



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
February 27, 2020

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Mikel Coulter, Chair; Thomas Reis, Vice-Chair; Kathy Holcombe, Secretary; Edwin Hofmann; and David Foust. Also present were Scott Myers, Worthington City Council Representative; Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator. Board member Richard Schuster was absent.

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the February 13, 2020 meeting

Mr. Reis moved to approve the minutes, and Mr. Hofmann seconded the motion. All Board members voted, "Aye," and the minutes were approved.

4. Affirmation/swearing in of witnesses

Mr. Foust displayed historic pictures of the middle school which was built in the year 1875.

B. Architecture Review Board – Unfinished

1. Addition & Renovations – **50 E. Granville Rd.** (Schorr Architects/Kilbourne Middle School) **AR 01-2020**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

(James) Kilbourne Middle School was constructed in 1938 and is a contributing building in the Worthington Historic District. The two-story brick building has many decorative features that contribute to the Georgian styling of the building. The eastern portion of the building was added

in 1965 and an addition to the gym was constructed on the east side in 1994. Other than those additions, the approved projects over the years have involved maintenance of the building and site.

This project involves an addition on the east side of the building to accommodate additional classroom and cafeteria space, and a new location for the school office. The proposal was first considered at the January 9, 2020 meeting. The Board pointed out design concerns, and staff was concerned with the addition being proposed partially in the right-of-way. This submittal is a revised request. Revisions from the previous submittal are highlighted in **bold** text.

Project Details:

1. The ~10500 square foot two-story addition would extend ~42' east of the northeast wing of the building and be located about 1' from the eastern property line. Variances from the Board of Zoning Appeals and the Board of Building Appeals would be required due to the proximity of the structure to the right-of-way line. The first floor would function as the new school office and an expanded area for dining. Three new classrooms and a teacher preparation room are proposed for the second floor. The existing office at the front of the building would be renovated to become two new classrooms.
2. Stairs would lead to new entry doors at the south end of the addition, **which would be set back about 20' from the eastern edge of the addition.**
3. The two-story brick addition would have an entrance element with a parapet that is several feet taller than the existing gymnasium, and the remainder of the addition roof and parapet would drop down but still be taller than the existing. The entry is proposed with three doors, **the middle being full light aluminum double doors and the sides being single doors. All would be aluminum and have arched transoms above and a brick soldier course arch and trim down both sides which mimics the treatment surrounding some windows on the front of the school. Two stone pilasters** would extend to a stone lintel above three second floor windows. The brick for the structure is supposed to match the existing brick. **A darker brick band is proposed in the top third of the wall; a soldier course of dark brick is proposed at the bottom of the brick.** A stone water table with dimensional smooth stone is proposed below the brick **and for the outside wall of the ramp that extends to the south on the entry. Vertically oriented stone sections are shown at intervals along the water table.** A handrail with **vertical** members would be above the stone and along the stairs. Material samples and railing cut sheets are needed.
4. **The shape and style of the proposed windows now matches those on the existing school. The windows are still shown in alternating pairs and singles along the east elevation and would be aluminum.** On the north side the first floor windows would be aluminum storefront windows. All windows are proposed with a stone sill and a brick soldier course above, and other than the storefront windows on the north elevation, would have a keystone.
5. **Cylindrical lights that would illuminate up and down are now proposed along the building. The color has not been identified.** A photometric plan that seems to indicate 0 footcandles of light at the property line is included.
6. **As suggested at the last meeting, the historic sign that is currently located on the landing stone wall is now proposed to be mounted above the main entry. The changeable copy sign would be relocated to be adjacent to the ramp.**

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Construction of an addition to a commercial or institutional building should be approached in the same way as one for an existing home. Such a project involves important design considerations, since an addition can have a major impact on neighboring properties. Include the following considerations when planning an addition to a commercial or institutional building.

- Use exterior materials traditionally used on commercial and institutional buildings in Worthington. These most commonly include brick; frame construction is less common.
- The addition should be subordinate to the main building. This does not necessarily mean that the addition must be smaller than the original, but it should be designed in a way that it does not overwhelm and dominate the original.
- Some architectural review boards require that additions be designed so that they are easily distinguished from the original building. While this is acceptable in Worthington, the Architectural Review Board does not require it. Matching the original building's design elements in an addition is acceptable.
- Generally, additions should be located as far as possible to the rear of the original building. There may be some instances, however, where building an addition on the front of the original building may be a preferable option. This would especially be true when an addition could replace a front parking lot.
- Avoid using too many colors on a building. Consider using light and dark shades of the same color when choosing body and trim colors.

