



MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION  
January 11, 2018

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; Amy Lloyd and David Foust. 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.

**A. Call to Order – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Oaths of Office

Mrs. Bitar swore in returning ARB members: Mrs. Lloyd and Mr. Foust;

4. Election of Officers

Mrs. Lloyd moved to nominate Mr. Coulter as Chair, Mr. Reis as Vice-Chair and Mrs. Holcombe as Secretary. All members voted, "Aye;" and the motion was approved.

5. Approval of minutes of the November 9 & December 14, 2017 meetings

Mr. Reis 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

**B. Architectural Review Board**

1. Signage – **7176 N. High St.** (DaNite Sign/Starbucks) **AR 01-18**

Mrs. Bitar reviewed the following from the staff memo:

## **Findings of Fact & Conclusions**

### **Background & Request:**

This commercial building was constructed in 2002, and the last original tenant, COSI, closed in 2016. The current tenants are Starbucks, Immediadent, Jimmy John's, SportClips and Blaze Pizza. At the time of development, the building owner agreed to a unified theme for signage and awnings which included similar sizes, coordinated colors, and internally illuminated channel letters. Text styles were allowed to be different. As tenants have changed over the years, the basic premise of the sign package has been followed, except a larger variety of colors has been allowed. Currently, the signs are red, blue, green, white, black and orange. The awnings across the front of the building were all changed to black when Blaze Pizza was approved in 2017.

Starbucks was not one of the original tenants of the building, but has been operating at this location since 2006. This is a request to change the signage and one of the awnings.

### **Project Details:**

1. The existing wall sign consists of 12" high green internally illuminated channel letters spelling "STARBUCKS COFFEE" and 8" high internally illuminated channel letters spelling "DRIVE-THRU". Proposed is re-use of the "STARBUCKS" letters with the green peeled off, removal of "COFFEE" and "DRIVE-THRU", and installation of a 5'2" x 1' 6 1/2" cabinet with a black background and white lettering saying "DRIVE THRU" with white chevrons at the right side. Lighting would shine through the lettering and chevrons only.
2. Although the awnings above the storefront windows were changed to black along with the rest of the center, the awning above the drive-thru window remains green. This application includes changing that awning to black.
3. Replacement of the existing directional signs with signs that are rectangular with a black background and white lettering is proposed. The signs would be 2'7" wide x 1'3" high and mounted on a rectangular frame making the total height 3'10". The proposed signs would be internally illuminated with light shining through white lettering and chevrons, and halo lighting round Starbucks logos. On the backs, the signs would say "THANK YOU" and "EXIT ONLY" (for the sign at the drive thru). Variances would be required for total height and area.
4. There is an existing clearance sign for the drive-thru that is white with red letters. This proposal would change the sign to green with white lettering and replace the pole that holds the sign.

### **Land Use Plans:**

#### **Worthington Design Guidelines and Architectural District Ordinance**

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. 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. Exposed raceways or wiring are not desirable. The Architectural District Ordinance calls for design and materials to be compatible.

### Wilson Bridge Corridor

#### Wall-mounted Signs

- Each business occupying 25% or more of a building may have one wall sign and one projection sign. Wall-mounted signs shall not exceed 40 square feet in area, and projection signs shall not exceed 12 square feet in area per side.
- Businesses occupying 25% or more of a building on a parcel abutting more than one Right-of-Way may have a wall sign facing each Right-of-Way.
- Businesses occupying 25% or more of a building abutting the I-270 Right-of-Way may have a wall sign facing each Right-of-Way. Such signs may have a non-illuminated background up to 200 square feet in area. The graphic portion of such signs shall not exceed 100 square feet in area.
- Wall-mounted and projection signs shall be designed appropriately for the building, and shall not be constructed as cabinet box signs or have exposed raceways.

