



MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION  
September 26, 2019

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; Amy Lloyd; and Richard Schuster. Also present were: Scott Myers, Worthington City Council Representative; Lee Brown, Director of Planning and Building; and Lynda Bitar, Planning Coordinator. Commission members Edwin Hofmann and David Foust were absent.

**A. Call to Order – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the September 12, 2019 meeting

Mr. Schuster moved to approve the minutes, and Mrs. Lloyd seconded the motion. All members voted, “Aye,” and the minutes were approved.

4. Affirmation of witnesses

**B. Architecture Review Board**

1. Window Replacement – **581 Oxford St.** (Owens Construction) **AR 86-19**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This Farmhouse was originally constructed in 1857 and has been added onto over the years. The property is 97’ wide, which is larger than many lots in the neighborhood. The homeowners gained approval in 2014 to construct a 3-season room addition and deck to the rear, and a breezeway between the garage and a side entrance.

Approval is now sought to replace a window on the rear to accommodate a kitchen remodel.

**Project Details:**

1. The existing window has three vertically oriented double-hung windows that are adjacent, with the outside trim around the grouping.
2. The proposed windows would keep the same white trim on the outside but would have the look of four horizontally oriented panes.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

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.

**Recommendation:**

Staff recommended approval of this application. Although the opening would be the same size and shape, the panes do not appear as others on the house. The windows, however, are on the rear and not easily seen.

**Discussion:**

The applicant, Sabine Holub, 581 Oxford St., Worthington, Ohio, said they preferred a modern window style. Mr. Schuster said the Board would typically prefer the vertical style of windows, but the windows are on the back of the house and would not be seen from the street, so he was not uncomfortable approving the change. Mrs. Holcombe also felt the change would be appropriate. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY OWENS CONSTRUCTION ON BEHALF OF SABINE & ROB HOLUB FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE WINDOWS AT 581 OXFORD ST., AS PER CASE NO. AR 86-19, DRAWINGS NO. AR 86-19, DATED SEPTEMBER 6, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

2. Fence, AC Unit, Pergola, Landscaping – **794 Evening St.** (Ed and Chasity Hofmann) **AR 87-19**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This English Cottage Revival style house was constructed in 1938 and is a contributing building in the Worthington Historic District. The new owners would like to improve the house and site

and are asking for approval of various changes.

**Project Details:**

1. A 4' high wood picket fence is proposed along the south side and rear property lines. The fence is proposed with 3 ½" pickets and 3 ½" spacing between pickets. A 6' high arbor is proposed with a gate along the rear property line. Matching fencing with a gate would also be installed between the house and garage.
2. Replacement and relocation of the condensing unit is proposed on the south side of the house and would be screened with evergreen shrubs.
3. A new 12' x 16' Toja Grid pergola is proposed above the existing paver patio. The structure would have wood support beams and metal connectors, and a fabric shade at the top.
4. Landscape screening is proposed along the south property line and replacement of some shrubs would be on the north side. A hazardous tree in the front yard is slated for removal, and a Japanese Maple would be planted in its place.
5. The house and garage have been painted green. Interior improvements are also being made.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style. Keep functional items such as trash containers and mechanical equipment well screened with fences or plantings.

Design and materials of accessory structures should be compatible with the existing structures.

**Recommendation:**

Staff recommended approval of this application as the proposed would improve the site.

**Discussion:**

Mrs. Bitar mentioned the owners removed the shutters to paint the house and would like approval to leave them off of the house. The applicant, Chasity Kilburn, 794 Oxford St., Worthington, Ohio, said the house and site just needed a little fixing up so they are making some improvements to the property. She said the neighbors to the south were happy about the new fence and fine with the condensing unit placement. Mr. Reis asked if the chain link fence on the north would be replaced, and Ms. Kilburn replied that would be left in place due to the trees and vegetation. Mrs. Holcombe said she was fine with leaving the shutters off of the house. Mrs. Lloyd agreed and liked the paint colors. Ms. Kilburn mentioned sanding the copper gutters. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY ED & CHASITY HOFMANN FOR A CERTIFICATE OF APPROPRIATENESS FOR SITE IMPROVMENTS AT 794 EVENING ST. AS PER CASE NO. AR 87-19, DRAWINGS NO. AR 87-19, DATED SEPTEMBER 9, 2019, BE APPROVED**

**BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

**3. Pergola and Deck – 787 Oxford St. (Ed and Chasity Hofmann) AR 88-19**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This Homestead style house was constructed in 1919 and is a contributing building in the Worthington Historic District. Recent approvals by the ARB involved extending the deck; adding a pergola and fencing to the rear of the house; construction of a carport; and installation of a spa. This application is a request to add a pergola at the rear of the property.

