



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-**

Thursday, March 8, 2018 at 7:00 P.M.

Louis J. R. Goorey Worthington Municipal Building
The John P. Coleman Council Chamber
*6550 North High Street
Worthington, Ohio 43085*

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the February 22, 2018 meeting
4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. Additions & Renovation – **93 W. Granville Rd.** (Heidi Bolyard/Welch) **AR 12-18**
Amendment to AR 91-17

C. Municipal Planning Commission

D. Other

E. Adjournment



MEMORANDUM

TO: Members of the Architectural Review Board
Members of the Municipal Planning Commission

FROM: Lynda Bitar, Planning Coordinator

DATE: March 2, 2018

SUBJECT: Staff Memo for the Meeting of March 8, 2018

B. Architectural Review Board

1. Additions & Renovation – **93 W. Granville Rd.** (Heidi Bolyard/Welch) **AR 12-18**
Amendment to AR 91-17

Findings of fact & Conclusions

Background & Request:

This two-story Colonial Revival house was constructed in the late 1800's and renovated in 1920. The 2961 square foot house is on a rare $\frac{3}{4}$ acre parcel in Old Worthington and is a contributing building in the Worthington Historic District. The detached garage is also a contributing building.

Last November, the Architectural Review Board approved additions on the front and rear, and modifications to the existing house such as a stone foundation, white paint and shutters. This is a request to modify the rear addition.

Project Details:

1. A 302.2 square foot one and one-half story rear addition with a kitchen on the first floor and a master bath above was approved. The proposed siding was Hardie board and batten for the first floor and cedar shakes on the second floor, and the windows were to be double hung clad wood with trim to match the existing. Asphalt shingles were proposed for the roof.
2. Now proposed is a one story 4' deep area to the rear of the previously approved addition with a shed roof. The space would be used as a kitchen seating area. One double hung window is proposed on each sides, and the rear would have five double hung windows across. The board and batten siding and asphalt shingle roofing would match those on the previously approved addition.
3. On the west side of the addition, a single door is now proposed for the addition instead of patio doors.

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. Decks and patios should be limited to the rear of buildings. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible. Design and materials should be traditional, and compatible with the existing structure.

Standards of review in the Architectural District ordinance are:

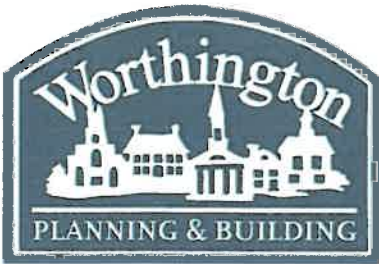
1. Height;
2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
4. Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
5. Roof shape, which shall include type, form and materials;
6. Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
8. Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
9. Sustainable Features, which shall include environmentally friendly details and conservation practices.

Recommendation:

Staff is recommending *approval* of the application. The proposed amendments are compatible with the existing structure and previously proposed addition and appropriate for the District.

Motion:

THAT THE REQUEST BY HEIDI BOLYARD ON BEHALF OF LESLEY & MATT WELCH FOR APPROVAL TO AMEND CERTIFICATE OF APPROPRIATENESS #AR 91-17 WITH AN EXTENSION TO THE REAR ADDITION AT 93 W. GRANVILLE RD., AS PER CASE NO. AR 12-18, DRAWINGS NO. AR 12-18, DATED FEBRUARY 23, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case #	AR 12-18
Date Received	2/23/18
Fee	\$2.00
Meeting Date	3/8/18
Filing Deadline	
Receipt #	64904
Amend	AR 91-17

1. **Property Location** 93 W. Dublin Granville Road, Worthington, Ohio 43085
2. **Present/Proposed Use** Single-family
3. **Zoning District** R-10
4. **Applicant** Heidi Bolyard, Simplified Living Architecture + Design
Address 6065 Frantz Road, Suite 205, Dublin, Ohio 43017
Phone Number(s) 614.774.2490
5. **Property Owner** Lesley + Matt Welch
Address 93 W. Dublin Granville Road, Worthington, Ohio 43085
Phone Number(s) 740.225.0416
6. **Project Description** Amendment to the previous application. An additional 4'-0", one-story structure in kitchen.
7. **Project Details:**
 - a) **Design** To match existing
 - b) **Color** Exterior Paint + Material Selections - Previously approved
 - c) **Size** 58.7 square feet
 - d) **Approximate Cost Total:** \$150,000 **Expected Completion Date** Aug 1, 2018

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

[Signature]
Applicant (Signature)

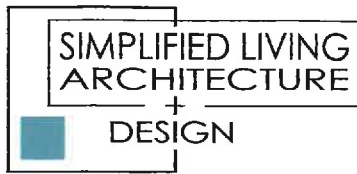
02/23/18
Date

[Signature]
Property Owner (Signature)

2/23/18
Date

Abutting Property Owners List for
93 W. Granville Rd.

