

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

February 25, 2010

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:30 p.m. with the following members present: R. Hunter, Chair; K. Holcombe, Secretary; C. Hermann; and A. Lloyd. Also present was W. Watterson, City Engineer.

**A. Call to Order - 7:30 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Affirmation/Swearing in of Witnesses

Mr. Hunter explained the procedures for the meeting. He stated that they normally have a representative from City Council, but Mr. David Foust was unable to attend the meeting so Mr. Watterson was there representing the City from that standpoint as well as providing staff comments.

Mr. Watterson swore in those who planned to speak.

Mr. Hunter stated that the Worthington Square Mall item would not be heard this evening.

**B. Architectural Review Board**

1. New
  - a. Generator (Amendment to COA #AR 01-10) – 782 Hartford St. (Adam or Tom Brankamp) **AR 06-10**

Mr. Watterson said this is the property located at 782 Hartford St. The applicant previously received approval to locate a generator at the south side of the property indicated on the drawing. They are requesting approval to potentially locate the generator on the east side of the property which is the second location noted and they wish to keep the option open to locate the generator at either location. The first generator location that was previously approved is near the chimney on the south side of the house.

Mr. Tom Brankamp, the owner of 782 Hartford Street, came forward.

Mr. Hunter said he noticed in the application Mr. Brankamp still planned to surround it with bushes.

Mr. Brankamp agreed. His plumber and electrician said it might be a problem putting it where he wanted to put it behind the house and the garage. Then after they thought about it for a week or two and after he had the other place approved, the plumber and electrician came back and said they might be able to use the preferred location. So he is asking to have the option of putting it behind the house.

Mr. Hunter asked about his preferred location. Mr. Brankamp said he would like to have it behind the garage.

Mr. Hermann said he liked the option proposed tonight. Mrs. Holcombe agreed.

Mr. Hunter asked if there was anyone in the audience that would like to speak on the application. No one came forward.

Mr. Hermann moved:

**ARB RESOLUTION NO. AR06-10**

**THAT THE REQUEST BY “TOM BRANKAMP” TO AMEND CERTIFICATE OF APPROPRIATENESS AR06-10 BY ALLOWING THE GENERATOR TO BE PLACED EITHER ON THE SIDE OR THE REAR OF THE HOUSE AT 782 HARTFORD ST. AS PER CASE NO. AR06-10 DRAWINGS AR06-10 DATED FEBRUARY 9, 2010 BE APPROVED WITH THE REQUIREMENT THAT THE CONDITIONS ON THE LANDSCAPING THAT WERE FROM THE PAST APPROVAL CONTINUE IN THIS MOTION BASED ON THE FINDINGS OF FACT, CONCLUSIONS IN THE STAFF MEMO, AND PRESENTED AT THIS MEETING.**

The motion was seconded by Mrs. Holcombe. Mr. Watterson called the roll. All members voted aye.

b. Front Porch – **1 Hartford Ct.** (Blair Davis) **AR 07-10**

Mr. Watterson showed images of the proposed porch and the existing condition. The porch, if approved, will be 17 feet from the right-of-way line. There is a required setback of 30 feet and the application has been submitted to Board of Zoning Appeals for approval and is on the agenda for the first meeting in March.

Mr. Blair Davis, the owner of 1 Hartford Court, came forward. He stated they have wanted to have a porch on the house for a longtime. They didn't have a design they thought could work with the house. The door doesn't line up with the dormers and there's a big window on one side and not on the other. They saw a porch on West North Street that they thought might work. The

gable will match the gable at the dormers, pulling it over so it goes between the dormers and lines up with the right side of the door. They will make the roof a little bit asymmetric to try to pick-up the window and the space as people view to the left of the door. His wife did the computer rendering and worked on the colors but he is here to answer questions because she is in Baltimore.

Mr. Hermann said it was a clever solution, it looks good and it's a nice addition. Mrs. Lloyd also thought it looked very nice.

