



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
June 24, 2021

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 (Arrived 7:01 p.m.); Richard Schuster; and Susan Hinz. Also present were: Council Representative Scott Myers; Lee Brown, Director of Planning & Building; and Kenny Ganter, Planning & Building Assistant. Worthington City. Commission member David Foust was absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the June 10, 2021 meeting.

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

B. Architectural Review Board – Regular Agenda – Unfinished

Mr. Schuster moved to take the following Agenda item off the table. Mrs. Holcombe seconded the motion. All Board members voted, “Aye,” and the item was removed the table.

1. New Building Lights – **5858 N. High St.** (Matthew Jehn) **ARB 19-2021**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

In the late 1990’s, this building was significantly renovated to look and function as it does today. FC Bank was the occupant from 2006 until 2016, and originally installed the existing freestanding sign. A variance was granted in 2006 to allow sign placement 2’ from the property line. Due to the width of the right-of-way in this area, the sign is 14’ from the back of the sidewalk. The Board approved a new sign cabinet on the existing base in 2017.

The applicant would like approval for the installation of new lighting on the building without prior Board approval.

This application was the result of a Code Enforcement case concerning the installation of the exterior lighting without a Permit and Architectural Review Board approval. The applicant made application once they were notified of the violation.

On January 28, 2021 the Board tabled the request to give the applicant time to address the brightness of the lights.

Updated Details:

1. Replaced five existing brass light fixtures with five matte black canister shaped light fixtures that direct the light up and down and are approximately 12-inches in height.
2. Wattage of the bulbs were reduced by adding film over the top and bottom of the cannister light to reduce the brightness.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Lighting: Use of fairly small lighting fixtures, and as few as possible, is recommended. Fixtures should not be overly ornate. Simple and smaller usually is better. Avoid excessive brightness.

Staff Analysis:

- The fixtures do not appear to detract from the building.
- The Board has approved a similar style of fixture on the Worthington Inn, however in that situation it was to direct light down to the sidewalk and highlight the architectural elements of the historic building.
- The brightness of the light has been reduced and seems to be more appropriate for the building.

Recommendation:

Staff recommended approval of the proposed application as it appeared the applicant addressed the Board's overall concern related to the brightness of the lights.

Discussion:

Mr. Brown confirmed the applicant would not be present at the meeting. Board members did not have any questions or concerns. Mr. Coulter asked Mr. Ganter if there were any emails or calls regarding this application and Mr. Ganter replied no.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY MATTHEW JEHN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL LIGHTING AT 5858 N. HIGH ST., AS PER CASE NO. ARB 19-2021, DRAWINGS NO. ARB 19-2021, DATED JUNE 11, 2021, 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. Schuster, aye; Mrs. Hinz, aye; Mrs. Holcombe, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved.

Mr. Schuster moved to take the following Agenda item off the table. Mr. Hofmann seconded the motion. All Board members voted, "Aye," and the item was removed from the table.

2. Lighting – 51 E. South St. (Sarah Sweeney) ARB 32-2021

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This Cape Cod style house was built in 1940 and is a contributing property in the Worthington Historic District. The house sits on a 122.5' wide x 128' deep lot that is made up of 2 ½ of the originally platted lots in the Park Highlands subdivision.

On October 8, 2020 the Board approved the replacement of the existing vinyl siding on the house with new 7" LP Smartside painted white and a shed in the rear yard.

This application was the result of a Code Enforcement case concerning the installation of the exterior lighting without a Permit and Architectural Review Board approval. The applicant made application once they were notified of the violation.

We did receive a complaint concerning the brightness of the exposed bulbs in the current light fixture, however once the property owner was notified, they changed the bulbs to a lower wattage.

The applicant would like approval for the installation of new lighting on the exterior of the home.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Lighting: Use of fairly small lighting fixtures, and as few as possible, is recommended. Fixtures should not be overly ornate. Simple and smaller usually is better. Avoid excessive brightness.

Project Details:

1. Two sconce lights on either side of the main entrance to the home.
 - a. 20-watt incandescent bulbs
 - i. Fixtures have not been identified at this time. Please see submitted materials for options. One option is to approve the current lighting fixture.
2. Front lamp post
 - a. Fixture has not been identified at this time; however, any fixture should complement the proposed lights adjacent to the main entrance.
 - i. Options for fixtures for the lamp post were not submitted.

1. *Clarification needed.*

Staff Analysis:

- The proposed lighting fixtures all seem similar in style with the exposed lightbulbs with a backing that seems to reflect outward.

Recommendation:

Staff recommended approval of this application if the Board is comfortable with one the applicant's proposed lighting fixtures, however clarification is needed on a fixture for the lamp post in the front yard.

