

**MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION  
VIRTUAL MEETING  
December 10, 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; David Foust; Richard Schuster; and Susan Hinz. Also present were Scott Myers, Worthington City Council Representative; Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator.

**A. Call to Order - 7:00 pm**

1. Roll Call
2. Pledge of Allegiance – Tom Reis
3. Approval of minutes of the November 12, 2020 meeting

Mr. Schuster moved to approve the minutes, and Mr. Foust seconded the motion. All Board members voted, “Aye,” and the minutes were approved.

Mr. Coulter stated for the record that the applications for the redevelopment of the Worthington Mall (High North) by DRP Worthington LP would remain tabled.

**B. Architecture Review Board – Unfinished**

Mr. Schuster moved to bring the following item off the table, and Mr. Foust seconded the motion. All member voted, “Aye,” and the item was removed from the table.

1. New House – **591 Hartford St.** (Gino Fantozzi Builders, LLC/Simon) **AR 79-2020**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of fact & Conclusions**

**Background & Request:**

This parcel was established in 1924, being part of lot 139 of the original plat of Worthington, and is adjacent to the parking and drive from Hartford St. to the Worthington United Methodist Church. The lot is 55.28’ wide x 138.5’ deep (7656 square feet in area) and is considered an existing lot of record which can accommodate a single-family dwelling per the Code. The applicant originally proposed the construction of a new house at the November 12<sup>th</sup> ARB meeting and is now providing additional detail for review. **New information is in bold.**

**Project Details:**

1. Site Plan:

- The proposed house would be constructed 30' from the front and rear property lines; 6' from the south property line; and 14' 3 3/8" from the north property line. The driveway is proposed on the north side of the house and would extend beyond the end of the rear attached garage to provide a turnaround area. The driveway material has not been identified.
- **A landscaping plan has now been included with the application. A landscape bed with a mix of plant material is shown across the front of the house, with Little Lime Hydrangeas flanking the front door. Perennials would be along the north side of the house. A 6' high cedar privacy fence with 1" x 6" vertical slats and 1/8" spacing between slats, and horizontal rails at the top, middle and bottom is proposed along the north property line. Five Hichsii Taxus would be planted on the south side of that fence. It is not clear if the existing vegetation along the church parking in that area would need to be removed, and how close the fence would be to the parking.**
- **A condensing unit is shown on the south side of the house and would be screened with 3 Hichsii Taxus. The size has not been specified but would need to be large enough to screen the unit at planting.**
- **The ability or inability to retain the street tree has not been address.**

2. Building:

- The applicant refers to the house as a 1 ½ story Colonial style which is about 35' wide x 78' 6" deep.
- The main gable of the house is proposed to be north/south, with a cross gable extending to the rear; a large gable dormer to the front; a gabled roof over the front entrance; and two small dormer windows above the front porch. **A dormer option with gables rather than curved roofs is now included. A simpler cornice detail with built-in gutters has been provided as an option.**
- The first floor would house a master suite; great room, kitchen and dining area; a lanai; laundry facilities; and a 2 car attached garage at the rear that loads on the north side.
- Two additional bedrooms, a shared bath, and mechanical/storage space would make up the second floor.
- Proposed materials:
  - Everlast composite lap siding either in Polar White or Slate (width not identified)
  - Asphalt shingle roof (color not identified)
  - 6 over 6 double-hung windows and 6 light windows (fixed, awning, casement?) – **A photographic example in black has been provided, but both color schemes show the windows in white.**
  - House door with 2/3 lights and panel below (material not known) A photo has been provided.
  - Garage door – Specifications needed
  - **A red thin-brick is proposed for the fireplace.**
  - **Lantern style light fixtures are proposed.**

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

Infill sites should be developed in a way that is complementary to their neighborhoods and that integrates well with surrounding building designs and land uses. Compatibility with the neighborhood should be the primary consideration. New structures should complement the form, massing and scale of existing nearby structures. Also, building placement and orientation are important design considerations. Most main entrances should face the street and garages should avoid facing the street.

Roof: Roof shapes for new buildings should be appropriate to the style or design of the building. If a new building does not follow a particular style but is instead a vernacular design, then roof shapes and heights similar to those in the neighborhood or nearby would be most appropriate.

Materials: Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. Brick has long been a traditional material in Worthington. Prepare a sample board for review by the Architectural Review Board.

Windows: For new buildings, multiple-paned windows generally are not appropriate. The exception is a building being built in a particular style -- such as Federal, Greek Revival or Colonial Revival -- that would have employed this window type. When in doubt, simple 1 over 1 double-hung sash windows are usually the simplest, least expensive and most appropriate choice. Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Good quality wood windows are readily available and more affordable than in the past. True wood windows are always the first preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged. Avoid blank walls.

Entries: As with other design considerations, study Worthington's rich collection of 19th and 20th century architecture for design ideas for entrances and doors. For newly-built buildings, simpler designs usually look better than more ornate ones. Avoid heavy ornamentation on doors and entrances. Observe entry placement on existing buildings. Whether located symmetrically or asymmetrically, entries usually are aligned with a window on the second floor so that a regular rhythm of openings is maintained on both floors. Entries should be located so they are easily visible, and they should be oriented toward the street.