Mr. Davis said there is nice landscaping around the house. He took the pictures a few weeks ago and it looks a little bare out there. They will lose a few of the poppies, but they have a tendency to spread so they will return to their old selves.

Mrs. Holcombe said she likes the whole visual even though the door is off center because it is between the dormers.

Mr. Davis said it traditionally would be a shed roof to match the house. However, he thinks that the hip roof softens it a bit and it will be interesting to frame because it's a little asymmetric.

Mr. Hermann asked if they will re-use the shingles. Mr. Davis said when they replaced the roof a few years back, his roofer left him about five squares of shingles which have been stacked in his garage.

Mr. Hermann asked about the appearance of the sides. Mr. Davis said the roof line will be shingled back. The roof goes straight back and ties in. There will be a small valley where it joins.

Mr. Hunter asked if anyone in the audience would like to speak. No one came forward.

Mrs. Holcombe moved:

**ARB RESOLUTION NO. AR07-10**

**THAT THE REQUEST BY BLAIR DAVIS FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A FRONT PORCH AT 1 HARTFORD COURT AS PER CASE NO. AR 07-10 DRAWINGS NO. AR 07-10 DATED FEBRUARY 10, 2010 BE APPROVED BASED ON THE FINDINGS OF FACT, CONCLUSIONS IN THE STAFF MEMO, AND PRESENTED AT THE MEETING.**

The motion was seconded by Mrs. Lloyd. Mr. Watterson called the roll. All members voted aye.

c. Rope Lighting – **2151 W. Dublin-Granville Rd.** (Greg Karl/Gary Wilkins) **AR 08-10**

Mr. Watterson said this is the property located at 2141 W. Dublin-Granville Road. It is in the strip center on the south side of Dublin-Granville Road in Linworth. The property is G-Worthy's Bar and Grille. He showed an image of a view of the rope lighting at night. The rope lighting was installed temporarily to provide a view of what it would look like.

Greg Karl of 8486 Hill Road, Canal Winchester, Ohio, came forward as the applicant.

Mr. Hunter said he has a problem with this one simply because of precedence. He stated he noticed there is rope lighting in the windows which he doesn't know whether the Board regulates since it is interior. Mr. Karl confirmed it is around the windows.

Mr. Hunter said that he doesn't mind it. There are other exterior lights in the District including the ones at the intersection of High and New England. They are larger bulbs and are not the rope light. He indicated he struggles with the purpose behind it. That location is well lit for patrons in the summertime without the light. It seems to be more of an advertising light than an accent light.

Mr. Karl said they have the fence around the patio area and they thought they would dress it up a bit with the rope lights. It is intended to attract attention to indicate that they are open now.

Mr. Hunter said he struggles with it. Mr. Hunter indicated he received a note from Mr. Coulter that indicated he was against it from that standpoint. He thinks if it were more of the style of the larger bulbs that are used at the Milano's restaurant at High and New England and at J. Liu's. They are a true accent light.

Mrs. Lloyd said they provide a different kind of light too because they are a separated light versus the rope.

Mr. Hunter said frankly to him this looks like Christmas lights and he uses them himself around Christmas time.

Mr. Karl said they wanted something where people were going to be against the rail and against the fence that wouldn't be breakable; something that would be safe.

Mr. Hunter asked if they have considered using the larger lights around the soffit area up above. Mr. Karl said he would have to familiarize himself with those lights.

Mrs. Holcombe suggested that Mr. Karl drive down to New England and High and check the businesses that have them. She feels that it might be a good alternative because the use of the twisty-ties make them appear to be temporary. She doesn't think they need the lights with the fence. She stated she thought the Board would be more open to the larger lights.

Mr. Karl said he understands.

Mr. Hunter suggested they table the item to the next meeting. He suggested they take a look at those lights and take a look at their situation with the soffit and overhang area. He thinks people can't see the lights when driving by, especially if there are cars parked out there. He stated he would entertain a different kind of accent light with this particular business in this location, similar to what they have already approved in the other two locations.

