



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
February 22, 2018

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Mikel Coulter, Chair; Thomas Reis, Vice-Chair; Kathy Holcombe, Secretary; Edwin Hofmann; and David Foust. Also present were Lee Brown, Director of Planning & Building; and Thomas Lindsey, Law Director. Board member Amy Lloyd, and Scott Myers, Worthington City Council Representative to the Municipal Planning Commission were absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the February 8, 2018 meeting

Mr. Reis moved to approve the minutes, seconded by Mr. Hofmann. All Board members voted, "Aye." The minutes were approved.

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

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

Mr. Brown discussed the history and timeline of the project. The redevelopment of the Holiday Inn site began in February of 2016, and they are now at the two year mark in the development review process. Mr. Brown discussed the evolution of the site over the past two years, comparing each version and change that has been before the Board to get to where they are today.

Mr. Brown then reviewed the following from the staff memo:

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 decades 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; and October 12 and November 9, 2017 ARB meetings, at which the applicant received feedback from the Board and the public. At the October 12th hearing, the ARB saw a different version of the site plan, showing the reduction to one hotel on the site as well as other site details. On November 9, 2017 modifications to the other buildings on the site were discussed.

Included for this hearing are minor site changes, architectural changes, lighting, landscaping, traffic study, shared parking analysis and storm analysis.

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 offices, restaurants and professional services.
- In the C-4 Zoning District, personal and business services, hotels and restaurants are Permitted Uses. 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 would be at an angle to line up with the mall entrance at that location. The drive curves to the east to increase the distance from the adjacent residential property. 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.
- Two office/professional services buildings are proposed for the western part of the property along W. Wilson Bridge Rd.: R-3 (13, 680 square feet in area) & R-4 (10, 904 square feet in area). Two restaurant/professional services buildings are proposed to the east along W. Wilson Bridge Rd.: R-1 (6786 square feet in area) & R-2 (6826 square feet in area).
- The four buildings are proposed along W. Wilson Bridge Rd. are 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. Sidewalks would be provided along the buildings, and a 5' sidewalk would be closer to the street in the right-of-way. Pedestrian access and patios would be between the buildings which would allow for restaurant seating areas.
- The footprint of a one-story, 11,620 square foot restaurant/professional services

- building is shown on the N. High St. frontage but the building has not been designed. The building would be about 25.5' from the existing right-of-way. Right-of-way dedication of 10' was requested.
- Sidewalks are shown throughout the site, with access to the public sidewalk at multiple locations.
 - The applicant calculates 418 parking spaces would be required on the site based on the proposed uses, and 343 spaces are being provided. A shared parking analysis is part of the application and states the overall site would not need more than 343 parking spaces due to the mix of uses.
 - Parking lot and street trees, as well as other plant material, are proposed. At the southwest corner of the site and along the west property line, existing vegetation would remain, with dead or dying materials being replaced, and new plantings would fill in any gaps. The landscape plan also shows trees and other plant materials along W. Wilson Bridge Rd., and between the buildings.
 - A Traffic Impact Study has been completed and approved by the City Engineer and the City's traffic consultant, who have concluded no negative traffic impact would result from this development.
 - A storm water study has been completed and a summary is included with the application, citing a reduction in impervious area and onsite retention and a decrease in discharge from the site. The current plan shows the use of an underground detention system, pervious pavement and a bio-retention area. Final engineering for the site would be approved by the City Engineer when the permit is being reviewed.

