ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, June 27, 2024 at 7:00 P.M.

Louis J.R. Goorey Worthington Municipal Building
The John P. Coleman Council Chamber
6550 North High Street
Worthington, Ohio 43085
Watch online at worthington.org/live, and comment in person or at worthington.org/meeting-public-input

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A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the June 13, 2024 meeting
4. Affirmation/swearing in of witnesses

B. Architectural Review Board – Consent Agenda

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. Directional Signs – **547 High St.** (Signarama of Gahanna/United Midwest Savings) **ARB 36-2024**

C. Architectural Review Board – Regular Business

1. Fence – **141 & 145 E. South St.** (Mae Fence/Shanahan & Warner) **ARB 34-2024**

2. Addition & Demolition of Garage – **105 W. North St.** (Patricia Rankey) **ARB 37-2024**

D. Municipal Planning Commission

E. Other

F. Adjournment

MEMORANDUM

TO: Members of the Architectural Review Board
Members of the Municipal Planning Commission

FROM: Lynda Bitar, Planning Coordinator

DATE: June 21, 2024

SUBJECT: Staff Memo for the Meeting of June 27, 2024

B. Architectural Review Board – Consent Agenda

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. Directional Signs – **547 High St.** (Signarama of Gahanna/United Midwest Savings) **ARB 36-2024**

Findings of Fact & Conclusions

Background & Request:
This building was constructed in 1999 and has always been used as a bank. Earlier this year, United Midwest Savings Bank received approval to replace the freestanding sign, add a wall sign, and modify the cupola. This is a request to install new directional signs.

Project Details:

1. Two non-illuminated signs are proposed: one at northeast corner of the site, north of the drive from High St.; and one west of the drive from W. South St.
2. The signs would be like the existing post and panel signs, having an aluminum frame with an arched top and aluminum sign faces. The frame is proposed as white and the sign faces of the double-sided signs would be blue with white text and arrows directing to "Drive-Through Banking" and "Drive-Up ATM".
3. Overall height of the signs would be 36" and sign width 24" to meeting Code requirements for directional signs.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Guideline recommendations for signage include:

- Be efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public.
- Use traditional sign materials and lighting. Painted wood, or material that looks like painted wood, is the most appropriate material for signs, with external lighting.
- Colors for signs in Old Worthington should be chosen for compatibility with the age, architecture and colors of the buildings with which they are associated. Signs must be distinctive enough to be readily visible but should avoid incompatible modern colors. Bright color shades generally are discouraged in favor of more subtle and toned-down shades.

Recommendation:
Staff is recommending ***approval*** of the directional signs as they are complimentary to the main sign and appropriately designed for this location.

Motion:
THAT THE REQUEST BY GEORGI PERSONS ON BEHALF OF UNITED MIDWEST SAVINGS BANK FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW DIRECTIONAL SIGNS AT 547 HIGH ST., AS PER CASE NO. ARB 36-2024, DRAWINGS NO. ARB 36-2024, DATED JUNE 11, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Architectural Review Board – Regular Business

1. Fence – **141 & 145 E. South St.** (Mae Fence/Shanahan & Warner) **ARB 34-2024**

Findings of Fact & Conclusions

Background & Request:
This request is to install fencing at the rear property line for two property owners. The house at 141 E. South St. was constructed in 1928 and is on a parcel that is 75' wide. To the east, the property owner wants to run the fence across the western ~25' of the 125' wide property that has a house that was built in 1935. Both houses contribute to the Worthington Historic District and the properties are at the southern edge of the Architectural Review District.

Project Details:

1. The proposed fencing is 4' tall cedar shadow box that would match other fencing in the area.
2. The fence would run for ~100'.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Fences should be open in style and three to four feet in height.

Recommendation:
Staff is recommending ***approval*** of this application. Although the style is not totally open, the location is only along the rear property line which is at the edge of the district and the fence matches other existing fencing in the area. The property owners to the south could install a higher, more solid style of fence along this property line.

Motion:
THAT THE REQUEST BY MAE FENCE ON BEHALF OF CECELIA SHANAHAN AND THE WARNERS FOR A CERTIFICATE OF APPROPRIATENESS TO ADD FENCING AT 141 & 145 E. SOUTH ST. AS PER CASE NO. ARB 34-2024, DRAWINGS NO. ARB 34-2024, DATED JUNE 6, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Demolition of Garage & Addition – **105 W. North St.** (Patricia Rankey) **ARB 37-2024**

Findings of Fact & Conclusions

Background & Request:
This 2127 square foot (sf) Dutch Colonial Revival house was constructed in 1943 and includes a 400 sf detached garage, both of which are contributing buildings in the Worthington Historic District. The lot is rather small at 50' x 158.7' for a total lot area of 7,933 sf. The applicant would like to demolish the existing garage and construct a rear addition that includes an attached two-car garage.

Project Details:
1. Existing Garage –
   a. The detached garage toward the southeast corner of the property is proposed to be demolished.
   b. The existing garage is a two-car garage with single garage doors, a gabled roof, and lap siding to match the house.
2. Site Plan –
   a. The existing house is 4.8' from the west property line; the house addition would step in to 7.4'; and the attached garage is planned 6' from the west property line.
   b. The area of the deck would be reduced with the western portion being replaced with the addition. A pergola is planned for the patio area that would be made of PVC building materials and look like the photograph in the packet, except with smaller posts.
   c. With removal of the existing garage, a 22' wide area would make up the new drive. New wood picket fencing is planned along the property line once the garage is removed.

d. Existing driveway pavers would be altered, and additional drive area is planned to be concrete.
e. The generator and condensing unit are proposed west of the addition, screened by existing fencing and vegetation.
f. An Oak tree and some fencing that are along the west property line are planned for removal to allow construction of the addition. Black aluminum picket fencing would be re-installed at the end of the project.
g. Existing chain link fencing along the rear property line would remain.

3. Addition –
   a. First floor area of 330 sf and second floor area of 327 square feet would make up the additional area for the house. On the first floor, the space is planned with a bathroom and bedroom closet; a coat closet; laundry room; mud room; and a spiral staircase. The addition would connect to the garage, remainder of the deck, and bedroom suite with doorways; and an opening is proposed to the kitchen. The second floor would also include a bathroom and bedroom closet; the spiral staircase; and a hallway with an egress window.
   b. A 22' x 28' single-story garage would be attached to the rear of the addition and would include an attic storage area accessed through a door to the new upstairs hallway.
   c. Extension of the second-story gable to the rear is proposed for the addition, and the garage would have a lower, wider, steeper gable behind. The garage is proposed with a double overhead door on the east side and a single overhead door on the south side.
   d. The entirety of the addition would be finished with white vinyl lap siding to match the existing house.
   e. The west elevation would include first-floor egress windows and a dormer with a single egress window would be upstairs.
   f. On the east elevation, single-hung vinyl windows in two sizes are shown, as is a door with 9 lights in the top half to provide access to the remainder of the deck.
   g. Coach lamps are planned at each doorway.