**Project Details:**

1. A new 10' x 15' Toja Grid pergola is proposed on a low wood deck or pavers at the rear of the site. The structure would have wood support beams and metal connectors, and a fabric shade at the top.
2. The pergola is proposed 8' from the rear property line, which is 2' closer than is allowed by Code. A variance will likely be sought from the Board of Zoning Appeals for this placement.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

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

**Recommendation:**

Staff recommended approval of this application as placement of a pergola at the rear of this property was appropriate.

**Discussion:**

Chasity Kilburn, 787 Oxford St., Worthington, Ohio was the applicant. Board members had no questions or concerns. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward. Mr. Coulter mentioned this application would need a variance to move forward with the project.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY EDWIN & CHASITY HOFMANN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A PERGOLA AT 787 OXFORD ST., AS PER CASE**

**NO. AR 88-19, DRAWINGS NO. AR 88-19, DATED SEPTEMBER 9, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

4. Retaining Walls/Planting Areas & Patio with Seat Wall – **184 E. Granville Rd.** (Mark and Suzanna Spence) **AR 89-19**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This house was originally built in 1930 and is two-stories with a gabled roof and a one-story addition to the rear. In June of 2015, approval was granted to construct a 9' x 9' addition with a deck at the northeast corner of the house, and amendments were approved later that year and in March of 2016. In September of 2018 the Board approved a planter that was built without approval on the eastern edge of the deck, and string lighting for the deck. A shed was approved in July of this year.

The owners are now asking for approval to add retaining walls in the front; a patio in the rear; and to paint the house. Although three separate applications were submitted for the work they have been consolidated into one case.

**Project Details:**

1. The front yard of these properties on the north side of E. Granville Rd. slope down to the street pretty abruptly. The owners would like to change the impact by installing two 6" high retaining walls to accommodate the change in grade. Mulch and plantings are then proposed for the ground.
2. A 180 square foot paver patio is proposed off the rear of the deck with stone seat walls. A 23' retaining wall is specified but it is not clear how much the patio would be raised.
3. The homeowners would like to paint the house a darker shade of gray with white trim and black accents. It is not clear if the garage and shed would also be painted to match.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

Decks and patios should be limited to the rear of buildings. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible. Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

**Recommendation:**

Staff recommended approval of this application, as the proposed modifications should be compatible with the house and property.

**Discussion:**

Suzanna Spence, 184 W. Granville Rd., Worthington, Ohio, said they would be painting both the garage and the shed in addition to the house. Mr. Schuster asked about the placement of the retaining walls. Mrs. Spence said one would be near the sidewalk and the other behind. Mr. Reis asked how the ends of the walls would terminate and Mrs. Spence said the wall would be diminished into the grade. Mr. Coulter wondered if placement would be a problem, and Mrs. Bitar replied only if the stone would be in the right-of-way which does not appear to be the case. Mrs. Holcombe asked for clarification of the amount of stone, would it be the width of one stone? Mrs. Spence said there would be one row and placed with a stone base and French drains. She expressed trust in her contractor that it would be secure and look good. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY MARK SPENCE FOR A CERTIFICATE OF APPROPRIATENESS TO INTALL RETAINING WALLS AND A PATIO AT 184 E. GRANVILLE RD. AS PER CASE NO. AR 89-19, DRAWINGS NO. AR 89-19, DATED SEPTEMBER 9, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

- 5. EV Charging Station – **48 W. New England Ave.** (City of Worthington/West New England Parking Lot) **AR 90-19**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

The City of Worthington received a grant to install two EV charging stations in the City. One station is proposed near the Community Center and the other is proposed in the W. New England Ave. parking lot in the Architectural Review District. This application is a request to allow placement of the station.