Mr. Hermann added he also has struggled with this. There are two ways of doing lighting. One is architecturally integrated and appropriate and the other is kind of this decorative holiday-esque approach. He think this feels more like the holiday kind of approach.

Mr. Karl said they were trying to find a way to do something inexpensively and quickly.

Mr. Hunter said he doesn't object to the windows. He asked Mr. Watterson if that is covered in architectural review. Mr. Watterson stated he was not prepared to answer the question that this evening.

Mr. Hunter asked that the question be researched to determine if it is something that is reviewable by the Board.

Mr. Hunter asked if there was anyone who wished to speak on this item. No one came forward.

Mr. Hermann moved:

**THAT THE REQUEST BY GREG KARL & GARY WILKINS FOR A CERTIFICATE OF APPROPRIATENESS TO ADD ROPE LIGHTING TO THE ENTRANCE AREA AT 2151 W. DUBLIN-GRANVILLE RD AS PER CASE NO. AR 08-10, DRAWINGS NO. AR 08-10, DATED FEBRUARY 12, 2010, BE TABLED.**

The motion was seconded by Mrs. Holcombe. Mr. Hunter called the roll. All members voted aye.

Mr. Hunter stated this item, if it is ready, can come back before the Board at the next meeting, which is March 11. Mr. Hunter said the applicant does not have to resubmit. He is able to make modifications and present the modifications. If he decides to modify the application, he needs to get the material to Mrs. Bitar's office as soon as he can so that it can be circulated. If it is not ready for March 11, he needs to let them know and it can remain on the table for a longer period of time.

d. Renovation Concepts & Amendment to COA #AR 32-09 (Landscaping) – **752 High St.** (John F. Hedge FAIA/Design Group) AR 09-10.

Mr. Watterson said this application is for the Kilbourne Memorial Library Building for conceptual approval to assist in marketing the property for potential uses. The applicant has prepared conceptual designs and would like to review them and get approval on the concept.

The Board previously approved exterior improvements which included the metal roof, new gutters, painting and a landscape plan. With this work moving forward, they are requesting that the landscape plan be non-performed because the majority of it would be torn out.

Ms. Robyn Stewart, Assistant City Manager for the City of Worthington, 414 Hinsdale Court, Worthington, came forward. She indicated she has been working closely with the Community Improvement Corporation. The Community Improvement Corporation has been working on behalf of the City and City Council to find a productive reuse of this building. As part of that discussion, they have identified possible uses as office or retail or restaurant or some combination of those. As part of those discussions, they have realized that some of those tenants may have interest in exterior modifications, probably around allowing ADA compliant access to the building as well as perhaps outdoor terrace areas. They wanted to come before the Board to talk about conceptual ideas around what might be possible and what the Board might find acceptable at this location.

Mr. Jack Hedge with Design Group came forward to provide an overview of their request. He stated the original library was built in 1928 by donations given by the great granddaughter of James Kilbourne. A couple years later, she gave money to for the two wings. In the middle 1950s, the library was tripled in size by an addition. A 1932 wing was swallowed up by the 1950s addition which involved a new entrance and the existing entry was closed. Mr. Hedge showed photographs of the building in 1932 and in the 1950s. The Community Improvement Corporation was tasked with looking at ideas for office use and retail use. They did a study on accessibility to the building because it's not accessible and that has been a problem with this building and will be a problem for subsequent uses.

Mr. Hedge stated if the building is used for office use, they will have the issue of handicap accessibility. He showed an illustration of a lift that was part of the study. They analyzed ramps and a ramp will have to be about 80 feet long to get up to the main level of the building and that affects the appearance of the building. He presented this study to the City Council and they liked the lift. He showed an image of how the building would look if the window was converted to a door for the lift, which allows people to come into the same entrance as everyone else. So for office use, they would want to construct the lift, but otherwise there wouldn't be much exterior modification except for signage. They thought they would probably do the same thing for restaurant and retail to get people in.

