

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

March 24, 2011

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; 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. Kathy Holcombe, Secretary, was absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of March 10, 2011.

Changes or additions: Amendment to the minutes for the house at 587 Oxford Street. House to have flu in back yard removed.

Mr. Coulter moved to approve the minutes and Mr. Sauer seconded the motion. All members voted “aye”. Mr. Hunter said they have been approved.

4. Affirmation/swearing in of witnesses.

B. Architectural Review Board

1. New

- a. Two Additions, Garage Remodel, Siding & Windows – **784 Evening Street** (Tedrick Architects/ Kristopher & Heidi Anderson) **AR 18-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The house will be getting a new front porch, the garage remodel includes a gabled roof, a two story addition with a second floor deck, new siding, new windows, and stones to cover brick on chimney. No samples were available. Mrs. Bitar mentioned that a Council variance would be needed to have two drive entrances. Mr. Hunter asked if the applicant was present. Mr. Kris and Mrs. Heidi Anderson approached the microphone and stated that they live at 784 Evening Street. Mr. Anderson said they will be

using all new hardy plank siding, new shingles for the roof, and replacing the windows with the same style of window.

Mr. Hermann said he normally would not approve of a circular driveway that eliminated green space, but since it is on the alley, he is not too concerned since it did not bother the front lawn. Mrs. Anderson said she feels the driveway would be safer since they currently have to back their vehicles into the alley, and there are kids constantly using the alley with their bicycles.

Mr. Hunter said the drive goes pretty close to one of their trees. He asked if the Andersons will be contacting an arborist to see if the tree will be hurt by the proposed construction. Mr. Sauer said that if the tree roots get trampled on the tree will not survive. Mr. Sauer was also concerned that there may not be enough room for the chimney on the south side to be covered with stone. The chimney is very close to the upper level window.

Mr. Hunter explained that the Board does not like to approve applications without seeing material samples, and said that it would be okay to table the application until samples became available. Mr. Sauer said that he did not think adding stone to the front porch addition would look appropriate. He was also concerned about the overhang of the porch that the fence appears larger than what the Board would normally approve and is solid.

Mr. Greg DeLong, the applicant's architect, approached the microphone and stated that he lives at 552 Evening Street, Worthington, Ohio. Mr. DeLong explained part of the Anderson's fence had blown away in the last big wind storm and had to be replaced. Mr. DeLong said the lighting from the McConnell Arts Center is very bright at night, and the Anderson's replaced the fence as it was before to eliminate the light spill. Mr. Anderson said they have a really nice patio area, which they wanted to keep the same.

Mr. Hunter asked if the same type of windows would be used, and Mrs. Anderson said yes. Mr. DeLong said the stone material that will be used on the chimney will not encroach into the window. Mr. Sauer asked the applicants to bring a letter from an arborist when they come back to discuss the application with the Board, and Mr. and Mrs. Anderson agreed to do so.

Mrs. Lloyd asked the applicants if they had planned to use pavers that would allow water to run through, and be able to mow over it, and Mrs. Anderson said yes.

Mr. Hunter asked the applicants to provide more information on the windows, samples of the stone material to be used on the chimney, a letter about the tree from an arborist, and details of the fence. Mr. Anderson said that there were also considering solar panels, but they haven't completely decided whether or not to install them. Mr. Hunter asked if there was anyone present that wanted to speak either for or against the application.

Mr. Seth Cramer approached the microphone and stated that he lives five houses down the street at 806 Evening Street, Worthington, Ohio. Mr. Cramer agreed that the lights from the Art Center are very bright. He suggested to the Board that the applicant might want to use arborvitae to cover the fence. Mr. Hermann asked the applicants if the neighbors were okay with the fencing having the supporting members facing out, and Mrs. Anderson said yes. Mrs. Bitar said a

variance granted by the Board of Zoning Appeals would be required for the supporting members to face out. Mr. Anderson said they would try to find a different solution.

Mr. Sauer asked the applicants if they wanted to table the application and they said yes.

