



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
October 13, 2022

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; Kathy Holcombe, Secretary (arrived 7:03pm); Edwin Hofmann; David Foust; and Susan Hinz. Also present were: Katy Brewer, City Council Representative to the Municipal Planning Commission; Lynda Bitar, Planning Coordinator; and Kenneth Ganter, Planning and Building Assistant. Commission member Thomas Reis, Vice-Chair; and Board member Richard Schuster were absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the September 8, 2022 meeting.

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

4. Affirmation/swearing in of witnesses

B. Architectural Review Board – Consent Agenda

Mr. Coulter read the following:

There will be no separate discussion of Consent Agenda items as they are considered to be routine by the Board and Commission and will be adopted by one motion. If a member of the Board & Commission, staff, or public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately on the agenda. Approval of Consent Agenda items includes conditions as listed in the staff memo.

1. Strand Lighting – **640 High St.** (Dewey’s Pizza) **ARB 82-2022**

Mr. Coulter asked for comments from the audience and there were none.

Mr. Foust moved to approve the Consent Agenda and Mr. Hofmann seconded the motion. All Board members voted, “Aye,” and the motion was approved

B. Architectural Review Board – New Business

1. Signs – 910 High St. (DaNite Signs/Hollywood Feed) ARB 80-2022

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This building was constructed in 2017 with PetPeople as the sole tenant. Hollywood Feed purchased the business earlier this year and would like to change the signs.

Project Details:

1. The applicant would like to replace the signs over the High St. and rear parking lot entrances. A variance was granted as part of the Amendment to Development Plan approved in 2018 to allow two wall signs. The new signs would consist of individually mounted letters totally about 12’ wide and 2’ high. The proposed font and material have not been identified.
2. Vinyl graphics were proposed on both the front and rear entry doors. Because they were proposed on the outside of the doors, variances would have been needed (through an Amendment to Development Plan) for additional wall signs. If the graphics were on the inside, they would be limited to 25% of the window area. Although they were not dimensioned, it appears they would have been too large to be considered internal signs. The graphics were red, yellow and white, and depict a dog, cat and various lettering and logos. The applicant withdrew the request to place these signs on the outside, and submitted new drawings depicting much smaller internal signs.

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. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs. 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. 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.

Recommendation:

Staff felt replacement of the two wall mounted signs was appropriate for this building, but the additional signs on the doors were not appropriate. Some internal signs could be placed but would

need to be smaller than shown in the application. New drawings with smaller, internal signs for the doors were presented at the meeting.

Discussion:

Ms. Lisa Hawkins, DaNite Sign Company, 1640 Harmon Ave., Columbus, Ohio said the letters for the sign would be made of the same material as the previous sign, a one-inch acrylic stud mount, individual letters, and the font would be a brand standard for Hollywood Feed. Mr. Foust said he was okay with due to the change to the door signs shown the new proposal.

Mr. Coulter asked for comments from the audience and there were none.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY DANITE SIGN CO. ON BEHALF OF HOLLYWOOD FEED FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW WALL SIGNS ABOVE THE ENTRANCES AT 910 HIGH ST., AS PER CASE NO. ARB 80-2022, DRAWINGS NO. ARB 80-2022, DATED SEPTEMBER 12, 2022, BE APPROVED AS AMENDED TO EXCLUDE THE DOOR GRAPHICS ORIGINALLY PRESENTED, AND BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

2. Fencing – **6 Hartford Ct.** (Stefan W. Schwartz) **ARB 81-2022**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This vernacular house was constructed in 1949 and is a contributing building in the Worthington Historic District. The irregularly shaped property is on the north side of the Hartford Ct. cul-de-sac; and adjacent on the north side to parking for High St. commercial (CVS, Porch Growler, etc.) and a National Church Residences multi-family property. There is an existing 6' high shadowbox fence along the north property line adjacent to the parking lot.

This is a request to add fencing around the rest of the rear yard.

Project Details:

1. Along the rest of the north property line, which jogs to the south 9.2' and then extends 28.5' to the east, the owners would like to install a 6' high solid Cedar fence.
2. Along the side property lines and returning to the house, 42" high Western Red Cedar picket fences are proposed. The pickets and spaces between would be 3 ½" wide.

3. All supporting members would face in toward this property.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fences have long been used to mark property boundaries, to restrict access to properties by people and animals and for decorative purposes. They serve these traditional purposes in Worthington and can add to the character of a neighborhood when they are well executed and properly cared for. Fences are not permitted in the front yard, with the goal of maintaining an open, friendly feel and avoiding barriers between neighbors. However, there are many other kinds of fences, both natural and man-made, that can be used to protect and enhance a property.

