City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness
Application

Case # AR 12-14
Date Received 3-28-14
Fee $15
Meeting Date 4-10-14
Filing Deadline
Receipt # 58022

1. **Property Location** 673 High Street
2. **Present/Proposed Use** Retail
3. **Zoning District** C-5
4. **Applicant** Harold C. Baker

   Address 673 High Street, Suite 204, Worthington, OH 43085

   Phone Number(s) 614.436.0555
5. **Property Owner** Harold C. Baker

   Address 673 High Street, Suite 204, Worthington, OH 43085

   Phone Number(s) 614.436.0555
6. **Project Description** Roof re-framing & roofing replacement, enclosure of existing basement stairs, installation of EIFS finish over new / existing walls.
7. **Project Details:**

   a) **Design** Flat roof to be raised to same elevations as existing flat roof.

   b) **Color** White wall and white roofing, the same as existing that is being replaced.

   c) **Size** Approximately 800 sf of roofing over existing space.

   d) **Approximate Cost** $15,000.00 **Expected Completion Date** 04.30.14

PLEASE READ THE FOLLOWING STATEMENTAND 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.

Applicant (Signature) — Date 03.28.14

Property Owner (Signature) — Date 03.28.14

Abutting Property Owners List for
673 High St.

Elaine & David Smith	960 Evening St.	Worthington, OH 43085
Denig Jewelers	677 High St.	Worthington, OH 43085
US Bank	688 High St.	Worthington, OH 43085
Kerbys LLC	1160 Green Ravine Dr.	Westerville, OH 43081
PK O'Ryans Irish Pub	666 High St.	Worthington, OH 43085
Cummins & Davis Inc.	2020 Roundwyck Ln.	Powell, OH 43065
Jet's Pizza	660 High St.	Worthington, OH 43085
Bag of Nails	663 High St.	Worthington, OH 43085
Zettler Town & Country, Inc.	661 High St.	Worthington, OH 43085
Jane Marland Salons	24 W. New England Ave. #B	Worthington, OH 43085

BAKER & ASSOCIATES
ARCHITECTS, INC.

SUPPORTING STATEMENT

673 HIGH STREET
REROOFING & MINOR EXTERIOR MAINTENANCE

We are requesting approval for improvements to the above listed property located in downtown Worthington. Presently the tenant space is experiencing several roof leaks as a result of a deteriorated urethane foam roof and flashing problems at the intersection of the lower walls and the lower roof area. In lieu of just replacing the roofing material we have elected to accomplish several maintenance items at the same time.

Included in this application is a request for approval to add an exterior enclosure for the existing exterior stairs to the basement of the building. By enclosing this stair we will be able to better secure the building and also eliminate a potential hazardous liability of an exterior stair well that could be an attractive nuisance resulting in potential personal injury. The finish material for the existing concrete block walls and this new enclosure will be an EIFS material (color – Brite White) that will also provide additional insulation to the rear portion of the building

Also, on the interior of the building there are multiple floor levels that we want to make all floor levels the same elevation in order to comply with ADA handicap regulations. In order to accomplish this we will need to raise the lower section roof up to the same level of the existing higher flat roof giving us the appropriate ceiling height in the rear of the tenant space.

We will also replace / relocate the existing stairs that exit the building in order to provide access to the new stair enclosure and to replace the damaged concrete stairs that enter the main retail space. This door replacement will be identical in style and design to the existing door, just an upgrade to the type of hardware and security of the door. The color of the building where the enclosure will be built will remain the same as the existing – white. The existing door that is being removed and the existing window will be infilled with 8 x 8 glass block to allow natural light into the back area while still providing security to the tenant.