Ornamentation: Observe Worthington's excellent historic architecture for information on the kinds and amounts of ornamentation employed on various building styles and periods. Use ornamentation conservatively. It will be most successful if used in traditional locations: around windows and doors; along a building's cornice or at the corners; in gables; or on gates and fences. Most ornamentation historically was made of simple forms built up to a desired level of complexity. When in doubt, follow the old rule that "less is more." Sometimes just a little ornamentation, well placed, can have a major impact without the need for more extensive (and expensive, and hard-to-maintain) ornamentation. Use compatible materials in ornamental elements. Frame houses should have wood ornamentation, although in cases where the ornamental

elements are some distance from the viewer it may be possible to use substitute materials such as fiberglass.

**Color:** In general, avoid bright colors not typical in Worthington neighborhoods, such as various shades of purple or orange. For infill buildings being placed in an existing streetscape, select colors compatible with those already used along the streetscape. Many buildings follow a pattern of light colors for the building body and darker colors for the trim. Following this pattern is encouraged. In Worthington, the use of white or cream-colored trim also is common and would be appropriate for new construction. Avoid using too many colors. Usually one body color and one trim color are sufficient.

**Landscaping:** Worthington's mature shade trees are the primary landscaping feature throughout the community. They are a major contributor to its character and help define its neighborhoods as stable, desirable places to live. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements tend to be properly scaled and well-tended, which also tends to enhance neighborhood character. Maintain and nurture mature trees to prolong their lives. Plant and maintain street trees in planting areas between the street and sidewalk. Paving can sometimes reduce water absorption of the soil so much that trees do not get the moisture they require.

The standards of review in the Architectural District ordinance are:

1. Height;
2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
4. Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
5. Roof shape, which shall include type, form and materials;
6. Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
8. Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
9. Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective;
10. Signage, which shall include, in addition to requirements of Chapter 1170, the appropriateness of signage to the building;
11. Sustainable Features, which shall include environmentally friendly details and conservation practices.

**Recommendation:**

Staff is recommended approval of the proposed house. The size, massing and style of the house seemed appropriate for this location. The simplified cornices and dormers, brick chimney, fencing and landscaping seem appropriate for the District. Definitive information regarding proximity of the parking to the fence, and the disposition of the street tree should be discussed. If removal is necessary, planting of a new street tree would be desired.

**Discussion:**

Mrs. Bitar swore in the applicant, Mr. Gino Fantozzi, on behalf of 591 Hartford St., Worthington, Ohio. Mr. Fantozzi said they could possibly save some of the trees and shrubs on the north property line, but they also need room for the fence. He said if they must remove the shrubs to install the fence, they could add landscaping. Mr. Fantozzi said they chose a fence that looked good from both sides. They would like to keep the street tree but were not sure if the root system was damaged at some point, so he planned to contact a tree expert for advice. If necessary, they would replace the tree. Mr. Fantozzi said he would talk with the neighboring church about parking blocks to prevent people from running into the fence. Mrs. Bitar did explain that the neighbor to the south thought there was a variance associated with the application to permit the side yard to 6 feet, however Mrs. Bitar explained that a variance was not needed, however the neighbor thought it should be 8 feet instead of 6 feet. The applicant stated that they would be willing to explore the option of moving the house a foot or two, however the chimney on the north side of the house would make things tight.

Mrs. Hinz asked a question about the landscaping plan concerning the burning bush on the site plan. This bush was added to the invasive species list this past year or so. Is it possible to change out the bush to something less invasive? Would it be possible to do something native? The applicant stated that he would check with the homeowner and the landscaper to switch out the plant type.

Mr. Brown said they had a similar situation with the City's parking lot behind the old hardware store off West New England Ave. He said the city had to install parking blocks because people were continually running into the fence while parking. Mr. Brown said he wanted to go on record that the City has a maintenance agreement with the Methodist church, so he did not want the City to be responsible for the bumper guards, or fence repairs. Ms. Hinz said the Burning Bush was added to the invasive species list recently and suggested using a different type of shrub.

Mr. Coulter asked if there were any emails or outside callers and Mrs. Bitar said no.

**Motion:**

Mr. Hoffman moved:

**THAT THE REQUEST BY GINO FANTOZZI BUILDERS, LLC ON BEHALF OF JAMES & NANCY SIMON FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW HOUSE AT 591 HARTFORD ST. AS PER CASE NO. AR 79-2020, DRAWINGS NO. AR 79-2020, DATED NOVEMBER 27, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

### **C. Architectural Review Board - New**

#### **1. Signage – 700 E. Granville Rd. (Sign Smith LLC/Mark Wahlberg Chevrolet) AR 83-2020**

Mrs. Bitar reviewed the following from the staff memo:

#### **Findings of Fact & Conclusions**

##### **Background & Request:**

Jack Maxton Chevrolet was recently purchased after operating at this site since the 1960's. The new Mark Wahlberg Chevrolet has temporary signs in place and is now asking for approval of permanent signage.

##### **Project Details:**

1. On the main dealership building new 22" blue individually mounted, internally illuminated letters spelling "MARK WAHLBERG" are proposed in place of the existing "JACK MAXTON" letters. A variance granted in 1995 would cover the slight increase in area for this sign.
2. The same size and style of lettering is proposed for the quick service building (780 E. Granville Rd.) and would include "Certified Service" to the right. This building was not included in the previous variance, so a variance would be needed to have an ~80 square foot wall sign. The existing freestanding sign is about 80 square feet in area so that would only leave 20 square feet for a wall sign allowed by Code.
3. There is a window graphic in the largest bank of windows for the quick service building. The Code requires internal signs cover no more than 25% of window area.
4. The temporary flags across the site are not allowed.