Benjamin & Amy Struewing		109 W. Granville Rd.	Worthington, OH 43085
Molly & Sharney Koch		100 W. Granville Rd.	Worthington, OH 43085
Matthew & Olivia Hower		94 W. Granville Rd.	Worthington, OH 43085
William & Lauren Porteus		88 W. Granville Rd.	Worthington, OH 43085
Gloria Mayton		75 W. Granville Rd.	Worthington, OH 43085
Pamela Woods		703 Oxford St.	Worthington, OH 43085
James DePaul	Nancy & Angela Husted	695 Oxford St.	Worthington, OH 43085
Joseph & Sarah Ziems		689 Oxford St.	Worthington, OH 43085
Mikel & Brenda Coulter		686 Evening St.	Worthington, OH 43085



SUPPORTING STATEMENT

93 W. Dublin-Granville Rd., Worthington, Ohio 43085

Amendment to previously approved addition to rear of the home:

A new 1-story 4'-0" bump out is being proposed that extends off the previously approved kitchen. This addition will be a seating area for the kitchen and will have the stone water table and painted board and batten in the colors and materials previously approved.

The sliding door from the new kitchen in previous drawings will also be changed to a single French door.

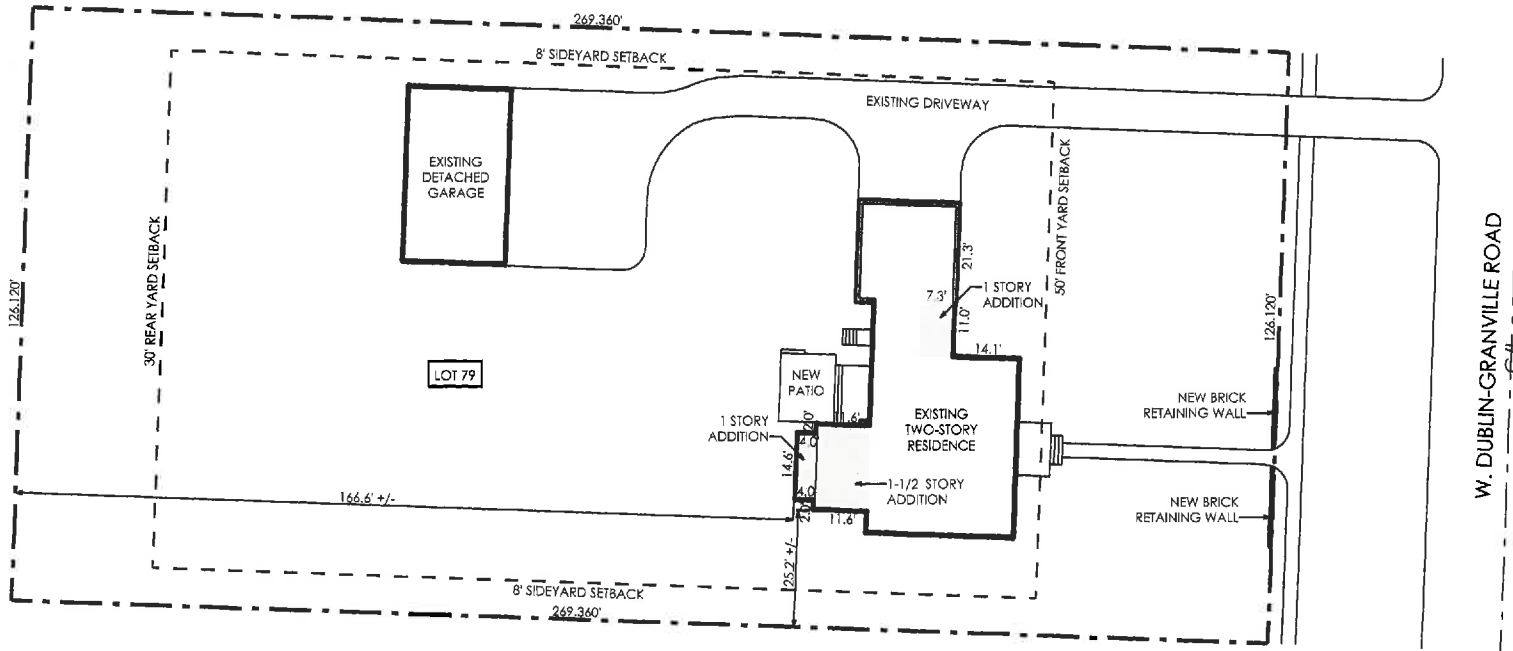
Exterior colors and materials:

