Project Description " "  
Restoring current barn
7. Project Details:
  - a) Design See attached
  - b) Color \_\_\_\_\_
  - c) Size \_\_\_\_\_
  - d) Approximate Cost 2014 Expected Completion Date April 2017

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**  
 The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Megan Shroy  
 Applicant (Signature)

Sept. 29  
 Date

Megan Shroy  
 Property Owner (Signature)

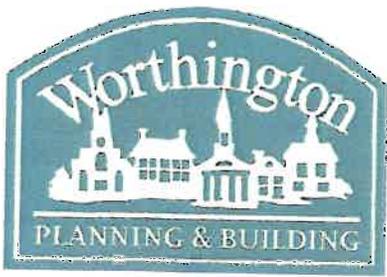
Sept 29  
 Date

Abutting Property Owners List for  
63 W. Granville Rd.

Tom & Kathy Holcombe  
David Guntrip  
George R. Kuntz Jr.  
John & Sarah Roesch  
Pamela Woods  
Gloria Mayton

80 W. Granville Rd.  
64 W. Granville Rd.  
51 W. Granville Rd.  
704 Oxford St.  
703 Oxford St.  
75 W. Granville Rd.

Worthington, OH 43085  
Worthington, OH 43085



City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR 123-15 Date Received 7-21-15 Fee \$ 200 Meeting Date 9-10-15 Filing Deadline Receipt # 102543

- 1. Property Location 63 W granville Road 43085
2. Present/Proposed Use garage for parking / home office
3. Zoning District R10

SCANNED

4. Applicant Megan Shroy
Address 63 W grandville road
Phone Number(s) 614.507.6203

5. Property Owner Megan Shroy
Address name
Phone Number(s) name

6. Project Description we would like to build a garage

7. Project Details:
a) Design (see specs / drawing)
b) Color
c) Size

d) Approximate Cost \$70K Expected Completion Date Dec 31, 15

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME: The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Megan Shroy
Applicant (Signature)

7/17/15
Date

APPROVED ARCHITECTURAL REVIEW BOARD CITY OF WORTHINGTON DATE 9/10/15 CLERK

Megan Shroy
Property Owner (Signature)

7/17/15
Date

To whom it may concern –

Thank you in advance for your careful consideration of our proposed enhancements to our property at 63 West Dublin Granville Road.

Alongside our plans, I wanted to provide a statement to ensure that the Architectural Review Board fully understands the rationale behind this project and can rest assured that we would cut no corners to make certain we fall in line with the historical significance of this property and the neighborhood.

As an “old house buff” I consider myself preservationist. Prior to owning this home, we owned a home in Grandview build in 1925. Since moving to Worthington, we’ve spent the last two years restoring the house’s interior, which you can follow on my blog – The House on the Corner of Oxford. I’m big on keeping with the integrity of the house using period correct fixtures, restoring all original hardware and making sure the materials we use were around when this house was built – people think I’m crazy for installing marble countertops! I even went so far as to restore an old bathtub I found in the barn out back and have it reinstalled in our upstairs bathroom!

Point being, I respect the history of this neighborhood and I want to keep with the traditional look and feel of the property during this project. We are proposing one new structure, a garage, along with the restoration of the 1800s barn that was converted into the current garage.

When we bought this house, we knew the barn and driveway would have to be addressed, as you can’t park a large car or SUV in the current structure and the driveway is a serious hazard with its steep grade. It tears apart the bottom of our vehicles and poses a significant risk to our toddler on her tricycle!

With the proposed plans, we will be able to build a garage suitable for parking and we won’t have to tear down the historic barn. Rather, we will restore it to its original state, removing the garage addition and adding barn doors and fixtures appropriate to the period in which it was built. While the structure currently has holes, significant rot and broken windows, we will try to restore the original siding and patch to match in its place. We’ve been studying pictures of Ohio barns built around the same time and consulted with barn expert, David Foust, on the plans and architectural drawings. I think this has potential to become a point of pride in the neighborhood.

You will also notice our proposed plans for the new garage/carriage house keep in line with the historic look and feel of the neighborhood. We will match the siding and roofing to the house and have made certain to match architectural details as well, like the dormers with leaded glass.

We’ve included space for a second floor home office in our drawings, as I work from home. Currently I’m working out of one of our upstairs bedrooms while a nanny watches our daughter. As you can imagine with a toddler and a baby on the way, it is getting more and

more difficult to "hide away" and get work done with children around. Our plans for this space will by all means match the current home with all hardwood floors, trim details to mimic original woodwork and period correct fixtures.

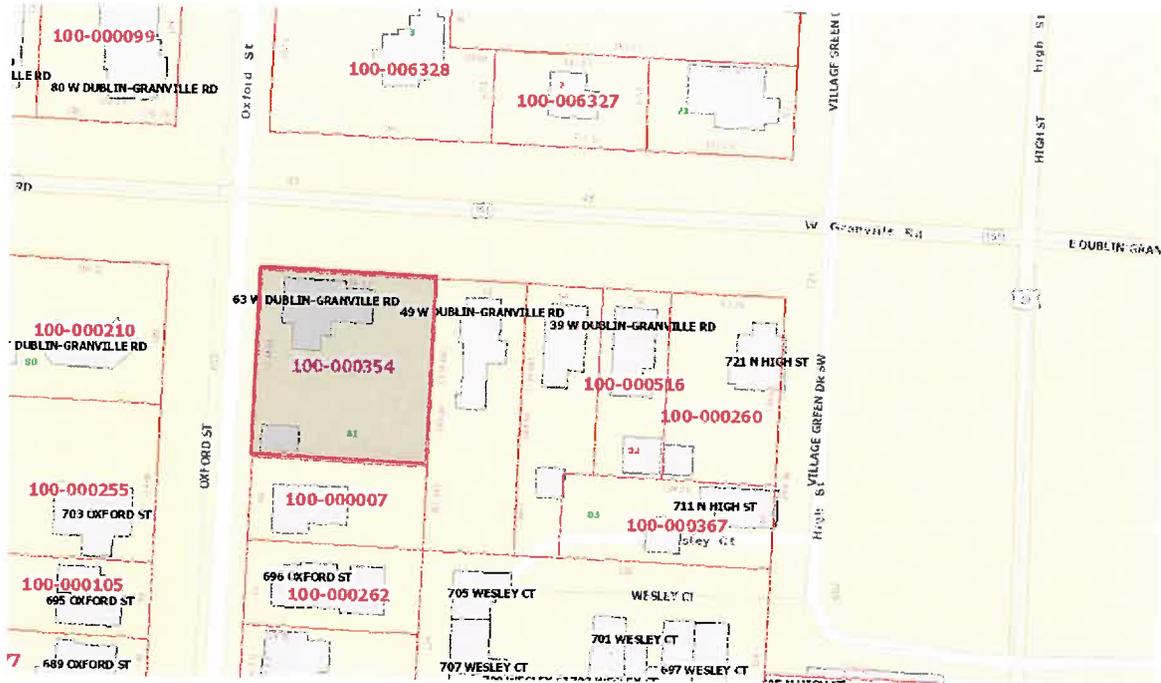
All and all, I think you will agree that these plans will solve our parking and driveway issues, without sacrificing the integrity of the neighborhood. Additionally, the significant size of the lot has more than enough room for this garage and will still allow for a sizable yard and garden.

Thank you very much for your time and consideration.

Kind regards,

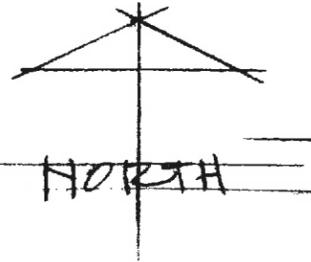
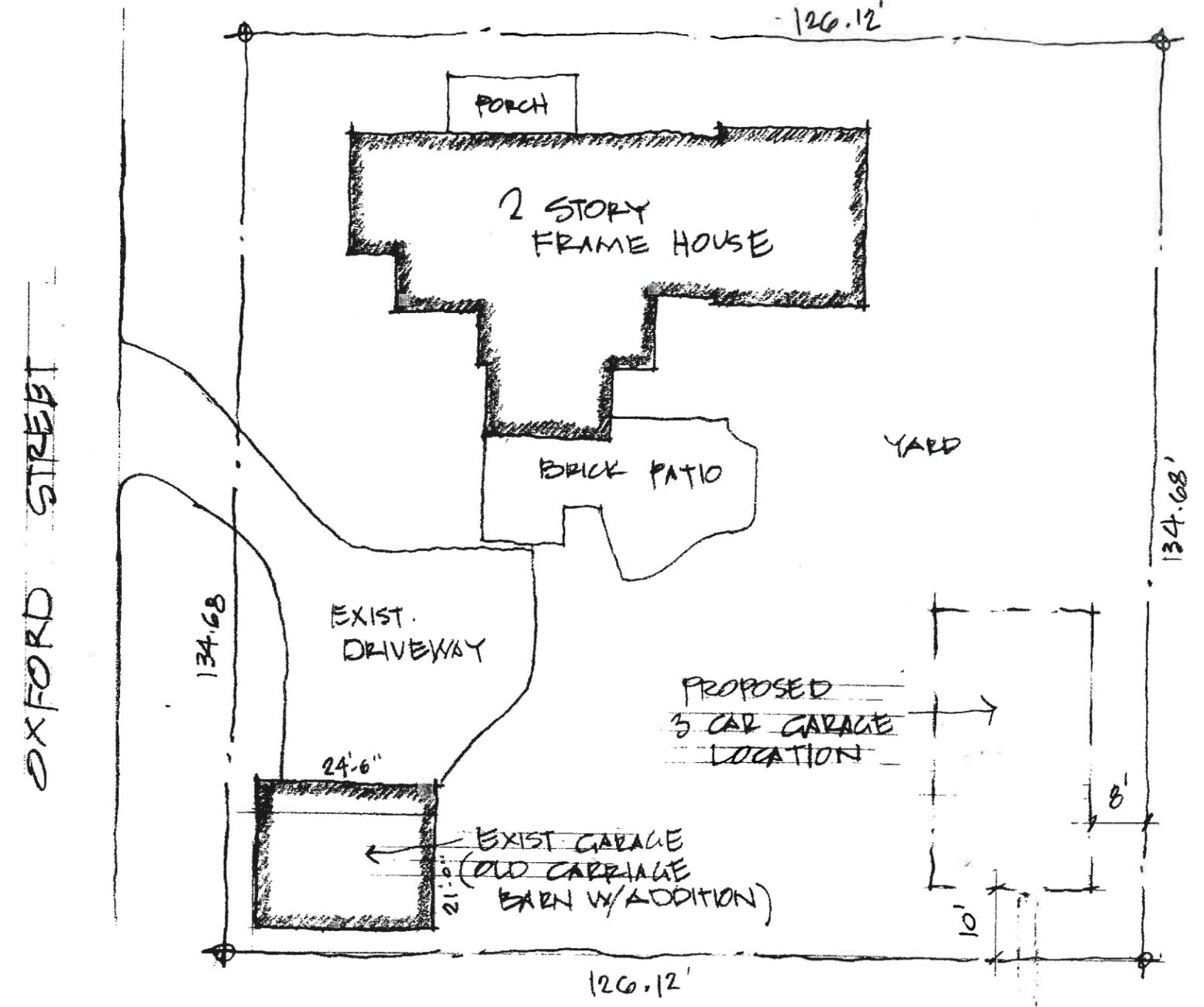
Megan Shroy

# 63 W. Granville Rd.



100-000354 04/10/2014

W. DUBLIN GRANVILLE RD.



EXISTING SITE PLAN  
SCALE - 1" = 20'

PROPOSED 3 CAR GARAGE & RENOVATION OF OLD BARN

SITE AREA - 10985.84 sq. ft.

NEW 3 CAR GARAGE - 850 SQ. FT.

SPACE ABOVE GARAGE - 780 SQ. FT.

OLD CARRIAGE BARN - 392 SQ. FT.  
REMOVE OLD ADDITION AND RENOVATE

LOT COVERAGE WITH NEW GARAGE AND DRIVE - APPROX. 30%

ADDITION DOES NOT REQUIRE THE REMOVAL OF ANY LARGE TREES

APPROVED  
ARCHITECTURAL REVIEW BOARD  
CITY OF WORTHINGTON  
DATE 9/10/15  
zbl  
CLERK

CITY OF WORTHINGTON  
AR 63-15  
DRAWING NO.

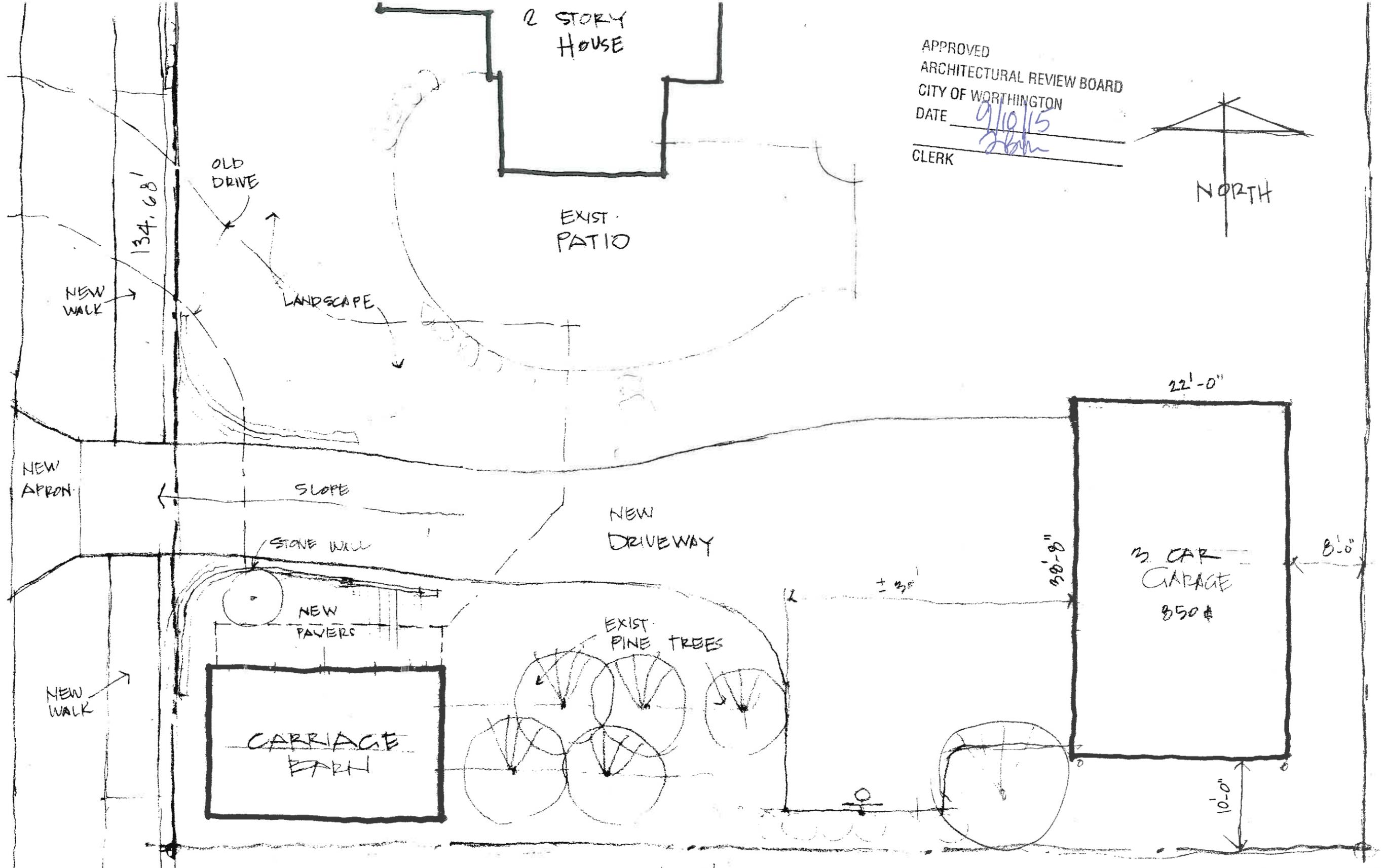
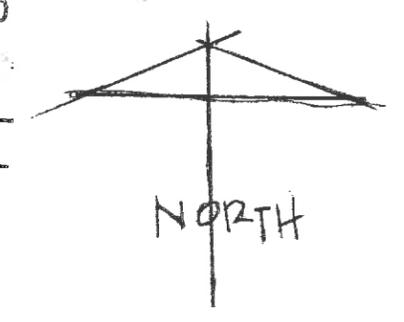
DATE 7-21-15

SHROY RESIDENCE -  
63 W. DUBLIN GRANVILLE RD.

DENNIS J. MEACHAM - ARCH.

AUG. 5, 2015

APPROVED  
ARCHITECTURAL REVIEW BOARD  
CITY OF WORTHINGTON  
DATE 9/10/15  
CLERK [Signature]



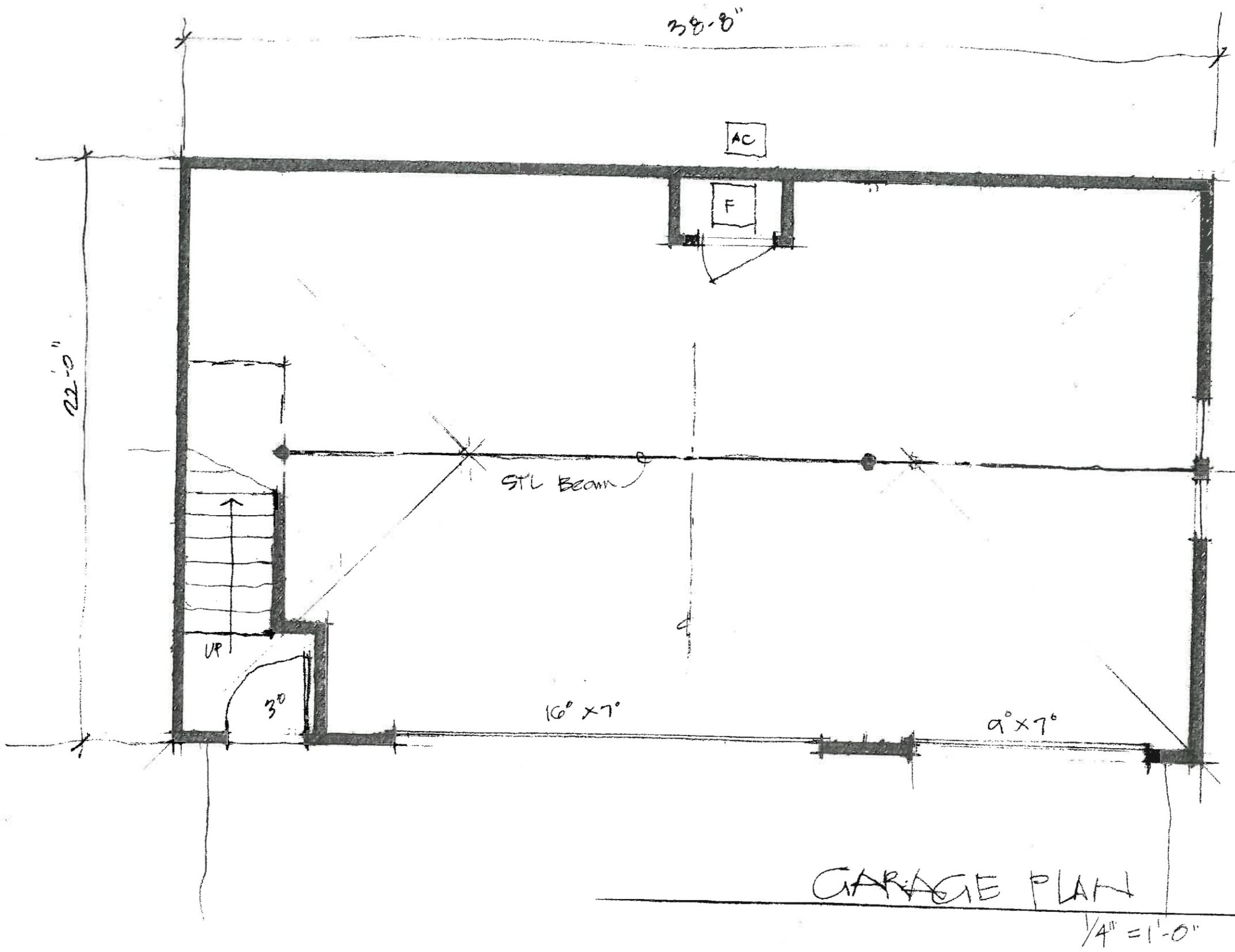
~~CARPORT GARAGE~~

# PARTIAL SITE PLAN

1" = 10'-0"

AUG. 5, 2015

CITY OF WORTHINGTON  
AR 63-15  
DRAWING NO.  
DATE 7-21-15



GARAGE PLAN

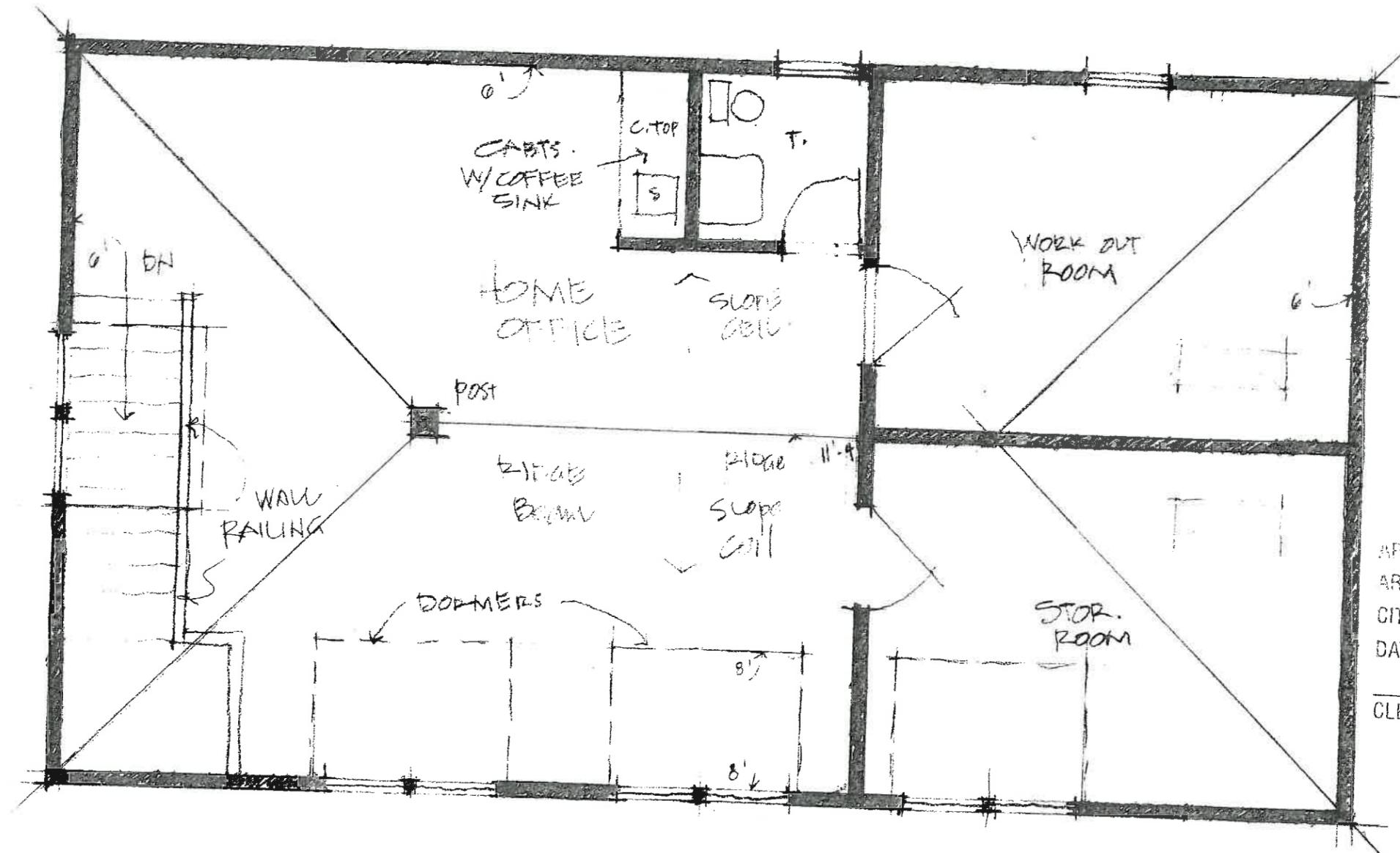
1/4" = 1'-0"

APPROVED  
 ARCHITECTURAL REVIEW BOARD  
 CITY OF WORTHINGTON  
 DATE 9/10/15  
 CLERK Z. Bittner

CITY OF WORTHINGTON  
 AR 63-15  
 DRAWING NO.  
 DATE 7-21-15

SHROY GARAGE

AVG. 5, 2015



APPROVED  
 ARCHITECTURAL REVIEW BOARD  
 CITY OF WORTHINGTON  
 DATE 9/10/15  
 CLERK 2. B. [Signature]

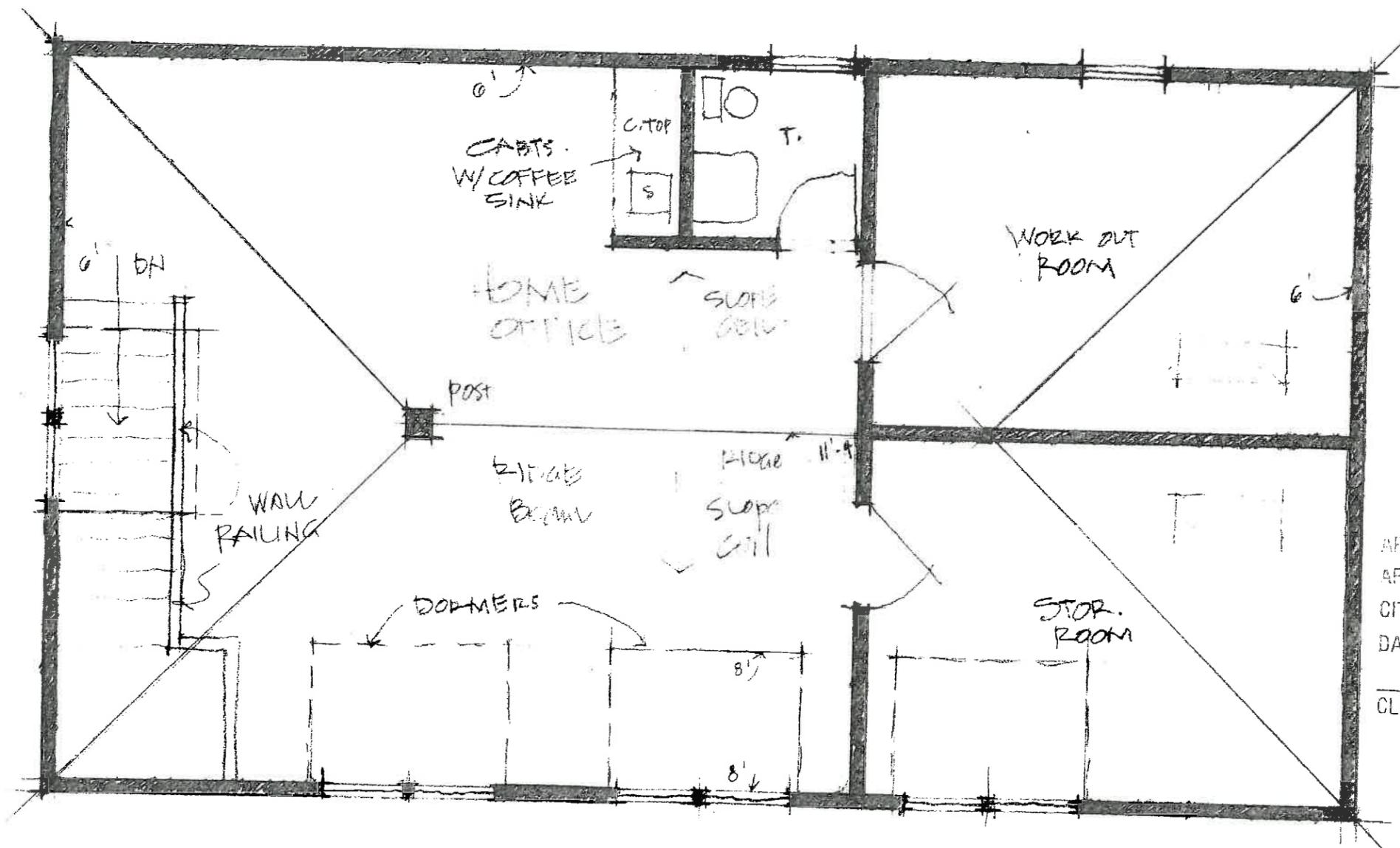
CITY OF WORTHINGTON  
 AR 63-15  
 DRAWING NO.  
 DATE 7-21-15

SHROY GARAGE

2ND FLOOR

1/4" = 1'-0"

AUG. 5, 2015



APPROVED  
 ARCHITECTURAL REVIEW BOARD  
 CITY OF WORTHINGTON  
 DATE 9/10/15  
2 Buh  
 CLERK

CITY OF WORTHINGTON  
AR 63-15  
 DRAWING NO.  
 DATE 7-21-15

SHROY GARAGE

2ND FLOOR  
 $\frac{1}{4}'' = 1'-0''$

AUG 5, 2015



WEST ELEV.