Land Use Plans:

<u>Worthington Design Guidelines and Architectural District Ordinance</u>

A decision on whether a particular demolition is appropriate must be made in light of several factors, including whether the demolition is full or partial; the age of the structure; and the impact of the demolition on Worthington's character; and plans for the site following demolition. Generally, demolition of pre-1950s buildings should be avoided. These tend to contribute the most to a community's character. However, it may be desirable to avoid demolishing a newer building, depending on what is proposed to replace it.

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.

Decks and patios should be limited to the rear of buildings.

Recommendation:
Staff is recommending ***approval*** of this application. The existing garage is not of special character; the addition is to the rear and designed to complement the existing house; and the other modifications are appropriate.

Motion:
THAT THE REQUEST BY PATRICIA RANKEY FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH THE EXISTING GARAGE, CONSTRUCT AN ADDITION, AND MODIFY THE REAR YARD AT 105 W. NORTH ST. AS PER CASE NO. ARB 37-2024, DRAWINGS NO. ARB 37-2024, DATED JUNE 13, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

ARB APPLICATION
ARB 36-2024
547 High St.

Plan Type: Architectural Review Board
Project:
App Date: 06/11/2024

Work Class: Certificate of Appropriateness
District: City of Worthington

Status: Submitted - Online

Valuation: $4,392.00

Description: Identical Aluminum Signs W:28" x H:66.5" x D:2", Double Sided, One Installed in Northeast Location and the other installed at the Southwest Location, replacing existing signs.

Parcel:	**Address:**	**Zone:**
100-000039 Main	547 High St Main Worthington, OH 43085	

Owner
United Midwest Savings Bank
Brad Fusco
547 High Street
Worthington, OH
Business: (614) 783-0864

Applicant
Georgi Persons
158 N Hamilton Rd
Gahanna, OH 43230
Business: (614) 337-6000

Contractor
John Persons
Home: (614) 584-6654
Business: (614) 337-6000
Mobile: (614) 584-6654

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005746	Architectural Review Board	$5.00	$5.00
	Total for Invoice INV-00005746	$5.00	$5.00
	Grand Total for Plan	**$5.00**	**$5.00**

547 High St.

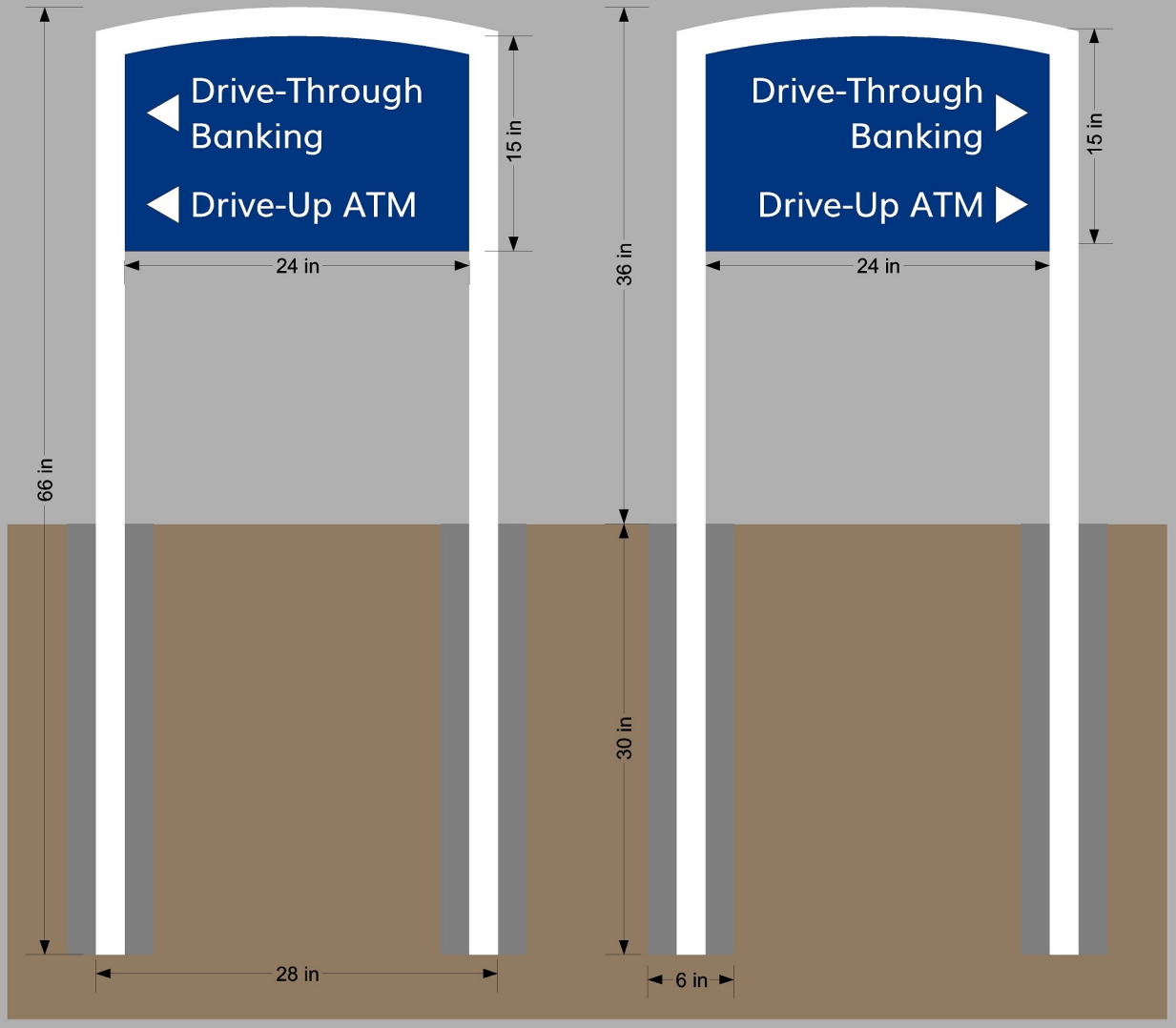




Signs, 547 High Street

2 Identical Double-Sided Aluminum Post-and-Panel Signs
2.5 Sq Ft Each Face, Replacing Existing Signs
White 2" x 2" Posts and Top Painted White
Faces Painted PMS 288 C with White Vinyl Copy
Font is Muli 1.7", Arrows are W:2.3" x H:2.6"
Set in Concrete

Side A



Side B



Existing Signs





CITY OF WORTHINGTON
DRAWING NO. ARB 36-2024
DATE 06/11/2024

ARB APPLICATION
ARB 34-2024
141 & 145 E. South St.