3. Architecture:

- Buildings R-1 & R-2 at the easternmost end of the site along W. Wilson Bridge Rd. are proposed as one-story buildings. Building R-1 has the look of five storefronts, with a two-story roofline on the north side at the west end. A mix of siding and roofing materials and storefront styles is proposed. Building R-2 has the look of a two-story roof on the north side for the whole building, and also has a mix of siding and roofing materials and storefront styles.
- Buildings R-3 & R-4 are proposed as two-story buildings. Building R-3 is shown as brick and cast stone with a hipped roof. Building R-4 would be a smaller version of the same style.
- The hotel building would be four-stories, and finished with brick and 6" Hardieplank lap siding. The building is proposed with a gable roof in the middle and hipped roofs on the sides. Equipment would presumably be located and screened on the roof. Two chimneys are proposed, and would have metal flashing in the same color as the brick. Divided light windows with brick soldier courses are proposed and traditional storefront glass would be on the north side by the main entrance.
- Brick, Hardieplank, and cast stone are proposed for the building walls and asphalt shingles and standing seam metal roofing are proposed. Awnings are proposed on building R-1, R-2 and R-4. Samples of materials and colors would be needed.
- Pella clad wood windows are proposed with 3/4" aluminum grills between the glass panes in Poplar White, Putty and Iron Ore.

- Building #6 is shown as a one-story building along N. High St. Elevations of that building have not been provided.
4. A lighting plan is shown, including proposed site and building lighting. Traditional looking poles and fixtures are proposed and the light level would not spill off of the property.
 5. Enclosures for trash receptacles and painting and screening of wall mechanicals are included in the plan.
 6. General sign locations and sizes are shown on the proposed building elevations. Individual signs would need ARB approval.
 7. 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.
 8. 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:

1. The proposed development is an appropriate use of the site.
2. Connection with the traffic signal at the mall intersection should provide a good solution for getting traffic to and from the site. Traffic is acceptable based on the study completed by the applicant and reviewed by the City.

3. Parking is acceptable based on the mix of uses, except there is no provision for bicycle parking.
4. The plan for storm water should improve the existing conditions such that the neighboring property owners and those down-stream do not have a problem.
5. Right-of-way vacation along both streets conforms to the request of the City.
6. The architecture is compatible with the Architectural Review District. The scale and massing, mix of roof shapes, fenestration, and mix of materials are appropriate base on the Design Guidelines. The buildings along W. Wilson Bridge Rd. could accommodate a variety of users.
7. Simulated divided light windows would be preferable to having muntins between the panes.
8. The hotel should be all brick rather than having lap siding.

Recommendation:

When the ARB is comfortable with the materials and design details of the project, approval is recommended.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Mark Ford said he was representing Ford & Associates Architects, 1500 W. 1st Avenue, Columbus, Ohio. He said they have been working on the plans for several months now and they have continued to update the elevations in relation to the tenant uses. Mr. Ford said the area in between the buildings there will be small little courtyards so they are providing 4-sided architecture. He also discussed materials that would be used, and all of the mechanicals will be located on the rooftop and screened from view. Mr. Brown said he had a discussion with Mrs. Bitar, and had received some questions and comments prior to the meeting and one of the concerns was related to the simulated divided lights, the muntins in between the windows versus them being on the outside, and the variety of the mixes of materials, there were some concerns expressed with whether the brick will go all the way up in sections or if there will be brick in stair step patterns downward. Mr. Brown explained the mechanicals mounted on the building will need to be painted to match the building. Mr. Coulter said the landscaping will also need to be maintained and make sure there are clearance, but also screening to mask the appearance of the mechanicals. Mr. Ford said Columbia Gas has been a challenge for decades and they demand the meters be visible from the public right-of-way. He said they have learned to adapt to such criteria. Mr. Brown said the drawings for building number six will have to come back to the Board for discussion along with the signage package for the project. Mr. Coulter said he wanted Mr. Brown to explain to the audience that they are asking for a Certificate of Appropriateness. Mr. Brown said if the Board decides to go forward with a positive approval or a modification with some changes that basically will give the applicant the next step in the process would be to go before the Board of Zoning Appeals (BZA). The BZA would look at three items, the setbacks on the property, the parking variance to allow 82% of the required parking to meet Code, and the height variance from three stories to four in the C-4 District. However, with those items would match up with the recommendations in the Wilson Bridge Road Corridor Plan that was adopted in 2011, and the Wilson Bridge Road zoning that was adopted by City Council in 2016. After the BZA approval, construction could begin after applying for Building Permits and final design

approved by the City to confirm with what the Architectural Review Board (ARB) approved, then they could demolish the building and start moving dirt.

