

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

March 11, 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; J. Sauer, Vice-Chair; K. Holcombe, Secretary; C. Hermann; A. Lloyd; M. Coulter; and J. Rodgers . Also present were Council Member D. Foust and L. Bitar, Development Coordinator.

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

1. Roll Call
2. Pledge of Allegiance
3. Swearing in of New Architectural Review Board Member – Jo Rodgers

Mrs. Bitar swore in Ms. Jo Rodgers

4. Affirmation/Swearing in of Witnesses

Mrs. Bitar swore in those who planned to speak

Mr. Hunter explained the procedures for the meeting.

a. **Roof – 956 High St. (Steven Frazier) AR 10-10**

Mrs. Bitar said the applicant is planning to re-roof the Orange Johnson House. They are taking off the existing wood shakes and replacing them with wood shingles. The photograph indicates the building had shingles on it at one point and the research has shown it to be a historically accurate type of roof for this style of structure. Staff has no concerns and thinks this is a very positive thing for the community.

Mr. Steve Frazier introduced himself with the Worthington Historical Society at 956 N. High Street.

Mr. Frazier said he brought samples. Back in the late 1960's, the Orange Johnson House was restored and they put on a shake roof. When they took it off, they found a standing seem roof on

the house back in the late 1960's, there was a slate roof under it and underneath there was a wooden shingle roof, which they have documented in their archives. At that point, they put the shake roof on. It is very rough and that was the style that was being used at that time and even earlier. It is the type of a shingle they might have put on top of a log cabin but it is not appropriate for a finished house. A house from the time period of the Orange Johnson House would not have had this type of a shingle on it. It's too rough and unfinished and Orange Johnson certainly wanted to portray his wealth so he would have had a finished shingle. Once the new roof is put on the Orange Johnson House, it will be historically accurate for a home of this period. The photograph shows a little bit of a wave on the north side of the gable and the roof sheeting on that section has probably bowed a little. There are split timber rafters they are pinned at the top and it was made to take a wooden shingle roof. Slate is too heavy for that roof, so with the standing seam roof and the slate roof and the wooden shingle roof underneath, it affected the structure. During the restoration, they put knee bracing inside the attic. A structural engineer come and evaluated the structure and indicated that the roof was structurally sound for what they want to do with it. The current wooden shakes hide the imperfections on the roof so they will put a ¾ inch skin on the plywood to take care of the imperfection. They will also have a cedar breather. The house has tar paper underneath the shakes which doesn't allow the shingles to breathe. The breather will elevate the shingles from the plywood platform so air can circulate. The installers are giving them a 10 year guarantee for their work. The shingles themselves have a 30 year guarantee. He has contacted the police department about closing down one lane on High Street during the early work involving the removal of the old roofs. Everything will be hauled away daily.

Mr. Coulter asked if they will do anything with the rakes and eaves.

Mr. Frazier stated all the flashing is copper and it was put on when the house was restored and it is in great shape. The eaves don't appear to have deterioration. The gutters and downspouts will need to be repaired. The house itself and the trim on the gables are not showing deterioration. However, they will be prepared to repair anything that needs repair that is uncovered during the work.

Mr. Coulter asked if they will put the rods back up and Mr. Frazier indicated they will put them back up and have them certified again.

Mr. Coulter asked about the standing seam on the backside. Mr. Frazier said the standing seam was put over the porch during the restoration and they intend to leave those alone at this point since they are still in good shape.

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

Mrs. Holcombe moved:

**ARB RESOLUTION NO. AR 10-10**

**THAT THE REQUEST BY STEVEN FRAZIER FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE ROOFING AT 956 HIGH STREET AS PER CASE NO. AR10-10 DRAWINGS NO. AR10-10 DATED FEBRUARY 22, 2010 BE APPROVED BASED ON THE FINDINGS OF FACT, CONCLUSIONS IN THE STAFF MEMO, AND PRESENTED AT THE MEETING.**

The motion was seconded by Mr. Hermann.