Plan Type: Architectural Review Board
Project:
App Date: 06/06/2024

Work Class: Certificate of Appropriateness
District: City of Worthington

Status: In Review

Valuation: $4,900.00

Description: Erecting 100 linear ft of 4' high cedar shadow board style fence. Fence will be a straight line along the rear of neighboring properties.

Parcel:	**Address:**	**Zone:**
100-000637	145 E South St Worthington, OH 43085	
100-000635 Main	141 E South St Main Worthington, OH 43085	

Owner	Owner	Applicant
Cecilia M Shanahan	Charles & Elizabeth Warner	Mae Fence
141 E SOUTH ST	145 E. South St.	Sheila Shaffer
Worthington , OH 43085	Worthington, OH 43085	109 E Main st
Home: 6146579593		Fulton, OH 43321
		Business: (614) 929-3526

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005734	Architectural Review Board	$5.00	$5.00
	Total for Invoice INV-00005734	$5.00	$5.00
	Grand Total for Plan	**$5.00**	**$5.00**

141 & 145 E. South St.





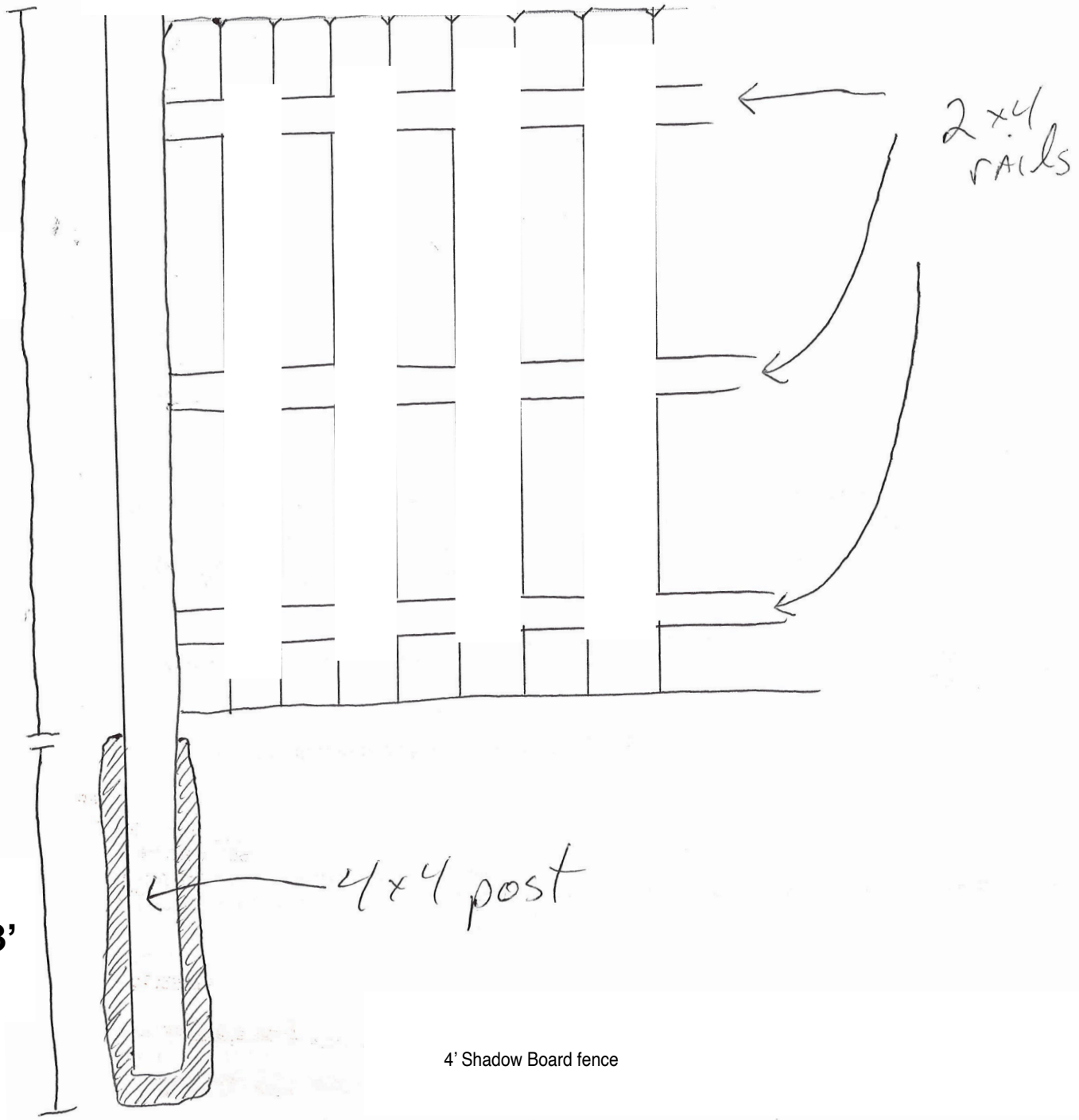




CITY OF WORTHINGTON
DRAWING NO. ARB 34-2024
DATE 06/06/2024



CITY OF WORTHINGTON
DRAWING NO. ARB 34-2024
DATE 06/06/2024



4' Shadow Board fence

ARB APPLICATION
ARB 37-2024
105 W. North St.

Plan Type: Architectural Review Board
Project:
App Date: 06/13/2024

Work Class: Certificate of Appropriateness
District: City of Worthington

Status: In Review

Valuation: $125,000.00

Description: We are adding to the back of our existing home 1st Flr 330 sq ft, 2nd flr 327 sq ft.. Each floor has a bed/ den room being converted to a primary suite inclusive of new baths closets and floor space. We are moving the laundry mud room from the basement to floor 1, a back foyer, and a spiral staircase between the floors.

The existing Garage is being removed and a new attached garage 616 sq ft being added it will be 22 x 28.

External colors and materials will be similar to todays decor.

The deck is being reduced in size to 200 sq ft.

All building materials will be appropriate.

The east and west fences will be reconfigured with the same materials as needed.

The driveway pavers need altered and cement will be added for the new space needed.