Mr. Ford said there will also be meeting space on the ground floor level and he referenced the single story element on the drawings. Mr. Coulter asked if the meeting space will be smaller than what is currently there and Mr. Ford said yes. Mr. Coulter asked Mr. Patel for a further explanation. Mr. Ohm Patel, said he was representing the Witness Group, Lewis Center, Ohio, said the current meeting space is approximately over ten thousand square feet and the new space will be dramatically less, anywhere from twenty-eight hundred to three thousand square feet. He said their target market for attracting meetings is different today. They have a higher clientele, more training for corporate personnel, and they have a dedicated catering kitchen, so they can bring in caterers from all over the city, including J. Lui Restaurant from across the street. They want to keep that area versatile rather than in-house. Mr. Patel said this will be more of a gourmet product than they have today.

Mr. Hofmann commended Mr. Brown for going back through the history of the development and said he is amazed it has already been two years since the project began. Mr. Coulter said this is the tenth ARB meeting regarding the project. He also thanked Mr. Patel for the level of details they have provided. Mr. Hofmann felt buildings number one and two were given the appropriate amount of love but said he struggled a bit with buildings three and four because he felt they were a little out of character. Mr. Hofmann asked if those buildings could use some of the elements from buildings number one and two to make them more pedestrian approachable. He said he understood the hotel brand has their requirements as well, and he understood how those fit and work. Mr. Foust said he appreciated the chimneys on the building and if those were taken off that would really detract from what is there. He said he also felt building number three and four needed more detail. Mr. Foust said his main concern was the amount of parking needed and he appreciated Mr. Brown's explanation and felt the 82% number will work for the site. Mr. Coulter said he agreed with Mr. Foust's comments regarding the hotel, and one of the concerns he had was the massiveness of the building. He said he liked the visual interest shown on the drawings.

Mr. Reis said there may be a little tweaking needed but felt the plans were really close and was in favor of the plans as there are now. Mr. Brown said the City's consultants for traffic (Carpenter Marty) and stormwater (MS Consultants) were present at the meeting if anyone had questions.

Mrs. Holcombe said she would like to see brick go all the way up on the main part of the hotel. She said they have come a long way since the initial beginning, and felt the project looked wonderful. Mrs. Holcombe said her comments for buildings three and four felt they look distorted from the rest of the project.

Mr. Coulter asked if there was anyone present who wanted to speak for or against this application.

Mr. Lee Evans, 6888 Hayhurst St., Worthington, Ohio, said he believed their area is the only area being asked to be supportive of a building higher than three stories, and he understood why, to meet the requirements for the franchise, and he has been to seven or eight of the ARB meetings.

He also said he appreciated Mr. Brown's help in keeping them in the loop of what is going on. Mr. Evans said he understood commercial buildings have several dumpsters, and trash removal is not supposed to happen before 7:00 a.m. but that rule often gets ignored, and asked where the dumpsters would be located, and also if the main truck entrance would be located off of Wilson Bridge Road instead of off of Caren Ave. He felt that would greatly help the neighborhood. He also wanted to know the impact of the traffic study by reducing the number of entrances, if the pathway which leads to the mall will still be there, and if trees and vegetation will be planted on the site where there was once a house.

Mr. Brown said with regard to trash collection and timing, the main building will be addressed with a High Street address so hopefully traffic will be directed towards that address. The City has been having conversations with the applicant on items related to offsite improvements and other items on the sites. Mr. Brown explained where the dumpsters would be located, and they can work with the applicant regarding deliveries and trash removal and to be more in line with time restrictions. He said the idea behind the bio-retention basins is to allow for the water to collect in it and gradually go into the ground. The pathway will remain and hug along the access drive.