Mr. Hedge showed a conceptual drawing for a restaurant use in which they enhance the building with outdoor seating. They would take the area that used to be the entrance and create a terrace. They would keep the existing entrance and open up the restaurant area to the outdoors. It is similar to Old Worthington and they thought it would be fairly attractive for a restaurant. Mr. Hedge stated the Board may have seen in the *Worthington News* another sketch that was more extensive, but the Community Improvement Corporation felt they would like this better. The floor height of the building is about 4'7" tall at the entrance. The terrace would be up about four feet. A visitor to the restaurant could go in the regular entrance and come out into the terrace

area. They thought there could be tables and umbrellas. It would be a nice view since it would be about four feet up and look out on the Village Green.

Mr. Hedge stated the group thought the building would be more attractive if the windows are opened up. The larger arched windows would add more light. He showed an image of the original entrance that had an arch and a door that was filled in when the 1950s addition was constructed and the entrance was moved. Mr. Hedge stated he would like to have the thoughts of the Board on opening up the arches and adding arched windows. They might also want to convert some of the arched windows to French doors to open out onto the terrace. The thought was that this would be a way to enhance this space to make it more desirable for restaurant. The ceiling is not really high in this space but it is ten feet high so it would make a fairly nice restaurant space. It is chopped up with offices right now but it would open up and make a fairly open space.

Mr. Hedge stated if this were a restaurant use, they would have a dock and garbage. They thought they could do a dock in the back between the middle school and they would have a way for service for food and deliveries. This would probably be better than some of the other ones in downtown Worthington at that point. So it could be viable as a restaurant use from that standpoint, they would probably get the kitchen in the back near that dock and then retail could happen at the other side of the building.

Mr. Hedge stated there is a thought also to enhance the retail side of the building by creating another plaza at the other end of the building. They would have steps to get up to it. They could do this with a ramp but it is a long way and it would be pretty intrusive. Their idea is to have steps up to the plaza with possibly entrances into the retail from the plaza. They would still have handicap access the other way into the building. Mr. Hedge showed a sketch of what this idea might look like.

Mr. Hedge indicated they probably provide signs like in Old Worthington, which is fairly eclectic. If there is a need for a sign along 161, it would be placed off of the Village Green and within the property line. He stated it could be possible the entire building might be a restaurant. Mr. Hedge indicated they want to get the thoughts of the Board to know if they are going in a good direction.

Mrs. Holcombe said she thinks it would be wonderful. She has always envisioned the windows opened up. At first she thought that was the original manner for the windows and they had bricked them up. She thinks that is perfect for any use in the building to follow the brick line.

Mr. Hedge said there is a fireplace behind the wall in the room that used to be the superintendent's office that could be opened up. It is probably more for looks as it was a little gas fireplace.

Mr. Hermann said he likes everything they are proposing. He prefers the one patio for the restaurant because the two terraces start to make the entrance disappear. However, if the two

terraces help to get someone into the building, he would support it. Mr. Hedge said he thinks that would depend on the use of the building.

Mr. Hunter said he has no problem with either one, although he prefers the single patio version simply because the two start to camouflage the building. He is anxious to see the treatment of the front entry.

Mr. Hedge said the wall that holds the terrace up could be brick or it could be stone because it is level with the base. So it could be stone to go with the base of the building so that it extends on out or it could be brick with a stone cap.

Mr. Hunter said Mr. Coulter, who is not at the meeting, sent a memo and he wanted to read a couple items. He said in theory he is in favor of the concept being proposed however he would not vote for approval until more is understood about how parking is going to be dealt with. He feels strongly in order for the project to be successful, the parking issue needs to be addressed.

Mr. Hunter stated he doesn't think there is anyone at the meeting that doesn't understand the parking issue. Thirteen parking places is a problem.

Mr. Hunter continued reading from Mr. Coulter's message. Mr. Coulter stated he thinks the idea of an outdoor plaza for the restaurant is a great idea but they need to see additional details. He also commented on the landscape plan and the changes that would need to be made to accommodate the plaza.