ARCHITECTURE
614.436.0555

673 HIGH STREET, SUITE 204
WORTHINGTON, OH 43085

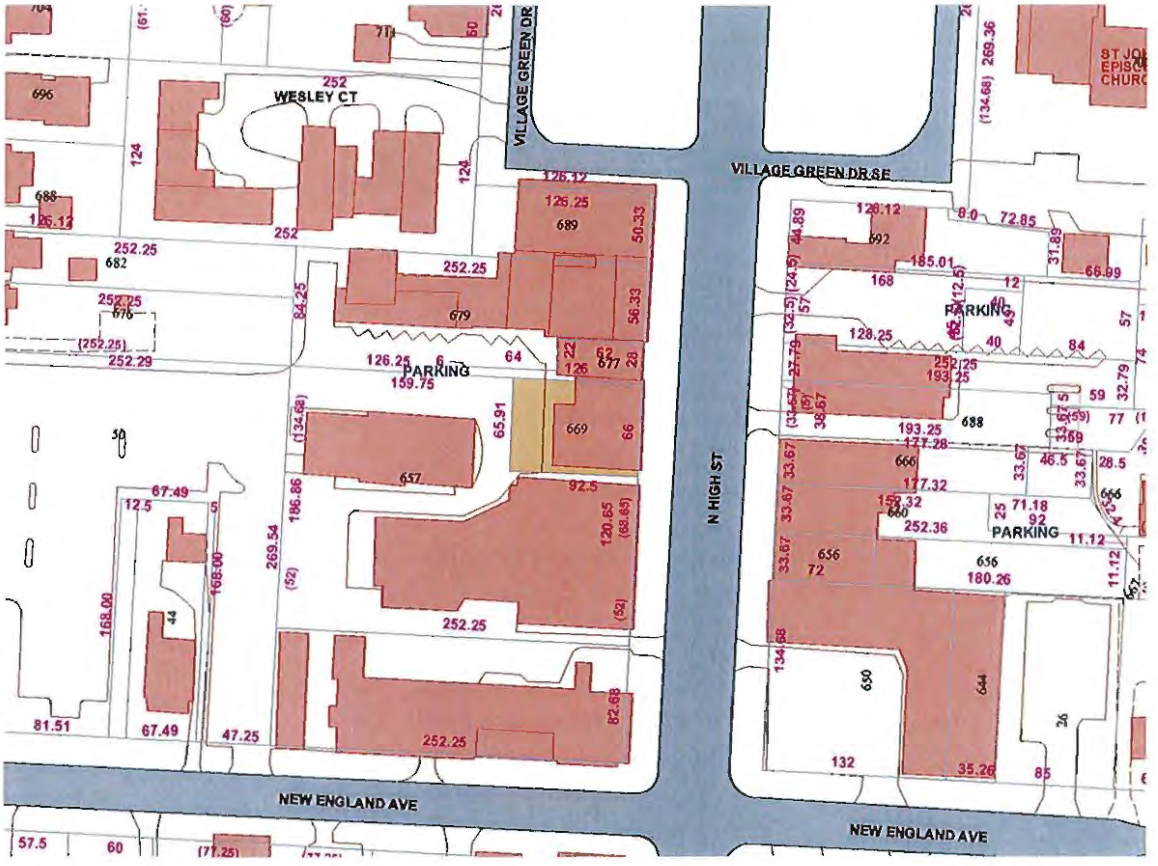
DEVELOPMENT SERVICES
EMAIL: baker@bakerarchitects.com

Revisions Received 04-04-14:

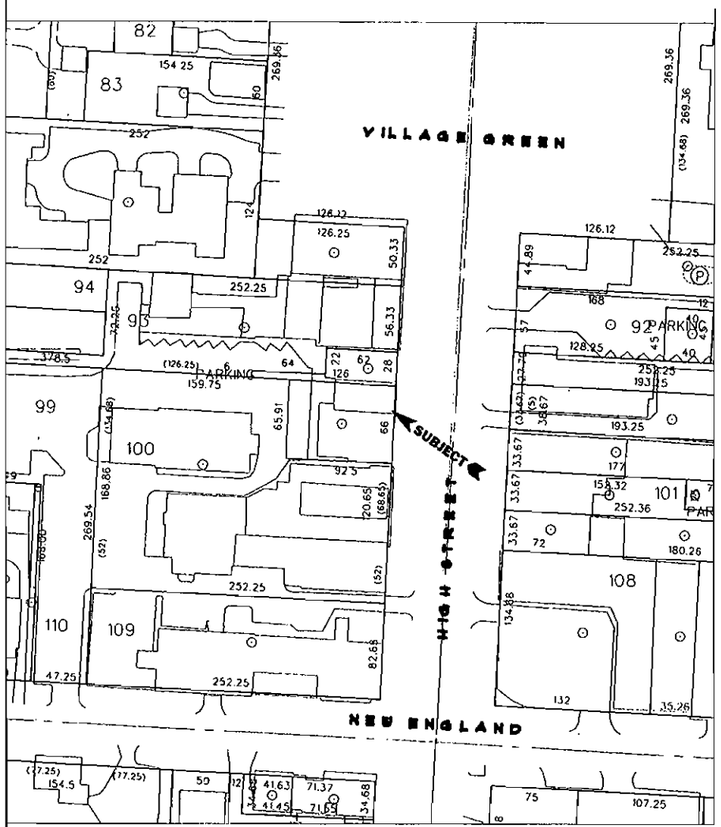
1. Revised the EIFS to Hardi Plank Lap siding, painted white to match the existing siding.
2. Revised the existing stucco on the second floor to be painted to match the brick color.
3. Revised the glass block to be windows.
4. Revised the roof top HVAC units to be painted to match the brick color.

