



**ARCHITECTURAL REVIEW BOARD  
MUNICIPAL PLANNING COMMISSION  
-AGENDA-  
Thursday, November 14, 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 October 24, 2019 meeting
4. Affirmation/swearing in of witnesses

**B. Architecture Review Board**

1. Solar Panels – **685 Morning St.** (Ohio Power Solutions/Ross) **AR 99-19**
2. Solar Panels – **687 Evening St.** (Ohio Power Solutions/Stotzer) **AR 100-19**
3. Porch & Garage Renovation – **687 Hartford St.** (J.S. Brown & Co./Haglund) **AR 101-19**

**C. MPC – No Business**

**D. Other**

**E. Adjournment**



## MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator

DATE: November 8, 2019

SUBJECT: Staff Memo for the Meeting of November 14, 2019

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

1. Solar Panels – **685 Morning St.** (Ohio Power Solutions/Ross) **AR 99-19**

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

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

A contributing property in the Worthington Historic District, the original part of this house was built in 1900 in the farmhouse style. Many additions and renovations have been constructed over the years. Approval of this application would allow installation of solar panels.

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

1. The applicant is proposing installation of 36 Silfab 370 watt solar panels on rear and southerly facing parts of the roof. None of the panels would be seen from the right-of-way.
2. The 1 1/2" thick panels would be mounted on a metal railing system and sit about 5" above the roof.
3. The color of the proposed panels would be black; but the color of the railing system has not been specified. The existing roof on the house is gray.
4. Supporting equipment would be in the basement of the house.

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

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

Place solar panels in a location that minimizes the visual impact as seen from the right-of-way and surrounding properties. Generally, panels should be located on roofs in the following manner: the rear 50% of the roof of the main building; the rear inside quadrant of the roof of a main building on a corner lot; or on accessory structures in the rear yard. On sloped roofs, place panels flush along the roof unless visibility is decreased with other placement. With flat roofs, keep panels at least 5' from the edge of the roof, or place at the edge if a building parapet exists that will screen the panels.

Solar panels at another location on a building or site may be acceptable if their placement does not have an adverse effect on the architecture of the building, or the character of the site or Architectural Review District. The equipment to support solar panels should be screened from view.

**Recommendation:**

Staff is recommending approval of this application as placement of the panels would comply with the Design Guidelines.

**Motion:**

**THAT THE REQUEST BY OHIO POWER SOLUTIONS ON BEHALF OF ANDREW ROSS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SOLAR PANELS AT 685 MORNING ST. AS PER CASE NO. AR 99-19, DRAWINGS NO. AR 99-19, DATED OCTOBER 22, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

2. Solar Panels – **687 Evening St.** (Ohio Power Solutions/Stotzer) **AR 100-19**

**Findings of Fact & Conclusions**

**Background & Request:**

This ranch was constructed in 1958 and is on the west side of Evening St., south of W. Granville Rd. The house is not a contributing building in the Worthington Historic District. The property is 85’ wide and an average of 158’ deep. The owners were approved to make changes in 2016 including rear additions and a remodeled front elevation. Solar panels are now proposed.

**Project Details:**

1. The applicant is proposing installation of 26 Silfab 310 watt solar panels on the rear of the roof. None of the panels would be seen from the right-of-way.
2. The 1 1/2” thick panels would be mounted on a metal railing system and sit about 5” above the roof.
3. The color of the proposed panels would be black; but the color of the railing system has not been specified. The existing roof on the house is black.
4. Location of the supporting equipment has not been identified.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

Place solar panels in a location that minimizes the visual impact as seen from the right-of-way and surrounding properties. Generally, panels should be located on roofs in the following manner: the rear 50% of the roof of the main building; the rear inside quadrant of the roof of a main building on a corner lot; or on accessory structures in the rear yard. On sloped roofs, place panels flush along the roof unless visibility is decreased with other placement. With flat roofs, keep panels at least 5’ from the edge of the roof, or place at the edge if a building parapet exists that will screen the panels.

Solar panels at another location on a building or site may be acceptable if their placement does not have an adverse effect on the architecture of the building, or the character of the site or Architectural Review District. The equipment to support solar panels should be screened from view.

**Recommendation:**

Staff is recommending approval of this application as placement of the panels would comply with the Design Guidelines.

**Motion:**

**THAT THE REQUEST BY OHIO POWER SOLUTIONS ON BEHALF OF SHELLY STOTZER FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SOLAR PANELS AT 687 EVENING ST. AS PER CASE NO. AR 100-19, DRAWINGS NO. AR 100-19, DATED OCTOBER 22, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

3. Porch & Garage Renovation – **687 Hartford St.** (J.S. Brown & Co./Haglund) **AR 101-19**

**Findings of Fact & Conclusions**

**Background & Request:**

This Bungalow was constructed in 1910 and is a contributing property in the Worthington Historic District. Approval is sought with this application to renovate the front porch and garage.

**Project Details:**

1. The front porch is reportedly made of wood that is rotting and cannot be maintained. The applicant is proposing to replace the wood with Amazon Mist colored Timbertech, which is gray. The existing white wood railing would be maintained.
2. The existing concrete steps and walkway are proposed for replacement with new concrete steps covered in brick and a concrete walk lined with brick.
3. A new Clopay garage door is proposed. The door would have raised panels and divided light windows with square panes. The man door is proposed to be replaced with a six light over 2 panel metal door, as are the garage windows with single hung two over two vinyl windows.
4. Barn style light fixtures are proposed for the garage and porch.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

It is important that any doors and the entrances in which they are set should be compatible with the style and period of a building. For repair work on older outbuildings, use new materials that match the old as closely as possible. Avoid modern materials that are incompatible with the original designs of these structures. When in doubt, use materials that match those on the house, as was often done historically. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

**Recommendation:**

Staff is recommending *approval* of this application with a change to the garage door style. Vertically oriented windows and recessed panels would be more complementary to the house and garage.