Findings of fact:

1. This house was built in 1949, and the style is of Colonial Revival influence.
2. The project involves the addition of a front porch; a two-story rear addition with second floor deck; garage renovation; and new siding and windows. Also, approval of a recently replaced fence with supporting members facing out from the property is requested.
3. The proposed front porch is 10'8" wide x 6'2" deep, and is covered with a copper standing seam metal roof. The porch roof is supported by round columns.
4. To the rear, an addition extending a total of 24' from the existing house is proposed. On the first floor, 18'4" will be enclosed as living space. On the second floor, approximately 9' will be enclosed living space and 13'4" will house a "green" rooftop deck. The deck continues along the north side of the house. TimberTech decking with a railing are proposed. Due to the proximity to the south property line (closer than 20' to right-of-way (alley) on a corner lot), a side yard setback variance will be needed.
5. The roof of the addition will continue the rear gable to the east, and then drop down to the deck area. The deck will connect to the roof of the garage, creating a breezeway between the garage and addition. Also, the garage will be reconfigured to have the entrance on the east rather than south side. A circular drive with permeable pavers is proposed to improve maneuverability. A variance granted by City Council to allow two drive entrances will be necessary.
6. New siding and windows are proposed for the entire house and garage. The siding will be 7" Hardiplank lap siding. The roof shingles will match the existing.
7. Stone veneer is proposed for the existing chimneys. Also, copper chimney caps are proposed.

Conclusions:

1. The proposed front entry is appropriate for the house.
2. The addition to the rear is appropriate in design, massing and materials.
3. Reconfiguration of the garage is appropriate; the driveway configuration should be reviewed.
4. Stone and copper caps for the chimneys seem out of character with this style of house.

5. Replacement of the fencing is appropriate as long as the outside has a finished look.

Mr. Sauer moved to table the application. Mr. Coulter seconded the motion. All members voted “Aye” and Mr. Hunter said the matter has been tabled.

b. Roof Replacement – **50 W. New England Ave.** (Steven Frazier/Worthington Historical Society) **AR 20-11**

Discussion:

Mrs. Bitar reviewed the facts from the application, explaining that it is difficult to get a good view of the Old Rectory roof because of the height of the building. She said the applicant is proposing a small vent to help with ventilation, and the roof will have a patina shade, similar to that of the Kilbourne Commercial Building. Mr. Hunter asked if the applicant was present. Mr. Steve Frazier approached the microphone and stated that his address is 2468 St. Rt. 38 in Richwood, Ohio. Mr. Frazier said that the building was originally moved in 1924 and again in 1978. The roof that is proposed is a standing seam metal roof that will have a thirty year guarantee, but could last a hundred years. He added this type of roof was available in Worthington in the 1800’s.

Mr. Hermann said he appreciated the research that Mr. Frazier had done. Mr. Sauer thought the roof will look nice. Mr. Hunter asked Mr. Frazier where the vent will be located. Mr. Frazier said that the vent will be located on the rear gable just left of center. Mr. Frazier said Moody & Moses has confirmed that there is plenty of ventilation in the attic due to construction practices at the time it was built.

Mr. Hunter asked if there was anyone present that wanted to speak either for or against the application, but no one came forward.

Findings of fact:

1. A patina standing seam metal roof is proposed to replace the existing asphalt shingle roof on the Old Rectory. The building was originally built around 1845 and is a Greek Revival style structure. The applicant is hoping to have a patina shade for the roof.
2. Half round galvanized gutters are also proposed.
3. A small vent is proposed for the south gable to satisfy the need for ventilation.

Conclusion:

1. The proposed roof is appropriate for the period and style of this structure.

Mr. Hermann moved:

THAT THE REQUEST BY STEVEN FRAZIER FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE ROOFING AT 50 W. NEW ENGLAND AVE. AS PER CASE NO. AR 20-11, DRAWINGS NO. AR 20-11, DATED MARCH 10, 2011, 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. Hunter, aye; Mr. Sauer, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

- c. Two Story Addition and Garage Addition – **609 Oxford St.** (F5 Architecture/Tim & Diane Smullen) **AR 21-11**

Discussion:

Mrs. Bitar reviewed the facts from the application, indicating the applicant plans to add a two story addition which is designed to blend in with the existing structure. A family room and a master bedroom will be added. The stone for the new chimney will match the existing retaining walls and patios rear of the house. A pergola will be built over the patio. The applicant will also be reducing the size of the side covered entrance on the house for easier access to the garage. Mr. Hunter asked if the applicant was present.

Mr. Todd Parker, an architect for F5 Design approached the microphone and stated his address is 644 S. Pearl St., Columbus, Ohio. Mr. Parker said that due to budgetary reasons, his client will be installing a prefabricated fireplace, using the same cultured stone that was used to build the patio. They will also be adding a crawl space to the house for mechanical reasons. Mr. Sauer asked if Mr. Parker would use a base for the chimney and Mr. Parker said that it could be done.

Mr. Hunter asked if there was anyone present that was either for or against this application and no one came forward.

