

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

May 10, 2012

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:30 p.m. with the following members present: Richard Hunter, Chair; Chris Hermann; Mikel Coulter; Amy Lloyd and Jo Rodgers. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Commission and Board members James Sauer, Vice Chair; and Kathy Holcombe, Secretary were absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the meetings of April 26, 2012.

Mr. Coulter moved to approve the minutes, and Mrs. Lloyd seconded the motion. All members said “aye” and the minutes were approved.

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. New

- a. Signs – **679-B High St.** (Michael Celentano) **AR 37-12**

Discussion:

Mrs. Bitar reviewed the facts from the application and showed photographs. The property owner already received approval from the Board of Zoning Appeals (BZA) and the Architectural Review Board (ARB) for tenant signage for the entire building back in 2007, but the applicant needs to go back to the BZA to have additional colors in the sign approved. Mr. Hunter asked if the applicant was present. Mr. Michael Celentano approached the microphone and stated he lives at 710 Havens Corners Rd., Gahanna, Ohio 43230. Mr. Coulter said he thought the sign was fine, saying he understands the need for additional color. Mr. Hunter asked if there was anyone that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. In 2007, the property owner received approval from the Board of Zoning Appeals and the Architectural Review Board for tenant signage for the entire building. The proposed sign faces had simple text on a plain background, with colors primarily shown as cream, burgundy and black.
2. The Party Studio has already installed two signs that are different than the previous approval. The size and basic shape match, but the graphics consist of the businesses logo. The logo says “the pARTy studio” in 2 shades of red. The lettering extends across a white canvass on an easel which is 2 shades of tan. The background is light green with a tan border. The Code allows only 4 colors on a sign, so a variance granted by the Board of Zoning Appeals is required to keep the signs. A variance for sizes of text may also be necessary.

Conclusion:

1. The signs are appropriate for this business in this location.

Mrs. Rodgers moved:

THAT THE REQUEST BY MICHAEL CELENTANO FOR A CERTIFICATE OF APPROPRIATENESS FOR TWO SIGNS AT 679-B HIGH ST. AS PER CASE NO. AR 37-12, DRAWINGS NO. AR 37-12, DATED APRIL 23, 2012, 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 and all voted “aye” thereon. Mr. Hunter said it has been approved.

- b. Remove Screened Porch; Add Patio, Fence & Arbor; Re-face Front Steps – **125 W. New England Ave. (Kent & Kasey Huffman) AR 38-12**

Discussion:

Mrs. Bitar reviewed the facts of the application and presented visual materials. Mr. Hunter asked if the applicant was present. Mr. Kent Huffman approached the microphone and stated he is the homeowner of 125 W. New England Ave., Worthington, Ohio. Mrs. Rodgers asked Mr. Huffman if the neighbor was okay with the arbor and Mr. Huffman said yes. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. At its February 9, 2012 meeting, the ARB approved removal of the rear deck and location of temporary stairs. The homeowner would now like to remove the rear screened porch as part of the project. Once the structures are demolished, a flagstone patio is proposed in the same location. Flagstone walkways are proposed connecting the patio to the driveway and the front of the house.

2. A 3 ½' high wood picket fence is proposed to enclose the rear and west side yards. The fence will have 3 ½" wide pickets with 3 ½" spacing between pickets. An existing chain link fence in the rear is proposed for removal. A gate is proposed between the garage and neighboring fence to screen trash cans.
3. An arbor is proposed in the area between the house and the side property line, at the front of the house. The arbor is proposed to have a gate, and will connect to fencing on both sides. The proposed structure is about 6 ½' high, so a variance will be needed either for fencing taller than allowable, or for location of a structure in the required side yard.
4. Flagstone veneer is proposed to cover the front steps.

Conclusion:

1. The changes are appropriate and will be an enhancement to the property.

Mrs. Rodgers moved:

THAT THE REQUEST BY KENT AND KASEY HUFFMAN FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE CHANGES AT 125 W. NEW ENGLAND AVE. AS PER CASE NO. AR 38-12, DRAWINGS NO. AR 38-12, DATED APRIL 27, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll and all voted "aye" thereon. Mr. Hunter said it has been approved.

c. Storefront & Guidelines – **7227 N. High St.** (M+A Architects, Inc.) **AR 39-12**

Discussion:

Mrs. Bitar said the Guidelines are not part of the application and should be heard under "Other" on the Agenda. She then reviewed the facts from the application. Ms. Lori Bongiorno approached the microphone and stated her address is 775 Yard St., Suite 325, Columbus, Ohio 43212. Ms. Bongiorno was joined by The Shops at Worthington Place owner Tom Carter. Ms. Bongiorno passed around sample materials for the ARB Board members to view.

Ms. Bongiorno stated her client prefers a dark bronze anodized storefront and crimson red and white striped awning, but is willing to use solid crimson red since striped awnings are not acceptable. Mr. Coulter asked if the transom was operable and Ms. Bongiorno said yes. Mr. Hunter said he would like to see a storefront with more detail but it is acceptable as presented. Mr. Hunter asked if there was anyone present that wanted to speak for or against the application and no one came forward.

Findings of fact:

1. A dark bronze anodized storefront is proposed for Swan Cleaners at the north end of the building. The door is proposed in the center with an operable transom above. A Boulevard Crimson fabric awning is proposed above the entire storefront.

Conclusion:

1. The proposed storefront is appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY M&A ARCHITECTS FOR A CERTIFICATE OF APPROPRIATENESS TO PLACE AN ENTRY FEATURE AND CONSTRUCT A NEW TENANT SPACE AT 7227 N. HIGH ST. AS PER CASE NO. AR 39-12, DRAWINGS NO. AR 39-12, DATED MAY 1, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Hermann seconded the motion. Mrs. Bitar called the roll and all voted “aye” thereon. Mr. Hunter said it has been approved.

D. Other

Design Guidelines for the Shops at Worthington Place – 7227 N. High St. (M+A Architects, Inc.) Mrs. Bitar said the Design Guidelines give tenants an idea of what is expected of them, and could possibly allow some review to be by the landlord. Mr. Carter said he is comfortable working with whatever the Board feels is acceptable. Mr. Myers said the Board could trust the landlord to do the right thing, but should probably have each tenant come before the Board. Mrs. Bitar explained the property owner has the first set of controls. Mr. Hunter explained the Board is not delegating its authority.

The Board and Mrs. Bitar reviewed the details of the Design Guidelines. Mrs. Bitar mentioned no flashing signs are allowed per the Code, agreed with not allowing box signs, and roof signs are not allowed per the Code. Mrs. Rodgers mentioned window signs are allowed to cover only 25% of the window.

Mr. Hermann mentioned blade signs are not specifically allowed in the Code for this district, but should be considered for “The Shops”. Mr. Hermann also said he likes seeing logos on awnings.

Mr. Carter and Ms. Bongiorno felt there was enough feedback to effectively communicate expectations to tenants. The ARB agreed to continue reviewing all new storefronts and signs.

Worthington Jewelers door was also discussed. The Board did not feel the changes to the door were significant and Mr. Hunter said it did not need to come before the Board again.

There was no other business to discuss. Mr. Coulter moved to adjourn the meeting. Mr. Hermann seconded the motion. All members said “aye”. The meeting adjourned at 9:38 p.m.