



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
April 14, 2016

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: Michael Coulter, Chair; James Sauer, Vice-Chair; Kathy Holcombe, Secretary; Thomas Reis; Edwin Hofmann; and Amy Lloyd. Also present were: Scott Myers, Worthington City Council Representative to the Municipal Planning Commission; Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission. Board member David Foust was absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the March 10 and March 24, 2016 meetings.

Mr. Sauer moved to approve the minutes and Mr. Hofmann seconded the motion. All Board members voted, "Aye." The minutes were approved.

4. Affirmation/swearing in of witnesses – Members of the audience were sworn in by Mrs. Bitar.

B. Architectural Review Board

1. Unfinished

- a. Fence – **291 W. Dublin-Granville Rd.** (Susan Kroeker & Ryan Schellenberg) **AR 47-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

Although this application was on the last agenda, the Board tabled it without discussion at the applicant's request, who was considering different options for the fence style.

This property is an irregularly shaped lot with over 200' of frontage along the W. Dublin-Granville Rd. right-of-way. Access to the lot is by way of the service road. The home was constructed in 1962, as was a split rail fence with two 1" x 6" boards painted white at the front of the property. The homeowners would like to remove the existing stretch of fencing and install a new fence around the perimeter of the property.

Project Details:

1. The proposed fence along the north property line would be a split rail fence with 3 rails, and include a wire mesh on the inside. The fence would match the existing fence to the east, which is a natural wood color. The fence is proposed to head north from the northeast corner of the house and include a gate, before turning east and extending to the existing matching fence on the property to the east.
2. On the south side of the property, the owners are now proposing a 4' high cedar dog-eared picket fence with 3" wide pickets and 3" openings between pickets. The fence would connect from the southeast corner of the house to the existing fence at the rear property line (approximately 35'). The fence would separate the yard from a storm drainage area. A matching fence is in the rear yard of a property to the southwest.
3. A variance was granted by the Board of Zoning Appeals for the fence to be in the required front yard.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design. Design and materials should be compatible with the house and neighborhood.

Recommendation:

Staff is recommending *approval* of this application, as both fence styles are open, ≤ 4' in height, and match adjacent styles. The fence along the front property line is separate from the street because of the large right-of-way.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Ryan Schellenberg stated his address is 291 W. Dublin-Granville Rd., Worthington, Ohio. Mrs. Holcombe asked if the neighbors would be able to see the fence he wants to install, and Mr. Schellenberg said both neighbors will be able to see the fence, and he has spoken with both of them and received their approval. Mr. Sauer asked if any of the vegetation will need to be removed and Mr. Schellenberg said one tree may need to be removed. Mrs. Lloyd asked what color the wire mesh will be and Mr. Schellenberg said he is not sure because he has not spoken with the contractor yet. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY SUSAN KROEKER & RYAN SCHELLENBERG FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW FENCING AT 291 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 47-16, DRAWINGS NO. AR 47-16, DATED MARCH 11, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE UNDERSTANDING THAT THE MESH FENCE WILL BE SOME OTHER COLOR THAN PLAIN ALUMINUM SUCH AS BLACK OR BROWN.

Mrs. Lloyd seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, aye; and Mrs. Lloyd, aye. The motion was approved.

2. New

- a. Satellite Dish – **910 Hartford St.** (Claire Brill/McReynolds) **AR 48-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This single-story house was constructed in 1981 on a 60' wide x 132' deep lot on the east side of Hartford St., just south of North St. The house is not a contributing structure in the Worthington Historic District. This application is a request for retention of a satellite dish.

Project Details:

1. The dish is mounted on the roof at the northeast corner of the house. The date of installation has not been identified.
2. The satellite dish is on the rear part of the gabled roof and not easily seen from the rights-of-way due to the placement of trees.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Satellite dish placement should be in a location that minimizes the visual impact as seen from the right-of-way.

