



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
February 11, 2021

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; Kathy Holcombe, Secretary; Edwin Hofmann; David Foust; Richard Schuster; and Susan Hinz. Also present was: Worthington City Council Representative Scott Myers; and Lee Brown, Director of Planning & Building. Lynda Bitar, Planning Coordinator, was absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the January 14, 2021 meeting

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

B. Architecture Review Board – Unfinished

Mr. Foust moved to take the following Agenda item off the table, and Mrs. Holcombe seconded the motion. All Board members voted, “Aye,” and the item was removed from the table.

1. Patio Railing – **6116 Huntley Rd. (Emilia Saka) AR 11-2020**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This commercial building was constructed in 1965 and is mainly in the City of Columbus. The northwestern suite is in Worthington and part of the Architectural Review District due to the property’s adjacency to E. Granville Rd. Former home of the Monkey Bar, a new restaurant called Elnas African Delights is proposed in this space. In November of 2020, the Architectural Review Board approved a sign package for the restaurant and the applicant would now like approval to

install an outdoor patio surrounded by a wrought iron/aluminum railing in the location of a previous patio.

Updated Information: At the meeting on January 28, 2021 the applicant proposed a white vinyl fence to surround the patio. The Board tabled the request, and the applicant is now proposing the use of a wrought iron/aluminum railing as in the original application that is 3-feet in height. The applicant provided two examples of fencing; however, the styles are slightly different. Clarification is needed.

Project Details:

1. The proposed patio is in the location of the previous patio associated with the Monkey Bar.
2. The patio will accommodate up to 15 tables with a mix of 2-top and 4-top seating.
3. Access to the patio will be from within the restaurant with an approved emergency exit in the fencing along the southern portion of the patio.
4. Wrought iron or aluminum railing proposed.
 - a. Details needed on the material, height, and style of railing is still needed.
 - i. There are conflicting materials in the application concerning the type, style, and height of railing around the patio. Clarification needed.
5. Round black metal tables with chairs would be used and tan umbrellas are proposed with the tables.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines recognizes outdoor seating and tables for use by patrons as giving an open feel and being pedestrian-friendly. Fences and walls are traditionally used as boundary markers and security features. In commercial districts they often are used to separate a storefront or an outdoor seating area from the activity beyond. The Architectural District Ordinance calls for design and materials to be compatible.

Recommendations:

Staff recommended conditional approval of this application with the clarification on the style and material of the railing. Outdoor seating in this location is desirable and replaces a previously approved patio in the same location.

Discussion:

Mr. Brown swore in the applicant, Ms. Emilia Saka, 6116 Huntley Rd., Columbus, Ohio. Ms. Saka said she presented two different styles of railing because she did not know which one the Board would prefer. Mr. Coulter said based upon the discussion by Mr. Brown, he was comfortable with either of the styles. Mr. Foust said he was also comfortable with either one. Board members did not have any questions or concerns. Mr. Coulter asked if there were any emails or callers and Mr. Brown said no.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY EMILIA SAKA FOR A CERTIFICATE OF APPROPRIATENESS TO ADD AN OUTDOOR SEATING AREA AND PATIO RAILING, EITHER OPTION, AT 6116 HUNTLEY RD., AS PER CASE NO. AR 11-2020, DRAWINGS NO. AR 11-2020, DATED JANUARY 29, 2021 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. Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Schuster, aye; Ms. Hinz, aye; Mr. Foust, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved.

C. Architectural Review Board – New

1. Swimming Pool – 130 E. South St. (Builderscape|Easy Living Pools/Isaacson) ARB 25-2021

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This two-story vernacular house was constructed in 1950 and is a contributing property in the Worthington Historic District. Various changes have been approved for the house over the years, including an addition and solar panels. The 50' wide property is 140' deep and adjacent to an unimproved alley to the rear.

This request is to install a swimming pool at the rear of the property.

Project Details:

1. A 10' x 20' inground fiberglass pool that is 4'11" deep is proposed that would have an automatic safety cover. The pool is shown 5'6" from the rear property line; 8'6" from the west side property line; and 15'6" from the east side property line.
2. The concrete pool deck would be 2'6" from the rear property line and 3'6" from the side property lines. Variances would be needed for the proximity to the property lines on all three sides due to the Code requirement that pools and the surrounding paved area be at least 10' from adjacent properties.
3. A low stone retaining wall is proposed on part of the north side and along the east side of the pool.
4. It is not clear if the area around the pool deck would be grass or some other kind of landscaping.
5. Furniture is shown around the pool.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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.

Codified Ordinances

1173.05 PORTABLE AND NONPORTABLE SWIMMING POOLS.

(c) Nonportable swimming pools may be allowed as an accessory use only in "R" and "AR" Districts provided that they comply with the following conditions and requirements:

- (1) The pool is intended and used solely for the enjoyment of the occupants of the principal use of the property on which it is located.
- (2) The pool may not be located, including any walks or paved areas or accessory structures adjacent thereto, closer than ten feet to any property line of the property on which it is located.
- (3) The swimming pool or the property as hereinafter defined on which it is located, shall have a barrier as required by Chapter [1305](#) to prevent uncontrolled access by children or other persons from the street or other adjacent properties.