Staff Analysis:

1. Although the addition would be prominently placed on Hartford St. it should not take away from the original building on E. Granville Rd.
2. The large stone water table would be a prominent feature and does not seem to fit with the rest of the building. **The effort to break it up with rotated stone sections may help, but those sections might look better if they were moved to line up with the double windows or narrowed to the single window width. Three options were shown at the meeting.**
3. **The window style seems more in keeping with the existing building. Use of a window style on the addition's north elevation that relates to something else on the building would be appropriate.**
4. **The proposed cylindrical lights should unobtrusively light the walkways and the building.**
5. Examination of the proposed brick and stone materials is necessary before any approval, as are details of the windows, doors, lights and railing.
6. **The railing style seems appropriate; the color will be silver.**

Recommendation:

The general style of the addition, **many of the design details, and the proposed placement on the site are appropriate.**

Discussion:

Nathan Gamella, 1064 Highland St. came forward to represent the application. Mr. Reis asked to see photographs of the east elevation. Mr. Reis specified his preference according to the photograph and felt the design complimented the double windows above. He told Mr. Gamella he

did a great job coming back and responding to the Board's questions from the previous meeting and he applauded him for that. Mr. Hofmann said he also greatly appreciated Mr. Gamella listening to their recommendations, and said being out of the right-of-way would be helpful. Mr. Hofmann felt the entry looked more ceremonial now with the return arch and would make the area look more important. Mr. Hofmann said he preferred the elevation which had the single and double fenestrations and he also liked the extra details on the water table matching the widths.

Mr. Foust said he agreed with both Mr. Reis and Mr. Hofmann's comments. Mr. Foust asked if the air conditioning and heating equipment would be visible and Mr. Gamella said all the HVAC equipment would go above the student dining area. Anything that could be seen would be very minimal and there would be a parapet that is around eight inches to a foot high.

Mrs. Holcombe said she liked the single and double windows, and either way at the bottom was fine with her. Mr. Hofmann said he liked the detailed wrapping to the north side for the windows. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application.

Tom Burns, 1006 Kilbourne Dr., Worthington, Ohio, said he was in support of the project. He said kids are the future and that this needed to be done. Mr. Burns said he also wanted to mention that he is a public servant in his day job for the State of Ohio, and one of the things they pay a lot of attention to is when public entities deal with public tax dollars they make sure to do a review. He said that any delay or engineering costs would be born by the public and not a developer. Mr. Burns wanted to make sure that was on the record.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY SCHORR ARCHITECTS ON BEHALF OF THE WORTHINGTON SCHOOLS FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION FOR KILBOURNE MIDDLE SCHOOL AT 50 E. GRANVILLE RD., AS PER CASE NO. AR 01-2020, DRAWINGS NO. AR 01-2020, DATED FEBRUARY 14, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND WITH THE FOLLOWING AMENDMENTS:

- **THAT THE SECOND SLIDE WHICH SHOWS VERTICAL STONEMWORK TO MIMIC THE SINGLE AND DOUBLE WINDOWS IN THE WATER TABLE BE INCLUDED;**
- **THAT THE NORTH ELEVATION WINDOW DETAIL MATCH THE EAST SIDE ELEVATION WINDOWS.**

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

C. Architecture Review Board – New

1. Brick Walkway & Wall – 220 E. Granville Rd. (Jill Hoff) AR 13-2020

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This lot on the north side of E. Granville Rd. is 50' wide and 260' deep. The two-story house was constructed in 1979 and is accessed from a circular drive that serves 4 houses. The front-facing gable of the garage, which extends out in front of the house, is about 125' from the edge of the road. The applicant is requesting approval to replace the walkway and landscape beds in front of the house and garage and regrade the front yard.

Project Details:

1. This project involves removing the existing paver walkway from the driveway to the front stoop and replacing it with a wider 400 square foot paver patio that is bordered by a curved seat wall on the east and replacement of the planting bed with a river rock bed and an evergreen shrub on the west abutting the garage.
2. Walnut Unilock Treo Premier pavers are proposed for the patio/walkway area and would have a Sandstone border. The existing stoop would be capped with the same stone. The seat wall is proposed in Sandstone Unilock Brussels Dimensional System stones with caps and Walnut accents. Seven LED wall lights would be included. Three LED up lights are also proposed, but the location is not clear.
3. Existing shrubs by the house would be removed and the front lawn is proposed to be regraded.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Lawns should be generous but not overly large to contribute to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements, such as planting areas, gardens, bushes and shrubs should be properly scaled and well-tended, which also tends to enhance neighborhood character. Decks and patios should be limited to the rear of buildings. Patios may be constructed of concrete, stone or brick. Design and materials should be compatible with the existing structure.

Recommendation:

Staff recommended approval of this application. Although expansion of the walkway may give the appearance of a patio, the look with the seat wall should be attractive. Also, the improvements would not be easily seen from the right-of-way.