Recommendation:

Staff is recommending approval of the application, as the dish is not easily seen from the rights-of-way.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Claire Brill stated her address is 6078 Talford Dr., Columbus, Ohio. Board members had no questions or concerns. Mr. Coulter asked if there

was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mrs. Lloyd moved:

THAT THE REQUEST BY CLAIRE BRILL ON BEHALF OF WILLIAM MCREYNOLDS FOR A CERTIFICATE OF APPROPRIATENESS TO RETAIN A SATELLITE DISH AT 910 HARTFORD ST. AS PER CASE NO. AR 48-16, DRAWINGS NO. AR 48-16, DATED MARCH 14, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, aye; and Mrs. Lloyd, aye. The motion was approved.

b. Satellite Dish – **130 E. South St.** (Jason Isaacson) **AR 49-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This two-story vernacular house was constructed in 1950 and is a contributing property in the Worthington Historic District. This application is a request for retention of a satellite dish.

Project Details:

1. The dish is mounted on the rear of the hipped roof on the main part of the house. The date of installation has not been identified.
2. Because the dish is on the rear of the second floor roof, only a small part can be seen from the street, and only from a large angle.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Satellite dish placement should be in a location that minimizes the visual impact as seen from the right-of-way.

Recommendation:

Staff is recommending approval of the application, as the dish is not easily seen from the right-of-way.

Discussion:

Mrs. Bitar noted there are actually 2 satellite dishes on the roof in closed proximity. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mrs. Lloyd moved:

THAT THE REQUEST JASON ISAACSON FOR A CERTIFICATE OF APPROPRIATENESS TO RETAIN TWO SATELLITE DISHES AT 130 E. SOUTH ST. AS PER CASE NO. AR 49-16, DRAWINGS NO. AR 49-16, DATED MARCH 14, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, aye; and Mrs. Lloyd, aye. The motion was approved.

c. Satellite Dish – **60 W. Short St.** (Denis & Natalie Moore) **AR 50-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

An American Foursquare built in 1910, this house is on the lot at the northeast corner of Oxford and Short Streets. A satellite dish is located at the northwest corner of the second story roof, and the owners would like approval to retain it in its current location.

Project Details:

1. Being on the second floor roof, the dish is partially obscured by the roof.
2. There are trees located closer to the rights-of-way that help camouflage the dish.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Satellite dish placement should be in a location that minimizes the visual impact as seen from the right-of-way.

Recommendation:

Staff is recommending *approval* of the application, as the dish is in place and can only be seen from the rights-of-way if you are looking up. If a new dish is installed in the future, the northeast part of the roof may be a better location as it would be away from the street corner.

Discussion:

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

Motion:

Mr. Reis moved:

THAT THE REQUEST DENIS & NATALIE MOORE FOR A CERTIFICATE OF APPROPRIATENESS TO RETAIN A SATELLITE DISH AT 60 W. SHORT ST. AS PER CASE NO. AR 50-16, DRAWINGS NO. AR 50-16, DATED MARCH 18, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, aye; and Mrs. Lloyd, aye. The motion was approved.

d. Porch Railings & Maintenance – **38 E. New England Ave.** (Moe Hassan/Shadwick) **AR 51-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

A contributing building in the Worthington Historic District, this 1910 house is described in the nomination as a cottage style home, but it also has characteristics of a Craftsman structure. The house has a main gable with gabled dormers on the east and west sides, and a porch that wraps around the front to the west side of the structure.

This property is located in the AR-4.5 and R-10 Zoning Districts on the north side of E. New England Ave. An easement and drive aisle are in place on the west side of the lot to allow access to the parking lot behind several High St. commercial properties. A City parking lot is adjacent to the west. The structure started as a single-family home, but was converted to accommodate two and three families at different times in the twentieth century. In the 2000's, it was changed back to a single-family structure. The owners at that time expressed difficulty living in the house due to the commercial traffic on the property, and requested to rezone to allow a commercial use in 2010. The rezoning request was denied and the house has been vacant for several years.

Over the years, and most recently in 2014, property maintenance violations were filed citing peeling paint, missing trim, loose siding and rubbish on the property. The property transferred in 2015, and the new owners are working on repairs to the house and garage, and clean-up of the property. Approval is now sought for the addition of handrails and a door change.

