



**ARCHITECTURAL REVIEW BOARD  
MUNICIPAL PLANNING COMMISSION  
-AGENDA-  
Thursday, September 12, 2019 at 7:00 P.M.**

Louis J. R. Goorey Worthington Municipal Building  
The John P. Coleman Council Chamber  
*6550 North High Street  
Worthington, Ohio 43085*

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**A. Call to Order - 7:00 pm**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the July 25, 2019 meeting
4. Affirmation/swearing in of witnesses

**B. Architecture Review Board**

1. Façade Modifications – **5625 N. High St.** (Gerald Sutton) **AR 82-19**
2. Fence – **135 W. Clearview Ave.** (Robert & Amy Morgan) **AR 83-19** (Amendment to 114-18)
3. Patio and Canopy – **849 Oxford St.** (Singleton Hicks/McGarry) **AR 84-19**
4. Carriage Barn Renovation – **675 Oxford St.** (David G. Foust) **AR 70-19**

**C. Municipal Planning Commission**

**1. Amendment to Development Plan**

- a. Wall Sign – **6999 Huntley Rd., Suite M** (Granite Direct/Huntley Corporate Center, LLC) **ADP 06-19**

**D. Other**

**E. Adjournment**



## MEMORANDUM

TO: Members of the Architectural Review Board  
Members of the Municipal Planning Commission

FROM: Lynda Bitar, Planning Coordinator

DATE: September 6, 2019

SUBJECT: Staff Memo for the Meeting of September 12, 2019

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### **B. Architecture Review Board**

1. Façade Modifications – **5625 N. High St. (Gerald Sutton) AR 82-19**

#### **Findings of Fact & Conclusions**

##### **Background & Request:**

This commercial building was constructed in 1959, having a one-story structure in the front and two levels in the rear. Verizon was the most recent tenant in the front part of the building, but no longer occupies the space. The property owner would now like to refurbish that portion of the building.

##### **Project Details:**

1. The stucco parapet was painted black to accommodate Verizon. The owner plans to repair and refinish the stucco and paint it Ivory as it was previously. The coping and windows would be painted brown.
2. Replacement of the red awning with a blue fabric awning is also proposed.

##### **Land Use Plans:**

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

Commercial sites should be developed in a way that is complementary to the architecture and land uses around them. Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

##### **Recommendation:**

Staff is recommending *approval* of this application, as the modifications would be complementary to the building.

**Motion:**

**THAT THE REQUEST BY GERALD SUTTON FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY THE BUILDING AT 5625 N. HIGH ST., AS PER CASE NO. AR 82-19, DRAWINGS NO. AR 82-19, DATED JULY 18, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

2. Fence – 135 W. Clearview Ave. (Robert & Amy Morgan) AR 83-19

**Findings of Fact & Conclusions**

**Background & Request:**

This Colonial Revival style house was originally built in 1934, with a major addition and renovation constructed in 2013. At the time of the addition, a large hedge was adjacent along the west side that was to be retained to help soften the look of the addition and screen the mechanicals. In 2018 the homeowner removed the hedge and put up a ~6' high, mostly solid, white vinyl fence to screen the mechanicals and a window well from view. Due to the style, material and placement of the fence in the right-of-way, staff advised using an alternative method of screening, rather than seeking approval of the existing fence. Approval was received in January of 2019 to plant eight 5' – 6' high Hicks Yews for screening, and the shrubs were planted in the spring. Most of the Hicks Yews have already died and the new property owners are looking for a more permanent screening solution.

**Project Details:**

1. Proposed is 4' high cedar fencing with French gothic tops. The 4" wide pickets would have 4" spacing between pickets. The owners would like the option to leave the cedar natural in color or paint it white in the future.
2. A variance was granted to locate this fencing at the property line by the Board of Zoning Appeals at its September 5, 2019 meeting.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

Keep functional items such as trash containers and mechanical equipment well screened with fences or plantings.

**Recommendations:**

Staff is recommending *approval* of this application. The proposed fencing, either natural or painted, would help screen the condensing units and is an appropriate fencing style for the District.

**Motion:**

**THAT THE REQUEST BY ROBERT & AMY MORGAN TO AMEND CERTIFICATE OF APPROPRIATENESS NO. AR 114-18 BY INSTALLING FENCING TO SCREEN THE MECHANICALS ON THE WEST SIDE OF 135 W. CLEARVIEW AVE., AS PER CASE NO. AR 83-19, DRAWINGS NO. AR 83-19, DATED AUGUST 15, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

3. Patio and Canopy – 849 Oxford St. (Singleton Hicks/McGarry) AR 84-19

**Findings of Fact & Conclusions**

**Background & Request:**

This Colonial Revival style house was originally built in 1938 and went through an addition and renovation project from 2011 – 2013 that considerably modified the look of the house and property. At that time a patio was proposed and installed on the south side of the property at the rear of the house. This application is a request to resurface and extend the patio and add a canopy structure above a portion of the patio for shade.

**Project Details:**

1. Due to the change in grade, the existing patio is supported with retaining walls in the rear yard. The proposed addition to the patio would be 14' x 14' and to the west of the existing at a lower level.
2. New porcelain tiles are proposed to replace the concrete pavers on the existing patio and would also be used for the new section. Seat walls and retaining walls would be faced with Endicott Clay Manganese ironspot smooth modular brick to match the house.
3. A 14' x 14' matte black canopy mounted on Western Red Cedar beams is proposed over a portion of the existing patio. The height would be in line with the bay windows on the house. A variance would be required for placement closer than 8' from the property line. The drawing shows a 4' wide section of plant material along the south property line that would remain.
4. LED string lights are proposed around the edge of the canopy.

**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 is recommending *approval* of this application. The proposed modifications are appropriate for this rear yard.

**Motion:**

**THAT THE REQUEST BY SINGLETON HICKS ON BEHALF OF BRIAN MCGARRY & ALLISON GENTILE TO EXPAND AND RENOVATE THE PATIO AND ADD A CANOPY WITH LIGHTING AT 849 OXFORD ST. AS PER CASE NO. AR 84-19, DRAWINGS NO. AR 84-19, DATED AUGUST 29, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

4. Carriage Barn Renovation – **675 Oxford St.** (David G. Foust) **AR 70-19**

**Findings of Fact & Conclusions**

**Background & Request:**

A Victorian style house was constructed on this property in 1892, as was the 20' x 30' Carriage Barn to the rear on the north half of the property. Both are contributing buildings in the Worthington Historic District. The Carriage Barn was reportedly leaning within three years of construction. The structure was renovated in the 1930's to accommodate automobiles by adding doors and relocating the interior stairway. New corrugated metal roofing was added on top of existing standing seam metal at some point mid-century.

This application is a request to stabilize and renovate the carriage barn.

**Project Details:**

1. The owner would like to raise up and level the building, installing foundation piers beneath the support posts. A concrete floor is proposed.
2. New standing seam metal roofing is proposed that would match the original roof. The color would be Dove Gray or Slate Gray.
3. The doors are to be rebuilt and used as sliding doors.
4. A ventilator or cupola consistent with the period of the building is proposed to be added.
5. The entire structure would be painted light green with dark green trim to match the house.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

Older outbuildings, sheds, and garages should be retained and repaired. They add variety and visual interest to the streetscape and are part of Worthington's character.

**Recommendation:**

Staff is recommending *approval* of this application. Renovation of the carriage barn is ideal, as these structures are an important part of Worthington's character.

**Motion:**

**THAT THE REQUEST BY DAVID G. FOUST FOR A CERTIFICATE OF APPROPRIATENESS TO RENOVATE THE CARRIAGE BARN AT 675 OXFORD ST. AS PER CASE NO. AR 70-19, DRAWINGS NO. AR 70-19, DATED JUNE 18, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

## **C. Municipal Planning Commission**

### **1. Amendment to Development Plan**

- a. Wall Sign – **6999 Huntley Rd., Suite M** (Granite Direct/Huntley Corporate Center, LLC)  
**ADP 06-19**

### **Findings of fact & Conclusions**

#### **Background & Request:**

This building is a multi-tenant commercial/industrial property that was constructed in the early 1970's. The applicant's storefront is located at the west end of the building which is not adjacent to any right-of-way. A business in this location would only be allowed a professional nameplate not exceeding two square feet in area. This request is for a larger sign.

#### **Project Details:**

1. The proposed 4' x 8' sign would be on the west end of the building in the northwest corner.
2. The sign would consist of an aluminum panel with black vinyl lettering saying "Granite Direct" and identifying the phone number and suite. A logo is proposed in the upper left corner of the sign in orange.

#### **Land Use Plans:**

##### **Development Plan Amendment Ordinance**

If an amendment does not conflict with the character or integrity of the development, but an additional variance is required, the approval must be by City Council.

##### **Worthington Comprehensive Plan Update & 2005 Strategic Plan**

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in the region. Because of the age and types of uses located here, this compact area is experiencing significant change and has the opportunity to reinvent itself. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed.

#### **Recommendation:**

Staff recommends *approval* of the application, as the proposed sign would be in character with the development.

#### **Motion:**

**THAT THE REQUEST BY THE GRANITE DIRECT LLC TO AMEND THE DEVELOPMENT PLAN FOR 6099 HUNTLEY RD., AS PER CASE NO. ADP 06-19, DRAWINGS NO. ADP 06-19, DATED AUGUST 8, 2019, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**



City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR 82-19 Date Received 07-18-19 Fee \$20.00 Meeting Date 09-12-19 Filing Deadline Receipt # 67327

1. Property Location 562.5 N. High St
2. Present/Proposed Use Office & Retail / Game
3. Zoning District

4. Applicant Gerald Sutton
Address 205 E. South St, Worthington
Phone Number(s) 614 327 2581
Email

5. Property Owner Sutton Properties LTD
Address 205 E. South
Phone Number(s) 614 327 same
Email

6. Project Description Retail facade refurbishment & new canopy color

7. Project Details:
a) Design Good design
b) Color see samples
c) Size see elevation drawing
d) Approximate Cost 20,000 / 30,000 Expected Completion Date Oct 1, 2019

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME: The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant (Signature)

Date 7/15/19

Property Owner (Signature)

Date 7/15/19

ABUTTING PROPERTY OWNERS  
FOR  
5625 N. High St.