##### **Land Use Plans:**

##### **Worthington Design Guidelines and Architectural District Ordinance**

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible but avoid incompatible modern colors such as "fluorescent orange" and similar colors. Exposed raceways or wiring are not desirable. The Architectural District Ordinance calls for design and materials to be compatible.

##### **[Worthington Sign Code – Chapter 1170](#)**

1170.04 MEASUREMENT.

(c) The area for wall-mounted signs which consist of individually mounted letters, numbers or other symbols on a fascia or wall shall be the area of a rectangle circumscribed around the letters, numbers or other symbols.

#### 1170.05 COMMERCIAL AND INDUSTRIAL DISTRICT REQUIREMENTS.

(a) Sign area. Allowable permanent sign area for any single business shall be limited according to the widths of the building or part of the building occupied by such enterprise. For the purposes of this section, width shall be measured along the building face nearest parallel to the street line. In the case of a corner lot, either frontage may be used in determining maximum area for signage. The area of all permanent signs for any single business shall be equivalent to one and one-half square feet of sign area for each lineal foot of width of the building or part of the building, but shall not exceed a maximum area of 100 square feet per business.

(b) Wall-mounted signage. Each business shall be permitted one wall-mounted sign.

(c) Freestanding Signage. There shall be no more than one freestanding sign per parcel. No part of any freestanding sign shall exceed an above-grade height of fifteen feet. Freestanding signs shall not be larger than sixty percent (60%) of the total sign area allowed for under Section [1170.05](#) (a). Freestanding signs shall be located not closer than ten feet to a public right of way or thirty-five feet to an adjoining property line.

#### 1170.02 DEFINITIONS AND PROVISIONS.

(i) “Internal sign” means an indoor sign viewed through windows from the exterior. Internal signs shall not occupy more than twenty-five (25%) of the window area contiguous to the sign and shall not be illuminated. Internal signs are excluded in the computation of sign area.

#### **Recommendation:**

Staff recommended approval of the sign on the main building. Reduction of the size of the sign on the 780 E. Granville Rd. building (quick service) may be appropriate. Removal or reduction in size of the window sign and removal of the flags on the entire site are needed.

#### **Discussion:**

Mrs. Bitar swore in the applicant, Mr. Michael Smith, representing Sign Smith LLC for Mark Wahlberg Chevrolet, 2760 County Road 26, Marengo, Ohio. Mr. Smith said he would not have any control over what is in the window, his company represents the Chevrolet brand for the lettering on the building and the freestanding stuff that says Chevy. He said he has told the company that he is representing that they cannot install the signage until the other issues, such as the removal of the stuff off of the glass windows, have been taken care of, such as removing the stuff out of the windows and removing the banners. Mr. Smith said the company planned to remove two of the buildings, including the commercial service center. Mrs. Bitar said one of the signs had a translucent background, but the sign was required to be opaque per Worthington’s Sign Code. She also told Mr. Smith to relay the information that Permits would be needed for the removal of any buildings or additional signage. Only the sign on the main building should be approved at this time. Mr. Coulter asked Mrs. Bitar if there were any emails or outside callers and Mrs. Bitar said no.

**Motion:**

Mr. Foust moved:

**THAT THE REQUEST BY SIGN SMITH LLC ON BEHALF OF MARK WAHLBERG CHEVROLET FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL ONE WALL SIGN ON THE MAIN BUILDING THAT SAYS MARK WAHLBERG AT 700 E. GRANVILLE RD. AS PER CASE NO. AR 83-2020, DRAWINGS NO. AR 83-2020, DATED NOVEMBER 4, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

**2. Addition & Remodel – 791 Morning St. (Jamee Parish Architects/Tom & Tricia Lauducci) AR 84-2020**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This property has a 1960 split level house that is a contributing building in the Worthington Historic District, and a flat roofed detached garage behind. The property is 67.1’ wide, 252.25’ deep, and adjacent to Hartford Park to the north. The applicant is proposing a rear addition, and to remodel the remainder of the house.

**Project Details:**

1. Addition:

The 5348 square foot addition is proposed at the rear of the house in place of an existing enclosed porch attached to the southern half of the house. The first 9’8” would consist of a mudroom that lines up with the existing house, and then there would be a shift to the north creating a sunroom for the next 27’4”. A deck/raised porch would extend another 8’ to the rear and wrap around the addition on the south side. A patio would be to the north. A horizontal style fence to screen trash cans with a planting box on top is proposed on the south side. The material needs to be identified.

A 3:12 pitch sloped roof is proposed above the rear room and a flat roof would be on the mud room. Patio doors flanked by full height windows would be to the rear with matching clerestory windows above. Casement windows are shown on the sides and skylights would be on the roof of the mudroom connector. The foundation material, steps and retaining walls need identified.

2. Renovation and Materials:

Replacement of the windows in the house with mostly casement windows is proposed. The style of the rear and side windows is not clear. All windows would be brown with a wide white trim around the outside. Details of the window, door and trim materials is needed.



The stucco house is proposed to be painted Sage Green – the soffits, fascia and gutters would be white. Siding for the addition is proposed as horizontal, but the material and width are not called out.

Asphalt shingles are proposed for the addition, but it is not clear if the existing house is being reroofed, or if the shingles would be to match.

Light fixtures are shown at all entry doors, but the style has not been specified.