**Motion:**

**THAT THE REQUEST BY J.S. BROWN & CO. ON BEHALF OF KARL & JESSICA HAGLUND FOR A CERTIFICATE OF APPROPRIATENESS TO RENOVATE THE FRONT PORCH AND GARAGE AT 687 HARTFORD ST. AS PER CASE NO. AR 101-19, DRAWINGS NO. AR 101-19, DATED OCTOBER 31, 2019, BE APPROVED BASED ON 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 99-19
Date Received	10-22-19
Fee	\$30.00
Meeting Date	11-14-19
Filing Deadline	11-01-19
Receipt #	

1. Property Location 685 MORNING ST., WORTHINGTON, OH
2. Present/Proposed Use RESIDENTIAL/RESIDENTIAL
3. Zoning District SHARON TWP - 03102
4. Applicant OHIO POWER SOLUTIONS  
 Address 3100 SR 187, LONDON, OH 43140  
 Phone Number(s) 740 506 0906  
 Email \_\_\_\_\_
5. Property Owner ANDREW ROSS  
 Address 685 MORNING ST.  
 Phone Number(s) 614 260 7464  
 Email \_\_\_\_\_
6. Project Description INSTALLATION OF SOLAR PANNELS  
ON BACK OF HOUSE
7. Project Details:
  - a) Design SEE ATTACHMENTS
  - b) Color BLACK
  - c) Size 700 SQ. FT.
  - d) Approximate Cost 30,000 Expected Completion Date 10/31/19

**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)

10/17/19  
 Date

[Signature]  
 Property Owner (Signature)

10/18/19  
 Date

Abutting Property Owners List for  
685 Morning St.

Daniel & Rachel Gibson	701 Morning St.	Worthington, OH 43085
Timothy & Sherril Berridge	686 Morning St.	Worthington, OH 43085
Arthur Holdford	88 Sheffield Rd.	Columbus, OH 43214
Resident	680 Morning St.	Worthington, OH 43085
Kathryn Keller	670 Morning St.	Worthington, OH 43085
Stephen & Tiffany Poteet	675 Morning St.	Worthington, OH 43085
Frank & Kathy Cordray	668 Hartford St.	Worthington, OH 43085
Walter & Constance Kobalka	674 Hartford St.	Worthington, OH 43085
Ronald & Karen Zalac	680 Hartford St.	Worthington, OH 43085



# 13.32 kW Solar Project

685 Morning Street, Worthington, Ohio 43085

10/17/19

The proposed Solar System consists of the following :

- 36 SilFab 370 Watt solar panels. These will be installed on the backsides of the roof.
- 1 SolarEdge Inverter mounted in the basement.
- Iron Ridge rails and Flashed L-Feet

A plot plan of the system is provided below.

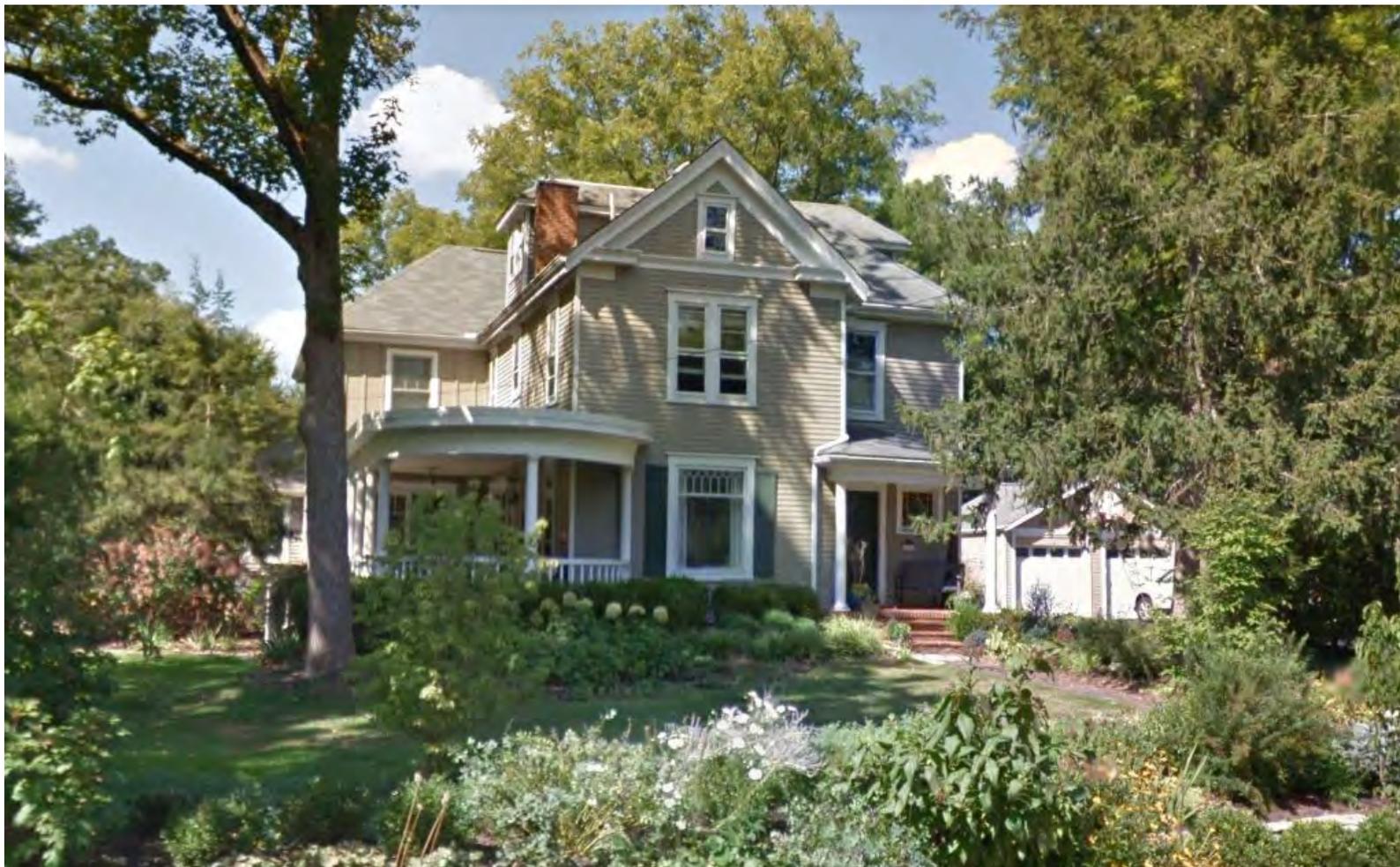


CITY OF WORTHINGTON

DRAWING NO. AR 99-19

DATE 10-22-2019

# 685 Morning St.





A street view of the property showing locations of the solar panels. They will not be visible from the street.



CITY OF WORTHINGTON

DRAWING NO. AR 99-19

DATE 10-22-2019



Some sample installations are provided below.



CITY OF WORTHINGTON

DRAWING NO. AR 99-19

DATE 10-22-2019



This picture shows height of panels above the roof surface.



Specification Sheets are attached. The system is engineered for local maximum 90 MPH winds.

CITY OF WORTHINGTON

DRAWING NO. AR 99-19

DATE 10-22-2019



# SLG-M 370 Wp



## 72 Cell Monocrystalline PV Module

### INDUSTRY LEADING WARRANTY

All our products include an industry leading 25-year product workmanship and 30-year performance warranty.