Findings of fact:

1. This original house was a bungalow constructed in the early 1900's. With this project, a 9'5" deep two-story rear addition is proposed to attach to the rear of an existing 2-story addition. The house addition will allow for a family room and mud hall on the first floor and a master bedroom on the second floor. Also, a 6' deep rear addition is proposed for the garage.
2. The gable on the addition matches the pitch of the existing addition gable, but is situated lower. Existing windows on the rear addition will be reused on the new rear wall on the second floor. The first floor will have a French door and 3 casement windows, with the style matching the existing. A pergola is proposed to extend from the new wall over the remainder of the existing patio.
3. A new stone chimney is proposed, with the stone matching the patio walls. The chimney will be constructed with a base to the ground.

4. Vinyl siding, asphalt shingle roofing, new windows and trim will match the existing on the house.
5. The side entry will be made narrower, and will be finished with reuse of the existing stone trim.
6. The garage addition will include a sloped roof extending from the existing rear gable of the garage. The addition is narrower than the existing garage. Style and materials will match the existing.

Conclusion:

1. The proposed additions are appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY F5 DESIGN FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT ADDITIONS TO THE HOUSE AND GARAGE AT 609 OXFORD ST AND INCLUDE A BASE FOR THE CHIMNEY, AS PER CASE NO. AR 21-11, DRAWINGS NO. AR 21-11, DATED MARCH 11, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Sauer seconded the motion. Mrs. Bitar called the roll. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

- d. Access Ramp – **6797 N. High St.** (Dan O'Rourke/Executive House Partnership)
AR 22-11

Discussion:

Mrs. Bitar reviewed the facts from the application. The access ramp to the building was damaged by a truck, and is being reconstructed. The ramp will be located in the same area, and will also have bollards installed to prevent future accidents. Mr. Hunter asked if the applicant was present.

Mr. Dan O'Rourke approached the microphone and stated that his address is 821 Pipestone, Columbus, Ohio, and Mr. James Luckino, also approached the microphone and stated that his address is 1132 Blindbrook, Columbus, Ohio.

Mr. Sauer said that he was concerned about the concrete block underneath the retaining wall. Mr. Luckino said the concrete block will remain. Mr. Hunter asked if samples were available, and Mr. Luckino said no, samples were not available yet. Mr. Hunter said the Board would need to know everything tonight that needs to be approved, the Board needs specific information. Mr.

Sauer asked what colors would be used and Mr. O'Rourke said that the main colors will be tan with speckles. Mr. Coulter asked where the fluted parts and pieces would be used. Overhead photographs were presented and Mr. Luckino speculated where the pieces would be used. Mr. Sauer said that the fluted block on the base would look okay, but it may look strange to see fluted pieces on the ramp.

Mr. Luckino said that he was not sure if sandstone or limestone would be used, it will be determined by what the budget will allow. They are on a time frame and need to get the ramp repaired as soon as possible. Mr. Hunter was concerned that Mr. Luckino was not sure what exactly he needed approved. Mr. Luckino said he may want to use a split face block on the ramp. Mr. O'Rourke said that there are safety concerns with the ramp, so they need to have it repaired as soon as possible. He said that the ramp will look very similar to the way it looked before it was damaged, and that the ramp will be heated to prevent ice from forming on it. The lower level will be white and the top split face color will be similar to the color of the building.

Mr. Hunter asked if there was anyone present that was either for or against this application and no one came forward.

Findings of fact:

1. The access ramp at this building was damaged. During reconstruction, the need to make it more structurally sound was evident.
2. The ramp is in the same location and will look basically the same, except the finish will be white fluted block on the bottom and split faced block colored to match the building on the top rather than stucco. Both types of block will have integral color. Also, bollards are proposed to block the entrance.

Conclusion:

1. The proposed changes are appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY DAN O'ROURKE FOR A CERTIFICATE OF APPROPRIATENESS TO RECONSTRUCT THE ACCESS RAMP AT 6797 N. HIGH ST. AS PER CASE NO. AR 22-11, DRAWINGS NO. AR 22-11, DATED MARCH 4, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND WITH THE FOLLOWING AMENDMENTS:

- Stone cap to be either synthetic or natural stone
- Handrails to be stainless steel
- Fluted block on the base of the ramp with integral white color
- Split face block on the ramp with integral color to match as close as possible to the building

Mr. Hermann seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

- e. Addition – **5750 N. High St.** (Christopher Meyers/St. Michael Catholic Church)
AR 23-11

Discussion:

Mrs. Bitar reviewed the facts from the application. An addition to the front of the church is proposed for the northwest corner. It will include a ground floor, basement level and house the church offices as well. Samples were brought in and the church will be using copper gutters and downspouts. The addition will blend in with the existing brick church. Mrs. Bitar also said that she received a letter from George O'Donnel, of Arshot Real Estate Services, on behalf of the owner of the Sharon Square Shopping Center because they are concerned with employees and members parking on their commercial property during the week.