Kelma LLC	26 S. Front St.	Columbus, OH 43215
Martha Denbow	5606 Emerson Ave.	Worthington, OH 43085
Robert and Nellie Nicklaus	5596 N. High St.	Worthington, OH 43085
Edward Herrmann	5750 N. High St.	Worthington, OH 43085
Society Bank	5633 N. High St.	Worthington, OH 43085
Tenant	5596 N. High St.	Worthington, OH 43085
Tenant	5598 N. High St.	Worthington, OH 43085
Tenant	5600 N. High St.	Worthington, OH 43085
Tenant	5602 N. High St.	Worthington, OH 43085
Tenant	5605 N. High St.	Worthington, OH 43085
Worthington Center Corp.	5655 N. High St.	Worthington, OH 43085
Tenant	12 W. Selby Blvd	Worthington, OH 43085

**SUTTON PROPERTIES Ltd.**

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Po Box 955 • Worthington, Ohio 43085 • (614) 327-2581 • email: suttonproperties955@gmail.com

August 25, 2019

RE: 5625 North High Street

Dear Worthington ARB,

We intend to refresh the building by repairing and refinishing the stucco building façade associated with the retail area, change the Verizon black paint color to Ivory (original approved color in 2009), and replace the red awnings with blue. The red painted coping to be repainted to dark brown.

Gerald Sutton  
Sutton Properties Ltd.

CITY OF WORTHINGTON

DRAWING NO. AR 82-19

DATE 07-18-2019

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# 5625 N. High St.

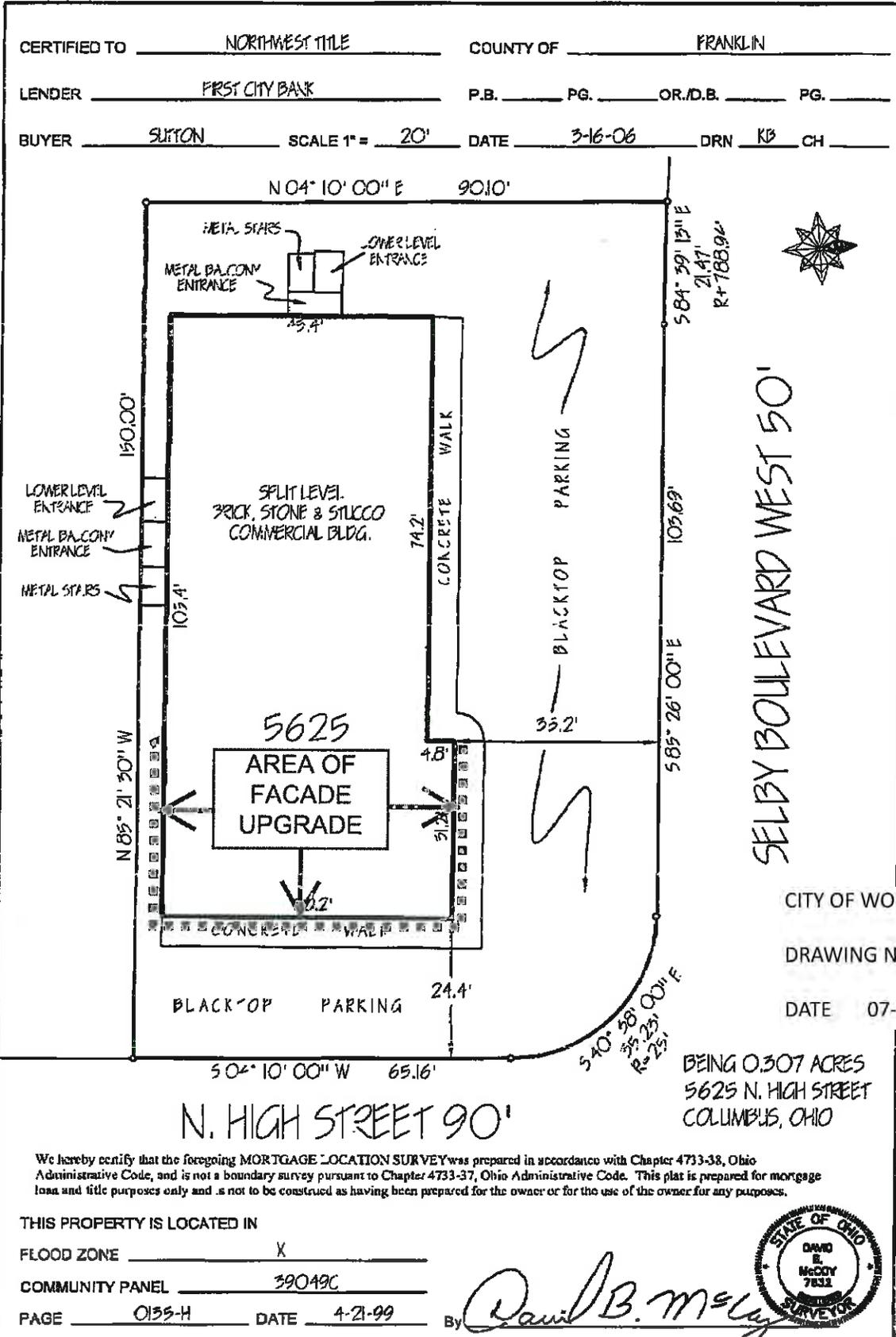


5750 Chandler Court  
 Westerville, OH 43082  
 E-Mail: hoyssinc@aol.com  
 Phone (614) 895-1922  
 Survey Fax (614) 895-1949  
 Construction Fax (614) 895-9549



547-06-S

Order No.







CITY OF WORTHINGTON

DRAWING NO. AR 82-19

DATE 07-18-2019



**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

Case #	AR 83-19
Date Received	8-15-19
Fee	\$2.00 pd
Meeting Date	9-12-19
Filing Deadline	8-30-19
Receipt #	67448

1. Property Location 125W. Clearview Ave.

2. Present/Proposed Use \_\_\_\_\_

3. Zoning District R-10

4. Applicant Robert + Amy Morgan

Address 135 W. Clearview Ave

Phone Number(s) 614-284-7214 / 614-286-2988

Email \_\_\_\_\_

5. Property Owner Samie

Address \_\_\_\_\_

Phone Number(s) \_\_\_\_\_

Email \_\_\_\_\_

6. Project Description 4' fence surrounding to screen mechanicals

7. Project Details:

a) Design cedar wood unpainted or painted

b) Color spaced picket french gothic - 50% <sup>white</sup> open

c) Size picket width 4", 4' tall

d) Approximate Cost 1100 Expected Completion Date upon approval

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

[Signature]  
 Applicant (Signature)

8/15/19  
 Date

[Signature]  
 Property Owner (Signature)

8/15/19  
 Date

ABUTTING PROPERTY OWNERS  
FOR  
135 W. Clearview Ave.

Brian & Margaret Heffernan	138 W. Clearview Ave.	Worthington, OH 43085
Daniel and Adrienne Wagner	130 W. Clearview Ave.	Worthington, OH 43085
Scott & Christina Caine	123 W. Clearview Ave.	Worthington, OH 43085
Paul & Lori Reeder	126 W. Stafford Ave.	Worthington, OH 43085
Michael & Difuza Limes	136 W. Stafford Ave.	Worthington, OH 43085
Worthington Schools	200 E. Wilson Bridge Rd.	Worthington, OH 43085
Evening Street Elementary School	885 Evening St.	Worthington, OH 43085
Gordon & Roberta Powell	157 Medick Way	Worthington, OH 43085

## 135 W. Clearview Ave. Supporting Information

Upon purchase of 135 W. Clearview Ave. on July 15<sup>th</sup> and subsequent move-in date on July 20<sup>th</sup>, we found the landscape shrubbery surrounding our outside condenser and electrical units to be in failing condition. The shrubbery was an approved remedy by the prior owner, Kay Holland, after removal of her plastic fence. This area that needs addressed is on the West side of our home

Due to the dry area of the yard, we would like to receive approval for a 4' fence, installed by Mae Fence Co., meeting the needs of the ARB with pickets 4" wide with 4" of space in between. We will determine after installation if we will paint white to match trim of home or stick with the natural cedar color, which will likely fade to a gray, which would also match the home. We will be matching the style of fence (French gothic) already installed behind our property at 126 W. Stafford Drive. The fence will include 42 total feet to obstruct view of condenser units and electrical meters on West side of home facing Evening Street.

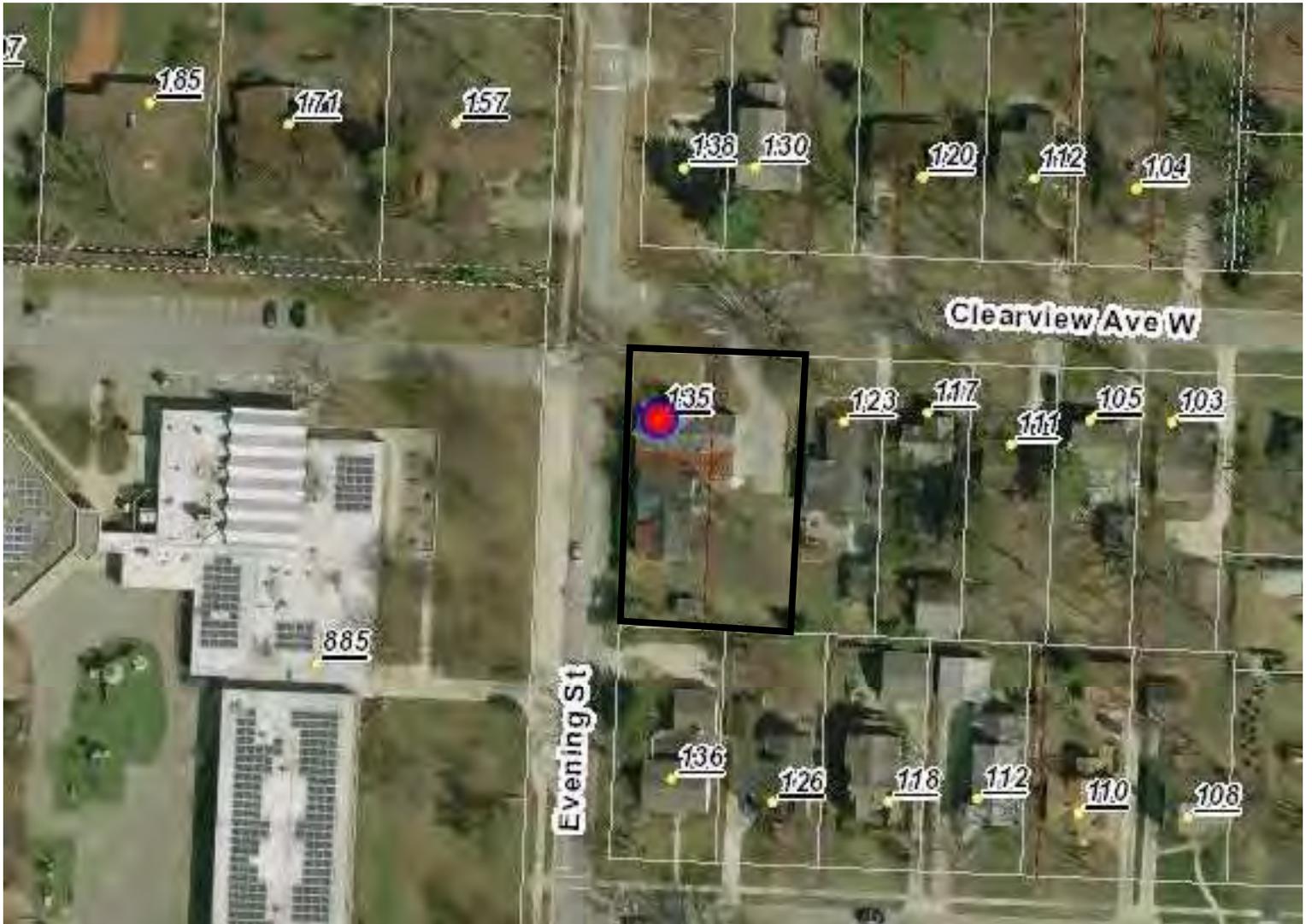
Variance approval is needed as the previously approved and installed shrubbery already was within the 20' setback area, and we are placing fencing within the parameters of those shrubs already installed. We will need to remove the dead shrubbery for installation of the fence. The spacing of the shrubbery is due to the limited space within the setback area due to the installed placement of above-mentioned condenser units and electrical meters.