Mr. Foust said what looks good and solid for landscaping on the drawings with smaller plants does not provide for protection for the neighbors. He said he would like some opportunity for the neighbors to be able to ask for additional screening if what is planted is not adequate. Mr. Coulter suggested incorporating the language into the motion that the plan will need to be reviewed by the City's Arborist.

Mr. Brown asked if the applicant wanted to comment on the question regarding the traffic study. Ms. Jean Hartline, with Mannik & Smith, the Traffic Engineers for this study, said they removed the entrance off of High Street for safety reasons, and people will be gravitating towards the traffic signal to come and go. She did not feel there would be an increase in traffic in the neighborhoods.

Mr. Ford said they would be working closely with the City's Arborist to make sure the screening is adequate. He said they are committed to the screening concerns.

Mr. Chad Boyer, MS Consultants Inc., 2221 Schrock Rd., Columbus, Ohio, under contract with the City of Worthington for storm water, said he wanted to speak about the bio-retention cells so that the residents are aware. Bio-retention cells are a technology for storm water treatment that is currently being used within the City of Columbus, citywide, and extends all the way out to Reynoldsburg, Dublin and Hilliard. The idea behind the technology is it will pond a maximum of one foot of water during a rain event and then any flow over into a storm water system under ground, and underneath the soil and materials planted in those areas. The areas will be infiltrated quickly because the cells are made up of native fill, compost and sand which is a very porous material. The Environmental Protection Agency (EPA) has regulated for these types of installations, the water from the storm events will infiltrate within twenty-four hours, which is much quicker than what mosquito larvae propagate. These installations are peppered all over the City of Columbus, including on Gay Street, also known as "rain gardens" which have been functioning for over ten years.

Mr. Andrew Smith, 130 Greenglade Ave., Worthington, Ohio, said he appreciated the re-direction of the entrance to Wilson Bridge Road, and asked about the lack of vegetation, the fencing and how that would relate to the cut-through path and where the fence will begin and end and accessibility of the sidewalks. Mr. Brown explained where the fence would and would not be located and said the sidewalks will have to be constructed within ADA guidelines. He said there are intentions to fill in the gaps where sidewalks are missing, and make the area more bike and pedestrian friendly, so people will not have to drive their cars if they live within a few blocks. Mr. Brown said the Holiday Inn flag ends on July 31, 2018.

Mr. Foust felt a four foot fence would be helpful to protect the neighborhood from the cars that will be facing west in the parking lot.

Mr. Patel said Mr. Brown was correct, the Holiday Inn franchise ends July 31, 2018, and they will be mainly relocating a lot of their associates at that time. During the month of August they intend to liquidate all of the products within the hotel. They do not want the building to be vacant any longer than it needs to be. Mr. Patel said they would like to move forward with demolition as soon as possible depending on how soon they get their permits, probably in the early part of fall. The entire plan rests upon the approval process. Mr. Patel said he would take the feedback and address the concerns the best they can regarding the need for fencing.

Mr. Jack Reynolds, the attorney for the applicant, said there is a four foot wall planned in the area where fencing was concerned, but the wall was not shown on the plan.

Mr. Eric Fischer, 256 Caren Ave., Worthington, Ohio, said he had concerns about traffic and parking. Mr. Brown addressed Mr. Fischer's concerns.

Mr. Andrew Smith, 130 Greenglade Ave., Worthington, Ohio, asked about the vegetation near the cut-through path and also where the vacant lot is. He also asked if the elevation would be similar to where the cut-through is now or will the area be dramatically different. Mr. Chris Quick, Civil Engineer with the Smith Group, said as far as the grades they will be fairly similar to what they are today. There is not a whole lot of wiggle room. About twenty feet of the path where it meets the sidewalk will have to be re-worked. He said they could take a look at doing additional landscaping behind the wall.