Project Details:

1. The house and garage have been painted and the siding and trim have been repaired as necessary.
2. Temporary plywood rails were erected at the porch stairs and along the edge of the porch. They were painted white to match other trim on the house. Removal of those temporary rails, and replacement with vertically oriented square rails to match the existing guard

around the porch is proposed. A photograph was submitted showing similar handrails on another house. Handrails are proposed for the front and rear steps of the front porch.

3. A small shed roof structure to enclose the rear basement steps has been re-constructed. The plain wood door for that structure was replaced with a 6 panel steel and wood door.
4. The rear porch door is being repaired. At least one rail would be required along those steps. The room to the east side of the rear of the home would remain without steps while the homeowners are determining how to proceed with renovations to the house.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

Recommendations:

Staff is recommending *approval* of this application if the handrail details are submitted and appropriate. The top of the rail should connect at the stone cap on the column; the bottom should be closer to the steps than is shown on the example photograph; and the spindle design and spacing should match the existing guard around the porch. In that design, the proposed handrails would keep the character of the house and property. A matching section of guard should be installed at the east end of the porch.

Discussion:

Mrs. Bitar showed photographs of an example handrail constructed by the applicant. Mr. Coulter asked if the applicant was present. Mr. Moe Hassan stated he is representing the home owner of 38 E. New England Ave., Worthington, Ohio. Mrs. Holcombe said Mr. Hasan has been doing a beautiful job restoring this home. She asked what the front panel under the steps was, and Mrs. Bitar said corrugated metal. Mrs. Holcombe suggested it be changed to lattice, and the applicant agreed. Members discussed retention of the chimneys. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY MOE HASSAN ON BEHALF OF MICHAEL & TARYN SHADWICK FOR A CERTIFICATE OF APPROPRIATENESS TO ADD HANDRAILS, AT 38 E. NEW ENGLAND AVE., AS PER CASE NO. AR 51-16, DRAWINGS NO. AR 51-16, DATED MARCH 25, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:

- **HAND RAILS BE SIMILAR TO THE GUARD RAILS ON THE PORCH, ARE SHOWN IN THE PHOTOGRAPH THIS EVENING, AND MEET CODE REQUIREMENTS FOR HAND RAILS**
- **THAT THE LATTICE WORK BE CONTINUED IN THE AREA THAT**

CURRENTLY HAS CORRIGATED METAL

- **THAT THE EXISTING CHIMNEYS BE PRESERVED AND RESTORED WHEN THE HOMEOWNER HAS THE RESOURCES**
- **THAT THE NORTHEAST PORCH CAN REMAIN WITHOUT STEPS WITH THE DOOR SECURED.**

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, aye; and Mrs. Lloyd, aye. The motion was approved.

- e. Lighting, Signage & Security Cameras – **6851 N. High St.** (Lusk Architecture/Telhio Credit Union) **AR 52-16** (Amendment to AR 99-15 & AR 35-16)

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This parcel is 1.63 acres in size, and located in the C-2, Community Shopping Center Zoning District. The existing 5949 square foot building was originally constructed as a Bill Knapp's restaurant in the early 1970's. In the early 2000's, Prospect bank purchased the site and added the front entry feature and drive-thru lanes to the south. The property was most recently home to a Huntington Bank branch. Telhio Credit Union purchased the property at the end of 2014 and was approved to renovate the building and site at the December 10, 2015 ARB/MPC meeting. Amendments to that plan were approved at the March 10, 2016 ARB meeting. This application is a request for approval of lighting, signage and security cameras.

