City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

Case # AR 102-12
Date Received 9-28-12
Fee $2
Meeting Date 10-11-12
Filing Deadline 9-28-12
Receipt # _____

Amend AR 84-10

1. Property Location 849 Oxford Avenue
2. Present/Proposed Use Residential
3. Zoning District R-6.5
4. Applicant Terry Boling - Architect
   Address 6095 Reynard Avenue
   Phone Number(s) 513-375-0304
5. Property Owner Brian McGarry & Ali Gentile
   Address 849 Oxford, Worthington Ohio
   Phone Number(s) _____
6. Project Description Home Addition / Renovation
   Retaining Wall Clarification
7. Project Details:
   a) Design _____
   b) Color - Grey
   c) Size _____
   d) Approximate Cost _____ Expected Completion Date Fall 2012

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 9/25/2012

Property Owner (Signature) — Date 9/24/12

TERRY BOLING ARCHITECT LEED AP

9.28.2012

McGarry Addition and Renovation
849 Oxford Street
Worthington, Ohio
43085

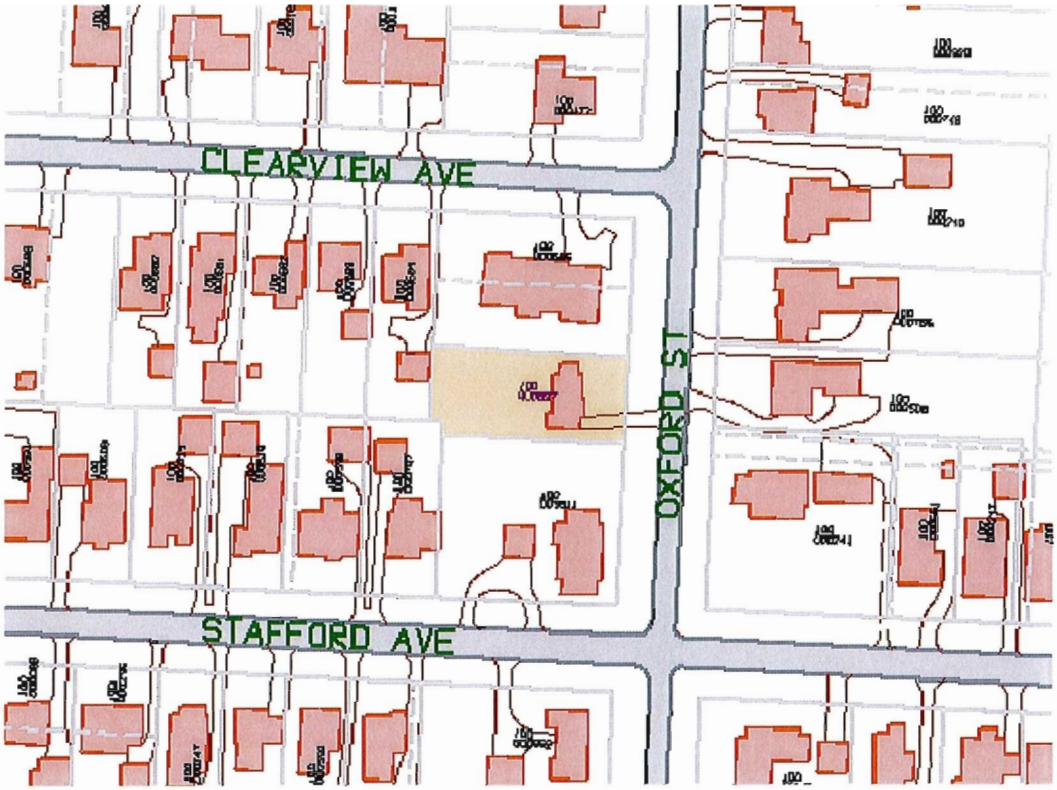
Project Description:

The McGarry residence is located on the West side of Oxford Street between Clearview Avenue to the North and Stafford avenue to the South. The project is comprised of a new East entry addition, and a West addition including a new garage, living, kitchen, and dining area, as well as interior renovations to the existing house.

The original design proposal accepted by the ARB showed a north retaining wall with a sloping profile following the slope of the adjacent property to the north. (see approved North Elevation) During the ARB review and subsequent appeal process, the original foundation, chimney, and retaining wall cladding was changed to a manganese ironspot brick. Because of this change in material and module, from ¼" in height to the 2 3/8" height of a brick, a smooth top of wall was no longer possible. The wall follows the existing slope as closely as possible, and steps down at 8" intervals corresponding to this slope. The 8" dimension comes from the reinforced concrete block used instead of poured concrete- this change was also made to minimize impact on the neighbor's property.

A straight-line approach to the retaining wall would have caused the wall to project above the existing grade, making it much more visible from the neighbor's property. Our proposal is to cap the stepped brick areas with a charcoal pre-cast profile to match the grout color (see North retaining wall elevation drawing).