Mrs. Jayne Rosandich, 140 Caren Ave., Worthington, Ohio, said she thinks the plan looks really good now, but believed they still need to work more on the plan for vegetation. She asked for the area of the vacant lot to be maintained, including removing snow from the sidewalk. Mrs. Rosandich felt lighting is also needed if people will be walking up the sidewalks and asked if that is something the City would consider.

Mr. John Gallagher, Carpenter Marty Transportation, reviewers of the traffic study, said over the two year period there have been three versions of the study as the site has unfolded, and was surprised the neighbor gave up a chunk of land to benefit the intersection. He said if the lot is full,

people will park in the mall's parking lot, but he felt the parking as it stands now is near perfect. Nobody wants a sea of asphalt either. In regards to the level of service on Caren Avenue and High Street is kind of a broad range based on traffic delay and the study is showing there may be an increase in traffic but not a drop in the level of service. They do not anticipate additional congestion for that area.

Mrs. Jayne Rosandich, 140 Caren Ave., Worthington, Ohio, said she wanted to have on record there was only going to be a four story building when actually the building will be five stories because of the basement area. She asked if that area was going to be fixed, and asked for transparency with the plans and believed and all-brick building would look like an eye sore.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY ALLIANCE HOSPITALITY, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO REDEVELOP THE SITE AT 7007 N. HIGH ST., AS PER CASE NO. AR 32-16, DRAWINGS NO. AR 32-16, DATED FEBRUARY 9, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- **MODIFY THE ELVATIONS FOR BUILDINGS #3 & #4 AS PER COMMENTS FROM THE BOARD**
- **HOTEL BRICK TO EXTEND UP ONLY ON THE INNER SIDES**
- **ADDITIONAL LANDSCAPING ALONG THE PATHWAY/ACCESS DRIVE TO WILSON BRIDGE ROAD ENTRANCE**
- **SOUTHWEST CORNER OF THE SITE – POSSIBLE ADDITIONAL SCREENING IF NEEDED**
- **NORTHWEST CORNER – VILLA CHARMANTE PROPERTY – INSTALL ADDITIONAL LANDSCAPING.**

Mr. Hofmann made a friendly amendment to add two additional conditions related to the vegetation and screening on the southwest corner of the site, and to install additional landscaping at the northwest corner on the Ville Charmante property.

Mrs. Holcombe seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

C. Architectural Review Board – New

1. **Doors - 131 W. Stafford Ave. (Ronald Richardson/Jen Goebbel) AR 08-18**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

Constructed in the 1920's, this English Cottage Revival house is a contributing building in the Worthington Historic District. The applicant is proposing replacement of the pediment and trim for the front door, and the addition of a patio door to the rear.

Project Details:

1. The existing acorn style pediment and front door surround have deteriorated. The homeowner would like to replace the pediment with a fypon 10" crosshead and the surround with fypon fluted pilasters. Hardie siding would be used as needed to replace damaged siding. The new material is proposed to be white to match the existing house trim.
2. On the rear, a new white vinyl patio door is proposed in place of two windows. Steps to match the patio pavers are proposed to connect to the patio.

Mr. Brown stated that a new option was submitted yesterday for the rear patio door, and is up for discussion. It is a Marvin patio door. See option #2 on the screen overhead.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

It is important that any doors and the entrances in which they are set should be compatible with the style and period of a building. Historic doors or entrance elements should not be removed, covered over or otherwise receive major alterations, since they can be important character-defining features of a building. Deteriorated or damaged elements should be replaced with new ones that match the originals as closely as possible. Design and materials should be compatible with the existing structure.