EAST SIMILAR WITHOUT DOORS AND DORMERS

1/4" = 1'-0"

APPROVED  
 ARCHITECTURAL REVIEW BOARD  
 CITY OF WORTHINGTON  
 DATE 9/10/15  
 CLERK [Signature]

AUG. 5, 2015

SHROY GARAGE

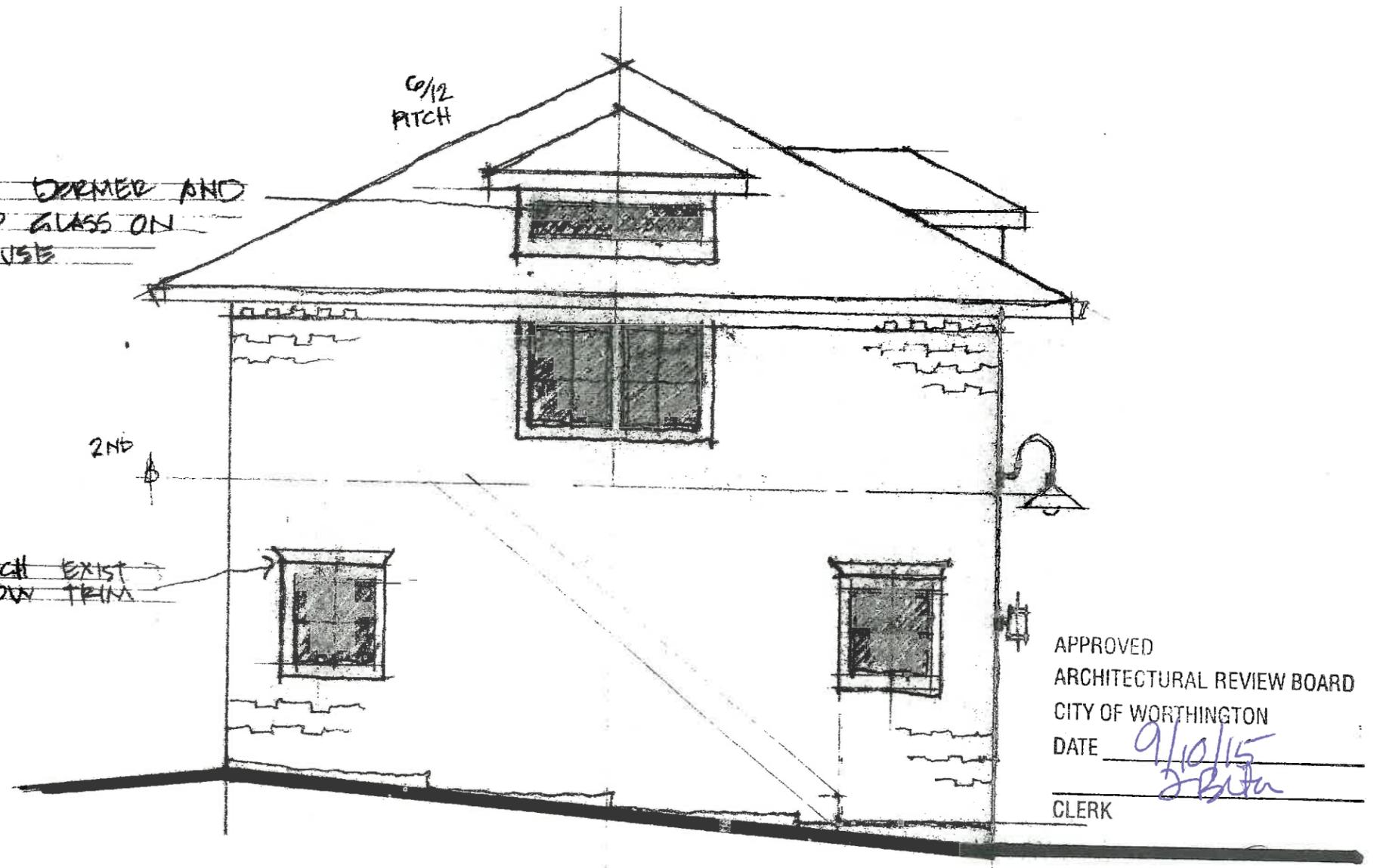
CITY OF WORTHINGTON  
 AR 63-15  
 DRAWING NO.  
 DATE 7-21-15 5.

MATCH DORMER AND  
DIAMOND GLASS ON  
EXIST. HOUSE

6/12  
PITCH

2ND

MATCH EXIST  
WINDOW TRIM



APPROVED  
ARCHITECTURAL REVIEW BOARD  
CITY OF WORTHINGTON  
DATE 9/10/15  
J. B. [Signature]  
CLERK

NORTH ELEV.

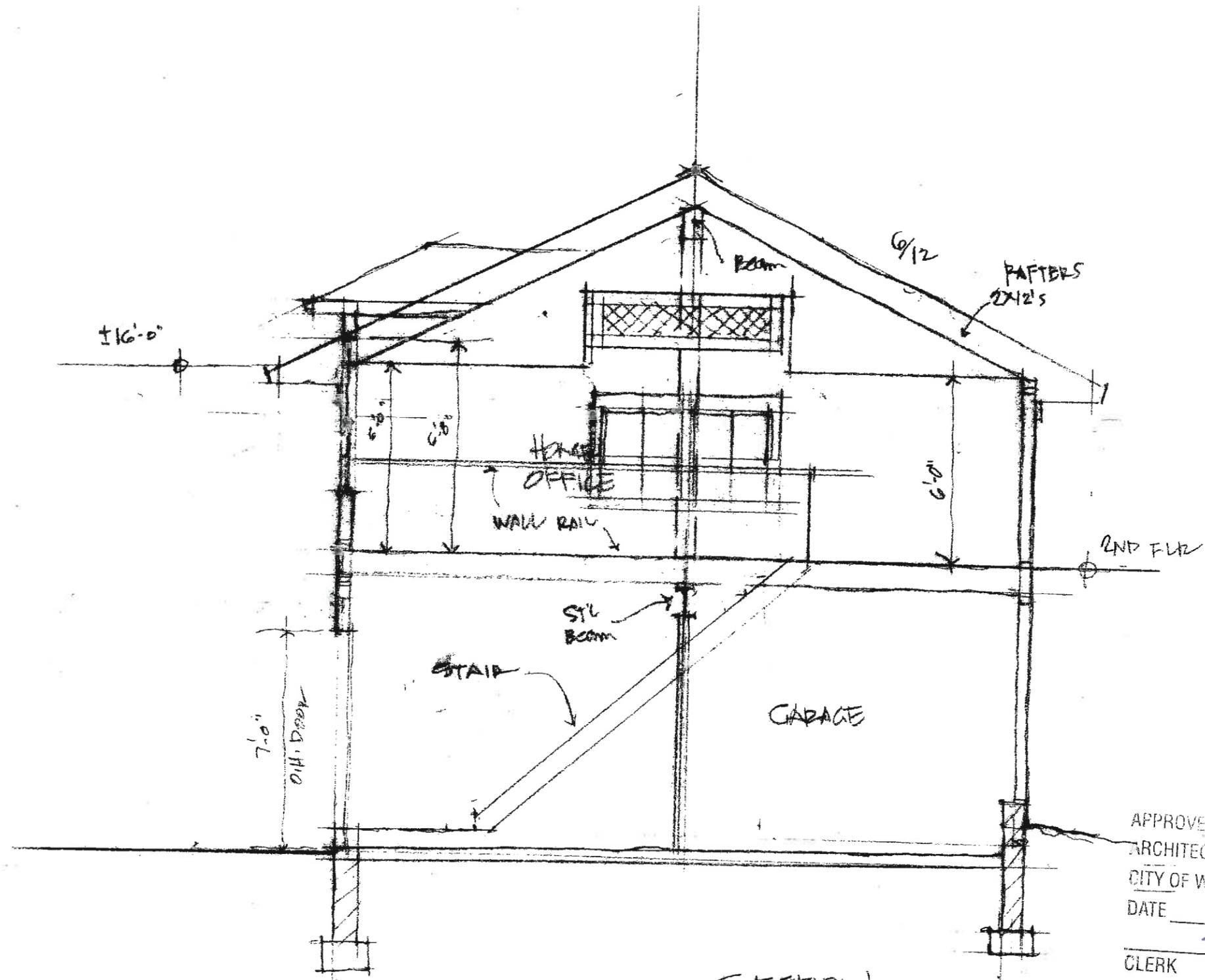
SOUTH SIMILAR  
WITHOUT DORMER & WINDOW  
LOCATION CHANGES

1/4" = 1'-0"

CITY OF WORTHINGTON  
AR 123-15  
DRAWING NO.  
DATE 7-21-15

AUG. 5, 2015

SHROY GARAGE



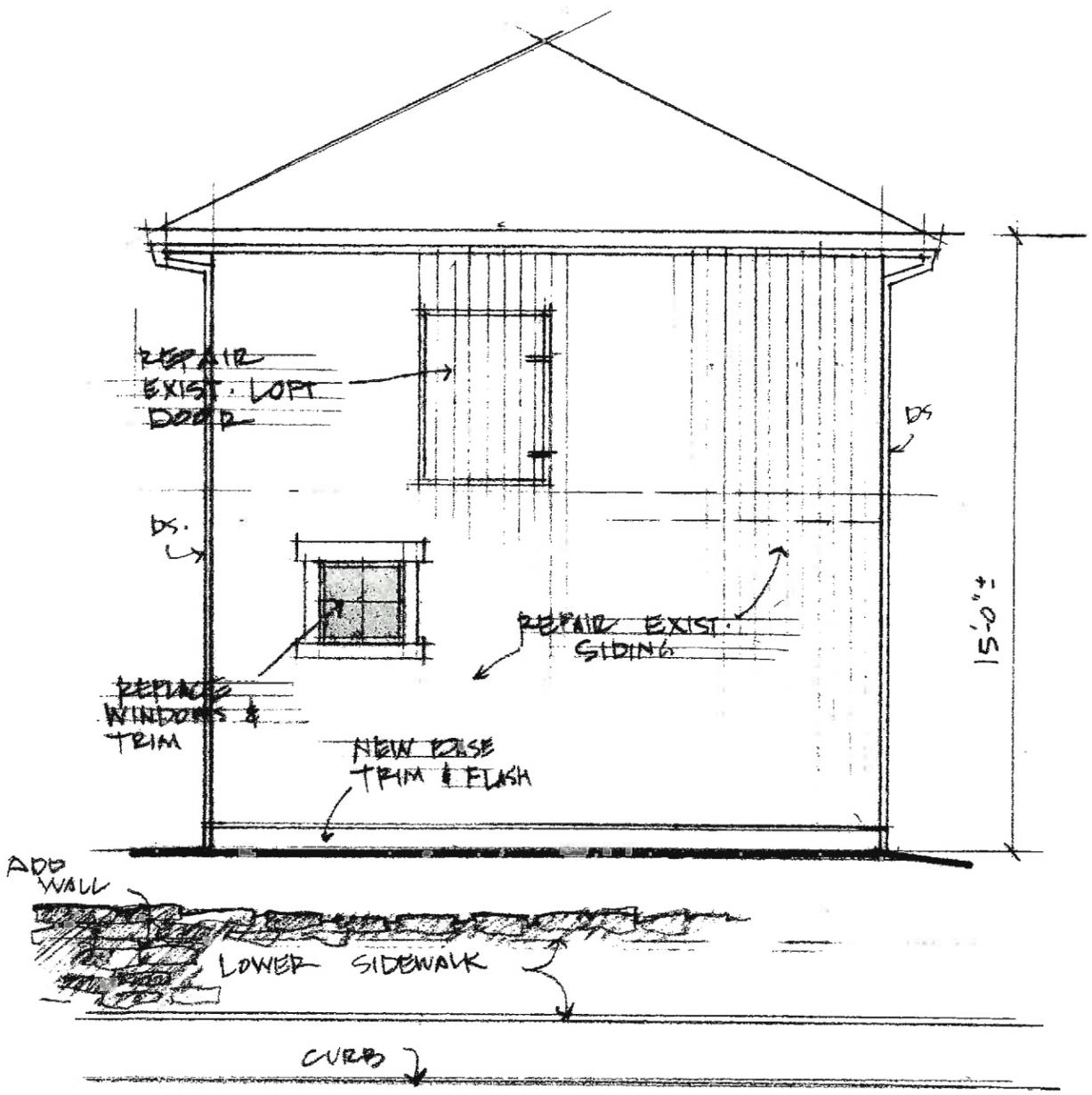
APPROVED  
 ARCHITECTURAL REVIEW BOARD  
 CITY OF WORTHINGTON  
 DATE 9/10/15  
Z. Khan  
 CLERK

SECTION 1  
 1/4" = 1'-0"

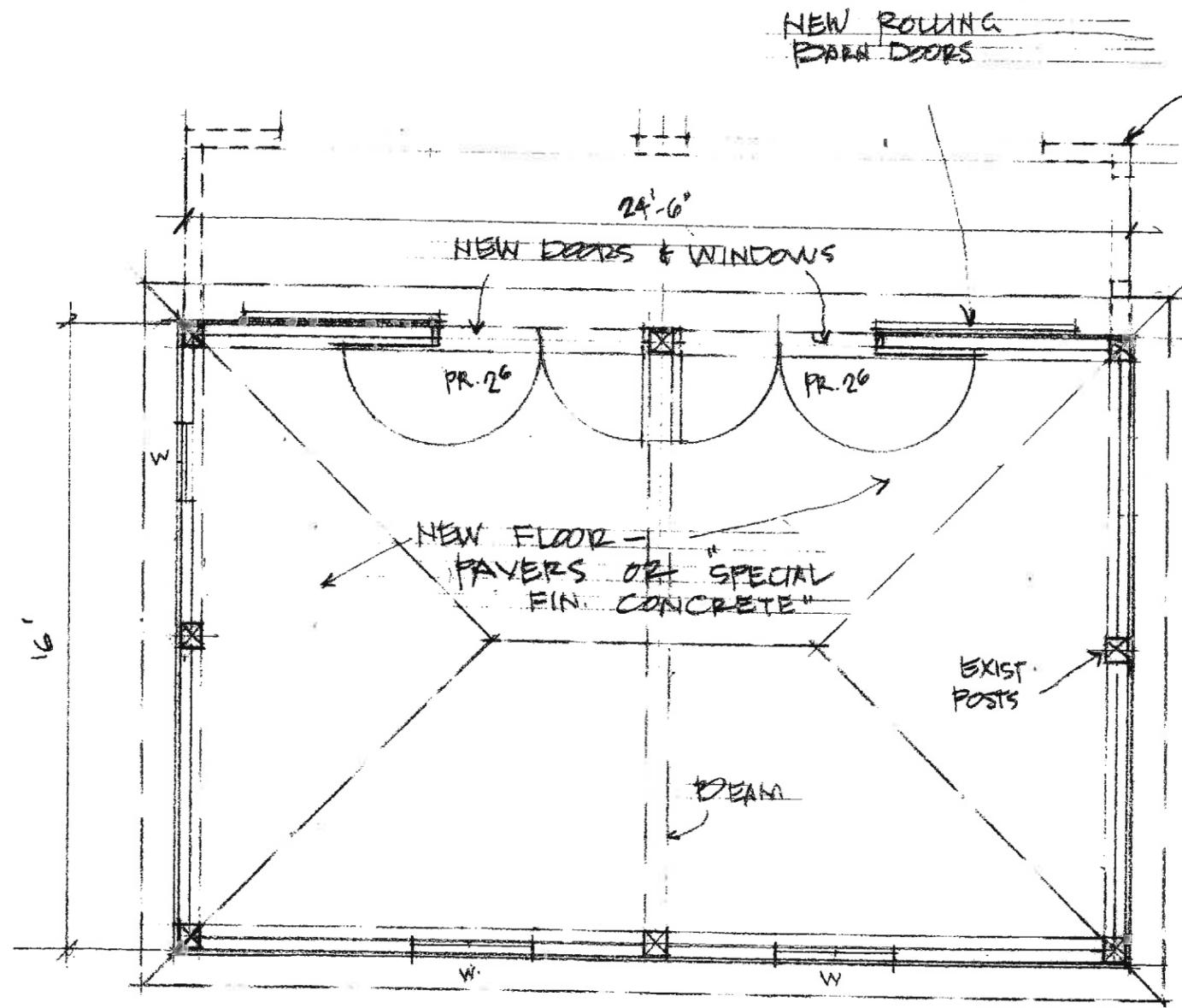
AUG 5, 2015  
 CITY OF WORTHINGTON  
 AR 63-15  
 DRAWING NO.  
 DATE 7-21-15

SHROY GARAGE

APPROVED  
 ARCHITECTURAL REVIEW BOARD  
 CITY OF WORTHINGTON  
 DATE 9/10/15  
JBH  
 CLERK



WEST ELEV.

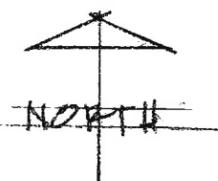


FLOOR PLAN

SCALE - 1/4" = 1'-0"

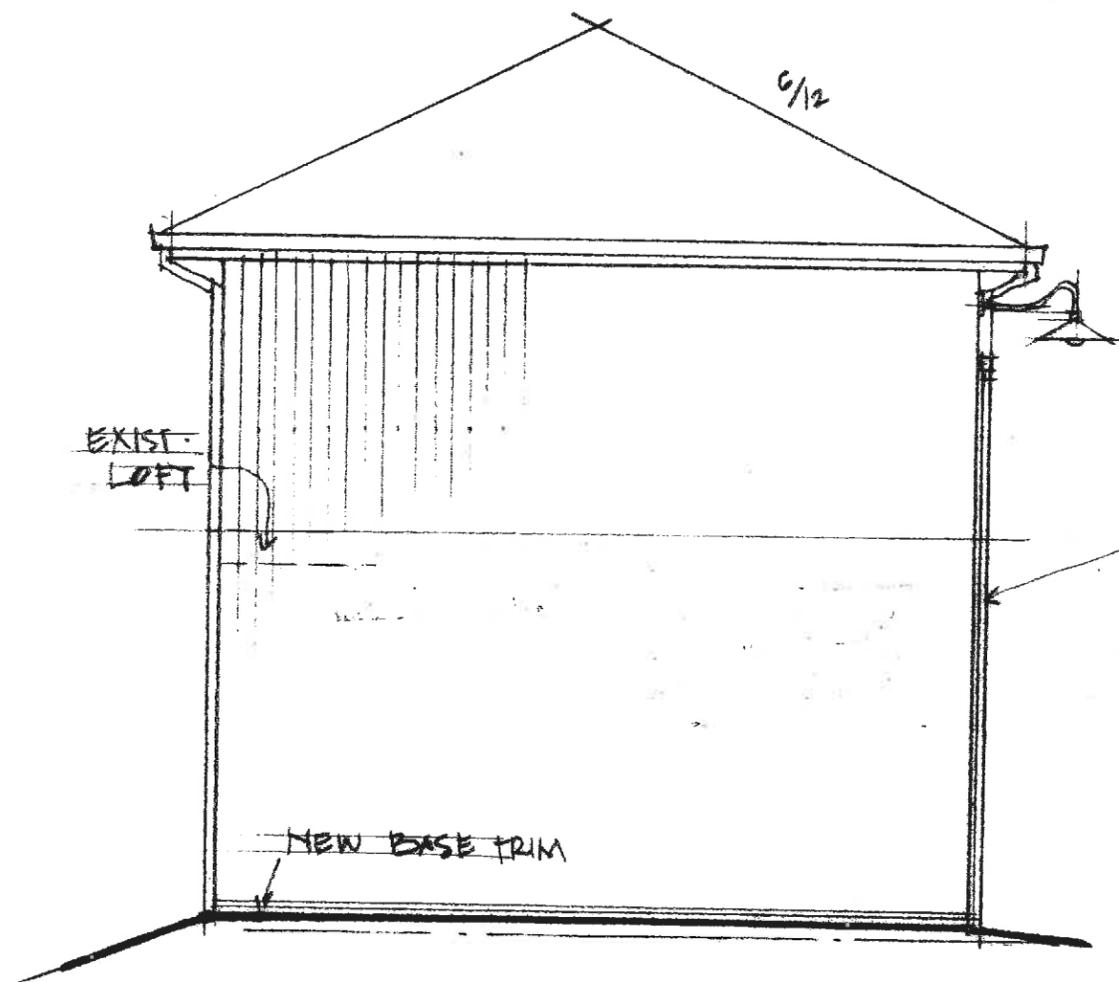
NOTE:  
 REMOVE LOFT  
 AND BRACE EXIST  
 STRUCTURE AS  
 REQUIRED

CITY OF WORTHINGTON  
 AR 63-15  
 DRAWING NO.  
 DATE 7-21-15



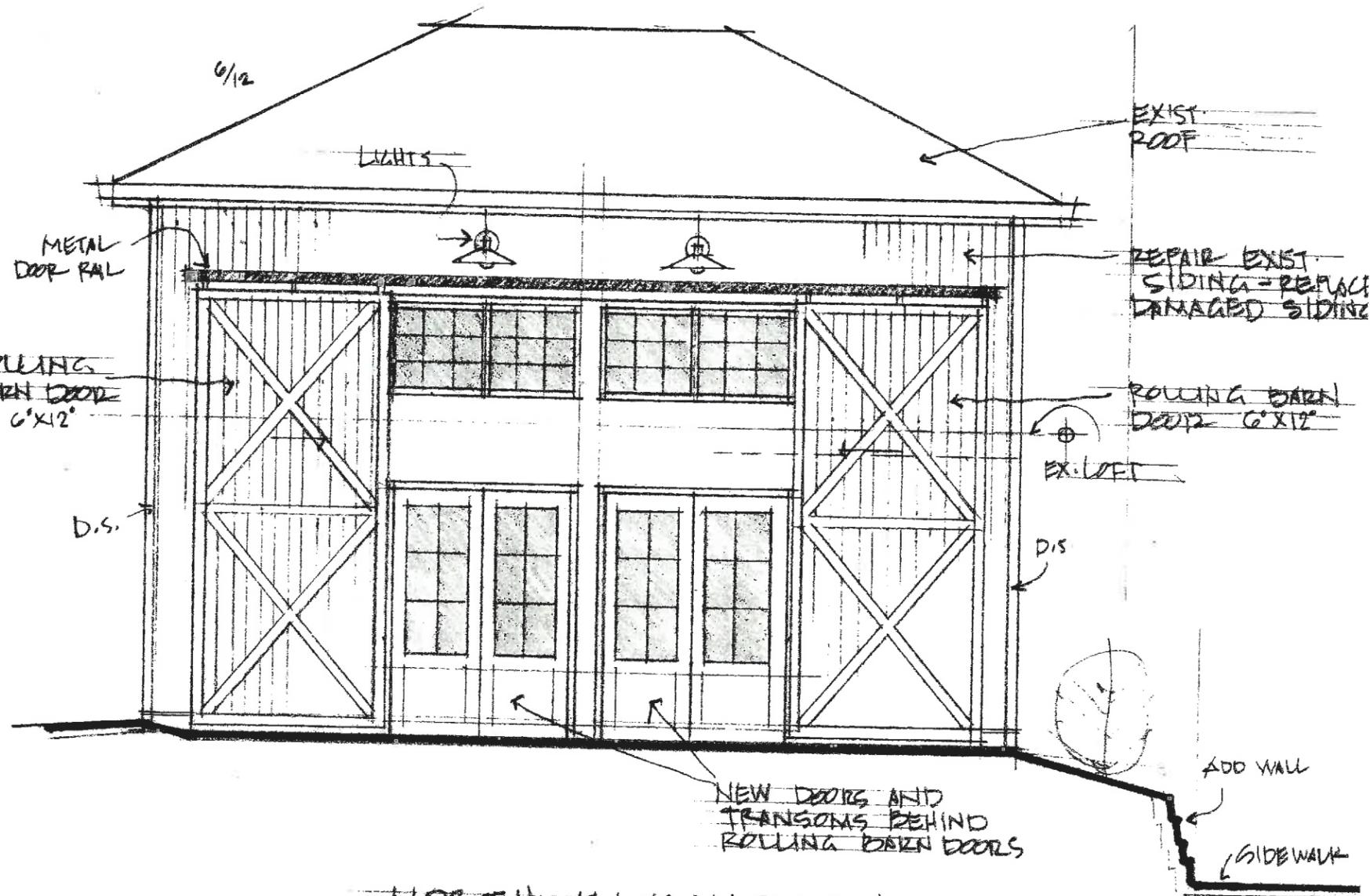
SHROY CARRIAGE BARN

APPROVED  
 ARCHITECTURAL REVIEW BOARD  
 CITY OF WORTHINGTON  
 DATE 9/10/15  
 CLERK [Signature]



EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

ELEVATION SHOWN  
 WITH ROLLING BARN  
 DOORS SHOWN OPEN

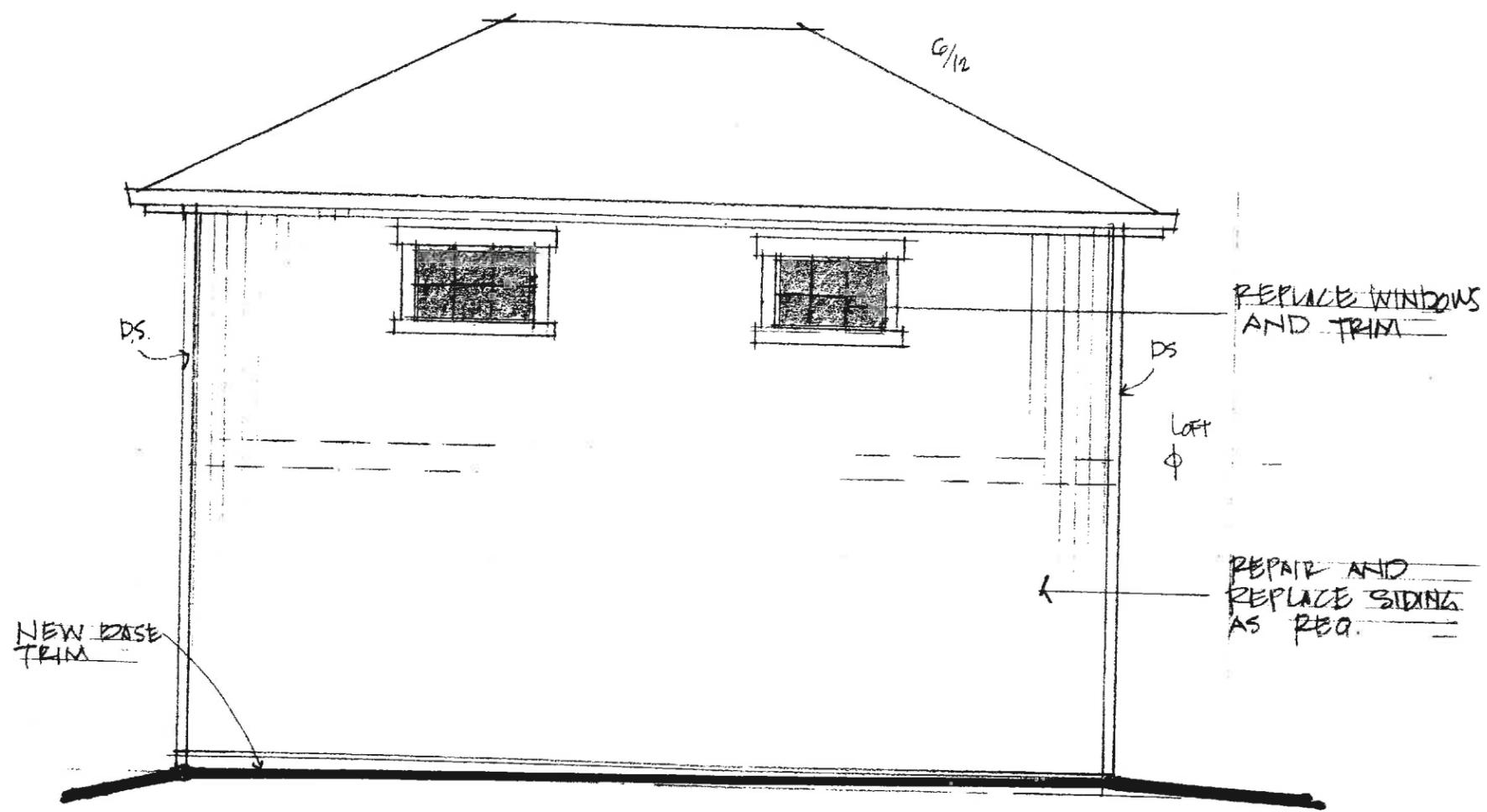
CITY OF WORTHINGTON  
 AR 63-15  
 DRAWING NO.

DATE 7-21-15

SHROY CARRIAGE BARN

AUG. 5, 2015

APPROVED  
ARCHITECTURAL REVIEW BOARD  
CITY OF WORTHINGTON  
DATE 9/10/15  
John  
CLERK



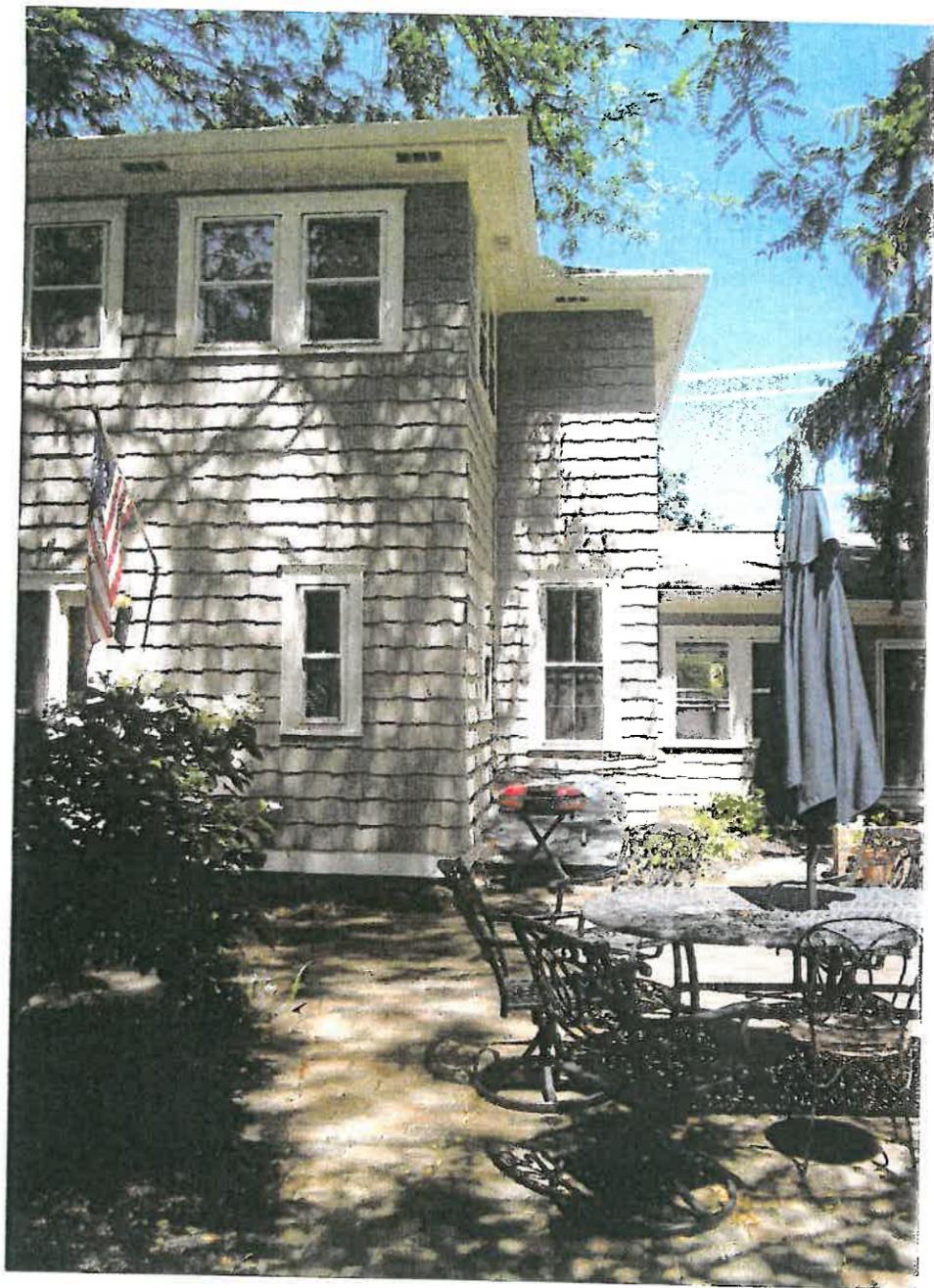
SOUTH ELEVATION

1/4" = 1'-0"

CITY OF WORTHINGTON  
DRAWING NO. AR 63-15  
DATE 7-21-15

SHROY CARRIAGE BARN

Aug. 5, 2015



CITY OF WORTHINGTON  
AR 63-15  
DRAWING NO.

DATE 7-21-15

SAPOY P&S



CITY OF WORTHINGTON  
AR 63-15  
DRAWING NO.  
DATE 7-21-15

SHROY RES.



CITY OF WORTHINGTON  
AR 63-15  
DRAWING NO.

DATE 7-21-15

SHROY RES.



**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

Case #	<u>AR 72-17</u>
Date Received	<u>9/8/17</u>
Fee	<u>\$2.00</u>
Meeting Date	<u>10-12-17</u>
Filing Deadline	
Receipt #	<u>64245</u>

1. **Property Location** 25 West New England Ave, Worthington, Ohio 43085
2. **Present/Proposed Use** Office Bldg/ Company Headquarters (~50 employees)
3. **Zoning District** C-5
4. **Applicant** Michelle Bishop  
 Address 560 Morning Street, Worthington, Ohio 43085  
 Phone Number(s) 614-579-0732
5. **Property Owner** CBRS Worthington, LLC  
 Address 25 West New England Street, Worthington, Ohio  
 Phone Number(s) 614-847-9600
6. **Project Description** -- Revision to AR 42-17 (Building Renovations). Alterations to ARB approved design.  
 New front elevation. Modifications to the approved design include removal of north elevation balcony and the addition of north elevation windows.

AMEND  
AR 42-17

**7. Project Details:**

- a) **Design** Federalist
- b) **Color** Existing Brick, black window frames,
- c) **Size** \_\_\_\_\_
- d) **Approximate Cost** \$10,000 **Expected Completion Date** 02/01/2018

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant (Signature)

09/07/2017  
 Date

Property Owner (Signature)

09/07/2017  
 Date

Abutting Property Owners List for  
25 W. New England Ave.

649 High LLC	1225 Dublin Rd.	Columbus, OH 43215
649 High LLC	649 High St.	Worthington, OH 43085
Stephen & Barbara Jerman	11 W. New England Ave.	Worthington, OH 43085
Wacked Hair Salon	11 W. New England Ave.	Worthington, OH 43085
SGS General Inc.	1550 W. Lane Ave.	Columbus, OH 43221
La Chatelaine French Bakery & Bistro	627 High St.	Worthington, OH 43085
Ripley Partners	623 High St.	Worthington, OH 43085
Snow House	H. Burkley Showe 45 N. 4th St., Suite 200	Columbus, OH 43215

9/7/2017

CBRS LLC  
25 West New England Ave  
Worthington, Ohio 43085

RE: Front Elevation Modifications to Approved ARB Design  
DataField Inc.  
25 West New England Ave.  
Worthington, Ohio 43085

We are seeking approval for modifications to the north elevation of the office building located at 25 West New England Ave.

Due to a delay and issues with structural engineering as well as budgetary constraints, we are proposing alterations to the north elevation plan approved by ARB on June 8, 2017. These alterations include removal of the balcony and the addition of windows on both the first and second floors.

We believe that the proposed changes maintain the integrity of the original design and is reflective of the architectural style of many Worthington buildings.

# 25 W. New England Ave.



100-000167 04/09/2014



SECOND FLOOR  
112'-0"±

FIRST FLOOR  
100'-0"±  
GRADE  
97'-9"±

north elevation  

---

approved

Exterior Elevations  
**DataField**  

---

25 West New England Ave.



north elevation  
proposed

CITY OF WORTHINGTON  
DRAWING NO. AR72-17  
DATE 9/8/17

Exterior Elevations  
DataField  
25 West New England Ave.



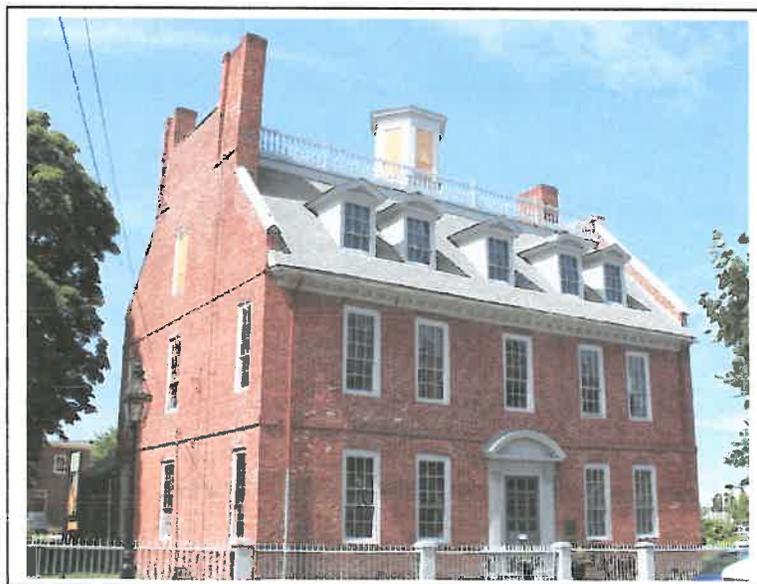
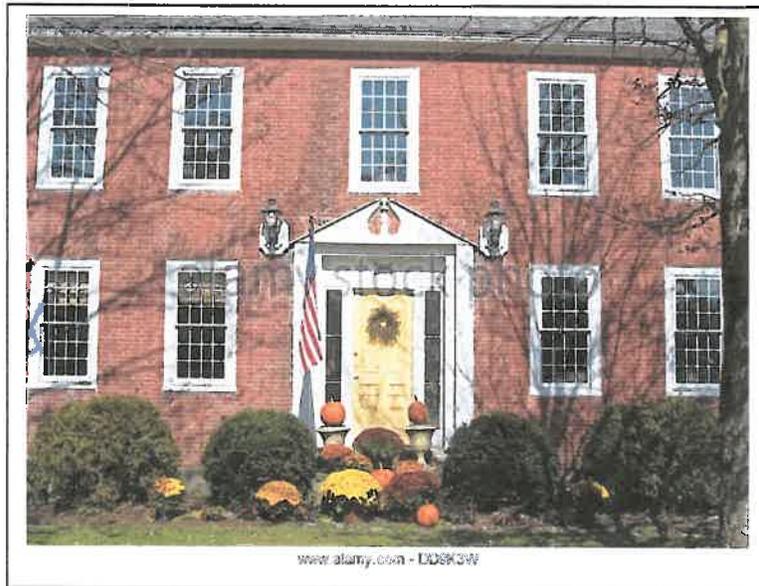
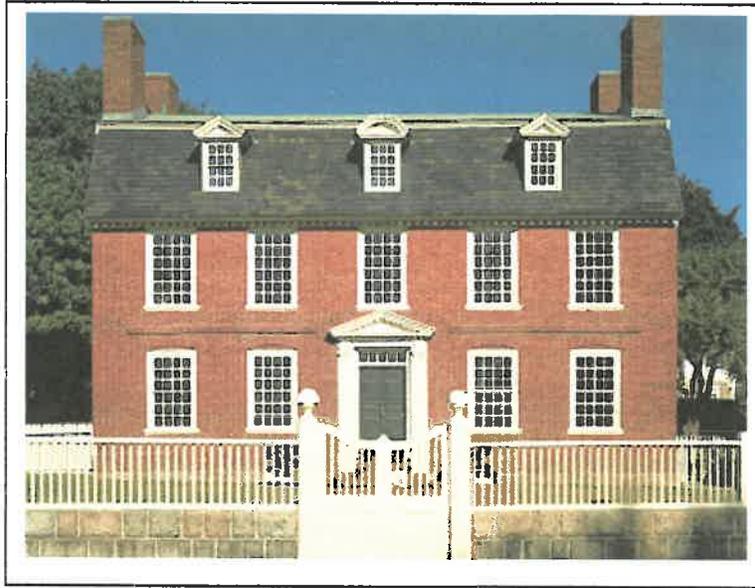
CITY OF WORTHINGTON

DRAWING NO. AR1217

DATE 9/8/17

DataField Inc.  
25 West New England

REFERENCE BUILDINGS FOR 25 WEST NEW ENGLAND







City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR 7517 Date Received 9/25/17 Fee 5 pd Meeting Date Filing Deadline Receipt # AR 12816

- 1. Property Location 2204 W. Dublin-Granville Road
2. Present/Proposed Use Convenience Store w/Self Service Gas
3. Zoning District C-4
4. Applicant United Dairy Farmers, John Johnston, Architect
Address 3955 Montgomery Road, Cincinnati, Ohio 45212
Phone Number(s) (513) 396-8743
5. Property Owner United Dairy Farmers
Address 3955 Montgomery Road, Cincinnati, Ohio 45212
Phone Number(s) (513) 396-8700
6. Project Description Added Landscape Wall & Improved Ground Cover Planting Along North & East Corner Of The UDF Project Perimeter Where It Joins Neighbor Properties
7. Project Details:
a) Design Low Block Synthetic Stone Wall, Perennial Ground Covers
b) Color Natural Stone, Perennial Ground Covers
c) Size Wall Approximately 45 lf, Plantings Approximately 300 sf
Mix of Hosta & Pachysandra Plants
d) Approximate Cost \$ 5,000.00 Expected Completion Date Completed

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME: The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

[Handwritten signature]

Applicant (Signature) John D. Johnston, Architect/Agent For UDF

09/13/2017 Date

Property Owner (Signature)

Date

Abutting Property Owners List for  
2204 W. Dublin-Granville Rd.

161 Linworth Properties LLC  
161 Linworth Properties LLC  
Wendy's  
Cameron's American Bistro  
Goodwill  
Rotolo's Pizza  
Rick Young Hair Studio  
The Blarney Stone Tavern  
Up-Towne Flowers  
Linworth Plaza LLC  
Linworth Duchess LLC  
Julia Keiser  
Linworth Baptist Church  
Jim & Gail Caldwell

6629 Milbrae Rd.  
2425 N. High St.  
6130 Linworth Rd.  
2185 W. Dublin-Granville Rd.  
2171 W. Dublin-Granville Rd.  
2163 W. Dublin-Granville Rd.  
2155 W. Dublin-Granville Rd.  
2151 W. Dublin-Granville Rd.  
2145 W. Dublin-Granville Rd.  
16120 Ventura Blvd., Suite 590  
447 James Pkwy  
6180 Linworth Rd.  
6200 Linworth Rd.  
6476 Strathaven Ct. W

Columbus, OH 43235  
Columbus, OH 43202  
Worthington, OH 43085  
Encino, CA 61436  
Newark, OH 43056  
Worthington, OH 43085  
Worthington, OH 43085  
Worthington, OH 43085

## **LIMITS OF WORK**

At the end of the project, I felt that the transition of the United Dairy Farmers Development, at the Northeast corner of the property where it met the two adjacent properties, was weak.

I decided to extend the masonry facing on the quality control manhole to the corner of the property and then continue it parallel past the transformer to create a more pleasant presentation of our property facing the adjacent condominium units. The sloped grade, as originally designed, was maintained, terminating at the base of the wall.

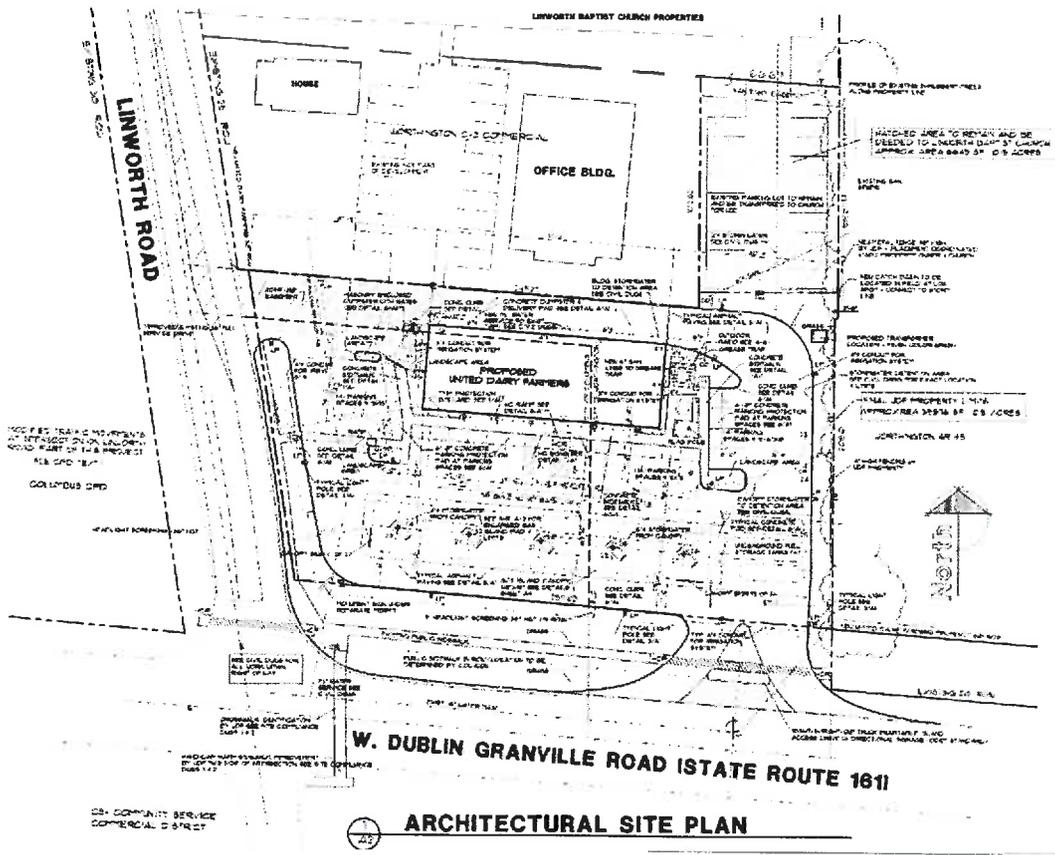
Ground scaping was added below the wall with a mixture of Hosta and Pachysandra plants.

The work was discussed with the adjacent property representatives and approved with appreciation. Copies of their support for this added work have been provided the City of Worthington.

Upon final on-site zoning inspection and review with Ms. Linda Bitar, the added work was presented, found acceptable, with condition that I submit this application to the Architectural Review Board for formal presentation and approval.

John Johnston Architect and Agent for United Dairy Farmers

# 2204 W. Dublin- Granville Rd.



EXISTING 30' ROW

LINWORTH ROAD

EXISTING 25' ROW

HOUSE

WORTHINGTON C-3 COMMERCIAL

OFFICE BLDG.

EXISTING NOT PART OF DEVELOPMENT

666.7'

SANITARY EASEMENT

PROFILE OF EXISTING SHRUBBERY/TREES ALONG PROPERTY LINE

EXISTING SAN. SEWER

EXISTING PARKING LOT TO REMAIN AND BE TRANSFERRED TO CHURCH FOR USE

2" STORM WATER SEE CIVIL DUGS

NEW METAL FENCE BY ADJACENT PROPERTY OWNER 48" HIGH

JOINT USE EASEMENT

MASONRY ENCLOSED DUMPSTER WITH GATES SEE DETAIL 6/A/1

CONC. CURB SEE DETAIL 6/A/1

CONCRETE DUMPSTER DELIVERY PAD SEE DETAIL 6/A/1

BLDG. STORMWATER TO DETENTION AREA SEE CIVIL DUGS

TYPICAL ASPHALT PAVING SEE DETAIL 5/A/1

GRASS

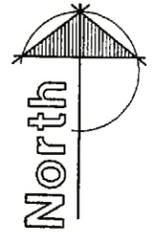
ADD 225 CATCH BASIN AT SOUTHEAST CORNER OF EXISTING PARKING LOT FOR DRAINAGE CONTROL FIELD PLACEMENT AT LOTS LOWEST ELEVATION TO INSURE RUNOFF COLLECTION.

