

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

September 26, 2013

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; Thomas Reis; Amy Lloyd; and Jo Rodgers. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lee Brown, Director of Planning and Building; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of September 12, 2013

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

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. Unfinished

- a. Windows and Front Porch Columns – **575 Evening St.** (Jo & Scott Rodgers) **AR 64-13**
(Extension of AR 69-10 for Windows)

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mrs. Rodgers said she was the applicant and recused herself from the Architectural Review Board and abstained from voting. Mrs. Rodgers had no comments or questions, nor did any of the other Board members. Mr. Hunter asked if there was anyone else present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. In 2010, the homeowners gained approval to install all new windows in the house, but did not replace the rear windows at that time. The front and some side windows were replaced with

double-hung white wood windows by Andersen, with three vertical divisions in the top half. An extension of that approval to allow the other windows to be replaced is requested with this application.

2. Also in this application is a request to enclose the metal support structures on the front porch with solid white columns to match the rear porch columns. Photographs are included in the packet.

Conclusion:

1. The proposed changes are appropriate.

Mr. Reis moved:

THAT THE REQUEST BY JO & SCOTT RODGERS FOR A CERTIFICATE OF APPROPRIATENESS TO ALLOW REPLACEMENT OF WINDOWS AND CHANGES TO FRONT PORCH COLUMNS AT 575 EVENING ST. AS PER CASE NO. AR 64-13, DRAWINGS NO. AR 64-13, DATED AUGUST 26, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Sauer seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, abstain; and Mr. Reis, aye.

2. New

- a. Front Porch and Steps – **675 Hartford St.** (GBR Masonry Inc. /Peters) **AR 74-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Ms. Danielle MacLellan approached the microphone and stated she represented GBR Masonry Inc. Ms. MacLellan's address is 474 Siebert St., Columbus, Ohio, 43206.

Mr. Hunter asked Ms. MacLellan if she had any additional comments and Ms. MacLellan said her company wanted to create a safe walking platform for their client. Mrs. Bitar asked the Board members if they wanted to view the samples and Mr. Hunter said yes. Mr. Myers asked Ms. MacLellan if her company was constructing the walkway as well, and Ms. MacLellan said no, not at this time. Ms. MacLellan confirmed the walkway would still stay the same as it currently is, but the homeowner would like to replace the brick walkway in the future when the budget allows for such expenditure. Ms. MacLellan said the reason for the bluestone was because the stone minimizes mortar joints on a flat surface, the less mortar joints there are, the less opportunity for deterioration; bluestone also compliments the rest of the home. Mr. Hunter asked if there was anyone else present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The brick front porch and steps at this house are in poor condition, so the applicant is requesting approval to remove the existing and construct a new porch.
2. The new porch is proposed to be 8' x 4', which is slightly wider than the existing porch. Block construction is proposed, with the sides being faced with brick. The landing and step treads are proposed to be Blue Stone. Samples will be presented at the meeting.

Conclusion:

1. The proposed replacement is appropriate.

Mrs. Rodgers moved:

THAT THE REQUEST BY GBR MASONRY, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FRONT PORCH AND STEPS AT 675 HARTFORD ST. AS PER CASE NO. AR 74-13, DRAWINGS NO. AR 74-13, DATED SEPTEMBER 13, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Lloyd seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye; and Mr. Reis, aye.

Mrs. Holcombe asked Mrs. Bitar if the Architectural Board approved the cast iron gate at this address and Mrs. Bitar said that she would check into this matter.

b. Sign – **90 E. Wilson Bridge Rd.** (Signcom Inc. / Ohio Automobile Club) **AR 75-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Bruce Summerfelt approached the microphone and stated his address is 527 Rich St., Columbus, Ohio 43215. Mr. Hunter asked Mr. Summerfelt if he had any additional comments and he said no, but he would be happy to answer any questions from the Board. Mr. Coulter asked what the lamp was going to be and Mr. Summerfelt the lamp will be removed. Mr. Coulter said he wanted to know what type of lamp was going to be used internally and Mr. Summerfelt said LED lights will be used. Board members had no other questions. Mr. Hunter asked if there was anyone else present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. This is a request to remove the existing 28 square foot (4' 1" x 6' 10") externally illuminated sign on the west wall of the building, and install a new 40 square foot (4' 11 ½" x 8' ¾") internally illuminated sign in the same location.

2. The new sign would be an aluminum channel in the shape of the Ohio Automobile Club logo with LED illumination behind a white acrylic face. The aluminum returns are proposed to be white.
3. Removal of the existing wall mounted light is proposed.

Conclusion:

1. The proposed sign is appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY SIGNCOM INC. FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE WALL SIGN AT 90 E. WILSON BRIDGE RD. AS PER CASE NO. AR 75-13, DRAWINGS NO. AR 75-13, DATED SEPTEMBER 16, 2013, BE APPROVED 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 roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye; and Mr. Reis, aye.

C. Municipal Planning Commission – No Business

D. Other

Mrs. Bitar stated she and Mr. Hunter and Mr. Coulter visited the Piada Restaurant last night to discuss the brightness of Piada's sign. Piada dimmed the sign's illumination to half of the original brightness and now fits what the approved concept was by the Architectural Review Board. The Piada Restaurant received their Certificate of Compliance today.

Mr. Lee Brown had information to present to the Board members. He distributed copies of his Memo to Mr. Greeson, which will be presented tomorrow to Worthington City Council, and provides an update on the United Methodist Children's Home (UMCH) visioning process. Mr. Brown also discussed the upcoming site visit on Saturday, October 5, 2013, at 10:00 a.m., and said everyone is invited to join the walking tour. The Memo provides background information, will help answer questions from residents, and lists potential objectives. Mr. Brown said there will also be a Design Charrette in mid-October that will include representatives from various interested groups from the community to discuss conceptual ideas. There will also be stakeholder interviews with UMCH, WARD and Worthington business community representatives. An online dialog for public comments will begin in the near future and a Public Open House will be held potentially in early December of 2013. The target date for the adoption process by the Municipal Planning Commission is early 2014.

Mr. Hunter asked if the final work product would be a recommendation for the overlay district or is it known if there would be a zoning change. Mr. Brown said that project is in the early stages

of going through the Design Charrette and the public meetings that will ultimately lead to recommendations of what the next steps will be. The 2005 Worthington Comprehensive Plan will also be updated. Mr. Coulter said he was involved with the 2005 plan, and that plan covers a much larger area than just the UMCH site. Mrs. Bitar and Mr. Brown confirmed that only the UMCH site will be updated in the overall Comprehensive Plan at this time.

Mr. Myers asked if the Board members were aware that there was a discussion at the previous City Council meeting stating that the Board members were reappointed to their positions and Mr. Coulter said yes.

E. Adjournment

There was no other business to discuss. Mrs. Holcombe moved to adjourn the meeting. Mr. Coulter seconded the motion and all members voted to approved the motion. The meeting adjourned at 8:02 p.m.