Recommendation:

The extent to which the rear yard would be a solid surface is not typical for Old Worthington. Reducing the size of the pool and/or deck may be necessary to allow enough room to add landscaping at the perimeter to help mitigate the impact.

Discussion:

Mr. Brown swore in the applicants, Mr. Jason and Mrs. Megan Isaacson, 130 E. South St., Worthington, Ohio. Mr. Foust said he had some concerns with using the pool cover as the only safety barrier. He understood that the cover alone would be in compliance with the Code, but felt there were many children in the area, and felt the pool should be fenced as well for safety reasons. Mr. Foust said he had some concerns about the property turning into a compound. He suggested turning the pool 90 degrees, moving the pool closer to the house and fencing the area around the pool to the house. Mr. Reis said he would echo Mr. Foust's comments about having a fully fenced enclosure, with appropriate gates for pool area. He did not have a problem with the location of the pool. Mr. Coulter said he was comfortable with the layout as proposed, but he would also like to see the pool fully fenced for safety reasons, even though the fence would not be required with the pool cover. Mr. Tom Lindsey, Law Director for the City of Worthington, said he understood the Board's personal concerns regarding fencing versus the pool cover, but the Building Code now legally permits the pool covers and no longer requires the fencing so that is a legal option for the owner. Ms. Hinz asked Mr. Brown if there was a lot coverage requirement, and Mr. Brown said no, not at time. Mr. Reis said he understood his personal opinion did not count, and the applicant's proposal, as presented, would be in compliance with the Code.

Mr. Brown swore in Mr. Brian Griffith, said he was representing his clients and consulting with them about pool ownership. He thanked the Board members and city staff for their time and said he appreciated the ease of the process. Mr. Griffith said their automatic pool covers are ASTMUL rated and would withstand up to 800 pounds, so they are very durable. In order to unlock the cover, a four-digit code would have to be inputted. He said with a pool of this smaller size, the cover would only take about 20 seconds to close, similar to a garage door. Mr. Isaacson said he appreciated all of the comments and they were worth noting. He said he changed the design of the pool because of those exact concerns. Mr. Isaacson said he spoke with all of his neighbors that would be

impacted and shared the plans of his proposal. Mr. Lindsey said he wanted to respond to Mr. Reis's comment, and that he did not want Mr. Reis to view his comment as saying that they had to approve this pool, but that the type of covering for the pool could not be the sole basis for rejection of the application. Looking at the standards under 1177.05, if any of those particular standards, whether the exterior detail and relationship, whether the compatibility of the design and materials, all of those areas could be discussed. Mr. Lindsey just wanted to stress the denial of such application could not be based on the pool covering. Mr. Brown said there were letters in support of the project that were emailed to the Board members earlier. Mr. Coulter asked if there were any additional emails or calls and Mr. Brown said no.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY BUILDERSCAPE/EASY LIVING POOLS ON BEHALF OF JASON & MEGAN ISAACSON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SWIMMING POOL AT 130 E. SOUTH ST. AS PER CASE NO. ARB 05-2021, DRAWINGS NO. ARB 05-2021, DATED JANUARY 27, 2021, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Schuster seconded the motion. Mr. Brown called the roll. Mrs. Holcombe, aye; Mr. Hofmann, aye; Ms. Hinz, aye; Mr. Foust, nay, because he was concerned about the property looking like a compound with the pool at the rear of the house instead of up closer to the house; Mr. Schuster, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved.

2. Demolition – 1033 High St. (Lifestyle Communities) ARB 26-2021

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The United Methodist Children's Home (UMCH) site located at 1033 High St. is approximately 37-acres in size, with fifteen existing vacant buildings, parking lots and driveways on the site. The applicant has applied for Demolition Permits for the fifteen (15) buildings with the Division of Building Regulation, however a Certificate of Appropriateness from the Architectural Review Board is required before they can be approved for demolition. The entire property is in the Architectural Review District, so any modification, change or demolition requires review by the Board. The applicant is requesting the demolition of all fifteen buildings at this time and has provided the required restoration plan and schedule as part of their materials that will be reviewed by the Board.

The application before the Board focuses on just the demolition of the buildings and restoration of the site. This review does not give the applicant any additional rights as it pertains to their current application before the City. The result of this application would restore the site and prep the site for any range of uses that might occur from park space to a mix of uses in the future.

Applicant Details:

According to the applicant, the current condition of the building’s ranges from a state of disrepair and functional obsolescence to an acute nuisance condition in many cases, including structural deterioration, collapsing floors and ceilings, mold growth, the need for controlled asbestos abatement, and elimination of possible animal infestation. *Please see attached photos in the application materials.*

The applicant believes the former school and administration buildings are considered a high priority on this list since they required attention based on current conditions and ongoing degradation. *Please see attached photos in the application materials.*

Any future redevelopment of the site will mean the removal of the current buildings. The request to demolish and secure the site at this time is in the interest of public safety, nuisance abatement, will avoid liability and further degradation, and will support future positive redevelopment.