CITY OF WORTHINGTON

DRAWING NO. AR 83-19

DATE 08-15-2019

# 135 W. Clearview Ave





CITY OF WORTHINGTON

DRAWING NO. AR 83-19

DATE 08-15-2019



CITY OF WORTHINGTON  
DRAWING NO. AR 83-19  
DATE 08-15-2019



CITY OF WORTHINGTON

DRAWING NO. AR 83-19

DATE 08-15-2019



CITY OF WORTHINGTON

DRAWING NO. AR 83-19

DATE 08-15-2019



CITY OF WORTHINGTON

DRAWING NO. AR 83-19

DATE 08-15-2019



4'

32'

15' TO CURB

4' 4''

6'

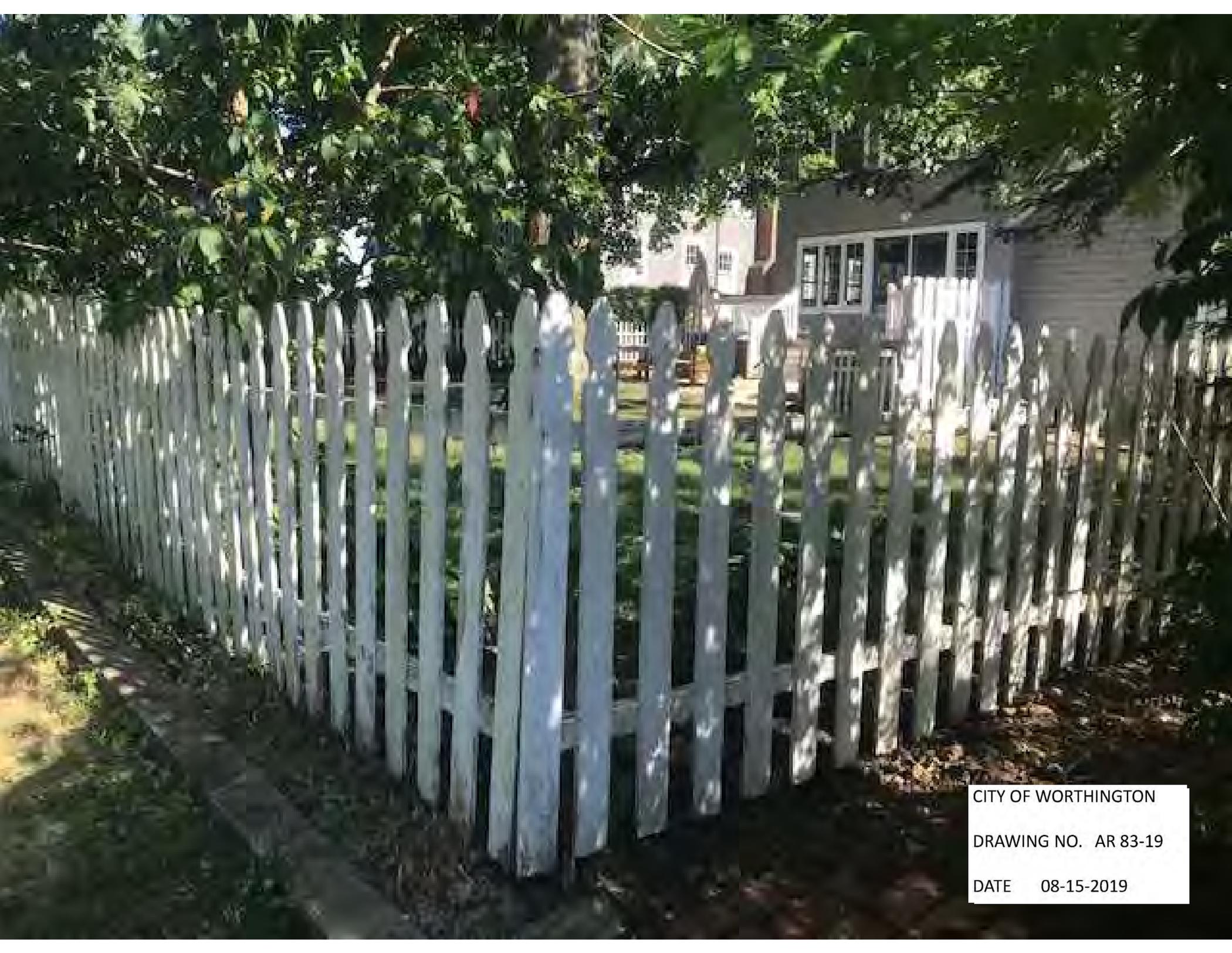
CITY OF WORTHINGTON

DRAWING NO. AR 83-19

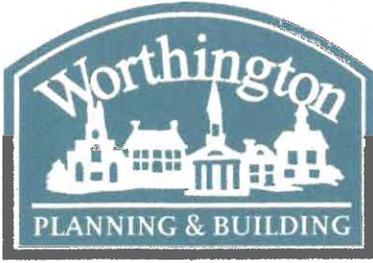
DATE 08-15-2019



CITY OF WORTHINGTON  
DRAWING NO. AR 83-19  
DATE 08-15-2019



CITY OF WORTHINGTON  
DRAWING NO. AR 83-19  
DATE 08-15-2019



City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR 84-19 Date Received 8-29-19 Fee \$70.00 Meeting Date 9-12-19 Filing Deadline 8-30-19 Receipt # 107513

- 1. Property Location 849 Oxford St. Worthington, OH 43085
2. Present/Proposed Use Residential
3. Zoning District R-10
4. Applicant Singleton Hicks Address 1791 Staffordshire Rd. Columbus, OH 43229 Phone Number(s) 614-581-8420
5. Property Owner Brian McGarry & Allison Gentile Address 849 Oxford St. Worthington, OH 43085 Phone Number(s) Brian 614-327-9610 / Allison 614-439-2351
6. Project Description lower patio addition and existing patio resurfacing. Shade canopy installation
7. Project Details: a) Design Complementary to existing style b) Color Matte black, Cedar wood, light grey stone c) Size Patio approx 196sf. Shade canopy approx 196sf. d) Approximate Cost \$70,000.00 Expected Completion Date July 4 2020

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME: The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant Signature [Signature] Date 8-28-19
Property Owner Signature [Signature] Date 8-29-19

ABUTTING PROPERTY OWNERS  
FOR  
849 Oxford St.

Karen Mcvey	101 Clearview Ave.	Worthington, OH 43085
Jeffrey and Cherie Nelson	837 Oxford St.	Worthington, OH 43085
Douglas and Amy Gilmore	103 W. Clearview Ave.	Worthington, OH 43085
Sue Kneubel	108 W. Stafford Ave.	Worthington, OH 43085
Timothy and Christine Bowen	5275 Sinclair Rd.	Columbus, OH 43229
Angus Fletcher	Sarah Lagrotteria 850 Oxford St.	Worthington, OH 43085
Christopher Krauss	Jason Krauss 6950 Worthington Galena Rd.	Worthington, OH 43085



LANDSCAPE DESIGN + PROJECT MANAGEMENT

P.O.Box 29533 Columbus, Oh 43229

www.foregroundstudio.com

singleton@foregroundstudio.com

614.296.2635

## McGarry Landscape Renovations

849 Oxford Street

Worthington, OH 43085

### Project Description

2019.08.22

This document is written to support the submitted drawings that outline the material selections and their uses for the landscape renovations to take place at 849 Oxford Street. During the design process materials were selected on its ability to match and/or complement those currently existing on the home, as well as their durability and minimal need for upkeep.

The existing patio will have the concrete pavers replaced with Landmark Ceramics Frontier20 Cross Cut Silver porcelain tile. This material will be used as the patio body and coping as well as built/veneered step treads and risers. With the addition of a lower 14'Lx14'W patio area any seat walls or exposed retaining walls will be faced with the same Endicott Clay Manganese ironspot smooth modular brick and that is currently used on the home. This will give the current and newly built walls a cohesive look.

Once the upper patio is resurfaced with porcelain a Toja Grid shade canopy structure will be installed. This structure will be constructed from beams of 6"x6" lengths of Western Red Cedar and secured on the corners and to the patio with the proper Toja Grid brackets. When completed the structures low profile will measure approximately 14'Lx14'W. The height of the canopy will also follow, at max, lines of the current bay windows on the home. To make this area even more inviting the homeowner will install strands of Brightech Ambience Pro-Waterproof LED Outdoor String Lights beneath the shade canopy.