### 35+ YEARS OF SOLAR INNOVATION

Leveraging over 35+ years of worldwide experience in the solar industry, Silfab is dedicated to superior manufacturing processes and innovations such as Bifacial and Back Contact technologies, to ensure our partners have the latest in solar innovation.

### NORTH AMERICAN QUALITY

Silfab is the largest and most automated solar manufacturer in North America. Utilizing premium quality materials and strict quality control management to deliver the highest efficiency, premium quality PV modules 100% made in North America.



CHUBB®

\* Chubb provides error and omission insurance to Silfab Solar Inc.

### ■ BAA / ARRA COMPLIANT

Silfab panels are designed and manufactured to meet Buy American Act Compliance. The US State Department, US Military and FAA have all entrusted Silfab panels in their solar installations.

### ■ LIGHT AND DURABLE

Engineered to accommodate low load bearing structures up to 5400Pa. The light-weight frame is exclusively designed for wide-ranging racking compatibility and durability.

### ■ LOWEST DEFECT RATE

Total automation ensures strict quality controls during the entire manufacturing process at our ISO certified facilities. 48.18 ppm as per December 2018.

### ■ DOMESTIC PRODUCTION

Silfab is 100% North American which means our customer service is direct, efficient and local. Your solar panels can be delivered anywhere in the Continental USA within days.

### ■ AESTHETICALLY PLEASING

All black sleek design doesn't compromise on quality.

### ■ PID RESISTANT

PID Resistant due to advanced cell technology and material selection. In accordance to IEC 62804-1

CITY OF WORTHINGTON

DRAWING NO. AR 99-19

DATE 10-22-2019

Electrical Specifications		SILFAB SLG Monocrystalline	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	370	279.4
Maximum power voltage (Vpmax)	V	39.6	35.6
Maximum power current (Ipmax)	A	9.35	7.85
Open circuit voltage (Voc)	V	48.2	44.56
Short circuit current (Isc)	A	9.93	8.14
Module efficiency	%	19.0	17.9
Maximum system voltage (VDC)	V		1000
Series fuse rating	A		20
Power Tolerance	Wp		-0/+5
Measurement conditions: STC 1000 W/m <sup>2</sup> • AM 1.5 • Temperature 25 °C • NOCT 800 W/m <sup>2</sup> • AM 1.5 • Measurement uncertainty ≤ 3% • Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by -0/+5W.			
Temperature Ratings		SILFAB SLG Monocrystalline	
Temperature Coefficient Isc	%/K		0.03
Temperature Coefficient Voc	%/K		-0.30
Temperature Coefficient Pmax	%/K		-0.38
NOCT (± 2°C)	°C		45
Operating temperature	°C		-40/+85
Mechanical Properties and Components		SILFAB SLG Monocrystalline	
Module weight (± 1 kg)	kg		23
Dimensions (H x L x D; ± 1mm)	mm		1970 x 990 x 38
Maximum surface load (wind/snow)*	N/m <sup>2</sup>		2400 Pa upward / 5400 Pa downward
Hail impact resistance			Ø 25 mm at 83 km/h
Cells			72 - Si monocrystalline - 4 or 5 busbar - 156.75 x 156.75 mm
Glass			3.2 mm high transmittance, tempered, antireflective coating
Backsheet			Multilayer polyester-based
Frame			Anodized Al
Bypass diodes			3 diodes-45V/12A, IP67/IP68
Cables and connectors (See installation manual)			1200 mm Ø 5.7 mm (4 mm <sup>2</sup> ), MC4 compatible
Warranties		SILFAB SLG Monocrystalline	
Module product workmanship warranty			25 years
Linear power performance guarantee			30 years
Certifications		SILFAB SLG Monocrystalline	
Product			ULC ORD C1703, UL 1703, IEC 61215, IEC 61730-1 and IEC 61730-2 Certified. FSEC and CEC listed. IEC 62716 Ammonia Corrosion, IEC 61701:2011 Salt Mist Corrosion Certified
Factory			UL Fire Rating: Type 2 (Type 1 upon request) ISO9001:2015

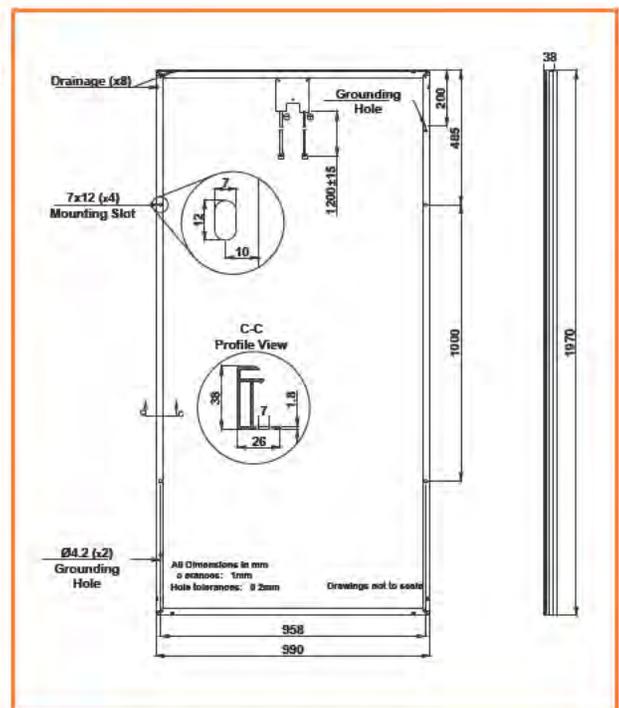
\*Please refer to the Safety and Installation Manual for mounting specifications.

⚠ Warning: Read the installation and User Manual before handling, installing and operating modules.

Third-party generated pan files from Fraunhofer-Institute for Solar Energy Systems ISE are available for download at: [www.silfabsolar.com/downloads](http://www.silfabsolar.com/downloads)



- 📦 Modules Per Pallet: 25
- 📦 Pallets Per Truck: 30
- 📦 Modules Per Truck: 750



Silfab-SLG-M-370-SF-05-20190201-K - No reproduction of any kind is allowed. Data and information is subject to modifications without notice. ©Silfab, 2019.