Mrs. Bitar called the roll. All members voted aye.

b. Garage Renovations – Solar Panels – **196 E. Granville Rd.** (Vivid Design Group, Inc.) **AR 11-10** (Amendment to AR 03-10)

Mrs. Bitar said the applicants were submitting for funding for the solar panels and they are required to have a certain amount of energy that is captured by their panels and what they proposed before with the triangular shape of the roof and the cost of triangular panels was not working. Mrs. Bitar said they are proposing instead a flat rectangular portion of roofing that would match or mimic the shape of the house roof on the front of the garage. They have two different scenarios, one with more panels and one with less. They would like approval for both so that they can go with whichever one will be approved by the State for funding.

Mrs. Bitar said the one option is just the width of the garage and the second option has an extra portion that goes along the garage in the front area. Mrs. Bitar said Mr. Harrison felt that this roof form was more appropriate to this property and felt that either option would be acceptable.

Jeff Harrison, Vivid Design Group, 445 Hutchinson Avenue, Suite 125, Columbus, Ohio came forward.

Mr. Harrison said the roof on the previous submittal was a hip roof with rectangular panels that were a specialty panel which drives up the cost to do the renovations. They are applying for a State grant and the State grant requires that they don't spend over a certain amount per kilowatt. The panels were driving the cost up over that kilowatt percentage so they need to look at a rectangular pattern to make it more cost efficient. The square rectangular panels are cheaper than the triangular panels.

Mr. Coulter said the calculation that he is describing is pretty straight forward. He asked why he hasn't been able to determine which option will be accepted by the State.

Mr. Harrison said even though they may have the cost at a reasonable amount, the client may want to drive more costs and more money from their budget.

Mr. Coulter asked if they have determined which option will be approved by the State. Mr. Harrison said they won't determine whether the two options are going to meet the requirements until they actually do the process. It's all based on their opinion whether that will be approved. So they must submit both for approval.

Mr. Sauer asked what they are looking for, a minimum output or for a maximum. Mr. Harrison said they are looking for a 2.5 kilowatt output and they are regulating how much it costs per kilowatt to do the improvements.

Mr. Sauer asked whether the panels cost a certain amount per kilowatt.

Mr. Harrison said they get more efficiency by putting more panels onto the roof. Mr. Harrison said that more panels create more power which helps offset the cost.

Mrs. Holcombe clarified that the State has to approve it before they install it.

Mr. Coulter said the State has a technical review first. He just went through the process and they have a technical review and if it is approved, then they have to apply for the funding separately. Mr. Coulter indicated he liked the one with more panels better. They will lower their overall costs on a per square foot basis in terms of the energy that's being generated. He also likes the little porch area it creates. He likes the fact that they don't just have the panels up and they don't have the roof structure behind it. He stated his preference is to approve one or the other. He likes the option with more panels.

Mr. Sauer asked about Mr. Coulter's application. Mr. Coulter stated they filled out the applications and there was a formula on the back where they calculated how much power they were going to generate and the cost of construction. Then they figured out the dollars they wanted to get back from the State and the State came back and ran their own calculations. In their case, they reduced it a bit. It was still enough, so they went forward with it. Mr. Coulter stated Mr. Harrison will know at the final review how much money they will get back from the State. He stated he likes the design better this time.

Mr. Sauer stated he was not at the meeting the last time it was discussed. He asked if there was discussion as to the framing materials. He wanted to know if the color of the framing material can be the same as the color of the panel.

Mr. Harrison said yes. He stated the Board indicated it was very appealing because it's a black frame with a black panel.

Mr. Hunter asked if there was anyone in the audience who wished to speak. No one came forward.