Fencing design and materials should be simple, traditional, and compatible with the existing structure. Side yard fences should be open in style and three to four feet in height. In the back yard, generally avoid fences over four feet in height; higher fences are discouraged but may be appropriate where a commercial use abuts a residential property.

Staff Analysis:

When single-family residential property is adjacent to commercial property, 6' high solid fences are typically approved for screening. Some multi-family property has similar intensity to commercial, so it is appropriate to screen in the same manner. With the multi-family property adjacent to the north in this case, the parking is about 90' away; there is mainly one unit that is in close proximity; and the tenants are typically senior citizens.

Recommendations:

Staff recommended approval of the side yard fences as they met the Design Guidelines.

Although the continuation of a 6' high solid fence (although different style) may be all right, a lower more open style should be considered for that portion of the rear property line.

Discussion:

Mr. Stefan Schwartz, 6 Hartford Ct., Worthington, Ohio, said he has two young children, and his wife is pregnant with their third child which is due in the next couple of days. He said there are a lot of people that try to cut through the area and they would prefer having a six foot privacy fence. Mr. Schwartz said he was okay with matching the shadowbox style of fencing. Mrs. Holcombe said she preferred to see the fence built as shadowbox style, but the rest of the fence was fine with her. She said she just felt the fence should not be solid.

Mr. Coulter asked for comments from the audience and there were none.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY STEFAN W. SCHWARTZ FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 6 HARTFORD CT. AS PER CASE NO. ARB 81-2022, DRAWINGS NO. ARB 81-2022, DATED SEPTEMBER 13, 2022, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE

STAFF MEMO AND PRESENTED AT THE MEETING WITH THE EXCEPTION THAT THE SIX FOOT PORTION OF THE FENCE WILL BE SHADOWBOX DESIGN, AND THE PICKETS WILL BE 42”.

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

3. Roofing and Skylights – 681 High St. (Mighty Dog Roofing) ARB 83-2022

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The Kilbourne Commercial Building was originally constructed sometime between 1804 and 1808 and is the oldest surviving building in Worthington, and the oldest commercial building in Ohio still standing on its original site and in continuous commercial use. The building is listed on the National Register of Historic Places individually and as part of the Worthington Historic District. A major renovation took place in 1984 that included the addition of the Village Shops to the rear of the original structure, which was 56’ wide x 22’ deep.

The owner would like to replace much of the roof and add skylights.

Project Details:

1. The front slope of the roof has standing seam metal that appears as though it was rusted, painted to look like it had a patina covering, and then the paint began peeling. An analysis of the color was requested. The width of the panels is about 24”.
The applicant is proposing new Isaiah Industries standing seam metal roofing that is 12” wide, has 1 ¾” high seams, and is .032” thick. The metal would not rust, crack, or rot and would have color that is part of the manufacturing process. The color that is being proposed is green.
2. The rear of the front roof gable has asphalt shingles that would be replaced with new Owens Corning Estate Gray dimensional shingles. The same shingles are proposed for the remainder of the shingled roof areas. The existing membrane roofs would not be replaced at this time.
3. The owner would like to add six skylights to the gable that is about 45’ west of the original building gable. Four skylights would be on the east side of the gable and two would be on the west side. The skylights are proposed to be 21 ½” wide x 46 ¼” high and stand several inches above the roof.
4. No change is proposed to gutters and downspouts

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

When doing roof system repairs, retain historic materials as much as possible; when replacement is necessary, try to match the historic materials.

Staff Analysis:

1. The metal roofing should be as close as possible in width to the existing roof. Color should be determined based on research of existing colors.
2. Although the view of the skylights will be limited, the skylight color should match the new roofing as closely as possible.

Recommendation:

Staff recommended approval of this application if the items in the staff analysis were addressed.

Discussion:

Mr. Tom Simons, 2041 Riverside Dr., Columbus, Ohio said he was able to find a manufacturer that can make a 20” wide panel as well as a lower seam. Mr. Simons said the color options were limited, but there were a few options in lighter green. Mr. Coulter said he would like to have city staff review the color samples. Mr. Foust asked about the color of the shingles and Mr. Simons said they would like to use Estate Gray. Color samples were shown to the Board members.

Mr. Coulter asked for comments from the audience and there were none.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY MIGHTY DOG ROOFING FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE ROOFING AND ADD SKYLIGHTS AT 681 HIGH ST., AS PER CASE NO. ARB 83-2022, DRAWINGS NO. ARB 83-2022, DATED SEPTEMBER 25, 2022, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE AMENDMENT THAT THE STANDING SEAM ROOF BE AS WIDE AS CAN BE FOUND IDEALLY 20”, THAT THE FINISH AND COLOR OF THE STANDING SEAM BE REVIEWED BY CITY STAFF BEFORE PURCHASE AND IMPLEMENTATION (WOULD PREFERABLY BE PATINA COLOR), AND THAT COLOR OF THE SHINGLES BE ESTATE GRAY AND THAT THE SKYLIGHTS WILL MATCH THE ESTATE GRAY COLOR.

