



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
September 27, 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; David Foust; Amy Lloyd; and Richard Schuster. Also present were: Scott Myers, Worthington City Council Representative to the Municipal Planning Commission; Lee Brown, Director of Planning & Building; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Laney Ellzey, Building & Planning Assistant. Commission member Edwin Hofmann was absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the September 13, 2018 meeting

Mr. Reis moved to approve the minutes, seconded by Mr. Foust. All Board members voted “Aye,” and the minutes were approved.

4. Affirmation/swearing in of witnesses

B. Architectural Review Board - Unfinished

1. New Exterior Entrance with Sign – **7227 N. High St.** (Michael Lam/Anthony Vince’ Nail Spa) **AR 79-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The renovation of the Shops at Worthington Place was originally approved in 2011, with individual storefronts coming back to the ARB over the years. Aladdin’s restaurant was approved to have an exterior entrance on the east side of the mall in 2014. This proposal involves the spaces (108-112) to the south of Aladdin’s, and includes the addition of an exterior entrance for a new business, Anthony Vince’ Nail Spa.

Project Details:

1. The new entrance would be in place of part of a service area, with dumpsters in the adjacent space to the south.
2. Columns are proposed 16' apart, in line with the Aladdin's entry feature. The columns would be covered in a light colored stone tile, with accent bands and a stone cap. On top of the columns, a 17' 9 1/4" wide x 2' 7 1/4" high rectangular panel made of EIFS on plywood is proposed as a backer for a sign. The sign would consist of 9.8" tall black edge-lit 3/4" deep acrylic letters spelling "ANTHONY VINCE"; with 9.1" letters spelling "NAIL SPA" below. At both sides of the lettering, a halo lit roughly 18" x 18" and 11" deep lion's head is proposed.
3. Existing solid wood fencing on the south side of the Aladdin's entrance is proposed to be replaced with a low black railing to match the railing around the patio. Matching railing is also proposed to extend in from the new columns, narrowing the opening. On the south side of the new entrance, 8' high EIFS panels are proposed.
4. A new glass storefront system is proposed at the building, with vinyl to block the view to the inside, and logos running across. A 6' x 6'9" area is proposed north of the main entrance to allow separate access, likely to a mechanical system. EIFS is proposed to surround the doors.

Land Use Plans:Architectural District and Development Plan Ordinances

The Board should review the exterior detail and relationship of the changes to existing sites and building.

CHAPTER 1181 - Wilson Bridge Corridor Districts

1181.05 Development Standards.

(b) Buildings. Building design should enhance the character of the WBC. A diversity of architectural styles is encouraged to provide visual interest and add to the overall appeal of the corridor.

(2) Materials.

- A. Any new building or redevelopment of a building façade should include, at a minimum, 75% of materials consisting of full set clay bricks, stone, cultured stone, wood or fiber cement board siding. Samples must be provided.
- B. Vinyl siding and other less durable materials should not be used.
- C. Long-lived and sustainable materials should be used.
- D. The material palette should provide variety and reinforce massing and changes in the horizontal or vertical plane.
- E. Especially durable materials on ground floor façades should be used.
- F. Generally, exterior insulation finishing systems (EIFS), are not preferred material types.

Recommendation:

Staff recommended an alternative material to EIFS be used for this entrance, as the proposed was not in character with the rest of the mall. Masonry, stone, wood or fiber cement board would be

preferred. The stone covering on the proposed columns, and the sign lettering and lions should be acceptable.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Michael Lam, 8157 Laurel Lake Ct., Liberty Township, Ohio, clarified the material behind the sign would be aluminum and not EIFS material. The EIFS material he proposed was intended for the storefront and the wall to cover up the dumpster area. Mr. Lam said the area has an issue with water needing to drain so he proposed something light instead of building something heavy which would need a footer. Mr. Reis asked if Mrs. Bitar had spoken with the Fire Department to see if they had any issues with the proposal and Mrs. Bitar replied the Fire Department will need to have access to the area. Mr. Lam said the outdoor area door would not lock and is just for cosmetic looks only. Mr. Schuster asked what color the background of the sign would be. Mr. Lam replied the background would be beige sign band made out of metal. Only the edge of the sign will be lit up.