Worthington United Methodist Children’s Home				
Building Description	Building Date	Duration (Days)	Start Date	Completion Date
Building B – School Building	1962	10	4/8/21	4/21/21
Building C – Maintenance Shop	1930	1	2/22/21	2/22/21
Building E – Storage Garage	1962	1	2/22/21	2/22/21
Building G – Cottage 96-106	1988	15	2/22/21	3/12/21
Building H – Dining Hall	1988	8	3/15/21	3/24/21
Building I – Baker Hall	?	3	4/21/21	4/23/21
Building J – Clinic	1952	5	4/26/21	4/30/21
Building K – Wesley Family Services	1952	5	5/3/21	5/7/21
Building D – Administration	1959	10	3/25/21	4/7/21
Building F – 77 Longfellow	1969	5	2/15/21	2/19/21
Stabilization		ONGOING	2/5/21	5/14/21

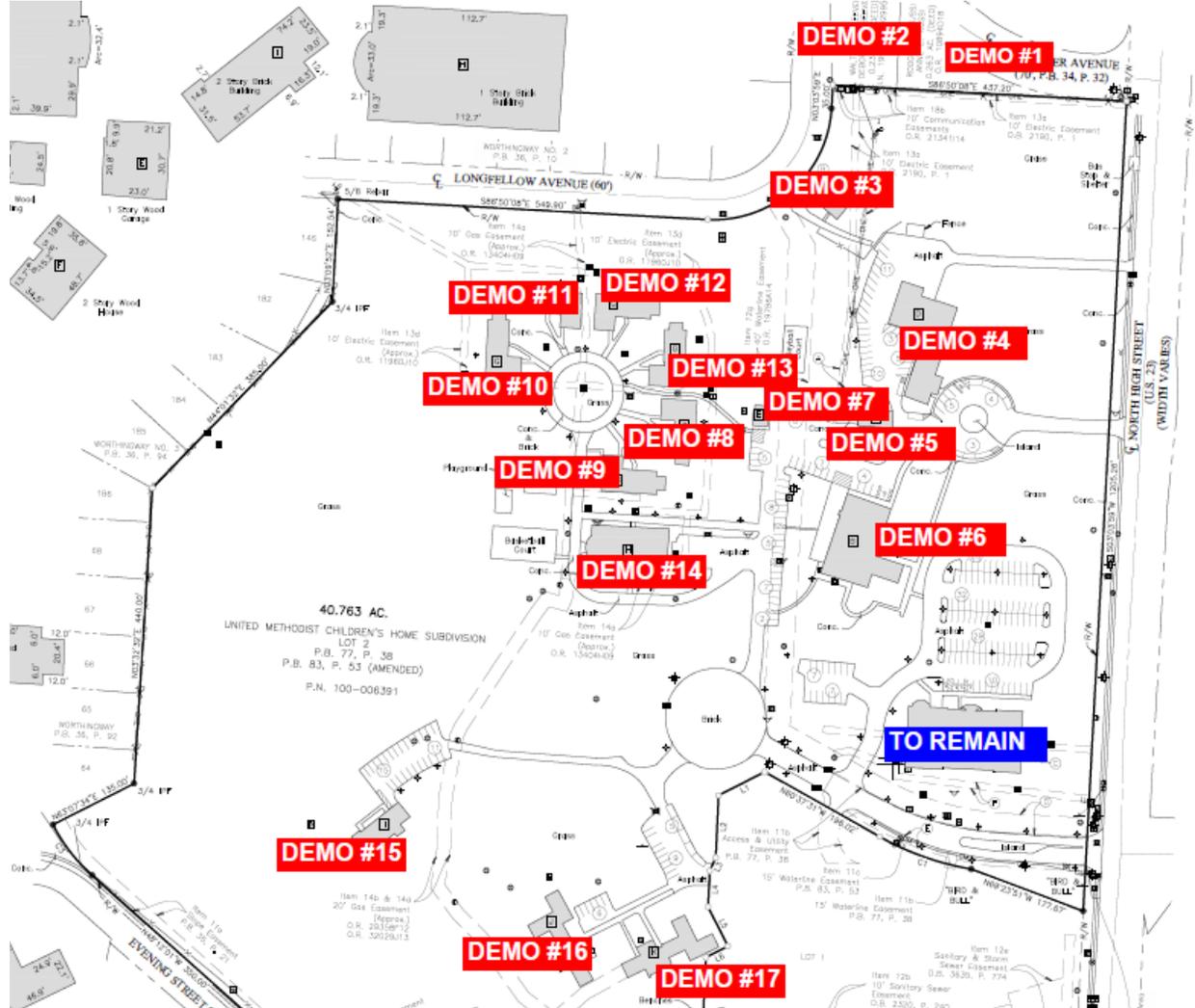
The applicant will start preparing the buildings for demolition with interior work expected to start the week of February 8, 2021 prior to Board approval, which is permitted.

The properties at 47 and 57 Larrimer Ave. are not part of this application, however they are referenced in the materials associated with their Demolition Permits and their restoration plan and schedule. These two properties have separate Demolition Permits that have been reviewed and approved by the Chief Building Official and are ready for pickup. These two properties are not located in the Architectural Review District, so Board approval is not required.

Demolition

Site

Plan:



*Includes the Larrimer Ave. properties

Demolition Applications:

The applicant submitted Demolition Permits along with the required restoration plan and schedule for demolition of the site.