PROPOSED TRANSFORMER LOCATION

STORMWATER DETENTION AREA SEE CIVIL DUGS FOR EXACT LOCATION & LIMITS

WORTHINGTON AR 4.5

4' HIGH FENCING ON LDP PROPERTY



MODIFIED TRAFFIC MOVEMENTS AT INTERSECTION ON LINWORTH ROAD, PART OF THIS PROJECT. (SEE CFD TEXT)

COLUMBUS CFD

HEADLIGHT SCREENING - 36' HGT.

CONCRETE SIDEWALK SEE DETAIL 6/A/1

LANDSCAPE AREA

PROPOSED UNITED DAIRY FARMERS

TYP. PROTECTION BOLLARD SEE 1/A/1

HC RAMP SEE DETAIL 6/A/1

CITY OF WORTHINGTON

NEW 6" SAN. LINES TO GREASE TRAP

CONCRETE SIDEWALK SEE DETAIL 6/A/1

CONC. CURB SEE DETAIL 6/A/1

TYPICAL LIGHT POLE SEE DETAIL 3/A/1

CONC. CURB SEE DETAIL 6/A/1

TYPICAL ASPHALT PAVING SEE DETAIL 5/A/1

MONUMENT SIGN UNDER SEPARATE PERMIT

SEE CIVIL DUGS FOR ALL WORK WITHIN RIGHT OF WAY

SEE CIVIL DUGS FOR ALL WORK WITHIN RIGHT OF WAY

SEE CIVIL DUGS FOR ALL WORK WITHIN RIGHT OF WAY

SEE CIVIL DUGS FOR ALL WORK WITHIN RIGHT OF WAY

SEE CIVIL DUGS FOR ALL WORK WITHIN RIGHT OF WAY

SEE CIVIL DUGS FOR ALL WORK WITHIN RIGHT OF WAY

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SEE CIVIL DUGS FOR ALL WORK WITHIN RIGHT OF WAY

SEE CIVIL DUGS FOR ALL WORK WITHIN RIGHT OF WAY

1/2" WATER SERVICE SEE CIVIL DUGS

NEW HANDICAP RAMP SEE CIVIL DUGS

EXIST. 16" WATER MAIN

FUBLIC SIDEWALK IN PROPOSED LOCATION TO BE DETERMINED BY COC/COU

FUBLIC SIDEWALK IN PROPOSED LOCATION TO BE DETERMINED BY COC/COU

FUBLIC SIDEWALK IN PROPOSED LOCATION TO BE DETERMINED BY COC/COU

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FUBLIC SIDEWALK IN PROPOSED LOCATION TO BE DETERMINED BY COC/COU

CONC. CURB SEE DETAIL 6/A/1

TYPICAL ASPHALT PAVING SEE DETAIL 5/A/1

CONC. CURB SEE DETAIL 6/A/1

TYPICAL ASPHALT PAVING SEE DETAIL 5/A/1



# ARCHITECTURAL SITE PLAN

1" = 20'-0"

WORTHINGTON C-2 COMMERCIAL

REVISIONS	DATE	BY

SEAL

CITY OF WORTHINGTON

DRAWING NO. **AR 75-7**

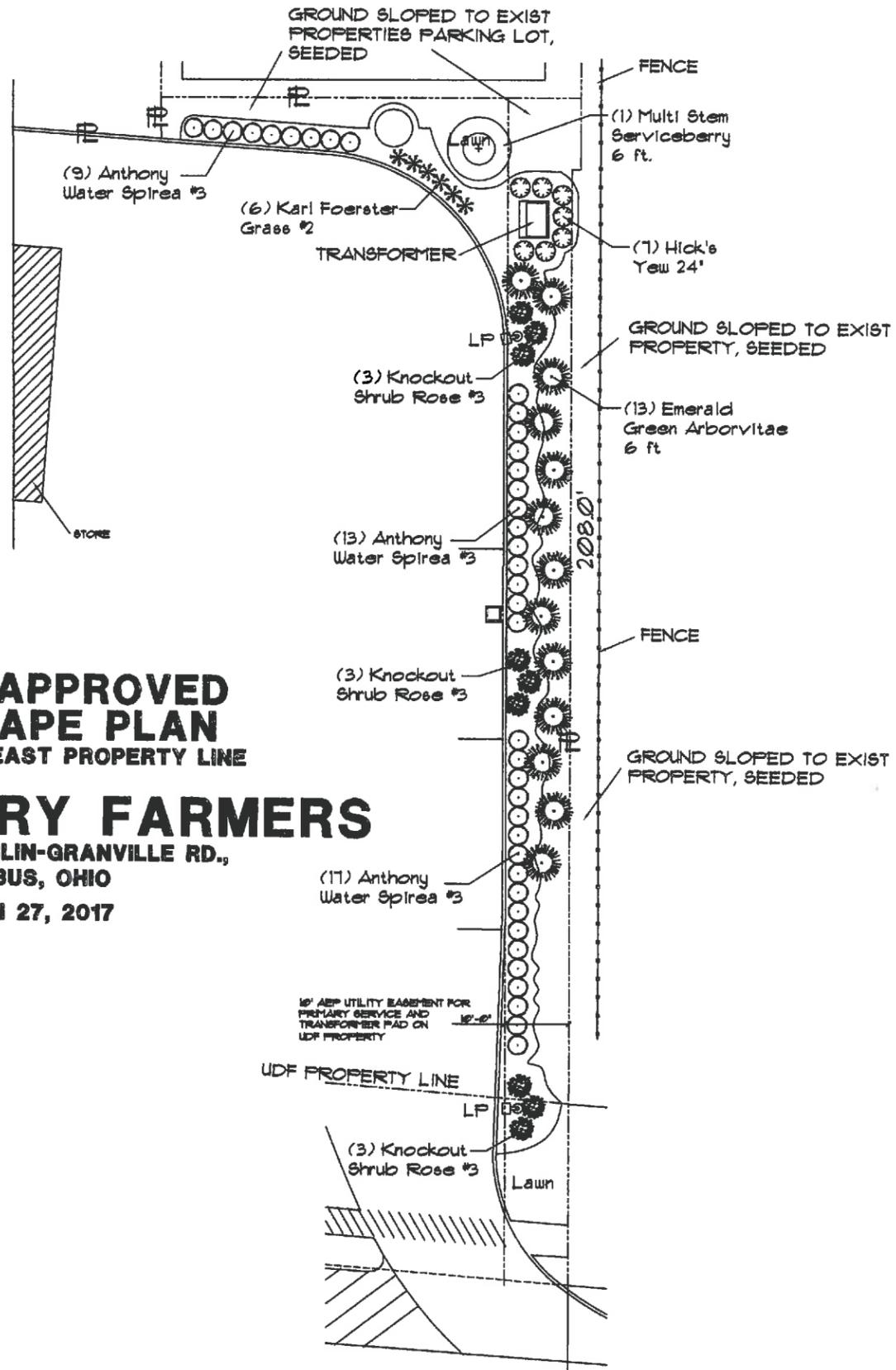
DATE **9/25/17**

CS- COMMUNITY SERVICE COMMERCIAL DISTRICT

A CONVENIENCE STORE FOR  
**UNITED DAIRY FARMERS**  
 2204 WEST DUBLIN GRANVILLE ROAD  
 COLUMBUS, OHIO 43085

JOHN D. JOHNSTON ARCHITECTS  
 3955 MONTGOMERY ROAD  
 CINCINNATI, OHIO 45212 513-366-8743

JOB NO.	SHEET NO.
DRAWN BY EO/JDJ	<b>A</b>
CHECKED BY JDJ	<b>2</b>
DATE 06.07.16	STORE NO.
FINAL REVIEW 10/12/2016	<b>613</b>

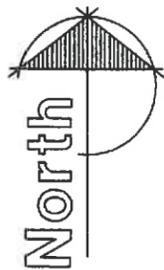


**PERMIT APPROVED  
LANDSCAPE PLAN  
SCREENING FOR EAST PROPERTY LINE**

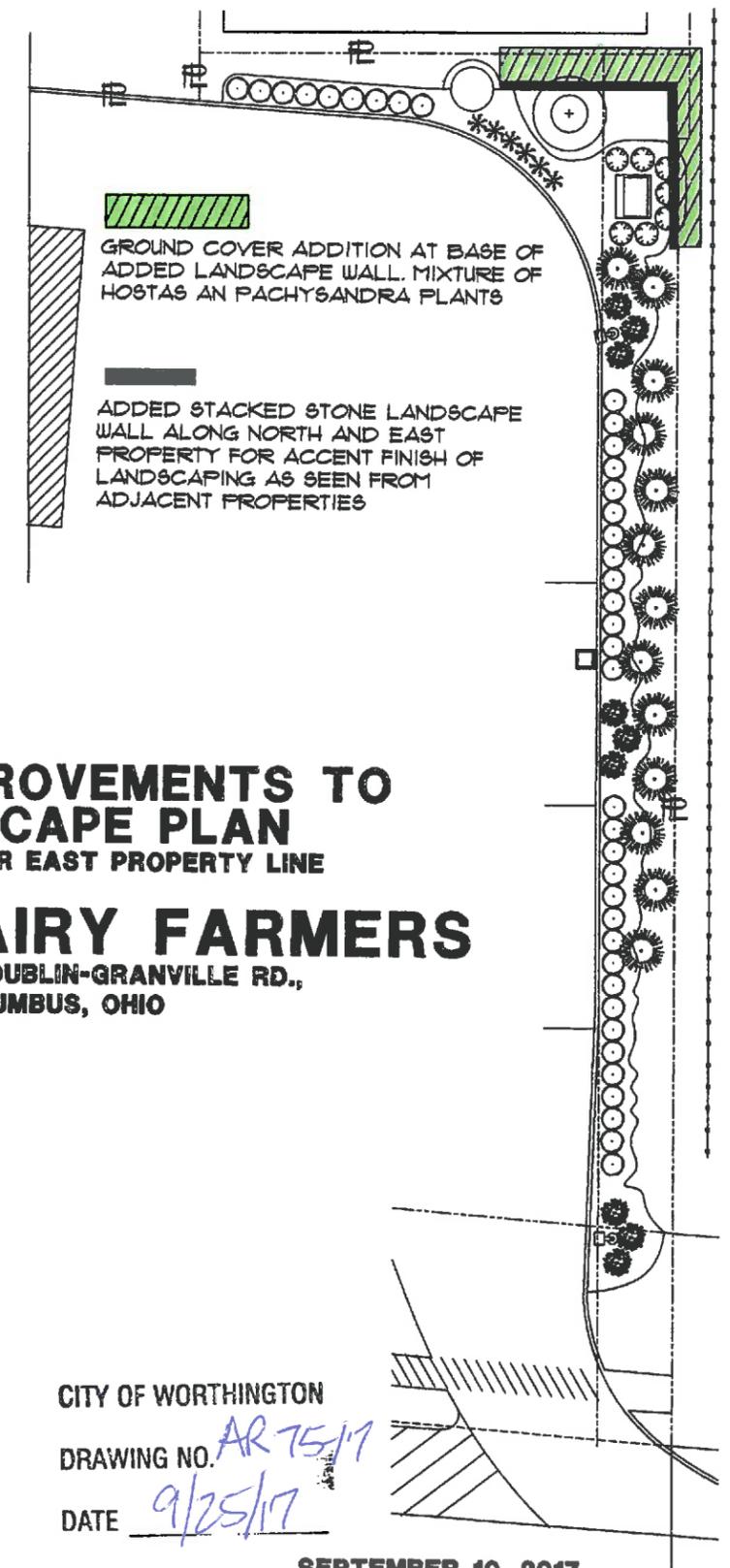
**UNITED DAIRY FARMERS**

2204 WEST DUBLIN-GRANVILLE RD.,  
COLUMBUS, OHIO

MARCH 27, 2017



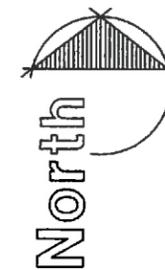
MARCH 27, 2017



**FIELD IMPROVEMENTS TO  
LANDSCAPE PLAN  
SCREENING FOR EAST PROPERTY LINE**

**UNITED DAIRY FARMERS**

2204 WEST DUBLIN-GRANVILLE RD.,  
COLUMBUS, OHIO

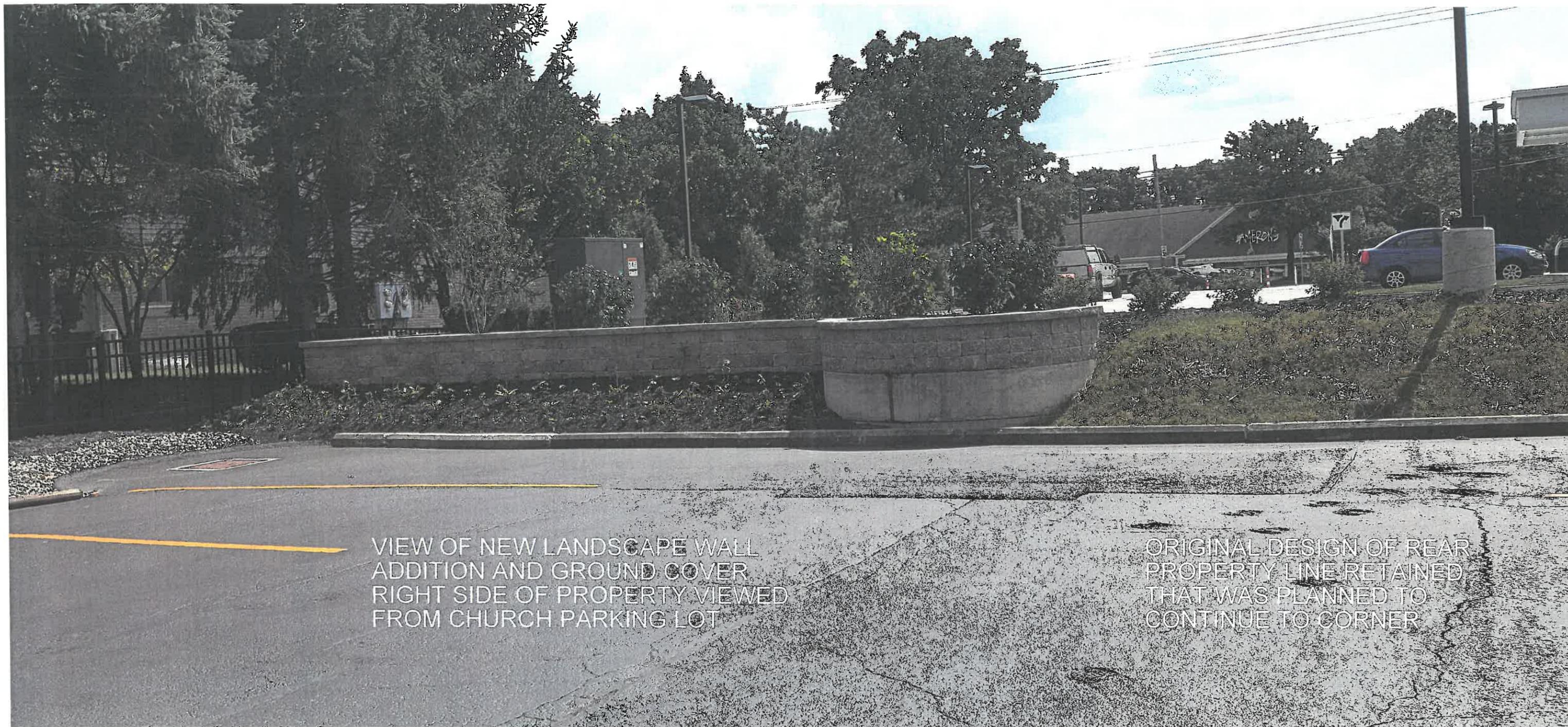


CITY OF WORTHINGTON

DRAWING NO. AR 75/17

DATE 9/25/17

SEPTEMBER 10, 2017



VIEW OF NEW LANDSCAPE WALL  
ADDITION AND GROUND COVER  
RIGHT SIDE OF PROPERTY VIEWED  
FROM CHURCH PARKING LOT

ORIGINAL DESIGN OF REAR  
PROPERTY LINE RETAINED  
THAT WAS PLANNED TO  
CONTINUE TO CORNER

CITY OF WORTHINGTON

DRAWING NO. AR 75-17

DATE 9/25/17



VIEW FROM NORTHEAST PROPERTY  
CORNER SHOWING ADDED WALL  
AND GROUND COVER

CITY OF WORTHINGTON  
DRAWING NO. AR 7517  
DATE 9/25/17

CITY OF WORTHINGTON

DRAWING NO. AR7517

DATE 9/25/17



WALL AND GROUNDSCAPE  
ALONG EAST PROPERTY LINE  
OF PROJECT WITH CONDO  
PROJECT

# Strathaven of Worthington Condominium Association

**Jim Caldwell**

President

6476 Strathaven Ct. W  
Worthington, OH 43085

**Ms. Bitar**

Planning Coordinator, City of Worthington

374 Highland Ave.  
Worthington, OH 43085

September 11, 2017

**Dear Ms. Bitar,**

As United Dairy Farmers has now completed its new facility adjacent to Strathaven of Worthington Condominiums, I wanted you to know how pleased our community is with the final product.

The company was especially sensitive to overall aesthetics, especially in improving the grade between the surface parking lot to the north and our property to the east. An attractive retaining wall was installed, along with perennial plants along the slope beneath it, creating both an appealing visual impact and better screening for residents who live beside the UDF property.

When the young trees planted in the beds atop the wall mature, homeowners here will be shielded almost completely from the commercial activity to the west.

Thank you, as well, for your role in facilitating the cooperation among all parties involved.

Sincerely,

  
**Jim Caldwell**



**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

Case #	AR 73-17
Date Received	9/20/17
Fee	\$2.00 pd
Meeting Date	10/12/17
Filing Deadline	
Receipt #	64306

1. Property Location 445 E. Dublin-Granville Rd., Worthington 43085
2. Present/Proposed Use Building E not in use
3. Zoning District S-1
4. Applicant Step by Step Academy  
 Address 445 E. Dublin-Granville Rd., Worthington 43085  
 Phone Number(s) 614-844-3800
5. Property Owner Step by Step Academy  
 Address 445 E. Dublin-Granville Rd., Worthington 43085  
 Phone Number(s) 614-844-3800 + 614-436-7837
6. Project Description Demolition of building E and  
modifying sign along E. Dublin-Granville Rd.
7. Project Details:
  - a) Design see attached detail
  - b) Color "
  - c) Size 41" tall x 41" wide
  - d) Approximate Cost \$1,349.60 Sign Expected Completion Date \_\_\_\_\_

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Joni Smitz  
 Applicant (Signature)

9/20/17  
 Date

\_\_\_\_\_  
 Property Owner (Signature)

\_\_\_\_\_  
 Date

Abutting Property Owners List for  
445 E. Granville Rd.

John & Laura Gorun		400 E. Granville Rd.	Worthington, OH 43085
Harding Heritage Foundation		430 E. Granville Rd.	Worthington, OH 43085
900 Proprietors LLC		261 S. Front St.	Columbus, OH 43215
Michael Payne		5782 Indianola Ave.	Worthington, OH 43085
Thomas & Pamela Sheedy		11891 Monkey Hollow Rd.	Sunbury, OH 43074
Resident		5781 Indianola Ave.	Worthington, OH 43085
David & Kathleen Moore		567 Park Overlook Dr.	Worthington, OH 43085
Shawn & Karen Miller		560 Park Overlook Dr.	Worthington, OH 43085
Martin Shumway		554 Park Overlook Dr.	Worthington, OH 43085
Martin Shumway	Harvest Rider	546 Park Overlook Dr.	Worthington, OH 43085
Mark & Debra Warren		538 Park Overlook Dr.	Worthington, OH 43085
Edward & Cheryl D'Angelo		2318 N. Circle Dr.	Ann Arbor, MI 48103
Resident		532 Park Overlook Dr.	Worthington, OH 43085
Evan Martin	Alicia Vandenberg	524 Park Overlook Dr.	Worthington, OH 43085
Laurie Sutherland		518 Park Overlook Dr.	Worthington, OH 43085
Zachary Hammond	Devan Feeney	512 Park Overlook Dr.	Worthington, OH 43085
Heather Morris		506 Park Overlook Dr.	Worthington, OH 43085
Brian & Elizabeth Seitz		415 E. South St.	Worthington, OH 43085
Randy James		387 E. South St.	Worthington, OH 43085
William & Karen Alsnauer		544 White Oak Pl.	Worthington, OH 43085
Christopher Conner		554 White Oak Pl.	Worthington, OH 43085
Matthew Wunderle	Melanie Tolleson	563 White Oak Pl.	Worthington, OH 43085
The Michael mae Trust		564 White Oak Pl.	Worthington, OH 43085
Phillip & Melanie George		327 E. New England Ave.	Worthington, OH 43085
David & Jennifer Stolfi		655 Andover St.	Worthington, OH 43085
Joan L. Harding Tr.		650 Andover St.	Worthington, OH 43085
Lance & Katherine Keeney		671 Andover St.	Worthington, OH 43085
Jared & Kindsey Smith		685 Andover St.	Worthington, OH 43085
Ohio Conference Assoc. of the 7th Day Adventist Church		385 E. Granville Rd.	Worthington, OH 43085



September 5, 2017

Lori Sontag  
Franklin Management Resources, Inc.  
445 E. Dublin-Granville Rd.  
Worthington, Ohio 43085

RE: Supplemental Evaluation of Building E  
JGA Project Number: 17.27.330

Ms. Sontag,

It is our understanding that the Worthington Architectural Review Board has requested a fuller description of our Building E structural evaluation. In our first letter, dated June 16<sup>th</sup>, we described the condition of Building E as follows:

*This building is a one-and-a-half story structure of approximately 7,000 square feet. We visually observed the building's perimeter and most of its interior spaces. The roof structure of this building is timber-framed, and exhibited some degradation and holes. Water infiltration was prominent in a couple of areas, which has led to some ceiling failures. The floor structure is comprised of concrete on expanded metal lath with steel framing members. These members were observed in the basement to be corroded, but no collapsed floor areas were found. The walls of the building appear to be largely intact, with only superficial damage.*

*We believe that it would take a significant amount of structural repair and/or replacement to make this structure occupiable again. Roof repair and/or replacement would have to occur at holes and voids, and where water infiltration has degraded the members. Some floor strengthening would also be anticipated in areas of heavy corrosion.*

When we investigated Building E, multiple instances were observed where water has infiltrated the building. On the upper floors, we found failures of the finished ceilings, holes in the roof sheathing, areas of water-related damage to walls and soffits, and other indicators of water permeation. In the basement, we found more evidence of water damage including significant corrosion of the cold-formed steel floor joists. Our investigation, however, was limited to the structural elements that could be visually observed. Where ceilings had collapsed, we were only able to observe the condition of the roof from a distance. The members appeared to show signs of deterioration, but the

extent to which could not be determined. It may be possible to gain access these areas for closer evaluation, but based on the ceilings that have already collapsed, we would be concerned about the safety of those working up there.

We are concerned about the deterioration of members that may lie hidden behind finished materials. Based on what we observed, we interpolate that the remaining structure is in similar condition. We believe that there may lie hidden areas of roof framing where water has accumulated and deteriorated the structural elements. The floor structure is another area of concern. We could not see the condition of the second-floor structure due to finished first-floor ceilings, but based on the amount of corrosion seen in the first floor from the basement, we suspect that there may be levels of corrosion in the second-floor structure that have degraded its ability to safely support load.

In order to perform a higher level of investigation, the finished walls and ceilings should be completely removed from all areas where water damage is evident. This would allow a closer scrutiny of the members to determine if repairs are needed. If the water damage extends beyond the limits of the selective demolition, then larger areas would have to be removed to determine the full extent. Finished walls and/or ceilings should also be removed from other locations where water damage is suspected for evaluation of further action.

Where further investigation identifies areas of structural deterioration, structural repair and/or replacement will be necessary. Deteriorated roof sheathing should be completely removed and replaced in full-sized plywood or OSB sheets. Wood roof joists and wall studs that have deteriorated may either be removed and replaced, or left in-place and "sistered" with new non-deteriorated members. Floor joists that have corroded beyond their ability to safely support load should also be "sistered" with new cold-formed steel members of similar size and gage.

Thank you again for the opportunity to review these buildings. Please note that we hold our opinions to a reasonable degree of engineering certainty, and reserve the right to supplement them based upon additional information that may become available. Feel free to contact us if you have any questions regarding our investigation, or if you would like to discuss this letter in further detail.

Respectfully,



Stanley N. Fuller, PE

JEZERINAC GEERS & ASSOCIATES, INC.