Mr. Tom Carter, 7227 N. High St., Worthington, Ohio, said he is one of the owners of the mall. Mr. Carter said he has already reviewed this proposal and very excited to have this upscale tenant, who will also have their nail salons at Bridge Street in Dublin, Easton, and Upper Arlington. Mr. Carter said when he and his partners purchased the mall years ago, one of their attempts was to try to open up the area to the outside. He felt opening up the mall to the parking lot would helpful for the businesses and make the mall more successful and also eliminate the plethora of dumpsters located around the mall. This would also help make the area more pedestrian friendly. Mr. Carter said he was in support of the proposed materials. The Piada restaurant used EIFS material and EIFS can be seen up and down High Street as well as all over the country. Mr. Carter said he was willing to work with staff on recommendations for the façade. 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 MICHAEL LAM ON BEHALF OF ANTHONY VINCE' NAIL SPA FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A STOREFRONT AT 7227 N. HIGH ST., AS PER CASE NO. AR 79-18, DRAWINGS NO. AR 79-18, DATED AUGUST 30, 2018, 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. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

2. Patio Features, Doors & Sign – **2245 W. Dublin-Granville Rd.** (Blarneystone Tavern/Linworth Crossing) **AR 80-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request

In 2014 & 2015, the property owner of this land at the southwest corner of W. Dublin-Granville Rd. and Linworth Rd. annexed, rezoned, subdivided, created a Development Plan, and received Architectural Review Board approval to redevelop the property as a neighborhood commercial site. Many businesses are operating in Linworth Crossing.

The Blarneystone Tavern operated at 2151 W. Dublin-Granville Rd. (the development to the east) from 2013 until this year, and is now building out the westernmost space in Building #A of Linworth Crossing to accommodate the business. This request would allow for an outdoor seating area and a sign.

This application was tabled after a brief discussion at the last meeting in which the applicant was not present. A statement was received addressing the concerns of the ARB which included railing height, the addition of a fire pit and speakers, and overhead door color.

Project Details:

1. The proposed seating area mirrors the area being used by Borgata across the sidewalk. **A 2-rail black metal railing in the same style but 6” higher was installed at the outside edge. The owner believes the taller railing height is needed due to the majority of the business being the service of alcohol.**
2. **Square black metal tables with chairs would be used and bright green umbrellas with solar lights on the underside are proposed with the tables.**
3. Overhead glass and aluminum doors have been installed on the west side, in place of the green framed storefront windows used in the rest of the building, to allow the interior and exterior spaces to combine. **The owner reports the door did not come in green to match the storefront material, and thinks paint would be difficult to maintain.**
4. In the sign band above the storefront, Green 24” high “Blarney Stone” letters are proposed with smaller “Tavern” letters below. The “o” in Stone would be shaped like a four-leaf clover. The lettering would not be illuminated, except with gooseneck lights above.
5. **Concrete blocks placed in a rectangular shape, and discussed at the ARB hearing, are proposed to be faced with brick to match the building, and contain a natural gas fire element. The structure would be mainly for atmosphere rather than heat. A photograph of a similar element at a business in Powell are included in the packet.**
6. **Speakers are in place, attached to the pergola.**
7. **Lighting to match Borgata’s would be added along the pergola.**

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines recognizes outdoor seating and tables for use by patrons as giving an open feel and being pedestrian-friendly. Fences and walls are traditionally used as boundary markers and security features. In commercial districts they often are used to separate a storefront or an outdoor seating area from the activity beyond. The Architectural District Ordinance calls for design and materials to be compatible.