- January 19, 2021 – Demolition Permits submitted to the Division of Building Regulation for review for the fifteen buildings at 1033 High St.
 - Approved by the Chief Building Official on January 29, 2021
 - Pending ARB approval and payment of fees.
- January 25, 2021 – Demolition Permits submitted for 47 & 57 Larrimer Ave.
 - Approved by the Chief Building Official on January 29, 2021
 - Does not require ARB approval and is only waiting on payment of fees.

Land Use Plans:

Part Thirteen – Building Code

In mid-2019 City Council approved an amendment to [Section 1301.07](#) and [Section 1305.09](#) Demolition or Moving Buildings to add additional requirements related to the demolition of

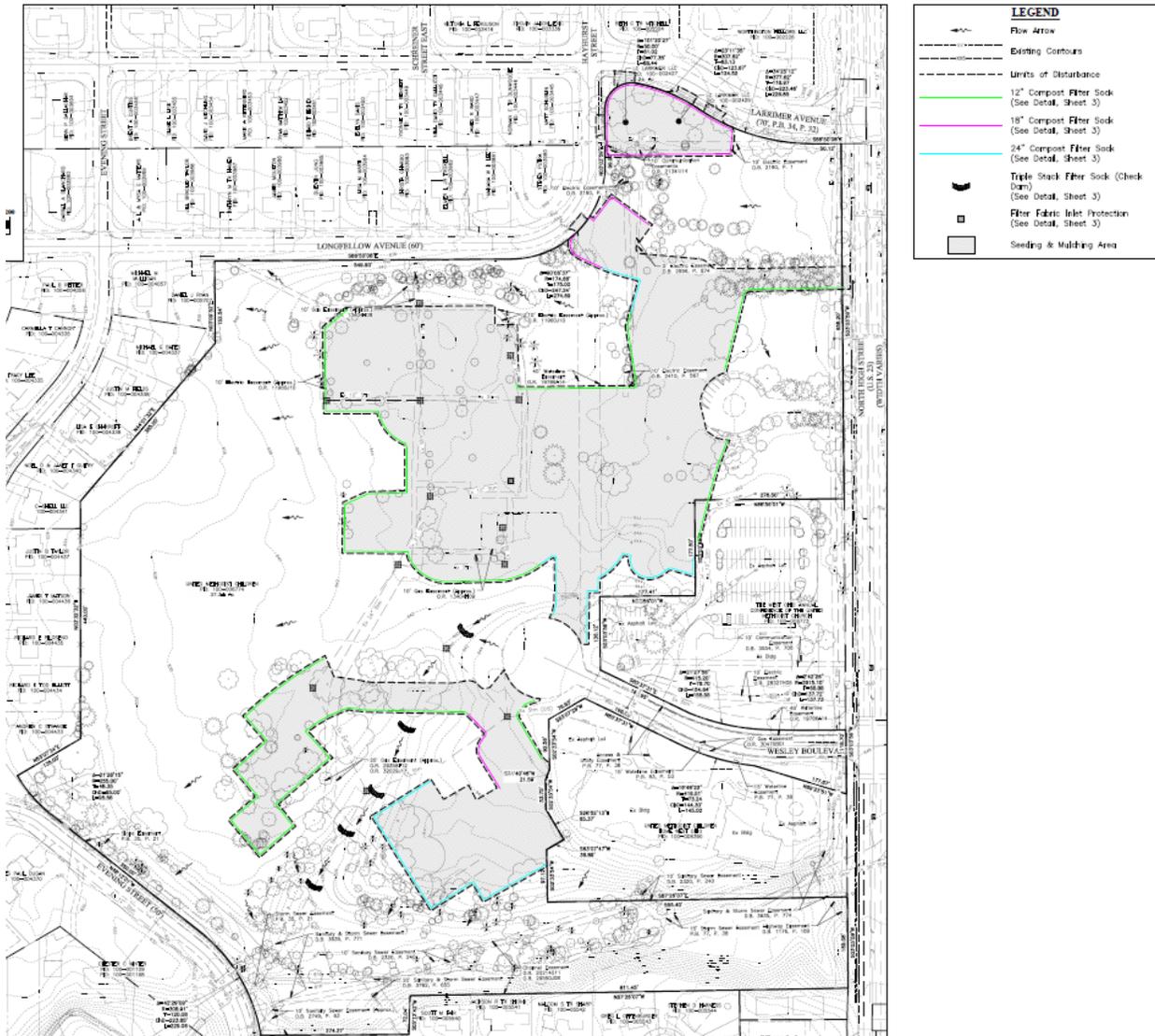
buildings and the required restoration of the site after demolition. This was a proactive measure to alleviate sites that are left unfinished for months or years at a time. This was important knowing that the City has many sites that might redevelop in the coming years.

This section now requires a restoration plan and schedule indicating which structures are being removed, including walkways, pavement, parking areas, fencing, poles, walls, sheds, driveways, etc.... A site restoration plan indicating how the site will be restored after any structure is removed. This plan includes information on backfill, proposed landscaping, what structures will remain like foundations and subsurface slabs, and method of preventing voids and water accumulation. A demolition and restoration schedule are also required.

EMH&T prepared the demolition and restoration plan and provided a Stormwater Pollution Prevention Plan (SWPP) as part of the submitted materials. A SWPP identifies all the activities and conditions at the site that could cause water pollution, and then details the steps that should occur to prevent the discharge of any unpermitted pollution to any waterways that would impact water quality.