#### City Code

“Directional sign” means a sign used to direct on-site traffic and identify services such as restrooms, hours of operation, etc., and of which no more than fifty-percent of the graphic area is non-directional information. The display area for such signs shall not exceed twenty-four inches in height or width, and the above grade height for freestanding directional signs shall not exceed thirty-six inches. The total area for all such signage shall be no more than 20 square feet per parcel. Directional signs are excluded in the computation of sign area.

#### **Recommendation:**

Staff recommended partial approval of this application. Changing the awning and clearance bar are appropriate. The proposed cabinet box on the wall is in conflict with the Wilson Bridge corridor design requirements, and does not meet the signage intent for the center. The directional signs are higher and wider than the existing, which does not meet Code requirements.

#### **Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Robert Schorr, 3818 Kinsey Dr., Columbus, Ohio. Mr. Reis asked where the other two signs would be located after receiving approval, and Mr. Schorr explained the signs would be located in the drive-thru area. One sign would be for the pre-order menu display which would be placed at a forty-five degree angle, and then after that there would be the regular menu sign which would display the customer’s order. Mr. Hofmann asked if the screens would be LED and Mr. Schorr replied, “Yes.” Mr. Hofmann said as LED screens become more affordable, the Board may see an increase in the request for such signs and they will need to look at the hours of operation, brightness, and view lines for appropriateness. Mrs. Bitar explained the Board of Zoning Appeals would also have to look at the details if variances were needed. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY DANITE SIGN ON BEHALF OF STARBUCKS FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE AWNING AND SIGNAGE TO BE NO WIDER THAN TWO FEET IN WIDTH FOR THE DIRECTIONAL SIGNAGE AT 7166 N. HIGH ST., AS PER CASE NO. AR 01-18, DRAWINGS NO. AR 01-18, DATED DECEMBER 14, 2017, 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. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mrs. Lloyd, aye; and Mr. Foust, aye. The motion was approved.

**2. Basement Window Replacement – 123 W. North St. (Jennifer Bradburn) AR 02-18**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

The main portion of this 1940's vernacular style house is 1 ½ stories with dormers, and there is a single story extending across the rear of the house. The house sits on two 50' wide lots that were never combined. In 2014, the ARB approved renovations to the house, and demolition of the freestanding garage. A new garage was constructed in 2015, at which point the lots were to be combined.

This request is to replace the basement windows.

**Project Details:**

1. The existing eight basement windows have steel frames.
2. Proposed are white vinyl windows, with four windows being a sliding style and four being a hopper style, which are hinged at the bottom and open inward.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

New windows made of substitute materials such as aluminum, vinyl, or clad wood can be acceptable if they provide a reasonably good match of the existing windows. Be sure that window designs are appropriate for the style or time period of the house. Avoid use of inappropriate window designs. Avoid enlarging or downsizing window openings to accommodate stock sizes of replacements. Also avoid permanent blocking in of windows.

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

**Recommendation:**

Staff recommended approval of this application to replace the basement windows, as the use of operable vinyl windows in the basement is an acceptable alternative to metal windows. Although not related to the windows, the homeowners must combine the two lots to be in compliance with the previous approval.

**Discussion:**

Mr. Coulter asked if the applicant was present. Ms. Jennifer Bradburn, 123 W. North St., Worthington, Ohio, said there was an addition put on the house in the 1950's and the windows on the addition are smaller than windows on the rest of the house. Mrs. Holcombe asked a question related to the color of the basement windows, do you think that the white would stick out, however she agreed that it was an improvement. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY JENNIFER BRADBURN FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE BASEMENT WINDOWS AT 123 W. NORTH ST., AS PER CASE NO. AR 02-18, DRAWINGS NO. AR 46-15, DATED JUNE 4, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

3. Window Replacement, Lighting, Condensing Units – **571 High St.** (New England Development Co.) **AR 03-18** (Amendment to AR 90-17)

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

The Ashbury House was constructed in 1865 and has been added onto over the years. This Italianate structure has been used not only as a home, but also a Nursing Home, a mortuary and most recently for private offices. The new owner gained approval at the October 26, 2017 ARB meeting to make minor modifications such as recladding the front porch; adding lighting, gutters and downspouts; changing the front entry walk; and removing the north side drive. This application is a request for additional alterations.