Parcel:	**Address:**	**Zone:**
100-000170 Main	105 W North St Main Worthington, OH 43085	

Applicant	Contractor	Architect	Owner
Patricia E Rankey	Jeffrey M Rankey	Dennis J Meacham	David & Patricia Rankey
105 W NORTH ST	43 W DUBLIN-GRANVILLE RD	10158 Hoover Woods Rd	105 W NORTH ST
Worthington , OH 43085	Worthington , OH 43085	Galena, OH 43021	Worthington , OH 43085
Mobile: (614) 888-1857	Mobile: 6145303515	Mobile: (614) 402-8134	Home: 6149738778
			Mobile: 6142822977

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005771	Architectural Review Board	$125.00	$125.00
	Total for Invoice INV-00005771	$125.00	$125.00
	Grand Total for Plan	**$125.00**	**$125.00**

105 W. North St.





House Photos





Vinyl Siding

Siding will be Vinyl similar to what is on the house today I have a photo attached. I have not selected a vendor yet still doing research the color will be white. Below is a picture of the current siding



Windows

https://www.jeld-wen.com/en-us/products/windows/premium-vinyl-v-4500/single-hung

- Colonial Grille
- Color White/White
- Single Hung
- Premium Vinyl

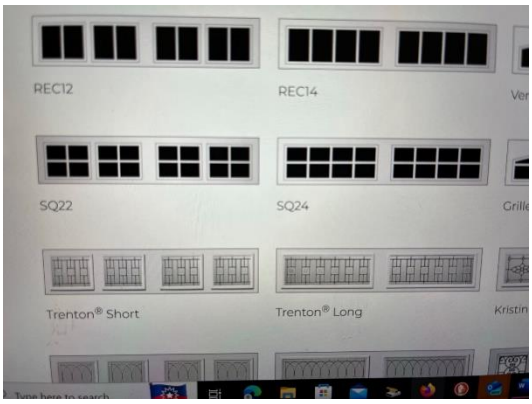


https://www.holmesgaragedoor.com/residential-garage-doors/specialty/westport-steel/

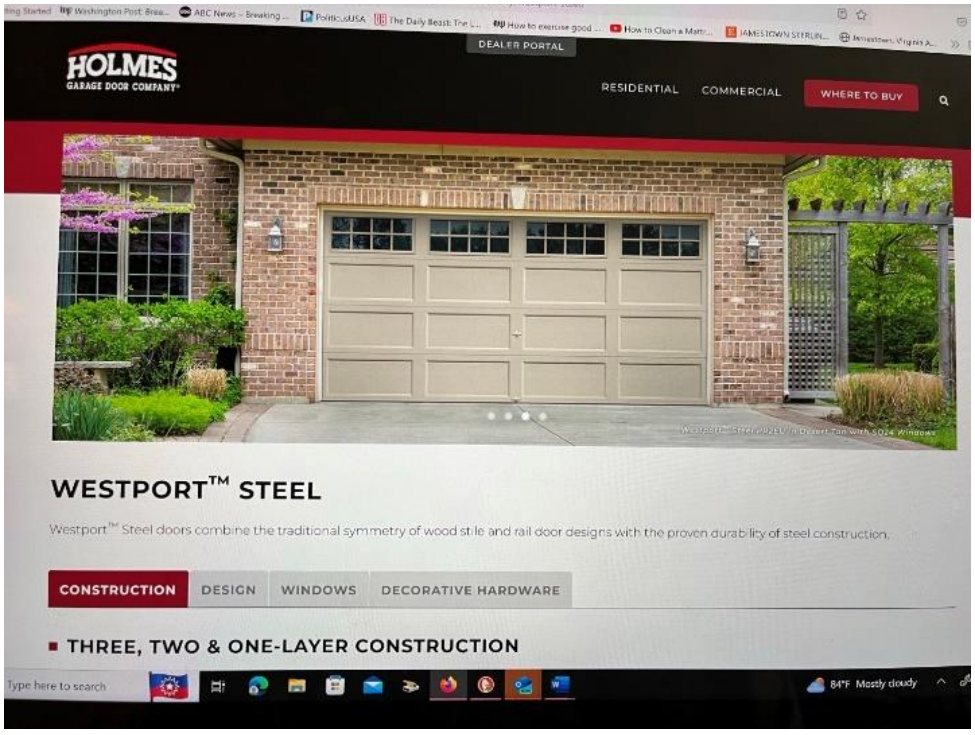
- Westport Steel
- Door Design Extended Panel
- Windows SQ 22 or 24
- Hardware Colonial Collection