The application states that they will be disturbing approximately 10.3-acres of the 37-acres. Stormwater runoff will be managed by temporary sediment control measures. The basin shall be used as a sediment basin during construction. Perimeter sediment fencing will be used to manage sheet flow. Disturbed areas will be stabilized according to the temporary and permanent seeding requirements.

Disturbance Area:



Worthington Planning & Zoning Code – Chapter 1177

[Section 1177.06](#) outlines the requirements for the demolition, partial demolition or removal of a building within the Architectural Review District must be reviewed and approved by the Board.

The Board may request a statement from the City's Division of Building Regulation on the structural condition of the building and the conformity of the building to applicable building codes. In addition, the Board may request at the City's expense a written statement concerning the proposed demolition by a registered architect, historical conservator or other professional having experience with historic structures. Such statement shall be taken into consideration in determining the appropriateness of the request.

The applicant may provide at his or her expense any evidence or testimony from a registered architect, historical conservator or other professional having experience with historic structures.

The Board of Architectural Review shall determine by a vote of its members whether to issue a certificate of appropriateness based on the determination:

- That such building is not historically or architecturally significant.
- That if the building is found to be historically or architecturally significant, there is no feasible or prudent alternative or change that would allow preservation of the building.
- The proposal for grading, landscaping and other design treatment once the structure is removed meets the standards of this chapter.

In any circumstance, the Board shall not deny a request for a certificate of appropriateness if it determines either:

- That such denial will deny all reasonable use of the property or
- That such denial shall result in an unsafe condition because of the structural or physical condition of the building.

No building shall be demolished or removed in the Architectural Review District without the owner or his or her representative first obtaining a certificate of appropriateness approving such removal or demolition, unless such building presents an immediate danger to public health and safety in the opinion of the City's Chief Building Official, in which event, the Chief Building Inspector may order removal or demolition of such building in order to protect public health and safety.

Worthington Design Guidelines

The [Worthington Design Guidelines](#) makes recommendations for demolition. Demolition, of course, is final. Because it is an irreversible act, full or partial demolition must be carefully considered before any decision is made. A decision on whether a particular demolition is appropriate must be made in light of several factors, including whether the demolition is full or partial; the age of the structure; the level of integrity of the structure being demolished (has it been extensively altered?); the impact of the demolition on Worthington's character; and plans for the site following demolition.

Generally, demolition of pre-1950s buildings should be avoided. These tend to contribute the most to a community's character. However, it may be desirable to avoid demolishing a newer building, depending on what is proposed to replace it.

In all cases where demolition is proposed, applicants should be prepared to explain and to document the financial and technical reasons why it is not feasible to accomplish their goals while retaining the existing building.

It may be acceptable to demolish an older building that has been so altered over the years that its integrity is low, and it has lost most or all of its historic character. This does not, however, always apply, since even altered buildings can sometimes be important placeholders along the streetscape. Because of age or design, some building additions may be nearly as important as an original building. Removing these elements might affect the building's character, and this should be taken into account when demolition is proposed.

Worthington Comprehensive Plan – UMCH Focus Area - 2014

Since the Comprehensive Plan was updated in 2005 and included a strategic redevelopment plan for the site, City leaders have anticipated a redevelopment on the site that would include a mix of uses and open space across the site. The City studied the property again in 2014 and adopted amendments to the 2005 Comprehensive Plan in 2014 ([UMCH Focus Area – 2014](#)), refining the stated desired outcome for the property. This area has been identified in the 2014 document as a good location for a mix of commercial uses along the High St. frontage, mix of residential uses and a significant amount of usable open space.

The 2005 Comprehensive Plan identified the UMCH site as strategic for future growth, a matter particularly critical for an established community like Worthington. While the 2005 plan presented an example of two possible redevelopment scenarios, this update document provides a more in-depth consideration of appropriate redevelopment parameters.

Worthington Comprehensive Plan - 2005

The [2005 Comprehensive Plan](#) identifies portions of High Street outside of the historic core as High Street Corridor (Extents Area) and as a place where consistent site design should be encouraged such as landscape screening and interior planting of surface parking areas, and where the location of large parking areas should be to the rear of the site. The corridor could accommodate redevelopment at a higher density, with such projects meeting the needs of the City, providing green setbacks and meeting the Architectural Design Guidelines. The plan recommends promoting a high-quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development. Also recommended is encouraging the private market to add additional commercial office space within the City. The UMCH property was specifically addressed in that section of the plan, with concepts establish for mixed use development on the site. This section specifically focused on the UMCH property was updated with the 2014 document.