Jezerinac Geers & Associates, Inc.  
5640 Frantz Road, Dublin, OH 43017  
614.766.0066  
www.jgaeng.com

CITY OF WORTHINGTON

DRAWING NO. AR 7317

DATE 9/20/17

# 445 E. Granville Rd.



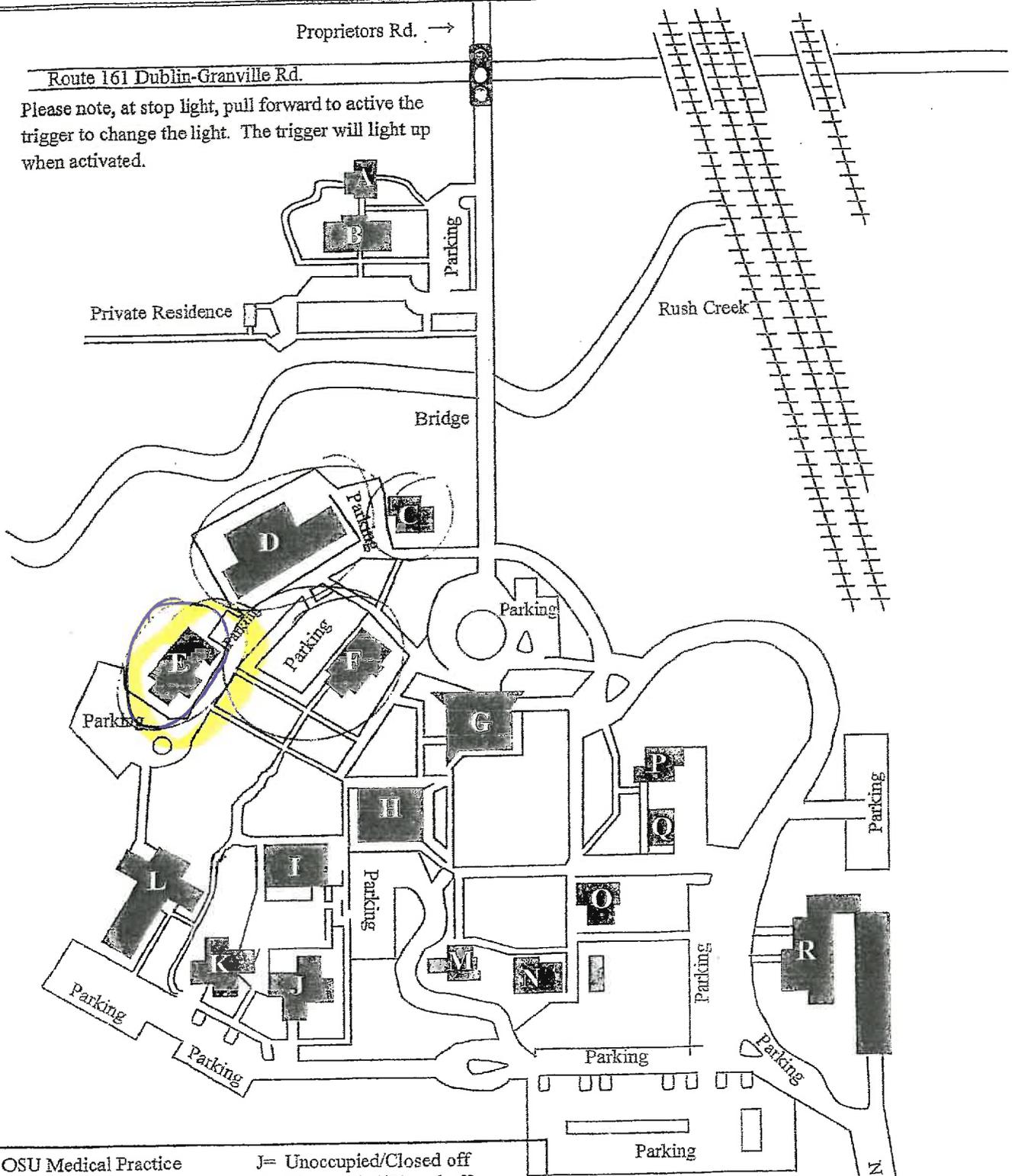
100-001234 03/27/2014

# Step By Step Worthington Campus

Proprietors Rd. →

Route 161 Dublin-Granville Rd.

Please note, at stop light, pull forward to activate the trigger to change the light. The trigger will light up when activated.



- |                                   |                                   |
|-----------------------------------|-----------------------------------|
| A= OSU Medical Practice           | J= Unoccupied/Closed off          |
| B= OSU Medical Practice           | K= Unoccupied/Closed off          |
| C= Unoccupied                     | L= SBS Elijah Glen Center         |
| D= Unoccupied/Closed off          | M= SBS Adult Services             |
| E= Unoccupied/Closed off          | N= SBS Outreach Behavioral Clinic |
| F= Unoccupied/Closed off          | O= SBS Human Resources            |
| G= SBS Outreach Behavioral Clinic | P= SBS Records/Admission/ED       |
| H= SBS SOAR                       | Q= Compliance & Controller/ED     |
| I= SBS ELM and Stepping Up        | R= Stepping Forward/Maintenance   |

CITY OF WORTHINGTON  
 DRAWING NO. AR 73+17  
 DATE 9/20/17

# Step by Step Academy

## Attachment A

### Application for Demolition Permit - Building E

1. Utilities services disconnected

Building E            Disconnected

2. Sewer disconnected

Building E            Contractor will apply for permit and disconnect sewer services

3. Water services turned off at the shut off

Building E            Contractor will apply for permit and shut off and cap water lines

4. Work in Right of Way Work Permit

Building E            Does not apply, building not located in right of way

5. Minimum roadway of 18 feet in unobstructed width shall be provided for fire department access

Building E            Contractor will provide unobstructed work area for fire department access

6. Approved portable fire extinguisher

Building E            Step by Step Academy will provide one portable fire extinguisher for each building being demolished

7. Waste material removed properly

Building E            Debris will be removed by Contractor in a manner which will prevent injury or damage to persons, adjoining properties and public right of way.

8. Contractor shall only schedule work when the dust from the demolition can be controlled.

Building E            Contractor will use water as a means to control the movement of dust

9. Premises shall be maintained free from all unsafe or hazardous conditions

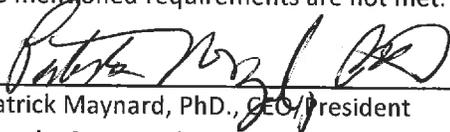
Building E            Contractor will haul in clean fill dirt, backfill, grade and level to match existing grade and apply grass seed and straw

10. Ohio EPA's notification of demolition and renovation form

Building E            Contractor is responsible for the Ohio EPA's notification of demolition form and approval

Demolition of a structure must comply with Codified Ordinances of the Worthington, Ohio. The permit shall be valid for a period not to exceed six (6) months, unless renewed, and shall be subject to revocation at any time if the above mentioned requirements are not met.

Signature



Name/Title

Patrick Maynard, PhD., CEO/President

Company

Step by Step Academy

Date

CITY OF WORTHINGTON

DRAWING NO. AR 7317

DATE 9/20/17

# DSS SERVICES, LLC.

643 North James Road  
Columbus, Ohio 43219  
T. 614-867-5595  
F. 614-867-5595  
e-mail: [dss.services@yahoo.com](mailto:dss.services@yahoo.com)

## ESTIMATE

October 11, 2016

Rhonda McIntyre  
Step By Step Academy  
445 E. Dublin-Granville Rd  
Worthington, Ohio 43085  
Tel: 937-707-8091  
Email: [rmcintyre@stepbystepacademy.org](mailto:rmcintyre@stepbystepacademy.org)

**Job Description: Demolition - Commercial Structure**  
**Located at: 445 E. Dublin-Granville Rd, Worthington, Ohio**

### SCOPE OF WORK

We propose to do the following:

- Cap off sewer or abandon septic attached to each unit
- Secure demolition permit to comply with City ordinances
- Mandatory 10-day demolition notification to the Ohio EPA (copy of asbestos survey required)
- Demolish building D, E, and F at the above address
- Leave masonry in basement cavity, crack holes in basement floors for drainage
- Haul away demolition trash and debris to landfill
- Haul in clean fill dirt, backfill, grade and level to match existing grade
- Apply grass seed and hay

### COST

Price to be as follows:

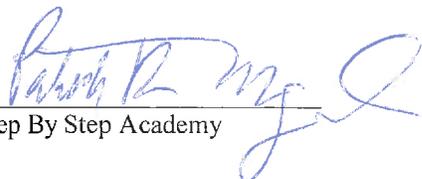
Demolition Building D	-	\$40,780.00
Demolition Building E	-	\$40,440.00
Demolition Building F	-	\$44,616.00
Demolition Ice House	-	<u>\$3,500.00</u>
<b>TOTAL</b>	-	<b>\$129,336.00</b>

**PLEASE NOTE:** If all the units were to be done as a package, the price would be adjusted/discounted to **\$119,336.00**

### PAYMENT

If bid is accepted, payment term would be negotiated and forwarded at a later date.

Should you have any questions do not hesitate to call us at the numbers listed above. Sign below and return via email or fax 614-867-5595 if you want us to do the job.

  
Step By Step Academy

CITY OF WORTHINGTON Date 5/5/17

DRAWING NO. AR 73-17

DATE 9/20/17

**Step by Step Academy**

**Attachment B**

**Application for Demolition Permit - Building E**

**Building E** - The tudor building was called Westover. It was built in 1928 and designed by the architect Wellington Nicola who also designed the first version of the Seventh Day Adventist Church. His father was the original manager fo the Harding Hospital. It was used as a women's residential unit. Eighteen women lived there. This building personified the hominess of the campus to help people feel safe to be here.

CITY OF WORTHINGTON

DRAWING NO. AR 73-17

DATE 9/20/17



CITY OF WORTHINGTON  
DRAWING NO. AR1317  
DATE 9/20/17

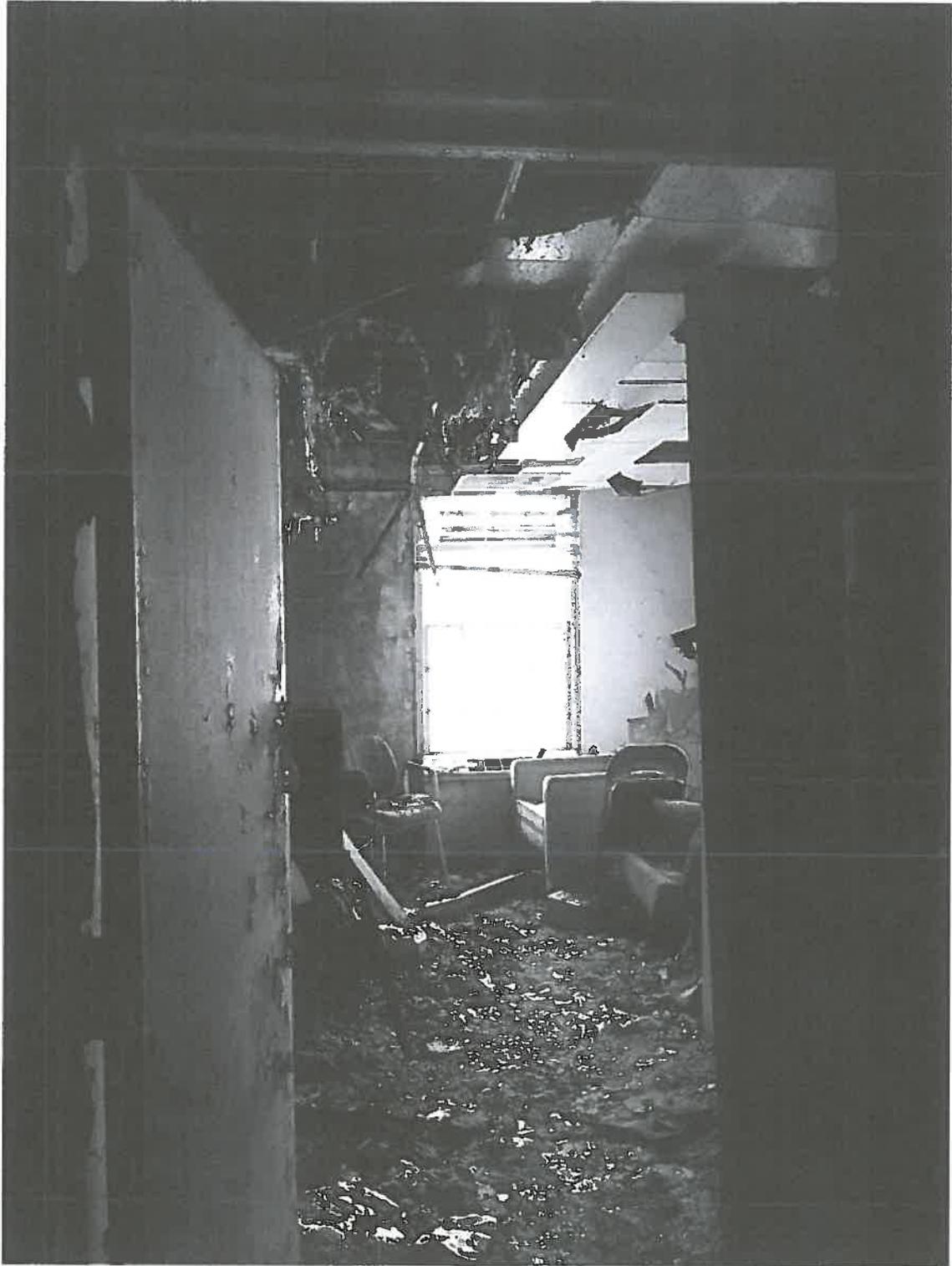
Building E



CITY OF WORTHINGTON

DRAWING NO. AR 7317

DATE 9/30/17



CITY OF WORTHINGTON

DRAWING NO. AR 73-17

DATE 9/20/17



CITY OF WORTHINGTON

DRAWING NO. AR 13-17

DATE 9/20/17

**Step by Step Academy**

**Attachment C**

**Application for Demolition Permit - Building E**

**Current State of the Buildings – Step by Step Academy acquired the properties in 2014 from OSU. The building records show they have not been maintained in well over 25 years and not in service for many years prior. Unfortunately, the buildings are in disrepair and not able to be revived. They are a constant reminder of the once beautiful buildings that are now a safety concern for the Community and surrounding neighbors. The history regarding lack of maintenance, upkeep and repair is not known. Step by Step Academy respectfully requests the approval of the Application for Demolition Permit and will abide by the Ordinances of Worthington, Ohio in conjunction with hiring a professional demolition contractor to perform the demolition. Below are recent pictures of the buildings showing their current condition.**



CITY OF WORTHINGTON

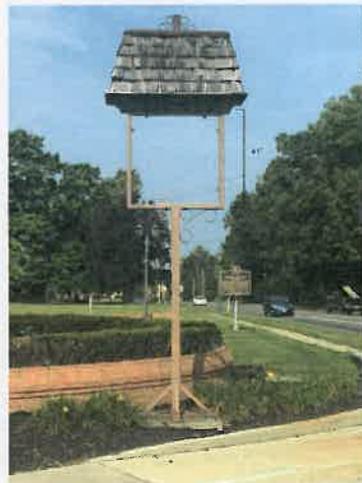
DRAWING NO. AR 7317

DATE 9/20/17

41"



41"



Current



Proposed 1



Proposed 2

Print on 063 aluminum with laminate  
Invoice # 86567

CITY OF WORTHINGTON

DRAWING NO. AR 7317

DATE 9/20/17

**FASTSIGNS.**

More than fast. More than signs.™

2829 Festival Ln • Dublin, OH 43017

Phone: 793-1996 • Fax: 793-8119



City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR 77-17 Date Received 9/27/17 Fee \$2.00 Meeting Date 10/12/17 Filing Deadline Receipt #

- 1. Property Location 93 N. DUBLIN GRANVILLE Rd.
2. Present/Proposed Use SHADE STRUCTURE
3. Zoning District
4. Applicant Lesley & Matt Welch Address 93 W. Dublin GRANVILLE Phone Number(s) 740.225.2446
5. Property Owner US Address Phone Number(s) Perzota
6. Project Description - Shade Structure

7. Project Details:

- a) Design - CURS Beams
b) Color Natural/wood
c) Size 10x10
d) Approximate Cost (self) - materials only Expected Completion Date

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant (Signature) Date 9/3/17

Property Owner (Signature) Date 9/10/17

Abutting Property Owners List for  
93 W. Granville Rd.

Benjamin & Amy Struewing		109 W. Granville Rd.	Worthington, OH 43085
Molly & Sharney Koch		100 W. Granville Rd.	Worthington, OH 43085
Matthew & Olivia Hower		94 W. Granville Rd.	Worthington, OH 43085
William & Lauren Porteus		88 W. Granville Rd.	Worthington, OH 43085
Gloria Mayton		75 W. Granville Rd.	Worthington, OH 43085
Pamela Woods		703 Oxford St.	Worthington, OH 43085
James DePaul	Nancy & Angela Husted	695 Oxford St.	Worthington, OH 43085
Joseph & Sarah Ziems		689 Oxford St.	Worthington, OH 43085
Mikel & Brenda Coulter		686 Evening St.	Worthington, OH 43085

We built a pergola for a shade structure. We are new to the area and did not realize we needed approval. The structure is in our backyard, not attached to the home and used for shade.

# 93 W. Dublin-Granville Rd.



100-000216 04/18/2017



CITY OF WORTHINGTON

DRAWING NO. AR 77-17

DATE 9/27/17



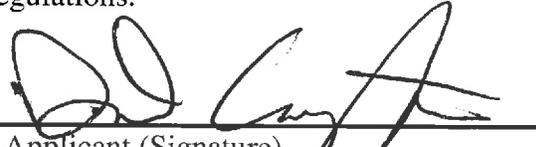
**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

Case #	AR 74-17
Date Received	9/22/17
Fee	\$8.00 Ad
Meeting Date	10/12/17
Filing Deadline	
Receipt #	64311

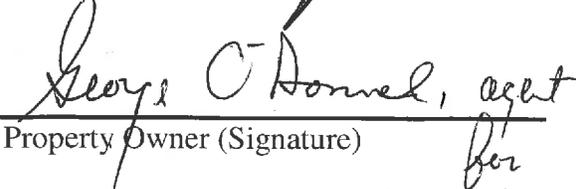
1. Property Location 5596 N High Street
2. Present/Proposed Use restaurant
3. Zoning District \_\_\_\_\_
4. Applicant Over The Counter / David Creighton  
 Address 5596 N High Street  
 Phone Number(s) 614.846.1107 / 614.496.3150
5. Property Owner  The Nellie E. Howard Nicklaus Revocable Trus.  
 Address Arshot Realty 107 S High St. #3 Columbus 43215  
 Phone Number(s) 614.314.1053 (George O'Donnell)
6. Project Description Sign

7. Project Details:
- a) Design neon 'RESTAURANT' with logo
  - b) Color white, red, & yellow neon & teal back
  - c) Size 10' x 27 3/4"
  - d) Approximate Cost \$7500 Expected Completion Date 31 Oct 17

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**  
 The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

  
 Applicant (Signature)

8/21/17  
 Date

  
 Property Owner (Signature)  
 for Owner

9.11.17  
 Date

Abutting Property Owners List for  
5596 N. High St.

Worthington Thrift Shop	5600 N. High St.	Worthington, OH 43085
Sharon Square Barber Shop	5602 N. High St.	Worthington, OH 43085
St. Michael	5750 N. High St.	Worthington, OH 43085
MK&K Realty Inc.	7215 Busey Rd.	Canal Winchester, OH 43110
Kelma LLC	PO Box 536	Worthington, OH 43085
Natalie's Coal Fired Pizza	5601 N. High St.	Worthington, OH 43085
The Vet Clinic	5617 N. High St.	Worthington, OH 43085
Sutton Properties Ltd.	205 E. South St.	Worthington, OH 43085
Verizon Wireless	5625 N. High St.	Worthington, OH 43085
Key Bank	5633 N. High St.	Worthington, OH 43085

Over The Counter

5596 N High Street

in Sharm Square shopping center

Neon 'RESTAURANT' sign  
will be placed above front door on  
steel arm; with logo to left

Daytime: teal backboard

with white lettering

Night: - white neon lettering  
lit in front

- Red neon for flask

- yellow neon for bubbles



10'-0"



27 3/4"

23"



NIGHT VIEW

#S2-32711 - S/F ILLUMINATED WALL SIGN WITH NEON 1" = 1'-0"

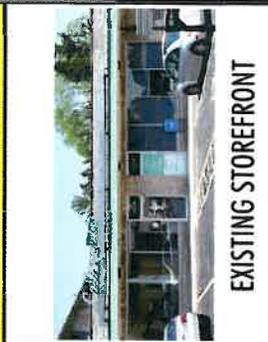
- CABINET, FABRICATED ALUMINUM PAINTED PMS 325 TEAL
- GRAPHICS: CUT WHITE, 3630-015 YELLOW, AND EXPERTLY PRINTED RED VINYL
- BEAMER, BORDER, AND RESTAURANT LIGHTING: CLEAR RED, CLEAR BRITE YELLOW, AND WHITE NEON TUBES



PROPOSED CONCEPTUAL - SCALE: 1/8" = 1'-0"

**DaNite Sign Co.**  
 Proudly Serving Central Ohio Since 1954  
 1640 Harman Ave Columbus, Ohio, 43223  
 (614) 444-3333 (FAX) 444-3026  
 www.danite.com

UL LISTED via STANDARD UL48  
 FILE NO: E60042 DaNITE SIGN CO.  
 For electrical illuminated signs. For non-illuminated signs, UL does not apply.



EXISTING STOREFRONT

COLORS:

- WHITE  CLEAR BRITE YELLOW
- BLACK
- PMS 116 YELLOW
- PMS 325 TEAL
- PMS 105 RED
- CLEAR RED

APPROVED-CUSTOMER \_\_\_\_\_ DATE \_\_\_\_\_

**COXA** **USA** **WSA**

JOB NAME: OVER THE COUNTER #S2-32711  
 STREET: 5584 N HIGH STREET  
 CITY STATE: WORTHINGTON, OH  
 SIGN TYPE: WALL SIGN

DATE: 6/29/17 REV. DATE: \_\_\_\_\_  
 FILE NAME: OVER THE COUNTER.CDR  
 DIRECTORY: A:\NA > 2017 > 0

SCALE: AS NOTED SALE #K DESIGNER: AG  
 This project has not been reviewed or approved by the City of Worthington. It is the responsibility of the client to ensure that all signs meet the requirements of the City of Worthington Sign Ordinance. The use of any other materials or colors not specified herein is at the client's risk. ©

CITY OF WORTHINGTON

DRAWING NO. AR 74-17

DATE 9/22/17



**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

Case #	AR 76-17
Date Received	9/26/17
Fee	200 pd
Meeting Date	10/12/17
Filing Deadline	
Receipt #	64329

1. **Property Location** 155 West Dublin Granville Road

2. **Present/Proposed Use** Private residence

3. **Zoning District** R-10

4. **Applicant** Schumacher Homes

**Address** 5087 Columbus Pike, Lewis Center, OH 43035

**Phone Number(s)** 740-549-0352, 866-414-4484

5. **Property Owner** Peter Tschofen

**Address** 5499 Heathrow Drive, Powell, OH 43065

**Phone Number(s)** 614-668-7547 (C), 614-761-3610 (H)

6. **Project Description** Remove existing home and contract with Schumacher Homes to build a new ranch home.

7. **Project Details:**

a) **Design** Ranch home with two car attached garage

b) **Color** White siding, white washed brick entry, pewter architectural shingles

c) **Size** 2400 sq ft

d) **Approximate Cost** Total project \$385K    **Expected Completion Date** 150 days from completed foundation

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

[Signature]  
 Applicant (Signature)

9/26/17  
 Date

[Signature]  
 Property Owner (Signature)

9/26/17  
 Date

Abutting Property Owners List for  
155 W. Dublin-Granville Rd.

Karen Carroll	163 W. Dublin-Granville Rd.	Worthington, OH 43085
Mariah & Joshua Myers	162 N. Sinsbury Dr.	Worthington, OH 43085
Mary Debitetto	693 Evening St.	Worthington, OH 43085
Blair & Ashley Fujii	701 Evening St.	Worthington, OH 43085
Worthington Schools	200 E. Wilson Bridge Rd.	Worthington, OH 43085

## Supporting Statement - 155 West Dublin Granville Road - Peter Tschofen

I respectfully present my plans, to the City of Worthington Architectural Review Board, to remove the existing three-level split home at 155 West Dublin Granville Road, built in 1960, and replace it with an open-concept ranch home. The ranch home, designed by Schumacher Homes, includes an Aging in Place design which will potentially accommodate my life's changing needs. The selected exterior materials will provide maintenance-free exterior, keeping the home attractive for many years in Kilbourne Village and Worthington.

# 155 W. Dublin-Granville Rd.



100-002821 04/20/2017



CAMPBELL &  
ASSOCIATES, INC.  
Land Surveying

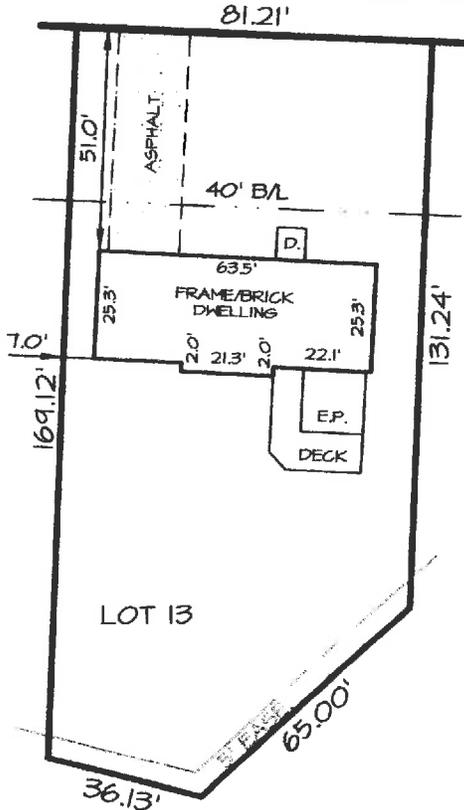
614.785.9340  
Fax: 614.785.9342  
77 E Wilson Bridge Road  
Suite 205  
Worthington, OH 43085  
<http://www.campbellsurvey.com>

**MORTGAGE LOCATION SURVEY**

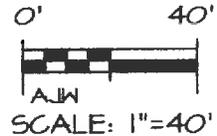
Current Home



W. DUBLIN-GRANVILLE ROAD



I/WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO ME/US.