Project Details:

1. Lighting & Security Cameras:
 - Nine 15' high silver poles are proposed with BEGA LED narrow rectangular fixtures. The light source has been identified as containing 12 white LEDs.
 - Five Dark Bronze wall packs are proposed around the rear of the building, to be mounted 11'3" above grade.
 - Nine fixtures are proposed under the drive-thru canopy. They are identified as bronze, surface mounted LEDs with 4000k for the temperature.
 - The photometric plan indicates light levels would be at or near 0 footcandles at the front, rear and north side property lines, and about 2.5 footcandles on the south side near the drive through. The light level under the drive through canopy would be an average of 24 footcandles.
 - A catalogue cut for half round security cameras is included in the packet, but it is not clear where those cameras would be mounted.
2. Signage:
 - A 39.6 square foot wall sign is proposed mounted on the brick above the main entrance. The sign would consist of individually mounted aluminum channel letters,

and the logo in 3 sections. The lettering would be blue, and the logo blue, green and orange. Halo illumination is proposed for the graphics, with the wiring being behind the wall.

- The proposed freestanding sign would be a monument style sign, with a brick base (2' high x 8' wide) and an aluminum cabinet (3'9" high x 8' wide = 30 square feet per side). The brick for the base would match the building, and the cabinet would have a black frame with white faces. Proposed graphics include the circular logo in 3 sections (blue, green, and orange), and "telhio Credit Union" in blue, individually mounted, 3" deep aluminum channel letters. The graphics would have clear acrylic backers to allow halo illumination.
- Color samples are needed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- Lighting - Use of fairly small lighting fixtures, and as few as possible, is recommended. Fixtures should not be overly ornate. Simple and smaller usually is better. Avoid lighting fixtures mounted high above the ground. Avoid excessive brightness. Watch for excessive "spilling" of light onto adjacent properties and into nearby windows, especially from parking lot lighting. Light levels of 0 footcandles at the property line are recommended.
- Signage - While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the "monument" type; they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as "fluorescent orange" and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

Worthington Comprehensive Plan

- The 2005 Worthington Comprehensive Plan identifies the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged such as landscape screening and interior planting of surface parking areas. Redevelopment projects should meet 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.

Staff Analysis and Recommendations:

1. All light sources should emit similar light colors. Dark bronze to match the building

- fixtures would be an appropriate color for the pole lights.
2. The canopy lighting may be too bright.
 3. The proposed signs meet the Code requirements and are appropriate.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Michael Lusk stated his address is 2011 Riverside Dr., Columbus, Ohio. Mr. Larry Lab stated his address is 6542 Rothbury Ct., Dublin, Ohio 43017. Mr. Reis asked what color the parking lot lights will be and Mr. Lusk said the lights have always been planned to be bronze. Mr. Lab said there is one correction on the signage, the “Credit Union” letters are too small to be halo lit so will be non-illuminated PVC. Mr. Coulter asked Mr. Lusk to talk about the cameras. Mr. Lusk said two of the larger style cameras will be located underneath the canopy and the other style will be on the back of the building. Mr. Reis asked what color the cameras will be and Mr. Lusk said the cameras will be white. He was not sure if the cameras came in different colors. Mr. Lusk said the photometrics are showing zero foot candles at the entry, but there is a street light that lights that area.

Mrs. Holcombe asked about the lighting under the canopy. Mr. Lusk said the levels are higher because of security. Mrs. Holcombe asked if the level could be lower. Board members and Mr. Lusk discussed the proposed light levels, with Mr. Lusk pointing out the light points down and is much lower next to the canopy.

Mr. Sauer asked if the light poles will be set on concrete bases. Mr. Lusk said yes. Mr. Sauer suggested the fixture height be 15’. Mrs. Bitar said typically staff has asked applicants in the District not have exposed concrete bases with their light poles, especially in locations that are outside of the drive area. Mr. Lusk said he understands and will make sure the total height is no higher than 15’, and the base is at or near grade.

Mr. Sauer said he noticed the canopy lights are 4000k and the wall packs are 5000k, so they will be a slightly different color. Mr. Sauer said he is unaware of what color the pole lamps will be, but it would be nice if all of the lamps were the same color. Mr. Lusk said he will check to see if the wall packs are available in 4000k, and use those if available.