Linworth Crossing Development Plan

Approved Sign Criteria per the Development Plan:

- Tenants in a space with a smaller sign band are permitted 28 square feet of sign area.
- Maximum character height is 24”.
- Black gooseneck LED lights will be above all signs.
- All signs will consist of 1 ½” thick non-illuminated dimensional letters and logos, centered in the sign band area. The font style can vary.
- The proposed color palette for the signs is red (PMS #7621); blue (PMS #541); green (PMS #561); and PMS Black C.
- Proposed logos must be approved by the ARB.

Recommendations:

Staff recommended approval of this application, as an outdoor seating area in this location was desirable, and meets with the previously approved development plan. The elements included for the patio in this application are appropriate, as was the sign.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Benny King, 2503 Bay Harbor Dr., Galena, Ohio, 43021 apologized for not being at the last meeting. Mr. Schuster said he had some concerns about the railing. Mr. King said he submitted his drawings to the building department, then later called the same office and was told there were no ARB meetings in the month of August. He said he spoke with someone and explained he wanted to open his business before the next ARB hearing, and was told the railing would probably be okay. Mr. King stated that he felt it was a safety reason to have the fence higher than the neighboring fence. Mr. Foust said he also had concerns with the railing and felt there was a need to match the railings of the neighboring business. Mr. King stated that the umbrellas match the Lime Bikes that are parked outside of his store. Mr. King introduced his General Manager, Mr. Nathan Hess, who said his address was 590 Bradley. He said their company has built some of the biggest bars in town, including the Frog Bear & Wild Boar in downtown Columbus, Ohio, and he believed the railing of the neighboring business was too short and would be unsafe for a bar environment, especially with their business selling 60 percent for alcohol sales alone. He stated that he felt that for liability reasons that the height should be higher to protect those drinking at their establishment. People having too much to drink would fall over the rail. The area around the garage doors will match the green that is already on the building. Mr. Reis said he did not have a problem with what they were doing, but did ask them to be respectful with the stereo speakers, they are the exact same style of speakers as the restaurant next door. Mr. Coulter asked if there was anyone to speak for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY BENNY KING OF THE BLARNEYSTONE TAVERN FOR A CERTIFICATE OF APPROPRIATENESS TO ADD AN OUTDOOR SEATING AREA AND SIGN AT 2245 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. AR 80-18, DRAWINGS NO. AR 80-18, DATED AUGUST 31, 2018 BE APPROVED BASED ON THE

FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND THAT THE LIGHTS PROPOSED FOR THE UNDERSIDE PERGOLA MATCH THOSE OF THE ADJACENT PROPERTY.

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

C. Architectural Review Board - New

1. Front Patio – **791 Morning St.** (Patricia & Thomas Lauducci) **AR 86-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This property has a 1960 split level house that is a contributing building in the Worthington Historic District, and a flat roofed detached garage behind. The property is 67.1' wide, 252.25' deep, and adjacent to Hartford Park to the north. The owners have neighborhood gatherings in the front yard, and would like to construct a patio to accommodate the get-togethers. A roofed porch addition to the house was considered, but the owners did not feel anything could be designed to fit in with the house style.

Project Details:

1. The proposed porch would be 30' wide x 16' deep at the widest point, and constructed with bluestone. A 4' wide walk from the driveway to the patio would be installed, and the landing for the front door would be changed to stone.
2. Trees, shrubs, Hostas, perennials and grasses are proposed around the patio. There is also a planter adjacent to the house that would remain with plants and flowers, and be seen in the background of the patio.
3. Examples of potential outdoor furniture styles are included with the application.
4. A new 4' wide sidewalk is proposed across the front of the property and three street trees are shown. There is currently not sidewalk on this property, or on the properties to the north or south.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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.