BUYER/OWNER

Address 155 W Dublin Granville Road

State of Ohio, County of Franklin

City of Worthington, Ohio  
New Owner Peter Tschofen

Kilbourne Village

Volume 28 Pages 62-63

Client Order No. 19373.OH

Date July 29, 2017

Present Owner Eric J and Susan N Carter

C & A Order No.  
CO144449

This is to certify to Bank of America and/or Great American Title Agency, LLC

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

*Matthew L. Campbell*

Matthew L. Campbell - Reg. Surveyor No. 8546

CITY OF WORTHINGTON

DRAWING NO.

AR-76-17

DATE

9/26/17



CAMPBELL &  
ASSOCIATES, INC.  
Land Surveying

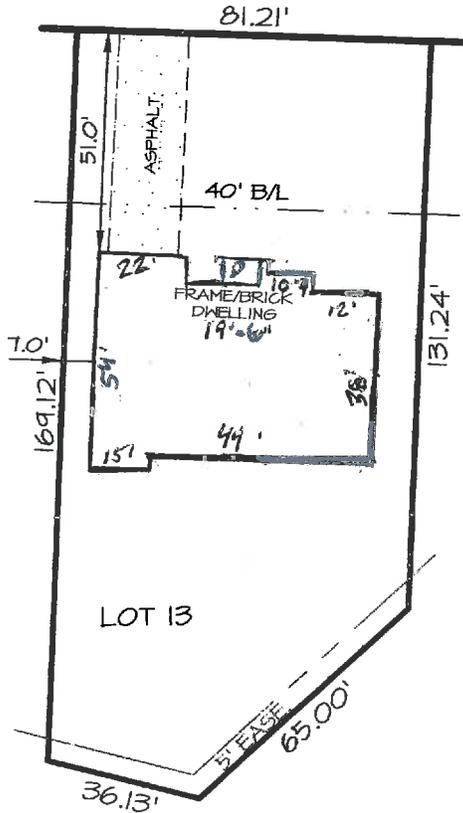
614.785.9340  
Fax: 614.785.9342  
77 E Wilson Bridge Road  
Suite 205  
Worthington, OH 43085  
<http://www.campbellsurvey.com>

**MORTGAGE LOCATION SURVEY**

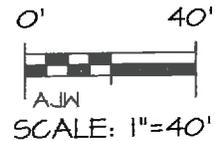
*Proposed Home*



W. DUBLIN-GRANVILLE ROAD



I HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO MEAS.



Address 155 W Dublin Granville Road

State of Ohio, County of Franklin

City of Worthington, Ohio  
New Owner Peter Tschofen

Kilbourne Village  
Volume 28 Pages 62-63

Client Order No. 19373.OH  
Date July 29, 2017  
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*Matthew L. Campbell*

Matthew L. Campbell - Reg. Surveyor No. 8546

CITY OF WORTHINGTON

DRAWING NO. *AR 76-17*

DATE *9/26/17*



## TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 200 Series tilt-wash double-hung windows feature a tilt-in sash for easy cleaning. They have low-maintenance Perma-Shield® exteriors along with clear pine interiors to bring the warmth of natural wood into your home. Or, if you prefer, choose a factory-painted white interior with an ultra-smooth low-maintenance finish. Either way, they come in our most popular sizes and give you our most requested options, along with our renowned Owner-2-Owner® warranty.

### DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode\*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Wood sash members are treated with a water-repellent preservative and coated on the exterior with a Flexacron® finish
- The frame members are covered with seamless rigid vinyl cover to eliminate corner joints/welds that adds rigidity and provides an attractive appearance

### ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E glass options are available to control heating and cooling costs in any climate
- Many 200 Series tilt-wash double-hung windows have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states\*\*



### BEAUTIFUL

- Two exterior color options
- Natural pine or white interiors
- Add style with grilles, exterior trim or patterned glass

### EXTERIOR COLORS



White

Sandtone

CITY OF WORTHINGTON

DRAWING NO. AR 76-17

DATE 9/26/17

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

\*\*Visit [andersenwindows.com](http://andersenwindows.com) to verify that the product and glass type are ENERGY STAR certified in your area. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

# 200 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

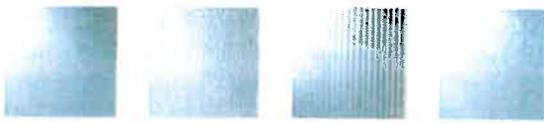
## GLASS OPTIONS

### LOW-E GLASS

- Low-E glass
- Low-E glass with HeatLock™ technology
- Low-E SmartSun™ glass
- Low-E SmartSun™ glass with HeatLock™ technology
- Tempered glass and other glass options are available. Contact your Andersen dealer.

## PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



Obscure Cascade Reed Fern

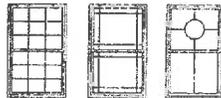
## EXTERIOR TRIM



Available in 11 colors to complement your exterior.

## GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



## ADDITIONAL FEATURES

- Tilting sash allows for easy cleaning

## INTERIOR OPTIONS



Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless prefinished White is specified.

## HARDWARE FINISHES



## HARDWARE

Stone finish is standard with wood interior units. White finish comes with prefinished interiors.

### Lock & Keeper



Antique Brass | Black | Bright Brass  
Gold Dust | Oil Rubbed Bronze  
Satin Nickel | Stone | White

### Classic Series™ Lift\*\*



Stone | White  
\*\* Hardware sold separately.

Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.  
\*Flexicron™ is a registered trademark of PPG Industries, Inc.  
\*\*Andersen™ and all other marks where denoted are trademarks of Andersen Corporation.  
©2015 Andersen Corporation. All rights reserved. SS\_053 11/15 MS1511\_1036



For more information visit [andersenwindows.com/200series](http://andersenwindows.com/200series)

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit [andersenwindows.com](http://andersenwindows.com).

CITY OF WORTHINGTON

DRAWING NO. AR 76-17

DATE 9/26/17

# Belleville Mahogany Textured



Belleville Mahogany Textured - 36x80 Glass Insert - Mahogany Textured

\$\$\$

LOOK OTHER STYLES



HEIGHT

80 in

WIDTH

36 inches

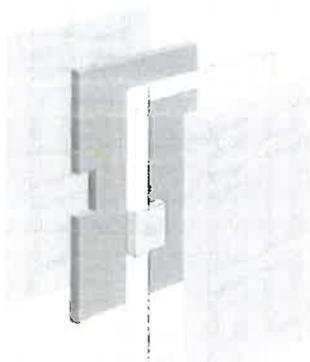
Craftsman Modern Modern Farmhouse

Paintable Glass

File glass

- Available in multiple design and styles
- Available in multiple material options (in select finishes)

36x80 Glass Insert - Mahogany Textured



36x80  
 Mahogany Textured  
 Glass Insert  
 Mahogany Textured  
 Glass Insert

36x80  
 Glass Insert

You Might Also Like



CITY OF WORTHINGTON  
 DRAWING NO. AR 7617  
 DATE 9/26/17

---

# *Carriage House* COLLECTION



---

Charming carriage house design paired with  
the thermal performance of insulated steel.

CITY OF WORTHINGTON

DRAWING NO. *AR 7617*

DATE *9/26/17*

---



Cover image: Model 303 8' high, Walnut stained finish with Plain Window Square, decorative hardware  
 Image above: Model 307 8' high Gray painted finish, 12 Window Square, decorative hardware

*Carriage House Collection doors combine distinctive carriage house designs and superior insulated steel construction to create a harmonious blend of elegance and strength.*

CITY OF WORTHINGTON

DRAWING NO. AR 7617

DATE 9/20/17



Model 308 7' High Clay/White painted finish

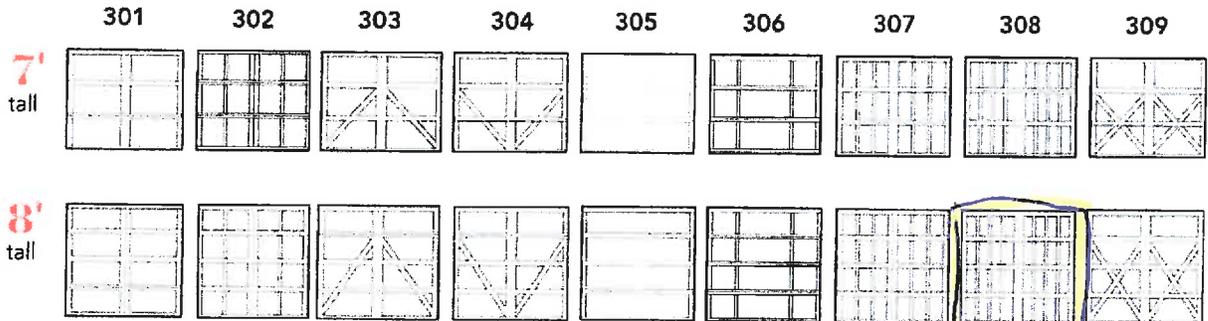
# Carriage House Collection Door Designs

Select your door panel style and color

## 1 Choose a panel style:

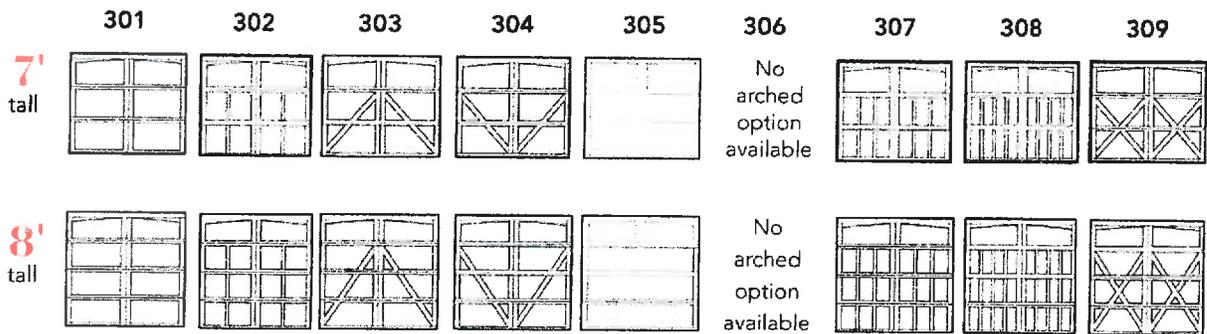
### Square top

Models:



### Arched top

Models:



CITY OF WORTHINGTON

DRAWING NO. AR 76-17

DATE 9/26/17



# Carriage House Collection *Door Designs*

Select your door panel finish

## 2 Choose a finish:

Actual colors may vary from brochure due to fluctuations in printing process. Always request a color sample from your Overhead Door Distributor for accurate color matching.

### Painted finishes

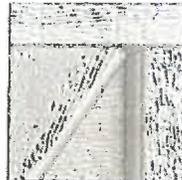


White

White color is standard. All other colors are an optional upgrade.



Gray

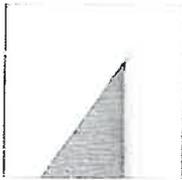


Clay

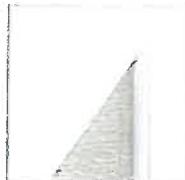


Green

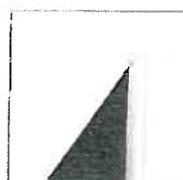
### Two-toned painted finishes



Gray/White



Clay/White



Green/White

With two-tone option the trim boards are white (standard).

### Stained finishes



Mahogany



Walnut



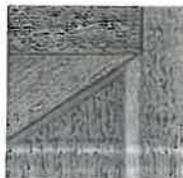
Oak



Red Oak



Honduran Mahogany



Gray



Clay



Green

CITY OF WORTHINGTON

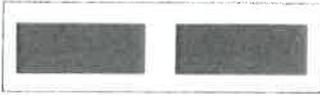
DRAWING NO. AR 76-17

DATE 9/26/17

# Carriage House Collection *Decorative Accents*

Customize your door with windows

## 3 Choose a window style:



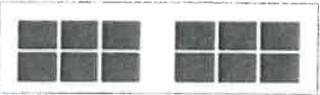
Single or Double Arch  
Plain Window Square  
Plain Window Square



6 Window Square  
12 Window Square



8 Window Square  
16 Window Square



Single or Double Arch  
12 Window Square  
24 Window Square



16 Window Square  
32 Window Square



Single or Double Arch  
Plain Window Arched  
Plain Window Arched



6 Window Arched  
12 Window Arched



8 Window Arched  
16 Window Arched



Single or Double Arch  
12 Window Arched  
24 Window Arched



16 Window Arched  
32 Window Arched

Option of single or double arch for double car doors. Models are also available in solid arched top panels (no windows).

### Choose a glass type:



Clear



Obscure

CITY OF WORTHINGTON

DRAWING NO. AR 7617

DATE 9/20/17



Model 306 7' high Gray/White painted finish

# Carriage House Collection

## Decorative Accents

Customize your door with ornamental hardware

### 4 Choose your hardware:



Spear hinge



Arrow hinge



Fleur-de-Lis hinge



Lift handle

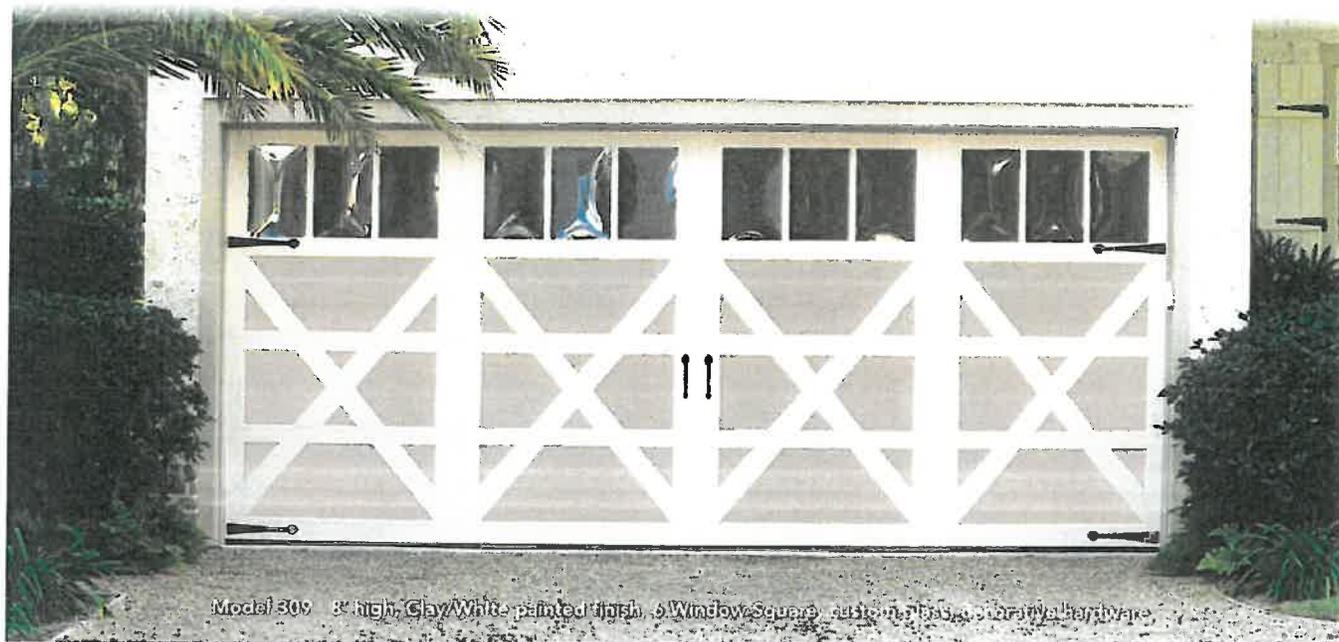


Pull handles



Hammered knockers

For more hardware options contact your Overhead Door Distributor or see our website.



Model 309 8' high, Clay White painted finish, 6 Window Square, custom hardware

### 5 Choose your opener:

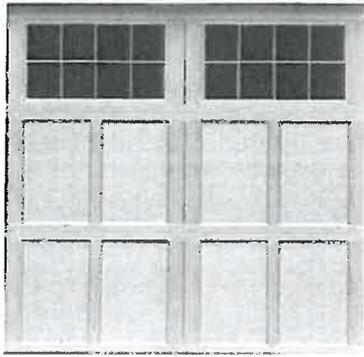


Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, Overhead Door's garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor will help you choose the opener that best suits your door and preferences.

CITY OF WORTHINGTON

DRAWING NO. AR 7617

DATE 9/26/17



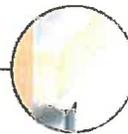
**Carriage House Collection** garage doors are available in a wide array of stained and painted finishes. An embossed wood-grain texture captures the look of a classic carriage house door. Customize the appearance of these garage doors with windows and hardware for even greater curb appeal.

## Built better from the inside out



Model 303 7' high, Red Oak stained finish, 16 Window Square

Wind load and custom options available upon request.



**Polyurethane insulation**  
Provides thermal efficiency with an R-value\* of 10.



**Bulb seal**  
Protects against the elements.



**Embossed wood-grain texture**  
Adds beauty, sophistication and durability.



**Durable finish**  
Hot-dipped galvanized steel with two coats of baked-on polyester paint.

\*Overhead Door Corporation uses a calculated door section R-value for our insulated doors

**The perfect balance of form and function.** Carriage House Collection doors enhance the curb appeal of your home while providing superior thermal performance and durability.

CITY OF WORTHINGTON

DRAWING NO. AR 7617

DATE 9/26/17



CITY OF WORTHINGTON  
DRAWING NO. AR 76-17  
DATE 9/26/17



CITY OF WORTHINGTON  
DRAWING NO. AR 76-17  
DATE 9/20/17



Pewter

CITY OF WORTHINGTON

DRAWING NO. AK 7617

DATE 9/26/17









163 W. New England Ave.



187 W. New England Ave.



211 Sinsbury Dr.



202 Sinsbury Dr.



227 Sinsbury Dr.



218 Sanbridge Cir.





274 Blandford Ave.



275 Blandford Ave.



283 Blandford Ave.



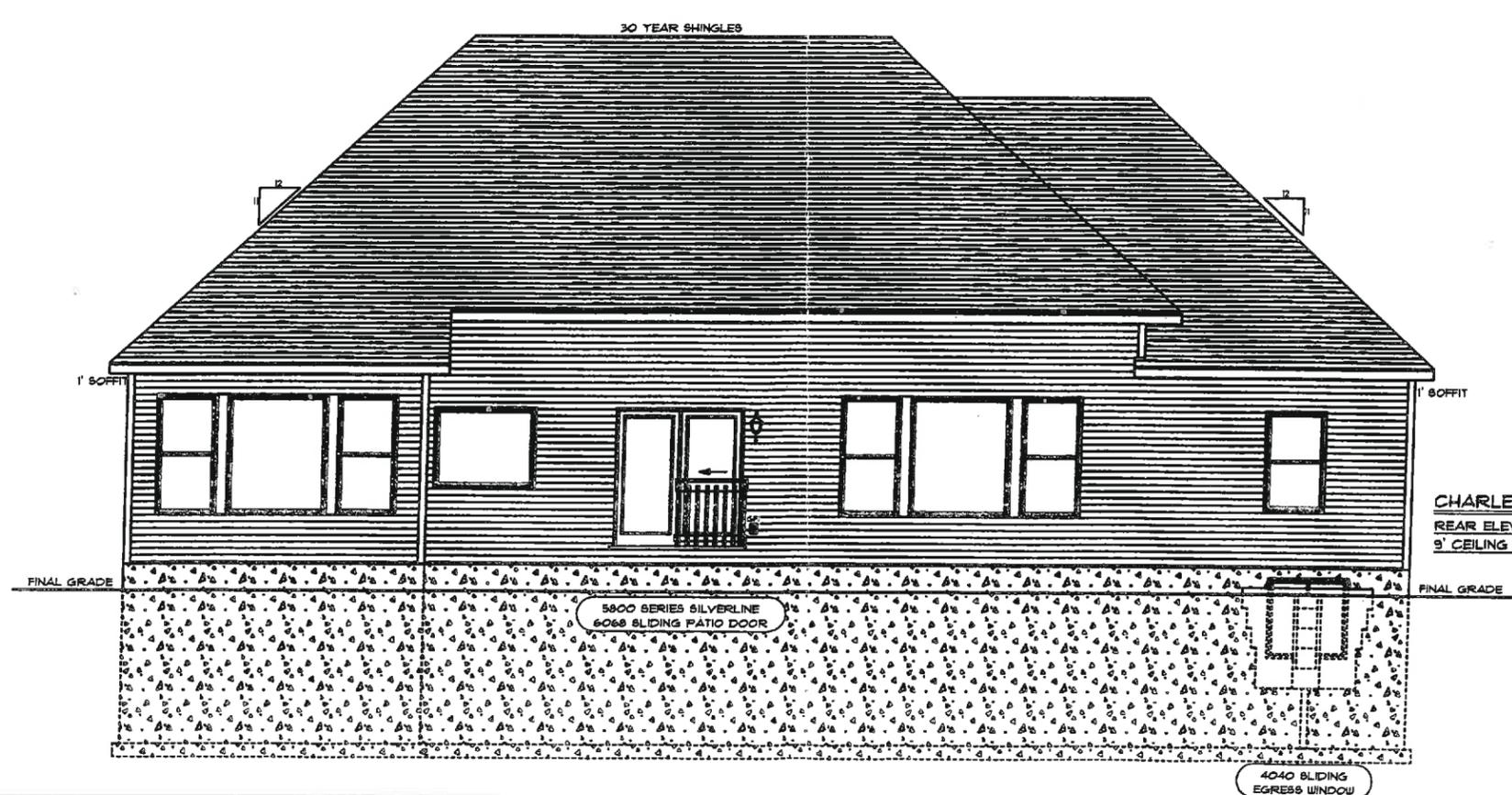
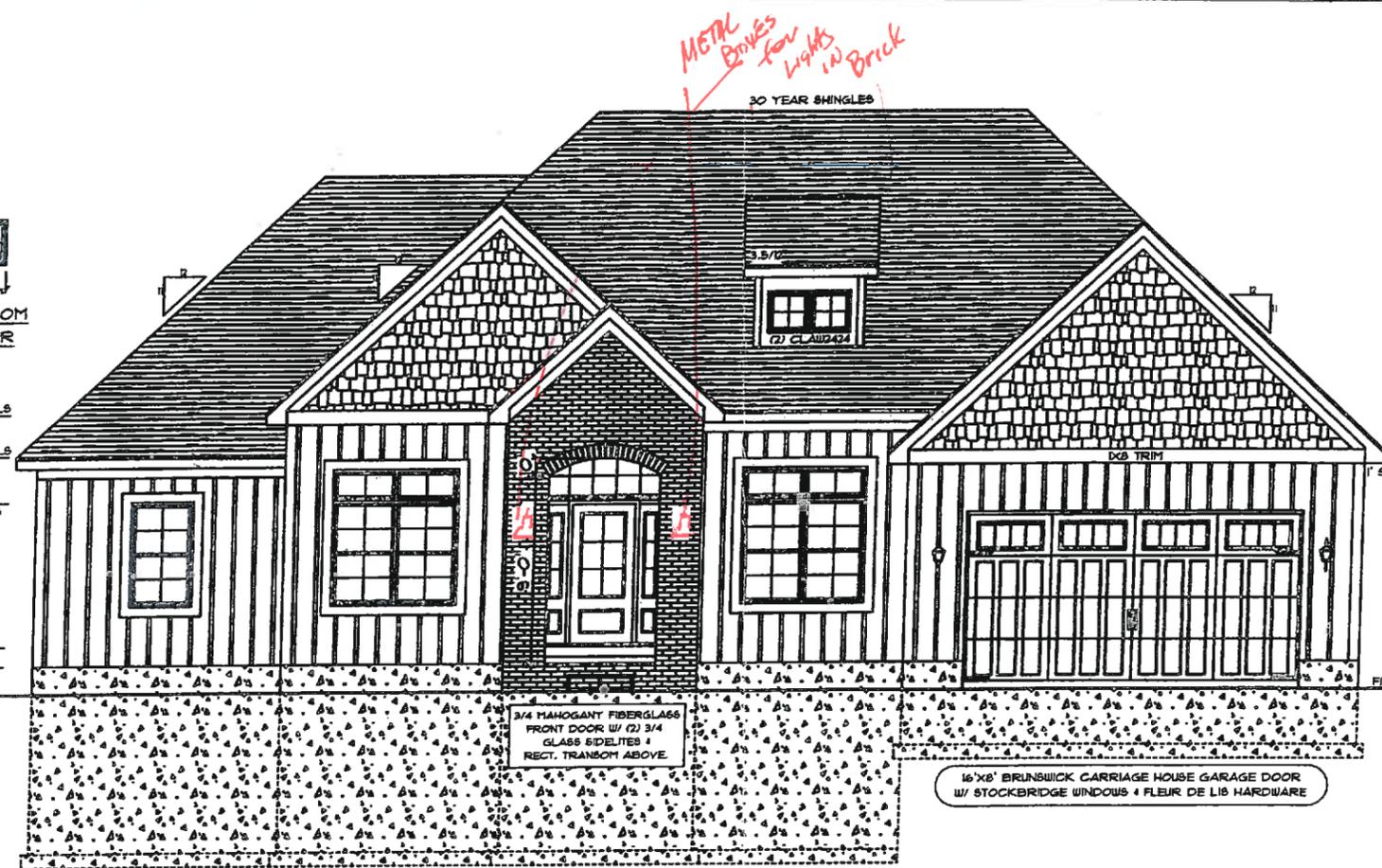
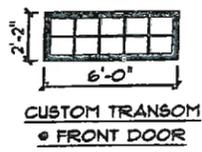
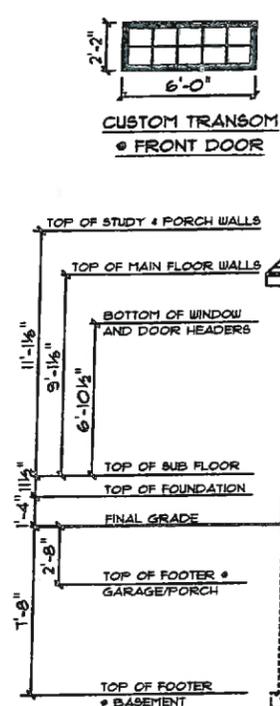
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625 Seabury Dr.