849 Oxford St.



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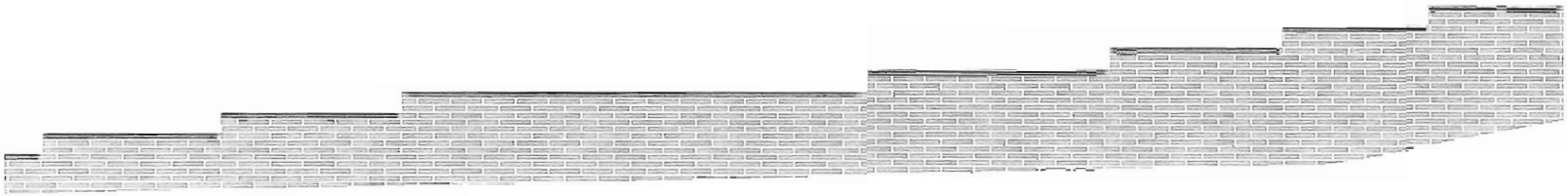


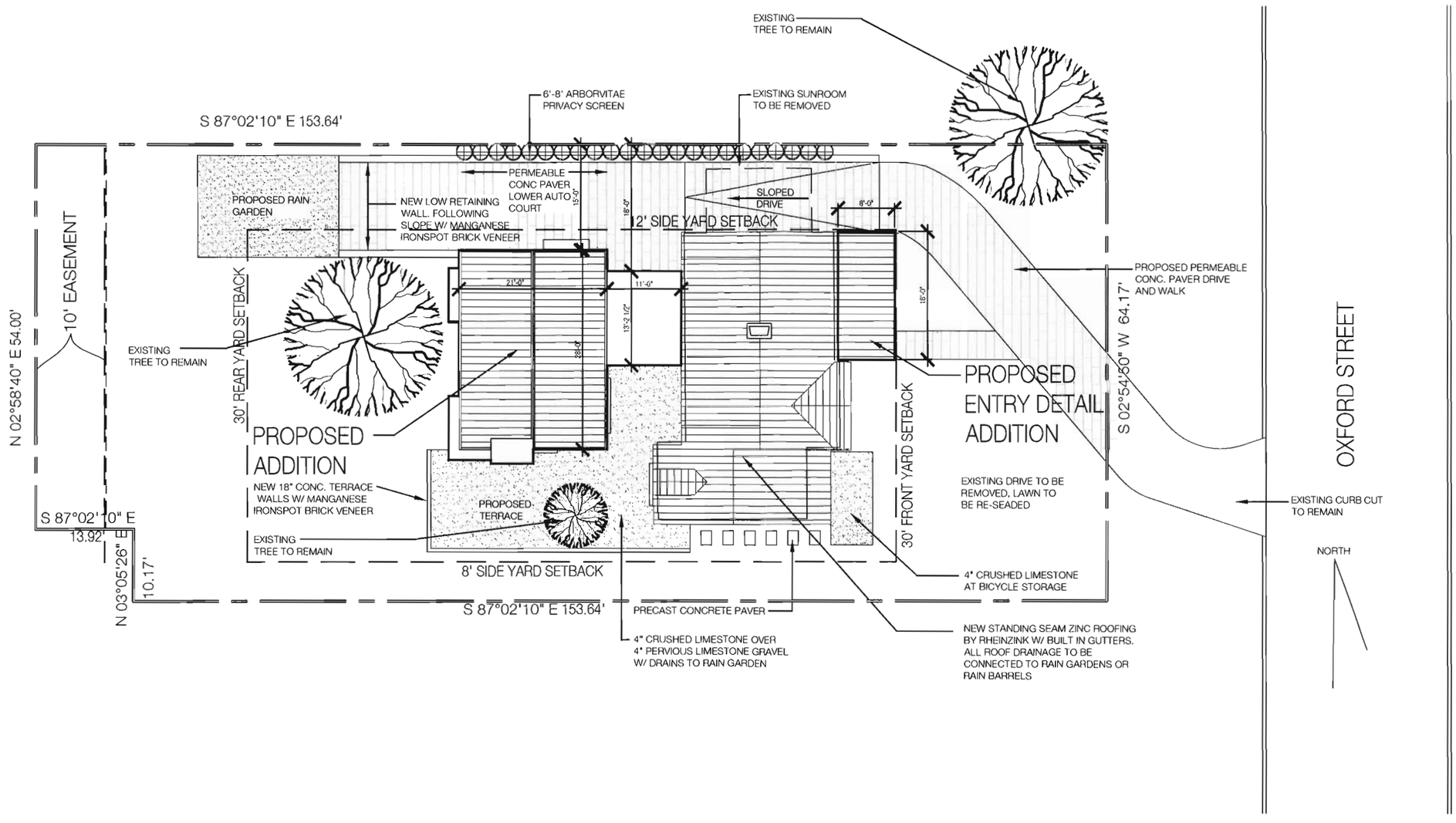
North retaining wall elevation

manganese ironspot brick with precast charcoal -colored cap to match grout

CITY OF WORTHINGTON

DRAWING NO. AR102-12

DATE 9/28/12



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EXISTING BUILDING

Siding = Porter paint #5186-Knights Armor (eggshell)
Trim = Porter paint #7195-White Umber (semi-gloss)

NEW ADDITION

- 6" charcoal colored cement fiber-board cladding by SIL-LEED to match existing siding profile
- 12" Weathered zinc cladding by Rheinzink.
- Wood windows and doors with 1" low "E" and argon filled glazing by Optiwin.
- "Manganese Ironspot - Smooth" by Endicott Brick for chimney and foundation cladding.
- New standing seam metal roof by Rheinzink - pre-weathered blue-gray

NORTH ELEVATION

1/8" = 1'-0"

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design architecture construction

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Worthington Ohio 43085

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