## **Land Use Plans:**

### Worthington Design Guidelines and Architectural District Ordinance

- Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Design and materials should be traditional, and compatible with the existing structure.
- New structures should complement the form, massing and scale of existing nearby structures. Also, building placement and orientation are important design considerations. Most main entrances should face the street and garages should avoid facing the street.
- Roof: Roof shapes for new buildings should be appropriate to the style or design of the building. If a new building does not follow a particular style but is instead a vernacular design, then roof shapes and heights similar to those in the neighborhood or nearby would be most appropriate.
- Materials: Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. Brick has long been a traditional material in Worthington. Prepare a sample board for review by the Architectural Review Board.
- Windows: For new buildings, multiple-paned windows generally are not appropriate. The exception is a building being built in a particular style -- such as Federal, Greek Revival or Colonial Revival -- that would have employed this window type. When in doubt, simple 1 over 1 double-hung sash windows are usually the simplest, least expensive and most appropriate choice. Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Good quality wood windows are readily available and more affordable than in the past. True wood windows are always the first preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged. Avoid blank walls.
- Ornamentation: Observe Worthington's excellent historic architecture for information on the kinds and amounts of ornamentation employed on various building styles and periods. Use ornamentation conservatively. It will be most successful if used in traditional locations: around windows and doors; along a building's cornice or at the corners; in gables; or on gates and fences. Most ornamentation historically was made of simple forms built up to a desired level of complexity. When in doubt, follow the old rule that "less is more." Sometimes just a little ornamentation, well placed, can have a major impact without the need for more extensive (and

expensive, and hard-to-maintain) ornamentation. Use compatible materials in ornamental elements. Frame houses should have wood ornamentation, although in cases where the ornamental elements are some distance from the viewer it may be possible to use substitute materials such as fiberglass.

- Color: In general, avoid bright colors not typical in Worthington neighborhoods, such as various shades of purple or orange. For infill buildings being placed in an existing streetscape, select colors compatible with those already used along the streetscape. Many buildings follow a pattern of light colors for the building body and darker colors for the trim. Following this pattern is encouraged. In Worthington, the use of white or cream-colored trim also is common and would be appropriate for new construction. Avoid using too many colors. Usually one body color and one trim color are sufficient.
- Landscaping: Worthington's mature shade trees are the primary landscaping feature throughout the community. They are a major contributor to its character and help define its neighborhoods as stable, desirable places to live. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements tend to be properly scaled and well-tended, which also tends to enhance neighborhood character. Maintain and nurture mature trees to prolong their lives. Plant and maintain street trees in planting areas between the street and sidewalk. Paving can sometimes reduce water absorption of the soil so much that trees do not get the moisture they require.

The standards of review in the Architectural District ordinance are:

1. Height;
2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
4. Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
5. Roof shape, which shall include type, form and materials;
6. Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
8. Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
9. Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective;
10. Signage, which shall include, in addition to requirements of Chapter 1170, the appropriateness of signage to the building;
11. Sustainable Features, which shall include environmentally friendly details and conservation practices.

**Staff Analysis:**

Although this house contributes to the Worthington Historic District, the design of mid-century modern split levels is not as desirable as many of the houses in the District. The request to alter the character is common for this type of house. The basic form of the original house would not change, but the change to the windows, trim and color would give a different look to the house. Sage Green is not the most common color used in the District. The addition appears to be appropriate for this era of house – and differing from the existing house can be appropriate based on historic structure guidelines. Information about materials is needed.

**Discussion:**

Mrs. Bitar swore in the applicant, Ms. Jamee Parish, representing 791 Morning St., Worthington, Ohio. Ms. Parish said they would be replacing all the windows in the house and they are considering using Rosati windows. The external material would be vinyl and the color would be terra tone which is a dark brown. The windows would be free of any grids to match that style. She said they want to replace the double hung windows with casement windows which are more vertical and stylistic. The new patio doors will also be from Rosati in the same finish. For the roof, they are keeping the existing asphalt shingle on the house and will exactly match the shingles for the addition. The roof pitch compliments the existing house's roof pitch. They would like to paint the stucco a warm green color, Sage, which is one of Sherwin Williams historically appropriate colors for mid-century modern homes. The new siding will be fiber cement board in Arctic White with a five-inch exposure and smooth finish. All the trim work will also be fiber cement in Arctic White and the window surrounds will be 3 ½ inches wide. The details used under the roofs, window boxes and trash surround will be stained natural cedar. The deck and steps to grade will be a composite material but they are not sure what they want to use yet. The foundation will be unfinished concrete block to match existing and for the retaining walls they are thinking they might do a painted stucco to match with a limestone cap up above. This house is within the historic district but is not a historic house. They want to add character and detail to make the house more unique while respecting the era in which the house was built. Ms. Hinz asked if the brick on the front of the house would be painted and Ms. Parish said yes, the brick would be painted the same Sage color.

Mr. Hofmann said he that the changes were appropriate and that the character would not be altered, he felt this would be a nice addition. Mrs. Holcombe said she liked the color and felt this would be an improvement for the mid-century modern home. Mr. Coulter asked Mrs. Bitar if there were any emails or outside callers who wished to speak about this application, and she said no.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY JAMEE PARISH ARCHITECTS ON BEHALF OF TOM AND TRICIA LAUDUCCI FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AND RENOVATE THE HOUSE AT 791 MORNING ST. AS PER CASE NO. AR 84-2020, DRAWINGS NO. AR 84-2020, DATED NOVEMBER 18, 2020, BE APPROVED BASED ON 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. Hofmann, aye; Mr. Foust, aye; Mr. Schuster, aye; Ms. Hinz, aye; Mrs. Holcombe, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved.