CITY OF WORTHINGTON

DRAWING NO. AR 99-19

DATE 10-22-2019



Silfab Solar Inc.  
240 Courtneypark Drive East  
Mississauga ON L5T 2Y3 Canada  
Tel +1 905-255-2501 | Fax +1 905-696-0267  
info@silfabsolar.com | www.silfabsolar.com

Silfab Solar Inc.  
800 Cornwall Ave  
Bellingham WA 98225 USA  
Tel +1 360-569-4733



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

Case #	AR 100-19
Date Received	10-22-19
Fee	\$20.00
Meeting Date	11-14-19
Filing Deadline	11-01-19
Receipt #	

1. Property Location 697 EVENING ST., WORTHINGTON, OH
2. Present/Proposed Use RESIDENTIAL / RESIDENTIAL
3. Zoning District SHARON TWP - 03103
4. Applicant OHIO POWER SOLUTIONS  
 Address 3100 SR 187, LONDON, OH 43140  
 Phone Number(s) 740 506 0906  
 Email \_\_\_\_\_
5. Property Owner SHELLY STOTZER  
 Address 697 EVENING ST.  
 Phone Number(s) 614 243 6899  
 Email \_\_\_\_\_
6. Project Description INSTALLATION OF SOLAR PANELS  
ON BACK OF HOUSE
7. Project Details:
  - a) Design SEE ATTACHMENTS
  - b) Color BLACK
  - c) Size 468 SQ. FT.
  - d) Approximate Cost 20,000 Expected Completion Date 12/31/19

**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)

10/17/19  
 Date

[Signature]  
 Property Owner (Signature)

10/18/19  
 Date

Abutting Property Owners List for  
687 Evening St.

Mary Debitetto		693 Evening St.	Worthington, OH 43085
Timothy & Abigail Shaw		188 E. Royal Forest Blvd.	Columbus, OH 43214
Mikel & Brenda Coulter		686 Evening St.	Worthington, OH 43085
David & Kathleen Griffin		669 Evening St.	Worthington, OH 43085
Gregory Gallenstein	Katherine Klingelhafer	668 Sinsbury Dr. E.	Worthington, OH 43085
Mary Gasper		162 Sinsbury Dr. N.	Worthington, OH 43085



# 8.06 kW Solar Project

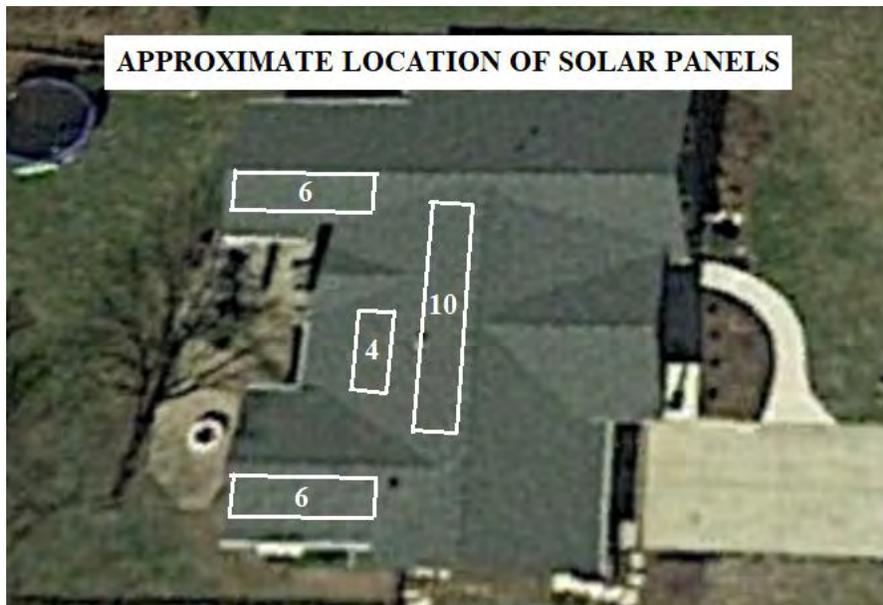
687 Evening Street, Worthington, Ohio 43085

10/17/19

The proposed Solar System consists of the following :

- 26 SilFab 310 Watt solar panels. These will be installed on the backsides of the roof.
- 1 SolarEdge Inverter mounted in the basement.
- Iron Ridge rails and Flashed L-Feet

A plot plan of the system is provided below.



CITY OF WORTHINGTON

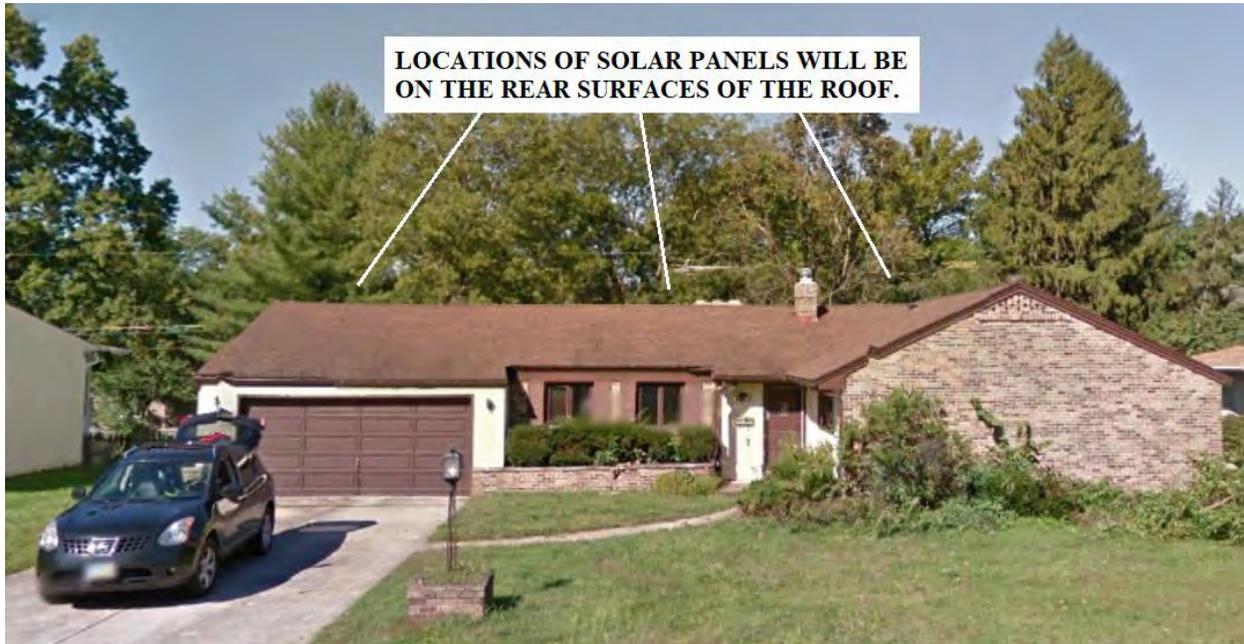
DRAWING NO. AR 100-19

DATE 10-22-2019





A street view of the property showing locations of the solar panels. They will not be visible from the street.