Staff Analysis:

- The Design Guidelines offer guidance for a decision on whether a particular demolition is appropriate if it meets the following factors: full or partial demolition, age of structure, integrity of structure, impact on Worthington’s character and plans following demolition.
 - The applicant is proposing to remove the existing buildings, sidewalks, parking areas and drives, etc.... as part of their proposal. A Demolition and Restoration Plan for the site has been submitted.
 - The site will be restored and seeded with minimal disturbance to the existing trees and vegetation on the site unless otherwise approved by the City in advance.
 - The oldest building on the site is a maintenance building and garage constructed in 1930 to the newest buildings being the cottages and dining hall constructed in 1988.
 - Many of the buildings were built in the 1960’s with the exception of the dining hall, cottages and the maintenance building.
 - Photos provided by the applicant and Mrs. LaLonde with the Worthington Historical Society reveals the condition of the exterior and interior of these buildings.
 - *The applicant will be providing additional details during their presentation.*
 - The buildings are in shocking state of disrepair from years of neglect.
 - *Please see photos included with the application materials.*

- Complaints to the City concerning the condition of the site has primarily focused on the caretaker's cottage on Longfellow Ave. and the two properties on Larrimer Ave.
- The old administration building, and the chapel sit back approximately 250' to 300' from High St. behind existing mature vegetation, which is probably one of the main reasons the City has not received complaints concerning the conditions of the buildings on the interior of the site.
- City staff did notify the Divisions of Fire and Police to make them aware of the severity of the conditions of these buildings so that if they are responding to an emergency on the site that they would know what to expect.
- City staff worked closely with Kate LaLonde with the Worthington Historical Society to document the current conditions on the site. Mrs. LaLonde was able to provide detailed photos, newspaper articles and narratives for the buildings that are proposed to be demolished.
- The Service & Engineering Department will require a Sewer & Water permit to cap the existing sanitary sewer and water lines.
- Demolition & Restoration Plan
 - General Notes:
 - Note #50 references Dust Control Measures occurring on the site, however it also references dust control shall be performed as directed by the *University*.
 - ***This note needs corrected.*** Lifestyle Communities will be the entity responsible for dust control. The City may request additional measures if necessary.
 - Minimize dust during demolition. Immediately notify the City if there is an increase in dust or additional control measures that might be necessary to control.
 - Minimal disturbance of the trees and vegetation on the site should occur as part of the demolition of the existing buildings.
 - The City must be contacted prior to the removal of any trees and/or vegetation that might need to be removed as part of the demolition.
 - Tree Protection Fence Detail
 - Critical Root Zone – One foot for every inch of diameter breast height over 6” caliper tree.
 - Any debris pulled out onto the public roadways is prohibited and must be cleaned up immediately by the contractor.
 - Note #36 references daily street cleaning, however it also references excessive tracking on adjacent streets, they *University* shall direct additional street cleaning at no additional cost.
 - ***This note needs corrected.*** Lifestyle Communities will be the entity responsible for cleaning and shall bare the cost associated with cleaning the streets. The City will not be responsible for street cleaning during demolition.

Recommendation:

Staff recommended approval of this application if the Board felt comfortable with the information provided by City staff and the additional information provided by the applicant at the meeting.

The Board needs to determine the following:

- That these buildings are not historically or architecturally significant.
- That if these buildings are found to be historically or architecturally significant, that there

is no feasible or prudent alternative or change that would allow preservation of the buildings.

- The proposal for grading, landscaping and other design treatment once the structures are removed meets the standards of this chapter.

In any circumstance, the Board shall not deny a request for a certificate of appropriateness if it determines either:

- That such denial will deny all reasonable use of the property or
- That such denial shall result in an unsafe condition because of the structural or physical condition of the building.

**All motions are required to be presented in the positive.*

Discussion:

Mr. Brown swore in the applicants Mr. Bo Brownlee, 230 W. St., Suite 200, Columbus, Ohio, Senior Vice-President of Lifestyle Communities, and Mr. Trevor Arnold, of the same address. Mr. Arnold discussed his power point presentation which showed photographs of the cabins in very poor condition. The mechanical systems were failing, some have mold growth, asbestos, all structures are in a state of disrepair. Some of the buildings were also badly vandalized. Mr. Arnold explained their preferred route of demolition starting with the house on Larrimer Drive. Mr. Coulter asked the applicants to explain the plan of restoration, how they would deal with the underground utilities after the debris is removed. What would be done to restore the area to a safe site. Mr. Arnold explained they would be removing asphalt and reseeded any ground that they touch. The utilities infrastructure would be handled during their final engineering plans. There is quite a bit of detailed engineering work that would take place, but the surface would be restored to a grassy condition and maintained through their property management group. Mr. Coulter asked them to explain how the demolition would occur, such as the hours of operation and what would be done to protect the site. Mr. Arnold said the demolition work hours would fall between 7:00 a.m. and 5:00 p.m., and fencing would be put up around the structures. They have a storm water management system in place for any disturbed ground during construction activities. Mr. Brownlee explained they were not doing the work themselves; they hired an experienced contractor to do the demolition. Mr. Arnold said a reputable company by the name of Lowendick would be doing the demolition work and they have also hired EMH&T for the restoration and storm water management part of the job. Mr. Reis asked if the existing storm inlets and the sewer conduits be plugged accordingly so there would not be issues with other debris getting in there and causing a problem for adjacent residents which may tie into either of those storm or sewer conduits. Mr. Arnold said the storm sewer would be enclosed with erosion control measures such as silt bags to help keep sediment out of the storm sewers. The sanitary and water services would be appropriately capped and sealed off after demolition as well. Mr. Coulter asked Mr. Brown if there were any emails or callers. Mr. Brown discussed the emails that were sent previously to the Board members:

Mr. Bill Brownson, CFO & Director of Administration for the West Ohio Conference Center, located at the corner of Wesley Boulevard and High Street, spoke in support of the demolition of the buildings. He had a question about the lighting along Wesley Boulevard, which is a private drive, and was concerned the electric to their building may be connected to one of the buildings to

be demolished. Mr. Brown said he put Mr. Brownson in touch with Lifestyle Communities representatives about that concern.