### 3. Shed & New Roof – **886 Oxford St.** (Damian & Kellie Healy) **AR 85-2020**

Mrs. Bitar reviewed the following from the staff memo:

#### **Findings of Fact & Conclusions**

##### **Background & Request:**

This structure is a one and ½ story Cap Code influenced home constructed in 1940 with a front porch added in 2004 and a two-story addition added above the garage in 2007. The homeowners would like to replace the existing roof on the house and install a new shed for storage behind the existing garage.

##### **Project Details:**

1. Replace the existing roof that is in poor condition and has reached its end of life.
2. The existing roof has dimensional shingles that is driftwood in color, the homeowners are proposing an Owens Corning TruDefinition Duration Shingles that will be Slatestone Gray.
3. A new 10'x14' shed is proposed 15-feet behind the existing garage and 26-feet from the rear lot line, however the shed is proposed to be 3-feet from the side lot line where Code requires 8-feet for an accessory structure over 120 sq. ft. in size. The proposed shed will be 140 sq. ft. in size.
  - a. The applicants have made application to go before the Board of Zoning Appeals at their meeting on January 7, 2021.
4. The proposed shed is a wood-framed structure with a gabled roof. The style is a Cape Code design to match the existing home. Duratemp vertical siding will be used that will be painted “Dark Gray” to match the house. The trim will be painted white. There will be a standard 70” double doors and two small windows with a flower box and faux shutters painted white. Please see materials included in the packet.
5. The shed will be painted to match the house. The roofing materials will be a dimensional shingle that is pewter in color that will match the new shingles on the house.

##### **Land Use Plans:**

###### **Worthington Design Guidelines and Architectural District Ordinance**

New outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types and detailing. Try to create a new building compatible in appearance with the house it accompanies.

Various roof materials can be found in Worthington. Asphalt shingles are most common, with a considerable amount of slate still in service; there also are some wood shingles. Metal roofs generally are not common but can sometimes be found on small porches and additions. Asphalt shingles usually are a modern replacement of an earlier material, except on more recent buildings, where they may be original. Wood shingle roofs were common early but tended to deteriorate rapidly and were replaced fairly early. The existing wood shingle roofs probably are recent in date.

When installing a new roof on a building that currently has asphalt shingles, avoid the uneven, “staggered-butt” design or other shingle patterns that try to create an older look; a medium gray color generally is appropriate on an older building if it originally had a slate roof. Green, red or black shingles may also be appropriate, depending on the building’s predominant colors. Avoid very light-colored shingles.

**Staff Analysis:**

1. The shed would provide much needed storage for the homeowners.
2. The existing lot is 74’ wide and 195’ deep in size for a total lot size of 14,430 sq. ft. in size.
3. There is existing vegetation and mature trees along the perimeter of the property.
4. The usable backyard space is limited due to the location of the existing home and attached garage sitting further back on the lot than typically found in Old Worthington.
5. A variance for the side yard setback is needed from the Board of Zoning Appeals.
  - a. A side yard of 8-feet is required for accessory structures over 120 sq. ft. in size, whereas accessory structures 120 sq. ft. and under are permitted to be 5-feet from the side and rear property lines.
  - b. The applicant is proposing 140 sq. ft. in size.
  - c. Setbacks of 3-feet in Old Worthington is not uncommon for accessory structures.
  - d. The existing garage is 560 sq. ft. in size and is located 5-feet from the side property line.
  - e. The total accessory structure size is approximately 700 sq. ft., which is below the permitted 850 sq. ft.
  - f. The applicants have made application to go before the Board of Zoning Appeals at their meeting on January 7, 2021.
6. A Slatestone Gray color of Owens Corning TruDefinition Duration series shingles will be installed on the house and a similar Pewter Gray GAF Natural Shadow asphalt dimensional shingle will be installed on the shed that is similar in color to what will be installed on the house.
7. The shed will not be visible from the public right-of-way as it is to the rear of the existing garage which is located further back on the lot and there is a large amount of vegetation along the perimeter of the property.

**Recommendation:**

Staff recommended approval of this application, as the proposed replacement shingles and shed were both compatible with the Design Guidelines.

**Discussion:**

Mr. Brown swore in the applicant, Mr. Damian Healy, 886 Oxford St., Worthington, Ohio. Board members did not have any questions or concerns. Mr. Coulter asked if there were any emails or outside callers that wanted to speak about this application, and Mr. Brown said no.

**Motion:**

Mr. Schuster moved:

**THAT THE REQUEST BY DAMIAN AND KELLIE HEALY FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE AN EXISTING ROOF AND INSTALL A SHED AT 886 OXFORD ST. AS PER CASE NO. AR 85-2020, DRAWINGS NO. AR 85-2020, DATED NOVEMBER 19, 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. Ms. Hinz, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mr. Schuster, aye; and Mr. Coulter, aye. The motion was approved.

**D. Architectural Review Board – Unfinished (continued)**

2. Office Building – **121 W. Wilson Bridge Rd.** (Trivium Development) **AR 60-2020**

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**E. Municipal Planning Commission - Unfinished (continued)**

Mr. Reis moved to take the following item off the table, and Mr. Schuster seconded the motion. All Board members voted, “Aye,” and the motion was taken off of the table. (AR 60-2020)

Mrs. Holcombe moved to take the following item off the table, and Mr. Foust seconded the motion. All Board members voted, “Aye,” and the motion was taken off the table. (PUD 01-2020M).