Board members again discussed the brightness of the canopy lighting, including being adjacent to commercial property and not spilling over beyond the canopy. Mr. Myers pointed out the canopy would still be a beacon due to the brightness, and the City has tried not to have that look. Board members agreed, and the light levels were discussed, with the consensus being 15 footcandles would be an appropriate place to start. The applicant could return for approval if that level was not enough.

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

Motion:

Mr. Reis moved:

THAT THE REQUEST BY LUSK ARCHITECTURE FOR A CERTIFICATE OF APPROPRIATENESS TO AMEND PREVIOUS APPROVALS BY ADDING LIGHTING, SECURITY CAMERAS AND SIGNAGE AT 6851 N. HIGH ST., AS PER CASE NO. AR 52-16, DRAWINGS NO. AR 52-16, DATED APRIL 1, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:

- **THAT THE PARKING LOT FIXTURES SHALL NOT EXCEED 15' ABOVE GRADE, INCLUDING THE NEW CONCRETE BASES, WHICH WILL BE AT OR NEAR GRADE**
- **THAT WALL PACKS BE 4000K IF AVAILABLE**
- **THAT THE UNDER CANOPY LIGHTS AT THE DRIVE-THRU BE AT A MAXIMUM OF 15 FOOTCANDLES.**

Mr. Hofmann seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, aye; and Mrs. Lloyd, aye. The motion was approved.

f. Garage – **307 E. Granville Rd.** (Robert M. Roehrer) **AR 53-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This 66' wide x ~345' deep property on the south side of E. Granville Rd. houses a New England Cottage style home with a two-story rear addition, and a detached garage that were originally built in the late 1940s. Earlier this year the garage caught on fire and was damaged beyond repair. This application is a request for approval to replace the structure.

Project Details:

1. The existing foundation and pad would be reused, so the structure would continue to be 30' wide x 20' deep. The proposed garage would have the same form, which includes a gable roof that allows a loft area on the second floor, and an overhang on the north (front). Due to the area of the garage with the loft, a variance for total accessory structure area would be needed.
2. Wood siding and asphalt shingles are proposed to match the house. The owner is proposing the garage be white, or would paint it blue to match the house. The trim style would match the house, and the color of the trim, window frames and doors would be white.
3. Double-hung windows are proposed on the sides and rear of the garage instead of the existing casement windows. The garage door would be 16' wide with raised panels; and

- the man door would be steel with 2 panels on the bottom and glass on the top.
4. Elimination of the brick chimney and coal stove is proposed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Guidelines call for outbuildings to be compatible in appearance to the house they accompany. The ARB reviews the compatibility of design and materials.

Recommendation:

Staff is recommending *approval* of this application, as the proposed garage is similar to the old garage and complementary to the house. Matching the color of the house would be the best option.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Robert Roehrer stated his address is 307 E. Granville Rd., Worthington, Ohio. Mr. Roehrer said the car in the picture is a total loss, and discussed recently repairing the wood garage door but it was destroyed with the fire. He said he plans to paint the door to match the garage, thinking white would stand out too much. Mr. Coulter mentioned he did not have an issue with the loft, and others agreed. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY ROBERT M. ROEHRER FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE DAMAGED GARAGE AT 307 E. GRANVILLE RD., AS PER CASE NO. AR 53-16, DRAWINGS NO. AR 53-16, DATED MARCH 31, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, aye; and Mrs. Lloyd, aye. The motion was approved.

- g. Front Porch Roof & Water Table Additions, Satellite Dish – **653 Oxford St.** (RAS Construction, Inc./Lindholm) **AR 54-16**

Mr. Coulter said the applicant has requested to table this application.

Mr. Sauer moved to table this application and Mrs. Holcombe seconded the motion. All Board members voted, “Aye.” The application was tabled.

h. New Door – **60 W. Wilson Bridge Rd.** (Charles Kling, PDT Architects/Kroger) **AR 57-16**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

The Kroger building was constructed in the early 1970s and was originally attached to the mall. In 1982, an addition was built to the east, and in the mid-2000s the store separated from the mall, and was expanded and renovated. Most recently, a storage unit was proposed in the rear and the City asked for a more permanent solution. Nothing has been proposed yet, but there is an accumulation of stored material on the north side of the building that the Division of Building Regulation is pursuing. Other recent violations have included the outdoor storage of shopping carts, and signs on the cart corrals that have been removed.