As we discussed, the screen on the back of the building at the roof edge to screen the HVAC units would be out of scale with the balance of the building. Also, one of the reasons that we are experiencing the large amount of leaks in the roof is because of the number of penetrations in the membrane. Installing a roof screen with posts every 48" O.C. would create a number of penetrations in the new roof that would be opportunities for water intrusion, we would like to keep these to a minimum and therefore elected to paint the units to match the brick.

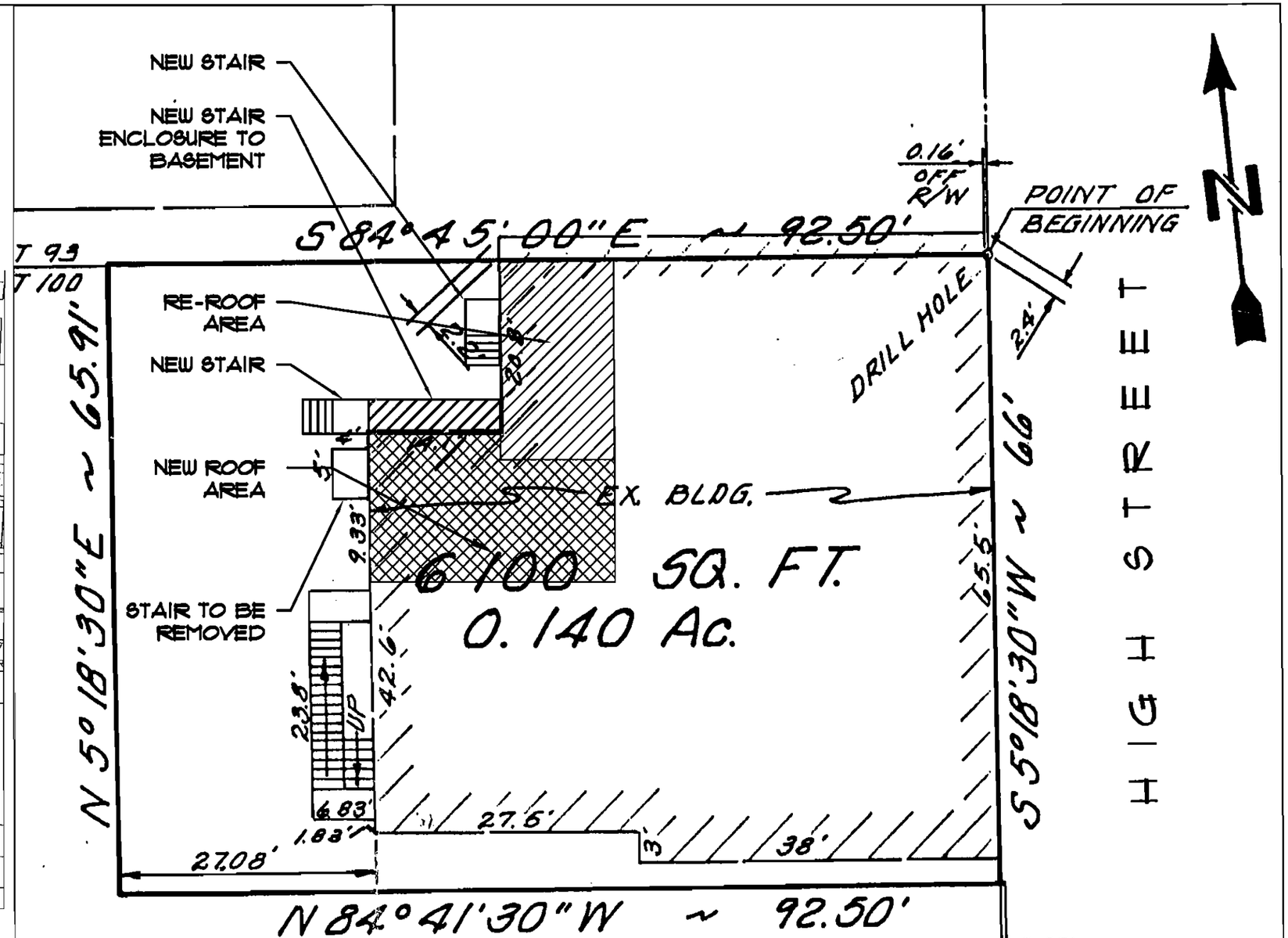
673 High St.