Discussion:

Mr. Brown swore in the applicant, Ms. Sarah Sweeney, 51 E. South St., Worthington, Ohio. Ms. Sweeny apologized for not getting ARB approval before the lighting was installed. She is new to the area and did not realize ARB approval was needed beforehand. Mr. Reis said he had no problem with the lighting fixtures that were already installed. Mr. Coulter asked Mr. Ganter if there were any emails or calls regarding this application and Mr. Kanter replied no.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY SARAH SWEENEY FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL LIGHTING AT 51 E. SOUTH ST. AND THAT THE YARD LIGHTS WILL BE APPROVED BY CITY STAFF PRIOR TO INSTALLATION, AS PER CASE NUMBER ARB 32-2021, DRAWINGS NUMBER ARB 32-2021, DATED JUNE 11, 2021 BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

C. Architectural Review Board – Consent Agenda – New

1. Chimney Replacement – **120 E. Granville Rd.** (Ryan & Katie Coffman) **ARB 65-2021**
2. Window and Door Modifications – **215 E. Granville Rd.** (Rebecca Ament) **ARB 66-2021**

Mr. Hofmann moved to approve the Consent Agenda, and Mr. Schuster seconded the motion. Mr. Brown called the roll. Mr. Reis, aye; Mrs. Holcombe, aye; Mrs. Hinz, aye; Mr. Schuster, aye; Mr. Hofmann, aye; and Mr. Coulter, aye. The motion was approved.

D. Architectural Review Board – Regular Agenda – New

1. Solar Panels – **100 Kenyon Brook Dr.** (American Dream Solar and Window/Christian Salvito) **ARB 64-2021**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This one and one-half story house was constructed in 1988 and is located at the beginning of the cul-de-sac at the east end of Kenyon Brook Dr. There are many trees and other vegetation on this lot and the area generally. Approval of a solar panel installation is sought.

Project Details:

1. The applicant is proposing installation of 17 solar panels on the front of the roof on the main part of the house.
2. The 1.575" thick panels would be mounted on a metal railing system and sit about 4" above the roof.
3. The color of the proposed panels would be black and the railings would be gray. The existing roof on the house is brown/tan.
4. Location of the supporting equipment is proposed on the west side of the house and would consist of a small box for a breaker. There are other utility boxes in the same area.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Place solar panels in a location that minimizes the visual impact as seen from the right-of-way and surrounding properties. Generally, panels should be located on roofs in the following manner: the rear 50% of the roof of the main building; the rear inside quadrant of the roof of a main building on a corner lot; or on accessory structures in the rear yard. On sloped roofs, place panels flush along the roof unless visibility is decreased with other placement. With flat roofs, keep panels at least 5' from the edge of the roof, or place at the edge if a building parapet exists that will screen the panels.

Solar panels proposed for another location on a building or site visible from the principal right-of-way are to be strongly discouraged and may be acceptable only if their placement does not have an adverse effect on the architecture of the building, or the character of the site or Architectural Review District. The equipment to support solar panels should be screened from view.

Staff Comments:

Although the panels are proposed on the front of the house, they would not be visible from the principal right-of-way (N. High St.) because Kenyon Brook Dr. is a private road. The location is such that most community members would never see the installation, so the change to the character of this 1980's house should not adversely impact the District.

Discussion:

Mr. Brown swore in the applicant, Mr. Elliott Bendoly, 100 Kenyon Brook Dr., Worthington, Ohio. Mr. Bendoly said they had no intention of removing any trees. Mr. Coulter said he did not have any problems with the panels on the front of the house since this house sits so far back from the right-of-way line, and not visible from High Street, even in the winter without foliage on the trees. Mr. Hofmann said he was okay with the panels as long as the neighbors were okay with the

project. Mr. Coulter asked if there were any emails or calls regarding this application and Mr. Ganter replied no.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST AMERICAN DREAM SOLAR AND WINDOW ON BEHALF OF ELLIOT AND LAURA BENDOLY FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SOLAR PANELS AT 100 KENYON BROOK DR. AS PER CASE NO. ARB 64-2021, DRAWINGS NO. ARB 64-2021, DATED JUNE 9, 2021, 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. Schuster, aye, only because the panels would not be seen from the right-of-way; Mrs. Hinz, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye, because the panels would not be seen from the right-of-way, and there were no complaints from the neighbors; Mr. Coulter, aye, for the same reasons as Mr. Hofmann. The motion was approved.