CITY OF WORTHINGTON

DRAWING NO. AR 100-19

DATE 10-22-2019



Some sample installations are provided below.



CITY OF WORTHINGTON

DRAWING NO. AR 100-19

DATE 10-22-2019



This picture shows height of panels above the roof surface.



Specification Sheets are attached. The system is engineered for local maximum 90 MPH winds.

CITY OF WORTHINGTON

DRAWING NO. AR 100-19

DATE 10-22-2019



# SLA-M Monocrystalline



## 310 Wp 60 Cell

### Monocrystalline PV Module

#### 100% MAXIMUM POWER DENSITY

Silfab's SLA-M 310 ultra-high-efficiency modules are optimized for both Residential and Commercial projects where maximum power density is preferred.

#### 100% NORTH AMERICAN QUALITY MATTERS

Silfab's fully-automated manufacturing facility ensures precision engineering is applied at every stage. Superior reliability and performance combine to produce one of the highest quality modules with the lowest defect rate in the industry.

#### NORTH AMERICAN CUSTOMIZED SERVICE

Silfab's 100% North American based team leverages just-in-time manufacturing to deliver unparalleled service, on-time delivery and flexible project solutions.



#### ENSURES MAXIMUM EFFICIENCY

60 of the highest efficiency, premium quality monocrystalline cells result in a maximum power rating of 310Wp.

#### ADVANCED PERFORMANCE WARRANTY

25-year linear power performance guarantee to 82%

#### ENHANCED PRODUCT WARRANTY

12-year product/workmanship warranty

#### BUILT BY INDUSTRY EXPERTS

With over 35 years of industry experience, Silfab's technical team are pioneers in PV technology and are dedicated to an innovative approach that provides superior manufacturing processes including: infra-red cell sorting, glass washing, automated soldering and meticulous cell alignment.

#### POSITIVE TOLERANCE

(-0/+5W) All positive module sorting ensures maximum performance

#### LOWEST DEFECT RATE\*

Total automation ensures strict quality control during each step of the process at our certified ISO manufacturing facility. \*82.56 ppm as per December 2017

#### LIGHT AND DURABLE

Over-engineered to weather low load bearing structures up to 5400 Pa. Light-weight frame exclusively designed with wide-ranging racking compatibility and durability.

#### PID RESISTANT

Proven in accordance to IEC 62804-1

#### AVAILABLE IN

All Black

CITY OF WORTHINGTON

DRAWING NO. AR 100-19

DATE 10-22-2019



Electrical Specifications		SILFAB SLA Monocrystalline	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	310	234
Maximum power voltage (Vpmax)	V	33.05	29.7
Maximum power current (Ipmax)	A	9.38	7.88
Open circuit voltage (Voc)	V	40.25	37.2
Short circuit current (Isc)	A	9.93	8.14
Module efficiency	%	19.0	17.9
Maximum system voltage (VDC)	V		1000
Series fuse rating	A		20
Power Tolerance	Wp		-0/+5

Measurement conditions: STC 1000 W/m<sup>2</sup> • AM 1.5 • Temperature 25 °C • NOCT 800 W/m<sup>2</sup> • AM 1.5 • Measurement uncertainty ≤ 3%  
 • Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by -0/+5W.

Temperature Ratings		SILFAB SLA Monocrystalline	
Temperature Coefficient Isc	%/K		0.03
Temperature Coefficient Voc	%/K		-0.30
Temperature Coefficient Pmax	%/K		-0.38
NOCT (± 2°C)	°C		45
Operating temperature	°C		-40/+85

Mechanical Properties and Components		SILFAB SLA Monocrystalline	
Module weight (± 1 kg)	kg		19
Dimensions (H x L x D; ± 1mm)	mm		1650 x 990 x 38
Maximum surface load (wind/snow)*	N/m <sup>2</sup>		5400
Hail impact resistance			Ø 25 mm at 83 km/h
Cells			60 - Si monocrystalline - 5 busbar - 156.75 x 156.75 mm
Glass			3.2 mm high transmittance, tempered, antireflective coating
Backsheet			Multilayer polyester-based
Frame			Anodized Al
Bypass diodes			3 diodes-45V/20A, IP67/IP68
Cables and connectors (See installation manual)			1200 mm Ø 5.7 mm (4 mm <sup>2</sup> ), MC4 compatible

Warranties		SILFAB SLA Monocrystalline	
Module product warranty			12 years 25 years
Linear power performance guarantee			≥ 97% end of 1 <sup>st</sup> year ≥ 90% end of 12 <sup>th</sup> year ≥ 82% end of 25 <sup>th</sup> year

Certifications		SILFAB SLA Monocrystalline	
Product			ULC ORD C1703, UL 1703, IEC 61215, IEC 61730, IEC 61701, CEC listed IEC 62716 Ammonia Corrosion, IEC 61701:2011 Salt Mist Corrosion, FESC listed UL Fire Rating: Type 2 (Type 1 on request)
Factory			ISO9001:2015



Warning: Read the installation and User Manual before handling, installing and operating modules.

Third-party generated pan files from Fraunhofer-Institute for Solar Energy Systems ISE are available for download at:  
[www.silfab.ca/downloads](http://www.silfab.ca/downloads)



- Modules Per Pallet: 26
- Pallets Per Truck: 36
- Modules Per Truck: 936

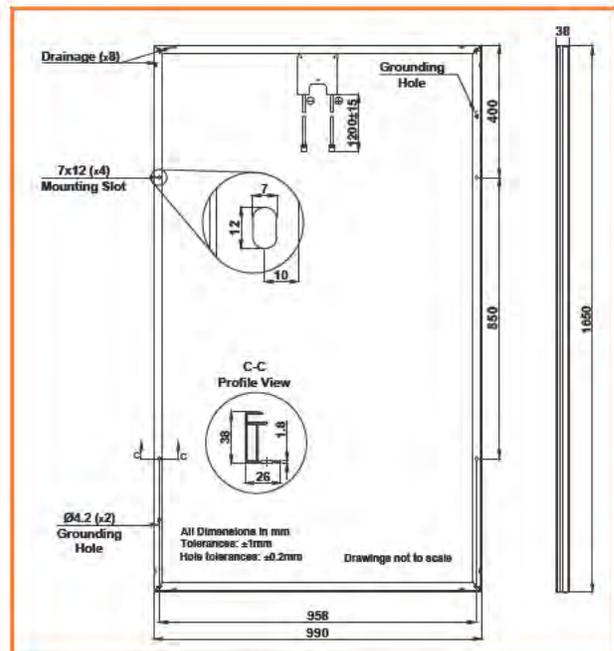
CITY OF WORTHINGTON

DRAWING NO. AR 100-19

DATE 10-22-2019



Silfab Solar Inc.  
 240 Courtneypark Drive East • Mississauga,  
 Ontario Canada L5T 2S5  
 Tel +1 905-255-2501 • Fax +1 905-696-0267  
[info@silfab.ca](mailto:info@silfab.ca) • [www.silfab.ca](http://www.silfab.ca)





