City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness
Application

Case # AR 98-12
Date Received 9/17/12
Fee $ 2pd.
Meeting Date 10-11-12
Filing Deadline 9-28-12
Receipt # 55325

1. **Property Location** 688 HIGH ST Extension of AR 65-10, 10/14/10
2. **Present/Proposed Use** _____
3. **Zoning District** C5
4. **Applicant** Sheppard Development Group "Tailored Design Services"
   Address 7148 E. Main St Reynoldsburg, OH 43068
   Phone Number(s) 614-725-8652
5. **Property Owner** US Bank
   Address 10 W. Broad St., 12th Floor
   Phone Number(s) _____
6. **Project Description** Replace slate roof with sythetic Recycled Material.
7. **Project Details:**
   a) **Design** Majestic Slate recycled rubber/plastic
   b) **Color** Gray
   c) **Size** _____
   d) **Approximate Cost** – **Expected Completion Date** 11-15-12

PLEASE READ THE FOLLOWING STATEMENTAND 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.

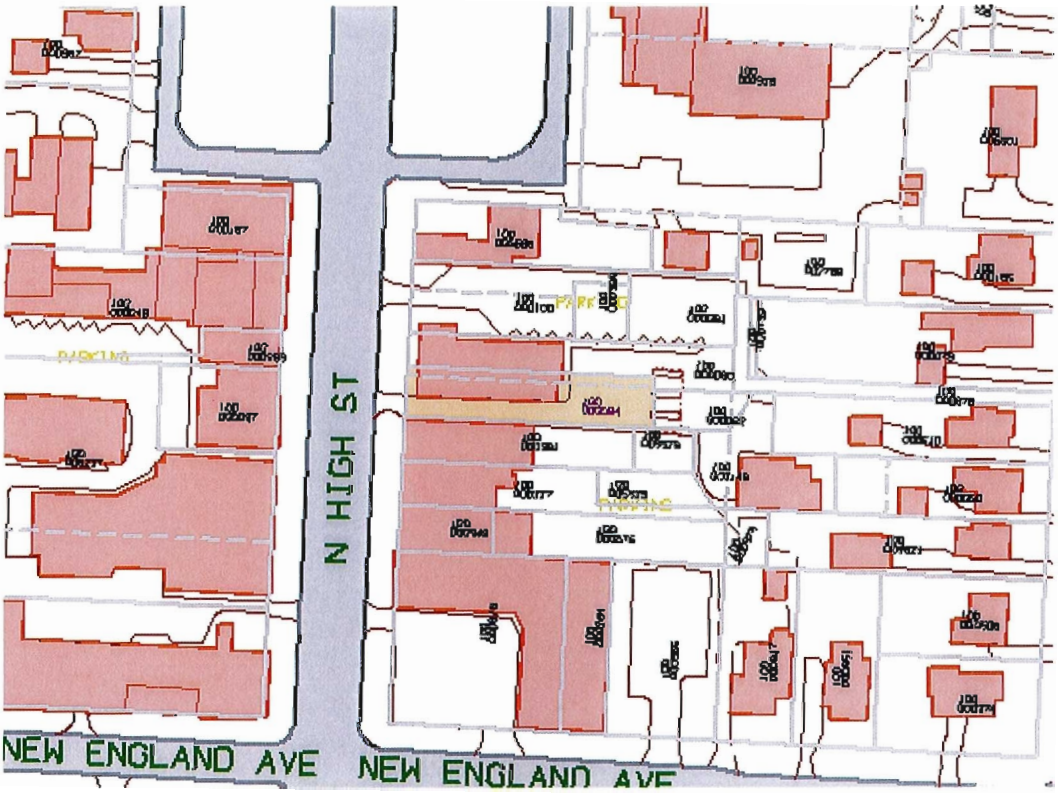
Applicant (Signature) _____ Date 9.17.12

Property Owner (Signature) _____ Date _____

Abutting Property Owners List for
688 High St.

WJI Enterprises Ltd	692 High St.	Worthington, OH 43085
E.F. Smith Ltd.	960 Evening St.	Worthington, Ohio 43085
CRV-XIV Worthington Limited	PO Box 2235	Westerville, OH 43086
Sam Baker	673 High St., Suite 204	Worthington, OH 43085
Kerbys LLC	1160 Green Ravine Dr.	Westerville, OH 43081
Cummins & Davis Inc.	2020 Eoundwyck Ln.	Powell, OH 43065
James & Nicole Peters	675 Hartford St.	Worthington, OH 43085
Tenant	660 High St.	Worthington, OH 43085
The Coffey Family	720 Village Blvd. Unit F	Plain City, OH 43064
Insley Printing Co.	PO Box 387	Worthington, OH 43085
S J Finefrock	687 Hartford St.	Worthington, OH 43085
St. Johns Church	700 High St.	Worthington, OH 43085

688 High St.



100-000084-00 05/07/2010

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

October 14, 2010

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; Kathy Holcombe, Secretary; Chris Hermann; Mikel Coulter, Jo Rodgers and Amy Lloyd. Also present were Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission, and Melissa Cohan, Paralegal. James Sauer, Vice-Chair and Scott Myers from Worthington City Council were absent.

g. New Roof – **688 High St.** (Alumni Roofing, Inc./US Bank) **AR 65-10**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Rich Isaac approached the microphone and stated his address at 300 Tilton St., Suite 6, Mount Vernon, Ohio. Mr. Isaac said that his company has been contacted by US Bank and that the bank needs new roofing at that location. Mr. Isaac said the condition of the slate is not good, and they are proposing a good product that would make the building look refreshed. Mrs. Holcombe asked if the drive-thru is slate also, and Mr. Isaac said yes, it's a separate building. Mr. Isaac said the bank has tried to keep the slate from falling but it's becoming a hazard. Mr. Hunter asked Mr. Isaac if they have considered other styles that are similar to slate, such as a faux slate material. Mr. Coulter mentioned that in the long run, the price would be about the same because the material that is currently being proposed would not last as long and would have to be replaced. Mr. Coulter said he would like to see genuine slate or faux slate on the front building, and whatever else could go on the back.

