

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

May 8, 2014

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; James Sauer, Vice Chair; Mikel Coulter; Thomas Reis; and Jo Rodgers. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lee Brown, Director of Planning; and Melissa Cohan, Paralegal. Kathy Holcombe, Secretary and Amy Lloyd were absent.

**A. Call to Order – 7:30 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the April 24, 2014 Meeting

Mr. Coulter moved to approve the minutes, and Mrs. Rodgers seconded the motion. All members voted, “Aye”.

4. Affirmation/swearing in of Witnesses

**B. Architectural Review Board**

**1. New**

- a. Front Door – **40 E. South St.** (Keith Mann & Claudia Bachmann) **AR 16-14**

Discussion:

Mr. Brown reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Keith Mann approached the microphone and stated his address is 40 E. South St., Worthington, Ohio. Mr. Hunter asked Mr. Mann if he had any other questions or comments and Mr. Mann said no. Mr. Hunter asked the Board members if they had any questions or comments and there were none. There were no other speakers present in the audience to discuss this application.

**Findings of Fact & Conclusions**

**Background & Request:**

The farmhouse was constructed in 1906 on a 60’ wide property on the north side of E. South St. The property went before the Architectural Review Board several times in the mid 1990’s for

improvements related to siding, roofing, gutters, shutters, storm door, trellis and an addition to the rear of the existing home. The homeowners would now like to install a new front door and sidelight.

**Project Details:**

1. Proposed front door is larger, higher in quality with three flush-mounted lights in the door and one sidelight.
2. The exterior of the door will be painted to match the color (Sherwin-Williams Inkwell) of the existing shutters on the house.
3. The trim around the door and sidelight will be painted to match the current white trim on the windows and doors.
4. The existing door is in disrepair and out of character for the period of the farmhouse. The existing door is not the original door, the proposal would be much more in keeping with the period of the farmhouse.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

The recommendations in the Guidelines say “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.

**Recommendation:**

Staff is recommending *approval* of the application; the proposed modifications meet the Worthington Design Guidelines recommendations.

Mrs. Rodgers moved:

**THAT THE REQUEST BY KEITH MANN & CLAUDIA BUCHMANN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FRONT DOOR AND SIDELIGHT AT 40 E. SOUTH ST., AS PER CASE NO. AR 16-14, DRAWINGS NO. AR 16-14, DATED APRIL 21, 2014, 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. Hunter, aye; Mr. Sauer, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; and Mr. Reis, aye. The motion was approved.

b. Windows – **616 Hartford St.** (Erik & Sheri Norman) **AR 17-14**

Discussion:

Mr. Brown discussed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Erik Norman approached the microphone and stated his address is 616 Hartford St., Worthington, Ohio. Mr. Hunter asked Mr. Norman if he had any questions or comments, and Mr. Norman said no. Board members did not have any questions or comments. Mr. Hunter asked the audience if there was anyone present that wanted to speak either for or against this

application and no one came forward. For the record, the neighbors across the street from the applicant called the office and spoke in favor of the proposed modifications to the property.

### **Findings of fact & Conclusions**

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

The New England Homestead style house and detached garage on this 53' wide property were originally constructed in 1920. In 2013 the Architectural Review Board approved additions to the first and second floors at the rear of the house. Tongue and groove lap siding and a standing seam metal roof to match the existing house was approved. The location, size and materials of windows were also approved at this time. The board also approved the demolition of an existing deteriorating one-car garage to be replaced by a new two-car garage designed to match the house. The homeowners would now like to make modifications to the window location and sizes.

#### **Project Details:**

1. Modify the size of the middle window in the set of three windows on the north side of the house from 24"/32"/24" to all three windows being 24" in width.
2. Add an additional window to the east side of the house near the rear entry to the house.
3. The windows on the south side of the addition would be modified to be the same size and separated.
4. The windows on the south side of the existing house would be modified to look like the existing fixed windows on the north side of the house. These windows would be awning-style windows that would open for ventilation in the kitchen.

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

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

There are recommendations in the Worthington Design Guidelines for use of traditional design and materials when renovating structures in the District. If windows must be replaced due to extensive deterioration, use new windows of the same size, design and profile (cross-section), to the greatest extent possible.

#### **Recommendation:**

Staff is recommending *approval* of the application; the proposed modifications meet the Worthington Design Guidelines recommendations.