Mr. Hunter said he really thinks the City needs to look at a unified parking plan that encompasses things like the school, the library and Huntington because that may result in better use of all of the parking lots than they currently have right now including fewer curb cuts and probably more practical green space. He would like the Municipal Planning Commission to try to find a way to facilitate it. He thinks tenants will ask about where their patrons will park. He likes the concept of a restaurant. They have seen with J Liu's how successful a restaurant business can be.

Mrs. Holcombe said J. Liu's is using the bank parking lot. Mr. Hunters said they are using many parking lots. He doesn't want that to be a hindrance to finding a solution that will work.

Mrs. Holcombe asked about the possibility of using the original front door. Mr. Hedge said it's a single door and the thought was that a French door would get more light through it. They also thought it might compete with the other entrance. He thinks the windows would be similar to the ones seen on the Presbyterian Church. He thinks they would do windows on the end of the building.

Mr. Hunter said he really likes the approach to the handicap ramp. It is an awesome approach to take in a very needed element and blend it rather than advertising it.

Mr. Hedge said it is the least intrusive. It also puts the people that can't go up the steps in the same position and they enter at the same spot. It is about the same price as a ramp. In fact it was less expensive than two of the ramp schemes.

Mr. Hermann said they are all very excited about this. He would love to see something happen. Mrs. Holcombe said she would love to see a restaurant there. Mr. Hermann said it sounds as though they are all in favor of the concepts in general.

Mr. Hunter said if there is a motion, he thinks the motion must address the landscaping plan. He clarified that the request is to eliminate the landscaping plan. Mr. Watterson agreed.

Mr. Hunter asked if they are adopting a new plan at this point or if they will wait until a future tenant is identified. Mr. Watterson said the new plan would be presented when the improvements are determined.

Mr. Hermann suggested including the condition that a new plan comes back when the plan is final.

Mr. Hunter asked if anyone in the audience would like to speak.

Ms. Susan Sheets came forward and stated she represents St. John's Episcopal Church of Worthington and parts adjacent. They are right across the street from this wonderful library and she wanted to go on record stating that there is a parking issue at the church. She knows that it would be very easy to cross over 161 and park in their facility, so she has a real concern about the parking. She does not want it to become invasive of the very few precious spots that they have.

Mr. Hunter said he thinks they need to address that standpoint.

Mrs. Stewart stated the Community Improvement Corporate is very aware that the parking will be an issue depending on the use of the building. They know that potential tenants will ask about parking and how much parking is available. They have made preliminary contact with adjacent property owners, the school, library, Huntington and also the owner of the office building immediately to the north of Huntington and briefly talked with them about their interests. They continue to explore different alternatives and options. They are still in the exploratory phase, but they will need to clarify that as they come to final plans for the building.

Mr. Hunter said he is hearing that the uses are great. They need to work toward a solution on the parking but he doesn't see anything to forestall or prohibit moving forward.

Mr. Hermann moved:

**ARB RESOLUTION NO. AR09-10**

**THAT THE REQUEST BY JOHN F. HEDGE, FAIA FOR A CERTIFICATE OF APPROPRIATENESS FOR APPROVAL OF RENOVATION CONCEPTS AND TO AMEND COA NO. AR32-09 BY ELIMINATING THE PREVIOUSLY APPROVED LANDSCAPE PLAN WITH THE UNDERSTANDING THAT A NEW LANDSCAPE PLAN WILL RETURN WHEN THE DESIGN RETURNS FOR THIS BUILDING AT 752 HIGH STREET AS PER CASE NO. AR09-10, DRAWINGS NO. AR09-10 DATED FEBRUARY 12, 2010 BE APPROVED BASED ON THE FINDINGS OF FACT, CONCLUSIONS IN THE STAFF MEMO, AND PRESENTED AT THE MEETING.**

The motion was seconded by Mrs. Holcombe. Mr. Watterson called the roll. All members voted aye.

**C. Municipal Planning Commission – No Business**

**D. Other**

**E. Adjournment**

There being no further business, Mrs. Holcombe moved the meeting be adjourned with Mr. Hermann seconding the motion. All members said aye. The meeting was adjourned at 8:20 p.m.