Recommendations:

Staff recommended approval of this application. Although the Design Guidelines recommend patios be to the rear, the proposed would function as a front porch and be a welcoming feature for the property. The proposed landscaping would enhance and soften the look of the patio. A 5'

wide sidewalk is recommended across the front of the property to meet recommendations of the Bike and Pedestrian Steering Committee for new sidewalks in the City.

Discussion:

Mr. Coulter asked if the applicant was present. Mrs. Patricia Lauducci, 791 Morning St., Worthington, Ohio, Thomas Lauducci, 791 Morning St., Worthington, Ohio, said they host monthly brunches at their house and want to create a better space for entertaining friends. Mr. Foust said he was uncomfortable with the proposed patio in the front yard. Mr. Foust felt that this was a little untraditional compared to the rest of the community. Discussion related to the enhancement of the Village like character of the community. The furniture looks massive and permanent. Mrs. Holcombe said she was concerned at first, but was okay with the proposal with the addition of landscaping. Landscaping is key, and keep the furniture minimal. Mrs. Lauducci said the neighbors were supportive of the project. The sidewalk will be 5-foot wide vs. the proposed 4-foot sidewalk. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application.

Ms. Eugenia Martin, 148 E. North St., Worthington, Ohio, said she lives down the street and even before the Lauducci's moved in, this house has always been a gathering spot. She was in favor of the project.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY PATRICIA & THOMAS LAUDUCCI FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW PATIO AND LANDSCAPING AT 791 MORNING ST., AND THAT THE SIDEWALK WILL BE FIVE FEET IN WIDTH, AS PER CASE NO. AR 86-18, DRAWINGS NO. AR 86-18, DATED SEPTEMBER 3, 2018, 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. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

2. Window & Door Replacement – 148 E. North St. (Eugenia Martin) AR 85-18

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This house is a Cape Cod that was built in 1948 and is a contributing building in the Worthington Historic District. The owner reports existing wood windows and the front door are in poor repair, and this application is a request for replacement.

Project Details:

1. The windows proposed for replacement are on the front and sides, and there is one in the rear. The existing windows are double-hung with the look of 6 over 6 panes, except there is a bay window in the front with 8 over 8 in the larger middle window and 4 over 4 in the smaller side windows.
2. Proposed are all vinyl windows with ¾” wide muntins between the glass in the upper sashes only.
3. Replacement of the existing wood front door with a fiberglass door in the same style is proposed. The style is proposed as 6 lights over 2 vertical panels, and the color would be black to match the existing.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Retention and repair of existing historic windows is always preferable to replacement. Because they usually comprise so much of a building’s exterior surface, windows are a major part of its character. Keeping them is one of the most important ways to protect that character. Even non-original windows may be of sufficient age and design quality to warrant their retention. If historic windows are too deteriorated to repair cost effectively and replacement is justified, the preferred option is an in-kind replacement in the same material and design. This usually means real wood windows with true through-the glass muntins (if appropriate) in dimensions and profiles that duplicate the originals. Window suppliers have become very good at doing such work at reasonable prices, but this still may take some persistence and hunting around. New windows made of substitute materials such as aluminum, vinyl, or clad wood can be an acceptable second choice if they provide a reasonably good match for the windows being replaced. Number of panes, real muntins, and correct profiles still are important.

Be sure that window and door designs are appropriate for the style or time period of the house. Design and materials should be traditional, and compatible with the existing structure.

Staff Analysis:

- Because the age of the house, the existing wood windows are not likely to be easily repaired.
- It appears the proposed windows would have a similar width for the sash framing, and would have muntins that are wider than the existing windows. Between the glass muntins are not preferred, but have been approved for other structures of this era. Screens would camouflage the look of the windows.
- The trim is proposed for replacement with wood, so the trim look could be the same.
- It is not clear why the divided light look is only proposed in the top half of the windows.