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

Case #	AR101-19
Date Received	10-31-19
Fee	\$40.00 pd
Meeting Date	11-14-19
Filing Deadline	11-01-19
Receipt #	07799

- Property Location 687 Hartford
- Present/Proposed Use \_\_\_\_\_
- Zoning District \_\_\_\_\_
- Applicant Karl & Jessica Haglund / Bryce Jacob  
 Address 687 Hartford J.S. Brown Co.  
 Phone Number(s) 617-272-0736 614-554-5470  
 Email \_\_\_\_\_
- Property Owner Same  
 Address \_\_\_\_\_  
 Phone Number(s) \_\_\_\_\_  
 Email \_\_\_\_\_
- Project Description Replace porch surface w/ TimberTech, Replace porch ceiling w/ wood beadboard. Replace front sidewalk & steps
- Project Details:
  - Design See attached
  - Color "
  - Size "
  - Approximate Cost 340 Expected Completion Date 11/2019 - 3/2020

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:** *weather dependant*  
 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] 10-29-19  
 Applicant (Signature) Date

[Signature] 10/29/19  
 Property Owner (Signature) Date

ABUTTING PROPERTY OWNERS  
FOR  
687 Hartford Street

Robert and Lynne Browning  
Insley Printing Company  
Kerbys, LLC  
Donald Mutti  
U. S. Bank  
James and Nicole Peters  
St. John Church in Worthington  
Ronald and Karen Zalac

686 Hartford Street  
P. O. Box 387  
1160 Green Ravine Drive  
689 Hartford Street  
688 High Street  
675 Hartford Street  
700 High Street  
680 Hartford Street

Worthington, OH 43085  
Worthington, OH 43085  
Westerville, OH 43081  
Worthington, OH 43085  
Worthington, OH 43085  
Worthington, OH 43085  
Worthington, OH 43085  
Worthington, OH 43085



November 1, 2019

City of Worthington  
Architectural Review Board  
374 Highland Ave., Worthington, OH 43085

Architectural Review Board:

The homeowners of 687 Hartford Worthington, Ohio 43085 wish to invest in repairs and replacement of failing materials on their home. They propose to replace materials with low maintenance materials with far superior performance factors than the current materials in place.

The front porch surface is T&G wood that had rotted over years of use and exposure to exterior elements. Layers of paint have built up as a form of protection, but several areas of the surface have decayed and deteriorated. The new surface proposed is Timbertech, Amazon Mist, composite material to look as close as possible to the gray painted wood. Timbertech is an architecturally appropriate material for high performance in applications where we propose to install. NOTE: The existing railing will remain.

The front concrete steps and concrete sidewalk are proposed to be removed and reconstructed of concrete cover in brick on steps, and brick bordered concrete as sidewalk. All steps/sidewalk are to be replaced in existing footprint.

The old wood garage door is falling apart and is a visual distraction to the home. The detached garage is shaded by large trees which have helped accelerate the deterioration of the wood door. A new steel and composite carriage garage door is proposed to replace the existing and will have more appropriate character to the style of the home as shown in plans.

We look forward to reviewing the details of this plan with the Review Board November, 14, 2019.

Thank you,

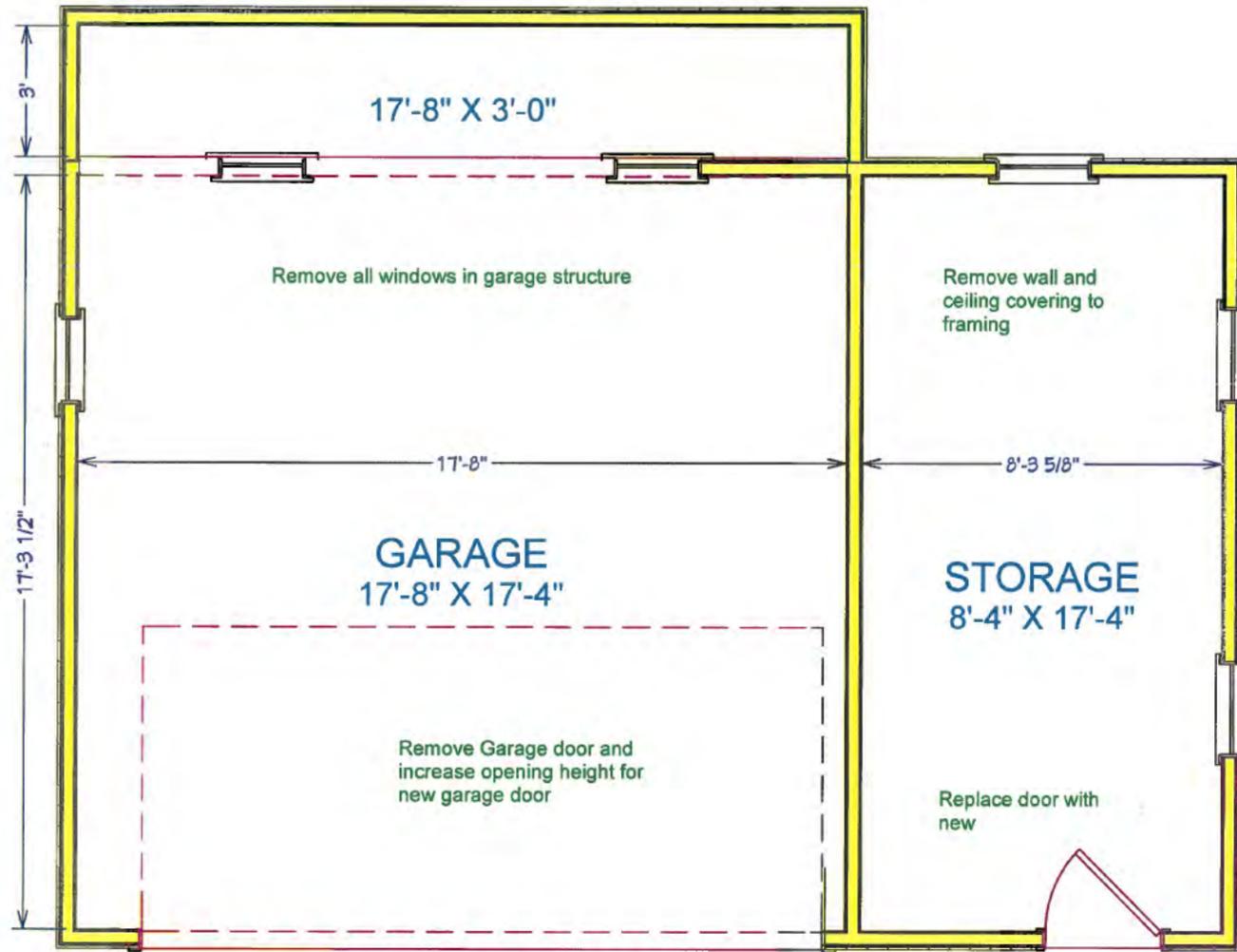
Bryce Jacob, CR, UDCP  
J.S. Brown & Company  
614-554-5470