Mr. Foust seconded the motion. Mr. Ganter called the roll. Mrs. Holcombe, aye; Mrs. Hines, aye; Mr. Foust, aye; Mr. Hofmann, aye; and Mr. Coulter, aye. The motion was approved as amended.

4. Freestanding Sign – **888 High St.** (Neil Zipfel) **ARB 85-2022**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This building was constructed in 1875 as a farmhouse and has been used as an office building for decades. The structure is a contributing building in the Worthington Historic District. Recently approval was granted to replace the windows and doors and paint the building.

This is a request to install a new freestanding sign.

Project Details:

1. A 4’ wide x 5’ tall post and panel sign is proposed in place of the existing sign. A variance was granted in 1981 to allow a freestanding sign to be at least 9’ from the right-of-way line and 11’ from the north property line. Placement could not be closer than those dimensions.
2. The proposed sign would be constructed of aluminum finished in blue and white, with vinyl graphics “Ameriprise Financial” and a logo in blue on the top part of the sign, and the address in white on the bottom part of the sign.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Use traditional sign materials and lighting. Traditional sign types most appropriate for Old Worthington include projecting, wall, awning and non-illuminated window signs. Painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs, with external lighting.

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 (standing vertically, mounted on a ground-level base and not on a pole); 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. 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. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

Staff Analysis:

Although this property is in Old Worthington where freestanding signs are not desired, the character is a bit different here and for the properties to the south that have had freestanding signs for decades. Allowing replacement of the freestanding sign could be acceptable if the proposed sign was in character with the building, and met the guidelines set for other commercial areas to be monument style with a base to match the building. The sign faces should have some dimension rather than just having applied vinyl graphics.

Recommendation:

Staff recommended denial of this application as the proposed post and panel sign did not seem appropriate for this 1875 building.

Discussion:

Mr. Neil Zipfel, 888 High St., Worthington, Ohio and Jennifer Zipfel, 888 High St., Worthington, Ohio. Mr. Zipfel said he was not sure how to make the sign look better, and he was not sure if he could change the color. He asked if he could leave the current sign in the same location and just change the face of the sign. Mr. Coulter said that would be okay to change the face of the sign. He said the Board would prefer to see a monument sign, but the current sign would be okay. Mr. Zipfel said the current sign is falling apart, but the easiest solution would be to keep the sign with face replacement. He asked if the Board would prefer seeing something similar to the Huntington Bank sign. Mr. Foust said the idea would be to have a sign that has more of a New England character. Mrs. Holcombe said she felt the sign was getting old also, and the last time she saw the sign she noticed rot. Mrs. Zipfel asked if she would be allowed to hang a shingle by the front door and Mrs. Bitar said yes.

Mr. Coulter asked for comments from the audience and there were none. Mrs. Zipfel requested to table the application.

Mr. Hofmann moved to table the application and Mrs. Holcombe seconded the motion. All Board members voted, “Aye,” and the application was tabled.

5. Fence – 357 W. Dublin-Granville Rd. (Hannalora S. Brown) ARB 86-2022

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions**Background & Request:**

This split-level was constructed in 1962 and is on a 0.24 acre lot that is on the south side of the W. Dublin-Granville Rd. access drive. The owner would like to install new fencing around the rear yard.

Project Details:

1. The fence is proposed to extend from the house on the east side to the side property line. The fence would need to be at least 50’ from the front property line the required setback. The site plan does not show the exact dimension so verification is needed. The fence would extend along the east property line to the edge of a sanitary sewer easement that is 5’ from the rear property line. The fence would then be placed along that rear easement line to the west side, and enclose an area behind the drive turnaround, ending at the southwest corner of the house. A gate is proposed near each side of the house, and a removable panel is shown near the southwest corner of the property. The panel would presumably allow access to the sewer if needed as well as for maintenance of that area by the property owner.
2. Proposed fence style is a 6’ high shadowbox fence. The proposed material has not been identified.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fences have long been used to mark property boundaries, to restrict access to properties by people and animals and for decorative purposes. They serve these traditional purposes in Worthington and can add to the character of a neighborhood when they are well executed and properly cared for. Fences are not permitted in the front yard, with the goal of maintaining an open, friendly feel and avoiding barriers between neighbors. However, there are many other kinds of fences, both natural and man-made, that can be used to protect and enhance a property.

Fencing design and materials should be simple, traditional, and compatible with the existing structure. Side yard fences should be open in style and three to four feet in height. In the back yard, generally avoid fences over four feet in height; higher fences are discouraged but may be appropriate where a commercial use abuts a residential property.