2. Garage Renovation – **159-161 E. Granville Rd.** (Greg Rekos) **ARB 67-2021**

Mr. Brown reviewed the following from the staff memo:

Background & Request:

This brick Prairie style duplex was built in 1921 and is in the R-10 Zoning District. Because the structure houses two dwelling units it is considered a legal nonconforming use, however on July 2, 2020 the Board of Zoning Appeals approved the expansion of a nonconforming use for an addition to the duplex and garage addition that was approved by the Architectural Review Board on June 11, 2020.

The Board approved a two-story addition attached at the rear of the duplex in place of existing covered rear porches. The new exterior walls are finished with white 7” wide horizontal lap LP siding. Brick to match the existing house faces the new steps and landings, and limestone caps were used for the treads and landings.

A second garage was approved south and east of the existing garage. The new structure is 19’4” wide by 21’4” deep with a double garage door on the north side. A man door and window are on the west elevation. LP siding was used for this structure and the other details would be as proposed for the existing garage.

The existing 19’3 ½” x 21’3” brick garage is located to the rear of the house. With the addition to the rear of the duplex, the existing garage is 15’ from the rear of the duplex. The garage door faces east on the brick structure and there is a man door and window on the north side. The applicant replaced the roof; added gutters and downspouts, new man door and a new double garage door.

The applicant originally requested to cover the brick on the garage as part of the original improvements to the garage, however the Board did not feel comfortable at that time with covering the brick.

Now that the project is nearing completion, the applicant would like permission to install LP siding over the existing brick on the garage so that it will match the new garage and the addition to the rear of the duplex.

Land Use Plan:

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. Be sure that window designs are appropriate for the style or time period of the house. Avoid use of inappropriate window designs. Design and materials should be traditional, and compatible with the existing structure.

The Guidelines call for outbuildings to be compatible in appearance to the house they accompany.

Recommendation:

Staff recommended approval of this application if the Board is comfortable with covering the existing brick on the garage. Covering the existing brick garage is a visual and character loss, however the siding will match the new siding on the addition and the siding on the new garage. The existing garage is also not highly visible from the public right-of-way of E. Granville Rd.

Discussion:

Mr. Brown swore in the applicant, Mr. Greg Rekos, 159-161 E. Granville Rd., Worthington, Ohio. Mr. Rekos said they were looking for some continuity to have such a nice garage selling identical sides of the building as a condominium would be difficult with one that is outstanding and other is very dilapidated. The other issue they have run into is the headers and roof are rotted. They would replace the roof to match the other garage. The garage door is not square, so they need to raise the header to increase the height to allow for fitting a standard garage door. In doing so would make the garage door functionally safer, and also allow a larger vehicle to be stored inside instead of only a car. The garage is not visible from the road. Mr. Rekos said his neighbor asked when he was going to be fixing the garage, and Mr. Rekos said he was trying to get permission to fix the garage. Mr. Brown said city staff received an email from the neighboring property owner who approved of the project, and the email was forwarded to the Board members earlier in the week. Mr. Coulter asked if there were any other emails or calls regarding this application and Mr. Ganter replied no.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY GREG REKOS FOR A CERTIFICATE OF APPROPRIATENESS FOR A GARAGE RENOVATION TO ADD SIDING AT 159-161 E. GRANVILLE RD. AS PER CASE NO. ARB 67-2021, DRAWINGS NO. ARB 67-2021, DATED JUNE 11, 2021, AND THAT THE HEADER ON THE GARAGE DOOR IS

ALLOWED TO BE RAISED TO FIT A MODERN GARAGE DOOR, AND THAT THE ROOF MAY BE REPLACED IN SIMILAR KIND TO THE NEW GARAGE THAT EXISTS, AND THAT THE SIDING THAT IS APPLIED TO THE BRICK BE DONE IN SUCH A WAY AS TO NOT DESTROY THE BRICK UNDERNEATH AND BE APPROVED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

E. Municipal Planning Commission – Consent Agenda - New

1. Conditional Use Permit

- a. Dog & Cat Daycare Center & Vocational Instruction in I-2 - **6400 Huntley Rd.** (6400 Huntley Rd., LLC) **CU 06-2021**

Mrs. Holcombe moved to approve the Consent Agenda, and Mr. Hofmann seconded the motion. Mr. Brown called the roll. Mr. Reis, aye; Mr. Hofmann, aye; Mrs. Holcombe, aye; and Mr. Coulter, aye. The motion was approved.

F. Other

Mr. Brown reminded the Board members the next meeting will be live, in person, beginning with the ARB-MPC meeting on July 8, 2021.

G. Adjournment

Mr. Hofmann moved to adjourn the meeting and Mr. Schuster seconded the motion. All members voted, “Aye,” and the meeting adjourned at 7:49 p.m.