Mr. Sauer moved:

**ARB RESOLUTION NO. AR11-10**

**THAT THE REQUEST BY VIVID DESIGN GROUP TO AMEND CERTIFICATE OF APPROPRIATENESS AR03-10 BY CHANGING THE GARAGE ROOF AND SOLAR PANEL PLACEMENT AT 196 EAST GRANVILLE ROAD AS PER CASE NO. AR11-10, DRAWINGS NO. AR11-10 DATED FEBRUARY 25, 2010 WHICH INCLUDES TWO OPTIONS, OPTION A AND B BE APPROVED BASED ON FINDINGS OF FACT, IN CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

The motion was seconded by Mr. Coulter. Mrs. Bitar called the roll. All members voted aye.

Mr. Hunter said that concludes the agenda for this evening.

Mrs. Bitar said she had one thing that came up today. She received a call from the owner of Villa Nova and they had a difficult winter with their islands in the parking lot. They did not curb them and now in order to save the island she thinks that's probably their only option. He was concerned about drainage not going into those island areas, but they can put channels in the curb to let the water in. Typically things that are at grade are not in the Architectural Review Board's purview but she just wanted to run it by them since this was talked about in the parking lot renovation.

Mr. Sauer said he recalled that there was discussion about the drainage garden, but he didn't think it was part of the approved design so it would not seem to matter at this point.

Mrs. Bitar said they do not have another way to drain the parking lot so they will have to continue to use those island areas.

Mr. Hunter stated he doesn't hear any objections to giving staff approval authority for this.

Mr. Sauer commented on the item that was just approved by the Board. He asked whether there were requirements placed on the rain barrels that were mentioned in the application.

Mrs. Bitar said they submitted a cut sheet of the rain barrels which showed a finished barrel that was a little decorative in nature.

Mr. Sauer said he did not know whether there was a requirement for a wood barrel. Mrs. Bitar said that is what they proposed. They have the requirement because that is what was approved.

Mr. Coulter asked if the rain barrels are supposed to come before them. Mrs. Bitar said they are required as part of the recent change.

Mrs. Bitar gave an example to consider. She knows of a resident that bought big white ceramic barrels that they plan to use for rain barrels. The neighbor objects to seeing them. Mrs. Bitar stated there will be situations where people are using plastic barrels. That's all part of sustainability.

Mr. Sauer said he was over at Oakland the other day and he noticed they have barrels that are recycled from a drink distributor. They take those barrels and they turn them into rain barrels and they are very inexpensive. He thought that was nice to reuse something like that. They happen to be white but he was told that they can be painted any color they want.

Mrs. Holcombe asked what says that they have to review that. Mrs. Bitar said the change to the code that added sustainability. Previously, they would probably only have been reviewed if they were part of a larger project.

Mrs. Holcombe asked if there are people grandfathered. Mrs. Bitar said people that already have them are grandfathered, until they move them.

Mr. Hermann said there is a Code Review Committee. There is now a question as whether staff has the ability to approve everything they have historically approved.

Mrs. Bitar stated they expect to ask the Architecture Review Board to develop a list of things that the staff can approve and include it in the Code. It is being discussed by the Code Review Committee.

Mr. Coulter asked about Wilson Bridge Road. Mrs. Bitar said they have an entire proposal now. They need to review it and figure out the next step. The funding that they have will just cover the first part of the study. They are moving ahead with it and she will let them know when the next meetings are scheduled.

Mrs. Bitar said the first phase of this project is what they've already done with data gathering and the market study but expands it to the entire corridor rather than just the south side of East Wilson Bridge like it was before. The other part of the first phase is going to be a visioning session that hopefully will get a lot of property owners and interested parties to the table to talk about what would be best for that corridor.

Mr. Sauer asked about the Mall. Mrs. Bitar said she did not know when they are coming back. She is still thinking in the next month or so.

Mr. Coulter asked about the northeast corner of North Street. Mrs. Bitar said there is nothing to report.

**E. Adjournment**

There being no further business, Mrs. Holcombe moved the meeting to be adjourned with Mr. Hermann seconding the motion. All members said aye. The meeting was adjourned at 8:06 p.m.