Recommendations:

Staff recommended denial of the proposed fence as the style did not meet the Design Guidelines. Also, if the proposed fencing is vinyl, that is not typically accepted.

Discussion:

Mr. Griffin Hodnett, 357 W. Dublin-Granville Rd., Worthington, Ohio, and Ms. Hannelore Shavon Brown, 357 W. Dublin-Granville Rd., Worthington, Ohio. Mr. Hodnett said they just moved to the area about a month ago. Mr. Hodnett said they were very open to the Board members suggestions for the look and the style of what the fence should look like. He said for clarification they would like the fence to be made of wood. They have multiple dogs and would like to let the dogs out to roam freely, and they would also like some privacy since their backyard is across from the school's stadium. Mrs. Holcombe said she was against a solid fence, but she could envision a wooden fence in the back yard that was the allowable height. Ms. Brown said in the area of the driveway meets the back yard, they would also like to install a patio with a fire pit. Mr. Foust suggestion planting a large, dense evergreen tree, and such landscaping would not require city approval. He said he has seen 12-foot trees in areas where people wanted more privacy. Mr. Coulter explained they may have difficulty in getting the Board to approve a 6-foot fence because they have a strong opinion about that in the Architectural Review District. Mr. Coulter suggested, and open picket style of fence that is 48" tall, and then plant viburnum which would help create more privacy. He said his neighbors planted 5' viburnum, and they are now 10 feet tall, and they have only been in place for about three or four years. Mr. Coulter said the viburnum do not shed leaves, and that would create the privacy year-round. Ms. Brown asked how far the vegetation should be planted away from the road. Mrs. Bitar said far enough to be able to see when pulling out of the driveway.

Mr. Coulter asked for comments from the audience and there were none. The applicant requested to table the application.

Mrs. Holcombe moved to table the application, and Mr. Foust seconded the motion. All Board members voted, "Aye," and the motion was approved.

6. Convert Screened Porch & New Siding – **687 Hartford St.** (Jenna Hagan/Haglund) **ARB 87-2022**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This Bungalow was constructed in 1910 and is a contributing property in the Worthington Historic District.

This project is a request to convert an existing screened porch into living space and re-side the entire house.

Project Details:

1. The screened porch is on the south side of the house toward the rear.
2. In place of the screens three full-light patio doors are proposed on the rear elevation. On the side, an existing window would be moved toward the rear. Also on the side, an existing door is proposed for replacement.
3. New double 4” vinyl siding in Midnight Blue is proposed for the entire house, except siding to look like Cedar shakes is proposed for the front dormer. The existing siding is also vinyl.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Wood siding is preferred, and should be used in one of its traditional forms: shingle, board-and-batten, shiplap or beveled siding. If replacement siding is installed over or in place of wood siding, it should be located only where the original siding was used. Avoid removal of or damage to window and door surrounds, ornamental elements such as eave brackets, and decorative panels or shingled areas. The new siding should match the thickness and width of the old as closely as possible. Consider removal of existing replacement siding, including cement-asbestos, but only if the underlying original siding is in good condition or can be repaired.

Design and materials should be traditional, and compatible with the existing structure.

Recommendation:

Staff recommended approval of this application as the design and materials were compatible with the existing structure.

Discussion:

Mr. Chris Harper, 3505 W. Dublin-Granville Rd., and Jenna Hagan, 3505 W. Dublin-Granville Rd., Columbus, Ohio came forward as the applicants. Mr. Harper said he would like to clarify the “cedar shake” is vinyl. Mr. Coulter asked for comments from the audience and there were none.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY JENNA HAGAN ON BEHALF OF JESSICA HAGLUND FOR A CERTIFICATE OF APPROPRIATENESS TO CONVERT THE SCREENED PORCH AND REPLACE THE SIDING AT 687 HARTFORD ST. AS PER CASE NO. ARB 87-2022,

DRAWINGS NO. ARB 87-2022, DATED SEPTEMBER 30, 2022, 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. Ganter called the roll. Mrs. Hinz, aye; Mrs. Holcombe, aye; Mr. Foust, aye; Mr. Hofmann, aye; and Mr. Coulter, aye. The motion was approved.

D. Municipal Planning Commission – No Business

E. Other

Mrs. Brewer gave an update from Worthington City Council. She said there was a presentation from Building Worthington’s Future about the Worthington Mile, from the Worthington Mall to downtown Worthington. They approved Resolutions for the City Manager to seek MORPC funding for that project on East Wilson Bridge for a multi-use path. The following week they will be discussing the Capital Improvements Plan, and upcoming bridge inspections.

F. Adjournment

Mrs. Holcombe moved to adjourn the meeting, and Mr. Hofmann seconded the motion. All Board members voted, “Aye,” and the meeting adjourned at 7:56 p.m.