Mr. Reis moved:

**THAT THE REQUEST BY ERIK & SHERRI NORMAN FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY THE WINDOW LOCATION AND SIZES AT 616 HARTFORD ST., AS PER CASE NO. AR 17-14, DRAWINGS NO. AR 17-14, DATED APRIL 24, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

c. Fence – **142 E. South St.** (Zach & Katie Wysong) **AR 18-14**

Discussion:

Mr. Brown reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Zach Wysong approached the microphone and stated his address is 142 E. South St., Worthington, Ohio. Mr. Hunter asked Mr. Wysong if he had any additional comments and Mr. Wysong said no.

Mr. Sauer asked Mr. Wysong if he was using the fence to keep his children in the yard and Mr. Wysong said yes, because his children have a tendency to run towards the road. Mr. Sauer asked Mr. Wysong if he intended to connect the gap next to his neighbor's fence, and Mr. Wysong said no, not at this time. Mrs. Rodgers said that she was struggling with Mr. Wysong's choice of materials. Mrs. Rodgers felt wood would be a better choice of materials, but she understood Mr. Wysong's comment about splinters. She said after she drove by the property, she noticed there were several different types of fences around the location, and she would like to see either neighboring fence duplicated instead of so many divergent fences in one area. Mrs. Rodgers would like to see a fence that is more fitting with the design guidelines, and not vinyl.

Mr. Sauer mentioned that the picket fence will be white like the neighbor's fence. Mrs. Rodgers said she noticed some similarity, but that the fence proposed will be vinyl instead of wood. She said she was glad the fence was at least a similar style. Board members had no other comments. Mr. Hunter asked if there was anyone else present that wanted to speak with for or against this application and no one came forward.

**Findings of fact & Conclusions**

**Background & Request:**

The Colonial Revival style house and detached garage on this 50' wide property were constructed in 1950. In 2004 the Architectural Review Board approved a front porch addition to the existing house. The homeowners would now like to install a white vinyl picket fence along the driveway between the house and the detached one-car garage.

**Project Details:**

1. The proposed fencing and gate would enclose a gap (24') between the rear of the house and the detached one-car garage.
2. The neighboring properties have existing fences, essentially this will fence in the rear yard for the homeowner.
3. The proposed fence is 3' high white vinyl picket fence with dog-eared pickets with a gate.
4. The homeowners have stated that they would like to install the fence for safety reasons related to their children, they intend the fence to be temporary and possibly removed within 5 years.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

The recommendations in the Guidelines say “Select fencing appropriate for the house's period and style.” and “Side yard fences should be open in style (avoid solid, opaque fences that block all views) and three to four feet in height. In the back yard, generally avoid fences over four feet in height; higher fences are discouraged.” The Architectural Review Board has approved vinyl fences in the past in locations that are not highly visible.

**Recommendation:**

Staff is recommending approval of the application; the proposed fence meets the intent of the Worthington Design Guidelines recommendations.

Mr. Sauer moved:

**THAT THE REQUEST BY ZACH & KATIE WYSONG FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A WHITE VINYL PICKET FENCE AT 142 E. SOUTH ST. , AS PER CASE NO. AR 18-14, DRAWINGS NO. AR 18-14, DATED APRIL 25, 2014, 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. Hunter, aye; Mr. Sauer, aye; Mr. Coulter, aye; Mrs. Rodgers, nay; and Mr. Reis, aye. The motion was approved.

d. Sign – **5655 N. High St.** (Thirty Four Corporation) **AR 19-14**

Discussion:

Mr. Hunter said the applicant has asked to table this application.

Per the applicant’s request, Mr. Sauer moved to table the application and Mr. Reis seconded the motion. All members voted, “Aye”. The motion was tabled.

**C. Municipal Planning Commission**

**1. Amendment to Development Plan**

a. Roofing – **300 E. Wilson Bridge Rd.** (Michael Robbin/MedVet) **ADP 03-14**

Discussion:

Mr. Brown reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. John Kralovec approached the microphone and stated his address is 218 Summit St., Granville, Ohio. Mr. Kralovec said that he is representing his client, MedVet. Along with Mr. Kralovec was Mr. Michael Robbin, the Facilities Supervisor for MedVet. Mr. Kravolec said that he appreciated the opportunity to bring this matter before the Board.

Mr. Sauer asked if any other areas of the building with the sloping issues will be repaired and Mr. Robbins said yes eventually, including areas around the windows. Mr. Robbins said that

money for capital improvements is being set aside in next year's budget. Mr. Robbins said that they will repair the EIFS after they install the standing seam.