This application stems from a new service Kroger plans to offer for customers to order groceries online and pick up at the store. Although there may be other items for future review, like signage, this application is just for the addition of a door to accommodate the delivery of groceries to the cars.

Project Details:

1. A single automatic sliding door is proposed west of the Kroger entrance. The clear anodized framing is proposed on the outside of the brick wall. An opening would be cut into the brick to accommodate the entrance.
2. Dark film is proposed for the glass so people could not see in from the outside, and would not think the door is an entrance.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- The Worthington Design Guidelines recommend the use of simple door and trim designs compatible with the building.
- Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendation:

A door should be allowed for this service. If the door assembly could be installed on the inside it may be less conspicuous, and the need for dark film covering the glass may be eliminated. That type of treatment for glass is not typical for the District.

Discussion:

Mrs. Bitar spoke also about the violations at this address, including carts stored in the front and miscellaneous items (pallets, crates, dumpsters, etc.). Kroger has removed signs above the cart corrals, so that was appreciated. Mr. Myers asked if there was a citation issued to this address. Mr. Brown said he would check on that. Mr. Coulter asked Mr. Myers if the Board was to approve

this door at the end of the discussion could it be contingent upon getting an answer to the question about a citation. Mr. Myers said if a citation has not been issued then making the motion contingent upon the answer would not be appropriate. Mr. Reis asked if there should be an amendment to the Resolution which says that within thirty days they must come up with a solution to screen the area in the back where all the crates are stored. Mrs. Bitar said she is certain a citation has not been issued. She said staff works with property owner on violations for months and even years to come to a resolution, as long as the property owner continues to work on the issue. Mrs. Bitar said she feels a citation is the next step for this property. Mr. Reis asked what the time frame will be once the owner receives the citation. Mr. Brown explained after the citation is issued the owner will have to appear in Mayor's Court. Mr. Myers said it is the City's practice to work with property owners.

Mr. Coulter asked if the applicant was present. Mr. Charles Kling said he is representing PDT Architects 300 E. Fourth St., Cincinnati, Ohio. Mr. Coulter said before they begin the discussion with the door, Mr. Kling needs to relay the message to his client that they need to start working with the City to address some of the issues in the back of the property. Mr. Kling said he understands and will relay the message.

Mr. Reis asked Mr. Kling about the entryway and asked why there is not a sidelight. Mr. Kling said the reasoning and logic for the design was to minimize the door. They do not want to make this look like an entry. Customers will not be able to enter through this door, the door will be key access only. The employees will be using a dolly to take groceries out to the customers' cars. A swinging door would not facilitate his clients' needs. Mr. Kling said a sliding door, during a power failure has to open in the direction of egress. If he tries to mount all of that to the inside that prohibits him from swinging the door outside. Mr. Sauer asked if this is a required exit and Mr. Kling said no. Mr. Sauer asked why the door needs to swing out. Mr. Kling said the door is not a required exit, but they want to build the door that way. Mr. Sauer said the proposed looks awkward like a sore thumb. Mr. Kling said one thing he can do is add a glass panel next to the door, but the glass would have to be tinted so that people could not see inside. Mr. Kling showed the Board members an example of what that would look like. He said the intention is to not have any signage at all. Customers will park in a designated space, and then call a special telephone number to let the Kroger employees know they have arrived to pick up their groceries. Mr. Sauer ask if a metal door could be used. Mr. Kling said that is a possibility.

Mr. Sauer said what if you made the door the full width of the opening and you used a dark colored aluminum framing instead of white to try to make the thing disappear. Mr. Hofmann said he believes that will draw attention anyway. He said he likes the idea of the frame becoming darker to match the brick, or possibly bronze to blend in better. Mrs. Holcombe said she likes the idea of having bronze, and dark glass on both sides of the door, and a sliding door would be fine. Mr. Reis agreed. Mr. Kling said there would not be a sign.