100-000037-00 05/05/2010



LOCATION MAP
NO SCALE



SITE PLAN
NO SCALE

CITY OF WORTHINGTON
AR 12-14
DRAWING NO.
DATE 3-28-14

BAKER & ASSOCIATES ARCHITECTS, INC.
673 High Street, Suite 204
Worthington, Ohio 43085
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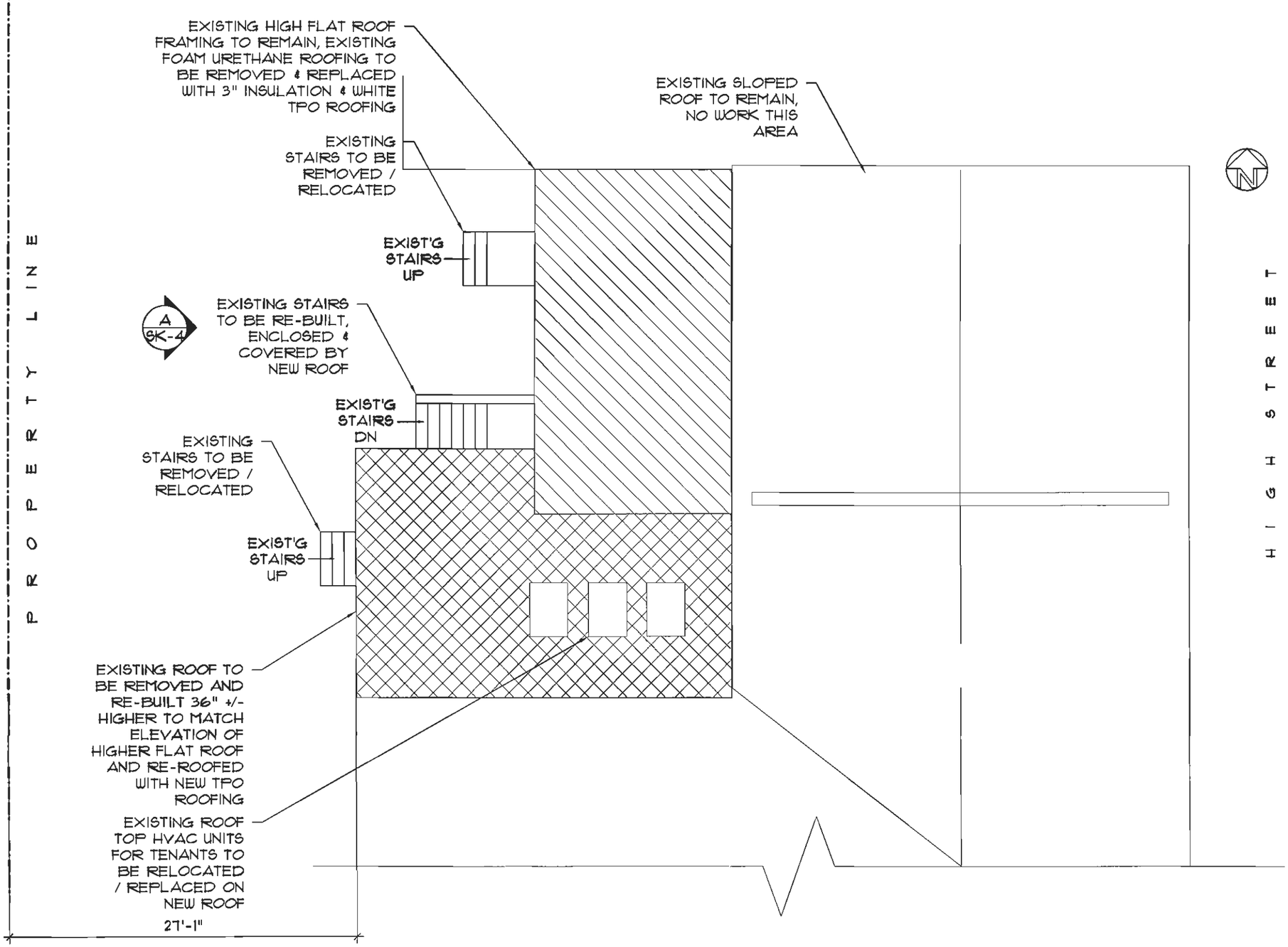
email - baker@bakerarchitects.com