Recommendation:

The proposed replacement windows should offer a fairly good match for the existing windows, except the look of divided light for the top and bottom sashes would more closely match the existing windows. The proposed door is an appropriate match for the existing door.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Eugenia Martin, 148 E. North St., Worthington, Ohio, said for many years this house was a rental unit and not properly maintained. She said only

two of the upstairs windows will open about ten inches and there are no screens therefore being a safety issue because she has two children. The windows are single pane glass with lead muntins. Ms. Martin said her neighbors have similar vinyl windows on the east and west side of her house, and so do the houses at 177 E. North St., 771 Morning St., 79 E. New England Ave., 96 W. South St., 565 Evening St., and 41 W. North St. All of the homes she mentioned were within the historic district and have the same character style as the windows she proposed.

Ms. Bitar expressed concern over the thought of having all vinyl windows throughout all of Old Worthington. The goal is to have something that looks like it would have been there now, or in the past is extremely important. Muntins are proposed only on the top half of the windows, not on the bottom. Vinyl windows can have the look of wood, and have the look of what is there now. We are getting a lot of proposals for vinyl windows in Old Worthington.

Ms. Martin said the front door needs to be replaced because the house was formerly a rental unit. The dead bolt and lock are joined together and there is no easy way to repair or replace the lock without compromising the structure and the frame. She proposed to replace the door with an exact look alike door made out of fiberglass. Mr. Spouse made a comment about the Snow House before it was re-done. He said six over six windows were popular between the second quarter of the 19th Century 1825-1850. He said a lot of people in the 19th Century would just take the moveable bottom glass panel and have it re-glazed with single pane glass. The top panels were usually fixed. Mr. Foust thought the style was popular during the Colonial revival period of the 1930's. Houses were designed with different arrangements. Mrs. Holcombe said her biggest concern about less glass showing. She asked Ms. Martin if the frame was being moved in. Leaded glass windows are what is currently in the house. Ms. Martin said the window would be built to the space that already exists. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application but no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY EUGENIA MARTIN FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE WINDOWS AND THE FRONT DOOR AT 148 E. NORTH ST., AS PER CASE NO. AR 85-18, DRAWINGS NO. AR 85-18, DATED SEPTEMBER 13, 2018 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. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

3. Directional Sign – 627 High St. (La Chatelaine) AR 87-18

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

La Chatelaine French Bakery and Café began operation at this location in 1992. There is a small lot to the rear that has been signed for La Chatelaine customers only for a long time, but there is no record of approval. This is a request to install a new sign.

Project Details:

1. The sign is proposed to be mounted on an existing utility pole along the west side of the parking lot. A variance would be needed for the sign to be mounted above the required 3’ height limit.
2. The proposed 24” x 24” aluminum sign would have a burgundy background on the top 1/3 of the sign with “La Chatelaine” in white. The rest of the sign would have a white background with “PRIVATE PARKING For La Chatelaine CUSTOMERS ONLY” in black.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Guideline recommendations for signage include being efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public. Signage is a standard of review per the Architectural District ordinance.

Sign 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.

Recommendation:

Staff recommended approval of this application, as the location of the proposed sign is not readily seen until on the property, and other property owners in Old Worthington have been allowed to install similar signs.

Discussion:

Mr. Coulter asked if the applicant was present. Mrs. Charlotte Harden, 68 E. Lincoln St., Westerville, Ohio, said they used to have a sign in place, but someone complained that they did not go through the proper channels to get the directional sign, so the sign was removed, and now the sign needs to be replaced because people are parking in those spots and not coming to the restaurant. The restaurant owns the entire lot. Mrs. Bitar reminded Mrs. Harden she would need to apply to the Board of Zoning Appeals for a variance. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application but no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY LA CHATELAINE FOR A CERTIFICATE OF

APPROPRIATENESS TO INSTALL A SIGN IN THE REAR PARKING LOT AT 627 HIGH ST., AS PER CASE NO. AR 87-18, DRAWINGS NO. AR 87-18, DATED SEPTEMBER 12, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

4. Window Replacement – 36 W. South St. (Bryan Fletcher & Jessica Hemmelgarn) AR 88-18

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This house was originally constructed in 1834, with an addition built in 1857. The style is described as Vernacular in the Worthington Historic District nomination, where the house is a contributing building. In 2014, a dormer was added to the rear roof and a wood awning window was replaced with a vinyl awning window on the west side of the house. The house has been renovated over the years, but the basic character of the house has not changed.