CITY OF WORTHINGTON

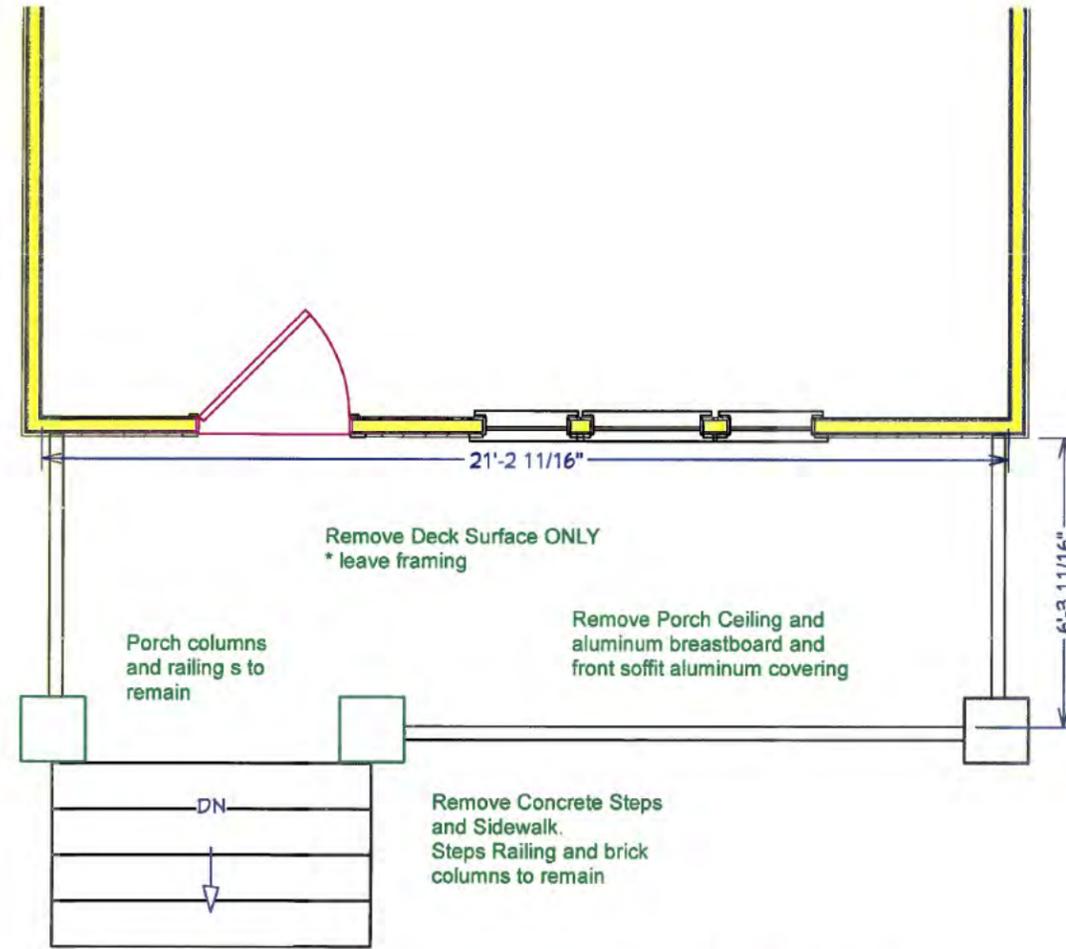
DRAWING NO. AR 100-19

DATE 10-22-2019





HAGLUNG GARAGE AS-BUILT

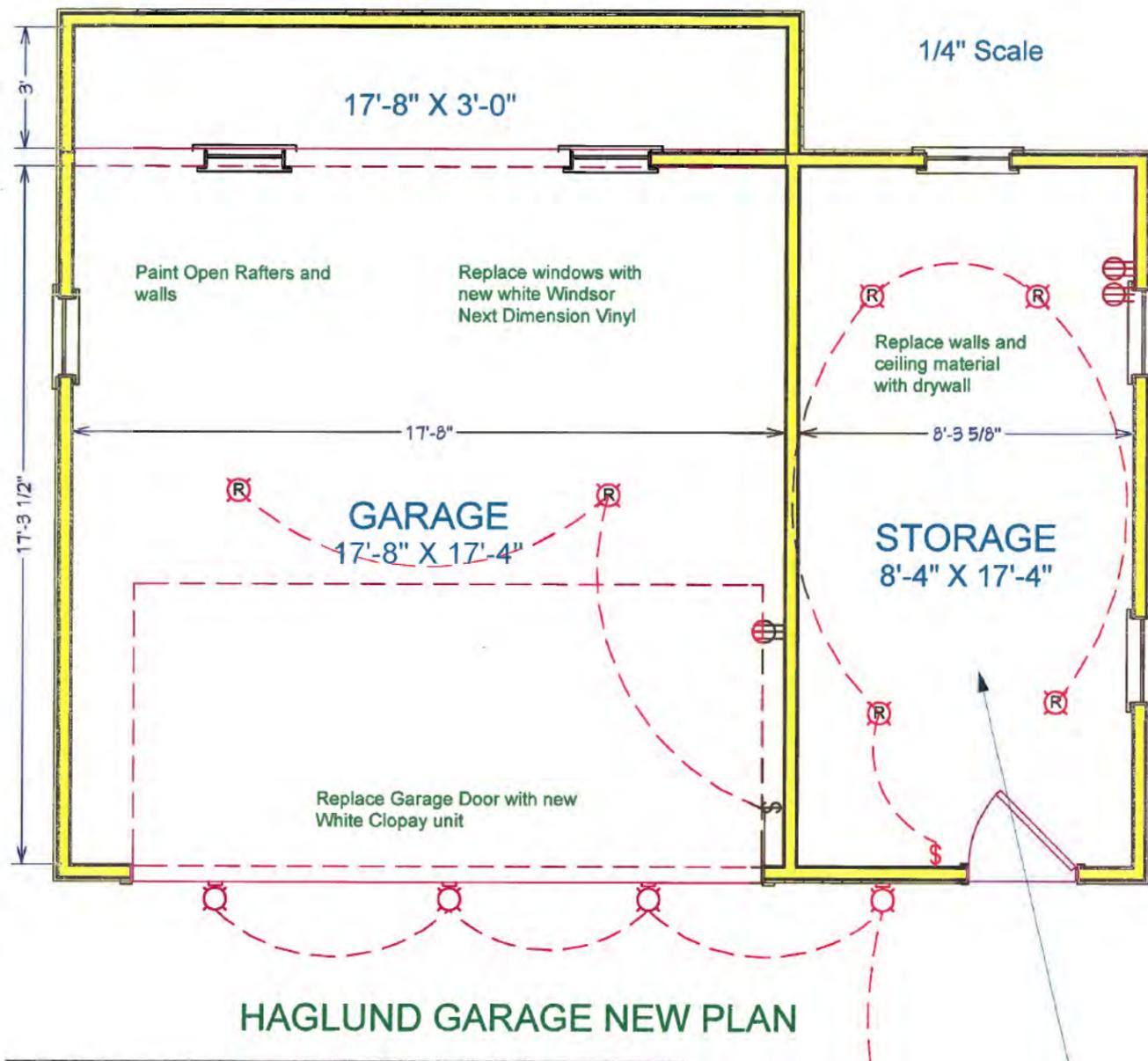


HAGLUND FRONT PORCH



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 DATE 10-31-2019

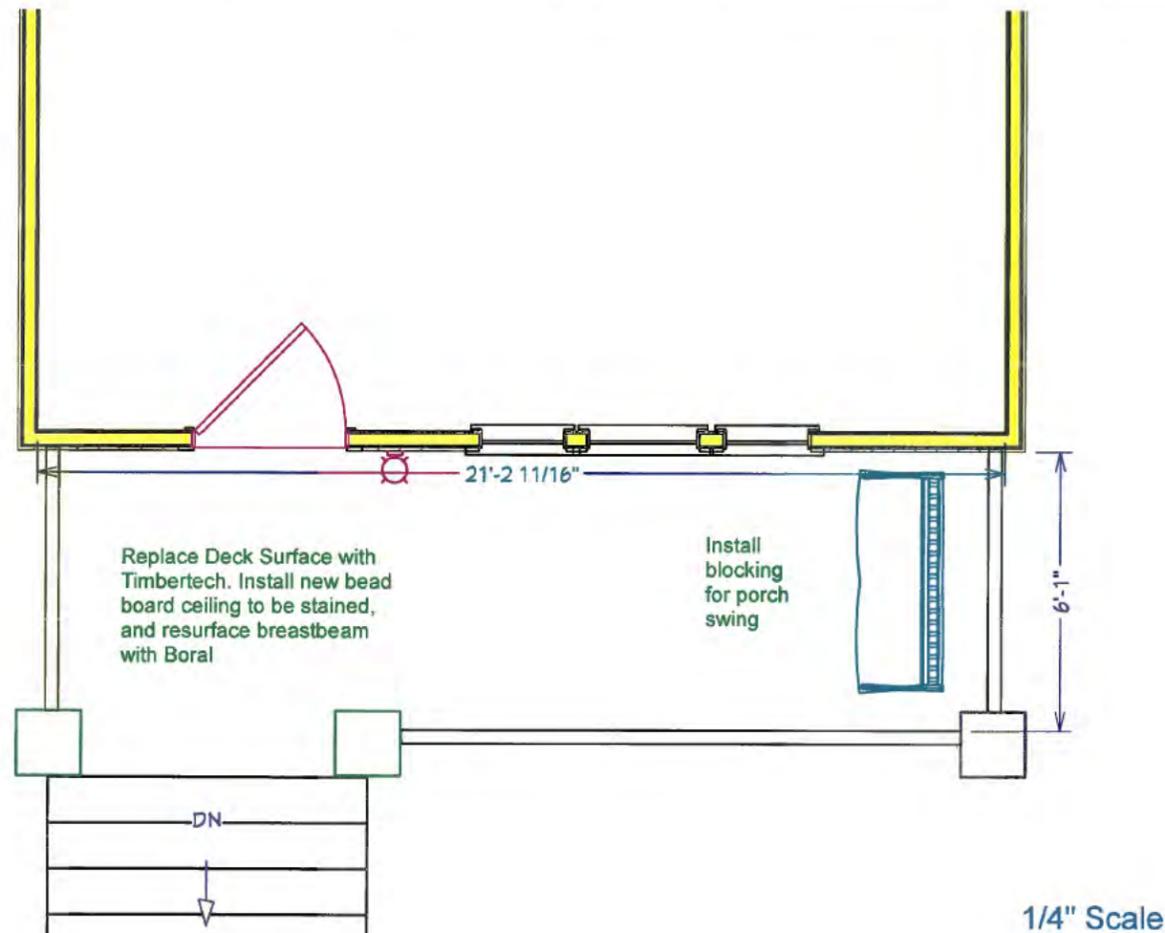
1/4" Scale



HAGLUND GARAGE NEW PLAN



New Clopay Gallery Collection - Premium Series Garage Door with beaded paneling to match detail on porch and window panes to resemble those in the existing home.



HAGLUND FRONT PORCH



Timbertech Amazon Mist Tropical Collection

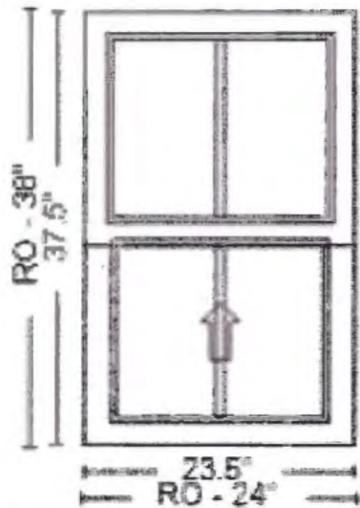
CITY OF WORTHINGTON  
 DRAWING NO. AR 101-19  
 DATE 10-31-2019

Jessica and Kyle Haglund  
 687 Hartford  
 Worthington, Ohio  
 43085  
**WORTHINGTON SET**

Date: 10-23-2019  
 Revisions:

Approval:

Page:



Windsor Next Dimension Single Hung windows in WHITE with single Verticle grid in each sash



Garage and Porch Light.  
- Lavardin Barn Light



Door to Storage Room



CITY OF WORTHINGTON  
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Concrete Sidewalk with brick border. Step surface face and sides will all be matching brick to brick in sidewalk.