Mr. Michael Bates, who lives on Evening Street, was not in support of the demolition. He asked the Law Director's opinion as to whether LC spending money on the property strengthens their position if the proposed development ends up in court in the future. Mr. Lindsey said his preliminary opinion is that it would not strengthen or weaken that position in this case. The value of the buildings according to the Franklin County Auditor is approximately \$200,000.00 dollars on a site that is valued at over 7 million dollars. The removal of the buildings would make the land more site ready, but ready for a number of possible uses.

Ms. Beth Mitchell, who lives across the street on Larrimer Avenue, had questions relating to the schedule which the applicant had already addressed. She also brought up that some historical artifacts could be found on the site, and had concerns about the deer population, and preservation of trees. Mr. Brown said as part of the separate application with the PUD, all the trees have been documented as part of their tree survey and restoration plan. Removal of the trees and other vegetation would have to be coordinated with the city. (The shrubs around the houses are permitted to be removed.) Ms. Mitchell was also concerned with the wildlife that lived on the site, such as skunks, possums, and racoons, and maintenance of snow on the sidewalks. She was also concerned about the possibility of tall grass, and Mr. Brown explained as part of the City's Property Maintenance Code, the City can require the applicant to maintain the property.

Ms. Ellen Sherer, E. New England Avenue, had concerns about possible historical things that may be in the ground on the site.

Ms. Mary Dillhoff, Tucker Drive, also expressed concerns about the conditions of the site afterwards. Mr. Brown said the Restoration Plan should address most of those concerns.

Ms. Amy Sullivan wanted to ask the members of the Architectural Review Board (ARB) and Municipal Planning Commission (MPC) to remember the citizens listening now, that they could not see, please do not forget how many passionate letters and phone calls the residents have sent in pleading with you to think about them when voting. The LC buildings have been traditionally left to rot after they build. What will it be like during the demo for residents? What do they do with the asbestos garbage, toxic lead-based run off, the storm water plan for Medick Estates and Village of Riverlea? Flooding as a result of land striping again, the traffic, etc. Who do the residents call when this happens during a demo? We have a lot that has been clear-cut of trees on Tucker Drive that has been sitting vacant for seven years with a half-built structure including a dangerous rotted roof and door. Neighbors have asked the city for assistance, but they have not received any. How will this be different?

Mr. Glen Sullivan said the community as a whole have spoken against LC's current proposal and density. Is the committee willing to approve the LC to demo the buildings and then deny them developing the property further. Mr. Brown explained there were two different applications. He said if they approved the demolition this evening that did not mean they were approving anything else.

Mr. Brown swore in Mr. John Burns, 161 Tucker Dr., Worthington, Ohio. Mr. Burns requested the Board to table this application until Lifestyles Community submits an acceptable proposal for the property and he explained the reasons why.

Mr. Foust said he did not have any objection to removing the buildings but wanted to know if they could control the trees from being removed. Mr. Coulter said he understood the developer was going to be able to remove the shrubs from around the houses but if there was a way they could control the rest of the trees from being removed. Mr. Lindsey said it was his understanding too that the current demolition plans only include removing the buildings, utilities and hardscape. Mr. Lindsey said in terms of approving the Demolition Permit, they could add the condition that they are only approving the demolition of the building and not the removal of trees.

Mr. Brownlee asked Mr. Arnold as to what part of the application asked for removal of trees. Mr. Arnold said they would not be removing trees; they are removing structures and asphalt only. The trees that are in would be surveyed through the zoning and entitlement process. The only vegetation to be removed is within a certain radius of each building. Mr. Coulter asked Mr. Arnold to identify what that radius was. Mr. Arnold said the radius would be within 10 feet of each building. Mr. Reis said he echoed Mr. Foust's earlier comments, and that the demolition of the structures was appropriate, the restoration of the property was appropriate, and what they have applied for is the right thing to do at this time. Mr. Coulter said approving of the application for demolition did not mean they have endorsed anything else that has been presented to the Board thus far. He said this application was strictly for the removal of the homes and anything within 10 feet of the homes, the roads, and the utilities. Mr. Hofmann said he agreed with where they are in the process and they are no where close to a viable plan yet for what is to come. He said while he agreed it was not good to have dilapidating structures because nobody is taking care of them right now he believed they should table the application for demolition until they are closer to a plan. Mr. Hofmann said he was happy to see some members from LC at the meeting and he thanked them for joining the meeting and he hoped to see them at future meetings. Mr. Hofmann said his vote would be no at this time.

Mr. Reis said LC is making a financial commitment to improve the property, and he would be voting yes for this application, but that does not mean he endorses anything that has been proposed to develop on the property. Mr. Schuster said in response to the previous caller, they are only looking at the condition of the buildings and voting on the application to remove the buildings and he was in favor of taking the buildings down.

