



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

January 23, 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; Kathy Holcombe, Secretary; Mikel Coulter; Amy Lloyd, and Jo Rodgers. Also present were: Lee Brown, Director of Planning, and Melissa Cohan, Paralegal. James Sauer, Vice Chair; Thomas Reis; Scott Myers, Worthington City Council Representative for the Municipal Planning Commission and Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission were absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of January 9, 2014 Meeting.

Mr. Coulter moved to approve the minutes. Mrs. Holcombe seconded the motion. All members said, "Aye".

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. New

- a. Front Porch Alterations – **112 W. Stafford Ave.** (J.S. Brown & Co./Lies) **AR 03-14**

Discussion:

Mr. Brown reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Roger Lutz approached the microphone and said he works for the J.S. Brown Company and is representing the homeowner this evening. Board members had no questions for

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

Findings of fact:

1. Proposed changes to the front porch include:
 - Removal of the screens
 - Addition of a 3' high cedar handrail around porch and at stairs
 - New urethane decorative trim and moldings
 - Installation of a half-round gable vent.
2. A matching gable vent is proposed to replace the existing vent on the garage.
3. All new elements are proposed to be white to match the existing house trim.

Conclusion:

1. The proposed changes are appropriate.

Mrs. Rodgers moved:

THAT THE REQUEST BY J.S. BROWN & CO. FOR A CERTIFICATE OF APPROPRIATENESS TO ALTER THE FRONT PORCH AND REPLACE THE GARAGE GABLE VENT AT 112 W. STAFFORD AVE. AS PER CASE NO. AR 03-14, DRAWINGS NO. AR 03-14, DATED JANUARY 10, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

b. Windows – **563 Morning St.** (Gilbert & Stephanie Borlaza) **AR 04-14**

Discussion:

Mr. Brown reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Gilbert Borlaza approached the microphone and stated his address is 563 Morning St., Worthington, Ohio. Mr. Borlaza said the rooms on the upper level of the home are very cold, especially in weather like this, and their windows turn into sheets of ice. He said they want to maintain the character of the house as much as possible and bring up the energy efficiency of the home. Mr. Borlaza also said he would keep the dividers on all of the windows. Board members had no questions. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The applicants would like to replace thirteen wood windows in the house: 5 on the north side (3 first floor and 2 second floor); 4 on the south side (1 first floor and 3 second floor); and 4 on the front (4 second floor).
2. Proposed are windows with white vinyl on the outside and wood on the inside. All windows are proposed to be the same size and look of the existing, only with double-pane glass and simulated divided lights.
3. The existing storm windows will be removed and only screens will be placed on the outside.

Conclusion:

1. The proposed replacement windows are appropriate.

Mrs. Holcombe moved:

THAT THE REQUEST BY GILBERT & STEPHANIE BORLAZA FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE WINDOWS AT 563 MORNING ST. AS PER CASE NO. AR 04-14, DRAWINGS NO. AR 04-14, DATED JANUARY 13, 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; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye, and Mrs. Rodgers, aye. The motion was approved.

C. Municipal Planning Commission – No Business

D. Other

Mr. Hunter asked Mr. Brown if there was other business to discuss. Mr. Brown said he would quickly go through the updates for the UMCH visioning process. The process kicked off in September of 2013, and they held a walking tour and design charrette in October, and a public meeting in December. After the December meeting, the decision was made to have another public meeting in addition to the focus groups. The additional public meeting will be sometime between the last week of February 2014 and the first week of March 2014. Mr. Brown said staff held a young professionals focus group yesterday and 35 people attended. He said they received great feedback on what the group would like to see on the UMCH site. Mr. Brown said the individuals that were invited all worked in Worthington, but most lived in different communities. The group was asked a series of questions as to what they would like to see developed for that area, and what would make them want to live in Worthington. Mr. Brown said he is in the process of setting up a focus group of college and graduate age students to see what they would like to see developed for the area, and then go forward with the public meeting. Mr. Brown said he is drafting a revised timeline of about six weeks from what was originally proposed before

going through the formal adoption process. Mr. Brown said additional questions will be available on the website on Tuesday.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting at 7:43 p.m. Mr. Coulter seconded the motion. Mr. Brown called the roll. All members said, "Aye".