**1. Planned Unit Development - Modification**

a. Office Building – **121 W. Wilson Bridge Rd.** (Trivium Development) **PUD 01-2020M**

Mr. Brown reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This portion of the Worthington Gateway Planned Use District (PUD) is a 2.033 acre parcel abutting Caren Ave. and single family lots to the south, and Lot 1 of the Worthington Gateway Subdivision on the north, west and east sides. The parcel was intended to accommodate a hotel, with a Tru hotel being the last brand approved for the location.

The current application is a request for a building on the “hotel” parcel that would house a mix of uses. Initial comments were given by the Board and Commission in September, and this application includes revision to that proposal. **New comments are in bold.**

**Project Details:**

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Minutes

1. Site Plan and Landscaping:
  - Planned in about the same location, the new building would have a smaller footprint and be a bit further to the east than the hotel.
  - Main access to the building would be from W. Wilson Bridge Rd., and the Caren Ave. entrance would be secondary. The main entrance is shown at the northwest corner of the building.
  - The site plan indicates there would be 168 parking spaces or 3.4 spaces/1000 square feet of building area.
  - **The dumpster enclosure is shown on the west side of the parking lot.**
  - Traffic, storm water and utility considerations were addressed with the PUD application but need to be updated and then approved by the City Engineer.
  - **A landscape plan is now included showing a variety a plant material, walkways and open space.**
2. Building:
  - The building would have a flat roof with four stories to the east. **The partial fifth story was eliminated, so only mechanicals with a screen would be on the roof.**
  - **Building design now includes:**
    - **Brick veneer is proposed for the first three stories. Pilasters and inset brick detailing are shown.**
    - **The first floor brick would be darker than the second and third. Blue aluminum storefront windows are proposed for the first three floors, with aluminum awnings and a sign band on the first floor. Near the entrance at the northwest corner of the building, dark blue fiber cement panels and a glass curtainwall are proposed.**
    - **Dark blue fiber cement panels and trim would be used for the fourth floor and aluminum clad double hung windows are proposed.**
    - **Blue steel trellises are shown at the ground floor and fourth floor on the west end.**
    - **A projection sign would be made available at the northeast corner for use by a major tenant.**
3. Uses:
  - The first three floors are proposed to accommodate office users.
  - On the fourth floor, a boutique hotel with roughly 11 rooms is proposed.
  - ~~A private club is proposed for the partial fifth floor, and would include an outdoor terrace.~~ **No longer proposed.**
4. **Site lighting is included to match the approved for the rest of the site.**
5. Mechanical units would be on the roof.

### **Worthington Land Use Plans:**

#### Worthington Design Guidelines and Architectural District Ordinance

1. Scale, Form & Massing: Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale. Carefully

designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly.

2. Setbacks: Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a primary goal. Building up to the required setback is desirable as a means of getting pedestrians closer to the building and into the main entrance as easily as possible.
3. Roof Shape: Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building. Roof shapes should be in scale with the buildings on which they are placed. Study traditional building designs in Old Worthington to get a sense of how much of the facade composition is wall surface and how much is roof.
4. Materials: Traditional materials such as wood and brick are desirable in newer areas, but other materials are also acceptable. These include various metals and plastics; poured concrete and concrete block should be confined primarily to foundation walls. Avoid any use of glass with highly reflective coatings. Some of these may have a blue, orange, or silver color and can be as reflective as mirrors; they generally are not compatible with other development in Worthington. Before making a final selection of materials, prepare a sample board with preferred and optional materials.
5. Windows: On long facades, consider breaking the composition down into smaller "storefront" units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements.
6. Entries: Primary building entrances should be on the street-facing principal facade. Rear or side entries from parking lots are desirable, but primary emphasis should be given to the street entry. Use simple door and trim designs compatible with both the building and with adjacent and nearby development.
7. Ornamentation: Use ornamentation sparingly in new developments. Decorative treatments at entries, windows and cornices can work well in distinguishing a building and giving it character, but only a few such elements can achieve the desired effect. Traditional wood ornamentation is the simplest to build, but on new buildings it is possible to use substitute materials such as metal and fiberglass. On brick buildings substitute materials can be used to resemble the stone or metal ornamental elements traditionally found on older brick buildings. As with all ornamentation, simple designs and limited quantities give the best results.
8. Color: For new brick buildings, consider letting the natural brick color be the body color, and select trim colors that are compatible with the color of the bricks. Prepare a color board showing proposed colors.
9. Signage: While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the "monument" type; they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as "fluorescent orange" and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.



10. Sustainability: The City of Worthington and its Architectural Review Board are interested in encouraging sustainable design and building practices, while preserving the character and integrity of the Architectural Review District. Energy conservation methods are encouraged. Landscape concepts often complement energy conservation and should be maintained and replenished. Utilize indigenous plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks. Preserve and enhance green/open spaces wherever practicable. Manage storm water run-off through the use of rain gardens, permeable forms of pavement, rain barrels and other such means that conserve water and filter pollutants. Bike racks and other methods of facilitating alternative transportation should be utilized. Streetscape elements should be of a human scale. Make use of recycled materials; rapidly renewable materials; and energy efficient materials. Use of natural and controlled light for interior spaces and natural ventilation is recommended. Minimize light pollution.