This application is a request to replace 6 windows.

Project Details:

1. Most of the existing windows in the house are vinyl clad wood windows. The installation date is not known, but the condition is reportedly deteriorated. Five double hung windows on the front of the house and one window on the second floor in the rear are proposed for replacement.
2. Proposed are vinyl windows with grills between the glass panes to simulate divided light in an 8 over 8 pattern to match the existing front double-hung windows, and 2 over 2 for the rear window. The windows are proposed to be black on the outside.

Land Use Plans:

Retention and repair of existing historic windows is always preferable to replacement. Because they usually comprise so much of a building's exterior surface, windows are a major part of its character. Keeping them is one of the most important ways to protect that character. Even non-original windows may be of sufficient age and design quality to warrant their retention. If historic windows are too deteriorated to repair cost effectively and replacement is justified, the preferred option is an in-kind replacement in the same material and design. This usually means real wood windows with true through-the glass muntins (if appropriate) in dimensions and profiles that duplicate the originals. New windows made of substitute materials such as aluminum, vinyl, or clad wood can be an acceptable second choice if they provide a reasonably good match for the windows being replaced. Number of panes, real muntins, and correct profiles are important.

Be sure that window and door designs are appropriate for the style or time period of the house. Design and materials should be traditional, and compatible with the existing structure.

Staff Analysis:

- The existing replacement windows would likely not be candidates for repair, being vinyl clad wood windows. If the original wood windows were still in place, repair would be recommended due to the age of the house.
- Replacement with all wood windows would be ideal, but the proposed vinyl windows may provide a reasonably good match for the existing vinyl clad wood windows, except the exterior of the windows would be black. The look of the trim has not been specified.
- Between the glass muntins are not preferred. A house of this era would have had true divided light windows, so simulated divided light would be preferable.

Recommendation:

Staff understands the need to replace the existing windows, but is skeptical about installing all vinyl windows on the front of this house. Verifying the look of the trim, and the use of simulated divided light would be helpful. Some other white houses in Worthington have black windows, but white windows are the most prevalent. Black windows would change the look of this building.

Discussion:

Ms. Bitar stated that she felt we are losing so much character by not having the muntins on the outside of the window. Windows have so much character, and we are losing that over time with the vinyl replacement windows we are approving. We didn't look at windows for a long time, people would just replace windows without ARB approval. It was only when the Building Code was changed that we now see the applications going before ARB for approval.

Mr. Coulter asked if the applicant was present. Mrs. Jessica Hemmelgarn and Mr. Bryan Fletcher, 36 W. South St., Worthington, Ohio, said they prefer vinyl windows due to their durability in addition to their longevity and cost. Mr. Fletcher said they want to keep the character of their home. He said they originally requested to paint the window trim black. He discussed a similar home nearby at 48 W. South St., but said they are open to keeping the window trim painted white if their proposal is approved. Mr. Fletcher said he would work with the supplier to get the windows to match the originals as close as possible. Mrs. Hemmelgarn distributed the sample to the Board members for review. She said there would be grids on both the top and bottom of the windows, and she was assured by Rosati that there would be four grids on the top and bottom of the window. The grids will be between the panes of glass. The look of the windows will be exactly the same as what is on the house now. Mr. Foust said the grid is wrong, and he did not believe another eight over eight grid could be found anywhere in central Ohio. He said he did some calculations and a six over six panel would work very well for a window of that size. Mr. Foust asked the applicants if they would be willing to talk with their supplier about a twelve over twelve panel instead of a six over six and she said that would be fine. Mr. Foust said six over six would be fine as long as they do not look like perfectly square panels. There would have to be more height than width for the window panes. Mrs. Hemmelgarn said her window supplier, Rosati Windows, seemed very flexible and felt this could be done. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application but no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY BRYAN FLETCHER & JESSICA HEMMELGARN FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE WINDOWS AT 36 W. SOUTH ST., AND THAT THE MUNTINS BE SIX OVER SIX AS LONG AS THE LOOK PROVIDES A RECTANGULAR PANE SUBJECT TO STAFFS APPROVAL AS PER CASE NO. AR 88-18, DRAWINGS NO. AR 88-18, DATED SEPTEMBER 14, 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. Holcombe, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