Garage details





Garage Door 18 ‘

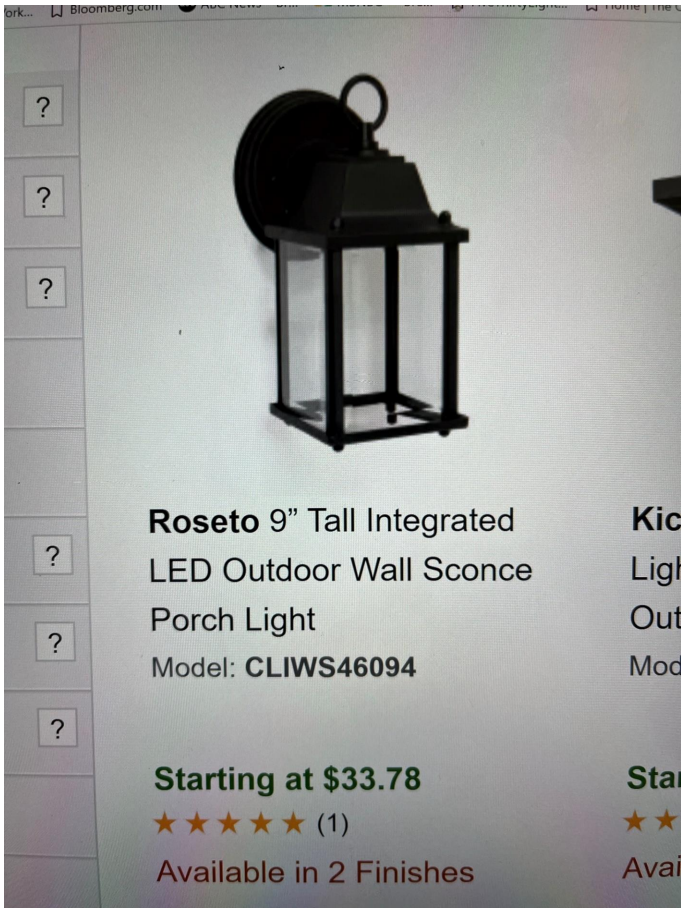


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Back Deck Exterior lamp

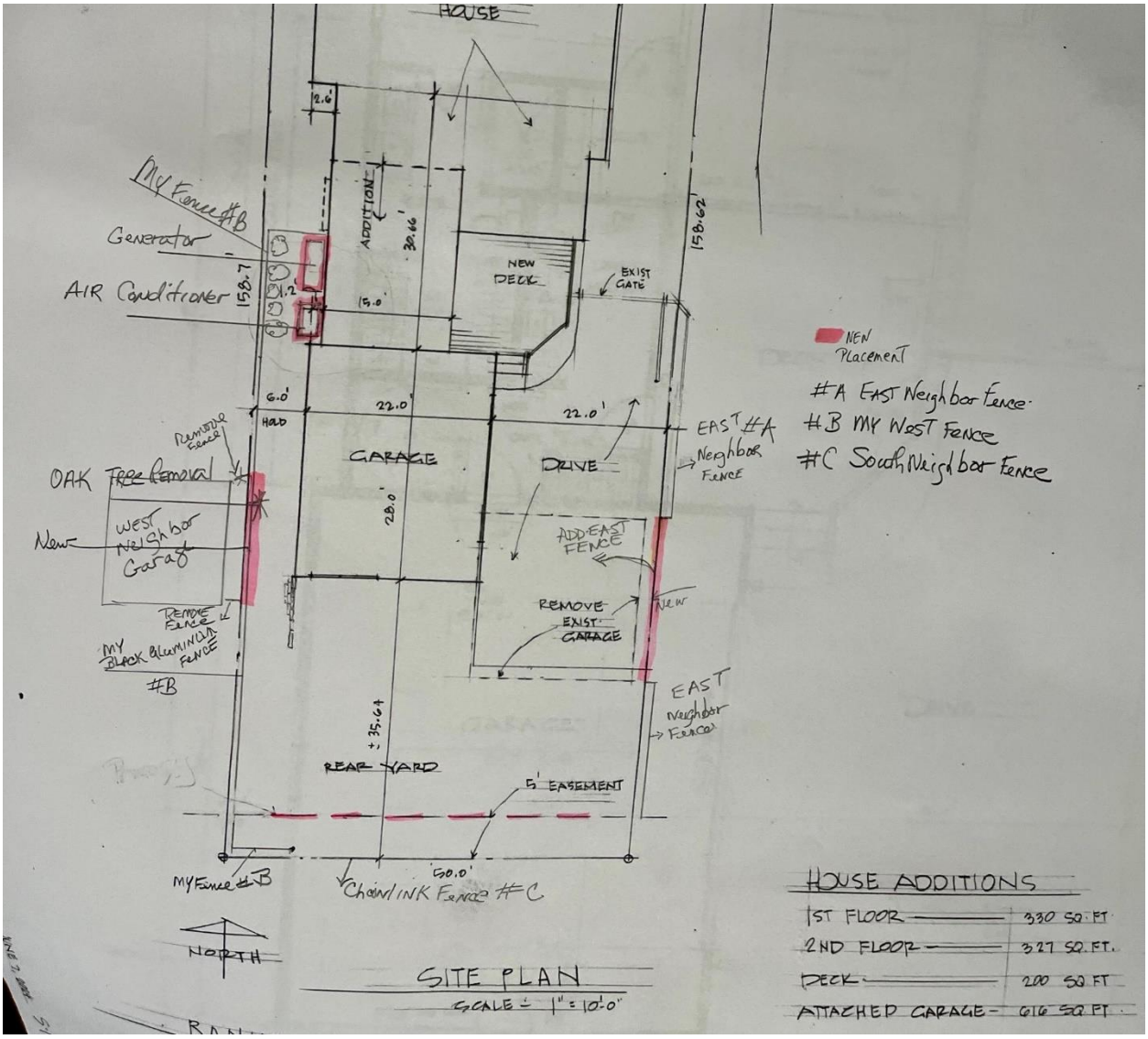


Deck Lights



Map with Fence, AC and Gen Placements

Pink Highlight



Fence Photos

Chain Link South #C

Wood East #A

Aluminum West # B

Oak Tree to be removed

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#A



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#B plus Oak



#C Chain link Rear South chain link Fence



AC and Gen current and proposed location also on highlight map

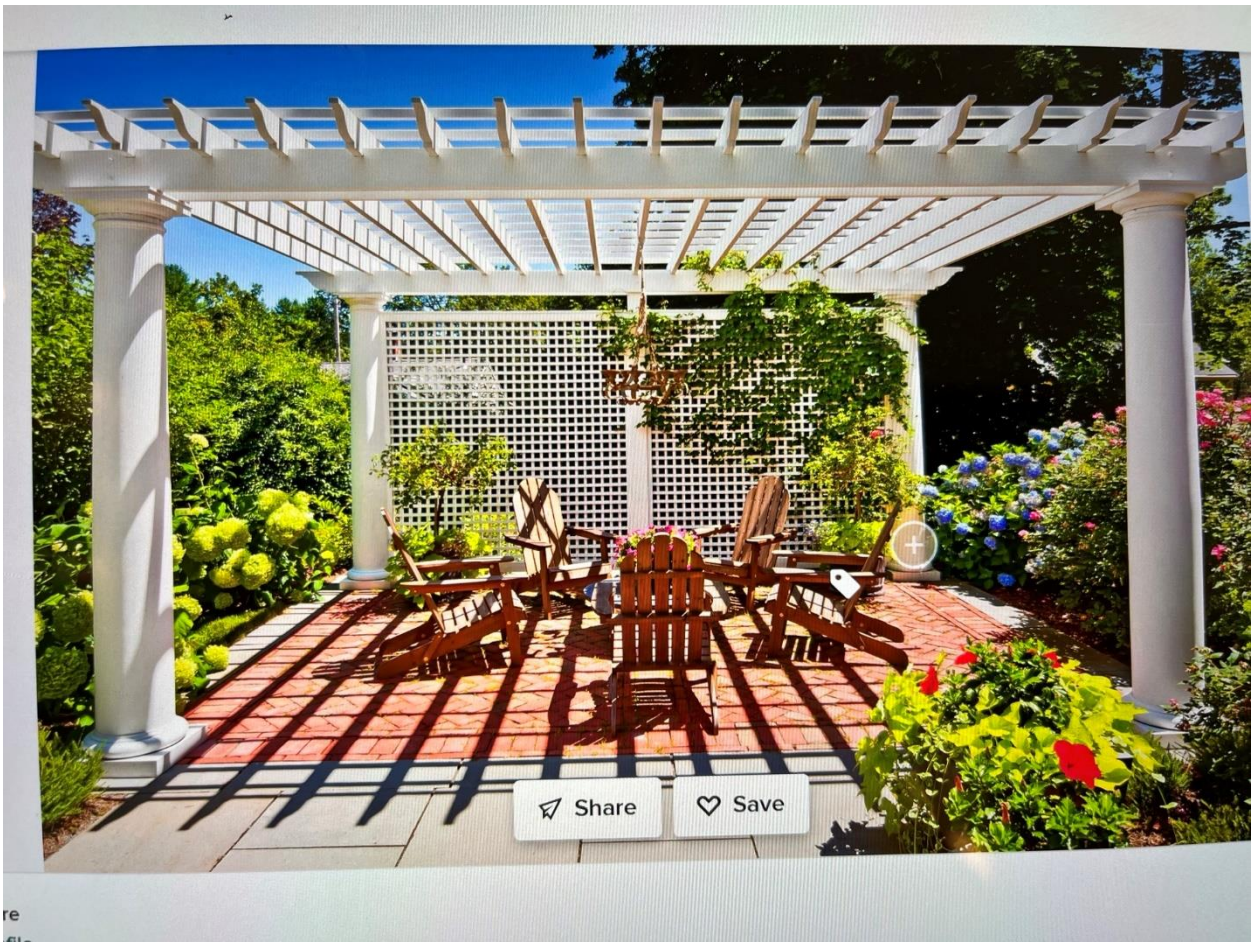


New location