PUD Development Text:

1. Uses:

- Offices - minimum amount - 18,000 square feet
- Hotels
- Restaurants
- Sale of goods at retail - limited to less than 10,000 square feet in gross floor area per business with on-site food preparation permissible
- Breweries, Distilleries and Wineries
- Personal services
- Accessory uses
- Banks, Drive-in banks
- Pet shops
- Arts and crafts
- Entertainment facilities
- Recreational facilities
- Public uses
- Essential services

2. Design Regulations

a. Character

The owner was approved to redevelop the site with a mix of uses. All the buildings were designed with 'four-sided architecture'. By using the same materials on all four sides of each building, the design will not interrupt and all parts are perceived as a unified whole.

The architectural style of the proposed buildings is meant to complement the surrounding Worthington neighborhood and design standards while differentiating the

buildings from one another. Traditional style design elements are incorporated into the design using brick facades, gabled roof lines, dormers, double-hung windows and entrances with transoms. The street level storefront facades are designed using pilasters, bulkheads, cornices, awnings and externally illuminated sign panels. The speculative 2-story office buildings at the western portion of the development utilize

traditional rationale and detail while maintaining a more contemporary architectural style.

The proposed materials are consistent with the City of Worthington's design guidelines with brick masonry, siding, multi-panel windows, metal & shingled roof, paint finish and awning fabric.

b. Screening

Landscaping and screening shall be installed in compliance with the Landscaping Plan included in this PUD district application. Landscaping maybe added along the southwestern comer of the site and along the southern property boundary if deemed necessary by the City of Worthington.

c. Tract

Coverages

Tract coverage for the hotel parcel and Wilson Bridge Road parcels is shown on the site plan included with this PUD district application. The tract coverage for the vacant parcel will be determined upon submittal and approval as a part of a separate review process.

d. Lighting

A lighting package has been submitted as a part of this application that indicates the location of the light poles, cut off fixtures and a photo metric plan that shows compliance with the adopted City guidelines on light impacts on abutting properties. No exposed concrete bases for the parking lot lights will be permitted.

e. Graphic/Signage

The submitted package includes all the wall signage, freestanding signage and directional sign for two of the three lots included in this application. The vacant lot will have to submit a signage package for review and approval by the appropriate boards.

f. Traffic

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Parking

Access to the property will be depicted on the submitted site plan. Only two curb cuts will be utilized and the other existing curb cuts will be eliminated. The curb cut on Wilson Bridge Road will be shifted slightly to the west to allow it to line up with the existing curb cut from the Shopping Center to the north. The relocation of the curb cut will allow for four (4) way traffic control and a safer flow of traffic on and off the site. The Caren Drive curb cut will be shifted slightly west toward North High Street as shown on the site plan. New sidewalks and other amenities will be added to the site to improve pedestrian access to, through and off the site per the site plan.

A traffic impact study was commissioned by the applicant and it was reviewed and approved by the City as a part of the Architectural Review Board process.

g. Parking

The parking areas are shown on the site plan which provides for 342 parking spaces. The site plan provides for all the required setback and landscape areas. The 7± acre site will split into three (3) lots and easements will be provided for crossing parking between the new lots as well as ingress and egress provisions for vehicle and pedestrian access over the three (3) lots.

3. General Requirements

a. Environmental

- Stormwater Drainage

Preliminary and final stormwater drainage studies have been conducted for the redevelopment of the site. The preliminary stormwater plan has

been submitted as a part of this application and it will meet all regulations adopted by the City of Worthington for detaining the stormwater, mitigating run off on abutting properties and thereby meeting all City and EPA requirements.

- Utilities and Facilities

The site will be served by existing water, sanitary sewer, stormwater sewer and electric lines that surround the property.

b. Natural Features

The subject property is without significant natural features other than a dropping slope of the land from the east to the west that has proven difficult with laying out buildings on the site.

c. Public Area Payments

The applicant will comply with Code Section 1174.0S(c)(3)(B) of the Worthington Zoning Code. The existing square footage of the Holiday Inn Hotel is 136,834 and the propose square footage of the new buildings is 136,195 so no payment is required under the above Code Section.

d. Public Space Amenities:

- Public Right-of-Way dedication
- Decorative Street lighting
- Bike Parking (4 total) for each building
- New Pedestrian sidewalks
- Wilson Bridge Road intersection improvements
- Plaza / Meeting area
- Bio-Retention areas
- New Corner treatments (Caren Avenue & N. High Street & Wilson Bridge Road)
- Street trees (along the rights-of-way)  
Paver parking and maneuvering areas
- Upgraded Landscaping
- Decorative retaining walls
- Patio areas (8 total)
- New green lawn area along Wilson Bridge Road
- Decorative planting areas along entry ways to site along Wilson Bridge Road
- Decorative Trash Receptacles

**Discussion:**

Mrs. Bitar swore in the applicants, Mr. Tim Spencer, and Mr. Carter Bean, on behalf of 121 W. Wilson Bridge Rd., Worthington, Ohio. Mr. Spencer said when they were initially before the Board a few months ago, they heard the comments loud and clear. The before and after photographs is reflective of the amount of work and the attention that they gave to those comments. He said subsequently, since the last hearing, they had an organized design meeting, including some staff members, and they heard additional comments. Mr. Spencer said he felt this was personally his best foot forward and alternate plan for a piece of property that was specifically zoned for a hotel. He said he appreciated staff's willingness to work with them and get through the application to this point and willingness to work through some of the design text up to the last minute. He apologized for that being a moving document. He said the Board had enough experience to

determine from the photographs to see what they have done and come from and offered the opportunity to his architect, Mr. Carter Bean, to give more details. Mr. Spencer said he was willing to do whatever the Board recommended in order to move things forward.