PROJECT: TENANT SPACE - 673 HIGH STREET	SK-1
SUBJECT: LOCATION MAP & SITE PLAN	
SCALE: 1/8" = 1'-0"	
DATE: 03.28.14	SP100



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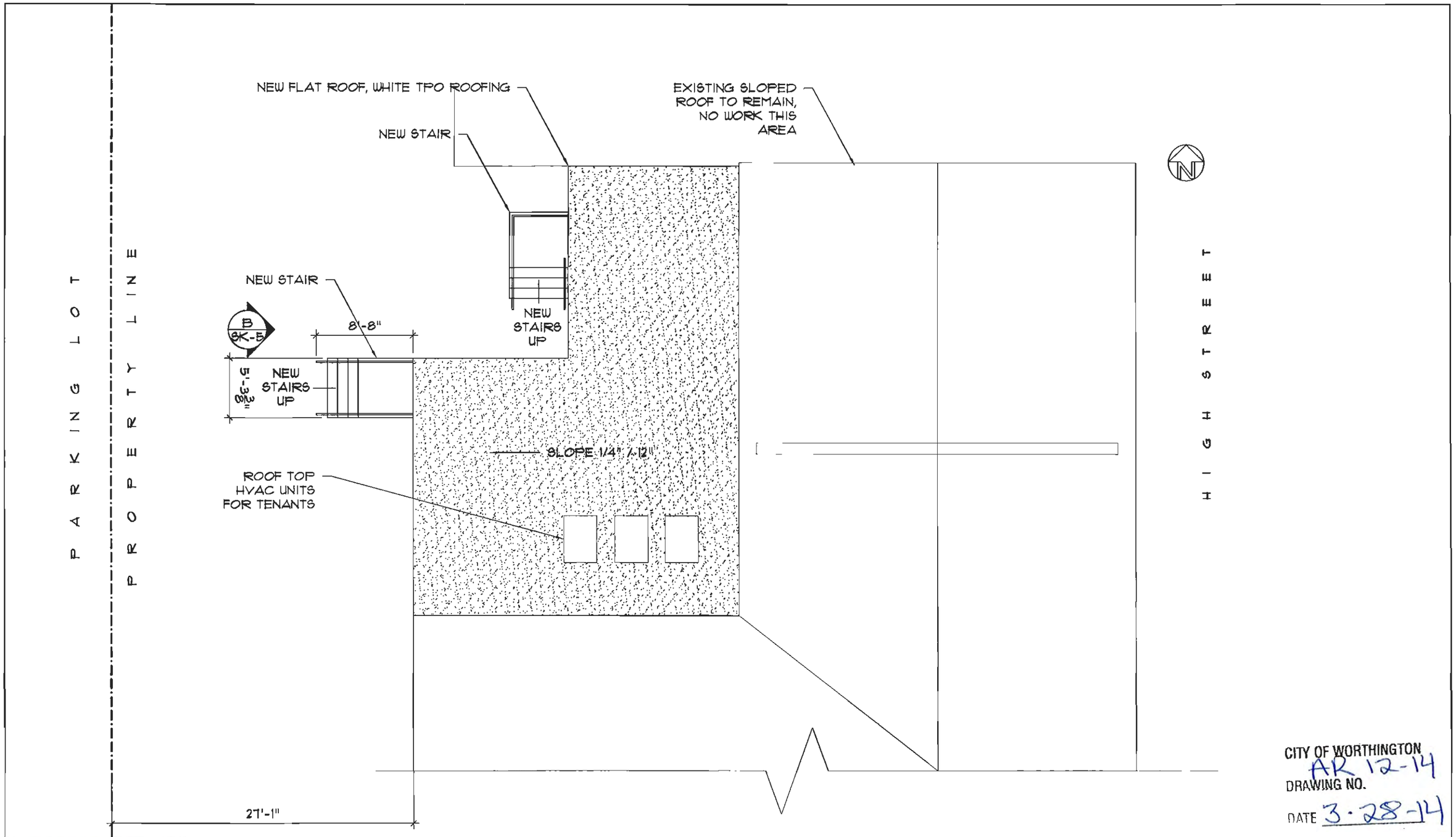
PROJECT: TENANT SPACE - 673 HIGH STREET	SK-2
SUBJECT: EXISTING ROOF PLAN	
SCALE: 1/8" = 1'-0"	
DATE: 03.28.14	A102