**Project Details:**

- 1. The proposed location is in the northern two spaces of the bank of parking on the left after you enter the lot from W. New England Ave. The handicapped parking space in that location would be moved to the south. A variance will be required for placement in close proximity to a residential property. The neighboring property owner has a new 6’ fence

- and garage to help screen the station from view.
2. The charging station would be 6' in height and have a custom panel with the City logo in blue and an AEP logo. One or two bollards would protect the structure and would be painted blue to match the logo.
  3. A variance would also be needed to allow changeable copy on the display.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

Sustainability can be achieved by ensuring the economic, environmental and social concerns of Worthington are addressed in a balanced manner. 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.

**Recommendations:**

Staff recommended approval of this application as the proposed station was appropriate for this location.

**Discussion:**

Mr. Coulter said the handicapped parking space would take up two spaces not just one. Mr. Brown said the City's Service and Engineering Department would be restriping the parking lot. Mrs. Holcombe asked if there would also be a sign saying only cars that are charging can park in that space. Mrs. Lloyd asked where the other Electric Vehicle (EV) charging stations were and if AAA (American Automobile Association) ever installed their EV station. Mr. Brown said there was an EV station inside of The Heights apartment garage, but he did not know how much the station was utilized. Mr. Reis asked what the cost was to recharge a vehicle. Mr. Myers said City Council was still discussing what the appropriate cost should be. Mr. Myers said City Council was also discussing if they should put up a freeway sign to alert people that the City has EV stations. Mr. Reis said if signs are put up, the City should offer more than one station. Mr. Schuster asked about the limitation on colors and styles for signs, and Mrs. Bitar said they were not sure yet what the exact signage would be but would go to the Board of Zoning Appeals for a variance if needed.

Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward. Mr. Coulter mentioned this application would need a variance to move forward with the project.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY THE CITY OF WORTHINGTON FOR A CERTIFICATE OF APPROPRIATENESS TO ADD AN EV CHARGING STATION AT 48 W. NEW ENGLAND AVE., AS PER CASE NO. AR 90-19, DRAWINGS NO. AR 90-19, DATED SEPTEMBER 12, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

## C. Municipal Planning Commission

1. Variances to Accommodate Northeast Gateway Project – **7099 Huntley Rd.** (The Geldhill Family Limited Partnership) **ADP 07-19**

Mr. Brown reviewed the following from the staff memo:

### Findings of Fact & Conclusions

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

This 3.24-acre parcel is located at the southwest corner of Huntley and Worthington-Galena Roads in the I-1 Zoning District. A 38,000 square foot multi-tenanted building on the property was constructed in 1974 and houses Columbus Fasteners, the House of Cigars and other businesses.

This property is in the heart of the Northeast Gateway project area. Right-of-way and easement acquisition efforts are expected to be completed soon. Construction of the Huntley Rd. waterline improvements is currently underway. Rush Run Phase I focuses on stream improvements from East Wilson Bridge Road down to Diamond Innovations located on Huntley Road south of Schrock Road. Necessary building demolition is also planned to begin this fall and would be immediately followed by the relocation of gas and electric utilities. Finally, road construction is anticipated to begin in the summer of 2020, with substantial completion targeted for late 2021.

As part of the Northeast Gateway project, the city is purchasing 0.045-acres of the property on the east side of this parcel along the Huntley Road portion of the property. Also, the applicant is requesting to expand the drive isle and parking area to the edge of the existing right-of-way and would like approval to revise a previously approved landscape plan for the west side of the property.

#### **Project Detail:**

1. The current parking setback is approximately 10-feet; however, it will be reduced to 0-feet at the southern portion of the site after the City purchases land for the Northeast Gateway project. A distance of 30-feet is required by Code. A variance was granted to a previous property owner in 1986 to reduce the setback to 10' feet with trees to remain in this area. *A portion of this request is a result of the Northeast Gateway Project.*
2. No additional trees and/or landscaping have been proposed at this time.
  - a. Staff is working with the applicant on a revised site plan and landscaping plan to address landscaping and open areas along the Worthington-Galena Road and the northern portion of Huntley Road.
3. The existing building is currently located 24-feet 5-inches from the southern property line. A distance of 30-feet is required by Code. A variance of 5-foot 7-inches has been requested by the applicant.
4. The applicant is requesting there to be 0 trees in the parking lot. A total of 1 tree per every 6 parking spaces is required. A total of 100 parking spaces are on the lot; thus, a variance of 17 street trees has been requested.