Mrs. Bitar asked if there would be pavement markings or signs for the customers. Mr. Kling said he was not hired to take care of that part of the project, but in other locations he has seen small signs, no larger than a handicap sign, with heavy moveable bases, at existing parking spaces. Mr.

Coulter advised Mr. Kling the Architectural Review Board will need to see what the signs look like so they can be approved. Mr. Coulter said he likes the first version of what was presented this evening, the double glass door with dark bronze framing and dark glass (film). Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY CHARLES KLING OF PDT ARCHITECTS, LLC ON BEHALF OF KROGER FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A DOOR AT 60 W. WILSON BRIDGE RD. AS PER CASE NO. AR 57-16, DRAWINGS NO. AR 57-16, DATED APRIL 1, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AS AMENDED:

- **THAT THE OPENING WILL HAVE A SIDELIGHT AS SHOWN AT THE MEETING IN VERSION NUMBER ONE**
- **THAT THE GLASS AND FRAMING WILL BE OF A BRONZE COLOR THAT WILL MATCH THE BRICK AS CLOSELY AS PRACTICLE**
- **THAT THE GLASS MAY HAVE A FILM INSTEAD OF COLORED GLASS.**

Mr. Sauer seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, aye; and Mrs. Lloyd, aye. The motion was approved.

- i. Window Replacement and Entrance Improvements – **659 High St.** (Jonathan Barnes Architecture and Design) **AR 56-16**

&

C. Municipal Planning Commission

1. Conditional Use

- a. Office in C-5 Zoning District – **659 High St.** (Jonathan Barnes Architecture and Design) **CU 06-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This building was originally constructed in 1875 and remodeled in the late 1900's. Much of the building was home to Worthington Hardware for many years. In 2015, the building owners

Page 15 of 18

ARB/MPC Meeting April 14, 2016

Minutes

decided to split up the hardware store space, and have leased out the building to separate tenants. The current tenants in this building include: Sassafras Bakery, Grid Furnishings, Igloo Letterpress, SNAP Fitness and the Old Bag of Nails. This application deals with the second floor space at the south end of the building. The proposed tenant is COHatch, which would be an office space for remote workers. The space has been used as offices in the past, but a Conditional Use Permit was never approved.

Project Details:

1. Replacement, or repair if possible, is proposed for the second floor windows. Vinyl clad wood double-hung windows to match the existing 1 over 1 style by Weather Shield are proposed. Catalogue information has been submitted. The windows would match the others used for the second floor SNAP Fitness space.
2. There is an entrance to the second floor from High St., adjacent to the Sassafras Bakery door. The second entrance would be on the south side of the building, adjacent to the drive between the Worthington Inn and Sassafras. Three parking spaces in that area would be dedicated for the use.
3. Improvements are proposed to the stair on the south side. The applicant is proposing to repair the concrete steps; repair, scrape and paint the steel stair gray; and install a new white gooseneck lamp.
4. The office space would be 4110 square feet in total area, and split into 10 offices; 2 conference rooms; a lounge; and a kitchen.
5. The business plan involves providing modern office space in downtown that can be reserved online for short-term or long-term use.

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 buildings in Worthington.
- Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.
- If a commercial space is used as an office or some other use that does not require a display window for retail purposes, the window should nonetheless be retained. Retail uses are preferred on the first floor, and offices are preferable on upper floors.

Comprehensive Plan

Focus retail and office uses to the High Street corridor with particular attention on retail for first floors in Old Worthington and the Old Worthington Transition Area.