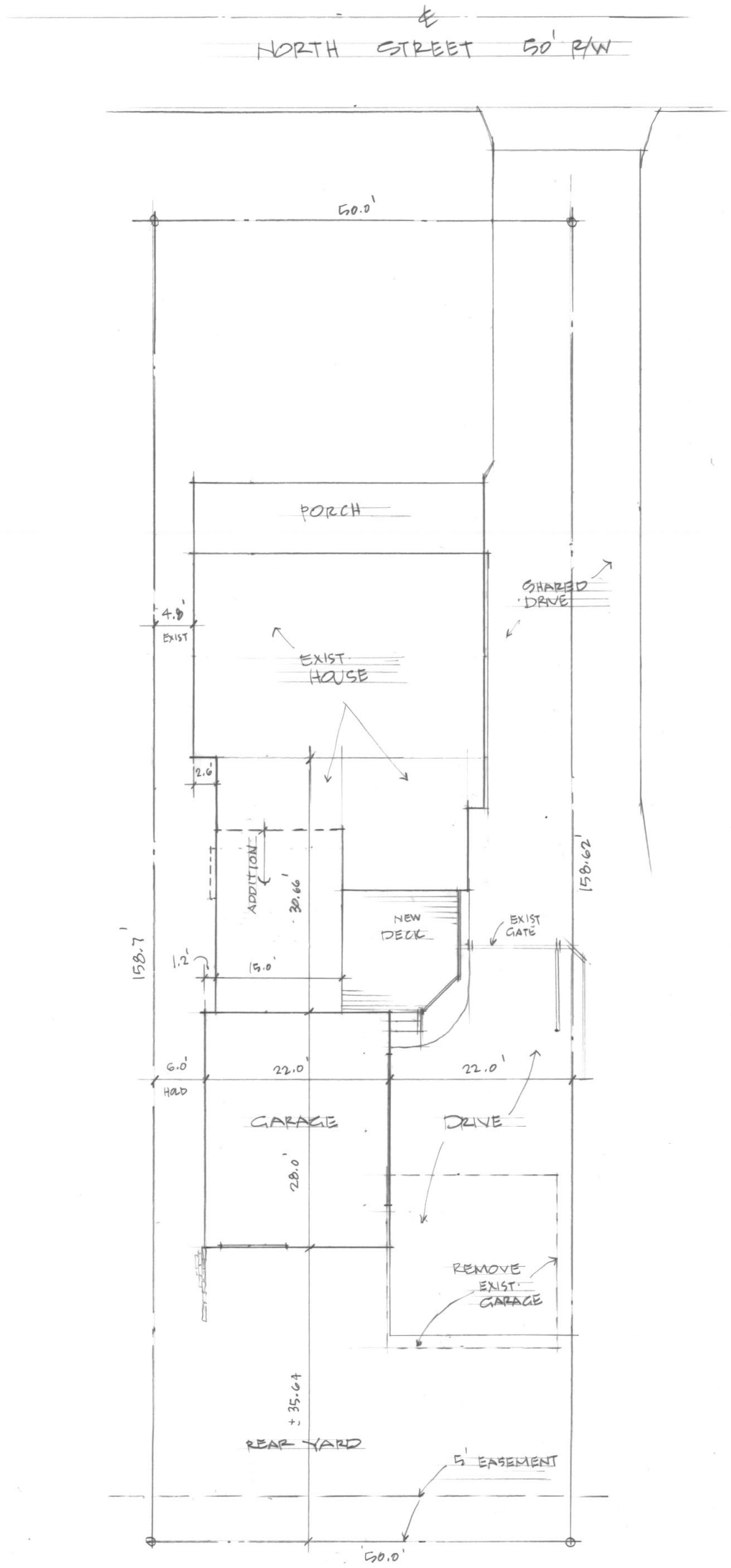


Privacy Screen (Pending Landscape design South

Still working on design, but the patio will be stamped concrete, the post would be a smaller size but, the Pergola and Lattice Screens would be very similar. The screen and pergola would be made of PVC building materials.



CITY OF WORTHINGTON
DRAWING NO. ARB 37-2024
DATE 06/13/2024



SITE PLAN

SCALE : 1" = 10'-0"

HOUSE ADDITIONS

1ST FLOOR	330 SQ. FT.
2ND FLOOR	327 SQ. FT.
DECK	200 SQ. FT.
ATTACHED GARAGE	616 SQ. FT.

RANKEY HOME ADDITION

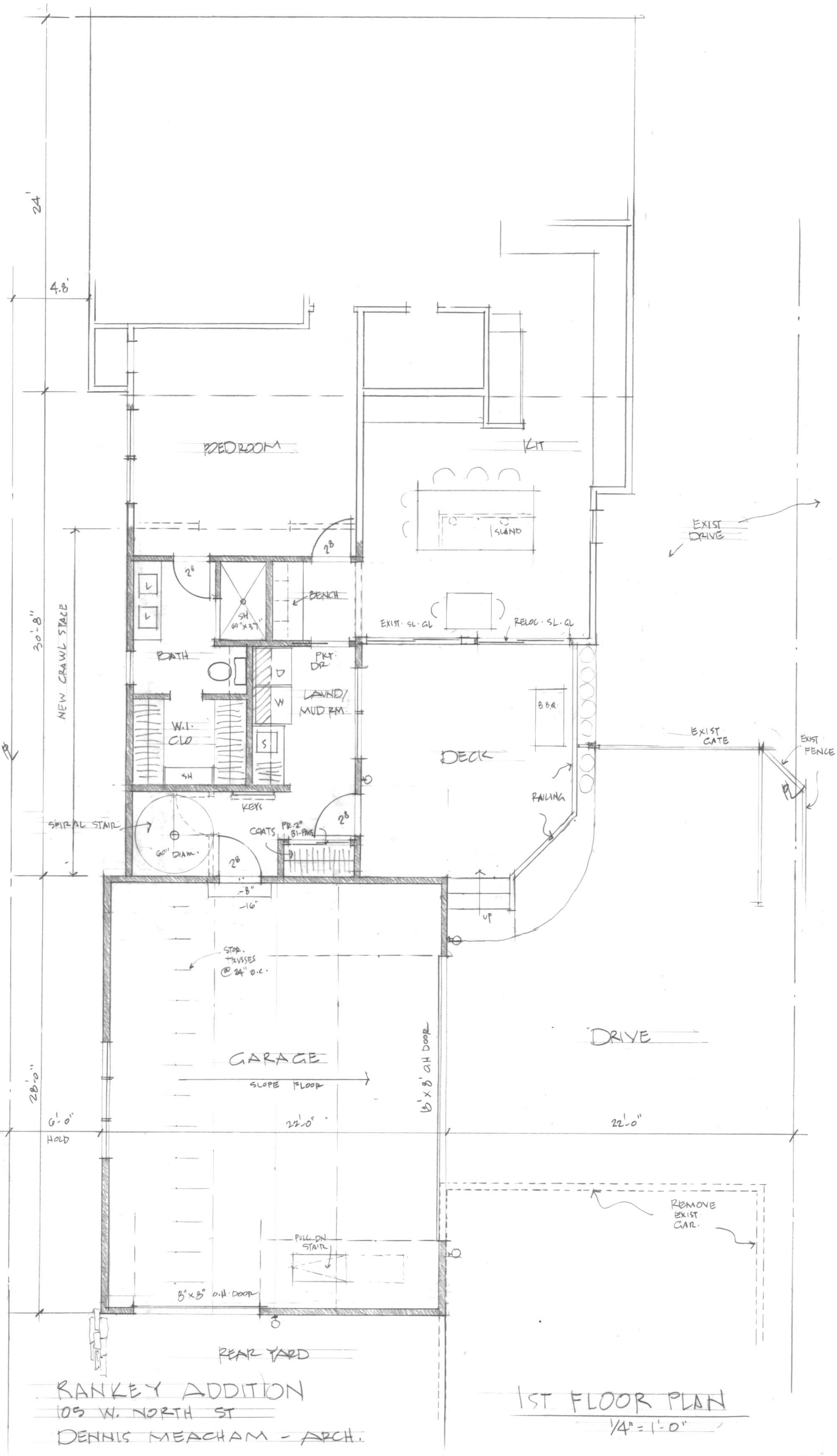
105 W. NORTH STREET
WORTHINGTON, OHIO 43085
PARCEL I.D.: 100-000170-00