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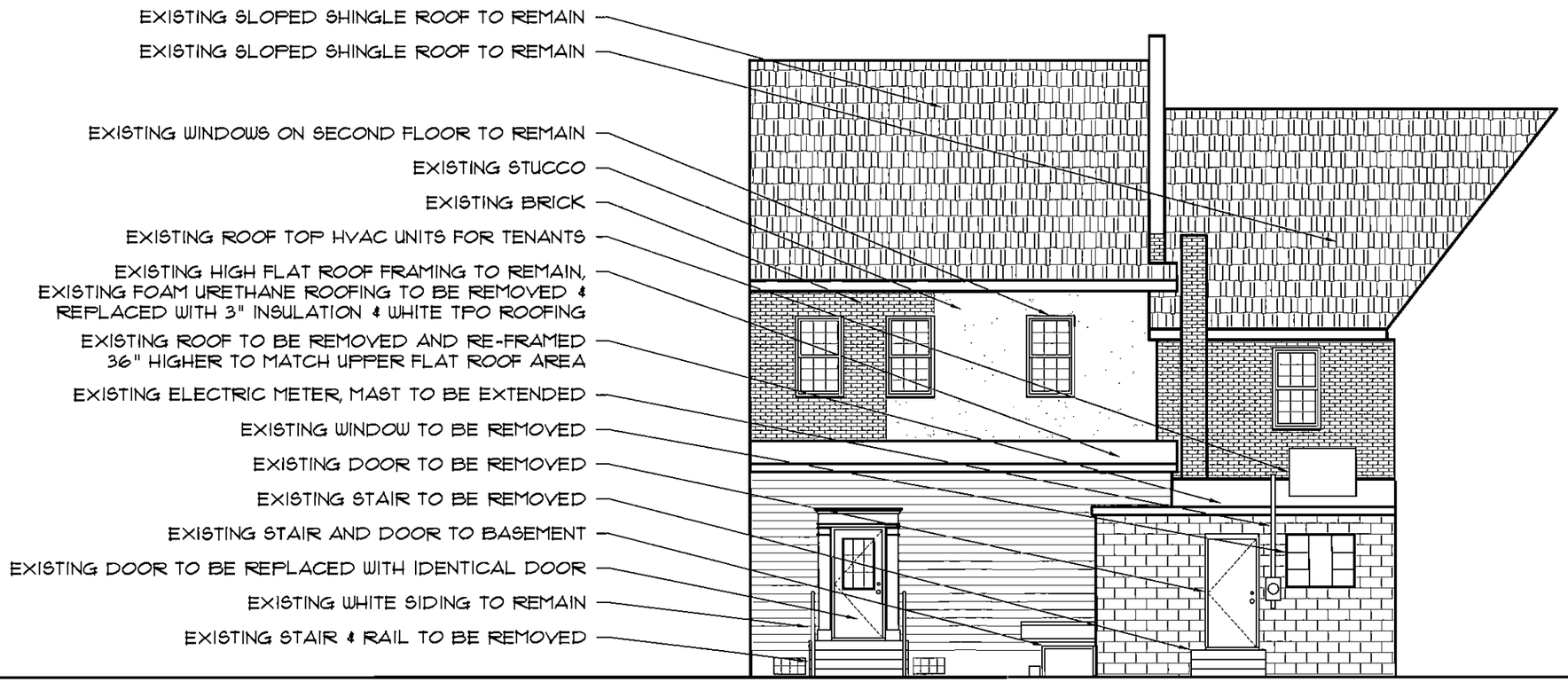
BAKER & ASSOCIATES ARCHITECTS, INC.	673 High Street, Suite 204 Worthington, Ohio 43085 614.436.0555 email - baker@bakerarchitects.com	PROJECT: TENANT SPACE - 673 HIGH STREET SUBJECT: NEW ROOF PLAN SCALE: 1/8" = 1'-0" DATE: 03.28.14	SK-3 A102