Mr. Hunter asked if the applicant was present. Mr. Christopher Meyers approached the microphone and stated that his address is 232 N. Third Street, Columbus, Ohio 43215. Mr. Meyers said in addition to the project architect, he has been a parishioner for the past fifteen years. Mr. Hunter asked Mr. Meyers if the requirements have been met for parking. Mr. Meyers said that he has already spoken to the person that wrote the above mentioned letter (George O'Donnel). Mr. Meyers also said that he prepared a letter for the Board regarding the parking situation. Currently there are 160 regular parking spaces available, 6 plus 1 van accessible handicap spaces, and 2 spaces are available in the rectory garage. Total current spaces 169. The proposed amount of parking spaces offered will be 170 regular spaces, due to adding spaces by striping an un-striped asphalt area at the edge of the rear parking lot. Mr. Meyers letter states that St. Michael's Church has made arrangements with the property owners on the west side of High Street at the bank property for overflow parking during non banking hours. That particular lot can accommodate 72 cars. Mr. Hunter asked if the additional functions at the church will have enough spaces for parking and Mr. Meyers said yes, he believes there will be plenty of parking spaces. Mr. Meyers said that he will talk with Mr. O'Donnel about possibly putting up signage regarding parking. Mr. Meyers said that the church wants to be a good neighbor.

Mr. Sauer said that he thought the design for the addition was nicely done, but he would like to see the parking issue taken care of. Mrs. Bitar said that the amount of available parking spaces will need to be evaluated to see if it meets the City's Code. She said it's possible a variance may be needed from the Board of Zoning Appeals.

Mr. Hunter asked if Mr. Meyers had a gentlemen's agreement with the bank across the street. Mr. Meyers said that he did not have a written agreement, but the bank is okay with the church using the parking lot during non banking hours.

Mr. Coulter said he liked the design work too. He also thought Mr. Meyers should get the paperwork together in the event he will need to speak with the Board of Zoning Appeals. Mr. Sauer said he noticed the roof line was 73 inches. He asked Mr. Meyers if it would hide the mechanical systems, and Mr. Meyers said yes. Mr. Meyers said that the church will be adding an elevator to make the addition ADA compliant for the lower level. Mr. Hermann asked if there is would be any screening for the dumpster, and Mr. Meyers said they would be willing to erect a brick enclosure. Mr. Hunter asked if there was anyone present that would like to speak either for or against this application and no one came forward.

Findings of fact:

1. An 8600 square foot addition is proposed for the northwest corner of the church. The addition will include a ground floor level, and a lower level, and will house a number of uses, including the church offices.
2. The addition has been designed to match the church in style and materials, to include red brick with stone accents, copper gutters and downspouts and aluminum clad wood windows. Standing seam metal is proposed for a small gable on the front of the addition, and the sloped roof above windows on the south side of the oratory. Dimensional asphalt shingles are proposed for the rest of the roof, except the inside area to house mechanicals will be membrane. Skylights are proposed at the ridge of the oratory roof. Black metal rails are proposed at the stairs entering the building. Material samples have been submitted.
3. The landscape plan identifies shrubs, perennials and trees to be planted. Three existing trees are proposed for relocation. Pavers are proposed between the addition and the existing rectory and a new sidewalk will be constructed along the north and west sides of the new structure.
4. A brick enclosure will be constructed for the dumpster on the north side of the parking lot, near the church.

Conclusion:

1. The proposed addition is appropriate.

Mr. Sauer moved :

THAT THE REQUEST BY CHRISTOPHER MEYERS, AIA FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AT 5750 N. HIGH ST. AS PER CASE NO. AR 23-11, DRAWINGS NO. AR 23-11, DATED MARCH 11, 2011, BE APPROVED WITH THE CONDITION THAT THE DUMPSTER TO HAVE SCREENING THAT IS APPROVED BY STAFF, 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. Mr. Hunter, aye; Mr. Sauer, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

C. Municipal Planning Commission

D. Other

Mrs. Bitar said the roof of the stairwell on the outside of Worthington Jewelers, between the addition and the bridal house in the back, is shown higher in the construction drawings than was approved by the ARB. Mr. Coulter said it cannot be seen, and felt it was a non-issue. Mr. Sauer and the rest of the Board agreed it was a non-issue.