Mrs. Holcombe said that this particular building is one of the best stone buildings in the city and it really needs to have a slate roof because everyone can see the front of it. The second representative from Alumni Roofing asked the Board what type of faux material would be acceptable. Mr. Hunter said that they prefer to see a sample first. Mrs. Bitar asked the Board if the roof workers could begin repairing the roof on the back building and drive-thru while they are awaiting approval on the front building's materials. Mr. Hunter asked if there was anyone else present that was either for or against this application, and no one came forward.

Findings of fact:

1. The applicant is proposing replacement of the existing slate roof with asphalt shingles. There is a problem with leaking in the slate roof, and the bank has reportedly had costly repairs every year.

CITY OF WORTHINGTON
AR 99-12
DRAWING NO.
DATE 9-17-12

2. The roof is Mansard style, with the front portion serving as the roof and a building wall. Trim separates the main roof from that front wall.

3. The view of the top of the roof is limited.

Conclusions:

1. The front stone portion of the building should be slate or look like slate. The sample must be submitted and approved by staff and an ARB member.

2. The brick building and drive-thru will have the proposed asphalt shingle.

Mr. Coulter motioned:

THAT THE REQUEST BY ALUMNI ROOFING, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE ROOF AT 688 HIGH ST. AS PER CASE NO. AR 65-10, DRAWINGS NO. AR 65-10, DATED SEPTEMBER 30, 2010, BE APPROVED AS AMENDED: THE BACK BRICK BUILDING AND DRIVE-THRU SHALL BE REPLACED WITH THE SUBMITTED ASPHALT SHINGLE; AND THE ENTIRE ROOF ON THE STONE BUILDING SHALL BE SLATE OR LOOK LIKE SLATE THAT IS SUBJECT TO APPROVAL BY ONE OF THE ARCHITECTURAL REVIEW BOARD MEMBERS AND STAFF, AND BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

CITY OF WORTHINGTON
AR 99-12
DRAWING NO.

DATE 9-17-12

CITY OF WORTHINGTON

DRAWING NO. AR 99-12

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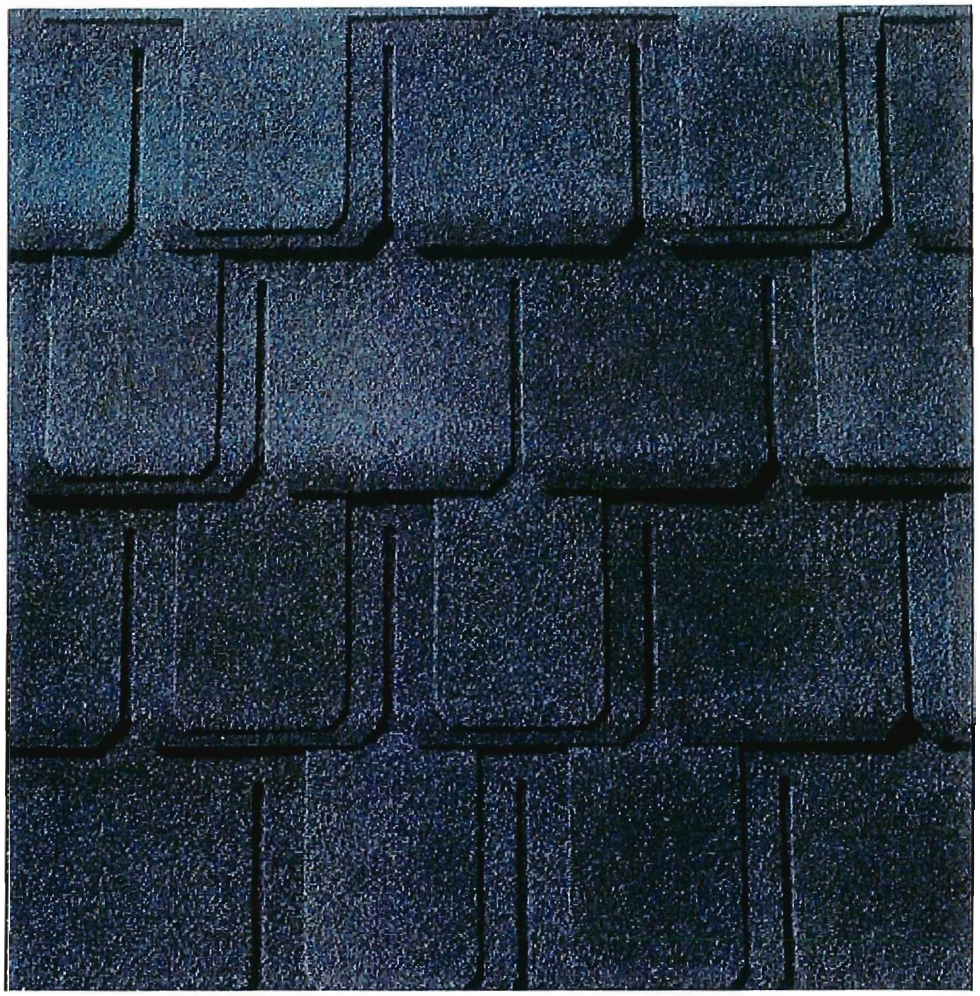

CITY OF WORTHINGTON
DRAWING NO AR99-12
DATE 9/17/12