Mr. Reis asked if the materials will match, and Mr. Robbins said yes, the materials will be manufactured, not painted, to match the existing building. Board members had no other questions or comments. Mr. Hunter asked if there was anyone in the audience that wanted to speak either for or against this application and one person came forward. Mr. Roger Veliz approached the microphone and stated that his address is 8815 Davington Dr., Dublin, Ohio. Mr. Veliz said that part of the neighboring building that was repaired last summer is already failing, so they are thinking outside of the box to get this problem resolved. There were no other speakers.

### **Findings of fact & Conclusions**

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

The building at 300 E. Wilson Bridge Rd. was constructed in 1979 along with the neighboring building at 250 E. Wilson Bridge Rd. The exterior wall cladding is EIFS (exterior insulation finishing system). The six corners of the building are sloped, as a result the corners of the building have deteriorated over the years due to poor design and exposure to the elements. The applicant would like to install a standing seam metal roof over the six sloped corners of the building.

#### **Project Details:**

1. All panels, flashings, counter-flashings, drip edges, etc... will be manufactured to match the existing EIFS color.
2. EIFS is meant for straight vertical elevations, not those that are sloped.
3. The six corners of the building will all be uniform in appearance with the standing seam metal roof.
4. Exterior maintenance issues will be corrected with the proposed standing seam metal roof.

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

##### 2005 Worthington Comprehensive Plan

Designates this area as the commercial office center of Worthington. The advantage of this area is the freeway visibility and access. Reinvestment in the existing buildings is encouraged to make the buildings more competitive in the market place.

##### 2011 Wilson Bridge Road Corridor Study

Recognizes that this corridor can provide vital support for the future of the City's economy and quality of life. The site is recommended as Office and Neighborhood Office to accommodate large-scale office development/redevelopment with freeway visibility and smaller offices to support the streetscape along Wilson Bridge Road.

#### **Recommendation:**

Staff is recommending approval of the application; the proposed amendment maintains the character and integrity of the development and is in conformance with the adopted land use plans for the area.

Mr. Reis moved:

**THAT THE REQUEST BY MICHAEL ROBBIN/MEDVET TO AMEND THE DEVELOPMENT PLAN TO CHANGE THE EXTERIOR BUILDING MATERIALS AT 300 E. WILSON BRIDGE RD. AS PER CASE NO. ADP 03-14, DRAWINGS NO. ADP 03-14, DATED APRIL 24, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

b. Signage – **150 W. Wilson Bridge Rd.** (Triangle Sign Co./Insight Bank) **ADP 01-14**

Discussion:

Mr. Brown reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Jeff Hartley approached the microphone and stated he is representing First Financial Bank. Mr. Hartley stated that his address is 255 E. 5<sup>th</sup> St., Suite 700, Cincinnati, Ohio 45202. Mr. Patrick Reist also approached the microphone and stated he is representing the Triangle Sign Company, and his address is 221 N. B St., Hamilton, Ohio 45013. Mr. Hunter welcomed them both to the community. Mr. Hunter asked Mr. Hartley and Mr. Reist if they had additional questions or comments. Mr. Hartley said that First Financial Bank is really excited about the merger with Insight Bank, and he appreciated the Board's taking time to look at their new brand.

Mr. Sauer asked Mr. Hartley if the colors that were presented were used at all of the other branches and Mr. Hartley said yes. Mr. Sauer asked Mr. Hartley if he had a sample of the yellow color that is to be used. Mr. Hartley presented all of the samples to the Board members. Mr. Hunter thanked Mr. Hartley and said that First Financial is the first bank that has come before the Board that does not have their logo everywhere. Mr. Hartley said that he feels that Insight Bank was a good representation of the community and he feels that is one of the reasons the merger occurred because they both do business in a similar fashion. Board members had no other questions. There were no other speakers regarding this application.

**Background & Request:**

The building at 150 W. Wilson Bridge Rd. was originally constructed in 1981 with extensive redevelopment in 2011 for Insight Bank. This previous approval looked at the office building, fencing, landscaping and overall signage for the site. There was an extensive sign package approved as part of the redevelopment of the site. The number of wall signs, sign area, freestanding sign area and directional signage size and area were all approved as part of the Amendment to Development Plan. First Financial Bank is acquiring Insight Bank and would like to replace the existing signage with First Financial Bank signage.