Conditional Use Permit Basic Standards and Review Elements

- A. Effect on traffic pattern
- B. Effect on public facilities
- C. Effect on sewerage and drainage facilities
- D. Utilities required
- E. Safety and health considerations

Page 16 of 18

ARB/MPC Meeting April 14, 2016

Minutes

F. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards

G. Hours of use

H. Shielding or screening considerations for neighbors

I. Appearance and compatibility with the general neighborhood.

Recommendation:

Staff is recommending *approval* of the ARB application, as the proposed changes are appropriate. Staff is recommending *conditional approval* of the MPC application, with a commitment by the business owner to direct clientele away from parking spaces on High St., which should be reserved for retail and restaurant customers. There should be no effect on public facilities; sewerage and drainage facilities; and utilities. No safety or health considerations or environmental hazards have been identified.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Jennifer Gilmore stated she is representing Jonathan Barnes Architecture. Mr. Sauer said the other spaces have worked out really nicely and she did a good job. Mrs. Holcombe said the back area also looks nice, the painting helped tremendously. Mr. Coulter said he has walked in that area hundreds of times, but did not notice the bumped out window until this evening. Ms. Gilmore said the bump out belongs to the space where Grid is located which is two stories. Stairs and an old stage are included. Mr. Sauer asked Ms. Gilmore if the window will stay and she said yes. Ms. Gilmore said five windows on the north side and two windows facing south will be replaced. Mr. Reis asked Ms. Gilmore if she would be replacing the windows with divided light windows, and she replied they were planning to use no mullions. Mr. Hofmann asked if there would be any objection if the Board required replacement windows with six over six lights, as is existing. Ms. Gilmore said that would be fine.

Mr. Sauer asked what the opening is over the door at the top of the stairs. Ms. Gilmore said that is a vent. Mr. Hofmann asked if the door will be replaced and Ms. Gilmore said no. Mr. Sauer asked if the outside will be painted. Ms. Gilmore said yes, that is a maintenance issue, the area will be scraped and repainted white. She said they are also proposing a goose neck lamp that matches the lights that are on the back of Snap Fitness. Mr. Sauer asked if the dumpster is just there temporarily while construction is going on and Ms. Gilmore said yes.

Mr. Sauer asked if there will be any signage in the back. Ms. Gilmore said yes, there will be a sign but she will need to come back to the Board at a later date to discuss signage. She said they will be submitting for their Building Permit next week.

Mr. Reis mentioned if the owner is present at the meeting he needs to make sure that people park in the appropriate spots, which should maybe even be part of lease agreements. A representative from the business said they do not have a problem with that at all. Ms. Gilmore stated the main entrance will be on the south side and the business representative said everything centers on that reception area, which will be the location of the interior stair. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

ARB Motion:

Mr. Reis moved:

THAT THE REQUEST BY JONATHAN BARNES ARCHITECTURE AND DESIGN FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE WINDOWS AND IMPROVE THE ENTRANCE AT 659 HIGH ST. AS PER CASE NO. AR 56-16, DRAWINGS NO. AR 56-16, DATED APRIL 1, 2016, BE APPROVED AND THAT THE WINDOWS ON THE SECOND FLOOR SOUTH SIDE BE REPLACED WITH SIX OVER SIX WINDOWS TO MATCH THE WINDOWS ON THE SOUTH ELEVATION AND BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Sauer seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, aye; and Mrs. Lloyd, aye. The motion was approved.

Mrs. Bitar reiterated that new tenants need to know that they are not to be parking on High St.

MPC Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY JONATHAN BARNES ARCHITECTURE AND DESIGN FOR A CONDITIONAL USE PERMIT TO OPERATE AN OFFICE AT 659 HIGH ST. AS PER CASE NO. CU 06-16, DRAWINGS NO. CU 06-16, DATED APRIL 1, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE CONDITION THAT ANYONE WHO IS LEASING THE SPACE WILL NOT BE PARKING ON HIGH ST. AND WILL BE DIRECTED TOWARDS THE PUBLIC PARKING AREAS.

Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye and Mr. Hofmann, aye. The motion was approved.

D. Other

Mr. Brown reminded the Board members they need to use their City email addresses for communication. Board members asked for updates of several projects.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting at 9:25 p.m. and Mr. Hofmann seconded the motion. All Board members voted, "Aye." The meeting was adjourned.