5. Fence Replacement – **692 & 694 High St.** (Kyle Lavetsky/Worthington Jewelers) **AR 89-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This property, that is south of the southeast Village Green, houses two buildings. The building along High St. has been the home to Worthington Jewelers since the early 2000's. The building to the east, 694 High St., is currently home to Bendora Wedding Gallery and was formerly a residence and an office.

The rear yard is has been enclosed with fencing for many years. This application is for approval to replace the fence on the south side of the property, adjacent to the bank parking lot.

Project Details:

1. The fence currently extends about 110' along the south property line, and is in poor shape. Although the entire fence is 6' high shadowbox, the eastern part of the fence has lattice at the top.
2. Proposed is new fencing to match the style of the existing, to be constructed with pressure treated pine.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fencing should be open in style; constructed with traditional materials; and of simple design, appropriate for the house style. In the back yard, generally avoid fences over four feet in height; higher fences are discouraged but may be appropriate where a commercial use abuts a residential property. In all cases, no fences higher than six feet are permitted. Design and materials should be compatible with the structure.

Recommendation:

Staff recommended approval of this application, as the existing fence screens a commercial parking lot from a rear yard. Consideration should be given, however, to installing lattice along the top of the entire fence to give a uniform and more decorative feel to the fence.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Bob Capace, 41 E. New England Ave., Worthington, Ohio, said his tenant made the request because they would like as much privacy as possible. There is no lattice work on the opposite fence so they would like the privacy fence to be six feet straight across. Mr. Capace said he’s trying to accommodate his tenant and make the area look as nice as possible. The north side of the fence is in good shape except for one post he would like to replace but there is some clarification as to who owns the fence. He said he spoke with someone from the church next door, and apparently the church said they own the fence, so they are disputing the ownership of that fence right now. Mr. Foust it has been the direction of the Board to only approve six foot high solid fences where there is commercial property abutting a commercial parking lot and that would be the reason for this to be approved. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application but no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY KYLE LAVETSKY ON BEHALF OF BOB CAPACE FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE FENCING AT 692-694 HIGH ST. AS PER CASE NO. AR 89-18, DRAWINGS NO. AR 89-18, DATED SEPTEMBER 17, 2018 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. Reis, aye; Mrs. Holcombe, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

- 6. Storefront Modification, Freestanding Sign Repair & Bollards – **893-905 High St.** (Ed Mershad) **AR 90-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This commercial building was constructed in 1965, having a two-story structure to the south and a one-story structure to the north. Last year, the owner made improvements to the façade and signage. Recently, the freestanding sign was damaged by a vehicle. This application is a request to modify one of the storefronts, and repair and protect the sign base.

