

MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION

January 26, 2012

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:30 p.m. with the following members present: Richard Hunter, Chair; James Sauer, Vice-Chair; Kathy Holcombe, Secretary; Mikel Coulter, Amy Lloyd, and Jo Rodgers. Also present were Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Commission member Chris Hermann was absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the meeting of January 12, 2012

Mr. Coulter moved to approve the minutes, and Mrs. Lloyd seconded the motion. All members said “aye” to approve the minutes.

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. New

- a. Addition & New Roof – **544 High St.** (Jonathan Knape) **AR 05-12**

Discussion:

Mrs. Bitar reviewed the facts from the application and added the applicant has already received approval for a Conditional Use Permit to use this house as a residence. Mrs. Bitar passed around sample materials to the Board members. Mr. Hunter asked if the applicant was present.

Mr. Jonathan Knape approached the microphone and stated he lives at 544 High Street, Worthington, Ohio. Mr. Hunter asked what color of roof shingles will be used, and Mr. Knape said black. Mr. Knape explained that when the vines were being taken off of the house to clean it up, some of the stucco was damaged and will need to be repaired, and that the roof is leaking and needs to be repaired immediately. He plans to maintain the character of the house but will be adding a master suite to the second floor. Mr. Knape said there is a fireplace in just about every room of the house. Mrs. Holcombe said she noticed there are no windows planned for the

east side of the addition. Mr. Knape said he felt it would be difficult to match the original windows. Both Mr. Hunter and Mrs. Holcombe believed that a window would like nice in the new bathroom addition.

Mr. Coulter asked what Mr. Knape planned to do with the asphalt in the parking lot. Mr. Knape said he plans to remove most of the asphalt and replace it with a yard and landscaping.

Mr. Sauer felt the roof line of the addition sloped back too far. Mr. Knape said that issue can be easily adjusted. Mr. Sauer also thought the window on the drawing appeared bigger than the other windows. Mr. Knape said it is the original window from the east side that will be used on the south elevation. Mr. Hunter asked if there were any speakers that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The applicant would like to construct a second story above the existing mud room and sun room on the northeast corner of the house. The 26' x 16'4" addition is planned to house a master bath and closets.

The roof of the addition will be the same style as the hipped roof found on the house. A smaller version of the dormers on the existing house is proposed on the east elevation; the gable slope will match the existing house. An existing window will be relocated from the rear of the house to the south side of the addition, in line with the existing window below. A new window to match will be placed on the east elevation of the addition. The exterior will be stucco to match the existing house. The homeowners are planning to paint the entire structure in the future.

2. Black dimensional shingles are proposed for the whole house.

Conclusion:

1. The proposed changes are appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY JONATHAN KNAPE FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AND PLACE A NEW ROOF AT 544 HIGH ST. AS PER CASE NO. AR 05-12, DRAWINGS NO. AR 05-12, DATED JANUARY 12, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING, WITH THE CONDITION THAT A WINDOW BE ADDED ON THE EAST ADDITION AT THE TUB AREA AND THAT THE ROOF SLOPES OF THE ADDITION MATCH THE EXISTING ROOF.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

b. Addition & Renovation – **41 W. North St.** (James Ross/Scholl) **AR 06-12**

Discussion:

Mrs. Bitar reviewed the application and showed pictures of the site. Mr. Hunter asked if the applicant was present. Mr. James Ross, who will be building the addition, approached the microphone with the Scholls (property owners). Mr. Ross stated he lives at 6120 Crystal Valley Drive, Galena, Ohio 43021. Mr. Scholl stated he is the owner of 41 W. North St., Worthington, Ohio. Mr. Ross said his client would like to use decorative cultured stone on the outside of the house, and would like for the stone to be higher than in the pictures - to about a foot below the window.

Mr. Sauer believed the house looked very nice as was presented, with the stone at a lower height. He reviewed the photographs of the west elevation, and said he did not think the house would look right with stone up that high. Mr. Hunter agreed with Mr. Sauer about the stone, and said he liked the gables with cedar shakes. Mr. Coulter mentioned that the smaller section of the roof on the east side should be of metal as shown because it will look better and last longer. Mrs. Lloyd asked a question about how the roof would be intersecting the garage. Mr. Ross discussed the elevation difference between the addition and existing garage.

Mr. Sauer did not think getting a variance for the front portion of the house would be an issue since the neighboring houses are closer to the front of their properties. He also thought shakes should be included on the rear of the house. Mrs. Bitar mentioned a vinyl material that looks like cedar shakes is proposed. Mr. Coulter asked to see the samples. Mr. Ross passed around the material and said it is made by Crane Plastics, a local business in Columbus, Ohio. Mr. Ross said he was not sure if he would be using stone all the way up to the window, or just around the base, or at all, and was hoping to get some flexibility on that decision. Mr. Hunter asked if there was anyone present that wanted to speak either for or against the application and no one came forward.

Findings of fact:

1. The existing house, built in 1937, is 800 square feet in area with a shallow gable running east/west, a converted porch on the front, and a detached garage. A 1300 square foot addition is proposed to the rear of the existing house with the main gable running north/south, with a section running east/west connecting to the garage.
2. In order to construct a tall enough addition without overwhelming the original house, the applicant is proposing installation of a new roof on the front of the house with a steeper pitch. Also proposed for the front is the use of a former porch as an entry area with a door facing North St. A steeper gable is proposed for the entry area, and a small roof is proposed above a

new stoop. The changes to the front of the house will also need approval from the Board of Zoning Appeals due to location in the front setback.

3. New gray vinyl siding is proposed for the entire house and garage – lap siding will be on the walls and shake style siding is proposed for the gables. All new white windows and doors are proposed. White trim will be used throughout. Black dimensional shingles are proposed for the roof, matching the recently re-roofed garage. Cultured stone is proposed for the foundation, but there is an option for the foundation to not be exposed. On the side above a bay window, a metal roof is proposed.
4. Skylights are proposed for the north/south gable to bring natural light into the upstairs room. The profile will be 4-5” above the roof and the color will be gray.

Conclusions:

1. Alteration of the existing house is an improvement. The addition being to the rear, and not overwhelming the front portion of the house is appropriate.
2. The proposal is appropriate for this property and the Architectural Review District.

Mr. Sauer moved:

THAT THE REQUEST BY JAMES ROSS FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AND RENOVATE THE EXISTING HOUSE AT 41 W. NORTH ST. AS PER CASE NO. AR 06-12, DRAWINGS NO. AR 06-12, DATED JANUARY 13, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING, AND WITH THE CONDITION THAT THE GABLE END ON THE SOUTH SIDE OF THE HOUSE INCLUDE THE SAME STYLE OF SHAKES, THE STONE WORK AROUND THE BASE MAY BE OMITTED OR PROVIDED AS SHOWN, AND THE LITTLE ROOF OVER THE EAST KITCHEN AREA BE MADE OF METAL.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

C. Municipal Planning Commission – No Business

No other business. Mr. Sauer moved to adjourn the meeting and Mrs. Holcombe seconded the motion. The meeting adjourned at 8:20 p.m.