- All colors and materials the same as previously approved.

93 W. Dublin-Granville Rd.



100-000216 04/18/2017



SITE PLAN

NORTH SCALE: 1" = 15'-0"

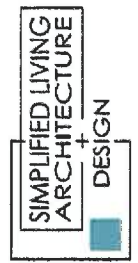
CITY OF WORthington

DRAWING NO. *AR12-18*

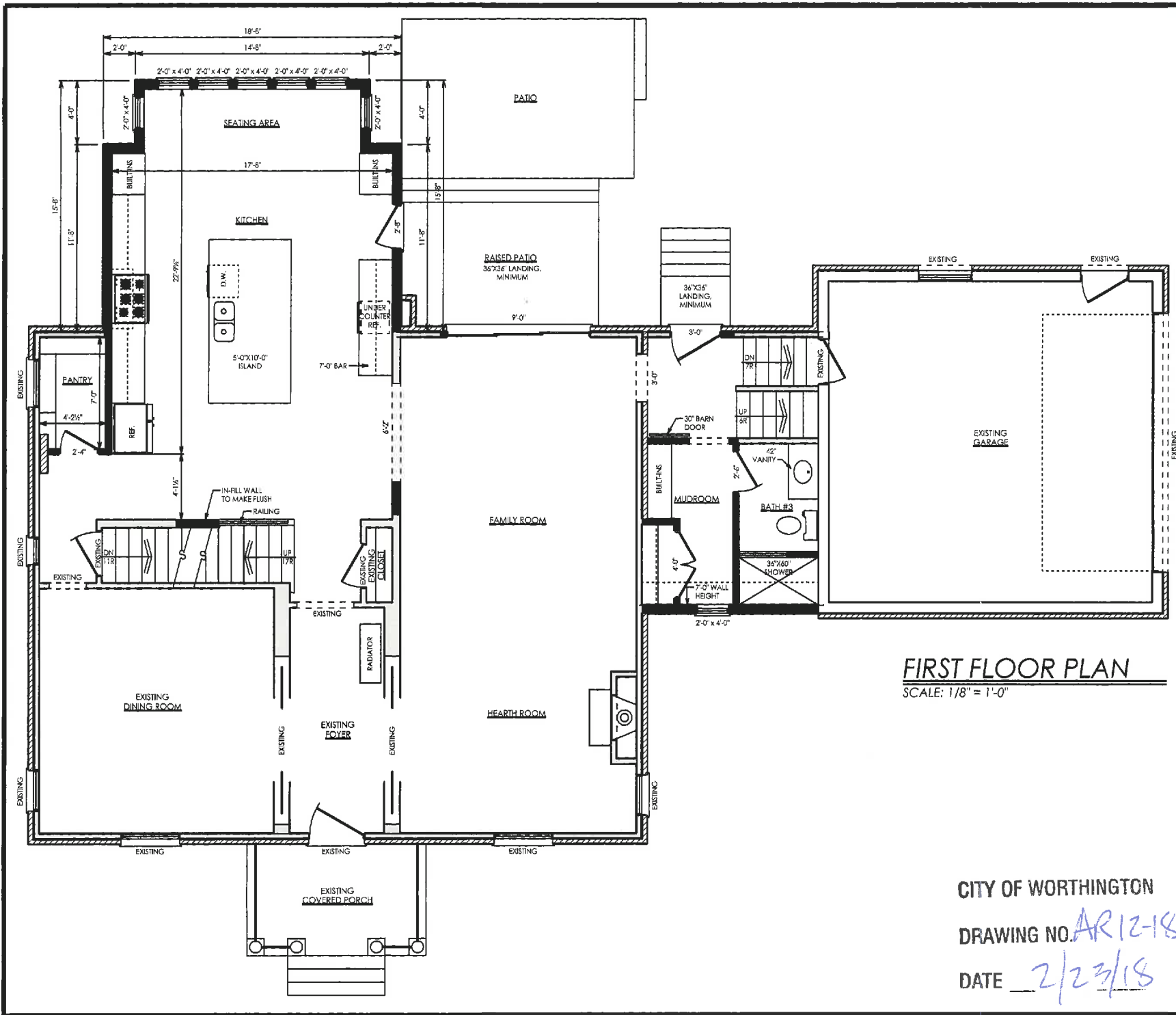
DATE *2/23/18*

102317	PRELIMINARY
022318	BIDDING