**Project Details:**

**Modifications:**

1. Monument Sign - Remove existing 6' x 11'3" (68 sq. ft. per side) illuminated ground sign and install a new 61.4" x 100.6" x 24" (43 sq. ft. per side) double face ground sign with a height of 8'.
  - a. Signage will have a yellow background with black and blue lettering on a fabricated aluminum cabinet with two styles of lettering with no more than four colors on the sign.
  - b. The sign is externally illuminated by two ground mounted LED light fixtures.
2. Wall Signage - will be internally illuminated channel letters spelling "first financial bank" are proposed to replace all existing wall signs on the building. The letters will be illuminated with White LED's and show black during the daylight hours and white at night.
  - a. Front Sign - Remove existing 40" x 224" x 3" (62.2 sq. ft.) single face sign panel and illuminated letters and install a new 40" x 224" x 3" (62.2 sq. ft.) fabricated aluminum panel with illuminated letters – 62.22 sq. ft.
  - b. Southeast Sign - Remove existing 24" x 184.54" (31 sq. ft.) illuminated letters and install a new 29.75" x 97" illuminated letters – 20 sq. ft.
  - c. Rear Sign - Remove existing 33.5" x 70" (16 sq. ft.) illuminated letters from wall and move new sign approximately 20' to the east and install a new 29.75" x 97" (20 sq. ft.) illuminated letters on masonry wall – 20 sq. ft.
3. Directional Signage - Remove existing 43" x 28" (8 sq. ft.) directional signage on the site and install new 13" x 24" (2.2 sq. ft.) post and panel directional signage of 2.2 sq. ft. at three separate areas on the site – 24 sq. ft. total directional signage
4. The existing building address face will be changed to Black White Perforated Vinyl to match the proposed signage.
5. The overall square footage of signage on the site will be decreasing by approximately 92 sq. ft.
6. Existing and Proposed Sign Area:

<b>Signage</b>	<b>Approved 2011</b>	<b>Proposed 2014</b>
<b>Freestanding Sign</b>	68 sq. ft. per side – 136 sq. ft. total	43 sq. ft. per side – 86 sq. ft. total
<b>Wall Sign – Front</b>	62.2 sq. ft.	62.2 sq. ft.
<b>Wall Sign – SE Corner</b>	31 sq. ft.	20 sq. ft.
<b>Wall Sign – Rear</b>	16 sq. ft.	20 sq. ft.
<b>Total Square Footage</b>	245.2 sq. ft.	188.2 sq. ft.
<b>Directional Signage</b>	8 sq. ft. per side (3 signs) – 48 sq. ft.	2.2 sq. ft. per side (3 signs) – 13.2 sq. ft.

**Land Use Plans:**

2005 Worthington Comprehensive Plan

Designates this area as the commercial office center of Worthington. The advantage of this area is the freeway visibility and access. Reinvestment in the existing buildings is encouraged to

make the buildings more competitive in the market place.

#### 2011 Wilson Bridge Road Corridor Study

Recognizes that this corridor can provide vital support for the future of the City's economy and quality of life. The site is recommended as Mixed Use, which provides a mix of retail and office uses with some residential uses.

#### **Recommendation:**

Staff is recommending *approval* of the application; the proposed amendment maintains the character and integrity of the development and is in conformance with the adopted land use plans for the area.

Mr. Reis moved:

**THAT THE REQUEST BY TRIANGLE SIGN CO./INSIGHT BANK TO AMEND THE DEVELOPMENT PLAN TO CHANGE SIGNAGE AT 150 W. WILSON BRIDGE RD. AS PER CASE NO. ADP 04-14, DRAWINGS NO. ADP 04-14, DATED APRIL 24, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

Mrs. Rodgers stated she is a member of the Architectural Review Board, but not a voting member of the Municipal Planning Commission. Mrs. Rodgers said that Guernsey Bank is located within the Historic District of Worthington, and she said she would struggle with approving colors as bright as the colors presented at the meeting tonight.

#### **D. Other**

Mr. Brown reminded the Board members there will be a Special Meeting on May 29<sup>th</sup>, 2014, Board members would receive an information packet week before the presentation. Mr. Coulter asked Mr. Brown if Ordinance language or text language would be included and Mr. Brown said he was hopeful the language would be included. Mr. Hunter said he would like the Board and Commission members to have enough time to review the materials, and enough time for the public to have their questions and comments addressed. Mr. Brown said the matter would be listed as an official Agenda item for the MPC meeting on Thursday, June 12<sup>th</sup>, 2014. Mr. Brown said he will be reaching out to WARD to schedule a meeting before the June 12<sup>th</sup> meeting. Mr. Hunter asked if the OWA would be included, and Mr. Brown said he would speak with that organization also prior to the meeting.

#### **E. Adjournment**

Mr. Reis moved to adjourn the meeting at 8:10 p.m. and Mr. Coulter seconded the motion. All members voted "Aye" to adjourn the meeting.