ARB Motion:

Mr. Reis moved:

THAT THE REQUEST BY LIFESTYLE COMMUNITIES FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH FIFTEEN BUILDINGS AND RESTORE THE SITE PER THE APPROVED PLANS AT 1033 HIGH ST., AS PER CASE NO. ARB 26-2021, DRAWINGS NO. ARB 26-2021, DATED JANUARY 28, 2021, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Schuster seconded the motion. Mr. Brown called the roll. Mr. Foust, aye; Mr. Hofmann, nay, for the reasons stated previously; Mrs. Holcombe, absent; Ms. Hinz, aye; Mr. Schuster, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved.

3. New Windows – 777 High St. (Schorr Architects/Griswold Center) ARB 21-2021

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The Griswold Center was constructed in 1992 and has only had minor modifications to maintain the building and property over the years. This is a request for approval to replace the windows.

Project Details:

1. The existing double hung wood windows were installed when the senior center was constructed in 1992. Reportedly the windows have been failing for quite a while and have been repaired many times.
2. Proposed are aluminum clad wood windows in the same size and profile as the existing. The windows would have simulated divided lights, with muntins on the inside, outside and dividers between the panes.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

If windows are missing or must be replaced due to extensive deterioration, use new windows of the same size, design and profile (cross-section), to the greatest extent possible; wood windows are preferred. The new windows should fit the window openings exactly, without requiring extra wood or metal infill panels to fill the opening; and the dimensions of the framing, sash members, and other elements should match the old dimensions. Consider replacing only the sash if the old window frame is still sound. Avoid snap-in “multiple-paned” muntins or other non-original treatments.

Recommendation:

Staff recommended approval of this application. Replacement of the windows with the proposed was appropriate.

Discussion:

Mr. Brown swore in the applicant, Mr. Paul Miller, 6080 Linworth Rd., Worthington, Ohio. Mr. Miller said the original basis for design was going to be a brand by Marvin, but because of the public bid and several manufacturers were included, they have chosen to go with a brand known as Quaker. The windows will have all the same characteristics such as divided lights and an aluminum clad profile. Board members did not have any questions or concerns. Mr. Coulter asked if there were any emails or calls and Mr. Brown said no. Mr. Foust said the six over six windows were appropriate.

Motion:

Mr. Schuster moved:

THAT THE REQUEST BY THE SCHORR ARCHITECTS ON BEHALF OF THE CITY OF WORTHINGTON FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE WINDOWS AT THE GRISWOLD CENTER, 777 HIGH ST. AS PER CASE NO. ARB 21-2021, DRAWINGS NO. ARB 21-2021, DATED JANUARY 8, 2021 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Foust seconded the application. Mr. Brown called the roll. Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Ms. Hinz, aye; Mr. Foust, aye; Mr. Schuster, aye; and Mr. Coulter, aye. The motion was approved.

4. New Windows & Doors – **6550 N. High St.** (Schorr Architects/City Administration Building) **ARB 22-2021**

Mr. Brown reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request:

The Louis J. R. Goorey Worthington Municipal Building was constructed in 1992 and has only had minor modifications to maintain the building and property over the years. This is a request for approval to replace the windows and several doors.

Project Details:

1. The existing double hung wood windows and wood doors were installed when the administration building was constructed in 1992. Reportedly they have been failing for quite a while and have been repaired many times.
2. Proposed are aluminum clad wood windows in the same size and profile as the existing. The windows would have simulated divided lights, with muntins on the inside, outside and dividers between the panes.
3. The doors proposed for replacement are on the north, south and west sides. The two options presented are: 1. Replace with wood doors to match; 2. Replace with aluminum storefront system to match the existing entrance.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

If windows are missing or must be replaced due to extensive deterioration, use new windows of the same size, design and profile (cross-section), to the greatest extent possible; wood windows are preferred. The new windows should fit the window openings exactly, without requiring extra wood or metal infill panels to fill the opening; and the dimensions of the framing, sash members, and other elements should match the old dimensions. Consider replacing only the sash if the old window frame is still sound. Avoid snap-in “multiple-paned” muntins or other non-original treatments.

Older doors should be retained instead of replaced. If they are in poor condition, they can usually be repaired; damaged or non-functional hardware can be repaired or replaced, but replacement hardware should be commercial and not a lighter residential grade.

Recommendation:

Staff recommended approval of this application. Replacement of the windows was appropriate; replacement of the wood doors with aluminum is regrettable, but probably acceptable for the age and location of the building.

Discussion:

The applicant, Mr. Paul Miller, was sworn in before the previous application. He said the door would be aluminum, but they could mimic the profile of the original door. The door will still look the same. The Board members did not have questions or concerns. Mr. Coulter asked if there were any emails or calls and Mr. Brown said no.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY THE SCHORR ARCHITECTS ON BEHALF OF THE CITY OF WORTHINGTON FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE WINDOWS AND DOORS AT 6550 N. HIGH ST. AS PER CASE NO. ARB 22-2021, DRAWINGS NO. ARB 22-2021, DATED JANUARY 8, 2021 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mr. Brown called the roll. Mr. Hofmann, aye; Mr. Foust, aye; Mr. Schuster, aye; Ms. Hinz, aye; Mrs. Holcombe, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved.

D. Municipal Planning Commission

No business to discuss.

E. Other

There was no other business to discuss.

F. Adjournment

Mr. Reis moved to adjourn the meeting and Mr. Hofmann seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 9:00 p.m.