000000	CONSTRUCTION

Lesley + Matt Welch
 93 W. Dublin Granville Rd.
 Worthington, Ohio 43085



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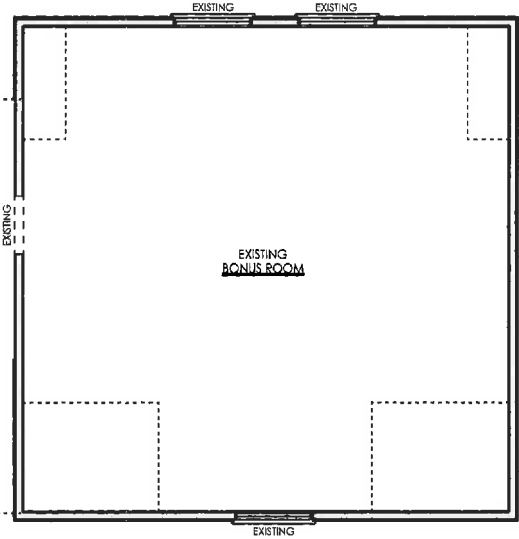
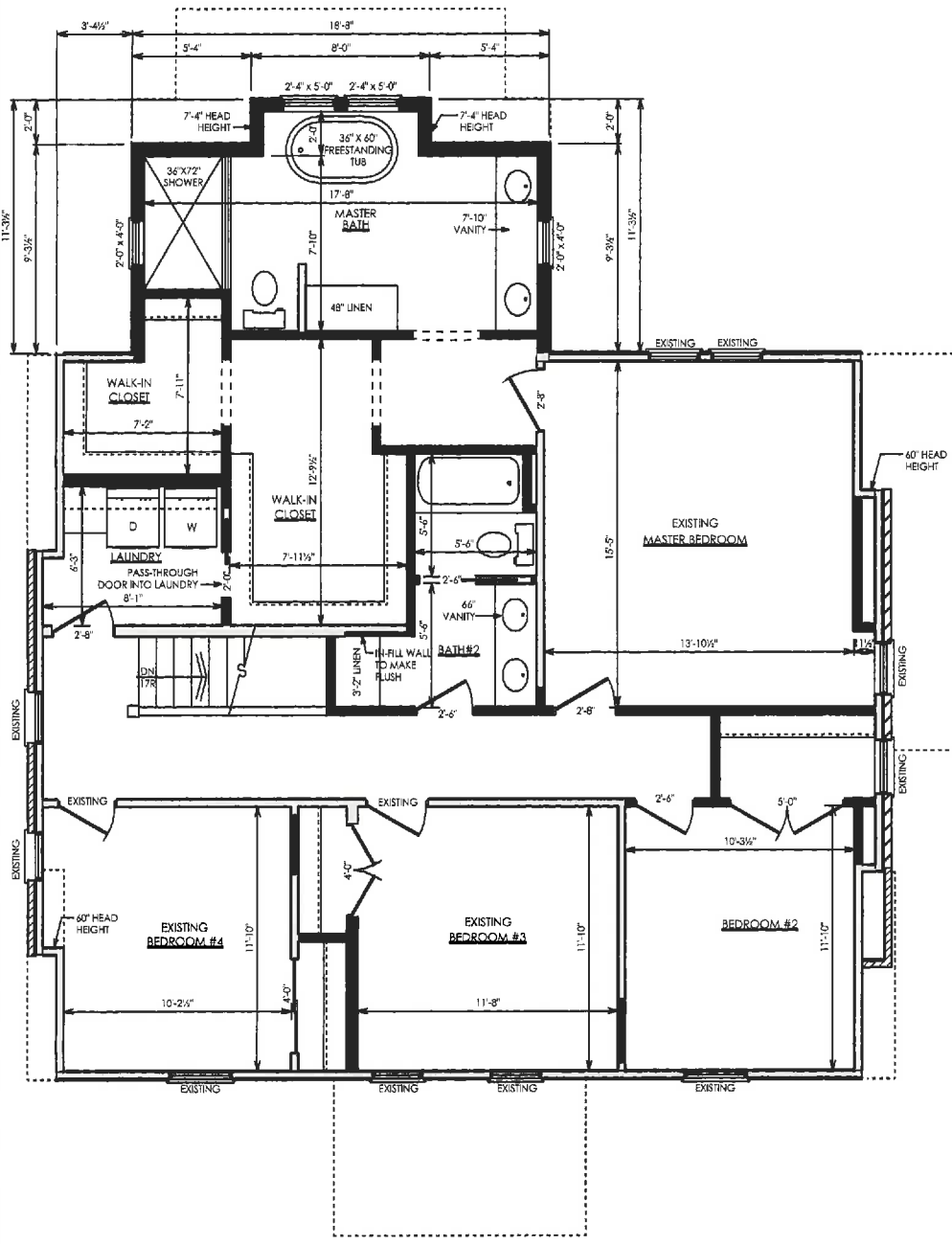
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CITY OF WORTHINGTON
 DRAWING NO. AR12-18
 DATE 2/23/18