DENNIS J. MEACHAM - ~~ARCH~~. 614-402-8134

JUNE 7, 2024

S-1

CITY OF WORTHINGTON
DRAWING NO. ARB 37-2024
DATE 06/13/2024

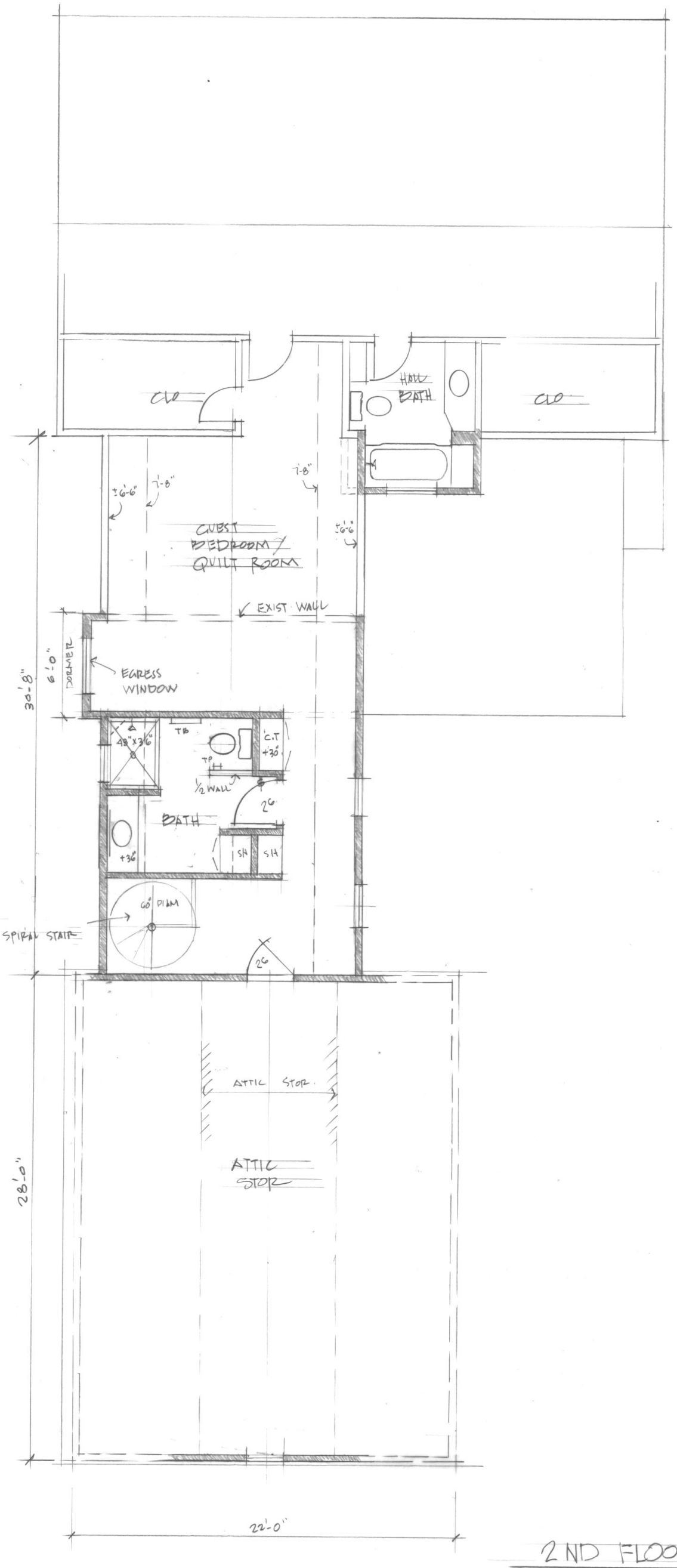


RANKEY ADDITION
105 W. NORTH ST
DENNIS MEACHAM - ARCH.

1ST FLOOR PLAN
1/4" = 1'-0"

JUNE 7, 2024

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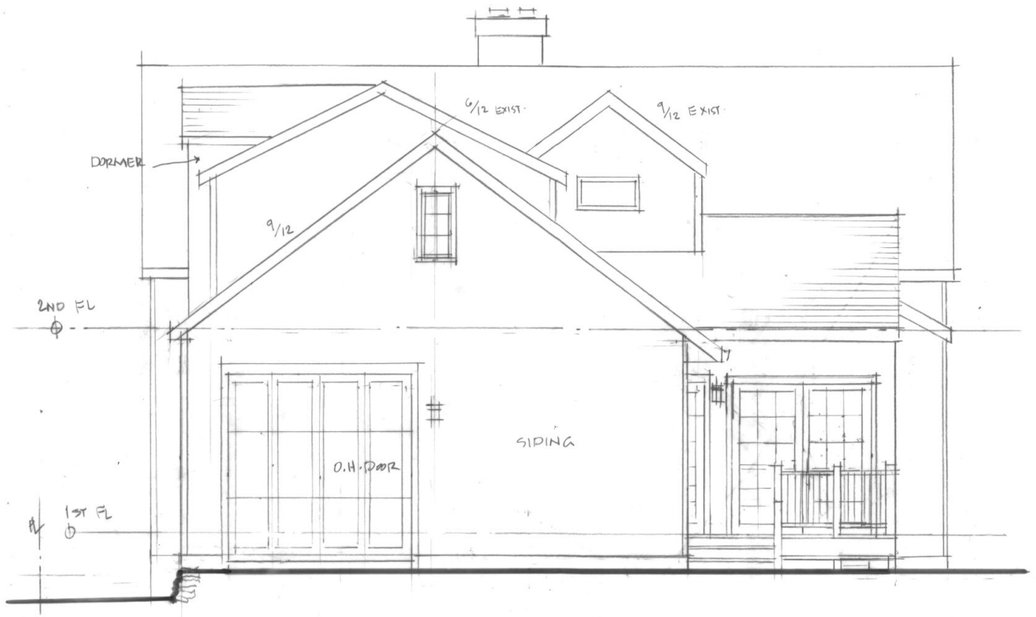
2ND FLOOR PLAN

1/4" = 1'-0"

JUNE 7, 2024

2.