EXISTING ELEVATION A

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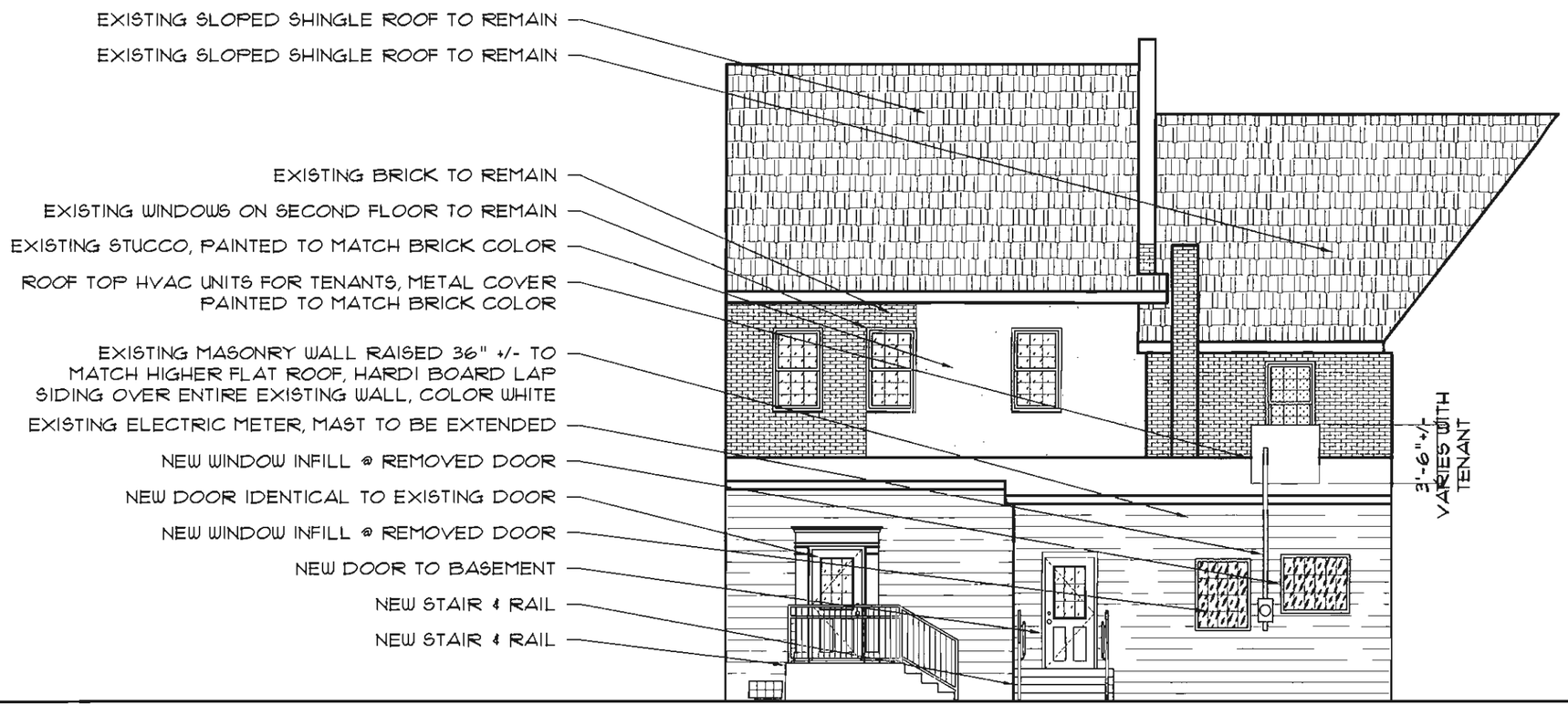
PROJECT: TENANT SPACE - 673 HIGH STREET	SK-4
SUBJECT: EXISTING REAR ELEVATION	
SCALE: 1/8" = 1'-0"	
DATE: 03.28.14	A200

Revised 4-4-14



NEW ELEVATION B

CITY OF WORTHINGTON
AR 12-14
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DATE 4-4-14