Recommendation:

Staff recommended approval of this application. Although the proposed pediment is different, it would not detract from the character of the house. The patio door would be complimentary to the house.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Jen Goebbel, 131 W. Stafford Ave., Worthington, Ohio, said the second option, what the Board members received yesterday, is the door they have chosen to use. She said the plans to do this work began when they purchased the home and installed the patio. The steps will be constructed by the same contractor (Landscape Design Solutions). Ms. Goebbel said the grid pattern will match what is already on the house. Mr. Foust asked what the steps would be made out of. Ms. Goebbel replied the steps would be made out of the same material used to build the patio. Mr. Coulter asked what the door would be made out of and Ms. Goebbel replied the door would be made out of wood. Mr. Coulter asked if there was anyone who wanted to speak for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY RONALD RICHARDSON ON BEHALF OF JEN GOEBBEL FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FRONT DOOR SURROUND AND ADD A REAR PATIO DOOR, OPTION #2 MARVIN WINDOW WITH FULL GRID, AT 131 W. STAFFORD AVE., AS PER CASE NO. AR 08-18, DRAWINGS NO. AR 08-18, DATED FEBRUARY 5, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Hofmann seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

2. Renovations - **32 Wesley Blvd.** (McCarthy Consulting/West Ohio Conference of United Methodist Church) **AR 09-18**

Mr. Brown reviewed the staff memo:

Background & Request:

This office building was constructed in 1994 for the West Ohio Conference of the United Methodist Church. The building was part of the United Methodist Children's Home property until late last year, when 3.418 acres was split off from the larger parcel and sold to the West Ohio Conference. Interior renovations are planned and necessitate some minor exterior modifications.

Project Details:

1. The mechanical systems for the building are planned to be upgraded as part of the renovations, and new rooftop equipment is proposed on the east and west single story roofs. Both areas are proposed to be screened with Envisor equipment screens. The screens are made of extruded aluminum and come in a variety of colors. The applicant originally had Dark Bronze in mind, and Ranchero Red was submitted as a sample, but other shades may provide a closer match to the brick. Slate Gray, Shadow Gray and Cypress Moss are alternatives.
2. A new door is proposed on the north side of the building toward the east end. The door would match the other storefront systems in the building, and have a new 6' sidewalk to connect to the walk along the parking lot. Also on the north side, new stained glass windows may be installed in the turret feature at the northwest corner.
3. On the south side a new exit door is proposed in the existing window system.
4. A door would be replaced with a window on the east side of the building part way through construction. A temporary sidewalk is proposed to lead to that door until it is removed.
5. There are plans to clean and tuck-point the existing building.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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Fences may be helpful for screening equipment.

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan promotes a high quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development.

Recommendation:

Staff recommended approval of this application as the modifications are in character with the property and the District. The screen color should be chosen based on blending in with the existing building as much as possible. A determination can be made at the meeting.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Don McCarthy said he was representing the owner. Mr. Foust said looking at the High Street elevation, he asked if the screen could be balanced on the front of the building, Mr. McCarthy said the product that they picked mounts to the curb of the rooftop unit so it is cantilevered off. He said he would have to check with the manufacturer, but felt there may be difficulties trying to get the product mounted. Mr. Coulter said he has worked with this type of product before, and said the manufacturer usually has options if you need to extend a piece. Mr. McCarthy said he would check to see if he could add an extension for a more symmetrical look. Mr. Hofmann said he liked the look of the slate gray material and felt the color would match better. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

ARB Motion:

Mr. Reis moved:

THAT THE REQUEST BY MCCARTHY CONSULTING ON BEHALF OF WEST OHIO CONFERENCE OF UNITED METHODIST CHURCH FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL ROOFTOP MECHANICAL EQUIPMENT WITH SLATE GRAY SCREENS, AND EXTEND THE SCREEN TO BE SYMETRICALLY CENTERED ON THE ROOF AND MAKE OTHER MINOR MODIFICATIONS AT 32 WESLEY BLVD., AS PER CASE NO. AR 09-18, DRAWINGS NO. AR 09-18, DATED FEBRUARY 7, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Foust seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

3. Rear Addition - **117 E. New England Ave.** (Jamee Parish Architects/Tom & Mary Ann Dunn) **AR 10-18**

Mr. Brown reviewed the following from the staff memo:

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Findings of Fact & Conclusions

Background & Request:

This Bungalow style home was constructed in the early 1900's and is a contributing building in the Worthington Historic District. The applicant is requesting approval to construct a small addition to the rear to serve as a mudroom.