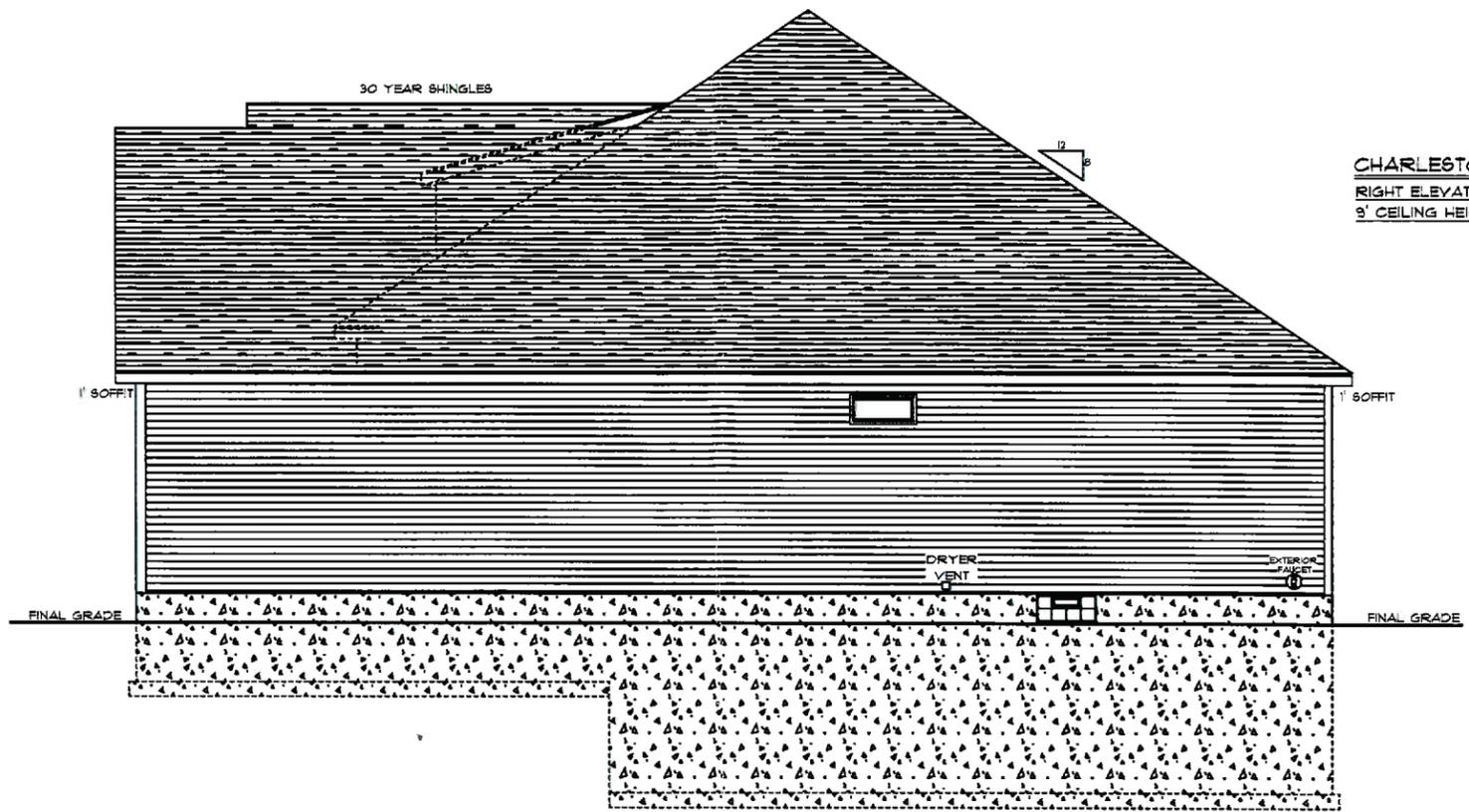


701 Farrington Dr.

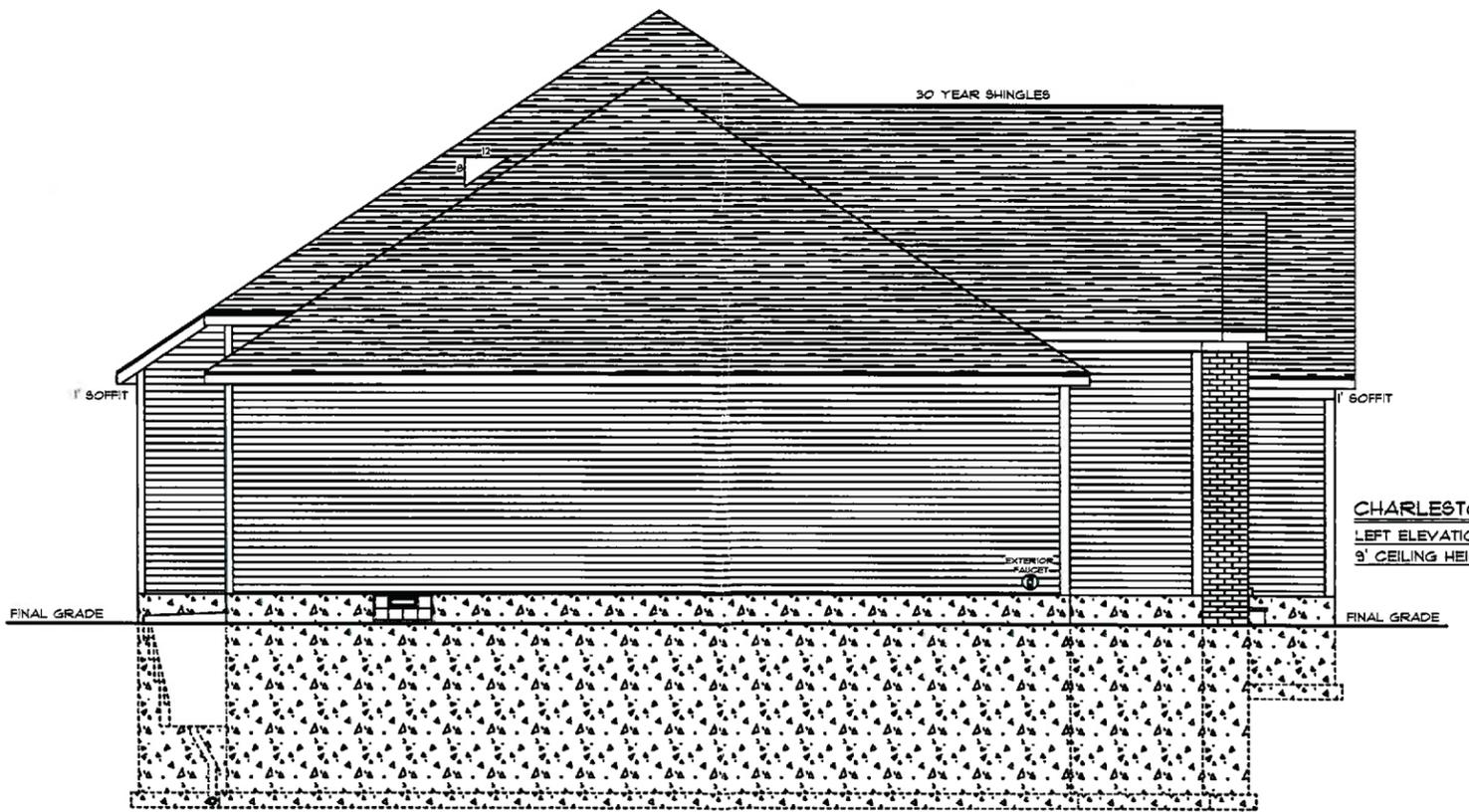


CITY OF WORTHINGTON  
 DRAWING NO. AR 76-17  
 DATE 9/26/17

DRAWN BY: ALH DATE: 9-18-17 SCALE: 1/8" = 1'-0" Dwg. 1  
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 CUSTOM BUILT FOR: PETE TSCHOPEN  
 JOB #: COLL.01.0298  
 LOCATION: 185 W. DUBLIN GRANVILLE RD., WORTHINGTON, OH 43085  
 FRANKLIN COUNTY  
 Columbus, OH  
 5087 Columbus Pike  
 Lewis Center, OH 43035  
 (877) 267-3482  
 www.schumacherhomes.com  
 SCHUMACHER HOMES



CHARLESTON 'A' / CUSTOM  
 RIGHT ELEVATION  
 9' CEILING HEIGHT



CHARLESTON 'A' / CUSTOM  
 LEFT ELEVATION  
 9' CEILING HEIGHT

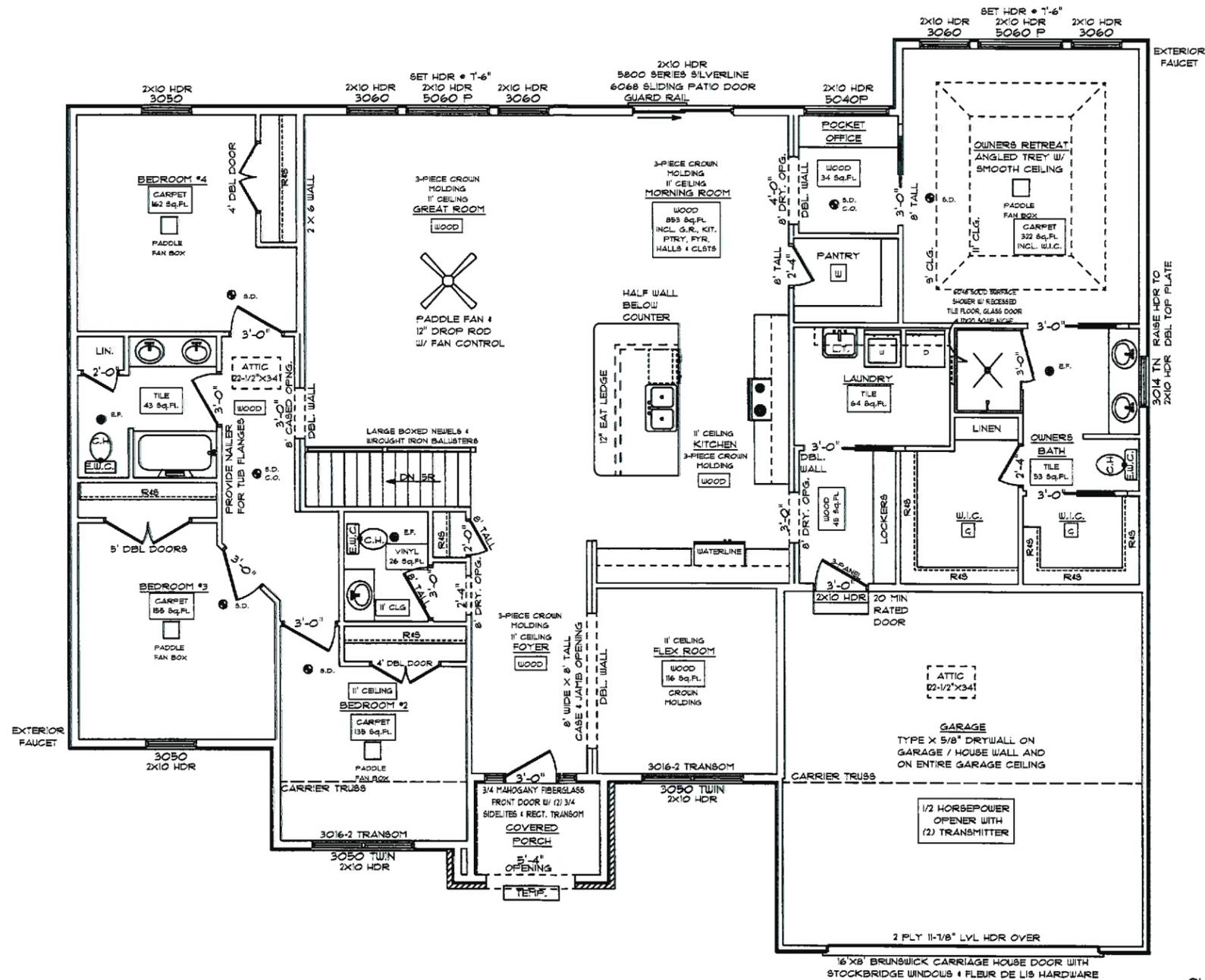
CITY OF WORTHINGTON  
 DRAWING NO. AR 76-17  
 DATE 9/20/17

<p>   <b>SCHUMACHER HOMES</b>          Columbus, OH          5087 Columbus Pike          Lewis Center, OH 43035          (877) 267-3482          www.schumacherhomes.com       </p>	<p>         CUSTOM BUILT FOR:          PETE TSCHOFEN          JOB # COLU.071.0298          LOCATION: 155 W. DUEBIN GRANVILLE RD.          WORTHINGTON, OH 43085          FRANKLIN COUNTY       </p>	<p>         DRAWN BY:          ALH       </p>	<p>         DATE:          9-18-17       </p>	<p>         SCALE: 1/8" = 1'-0"          SHEET: 2       </p>
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- GENERAL FRAMING NOTES:**
- 2x6 EXTERIOR WALL FRAMING W/R-19 INSULATION, INCLUDING GARAGE/HOUSE INTERIOR WALLS, EXCLUDING GARAGE EXTERIOR WALLS.
  - DRYWALLED OPENINGS TO BE 6'-8" HEIGHT UNLESS OTHERWISE NOTED
  - HEADERS TO BE 2 PLY UNLESS OTHERWISE NOTED
  - SMOOTH CEILING THROUGHOUT HOME
  - PAINTED TRIM ENTIRE HOME EXCLUDING STAIR PARTS & BALUSTERS (STANDARD)
  - 5-1/4" MDF BASEBOARDS
  - 3-1/2" MDF CASING ON INTERIOR DOORS
  - WINDOWS TO BE DRYWALL WRAPPED ON INTERIOR.
  - 3-1/2" COLONIAL CASING AROUND ALL INCLUDED VANITY MIRRORS IN HALF, MAIN, & OWNERS BATH.
  - 3-PANEL HOLLOW CORE MOLDED INTERIOR DOORS
  - SILVERLINE LOW-E VINYL WINDOWS (.35 U-VALUE)
- FLOORING NOTES:**
- ALL FLOORING BREAKS OCCUR @ CENTER LINE OF DOOR OPENINGS UNLESS OTHERWISE NOTED
  - FLOORING SQUARE FOOTAGES INCLUDE CLOSETS RELATIVE TO THE AREA UNLESS OTHERWISE NOTED
  - SOME FLOORING SQUARE FOOTAGES MAY INCLUDE HALLS OR AREAS THAT CONNECT WITHOUT WALL SEPARATION IF THE SAME FINISH IS CONTINUED
  - STAGGER TILE FLOOR IN FULL BATHS & LAUNDRY.
- ELECTRICAL NOTES:**
- ALL SMOKE DETECTORS TO BE INTER CONNECTED WITH BATTERY BACKUP
  - 1 ARC FAULT PER BEDROOM
  - GARAGE DOOR LOW VOLTAGE WIRING BY ELECTRICIAN
  - TWO SEPARATE KITCHEN GENERAL ELECTRIC OUTLET CIRCUITS FED BY NUMBER 12 WIRE & ON 20 AMP BREAKERS REQUIRED IN KITCHEN
  - ALL OUTLETS INSTALLED IN BATHROOMS, GARAGES, & UNFINISHED BASEMENTS SHALL HAVE GFCI PROTECTION ALONG WITH OUTLETS LOCATED W/IN 6'-0" OF LAUNDRY, UTILITY, & WET BAR SINKS & ALL OUTLETS SERVING KITCHEN COUNTER TOP SURFACES.
  - PROGRAMMABLE THERMOSTAT STANDARD
  - CO2 DETECTORS STANDARD
  - 15% HIGH EFFICIENCY LIGHT BULBS STANDARD.
  - WHOLE HOUSE SURGE PROTECTOR
  - (1) FLOOR OUTLET, LOCATION TBD
  - (6) ADD'L 110V RECEPTACLES TO BE LOCATED IN KITCHEN, 2 ABOVE CABINETS, 4 TBD.
  - (3) FRESNEL PENDANT LIGHTS OVER ISLAND
  - (30) RECESSED LIGHTS. LOCATION TBD
  - (2) DUAL HEAD FLOODLIGHTS W/ MOTION DETECTOR LOCATION TBD.



CHARLESTON 'A' / CUSTOM  
 MAIN FLOOR PLAN  
 9' CEILING HEIGHT

CITY OF WORTHINGTON

DRAWING NO. AR 7677

DATE 9/24/17

DRAWN BY: ALH  
 DATE: 9-18-17  
 SCALE: 1/8" = 1'-0"  
 SHEET: 4

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CUSTOM BUILT FOR: PETE TSCHOFEN  
 JOB #: COLL071.0238 CH #: 25099  
 LOCATION: 155 W. DUBLIN GRANVILLE RD.  
 WORTHINGTON, OH 43085  
 FRANKLIN COUNTY

Columbus, OH  
 5087 Columbus Pike  
 Lewis Center, OH 43035  
 (877) 267-3482  
 www.schumacherhomes.com

*Pete Schumacher*  
 SCHUMACHER HOMES



**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

Case #	AR 79-17
Date Received	9/28/17
Fee	\$ 3.00 pd
Meeting Date	10/12/17
Filing Deadline	
Receipt #	64341

1. **Property Location** 650-654 and 644-646 N. High Street, Worthington, Ohio

2. **Present/Proposed Use** Family Friendly Mural Painting on Blank Wall

3. **Zoning District** C-5

4. **Applicant** Mike Duffey on behalf of DeRoberts Family LP

**Address** 645 Farrington Drive, Worthington, Ohio 43085

**Phone Number(s)** 614.547.9077

5. **Property Owner** DeRoberts Family LP

**Address** 1270 Marlyn Dr, Columbus Ohio 43220

**Phone Number(s)** 614.296.0685

6. **Project Description** A family friendly mural design would replace a currently blank wall on the rear side of the building containing House Wine, Candle Lab, etc.

7. **Project Details:**

a) **Design** We have two mural designs to share. One is a girl holding fireflies. The other is settlers.

b) **Color** Design A: Black, Purple, Yellow, Blue, Brown, Skin Tones, Red Design B: Full Color, Similar as A

c) **Size** Full size of the wall from ground to roofline; full width stopping before windows

d) **Approximate Cost** \$3,000 **Expected Completion Date** July 2018

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant (Signature)

9/28/17  
 Date

\_\_\_\_\_  
 Property Owner (Signature)

\_\_\_\_\_  
 Date

Abutting Property Owners List for  
644-54 High St.

P & C Enterprise LLC	656 High St	Worthington, OH 43085
Graeter's Ice Cream	654 High St.	Worthington, OH 43085
Ride Home	650 High St.	Worthington, OH 43085
Elli Nail Spa	648 High St.	Worthington, OH 43085
The Candle Lab	646 High St.	Worthington, OH 43085
House Wine	644 High St.	Worthington, OH 43085
Dewey's Pizza	640 High St.	Worthington, OH 43085
Samuel Musgrove III	562 Evening St.	Worthington, OH 43085
The Worthington Inn	649 High St.	Worthington, OH 43085
Sassafras Bakery	657 High St	Worthington, OH 43085
Grid Furnishings	661-A High St.	Worthington, OH 43085
CoHatch	659 High St.	Worthington, OH 43085
Bob & Theresa Capace	41 E. New England Ave.	Worthington, OH 43085
Jamie & Lindsay Cleverley	31 E. New England Ave.	Worthington, OH 43085
Michael & Taryn Shadwick	38 E. New England Ave.	Worthington, OH 43085
The Showe Family	634 High St.	Worthington, OH 43085
DeRoberts Family LP	1270 Marlyn Dr.	Columbus, OH 43220

## Firefly Delight Mural Project - Supporting Statement

644-646 N. High Street, Worthington, Ohio  
Mike Duffey on behalf of DeRoberts Family LP

Dear Members of the Worthington Architectural Review Board:

Thank you for the opportunity to present "Firefly Delight", a family friendly mural concept for the blank wall on the rear of 644-646 N. High Street, also known as the building containing House Wine, Candle Lab, RIDEHome and Elly Nail Salon. Our work on this project began more than two years ago when DeRoberts Family LP approved a process to design and fund a mural for the rear side of this building.

From the street, depending on the season, the wall is somewhat obscured by two trees. Attached are several photos, which show foliage dense enough to effectively screen the wall. During the fall and winter months, and in the parking lot, it is much easier to see the wall. In the provided rendering of the mural, you will not see trees only because of the close proximity of the photo. The trees will remain unaffected by this mural project.

The concept before you today is a result of this two-year process, which included outreach to the tenants, adjacent neighbors, the city manager, etc. I am pleased to share that we have a signed petition with support from Donnie Austin, Steve and Katesha Weaver, Kris Anderson, Taryn and Michael Shadwick, Bob Capace, Danielle and James Smith, and, of course, the building owner, Dick DeRoberts. Just this week, we also received support from Carrie Showe and Kevin Showe and I am very happy about that.

The Showe family, as I am sure you know, owns The Worthington Inn and Kevin Showe recently redeveloped the Mason's Lodge into his personal residence, across the street from the mural wall. In addition, we have started a Facebook page, which has 57 "likes", including Chris Hermann, Candy Brooks, John Hau Eisen and many other residents who have been involved in city planning, civic activity and in celebrating our history.

The primary direction I provided the artist, Ms. Caitlin Watters, was to design a mural that was "family friendly." Her concept was a child's "*perfect summer night*." Her design includes symbols that are, from a children's perspective, quintessentially Worthington: capturing fireflies in a mason jar, playing with a family dog, reading books, jumping rope, soccer, sketching, etc. I think she successfully achieved the goal of a mural that is playful, wholesome and evokes what makes a childhood in Worthington so very special and memorable.

This building, as you probably know, is not especially historical from an architectural standpoint. According the Franklin County Auditor, the building dates to 1930. I learned in chatting with Mr. Foust that it had once been a Rambler automotive dealership. Some old photos show windows across the rear - now just cinder block. So apparently this rear wall has been altered at least once from its original design. As you know, the front has also undergone several changes over the years to beautify its appearance in ways that are not necessarily consistent with the building's original design, but which probably fit better into old Worthington.

In talks with city staff, I did receive a comment about this wall once being considered long ago for a "settlers" mural, i.e. presumably depicting Worthington's founding fathers in some kind of historic street scene. Attached to this application is a reproduction of the mural inside the Old Worthington library depicting our fifth president of the United States, James Monroe, visiting Worthington's Village Green on August 25, 1817. I am submitting this image to you for feedback, if you do not like the first concept, to see if this is what you might prefer. Honestly, I think the idea of a settlers mural is a bit stodgy and not nearly enough fun for kids. But that is just my artistic opinion, and I realize our notions of "good art" are a bit subjective.

As far as consistency with Worthington precedent, I am not aware of any murals in old Worthington today. Within the architectural review district, we can find examples of artwork that to the best of my knowledge did not require ARB approval: the modern/art deco pregnant mermaid outside the McConnell Arts Center and the modern sculpture by Mac Worthington piece outside France & Associates on south High Street. The closest example of a commercial district wall mural would be the recently approved modern looking CoHatch signage, which is commercial in nature, not simply artwork like Firefly Delight, and is on public, not private, property.

If anything, Firefly Delight seems closest in spirit to "First Flight", a family friendly sculpture installed in the northwest quadrant of the Village Green. This piece is the city's first publicly-owned piece of artwork and could be considered abstract expressionist in style. It does not appear to have any relation to Worthington's history, but is primarily rooted in the delight of a child being swung around in circles by her mother. First Flight shares another quality with Firefly Delight - they both depict young children having fun, who happen to be female.

As far as process for installation, I want you to know we are in no hurry to install this mural. Our plan, if you approve it today or next meeting, would be to start the mural next spring and complete it in time for the summer Worthington Arts Festival. I have met with MAC Executive Director Jon Cook and we agreed upon a plan that would include public outreach, possibly at the Worthington Winter Farmers' Market, where we would provide miniature canvases to children to paint their "perfect summer night." Children could then submit images of their artwork to our artist for possible incorporation into the final design. An example might be the inclusion of a background element such as a baseball, fishing or something that isn't currently in the design.

At this point, we are seeking approval for the current concept with no changes. But if alternative ideas were appealing, we could always submit a new application for that slightly enhanced design. To be able to receive feedback on the core design and to make sure we have approval for the initial concept, we are seeking formal approval of the current application, however, with no plan to change the design.

Near the completion of the mural installation, the artist, Ms. Caitlin Watters, would also present at the MAC during the Arts Festival about her process, what it is like to be a professional illustrator, tips for students who may wish to become professional artists, a question and answer session, etc.

Our hope would therefore be to have the mural installed by June 2018. If you would like to learn more about the concept, including our supporters who "liked" the page, please visit [facebook.com/FireflyDelightMural](https://facebook.com/FireflyDelightMural)

Technical specifications for this wall are as follows: it is approximately 10.5 feet tall, and 74.5 feet wide. This includes only the area south of the windows. It would not run the full length of the wall or overlap the windows.

Thank you for your consideration. We hope you will support this fun, family friendly mural project!