- a. Staff is working with the applicant on a revised site plan and landscaping plan to address landscaping and open area along the Worthington-Galena Road and the northern portion of Huntley Road.

**Land Use Plans:**

Worthington Development Plan Regulations

Location and Character of Development: The following regulations, conditions and procedures shall apply to the development of institutional, office or industrial developments in "C- 3" or "I-1" Districts.

The proposed institutional, office or industrial development or combination thereof shall be located so that reasonably direct traffic access is supplied from major thoroughfares and where congestion will not likely be created by the proposed development; or where such congestion shall be alleviated by presently projected improvements of access thoroughfares, by properly arranged traffic and parking facilities and landscaping which shall be an attractive development and which shall fit harmoniously into and shall have no adverse effects upon the adjoining or surrounding development.

- (c) Design Regulations. The following regulations shall apply to office, research and restricted industrial developments in "C-3" and "I-1" Districts.

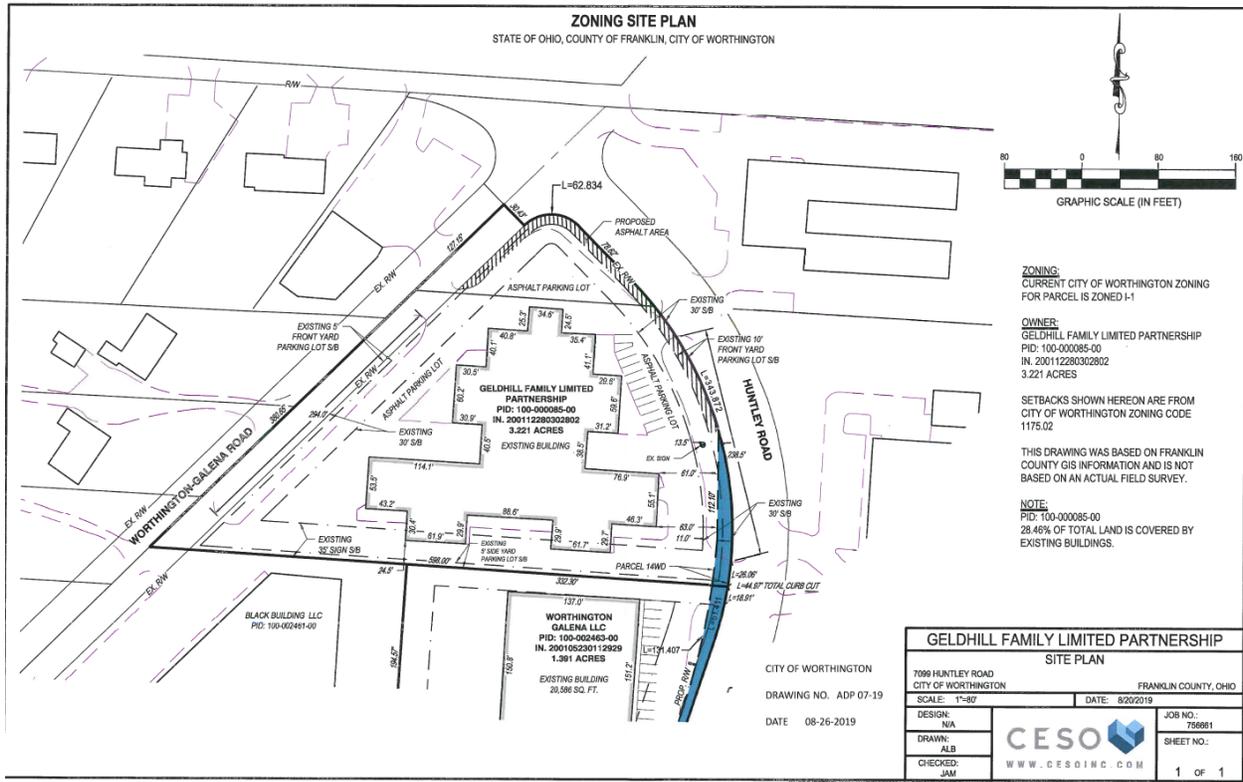
- (2) Yards. No building shall be less than thirty feet distant from any boundary of the tract on which the office, research or industrial development is located. Loading, parking and storage shall be permanently screened from all adjoining properties located in any "R" District by building walls, or a solid wall or compact evergreen hedge at least six feet in height. All intervening spaces between the street pavement and the right-of-way line and intervening spaces between buildings, drives, parking areas and improved areas shall be landscaped with trees and plantings and properly maintained at all times.