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673 High Street, Suite 204
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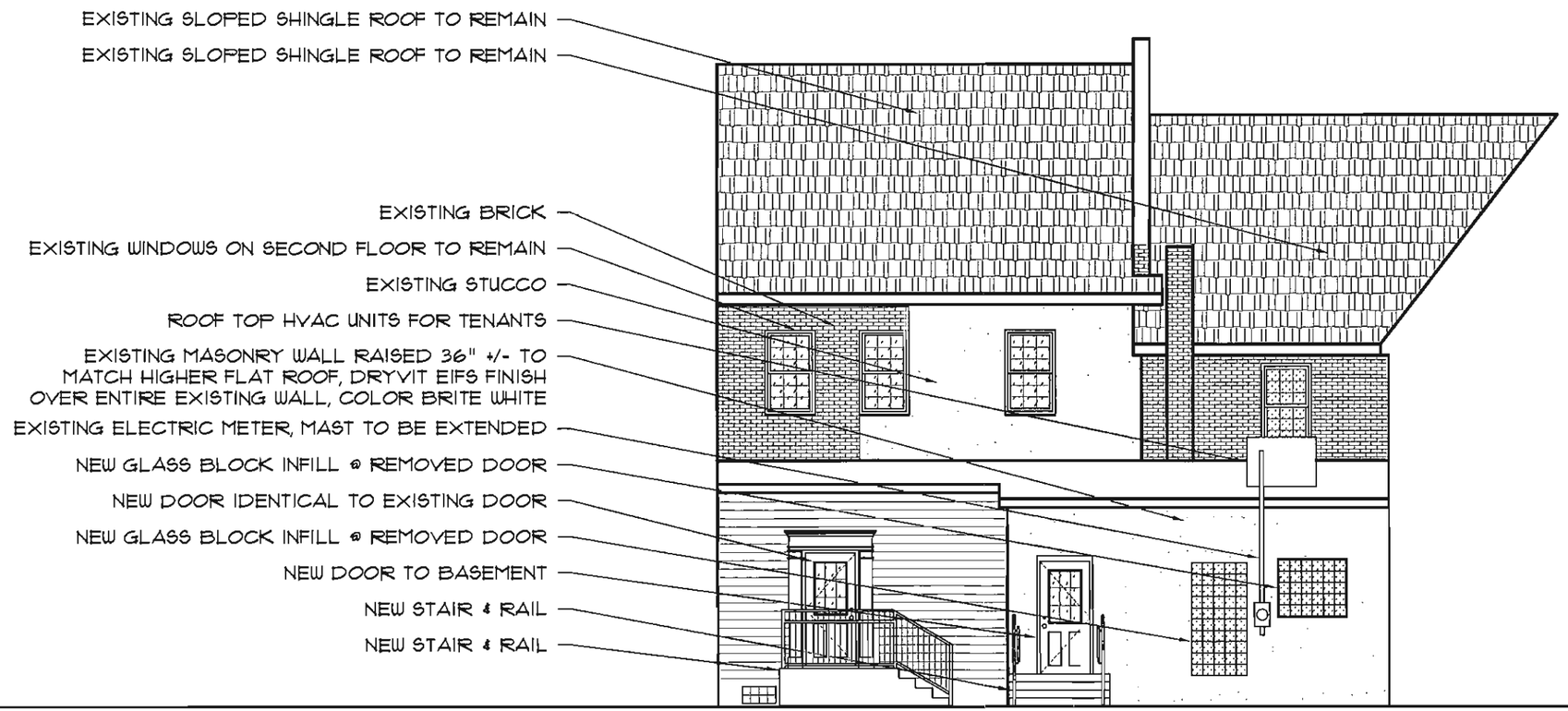
PROJECT: TENANT SPACE - 673 HIGH STREET	SK-5
SUBJECT: NEW REAR ELEVATION	
SCALE: 1/8" = 1'-0"	
DATE: 03.28.14	A200

Original



NEW ELEVATION B

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PROJECT: TENANT SPACE - 673 HIGH STREET	SK-5
SUBJECT: NEW REAR ELEVATION	
SCALE: 1/8" = 1'-0"	
DATE: 03.28.14	A200

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PROJECT: TENANT SPACE - 673 HIGH STREET	SK-6
SUBJECT: PHOTOS	
SCALE: 1/8" = 1'-0"	
DATE: 03.28.14	A200