Mrs. Bitar introduced Mr. Jeffry Harris, the City of Worthington's new Economic Development Manager. Mr. Harris said he has been working for the city for the past four months and has been very busy working on the Wilson Bridge Road Corridor. He discussed four different projects:

1. Insight Bank has received a \$75,000.00 venture grant from the City to move the business from the Polaris area. Harvey Glick is the President. Approximately 40 jobs will be added.
2. TW Telecom has committed to a retention grant. The business is located, and will remain on Old Wilson Bridge Road.
3. A smaller business by the name of Prosper Business has received a \$10,000.00 venture grant from the City. Prosper Business handles retail analysis. The average hourly job pays \$42.00 per hour, and the business will be growing.
4. American Health Holding is consolidating its business, and has asked to modify the last three years of its existing grant agreement. AHH will be adding tech support positions and upgrading equipment by approximately a million dollars.

Mr. Harris said he is also working with the Bird Hawk Development Team to add general enticements that focus on bringing business to East and West Wilson Bridge Road through the use of Tax Increment Financing (TIF) and as a Community Reinvestment Area (CRA). Mr. Harris mentioned that Mettler Toledo and Diamond Innovations on Huntley Road just received both State and City grants to add jobs. Mr. Sauer asked Mr. Harris if there have been any new developments for the Proprietors Road area, and Mr. Harris said that the area has recently had some setbacks due to the death of the developer and the economy. Mrs. Bitar said Simsbury Place has been purchased and will be turned into apartments. Mr. Hunter asked if the new owner was local, and Mrs. Bitar said yes, the new owner lives in Central Ohio.

Mr. Harris said it has been time consuming meeting with the owners of businesses, but he is becoming a great set of ears because he can relay information between businesses. Mr. Sauer asked if it has been a problem dealing with small pieces of development, and Mr. Harris said yes, but he is able to refer businesses to the available amount of space that Worthington has to offer.

Mr. Coulter asked if there was anything new with the 752 High Street (Kilbourne) building, and Mr. Harris said that the Community Improvement Corporation just approved the asbestos removal. Mrs. Bitar said that the 933 High Street building is also a work in progress trying to get it re-developed.

Mr. Myers discussed how the ARB Board has gone through a transition in the last 10 years that may not be consistent with what some of the citizens believe. He said there are many people in the community that voiced opinions to that effect during the appeal of 849 Oxford St. Mr. Myers said there are some community members that feel things should be as they were in 1803 and others that feel this is an organic community that can accept some change. He and other Council members feel conversation is needed so that everyone understands the philosophy of the ARB. Mr. Hunter pointed to the Old Worthington Association letter which defined the history, and the ability to grow with that history. Mr. Hermann agreed that was what he heard at the Council meeting. He said there are two philosophies: 1. When you add on to a building you should not be able to tell the difference between the new and existing (which he feels is the residents general perception); and 2. The architectural design profession and more current historical guidelines profess when you construct an addition it should be different so you can easily tell what is old and what is new. Mr. Myers said the right answer may be different between the architecture side and the government side. Should government express the peoples will or carry the people to the next level? Mr. Hermann wondered if there should be a difference between additions on residential and commercial structures, with residential additions not differing at all.

Mr. Hunter said he does not think there should be a concrete rule; that cases should be evaluated individually. Mrs. Bitar said that is the way the Design Guidelines were crafted, to allow flexibility for both philosophies. Mr. Sauer asked how would the message be conveyed? Mr. Myers said just acknowledging what the philosophy is through deliberations on the ARB may be enough. Mr. Hunter said he thought the Board already does that, and Mr. Myers agreed, but said maybe the ARB could be better at communicating the message.

Mr. Sauer was surprised at the complaints about lighting at the MAC. Mr. Myers said there was a problem in the beginning, and shields were put on the lights. Mr. Coulter said the shields keep the light on the property, but agrees the lighting at the McConnell Arts Center appears brighter than what was originally approved. Mr. Coulter said he might see if photometric equipment is available to measure the lighting. Mrs. Bitar asked if the lights were set up on timers so that they would turn off after events, and Mr. Coulter said that he did not think the lights are ever turned off.

Mr. Coulter moved to adjourn the meeting at 9:50 p.m. All members said aye.