Mr. Bean reiterated that they heard the Board's comments loud in clear at the last hearing, with the biggest things being landscape, and landscape architecture screening beautification, architecture and the style of the building, and some thoughts on the overall height of the structure. Mr. Bean said it was evident in the package now that they paid close attention to all those items. He said the one point that had not been addressed yet, they took the long linear green space, extended from the far northwestern corner and they moved that south bound on the site and the reason for doing so was to specifically connect the green space with the outdoor patio at the southwest corner of the building. Mr. Bean said they have created a large contiguous area for outdoor pedestrian activities. He said they were also able to move the dumpsters from the Caren Ave. frontage. The landscaping around the perimeter of this site, as Mrs. Bitar mentioned earlier, the majority of the landscaping is off site and part of a previously approved package and that will be installed as approved. Mr. Bean said the blue color was very close to the "Worthington Blue" as mentioned by Mrs. Bitar earlier. He said the building will be heavily bricked traditional look with a tri-partite design. At the previous meeting, they discussed the building's height which was originally five stories high, but they were able to expand the building making it wider and keeping the same amount of square footage with a four-story building.

Mr. Brown referenced the updated version of the Development Text for the site that was emailed out to the Board members and described here tonight. The updated Development Text described what would occur on the portion of the site where the hotel was previously approved. The other two parcels are still following the previous Development Text. This Development Text reflects what is occurring on what was the hotel site and the entire site. There is a list of uses permitted on the site and requirements for office space associated with the proposed mixed-use building.

Mr. Reis said he was not present at the previous meeting, but he believed this was a marked improvement from looking at the plans. He felt the changes made the building more compatible to Worthington. Mr. Coulter said he struggled with the previous presentation. The previous building had so much glass. He liked the detailing with the masonry and felt the height was now more appropriate for the site, and he liked that the neighbors were appeased with the new changes. Mrs. Holcombe said she agreed with Mr. Coulter and Mr. Reis. She felt this building was well thought out and welcoming.

Mr. Brown said the original landscaping plan will go hand in hand with the new revised landscape plan and will make the neighbor feel more comfortable. He said the neighbor also had a question about the location of the dumpster. The dumpster would be located approximately two feet from where the dumpster was originally approved. Mr. Coulter said he read through the traffic study and there did not appear to be any significant impact on the traffic from West Wilson Bridge Road or Caren Avenue. Mr. Coulter asked if there were any emails or calls and Mrs. Bitar said no.

Mr. Schuster moved to table the ARB portion for a later meeting, and Mrs. Holcombe seconded the motion. All Board members voted, "Aye," and the application was tabled.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY TRIVIUM DEVELOPMENT TO MODIFY THE PUD FOR 121 W. WILSON BRIDGE RD. AS PER CASE NO. PUD 01-2020M, DRAWINGS NO. PUD 01-2020M DATED NOVEMBER 20, 2020, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND 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. Hofmann, aye, said he felt the developer listened to the comments and concerns addressed by the Board members and the building now looks more sensitive and he appreciated the pedestrian orientation around the building. He felt the project is ready to move forward. Mrs. Holcombe, aye, said she felt the project met the expectations for development of this area. Mr. Foust, aye, he said he felt the building was compatible with the surrounding developments and was not overly intrusive. Mr. Reis, aye, said he agreed with all of the above-mentioned statements from the other Board members and felt this site has come so far than what they began with and that the architect and the developer have really listened to the Board members concerns and that of the community that lives around the site. He said the building was compatible for the community. Mr. Coulter, aye, for all the reasons stated earlier and he felt they have resolved some of the Design Guideline issues they were originally concerned about. He said he encouraged City Council to give this project a thumb's up. The motion was approved.

Mr. Brown said since the Board approved the motion, the next step would be the introduction at the January 4<sup>th</sup>, 2021, City Council meeting. City Council would then set the hearing, which would typically be the third Monday of the month, but since the third Monday is a holiday, Martin Luther King Day, the public hearing will likely be the 19<sup>th</sup> of January, or first Monday in February, and then the referendum 60-day period would begin.

**F. Other**

Mr. Brown said City Council approved the solar panel appeal for 150 W. New England Ave. Mr. Myers said two things came out of that meeting. One, there might be a bit of a shift from the citizens generally about their appetite for solar panels in general. When they made the changes to the Design Guidelines three years ago, it came about because of a project that got a lot of negative citizen feedback. This time it was exactly the opposite, there was not any negative citizen feedback. There was an overwhelming amount of positive feedback. He said he did not want to leave anyone with an impression to be influenced by how many people like or dislike something, but there are some attitudes that are shifting in Worthington and City Council felt they needed to be responsive to those. They also did not want to send a message to the Architectural Review Board (ARB) that this meant solar panels can go in anywhere. This was not a carte blanc endorsement of solar panels. Mr. Myers said if this house had been one door north, City Council may not have approved it. He put the emphasis on the location, and the architectural style of this house. The analysis that the ARB goes through has not changed. He did not feel there needed to be any changes to the Design Guidelines. Mr. Foust read through the comments of why the City Council members supported

the panels.

Mr. Brown said City Council approved the re-appointment of Ms. Hinz AND Mr. Schuster to the ARB and Mr. Foust to the Municipal Planning Commission (MPC), and Mr. Myers was re-appointed as the City Council liaison.

### **G. Adjournment**

Mrs. Holcombe moved to adjourn the meeting, and Mr. Hofmann seconded the motion. All Board members voted, “Aye,” and the meeting adjourned at 9:00 p.m.