Discussion:

Jill Hoff, 220 E. Granville Rd., Worthington, Ohio came forward as the applicant. 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 JILL HOFF FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW WALKWAY AND RETAINING WALL AT 220 E. GRANVILLE RD., AS PER CASE NO. AR 13-2020, DRAWINGS NO. AR 13-2020, DATED FEBRUARY 13, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

D. Municipal Planning Commission

1. Conditional Use Permit

a. Arts and Crafts – **6473 Proprietors Rd.** (Alec Carpenter/ARK Hot Rods) **CU 02-2020**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The west side of Proprietors Rd. is a mixture of C-3, AR and S-1 zoning. The east side of Proprietor’s Rd. is mainly in the I-1 Zoning District. The 8990 square foot building at 6473 Proprietors, which was constructed in 1968, is in a stretch of the C-3 Zoning District which extends from Schrock Rd. to one parcel south of this property. There is a residence at the north end of the block (a non-conforming use); Wilson Hill Elementary School’s sports fields to the west; a commercial building to the south; and the former Slotter Concrete (now a vacant lot) across Proprietors Rd. to the east. A chain link fence and vegetation are between this parcel and the school fields.

ARK Hot Rods has been operating there for 12 years. It was recently determined that although there is an office component, the primary business does not fit in with the permitted uses in the C-3 Zoning District. This request by Alec Carpenter of ARK Hot Rods is for a Conditional Use Permit to continue to operate an “Arts and Crafts” business at this location.

Project Details:

1. ARK Hot Rods is a business that offers a variety of automotive industry related items, custom creations, and fabrication services. Items on display in the showroom include automotive themed apparel; specialty parts for antique hot rods; components for off road race vehicles; and automotive memorabilia. ARK also creates custom order products such as trophies; bicycle frames; metal parts for antique vehicles; components and chassis for off road vehicles; and metal stairs and rails. There is no work on the mechanics or bodies of vehicles other than the creation of custom components.

2. The business currently has 1 employee and receives about 4-5 visitors per week. Parking is available on site.
3. The business does not emit anything into the environment outside of the building. No bothersome noises have been identified.
4. Generally, the business operates Monday through Friday from 8:30 am to 5:30 pm.
5. Existing vegetation provides screening and is not proposed to change.

Land Use Plans:

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan stresses the importance of local business as a means to support municipal services provided to residents. Successful small businesses can grow into larger employers and they can also attract or spin-off other related businesses.

Worthington Code Section 1123.052 ARTS AND CRAFTS

“Arts and Crafts” is defined in the Code as an establishment in which the primary function is the sale, display, production and/or instruction of arts or crafts. “Arts and Crafts” is a Conditional Use in the C-3 Zoning District.

Worthington Code Section 1127.03 Conditional Use Permit Basic Standards and Review Elements

1. Effect on traffic pattern
2. Effect of public facilities
3. Effect on sewerage and drainage facilities
4. Utilities required
5. Safety and health considerations, noise, odors and other noxious elements-
6. Hours of use
7. Shielding and screening for neighbors, appearance and compatibility with the general neighborhood

The following basic standards shall apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Recommendation:

Staff recommended approval of this application. ARK Hot Rods has been operating at this location for 12 years without any complaints. The nature of the business fits into the Arts and Crafts definition. The amount of traffic is typical for businesses in this corridor as are other aspects of the business such as the lack of impact on utilities and the surrounding uses.

Discussion:

Mr. Coulter asked if the applicant was present. Alec Carpenter, 6473 Proprietors Rd., Worthington, Ohio, said he did not realize that his business was not compliant. Mr. Foust asked if automotive framing was the bulk of the business. Mr. Carpenter said his business makes roll cages and safety

equipment. Mr. Foust wanted to be sure this was not an automotive production business. Mr. Reis asked what vehicle the pictured frame was for and Mr. Carpenter said it was for a 1932 Ford. Mr. Myers said he has tried to work with metal before and feels the products shown are art. Mr. Carpenter said all the work they do is inside the building, not outside and it is a very clean operation. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY ALEC CARPENTER OF ARK HOT RODS FOR A CONDITIONAL USE PERMIT TO OPERATE AN ARTS AND CRAFTS BUSINESS IN THE C-3 ZONING DISTRICT AT 6473 PROPRIETORS RD. AS PER CASE NO. CU 02-2020, DRAWINGS NO. CU 02-2020, DATED FEBRUARY 6, 2020, BE APPROVED 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.

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

Other

Mr. Brown gave an update for Stafford Village and Ohio Health.

Adjournment

Mr. Reis moved to adjourn the meeting and Mrs. Holcombe seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 7:35 p.m.