### Mailing List for 849 Oxford St.

Douglas and Amy Gilmore

Karen McVey

Sue Kneubel

Jeffrey Nelson

Christopher Bradley and Jason Krauss

Angus Fletcher

103 W. Clearview Ave. Worthington, OH 43085

101 W. Clearview Ave. Worthington, OH 43085

108 Stafford Ave. Worthington, OH 43085

837 Oxford St. Worthington, OH 43085

844 Oxford St. Worthington, OH 43085

850 Oxford St. Worthington, OH 43085

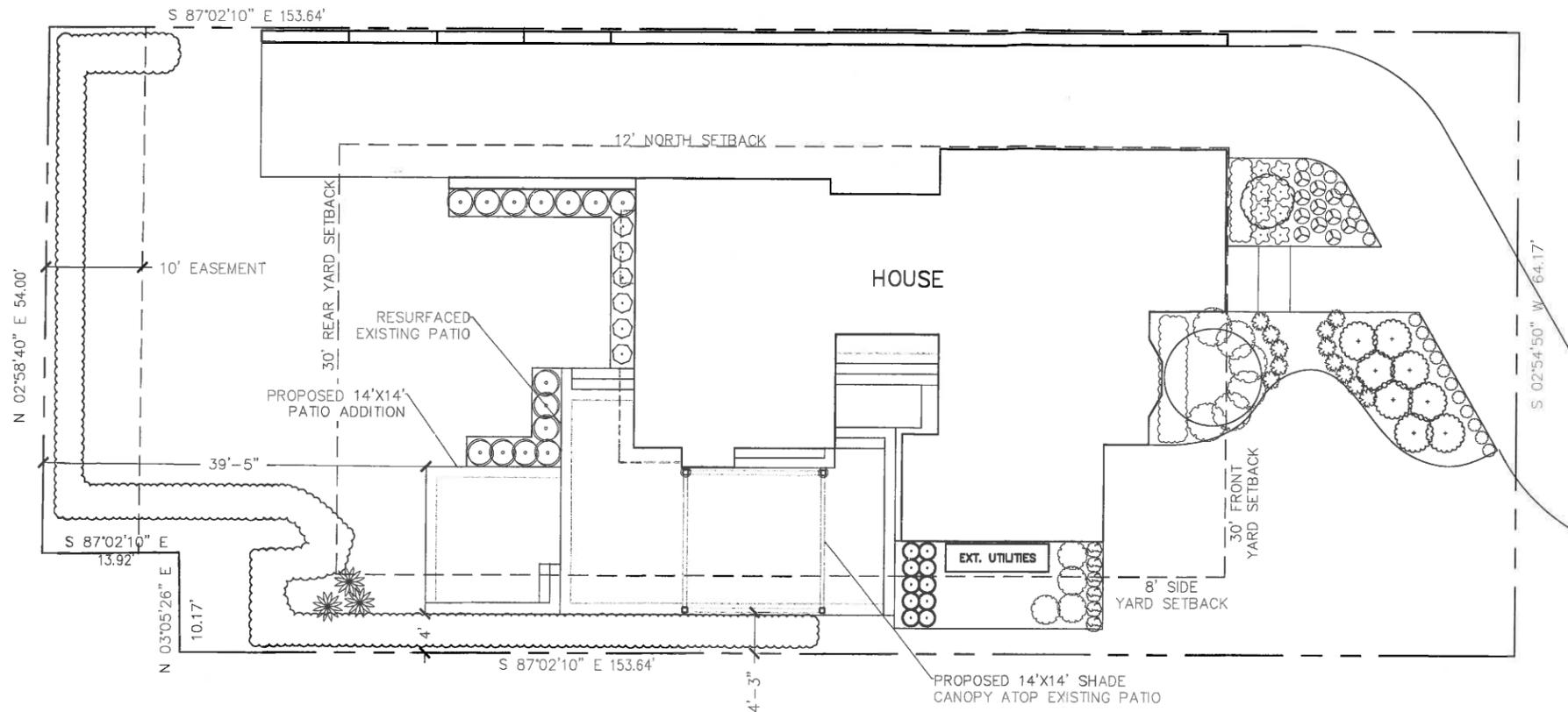
CITY OF WORTHINGTON

DRAWING NO. AR 83-19

DATE 08-15-2019

# 849 Oxford St.





**1 PROPOSED ADDITIONS**  
Scale: 1/16" = 1'



CITY OF WORTHINGTON

DRAWING NO. AR 84-19

DATE 08-29-2019

Issued For:


Revisions:


**FOREGROUND STUDIO**

PO Box 28533 Columbus, OH 43228  
 C: 614.296.2635  
 www.foregroundstudio.com

PROJECT:  
Landscape Design

CLIENT:  
McGarry Residence  
849 Oxford Street  
Worthington, OH 43085

Job No.  
 Drawn By: SCH  
 Checked By  
 Date: 08.22.19  
 Scale:  
 Landscape Renovations

Sheet No.  
**AR-01**



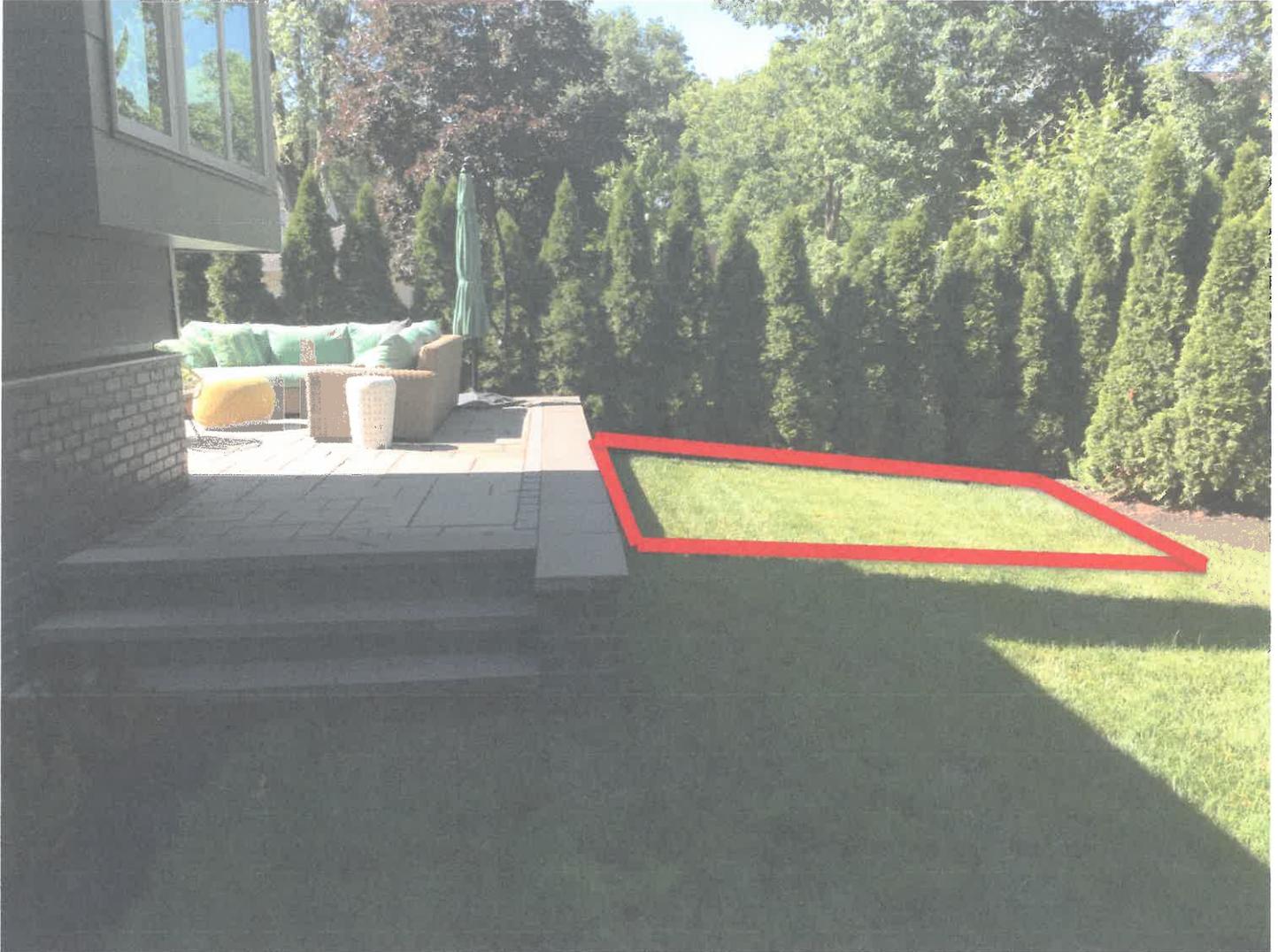
**LANDSCAPE DESIGN + PROJECT MANAGEMENT**

P.O.Box 29533 Columbus, Oh 43229

[www.foregroundstudio.com](http://www.foregroundstudio.com)

[singleton@foregroundstudio.com](mailto:singleton@foregroundstudio.com)

614.296.2635



**Patio addition area**

CITY OF WORTHINGTON

DRAWING NO. AR 84-19

DATE 08-29-2019



**LANDSCAPE DESIGN + PROJECT MANAGEMENT**  
 P.O.Box 29533 Columbus, Oh 43229  
 www.foregroundstudio.com  
 singleton@foregroundstudio.com  
 614.296.2635

**Porcelain Manufacturer:** Landmark Ceramics  
**Line:** Frontier20 (Travertine Look)  
**Color:** Cross Cut Silver 24"x24"



**Cross Cut Silver 24"x24 on display at Hamilton Parker on Leonard Ave.**

**STAIRS**

	<b>STAIR TREAD MONOETHED™</b>	<b>STAIR TREAD*</b>	<b>EDGE*</b>
			
	TRIM DIMENSIONS	TRIM DIMENSIONS	TRIM DIMENSIONS
	A: 24" B: 13" → 20 mm	A: 24" B: 13" → 20 mm	A: 24" B: 8" → 20 mm
	Rectified	Bullnose	Rectified

WALL COVERS

	<b>COVER*</b>	<b>END COVER*</b>
		
	TRIM DIMENSIONS	
	A: 24" B: 12" → 20 mm	
	Undecorated border and dripstone	

CITY OF WORTHINGTON

DRAWING NO. AR 84-19

DATE 08-29-2019



**LANDSCAPE DESIGN + PROJECT MANAGEMENT**  
 P.O.Box 29533 Columbus, Oh 43229  
 www.foregroundstudio.com  
 singleton@foregroundstudio.com  
 614.296.2635

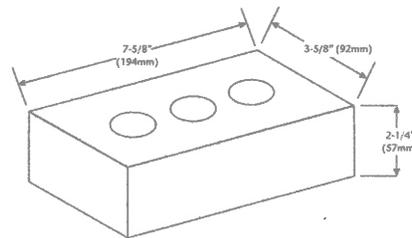
**Manufacturer:** Endicott  
**Line:** Manganese ironspot  
**Color:** smooth modular

FACE BRICK - MANGANESE IRONSPOT



Textures	Sizes
Smooth	Roman
	Modular
Weather	Norman
Weather	2-5/8" Kingpile
Vertical Score	Kingpile
Artisan	Engineer Modular
Dutch Hand	Engineer Kingpile
Mosaic	Engineer Norman
	Classic
	3" Dobby
	Utility
	Triple

**MODULAR BRICK**



NOT ALL PRODUCTS ARE AVAILABLE IN ALL COLORS AND/OR SIZE. PLEASE CONTACT ENDICOTT FOR AVAILABILITY.  
 ENDICOTT MODULAR BRICKS CONFORM TO ASTM C216 SPECIFICATIONS. ASTM TYPE AND GRADE ARE DEPENDENT ON TEXTURE AND OTHER FACTORS.