- (4) Parking space. Notwithstanding any other requirements of this Zoning Ordinance, there shall be provided at least one off-street space for each employee of the maximum working shift. Parking areas will not be located closer than twenty-five feet to any adjoining lot line in any "R" or "C" District and shall be set back at least thirty feet from the street right-of-way line. The parking area shall be graded for proper drainage and improved so as to provide a durable and dust-free surface.

Section 1171.02 (h) Landscaping of Parking Areas All parking lots shall provide, in addition to screening requirements, two inches dbh (diameter, breast, height) tree trunk size for every six parking spaces. All trees shall be balled and burlapped. The minimum diameter at breast height of any tree shall be two inches. Planting beds for parking lot trees shall be constructed so as to distribute landscaping throughout the parking lot and minimize damage to trunks and roots of the trees from vehicles, pedestrians and parking lot maintenance through the use of adequate soil planting area and curbing or parking blocks. Planting soil area per tree shall be a minimum of forty-five square feet. The minimum dimension for the planting area shall be five feet on any one side. All trees shall be maintained in a healthy condition. Any lot with a minimum dimension of fifty feet on any one side shall have at least one tree planting bed per 6,000 square feet of paved surface. The minimum distance between deciduous trees needed to meet code requirements

located in separate planting beds shall be thirty-six feet. Additional landscaping, trees, ground cover, hedge or evergreens may be located between deciduous trees.

A request for the change, adjustment, or rearrangement of buildings, parking areas, entrances, heights, or yards may require approval of the Municipal Planning Commission. The Commission can approve or disapprove the proposed amendment with no further review by Council if the amendment substantially conforms to the standards established by the final development plan and it complies with the Planning and Zoning Code. Otherwise, the request would be heard by Council.



**Staff Analysis:**

1. The access drive and parking along the Huntley Road portion of the property is currently 10-feet from the public right-of-way. A previous property owner was granted a variance in 1986 to reduce the setback from 30-feet to 10-feet with trees to be planted in the area between the parking lot and the roadway.
  - a. A portion of this request is a direct result of the Northeast Gateway Project, however a larger portion proposed is a direct result of the applicant.
  - b. The applicant has stated that the expanded access drive will assist with large trucks maneuvering on the site.
  - c. The portion of the proposed asphalt expansion area is in the location where there will be an additional buffer where the City will be installing a sidewalk, retention pond, landscaping, street trees and a multi-use path, however the portion of the

proposed asphalt expansion area on the Worthington-Galena Road will not have a similar buffer. A new sidewalk will be over 20-feet from this area, so the expansion of the asphalt would not have a great impact.

- i. Staff is working with the applicant to get a revised site plan and landscaping plan that would address the Worthington-Galena Road portion of the property and would address the request to remove the existing overgrown pines along Worthington-Galena Road.
2. The existing building is currently 24-feet and 5-inches from the southern property line.
  - a. The proposed variance request would legitimize and existing non-conforming structure and would not impact the future redevelopment of the site.
3. There are existing trees in the area between the access drive and parking lot along Worthington-Galena Road and Huntley Road that provides the necessary trees required by Code. Only a small portion of the site is impacted by the Northeast Gateway project.
  - a. The applicant needs to address how they plan to meet the in-lot landscaping tree requirement for a tree for every 6-parking spaces.
  - b. The existing trees are in poor condition and nearing end of life, however they do provide the necessary requirement for trees and beatification/screening of the parking area.
  - c. Landscaping should be added in the area between the access drive and parking area and Worthington-Galena Road and the northern point at Huntley Road. Please see Exhibit "A".
  - d. Section 1171.02(h) requires a tow inch DBH (diameter, breast, height) tree truck size for every 6 parking spaces.
    - i. There are 100 parking spaces, so 17 trees would be required to be planted in this area.
      1. Staff is working with the applicant to get a revised site plan and landscape plan.

