MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator

DATE: April 4, 2014

SUBJECT: Staff Memo for the Meeting of April 10, 2014

B. Architectural Review Board

1. **New**

a. Rear Dormer Change, New Windows & Skylight – **115 W. New England Ave.** (Steven Copeland/Marsh) **AR 10-14**

Findings of Fact & Conclusions

Background & Request:
This English Revival house was originally constructed in 1926. The 51.5' wide property is on the south side of W. New England Ave. between Oxford and Evening Streets. The homeowners would like to finish the attic space to accommodate a bedroom and bathroom.

The property is located in the Architectural Review District.

Project Details:
1. The shed roof on the existing rear dormer is proposed to change to a gabled roof, which would allow room for an extension of a stair to the attic. An additional window is proposed in the peak of the new gable.
2. New double-hung windows to match the existing are proposed on the sides of the attic.
3. A skylight is proposed on the back of the main roof on the west side. The color should match the roofing material.

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. Compatibility of design and materials,

exterior detail and relationships, and window treatment are standards of review in the Architectural District ordinance.

Recommendations:
Staff is recommending *approval* of the application. The change to the dormer and the addition of windows are compatible with the existing structure. The proposed skylight is appropriately placed on the rear of the roof.

Motion:
THAT THE REQUEST BY STEVEN COPELAND FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY THE HOUSE AT 115 W. NEW ENGLAND AVE. AS PER CASE NO. AR 10-14, DRAWINGS NO. AR 10-14, DATED MARCH 18, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

b. Rear Addition, Deck & Covered Walkway – **581 Oxford St.** (Scott Baker/Holub) **AR 11-14**

Findings of fact & Conclusions

Background & Request:
This Farmhouse was originally constructed in 1857, and has been added onto over the years. This property is 97' wide, which is larger than many lots in the neighborhood. The homeowners would like to construct a 3 season room addition and deck to the rear, and a covered walkway between the garage and a side entrance.

The property is located in the Architectural Review District.

Project Details:
1. The proposed 3 season room would be 14'6" x 15'6" and located at the southwest corner of the house. Hardie board and batten siding in white is proposed at the corners of the room, which would have walls comprised mostly of windows. A flat roof is proposed.
2. The 3 season room would connect to the house with a 10'9" x 9'8" area proposed as a pantry. Burgundy lap siding to match the existing house is proposed. A small concrete patio and stoop would be removed from the area.
3. A two-tiered deck is proposed adjacent to and west of the new 3 season room. Construction is proposed with Timbertech composite decking material.
4. Removal of a small roof above the side entrance and construction of a metal roof that extends from the house to the existing detached garage is proposed.

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. Additions should be subordinate and located as far to the rear as possible. Compatibility of design and materials, exterior detail and

relationships, and window treatment are standards of review in the Architectural District ordinance.

Recommendations:
Staff is recommending *approval* of the application.

Motion:
THAT THE REQUEST BY SCOTT BAKER FOR A CERTIFICATE OF APPROPRIATENESS CONSTRUCT AN ADDITION, DECK AND COVERED WALKWAY AT 581 OXFORD ST., AS PER CASE NO. AR 11-14, DRAWINGS NO. AR 11-14, DATED MARCH 21, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

c. Rear Renovations – **673 High St.** (Harold C. Baker) **AR 12-14**

Findings of fact & Conclusions

Background & Request:
The applicant is requesting approval to modify the rear of this Old Worthington commercial property. Part of the building was constructed in the 1800's, and additions/new construction occurred in the 1900's. Vernacular is the best way to describe the architectural style.

The property is located in the Architectural Review District.

Project Details:
1. The project is a renovation of the rear of the building, including enclosure of stairs and modification of the roof.
2. A wall is proposed that would extend north from an existing block wall to enclose the basement stairs. A new exterior door and steps are proposed to allow access to the basement stairs and the first floor. An existing door and window in the block wall would be removed, with glass block originally proposed to fill the openings. Dryvit EIFS was originally proposed as a skin for the block wall and as the finish for the new walls. Dryvit and glass block are contrary to the recommendation in the Guidelines to use exterior materials traditionally used on commercial buildings. The applicant has submitted a revised drawing (SK-5, Dated 04-04-14) proposing different materials: white Hardie plank lap siding to match the existing aluminum siding on the adjacent part of the building; and windows instead of glass block.
3. New orientation is proposed for the stairs to the northern entrance, parallel to the building rather than perpendicular. A new door to match the existing is also proposed.
4. A change in roof level for a portion of the building is proposed. Raising the lower roof would allow room for the floors to be leveled inside. On the exterior, both flat roofs would be at the same level. New white roofing is proposed. As part of the roof change, existing HVAC units will need replaced and new units installed. A total of three units would be located on the newly raised part of the roof, and painted to match the brick wall.

5. There is an existing stucco portion of the second floor wall that will be painted to match the adjacent brick.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
There are recommendations in the Worthington Design Guidelines to use exterior materials traditionally used on commercial building in Worthington. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendations:
Approval of the application is recommended based on the revision dated April 4, 2014, which makes use of more appropriate materials.

Motion:
THAT THE REQUEST BY HAROLD C. BAKER FOR A CERTIFICATE OF APPROPRIATENESS RENOVATE THE REAR OF THE BUILDING AT 673 HIGH ST. , AS PER CASE NO. AR 12-14, DRAWINGS NO. AR 12-14, DATED MARCH 28, 2014 AND APRIL 4, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.