**Matching brick on home and walls**



**Brick as used on home and walls**

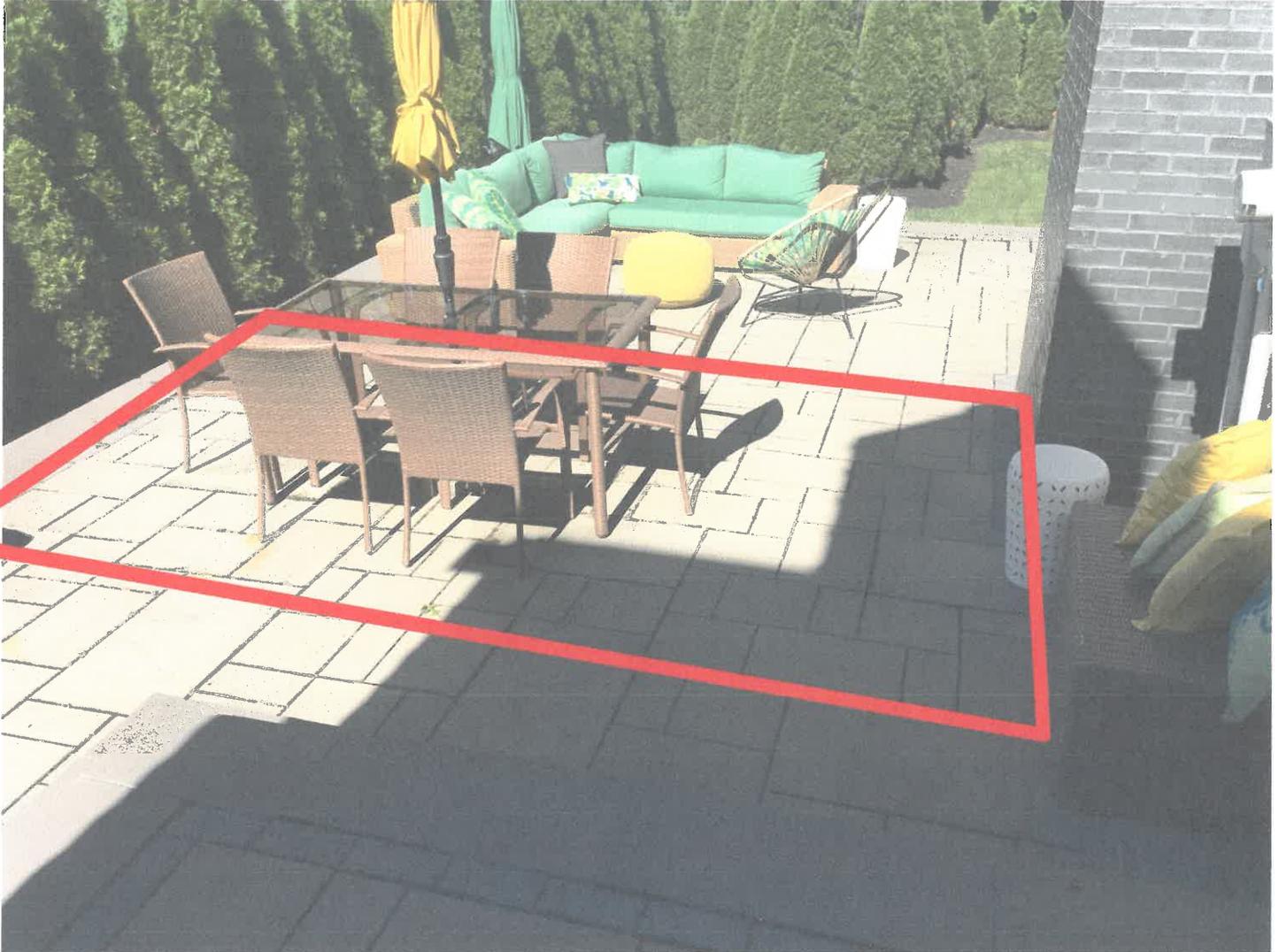
CITY OF WORTHINGTON

DRAWING NO. AR 84-19

DATE 08-29-2019



**LANDSCAPE DESIGN + PROJECT MANAGEMENT**  
P.O.Box 29533 Columbus, Oh 43229  
www.foregroundstudio.com  
singleton@foregroundstudio.com  
614.296.2635



**Shade canopy area**

CITY OF WORTHINGTON

DRAWING NO. AR 84-19

DATE 08-29-2019



LANDSCAPE DESIGN + PROJECT MANAGEMENT

P.O.Box 29533 Columbus, Oh 43229

www.foregroundstudio.com

singleton@foregroundstudio.com

614.296.2635

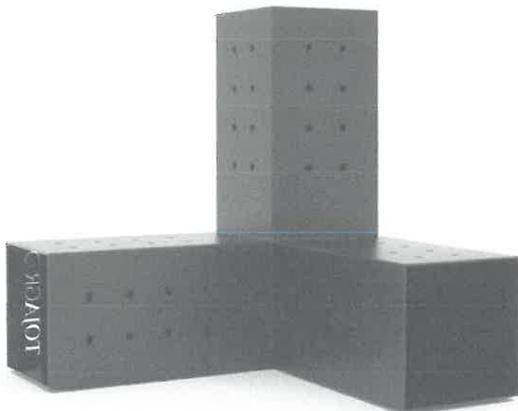
**Shade Canopy System Manufacturer:** Toja Grid (www.tojagrid.com)

**Line:** 6"x6" Kit

**Color:** 14 gauge zinc coated steel (matte black outdoor powder coating)



**Installed Toja Grid with 6"X6" Western Red Cedar Beams and installed shade**



**Toja Grid Corner Bracket and Base Plate**

CITY OF WORTHINGTON

DRAWING NO. AR 84-19

DATE 08-29-2019



LANDSCAPE DESIGN + PROJECT MANAGEMENT  
P.O.Box 29533 Columbus, Oh 43229  
www.foregroundstudio.com  
singleton@foregroundstudio.com  
614.296.2635

**Lighting Manufacturer:** Brightech  
**Line:** Ambience Pro - Waterproof LED Outdoor String Lights  
**Color:** Hanging, Dimmable 2W Vintage Edison Bulbs - 48 Ft Commercial Grade



**Edison Lights**



CITY OF WORTHINGTON  
DRAWING NO. AR 84-19  
DATE 08-29-2019

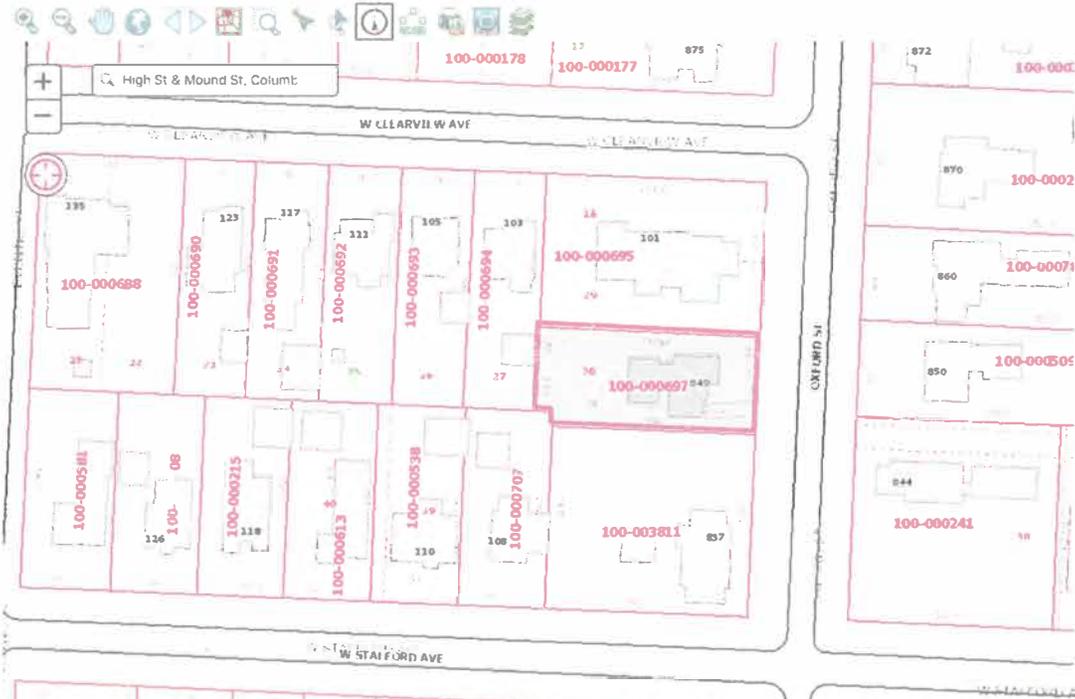


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849 OXFORD STREET WORTHINGTON, OH 43085

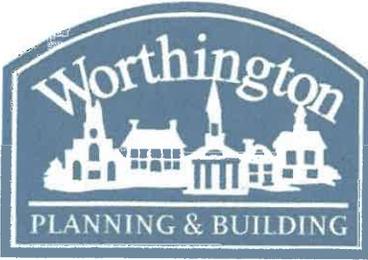
Parcel ID: 100-000697-00  
MCGARRY BRIAN P

M



100-000697 04/26/2017

CITY OF WORTHINGTON  
DRAWING NO. AR 84-19  
DATE 08-29-2019



**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

Case #	AR 70-19
Date Received	6/18/2019
Fee	\$20.00
Meeting Date	07-11-2019
Filing Deadline	
Receipt #	67151

1. Property Location 675 OXFORD ST.
2. Present/Proposed Use SINGLE FAMILY RESIDENTIAL
3. Zoning District R-10
4. Applicant DAVID A. FOUST  
 Address 675 OXFORD ST., WORTHINGTON  
 Phone Number(s) 614-582-9036
5. Property Owner DAVID A. FOUST  
 Address 675 OXFORD ST., WORTHINGTON  
 Phone Number(s) 614-582-9036
6. Project Description RENOVATION OF EXISTING  
CARRIAGE BARN
7. Project Details:
  - a) Design 1890'S UTILITARIAN BUILDING
  - b) Color LT. GREEN WITH DARK GREEN TRIM TO MATCH HOUSE
  - c) Size 20' X 30'
  - d) Approximate Cost \$20,000 - Expected Completion Date FALL, 2020

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

David A. Foust  
 Applicant (Signature)

JUNE 17, 2019  
 Date

David A. Foust  
 Property Owner (Signature)

JUNE 17, 2019  
 Date

ABUTTING PROPERTY OWNERS  
FOR  
675 Oxford St.