**Project Details:**

1. Existing vinyl windows in the dormers are proposed for replacement with aluminum clad wood windows in the 1 over 1 pane style. A plan for replacement of the main windows in the building is not part of this application.
2. Existing mercury halide light fixtures on the south and west sides of the building are proposed to be replaced with black LED fixtures mounted on gooseneck style arms. The applicant would like approval of 24" or 36" arm length options.
3. Two ground-mounted 12v LED spot lights were approved to illuminate the front of the building. Now, the owner would like to install four lights, two on each side of the front porch.
4. The owner is planning to add central air conditioning to the building. Occupants have used window air conditioning units for many years. Two condensing units are proposed on the north side of the building. No screening has been planned.

**Land Use Plans:**Worthington Design Guidelines and Architectural District Ordinance

- New windows made of substitute materials such as aluminum, vinyl, or clad wood can be acceptable if they provide a reasonably good match for windows that would have originally been used. Be sure that window designs are appropriate for the style or time period of the house. Avoid use of inappropriate window designs. Avoid enlarging or downsizing window openings to accommodate stock sizes of replacements. Also avoid permanent blocking in of windows. Italianate windows commonly had one or two pane glazing.
- Lighting: Use of fairly small, simple lighting fixtures, and as few as possible, is recommended. Fixtures should not be overly ornate. Avoid excessive brightness.
- Condensing Units: Keep functional items such as trash containers and mechanical equipment well screened with fences or plantings.

**Recommendations:**

Staff recommended approval of this application per the following considerations:

- Replacement of the vinyl dormer windows with aluminum clad wood windows in a 1 over 1 pane style is appropriate, especially if there is a plan for the other windows to match the style in the future.
- The proposed building light fixtures are more compatible with the age and architecture than the existing.
- The style and number of ground mounted fixtures is appropriate to illuminate the building.
- The addition of condensing units is appropriate for this property, but screening is needed to block the view from the front and side.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Kevin Rohyans, 8 Sessions Dr., Columbus, Ohio. Mr. Rohyans clarified the condensing locations and said he wanted to get all three units approved. The second floor will be getting a new gas furnace and condensing unit which will be placed in the attic. He said with the existing tenants and the way the building is with the historical

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nature and the amount of renovations that have gone on they will most likely go to a mini-split system for the first floor and the basement to replace the window units. Mr. Rohyans said to answer the previous question if he planned to replace the existing windows and he said yes. The vinyl is cracked and deteriorated. Mr. Brown asked Mr. Coulter if they could get clarification on the locations of the condensing units. Mr. Brown asked Mr. Rohyans if the lines would run down the side of the building and Mr. Rohyans explained where the lines would be located. Mr. Hofmann said he did not have a problem with the flexibility of the three locations for the condensing units, but asked Mr. Rohyans how he felt about extending some of the greens. Mr. Rohyans said he does not own the greens, or if they were ever approved. He did not know how the greens got there because they were already there when they purchased the property. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY THE NEW ENGLAND DEVELOPMENT COMPANY TO AMEND CERTIFICATE OF APPROPRIATENESS NUMBER AR 90-17 TO MODIFY THE BUILDING AND SITE AT 571 HIGH ST., AND TO INCLUDE ADDITIONAL SCREENING FOR THE CONDENSING UNITS ON SITE AS PER CASE NUMBER AR 03-18, DRAWINGS NUMBER AR 03-18, DATED DECEMBER 21, 2017, 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. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mrs. Lloyd, aye; and Mr. Foust, abstained. The motion was approved.

**C. Municipal Planning Commission**

There was no business to discuss.

**D. Other**

There were no other discussions.

**E. Adjournment**

Mr. Reis moved to adjourn the meeting, seconded by Mr. Hofmann. All Board members voted, "Aye;" and the meeting adjourned at 7:37 p.m.