



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
March 8, 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; Amy Lloyd; and David Foust. Also present was Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission. Commission members Kathy Holcombe, Secretary; and Edwin Hofmann, were absent. Also absent was Scott Myers, Worthington City Council Representative to the Municipal Planning Commission.

A. Call to Order – 6:56 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the February 22, 2018 meeting
Approval scheduled for the next meeting.
4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. Additions & Renovation – **93 W. Granville Rd.** (Heidi Bolyard/Welch) **AR 12-18**
Amendment to AR 91-17

Mrs. Bitar reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request:

This two-story Colonial Revival house was constructed in the late 1800's and renovated in 1920. The 2961 square foot house is on a rare $\frac{3}{4}$ acre parcel in Old Worthington and is a contributing building in the Worthington Historic District. The detached garage is also a contributing building.

Last November, the Architectural Review Board approved additions on the front and rear, and modifications to the existing house such as a stone foundation, white paint and shutters. This is a request to modify the rear addition.

Project Details:

1. A 302.2 square foot one and one-half story rear addition with a kitchen on the first floor and a master bath above was approved. The proposed siding was Hardie board and batten for the first floor and cedar shakes on the second floor, and the windows were to be double hung clad wood with trim to match the existing. Asphalt shingles were proposed for the roof.
2. Now proposed is a one story 4' deep area to the rear of the previously approved addition with a shed roof. The space would be used as a kitchen seating area. One double hung window is proposed on each sides, and the rear would have five double hung windows across. The board and batten siding and asphalt shingle roofing would match those on the previously approved addition.
3. On the west side of the addition, a single door is now proposed for the addition instead of patio doors.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Decks and patios should be limited to the rear of buildings. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible. Design and materials should be traditional, and compatible with the existing structure.

Standards of review in the Architectural District ordinance are:

1. Height;
2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
4. Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
5. Roof shape, which shall include type, form and materials;
6. Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
8. Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
9. Sustainable Features, which shall include environmentally friendly details and conservation practices.

Recommendation:

Staff recommended approval of the application. The proposed amendments are compatible with the existing structure and previously proposed addition, and appropriate for the District.

Discussion:

Mr. Coulter asked if the applicant was present and Sean Kocheran, 351 W. South St., Worthington, Ohio, came forward. Board members had no questions or concerns. 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 HEIDI BOLYARD ON BEHALF OF LESLEY & MATT WELCH FOR APPROVAL TO AMEND CERTIFICATE OF APPROPRIATENESS #AR 91-17 WITH AN EXTENSION TO THE REAR ADDITION AT 93 W. GRANVILLE RD., AS PER CASE NO. AR 12-18, DRAWINGS NO. AR 12-18, DATED FEBRUARY 23, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

C. Municipal Planning Commission

There was no business to discuss.

D. Other

There was no other business to discuss.

E. Adjournment

Mr. Reis moved to adjourn the meeting, seconded by Mr. Foust. All Board members voted, "Aye," and the meeting adjourned at 7:03 p.m.