Robert Bloomer	679 Oxford St.	Worthington, Ohio 43085
Charles & Carolyn Roberts	676 Oxford St.	Worthington, Ohio 43085
Lloyd DePew	665 Oxford St.	Worthington, Ohio 43085
John Mow & Paula Baker	678 Evening St.	Worthington, Ohio 43085
William & Mary Mirick	700 Evening St.	Worthington, Ohio 43085
Jeffrey & Judith Bergen	108 W. New England Ave.	Worthington, Ohio 43085

## Supporting Statement

675 Oxford Street

The purpose of the project is to stabilize, restore, and renovate the carriage barn located in the rear yard of the home.

**History:** The barn was constructed in 1892, the same time as the house was constructed. The building was constructed as an inexpensive way to house the buggy and a horse named “Molly” which belonged to Samuel and Emily Holt, as well as gardening equipment. The building was constructed with a dirt floor, and with posts set directly into the ground, as was typical of this period. The building has no wind or cross bracing, and was reported to be leaning in 1895, three years after it was constructed.

**Modifications:** In the early 1930’s the property changed ownership and both the house and barn were remodeled. The barn was adapted as an automobile garage by modifying the front of the building with hinged doors for three bays, and relocating the interior stairway from the southeast corner to the southwest corner of the building. The original rusted standing seam roof was covered with corrugated metal sometime between the 1930’s and the 1950’s. The cupola or ventilator was probably removed in the 1950’s.

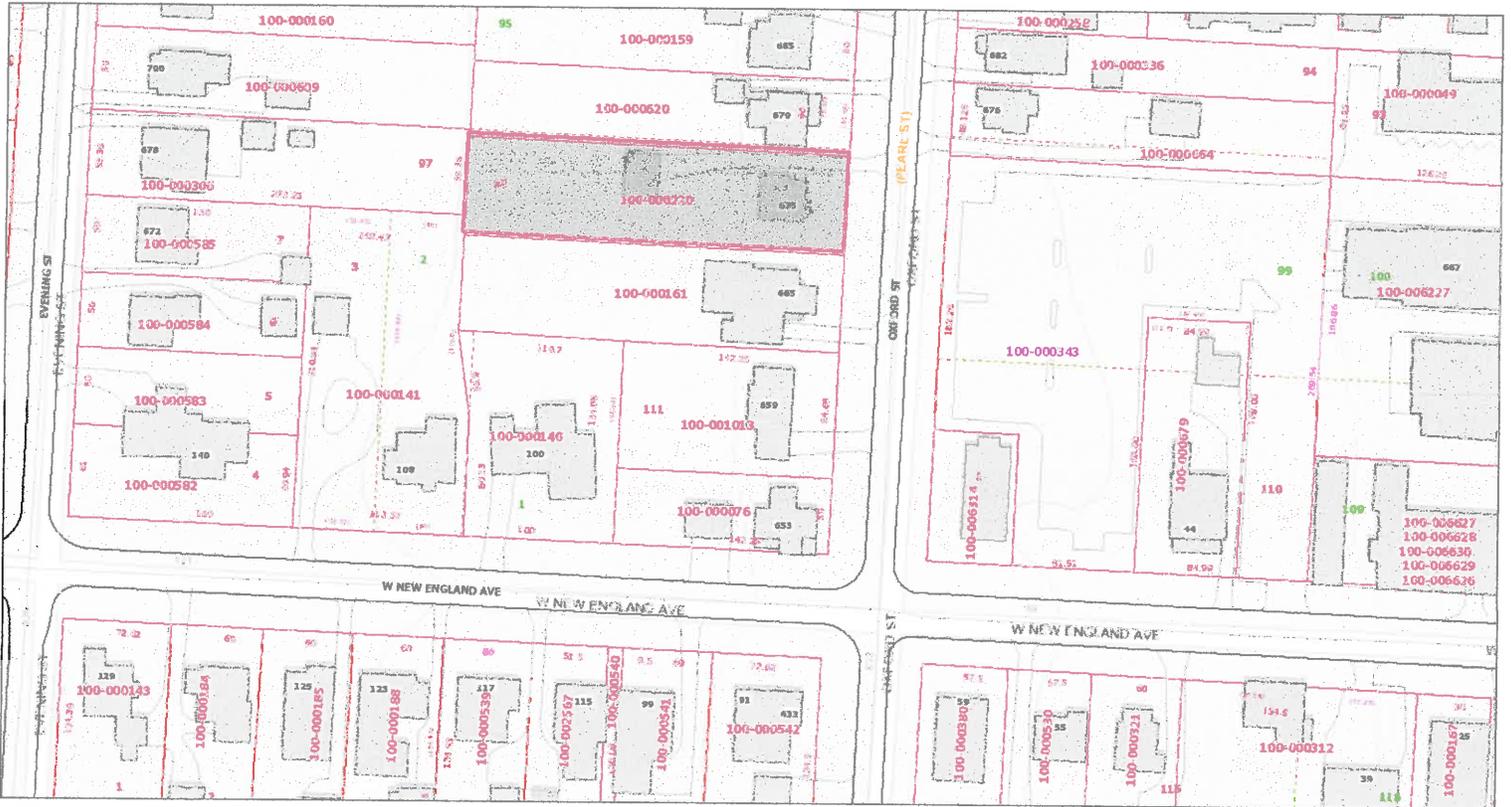
**Current Plans:** Current plans call for the following:

1. Jack up and level the building.
2. Install foundation piers beneath the posts.
3. Pour a concrete floor.
4. Replace the corrugated metal roof with a standing seam roof to match the original.
5. Rebuild and replace the doors with sliding doors.
6. Add a ventilator or cupola consistent with the period of the building.
7. Paint the barn to match the house.

# 675 Oxford St.

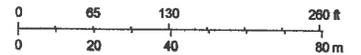


100N064 09000



June 17, 2019

1:987



Franklin County Auditor  
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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DRAWING NO. AR 70-19

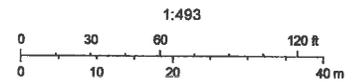
DATE 06-18-2019



100N064 09000



June 17, 2019



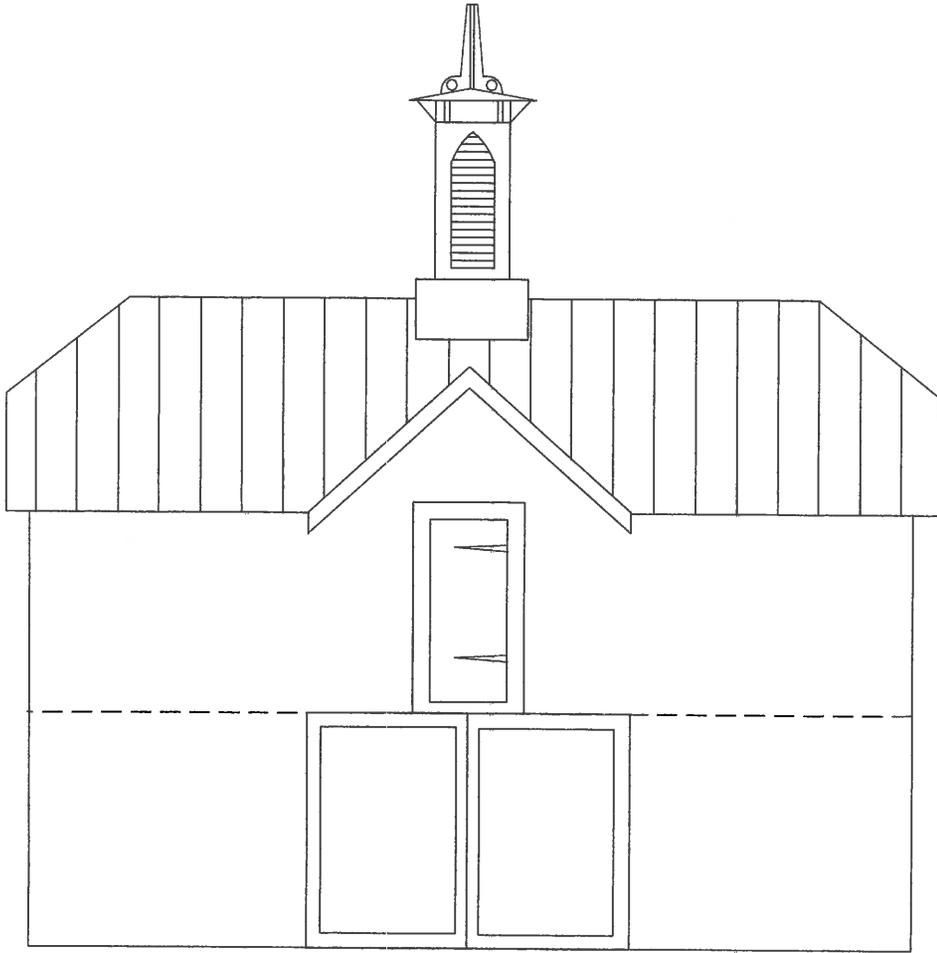
Franklin County Auditor  
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GB User Community

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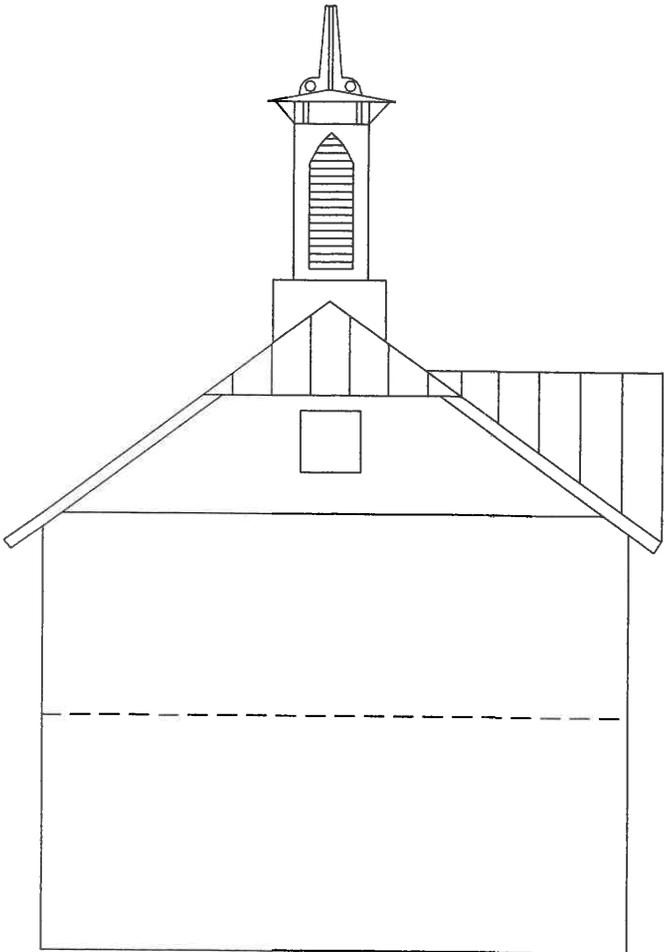
CITY OF WORTHINGTON