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SOUTH

1/4" = 1'-0"



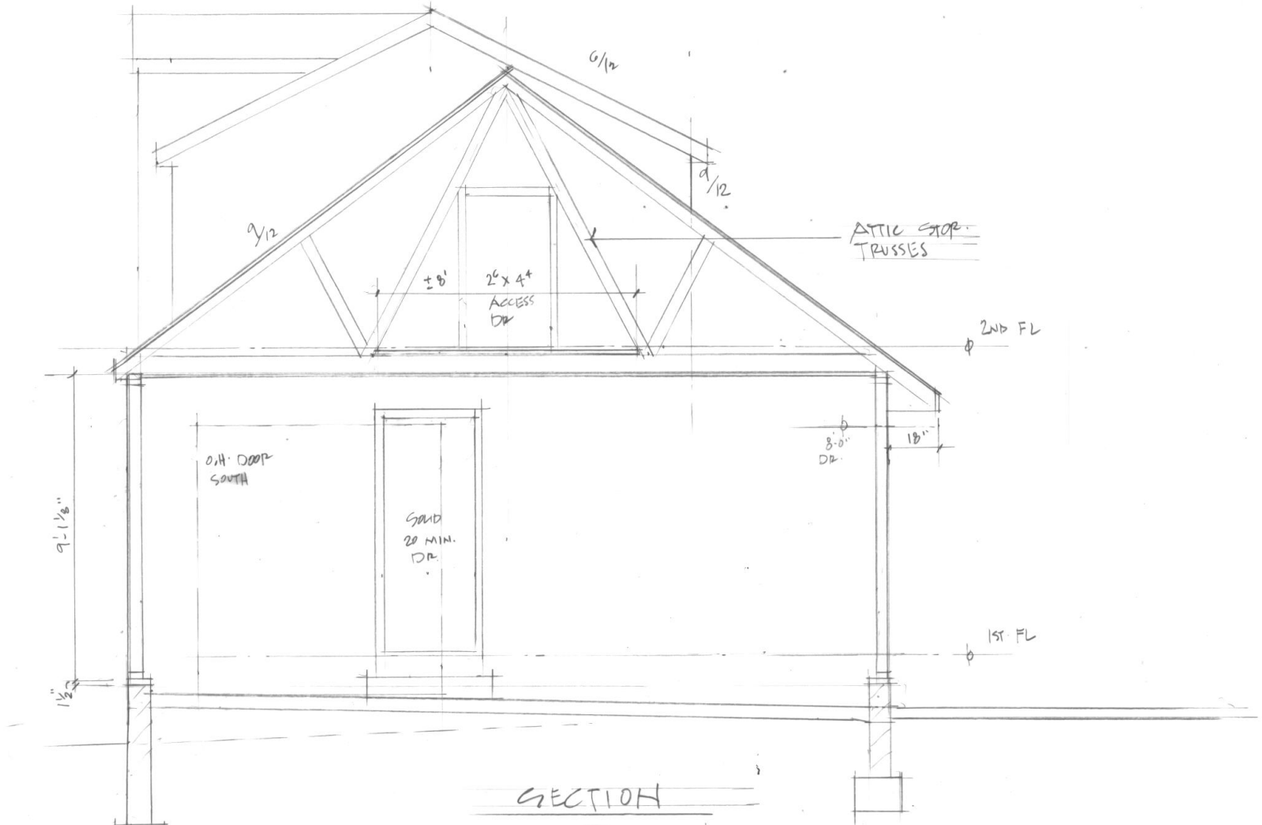
RANKEY

EAST

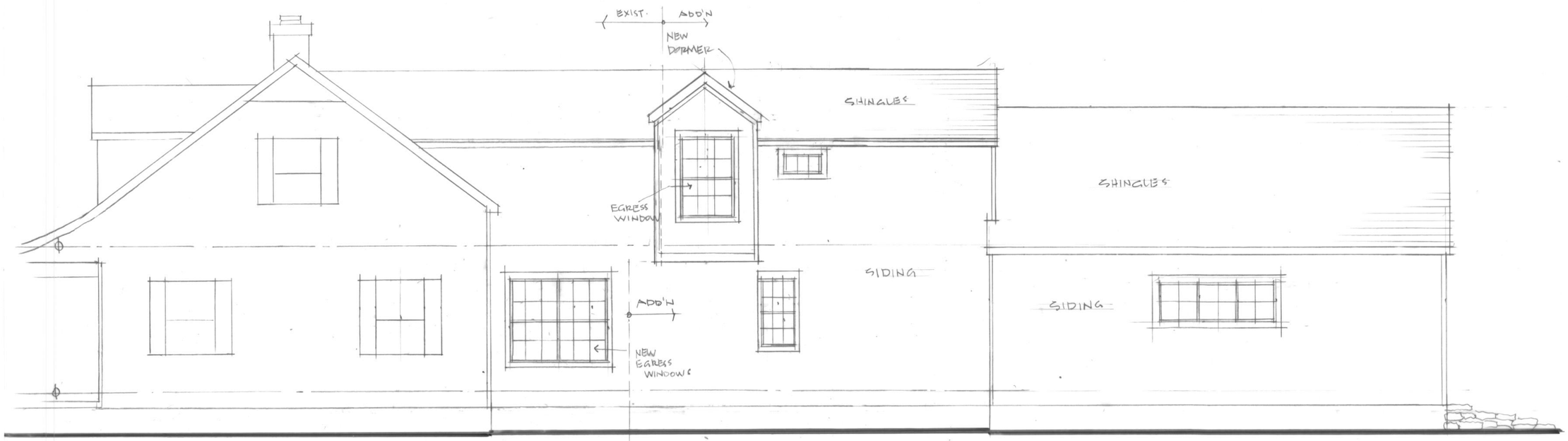
1/4" = 1'-0"

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SECTION



RANKEY

WEST

1/4" = 1'-0"

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