Project Details:

1. The proposed addition would be roughly 8' x 10'8" and constructed in the center of the rear of the house. An existing deck would be removed, and a new concrete porch and steps would be adjacent to the addition.
2. The structure is designed with a roof overhang, exposed rafter tails, trim, gutters, asphalt shingles, and stucco to match the existing house. Windows and a new door would also match. Material for the new rail is to be decided.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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. Be sure that window designs are appropriate for the style or time period of the house. Design and materials should be traditional, and compatible with the existing structure.

Compatibility of design and materials, exterior detail and relationships, and window treatment are standards of review in the Architectural District ordinance.

Recommendation:

Staff recommended approval of this application, as the proposed addition meets the Design Guidelines and is appropriately designed for this house.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Jamee Parish, 295 E. Dunedin Rd., Columbus, Ohio, said she was representing the home owners. The home owners want to add a mud room and remove the porch addition. Mr. Brown thanked Ms. Parish for the preparation of her materials and said they were nicely done. Mr. Reis agreed and said he also liked the detailed drawings. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY JAMEE PARISH ARCHITECTS ON BEHALF OF TOM & MARY ANN DUNN FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AT 117 E. NEW ENGLAND AVE., AS PER CASE NO. AR 10-18,

DRAWINGS NO. AR 10-18, DATED FEBRUARY 7, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Hofmann seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; and Mr. Foust, aye. The motion was approved.

4. Addition & Renovation; Garage – **100 W. South St.** (Lauerhass Architecture/Madden & Toepfer) **AR 11-18**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This existing split-level house was constructed in 1962 and is a contributing building in the Worthington Historic District. The house sits on a 70.13' wide lot that is 150' deep. The owners would like to create a house with more living space, and create space that is accessible to allow a parent to move in and the owners to age in place. The project involves partial demolition of the existing house, construction of an addition and garage, and total renovation.

The applicant would like to gain conceptual approval before finalizing the details of the project.

Project Details:

1. Site layout:

The western part of the split-level would be demolished with this proposal, and the remainder would have new structure constructed on the north, west and south sides. The new front of the house would be 30' from the front property line and 8' from the east side property line; the west would be 18' from the side property line; and the rear would be 8' 4" from the side property line and about 50' from the rear. All parts of the structure are proposed outside of the yards required in the Code.

A 10' wide driveway on the west side of the lot would lead to a proposed detached garage that would be 3' from the west property line and 10' from the rear. Variances would be necessary to allow its placement, and total accessory structure area of 978 square feet which includes a one-car detached garage at the northeast corner of the house. Application will be made to the Board of Zoning Appeals

Existing vegetation would be removed from the site with this plan, and preliminarily two trees are proposed in the front and one is proposed in the rear. Sidewalks are shown leading to the front door, and connecting to the driveway and to the east side of the house.

2. Building:

The applicant describes the new structure as Craftsman Influence. A three-bay façade is proposed for the front, with a central entry door/porch and two bay windows on the first floor, and three dormers on the second floor east-west roof gable. A cross gable is proposed to extend to the rear and connect to a second east-west gable. On the rear, a lower north-south gable would allow for the attached one-car garage. Also, a covered second floor balcony is proposed.

Aluminum clad wood double-hung windows in a 6 over 1 pattern with simulated divided light muntins are proposed for many of the windows. Smaller windows with 6 lights are proposed for the dormers, and on the sides and rear of the house. Skylights are shown on rear facing gable that covers the balcony. Catalogue cuts of the windows, skylights, doors and light fixtures proposed near the doors would be needed before final approval.