DRAWING NO. AR 70-19

DATE 06-18-2019



Front - East Side

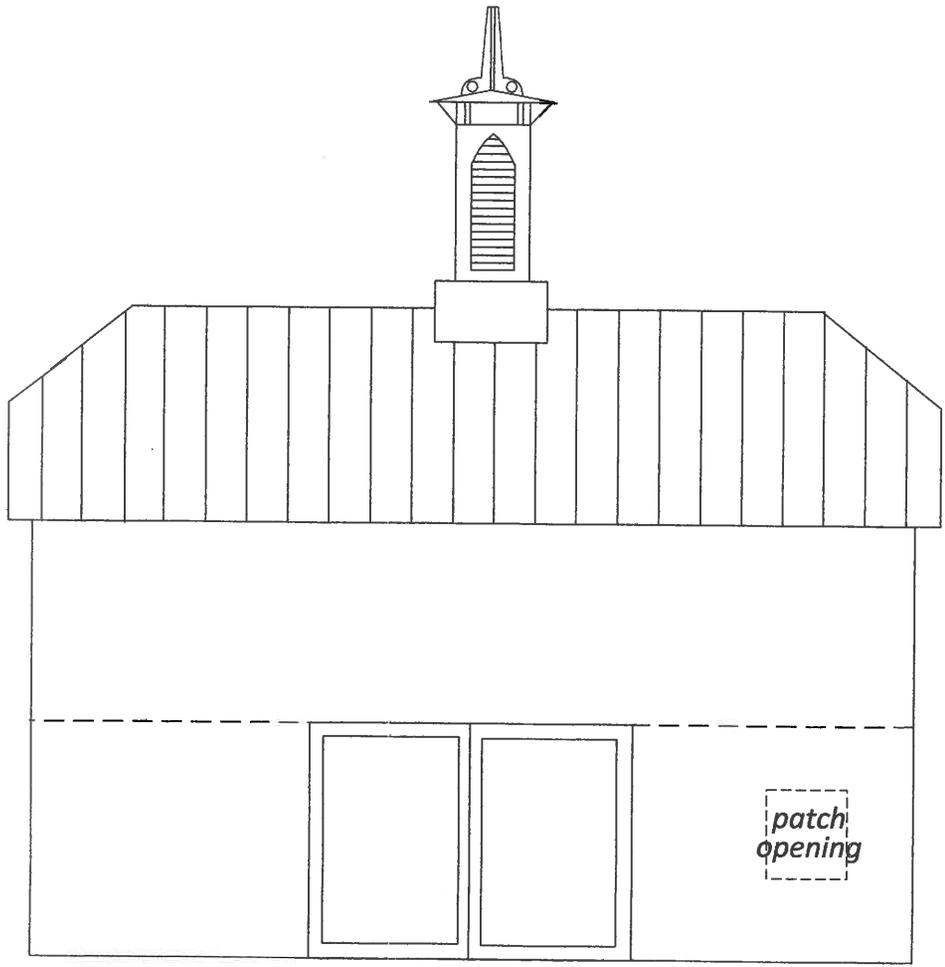


South Side

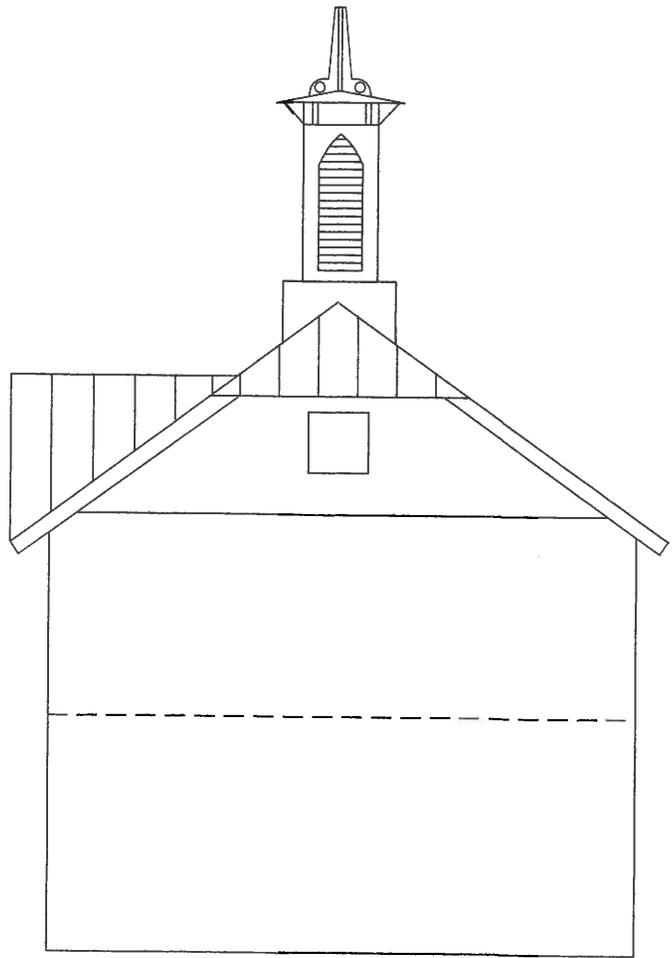
CITY OF WORTHINGTON

DRAWING NO. AR 70-19

DATE 06-18-2019



Rear - West Side

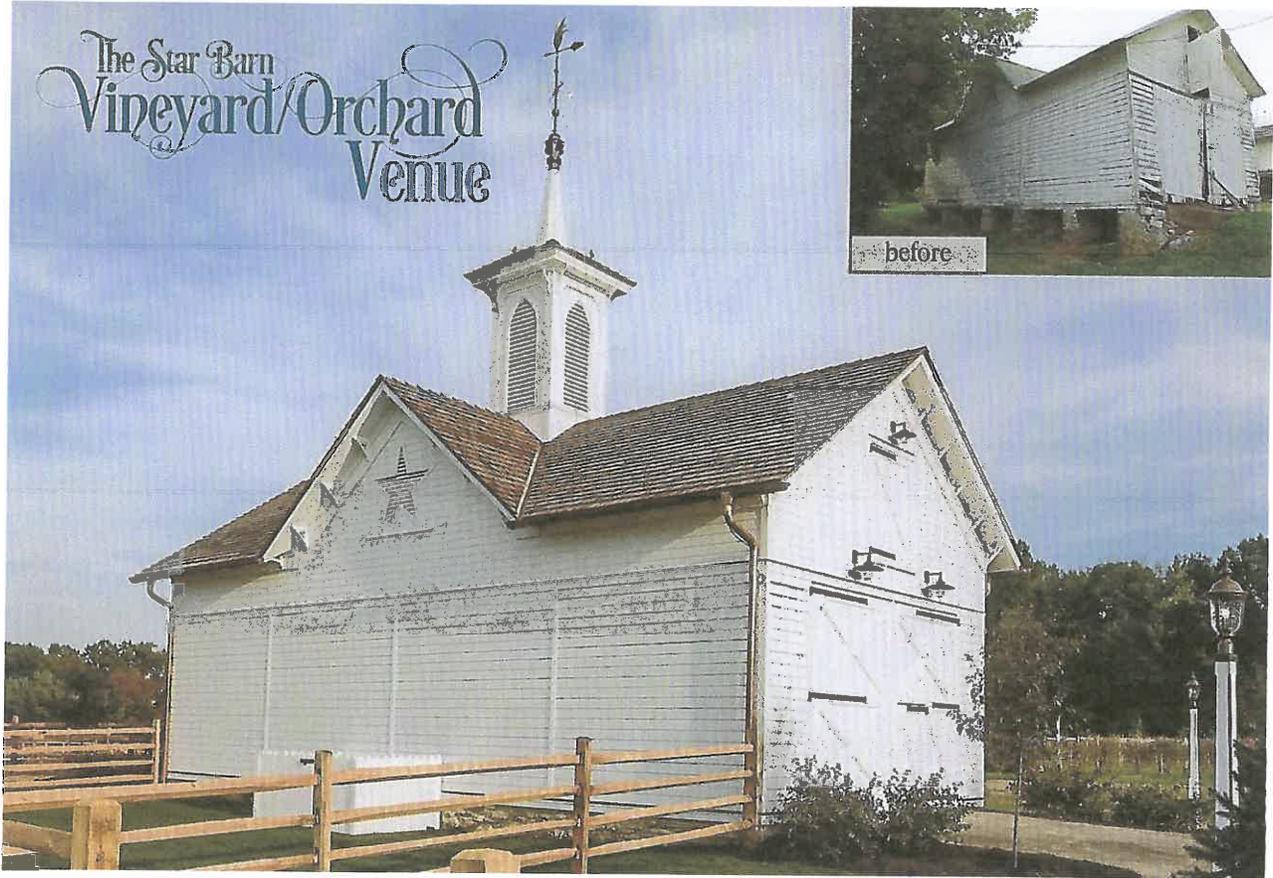


North Side

CITY OF WORTHINGTON

DRAWING NO. AR 70-19

DATE 06-18-2019

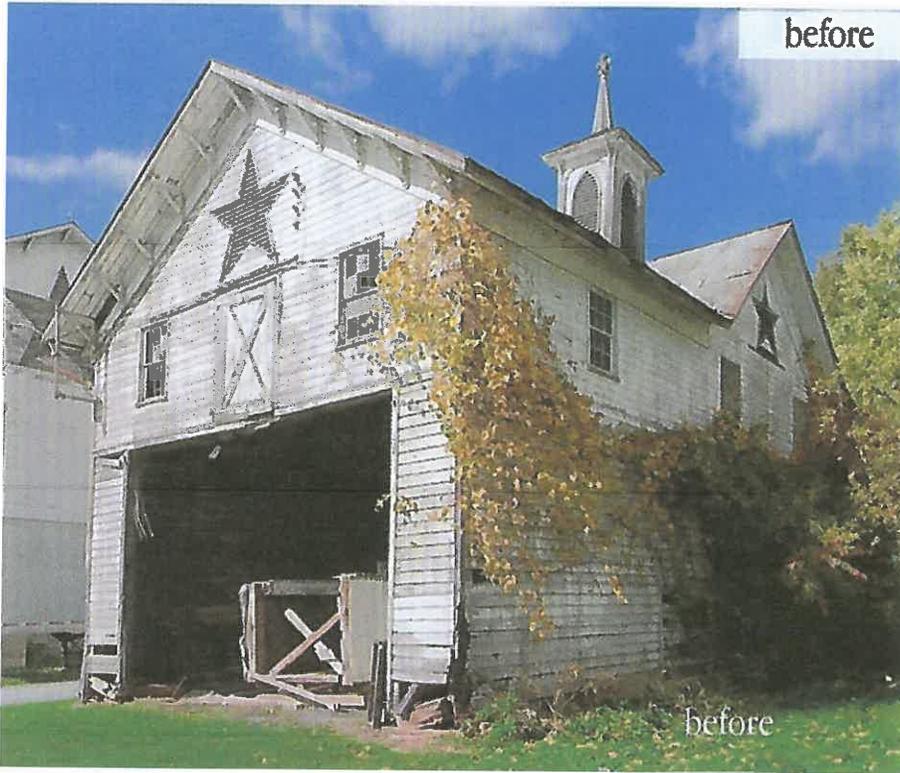


*SIMILAR BARN RESTORATION  
WITH ORIGINAL CUPOLA.*

CITY OF WORTHINGTON

DRAWING NO. AR 70-19

DATE 06-18-2019

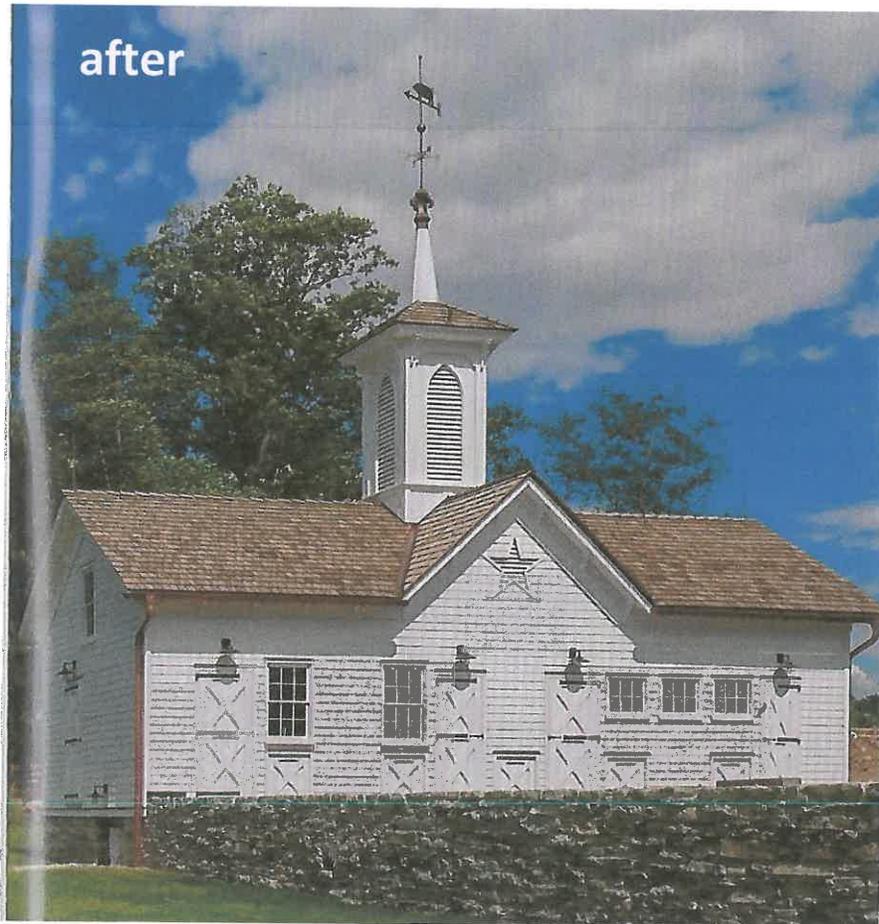
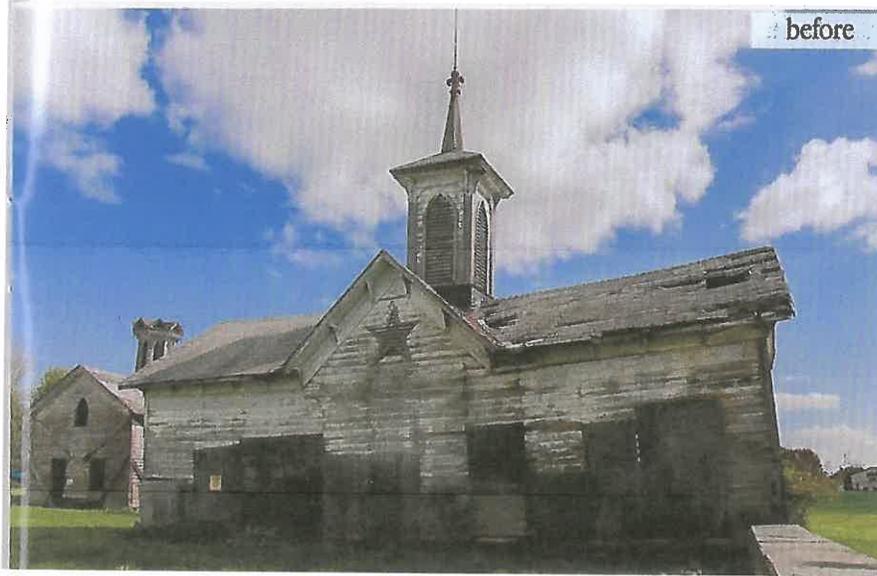


*SIMILAR BARN RESTORATION  
WITH ORIGINAL CUPOLA*

CITY OF WORTHINGTON

DRAWING NO. AR 70-19

DATE 06-18-2019



*SIMILAR BARN RESTORATION  
WITH ORIGINAL CUPOLA*

CITY OF WORTHINGTON

DRAWING NO. AR 70-19

DATE 06-18-2019



Environmentally Smart Colors—Designed Energy Efficient

TERRA COTTA	AGED COPPER	SOLAR WHITE	SANDSTONE	SURREY BEIGE
COLONIAL RED	PATINA GREEN	REGAL WHITE	ASH GRAY	SERRA TAN
REGAL RED *	HEMLOCK GREEN *	STONE WHITE	DOVE GRAY	MEDIUM BRONZE
BURGUNDY *	HARTFORD GREEN *	SLATE BLUE	SLATE GRAY	MANSARD BROWN
MATTE BLACK	EVERGREEN	REGAL BLUE *	CHARCOAL GRAY	DARK BRONZE

Metallic Colors

SILVER *	COPPER *	CHAMPAGNE *	PRE-WEATHERED GALVALUME *	ACRYLIC COATED GALVALUME *

Non-Painted

Weathered Colors

GALVALUME™ RAW **	COPPER-TEN™ RAW **	COR-TEN AZP® RAW **

CITY OF WORTHINGTON

DRAWING NO. AR 70-19

DATE 06-18-2019

\* Available at a slight price premium.

\*\* Also available in Robust.

Colors shown are matched as accurately as possible, but may vary slightly from finished product. These rich and vibrant colors are produced with either Kynar 500® or Hylar 5000® resins which provide superior color retention and allow Sheffield Metals to offer a 40-year non-prorated coating warranty for most applications. Coating warranty varies for Regal Red, Matte Black Copper, Champagne, Silver, and Pre-Weathered Galvalume. Steelscape's Vintage carries a 20 year Finish Warranty. Please contact your representative for more information.



# City of Worthington

Amendment to Development Plan  
APPLICATION

Case #	ADP DW-19
Date Received	8-8-19
Fee	\$50.00 pd
Meeting Date	9-5-19
Filing Deadline	8-9-19
	#107415