###

Worthington City Council  
6555 N. High Street  
Worthington, Ohio 43085

Dear Members of Council:

Illustrated below is the outdoor mural design by CCAD-trained artist Ms. Caitlin Watters proposed for painting on the rear exterior wall of 644-646 N. High Street (DeRoberts Family LP, Parcel 100-000294-00), otherwise known as the building structure containing House Wine, Candle Lab, Elly Nail Salon and Ride Home - that we hope will add some visual interest to the blank wall that currently exists.

As you can see, the design is family friendly, consisting of a nighttime blueish-purple background with firefly impressions, a child holding a jar of fireflies in wonder, a friendly dog, a floating book, jump rope, soccer ball, some papers with a Cardinal symbolizing Worthington, and a partial view of a bike as well.

BEFORE



AFTER



For purposes of any city review process that may be required, we write to express our support for this mural installation, which we expect to be privately financed. The project also may apply for grant funding through the Ohio Arts Council.

Art is a wonderful aspect of what makes Worthington special. Please support this project!

Sincerely,

Dick DeRoberts  
Building Owner

Donnie Austin  
House Wine

Aaron Fu  
Elly Nail Salon

Steven Weaver  
Candle Lab

Kris Anderson  
Ride Home

Michael & Taryn Shadwick  
Adjacent Home at 38 E. New England Ave

*[Handwritten signatures of Dick DeRoberts, Donnie Austin, Steven Weaver, and Kris Anderson]*

*[Handwritten signature of Michael & Taryn Shadwick]*  
Thank you! ---

CITY OF WORTHINGTON

DRAWING NO. *AR 7947*

DATE *9/28/17*



CITY OF WORTHINGTON

DRAWING NO. AR 79-17

DATE 9/28/17













**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

Case #	AR 82-17
Date Received	9/29/17
Fee	\$200.00 pd
Meeting Date	10/12/17
Filing Deadline	
Receipt #	64353

1. Property Location 158 MEDICK WAY  
 2. Present/Proposed Use SINGLE FAMILY / SINGLE FAMILY  
 3. Zoning District R-16 Y

4. Applicant NICHOLSON BUILDERS INC - BRITAIN MEYERS  
 Address 6525 BUSCH BLVD. COLUMBUS OHIO 43229  
OFFICE BRITAIN CELL  
 Phone Number(s) 614-846-7388 614-315-5523

5. Property Owner JANICE GASSER  
 Address 158 MEDICK WAY  
 Phone Number(s) 614-306-7295

6. Project Description PROPOSED IS A PARTIAL TEAR DOWN OF AN EXISTING RANCH 1 STORY HOME. THE CONSTRUCTION OF A NEW 1 1/2 STORY ENGLISH REVIVAL HOME WILL BE BUILT ON THE EXISTING FOUNDATION FOOTPRINT WITH MINOR ADDITIONS PER THE SUBMITTED DRAWINGS.

7. Project Details:  
 a) Design ENGLISH REVIVAL  
 b) Color NATURAL STONE / SHINGLE SHAKE / BOARD & BATTEN (WARM COLORS)  
 c) Size EX. ST. HOUSE: 2,418 sq' PROPOSED HOUSE: 4,067 sq'  
 d) Approximate Cost \$500,000 APPROX Expected Completion Date \_\_\_\_\_

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**  
 The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

[Signature]  
 Applicant (Signature)

9/28/17  
 Date

[Signature]  
 Property Owner (Signature)

9/25/2017  
 Date

Abutting Property Owners List for  
158 Medick Way

Daniel Martin	Margaret Dougherty	170 Medick Way	Worthington, OH 43085
Robert & Joyce Lewis		909 Evening St.	Worthington, OH 43085
Justin Bickle	Anne Walker	920 Evening St.	Worthington, OH 43085
Steven & Mary Kathryn Balogh		900 Evening St.	Worthington, OH 43085
Margaret & Brian Heffernan		138 W. Clearview Ave.	Worthington, OH 43085
Gordan & Roberta Powell		157 Medick Way	Worthington, OH 43085
Alice Louise Conklin	Noel Geoffrey Parker	171 Medick Way	Worthington, OH 43085

**Gasser Residence**  
**158 Medick Way**  
**Worthington, Ohio 43085**  
**09-28-17**

**Supporting Statement:**

158 Medick Way is situated on the northwest corner of Medick Way and Evening Street. Adding to the visibility of the property is W. North Street, which dead ends into Evening at the Northeast corner of our site. The proposed design solution takes advantage of this high visibility through a balanced composition intending to both provide a significant anchor to the Medick Estates neighborhood while maintaining appropriate scale. The new design sensitively addresses the high visibility of the home while maintaining the charm of the neighborhood. To achieve these results we are proposing a story-and-half structure derived from the existing foundation footprint. To further enhance the functionality of this home, a master suite and detached garage addition complete the design program.

Our design, a generalized notion of the English Vernacular inspired façade, draws from both neighboring structures and the taste of the new owner. Asymmetrical massing and steeply pitched gable roofs establish a fresh narrative for the home, with the introduction of casement windows accented by true stone lintel and sill material further emphasizing the traditional aspects of the design. As is typical with English style homes the cladding of the home will consist of multiple materials; real stone veneer, wood shake shingle, and board & batten.

The site is not without its challenges. The client as well as Nicholson Builders are adamant about saving the 200 year old oak tree at the rear of the property. To achieve this we are proposing a 2'-0" variance to the front yard building line facing Evening Street for the attached and detached garages as drawn. During on-site consultation with a licensed Arborist, the relocation of the garages to the east along with proper construction details will minimize disturbance of the root system, and ensure the health of this tree. The second challenge on the site is parking. The "no parking" signs on Evening Street and the narrowness of Medick Way preclude the opportunity for guests and incidental traffic (such as deliveries) to park. Therefore, in conjunction with the landscape architect, the attached site plan proposes limited off street parking for safety and the preservation of property borders frequently damaged by traffic. A naturally landscaped area in front of 158 Medick perfectly fulfills this common trouble.

# 158 Medick Way



100-000211 04/26/2017









**BUILDING INFORMATION**

ZONED:	R-16
SITE:	18,694 SQ.FT. (4293 ACRES)
EXISTING HOUSE:	2,418 SQ.FT.
FIRST FLOOR ADDITION:	655 SQ.FT.
SECOND FLOOR ADDITION:	994 SQ.FT.
TOTAL:	4,067 SQ.FT.
ATTACHED GARAGE:	470 SQ.FT.
DETACHED GARAGE:	470 SQ.FT.

**NICHOLSON BUILDERS**  
 DESIGN · BUILD · REMODEL  
 8525 Burch Blvd, Columbus, Ohio 43228 (614) 848-2388 Fax: (614) 848-7390  
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WORTHINGTON, OHIO 43085

**REMDEL / ADDITION TO THE GASSER RESIDENCE**

158 MEDICK WAY



APPROVED BY/DATE:

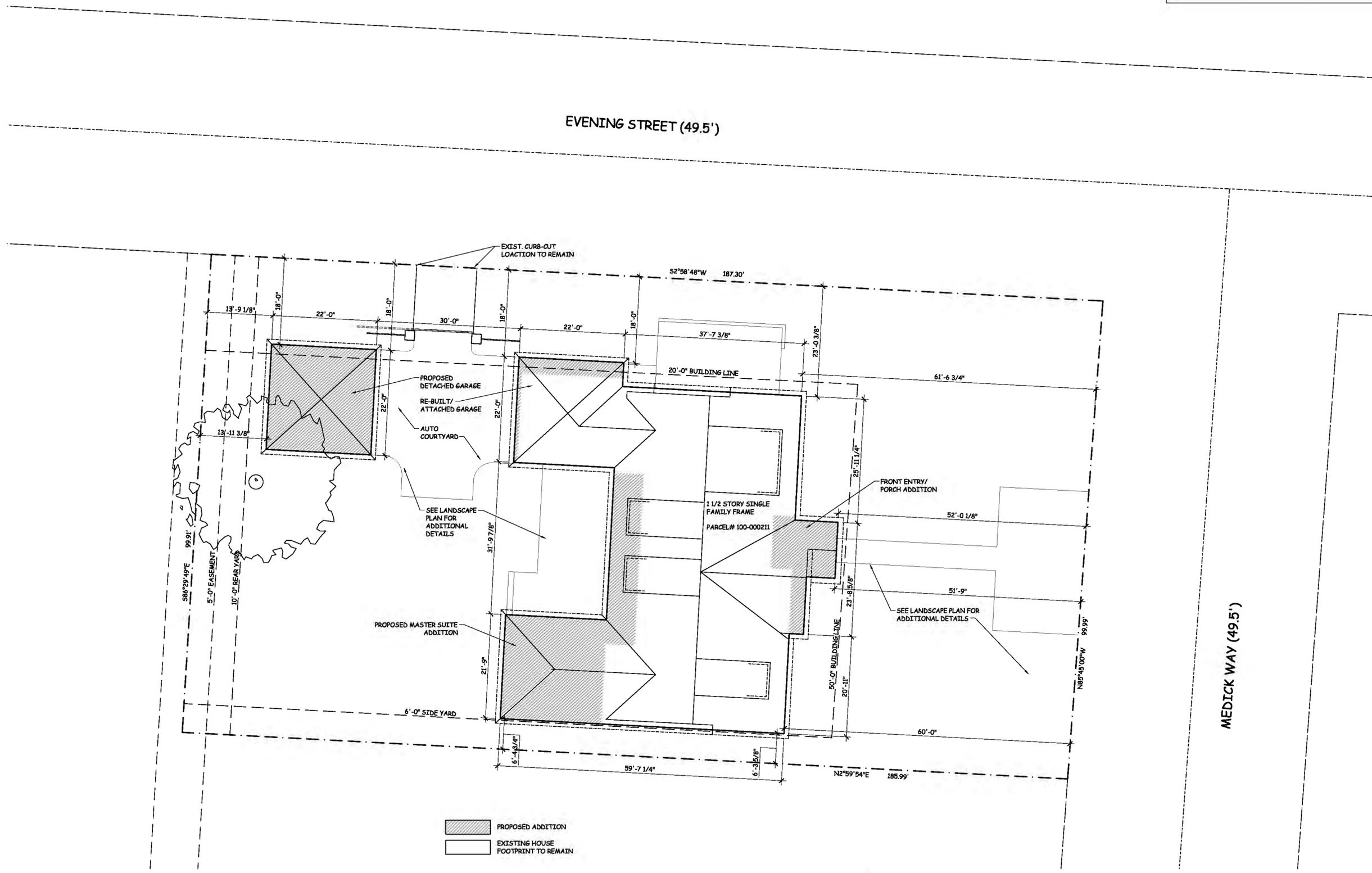
DRAWN BY:  
E.M.

CHECKED BY:  
B.M. / J.N.

SHEET NO.:

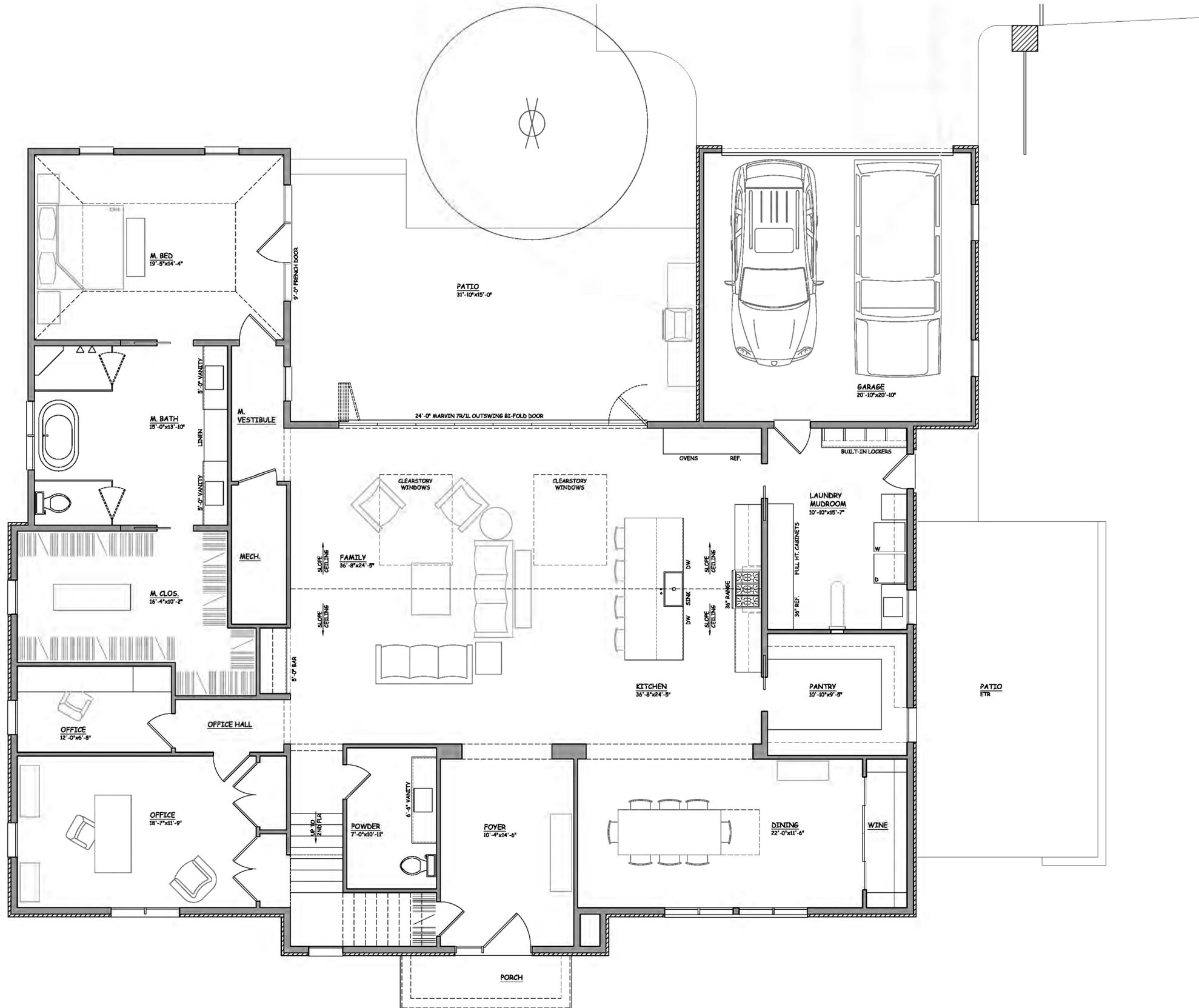
**SD01**

WORTHINGTON ARB SET: 09-28-17



PROPOSED ADDITION  
 EXISTING HOUSE FOOTPRINT TO REMAIN

**SITE PLAN**  
 1" = 10'-0"

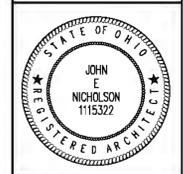


**CONCEPTUAL 1ST FLOOR**  
 1/4" = 1'-0"

**NICHOLSON BUILDERS**  
 DESIGN · BUILD · REMODEL  
 6828 Blumh Blvd., Columbus, Ohio 43228 (614) 848-2388 Fax: (614) 848-7390  
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**REMODEL / ADDITION TO THE GASSER RESIDENCE**  
 AN (N)  
 WORTHINGTON, OHIO 43085

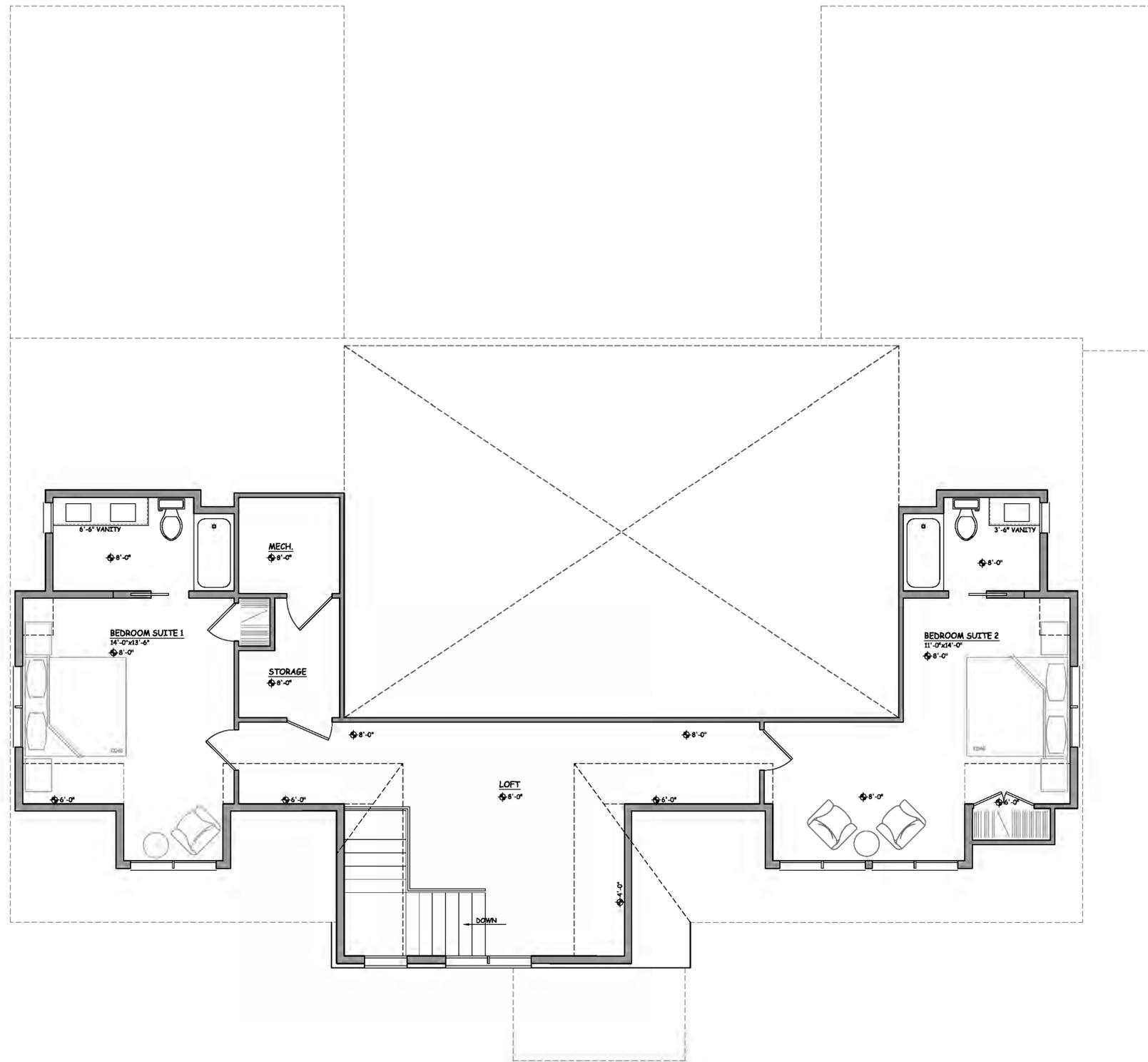
158 MEDICK WAY



APPROVED BY/DATE:  
 DRAWN BY:  
 E. M.  
 CHECKED BY:  
 B. M. / J. N.  
 SHEET NO.:

**A101**

WORTHINGTON ARB SET: 09-28-17  
**BIA** **NARI**  
 The Home Builders National Association of Residential Architects




**CONCEPTUAL 2ND FLOOR**  
 1/4" = 1'-0"



APPROVED BY/DATE:

DRAWN BY:  
E. M.

CHECKED BY:  
B. M. / J. N.

SHEET NO.:

**A102**

WORTHINGTON ARR SET: 09-28-17





○ SOUTH (MEDICK WAY) ELEVATION  
1/4" = 1'-0"



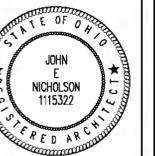
○ EAST (EVENING ST.) ELEVATION  
1/4" = 1'-0"

**NICHOLSON**  
BUILDERS  
DESIGN • BUILD • REMODEL  
8528 Burch Blvd., Columbus, Ohio 43228 (614) 848-2388 Fax: (614) 848-7390  
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WORTHINGTON, OHIO 43085

AN)  
REMODEL / ADDITION  
TO THE  
GASSER RESIDENCE

158 MEDICK WAY



APPROVED BY/DATE:

DRAWN BY:  
E.M.

CHECKED BY:  
B.M. / J.N.

SHEET NO.:

**A301**

WORTHINGTON ARB SET: 09-28-17






**NORTH ELEVATION**  
 1/4" = 1'-0"



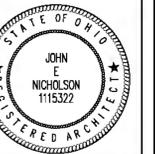

**WEST ELEVATION**  
 1/4" = 1'-0"

**NICHOLSON**  
**BUILDERS**  
 DESIGN • BUILD • REMODEL  
8528 Blush Blvd., Columbus, Ohio 43228 (614) 848-2888 Fax: (614) 848-7390  
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WORTHINGTON, OHIO 43085

A(N)  
**REMODEL / ADDITION**  
 TO THE  
**GASSER RESIDENCE**

158 MEDICK WAY



APPROVED BY/DATE:

DRAWN BY:  
E.M.

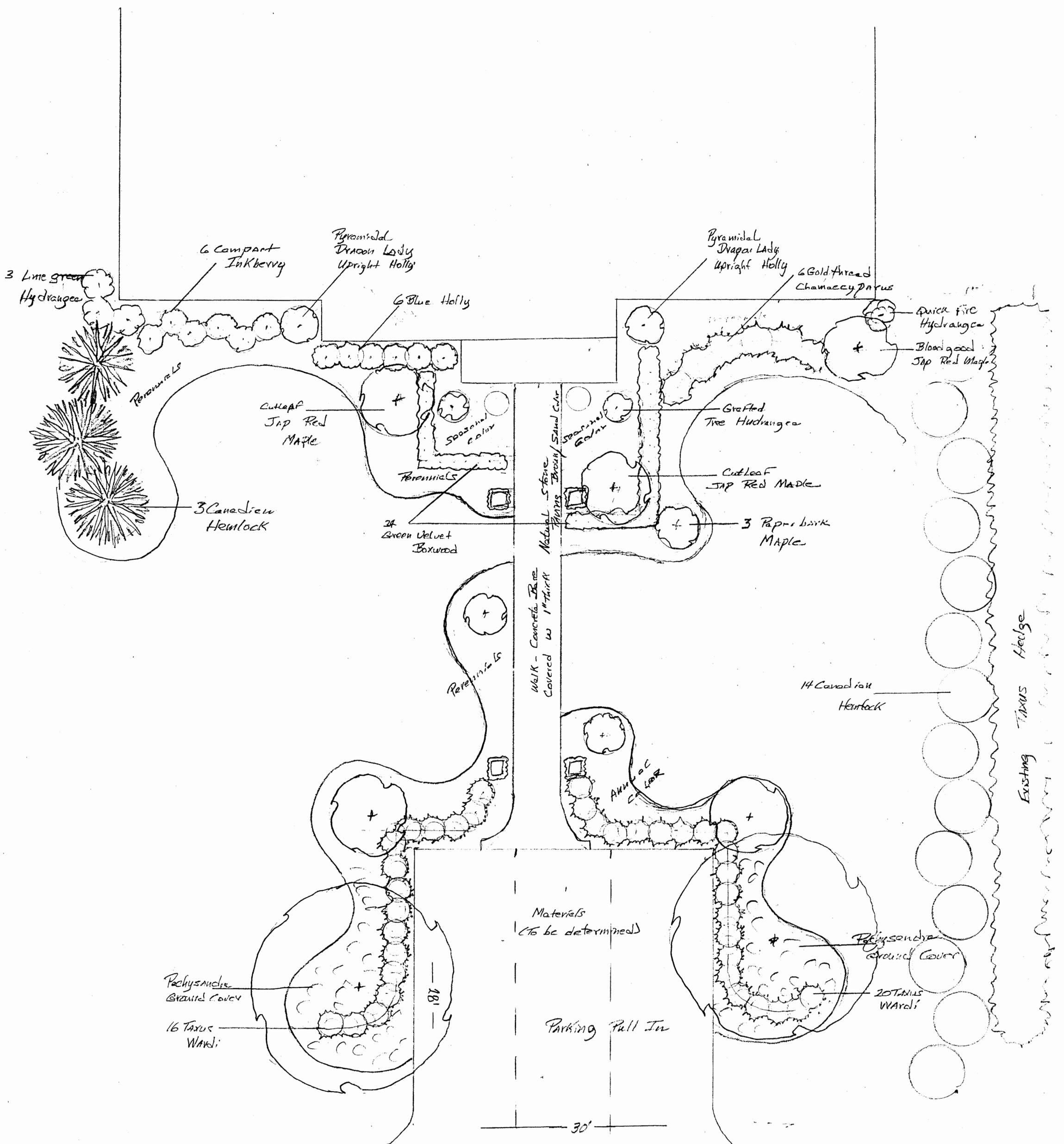
CHECKED BY:  
B.M. / J.N.

SHEET NO.:

**A302**

WORTHINGTON ARB SET: 09-28-17





3 Lime green Hydrangea

6 Compact Inkberry

Pyramidal Dragon Lady Upright Holly

6 Blue Holly

Pyramidal Dragon Lady Upright Holly

6 Gold Thread Chamacyparus

Quick fire Hydrangea

Blood good Jap Red Maple

Perennials

Cutleaf Jap Red Maple

Seasonal color

Grafted Tree Hydrangea

Cutleaf Jap Red Maple

3 Canadian Hemlock

24 Green Velvet Boxwood

3 Paper bark Maple

Perennials

Walk - Concrete Base Covered w/ 1" Thick Natural Stone Pavers

14 Canadian Hemlock

Existing TAXUS Hedge

Pachysandra Ground Cover

16 Taxus Wards

18'

Materials (to be determined)

Parking Pull In

Pachysandra Ground Cover

20 Taxus Wards

30'