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. *AR12-18*

DATE *2/23/15*

	PRELIMINARY	
102317	BIDDING	
022318		
000000	CONSTRUCTION	

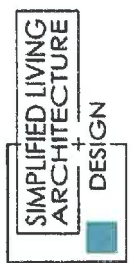
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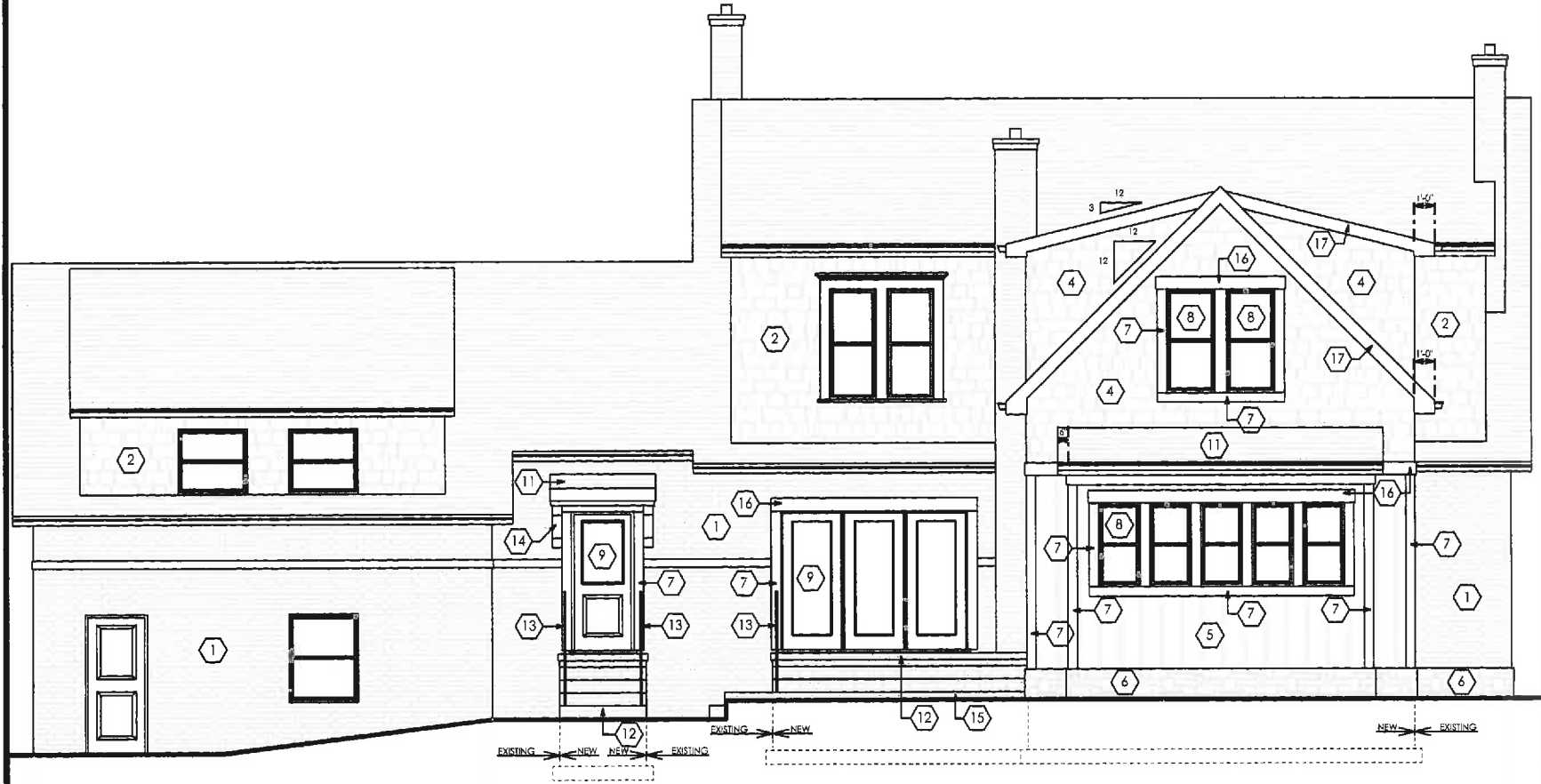
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CODED NOTES