- 1. Property Location 6999 Huntley rd @ SUITE M
- 2. Present/Proposed Use Offices and warehouse storage
- 3. Zoning District I-1
- 4. Applicant Granite Direct LLC  
Address 6999 C Huntley Rd.  
Roman Steen RYAN
- Phone Number(s) 614-586-5619 614-302-4715
- Email

- 5. Property Owner Huntley Corporate Center, LLC  
Address c/o Colliers - 8800 Lyra Dr. Ste. 650, Cols, OH 43240
- Phone Number(s) 614-410-5163
- Email

- 6. Action Requested (ie. type of variance) Larger sign
- 7. Project Details: 4x8 only ~~4x10~~ 4x8 approved by owner
  - a) Description Aluminum with vinyl letters
  - b) Expected Completion Date ASAP
  - c) Approximate Cost \$1500

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**  
 The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

[Signature] 8/8/19  
 Applicant (Signature) Date

[Signature] 8/8/19  
 Property Owner (Signature) Date  
as agent for owner

ABUTTING PROPERTY OWNERS  
FOR  
6999 Huntley Rd.

Nuclear Consulting Services Inc.  
Huntley Corporate Center, LLC  
Nuclear Consulting Services Inc.  
7020 Huntley Rd. LLC  
Atlas Industrial Contractors LLC  
Columbus & Southern Ohio Electric Co.  
WG Property LLC

7000 Huntley Rd.  
4760 Richmond Rd. Suite 200.  
6800 Huntley Rd.  
3892 Powell Rd. Suite 310.  
5275 Sinclair Rd.  
480 Schrock Rd.  
6950 Worthington Galena Rd.

Columbus, OH 43229  
Cleveland, OH 44128  
Columbus, OH 43229  
Powell, OH 43065  
Columbus, OH 43229  
Worthington, OH 43085  
Worthington, OH 43085

## **Supporting statement**

Granite Direct would like to install a sign on the west face of 6999 Huntley Road. The property owner has approved this placement pending approval by the City of Worthington. Granite Direct currently has no signage for the business and hope to yield a reasonable return through increased advertising and foot traffic. Granite Direct does not feel that this variance would alter the character of the neighborhood and adjoining properties would not suffer as a result of the proposed sign.

# 6999 Huntley Rd.





CITY OF WORTHINGTON  
DRAWING NO. ADP 06-19  
DATE 08-08-2019



CITY OF WORTHINGTON

DRAWING NO. ADP 06-19

DATE 08-08-2019



# Granite Direct

**614.468.8440 Unit M**

CITY OF WORTHINGTON

DRAWING NO. ADP 06-19

DATE 08-08-2019