



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
October 24, 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; David Foust; and Amy Lloyd. Also present was Lynda Bitar, Planning Coordinator. Commission Member Edwin Hofmann; Board member Richard Schuster; and Worthington City Council Representative Scott Myers were absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the October 10, 2019 meeting

Mr. Reis 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. Wall Sign – **890 High St.** (Signcom/Papillion Day Spa) **AR 95-19**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

Two buildings were approved south of the CVS building in 2007 and revised in 2016. PetPeople occupies space in the building to the north. The building to the south at 890 has one tenant on the second floor, COPC Worthington Pediatrics, and Porch Growler occupies the southern space on the first floor. This application is a request for a sign for a new tenant, Papillion Day Spa, which is locating in the center of the first floor.

Project Details:

1. The proposed sign would consist of ½” thick individually mounted white acrylic letters spelling “Papillion Day Spa” spanning 13’ 3”. The “P” would be 18” high and the rest of the letters would be smaller
2. This use would be a Personal Service which is a Permitted Use in the C-2 Zoning District.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs. While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. The Architectural District Ordinance calls for design and materials to be compatible.

Recommendation:

Staff recommended approval of this application as the proposed sign is appropriate for this building.

Discussion:

Trenton Morris, representing the Papillon Day Spa, 890 High St., Worthington, Ohio, came forward as the applicant. Mr. Morris said they would use the same company that put up the Porch Growler signs, and this sign would be the same color of acrylic letters. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY SIGNCOM INC. FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A WALL SIGN AT 890 HIGH ST., AS PER CASE NO. AR 95-19, DRAWINGS NO. AR 95-19, DATED OCTOBER 7, 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. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Foust, aye; and Mrs. Lloyd, aye. The motion was approved.

2. Modifications to Roof Height and Pitch – **46 W. North St.** (Residential Design Solutions/ Hughes) **AR 96-19** (Amendment to AR 64-19)

Mrs. Bitar reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request:

This house was constructed in 1951 and is Colonial Revival Influence in style per the Worthington Historic District nomination. The house has 1 ½ stories with a gable running east and west and is just over 1200 square feet in area. The previous owner replaced most of the windows in 2016 and gained approval to replace the garage door but sold the house before doing the replacement. The new owner gained approval to add onto and renovate the house, and replace the garage, at the July 11, 2019 meeting. The main gable of the existing house was not supposed to change with that request.

After approval, the applicant realized that with the existing roof height the ceiling height for the addition could not meet Building Code requirements. This application is a request to increase the height and pitch of the original roof.

Project Details:

1. The main gable of the existing house is 18'9" and the roof has a pitch of 7/12. The houses to the east and west have heights of 21'6" and 21'11", and pitches of 9/12 and 8/12.
2. The proposed height for this house is 21'8" with a 10/12 roof pitch.
3. An increase in chimney and column height is proposed to work with the taller roof.
4. The other project details would stay the same:
 - a) The front cross gable is proposed to be replaced with a larger version. A new nested gable would then be constructed above the existing front door. The porch roof is proposed to be supported with round columns and extend out from the front of the house. Red cedar composite shakes are proposed in the gables. All new double 4" straight lap vinyl siding is proposed in Indigo for the whole house. The existing siding appears to be old pressboard siding that is reportedly rotting.
 - b) To the rear, a cross gable is proposed that would extend at the height of the main house gable about 30' before lowering to accommodate the rear entrance and a screened porch. A shed dormer is proposed on the rear roof to create additional living space on the second floor. The new first floor would go from 910 sf to 1577 sf, and the second floor would be 314 sf to 658 sf.
 - c) Weathered Wood GAF Timberline roof shingles are proposed for the entire structure.
 - d) The windows from 2016 are an all-vinyl product with flat grids between the panes. Some windows have an 8 over 8 pattern and some have a 6 over 6 pattern. The new windows would generally match, except the front larger picture window would have 3 single-hung windows grouped together. The front window to the west is shown on the drawing as 6 over 6 but is actually 8 over 8 lights.
 - e) Demolition of the existing single-car garage and construction of new 22' x 22' garage further to the rear is proposed. Materials and colors would match the house. A Clopay door with recessed panels is proposed on the south side.
 - f) LED lighting would have a warm color.
 - g) The condensing unit would have a vegetative screen.

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. Design and materials should be traditional, and compatible with the existing structure.

Recommendation:

Staff recommended approval of this application. Although it is not preferable to change the original roof, the new structure should not look out of place in the neighborhood. Also, the rear addition should not be higher than the front part of the house.