1	EXISTING BRICK	7	1X6 TRIM, MATCH EXISTING	13	BLACK METAL RAILING
2	EXISTING CEDAR SHAKE SIDING, REPLACE AS NEEDED	8	NEW WINDOW	14	WOOD 5 1/2" X 24" WOOD BRACKET
3	EXISTING HORIZONTAL SIDING	9	NEW DOOR	15	BRICK PAVER PATIO
4	CEDAR SHAKE SIDING, MATCH EXISTING	10	NEW SHUTTER	16	1XB TRIM
5	HARDIE BOARD AND BATTEN SIDING	11	ASPHALT SHINGLES, MATCH EXISTING	17	1XB RAKE BOARD
6	STONE VENEER	12	BRICK LANDING AND STEPS	18	NOT USED

REAR ELEVATION
 SCALE: 1/8" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. *AR12-18*

DATE *2/23/18*

102317	PRELIMINARY
022318	BIDDING
000000	CONSTRUCTION

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LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

CODED NOTES

1	EXISTING BRICK	7	1X6 TRIM, MATCH EXISTING	13	BLACK METAL RAILING
2	EXISTING CEDAR SHAKE SIDING, REPLACE AS NEEDED	8	NEW WINDOW	14	WOOD 5 1/2" X 24" WOOD BRACKET
3	EXISTING HORIZONTAL SIDING	9	NEW DOOR	15	BRICK PAVER PATIO
4	CEDAR SHAKE SIDING, MATCH EXISTING	10	NEW SHUTTER	16	1X8 TRIM
5	HARDIE BOARD AND BATTEN SIDING	11	ASPHALT SHINGLES, MATCH EXISTING	17	1X8 RAKE BOARD
6	STONE VENEER	12	BRICK LANDING AND STEPS	18	NOT USED

CITY OF WORTHINGTON
 DRAWING NO. AR1218
 DATE 2/23/18

102317	PRELIMINARY
022318	BIDDING
000000	CONSTRUCTION

Lesley + Matt Welch
 93 W. Dublin Granville Rd.
 Worthington, Ohio 43085



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RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

CODED NOTES

1	EXISTING BRICK	7	1X6 TRIM, MATCH EXISTING	13	BLACK METAL RAILING
2	EXISTING CEDAR SHAKE SIDING, REPLACE AS NEEDED	8	NEW WINDOW	14	WOOD S 1/2" X 24" WOOD BRACKET
3	EXISTING HORIZONTAL SIDING	9	NEW DOOR	15	BRICK PAVER PATIO
4	CEDAR SHAKE SIDING, MATCH EXISTING	10	NEW SHUTTER	16	1X8 TRIM
5	HARDIE BOARD AND BATTEN SIDING	11	ASPHALT SHINGLES, MATCH EXISTING	17	1X8 RAKE BOARD
6	STONE VENEER	12	BRICK LANDING AND STEPS	18	NOT USED

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