A stone water table is proposed around the house, with shake style siding above. Standing seam metal roofing would be used for the porch roofs, dormers and bay windows, and asphalt shingles are proposed for the main roof. The proposed colors would likely include beige for the siding, white trim, the stone resembling limestone and a blue roof. Samples are needed. A picture of a house with a similar feel is included in the packet, although the siding is gray.

3. The detached garage proposed at the northwest corner of the property would be roughly 33' wide x 22' deep. The structure would have a front facing gable over the two garage doors, and a cross gable extending to the east.

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?) 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.
- 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.
- 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.

Staff Analysis:

- Although partial demolition and complete redesign of a house does not meet the Design Guidelines, the resultant structure in this application may fit better in Old Worthington than the existing structure. Split level homes are not prevalent in the District and are not typically conducive to being accessible and added onto. Allowing redesign of a house that allows owners to age in place more easily may be more desirable than retaining this house style.
- The proposed structure seems to be a mix of styles, so could be simplified to reflect a single architectural style. For example, there could be more elements of a Craftsman style house like wide overhanging eaves, or the structure could have more of a Cape Cod feel with a

lower foundation.

Recommendation:

Staff recommended tabling the application after discussion to allow for modifications and additional details to be presented if the general idea of the change is acceptable.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Amy Lauerhass, Lauerhass Architecture, said she is the Architect for this project. Ms. Lauerhass said the house was built backwards with the landscape. Originally split-level houses were designed to make up changes in grade but this house was actually built backwards which has caused some drainage issues on the site. The home owners would like to stay in their home, but as they age, they do not want multiple stairways to climb. Mr. Foust said he grew up in a 1960's Kilbourne split-level home, and he is not a fan of them architecturally speaking, but there was interest in doing something similar along Granville Road. He said tearing down the house might be the thing to do, and what has been presented is far more attractive than what is there now. Mr. Foust what the Board is being charged with, and if it would be appropriate for this house to be torn down. Mr. Coulter said he would address the contributing property issue. What constituted the house being a contributing factor was the age. He said the style was not a factor, nor the history of the building. Mr. Foust said fifty years on the original foundation with the character of what it was.

Mr. Coulter felt the style of the new house would be great for the neighborhood, and suggested working with City staff about setting up a preview meeting before coming before the full Board. Mr. Foust also suggested reviewing the stone materials to be used with the City and asked what other materials would be used for the house. Ms. Lauerhass said she would be using a fiber cement material. Mr. Coulter suggested bringing in a sample Board for the materials so the Board members and the audience could review the materials to be used. Mr. Reis said he echoed the comments of the other Board members and he liked most of the elevations presented but felt the front elevation needed a little more study. Mr. Foust said he would like to see more details, especially where the windows are concerned. He felt more could be done to dress up the look. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

Mrs. Holcombe stated that she lived across the street from this house 23 years ago, and feels that this is the best direction to go. She felt that the house was out of character at the time it was built, and out of character for the neighborhood. Each project should be considered on a cases by case, and based on the merits of the case.

Mr. Coulter suggested taking a look at the Design Guidelines and other homes in the community, however felt that they were going in the right direction.

Ms. Karen Madden said she is the home owner and they moved into the house 18 years, and 3 weeks ago, and that is how long they have been planning the renovation. Ms. Madden said she had letters of support from her neighbors.

Mr. Foust moved to table the application, seconded by Mr. Hofmann. All Board members voted, "Aye," and the application was tabled.

D. Municipal Planning Commission

No business to discuss.

E. Other

Mr. Brown thanked the Board members for their help involving the numerous meetings with the Holiday Inn project.

F. Adjournment

Mr. Hofmann moved to adjourn the meeting, seconded by Mrs. Holcombe. All Board members voted, "Aye," and the meeting adjourned at 9:42 p.m.