Discussion:

Jim Wright, representing Residential Design Solutions, 7844 Flint Rd., Columbus, Ohio, came forward as the applicant. He said the rear door change includes a stoop. Mr. Wright said the builder was searching for brick to match. Mr. Coulter suggested also finding the best grout to match. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY RESIDENTIAL DESIGN SOLUTIONS, INC. ON BEHALF OF KAREN F. HUGHES TO MODIFY CERTIFICATE OF APPROPRIATENESS NO. AR 64-19 WITH CHANGES TO THE ROOF HEIGHT AND PITCH AT 46 W. NORTH ST. AS PER CASE NO. AR 96-19, DRAWINGS NO. AR 96-19, DATED JUNE 14, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

3. Front Door – 130 W. Clearview Ave. (Daniel Wagner) AR 97-19

Mrs. Bitar reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request:

The two-story Colonial Revival Influence house at this address was built in 1939. A screened porch was added in 1992 to the rear of the house with roofing shingles to match the house. In May the owners were approved to replace the screened porch roof with standing seam metal and replace the existing asphalt shingles on the main house with similar materials and colors.

This is a request to replace the front door and sidelights.

Project Details:

1. The existing 6-panel door would be replaced with a new fiberglass door that is black in color.

2. New sidelights are proposed that would be full height glass rather than the existing 2/3 height. The sidelight trim would be painted white to match the house trim.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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. Avoid treatments to “dress up” a door or entrance, giving it a character it never had. New ornamentation; stained or patterned window glass; treatments that simulate a multiple-paned appearance; and salvaged older doors of inappropriate design all can change the character of a building. Generally, ornate doors are not appropriate for simple house forms.

Recommendation:

Staff recommended approval of this application, as the proposed entrance is appropriate.

Discussion:

Dan Wagner, 130 W. Clearview Ave., Worthington, Ohio, said he owned the property. Mr. Reis asked if the storm door would be replaced and Mr. Wagner said no. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY DANIEL WAGNER FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FRONT DOOR & SIDELIGHTS AT 130 W. CLEARVIEW AVE. AS PER CASE NO. AR 97-19 DRAWINGS NO. AR 97-19, DATED OCTOBER 11, 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. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Foust, aye; and Mrs. Lloyd, aye. The motion was approved.

4. Signs – 667 High St. (Signarama Powell/Oasis Face Bar) AR 98-19

Mrs. Bitar reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request:

This approximately 800 square foot storefront space has been occupied by several retail businesses over the years including Speckled Hen Market most recently. A personal service, Oasis Face Bar, is planning to locate in the space and seeks approval for signage.

Project Details:

1. Two signs are proposed – one would be mounted on an existing roof bracket and one

projection sign to be mounted on existing hardware.

2. Both signs are proposed as 6mm aluminum composite panels with simulated wood grain texture. For the 66” wide x 22” high wall sign, ¼” shiny black acrylic is proposed for the copy. The 25” wide x 18” high projection sign would have flat black graphics.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs. Be efficient in using signs. Consider the audience – small signs can cater to pedestrians and can provide plenty of information in a small area. Try to use as few and as small signs as are necessary to get the business message across to the public.

Recommendation:

Staff felt the signs should have had background material that more closely represented wood – a thicker background should be considered. The proposed raised lettering would be better with a flat finish rather than shiny finish and could also give a more traditional feel by being thicker.

Discussion:

Craig Snider, 3960 Presidential Parkway, Powell, Ohio, said he was representing Sign-a-rama and the Oasis Face Bar. He said raised acrylic letters would be used to dress up the main sign, but the hanging sign would not have acrylic letters. Mr. Coulter asked if anything could be done to the texture and Mr. Snider said the substrate could be changed to a textured PVC product with a 1” thickness. Mr. Foust said he would have liked to see a more traditional look for the signage. He felt too many things were not traditional including the thickness, material, shape, and letter style. Mr. Coulter said he was okay with the graphics because it is part of branding but thought scallops at the corners might help. Mrs. Holcombe also had no problem with the lettering but felt the background should be changed. Mr. Snider agreed the sign could be the 1” thick panels.

Board members discussed whether the corners should be scalloped. The business owner Ashley Sanders said she agreed with everything that was discussed. She said she preferred the straight edges for the sign but was not opposed to scalloped corners. Mrs. Holcombe felt the scallops on the corners counteract the modern feel of the lettering. Mr. Coulter suggested the blade sign have scalloped corners and the wall sign have straight corners and there was further discussion.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY SIGNARAMA POWELL ON BEHALF OF OASIS FACE BAR FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SIGNAGE AT 667 HIGH ST. , AS PER CASE NO. AR 98-19, DRAWINGS NO. AR 98-19, DATED OCTOBER 11, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND THAT THE MAIN SIGN WILL BE A ONE INCH PANEL WITH A TEXTURED OR SANDBLASTED FINISH AND THAT THE BLADE SIGN WILL HAVE SCALLOPED CORNERS.

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

C. MPC – No Business

D. Other

Mrs. Bitar let Board members know the City e-mail address would be discontinued at some point. Some members expressed frustration.

E. Adjournment

Mr. Reis moved to adjourn the meeting, and the motion was seconded by Mrs. Holcombe. All Board members voted, “Aye,” and the meeting adjourned at 7:35 p.m.