**Recommendations:**

Staff recommended conditional approval of an Amendment to Development Plan with the following condition:

- A revised site plan landscape plan must be submitted showing the installation of trees and lawn to be installed in along Worthington-Galena Road and the northern portion Huntley Road.

City Council will need to grant a variance to deviate from the Codified Ordinances for building setback and parking setback.

**Discussion:**

Craig Moncrief, an attorney with the Plank Law Firm, 411 E. Town St., Columbus, Ohio said the Zoning Code has changed since the building and parking were constructed. Mr. Moncrief said the variance to have the lot closer to the right-of-way would help with maneuverability for trucks on the site. Board members had no questions or concerns. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY DONALD T. PLANK ON BEHALF OF THE GELDHILL FAMILY LIMITED PARTNERSHIP FOR APPROVAL OF AN AMENDMENT TO DEVELOPMENT PLAN THAT WILL REQUIRE A VARIANCE FOR SETBACK FOR PARKING AND BUILDING LOCATION AT 7099 HUNTLEY ROAD AS PER CASE NO. ADP 07-19, DRAWINGS NO. ADP 07-19, DATED SEPTEMBER 26, 2019, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS, AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

**B. Architecture Review Board** (continued)

**6. Partial Reroof – 24 W. New England Ave. (Legacy Custom Homes) AR 85-19**

This application was moved to the end of the agenda to accommodate the applicant.

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This application is for the structure behind the Old Bag of Nails that currently houses Jane Marland Salons and the Worthington Barber Shop. This 1920's building was first used as a movie theater and was converted for auto repair in the 1950's. The pole barn to the rear was added in the 1970's for use as storage for the hardware store. In the 1980's the original part of the building was converted for retail/service establishments.

The applicant would like to reroof and make miscellaneous repairs to the building.

**Project Details:**

1. The applicant would like approval to install a new roof on the original part of the building. The rear pole barn roof would not be changed at this time.
2. New roofing would be Owens Corning TruDefinition Duration shingles in Estate Gray. The existing roof on both parts of the structure is a light green color.
3. Other improvements are planned for the building such as tuckpointing and painting.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

When installing a new roof on a building that currently has asphalt shingles, avoid the uneven, "staggered-butt" design or other shingle patterns that try to create an older look; a medium gray color generally is appropriate on an older building if it originally had a slate roof. Green, red or

black shingles may also be appropriate, depending on the building's predominant colors. Avoid very light-colored shingles. When replacing gutters or downspouts, duplicate the existing as closely as possible. As with other building elements, the simplest design is usually the best. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

**Recommendation:**

Staff recommended approval of this application, as the proposed roof color was appropriate for this building and the site.

**Discussion:**

Mark Toot, 5651 Piermont Ct., Westerville, Ohio, said the owner did not want to re-roof the rear building because they are planning to redevelop the site at some point and the building does not have much architectural value. Mr. Coulter asked if the rear building was being used for anything and Mr. Toot said Co-Hatch was using it for storage. Mr. Reis asked if the existing roof on the front building would be removed and Mr. Toot said yes and felt extra framing work would be involved. No one remained in the audience, so Mr. Coulter asked for a motion.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY LEGACY CUSTOM HOMES FOR A CERTIFICATE OF APPROPRIATENESS TO REROOF PART OF THE ROOF AT 24 W. NEW ENGLAND AVE., AS PER CASE NO. AR 85-19, DRAWINGS NO. AR 85-19, DATED SEPTEMBER 5, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

**D. Other**

Mr. Brown thanked the Board members for their time and walking the Harding Hospital site regarding future development.

Mr. Reis asked the status of a couple of sites in the City.

**E. Adjournment**

Mr. Reis moved to adjourn the meeting and Mr. Schuster seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 7:55 p.m.