Project Details:

1. Worthington Cleaners has requested a double door for its entrance. The proposed storefront would match the style of the existing, which is a dark bronze metal.
2. Reconstruction of the freestanding sign base with brick to match the building is proposed. Also, two bollards are proposed 2’ west of the sign base. The bollards are proposed to be galvanized with white reflective tape.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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

Recommendation:

Staff recommended approval of this application, but felt the bollards should be a darker color.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Ed Mershad, 10334 Wellington Blvd., Powell, Ohio, said they have a new owner for the cleaners, and he would like to invest some money to fix the place up, and that is the reason for the request for a new storefront. He would also like to upgrade the lobby area to make it more presentable. In order to get new equipment into the building the back door area will need to be enlarged so the new double door will be painted bronze to match the other storefronts. The sign was damaged by a police officer so they plan to upgrade the sign base from brick veneer to solid brick. There will also be a couple of bollards installed to help protect the area. Mrs. Holcombe suggested painting the bollards the same color as the building. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application but no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY ED MERSHAD FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY A STOREFRONT AND REPAIR AND PROTECT THE SIGN AT 893-905 HIGH ST. AND THAT THE BOLLARDS BE PAINTED TO MATCH THE SIGN BASE, AS PER CASE NO. AR 90-18, DRAWINGS NO. AR 90-18, DATED SEPTEMBER 14, 2018, 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. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

7. Fireplace & Patio Details; Arbor & Landscaping Modifications – **158 Medick Way** (Nicholson Builders/Gasser) **AR 91-18** (Amendment to AR 82-17)

Findings of Fact & Conclusions

Background & Request:

The Medick Estate Subdivision was approved in 1950, creating Medick Way and Tucker Dr. This lot is at the northwest corner of Medick Way and Evening St., and is one of three Medick Estates lots that are part of the Architectural Review District due to their adjacency to Evening St. A 2418 square foot one-story brick house constructed in 1951 was essentially demolished to make way for the new 4067 square foot two-story structure that is still under construction.

The information in this application is to clarify details of the rear patio area, and modify the landscaping plan.

Project Details:

1. To the rear of the house a stone patio was approved that would include an outdoor kitchen and fireplace. The fireplace is now proposed in the center of the northern edge of the patio. A detail of the fireplace is included in the packet, and shows an 8'5" wide and 14' tall structure to be faced with stone to match the stone on the house.
2. The patio and a walkway from the driveway would be Pennsylvania Blue Stone.
3. An arbor with a curved top and 5' high double picket doors that are scalloped is proposed near the driveway. It is not clear how much fencing would be included. A second arbor is shown along the north property line. Clarification of that detail is needed.
4. A final landscape plan is included for the rear yard.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

- 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.

Recommendation:

Staff recommended approval of this application, as the proposed details are appropriate for this rear yard.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Britain Meyers, 5473 Rockwood Rd., Columbus, Ohio, said the site plan should not have included notes, there will not be an arbor going in on the north side of the property, nor a white fence or patio pavers. There will just be a hemlock which has already been planted and three trees will be planted behind the garage. There was a correction to the arbor plan, the arbor will now have wings on the side. The homeowner had contracted with a different landscape company but could not attend tonight's meeting because he broke his pelvis. Mr. Meyers clarified what the arbor will look like and referred to the plans on the right side of the drawings. There will be double doors and an open screen that might be at the spring angle about five feet in height and about six or seven feet in width with a purpose to provide some level of privacy to the rear yard without fully obscuring the street or yard from each other. Mrs. Bitar asked about the size of the side panel arbor wings and if they would be five feet in height the same as the scallop or lower and Mr. Meyers said the scallop and fence will need to be at the same height. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application but no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY NICHOLSON BUILDERS ON BEHALF OF JANICE GASSER TO MODIFY CERTIFICATE OF APPROPRIATENESS NO. AR 82-17 WITH PATIO AND LANDSCAPE DETAILS AT 158 MEDICK WAY AS PER CASE NO. AR 91-18, DRAWINGS NO. AR 91-18, DATED SEPTEMBER 18, 2018, 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. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

D. Other

Mr. Brown said 181 E. Wilson Bridge Road did go to City Council on September 17th, 2018 and was tabled, and will go back to City Council on October 15th, 2018.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting, seconded by Mr. Schuster. The meeting adjourned at 8:44 p.m.