



MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION  
November 14, 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; Edwin Hofmann; David Foust; and Amy Lloyd. Also present was Worthington City Council Representative Scott Myers; and Lynda Bitar, Planning Coordinator. Commission Member Kathy Holcombe; and Board member Richard Schuster 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 24, 2019 meeting

Mr. Reis moved to approve the minutes, and Mr. Hofmann seconded the motion. All members voted, “Aye,” and the minutes were approved.

4. Affirmation of witnesses

**B. Architecture Review Board**

1. Solar Panels – **685 Morning St.** (Ohio Power Solutions/Ross) **AR 99-19**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

A contributing property in the Worthington Historic District, the original part of this house was built in 1900 in the farmhouse style. Many additions and renovations have been constructed over the years. Approval of this application would allow installation of solar panels.

**Project Details:**

1. The applicant is proposing installation of 36 Silfab 370-watt solar panels on rear and southerly facing parts of the roof. None of the panels would be seen from the right-of-

way.

2. The 1 1/2" thick panels would be mounted on a metal railing system and sit about 5" above the roof.
3. The color of the proposed panels would be black; but the color of the railing system has not been specified. The existing roof on the house is gray.
4. Supporting equipment would be in the basement of the house.

### **Land Use Plans:**

#### Worthington Design Guidelines and Architectural District Ordinance

Place solar panels in a location that minimizes the visual impact as seen from the right-of-way and surrounding properties. Generally, panels should be located on roofs in the following manner: the rear 50% of the roof of the main building; the rear inside quadrant of the roof of a main building on a corner lot; or on accessory structures in the rear yard. On sloped roofs, place panels flush along the roof unless visibility is decreased with other placement. With flat roofs, keep panels at least 5' from the edge of the roof, or place at the edge if a building parapet exists that will screen the panels.

Solar panels at another location on a building or site may be acceptable if their placement does not have an adverse effect on the architecture of the building, or the character of the site or Architectural Review District. The equipment to support solar panels should be screened from view.

### **Recommendation:**

Staff recommended approval of this application as placement of the panels would comply with the Design Guidelines.

### **Discussion:**

Bob Sisco, Ohio Power Solutions, 3100 St. Rt. 187, London, Ohio and the homeowner, Brandon Ross, 685 Morning St., Worthington, Ohio came forward as the applicants. Mr. Sisco answered Mrs. Bitar's question about the color of the frames and said the frame would be silver. He said the frames would barely be visible from the sidewalk. Mr. Foust asked what percentage of the home's electricity would be generated from the solar panels and Mr. Sisco said roughly 87%. 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 OHIO POWER SOLUTIONS ON BEHALF OF ANDREW ROSS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SOLAR PANELS AT 685 MORNING ST. AS PER CASE NO. AR 99-19, DRAWINGS NO. AR 99-19, DATED OCTOBER 22, 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. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mr. Hofmann, aye; Mr. Foust, aye; and Mrs. Lloyd, aye.

## 2. Solar Panels – 687 Evening St. (Ohio Power Solutions/Stotzer) AR 100-19

Mrs. Bitar reviewed the following from the staff memo:

### **Findings of Fact & Conclusions**

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

This ranch was constructed in 1958 and is on the west side of Evening St., south of W. Granville Rd. The house is not a contributing building in the Worthington Historic District. The property is 85' wide and an average of 158' deep. The owners were approved to make changes in 2016 including rear additions and a remodeled front elevation. Solar panels are now proposed.

#### **Project Details:**

1. The applicant is proposing installation of 26 Silfab 310-watt solar panels on the rear of the roof. None of the panels would be seen from the right-of-way.
2. The 1 1/2" thick panels would be mounted on a metal railing system and sit about 5" above the roof.
3. The color of the proposed panels would be black; but the color of the railing system has not been specified. The existing roof on the house is black.
4. Location of the supporting equipment has not been identified.

#### **Land Use Plans:**

##### Worthington Design Guidelines and Architectural District Ordinance

Place solar panels in a location that minimizes the visual impact as seen from the right-of-way and surrounding properties. Generally, panels should be located on roofs in the following manner: the rear 50% of the roof of the main building; the rear inside quadrant of the roof of a main building on a corner lot; or on accessory structures in the rear yard. On sloped roofs, place panels flush along the roof unless visibility is decreased with other placement. With flat roofs, keep panels at least 5' from the edge of the roof, or place at the edge if a building parapet exists that will screen the panels.

Solar panels at another location on a building or site may be acceptable if their placement does not have an adverse effect on the architecture of the building, or the character of the site or Architectural Review District. The equipment to support solar panels should be screened from view.

#### **Recommendation:**

Staff recommended approval of this application as placement of the panels would comply with the Design Guidelines.

#### **Discussion:**

Bob Sisco, Ohio Power Solutions, 3100 St. Rt. 187, London, Ohio and the homeowner Joe Stotzer, 687 Evening St., Worthington, Ohio came forward as the applicants. Mr. Coulter explained he lived across the street from the applicant's house and he did not think the panels would be visible from the street. Mr. Sisco said these panels should produce enough power to generate 100% of the home's usage. Mrs. Lloyd asked about the frame color option and Mr. Sisco said it depends

on the size. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

**Motion:**

Mr. Foust moved:

**THAT THE REQUEST BY OHIO POWER SOLUTIONS ON BEHALF OF SHELLY STOTZER FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SOLAR PANELS AT 687 EVENING ST. AS PER CASE NO. AR 100-19, DRAWINGS NO. AR 100-19, DATED OCTOBER 22, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mr. Reis seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mr. Hofmann, aye; Mr. Foust, aye; and Mrs. Lloyd, aye.

**3. Porch & Garage Renovation – 687 Hartford St. (J.S. Brown & Co./Haglund) AR 101-19**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This Bungalow was constructed in 1910 and is a contributing property in the Worthington Historic District. Approval is sought with this application to renovate the front porch and garage.

**Project Details:**

1. The front porch is reportedly made of wood that is rotting and cannot be maintained. The applicant is proposing to replace the wood with Amazon Mist colored Timbertech, which is gray. The existing white wood railing would be maintained.
2. The existing concrete steps and walkway are proposed for replacement with new concrete steps covered in brick and a concrete walk lined with brick.
3. A new Clopay garage door is proposed. The door would have raised panels and divided light windows with square panes. The man door is proposed to be replaced with a six light over 2 panel metal door, as are the garage windows with single hung two over two vinyl windows.
4. Barn style light fixtures are proposed for the garage and porch.

**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. For repair work on older outbuildings, use new materials that match the old as closely as possible. Avoid modern materials that are incompatible with the original designs of these structures. When in doubt, use materials that match those on the house, as was often done historically. 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 with a change to the garage door style. Vertically oriented windows and recessed panels would be more complementary to the house and garage.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Bryce Jacob, 1522 Hess St., Columbus, Ohio, said he was representing J.S. Brown & Co. Mr. Jacob said the homeowners current wood garage door was very dilapidated. He showed a photo of a door on Oxford St. that he felt would have windows that complement the house. The proposed door in the packet has a beaded panel to resemble what is on the front porch ceiling. Mr. Hofmann agreed the man door should match the existing and felt the window pattern for the garage door should match the photo. 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 J.S. BROWN & CO. ON BEHALF OF KARL & JESSICA HAGLUND FOR A CERTIFICATE OF APPROPRIATENESS TO RENOVATE THE FRONT PORCH AND GARAGE AT 687 HARTFORD ST. AS PER CASE NO. AR 101-19, DRAWINGS NO. AR 101-19, DATED OCTOBER 31, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AS AMENDED THAT THE GARAGE DOOR WINDOWS MATCH THE OXFORD ST. EXAMPLE SHOWN AT THE MEETING; AND THAT THE MAN DOOR MATCH THE EXISTING.**

Mr. Hofmann seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mr. Hofmann, aye; Mr. Foust, aye; and Mrs. Lloyd, aye.

**C. Other**

Mr. Brown briefly discussed the December meeting agenda. Mr. Coulter indicated he would not be there.

**D. Adjournment**

Mr. Hofmann moved to adjourn the meeting, and Mr. Reis seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 7:29 p.m.