



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, January 26, 2023 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](https://www.worthington.org/live) and comment in person or at [worthington.org/meeting-public-input](https://www.worthington.org/meeting-public-input)

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the January 12, 2023 meeting
4. Affirmation/swearing in of witnesses

B. Architectural Review Board – New Business

1. Remove Rear Window – **120 E. Granville Rd.** (Ryan Coffman) **ARB 111-2022**

C. Architectural Review Board – Unfinished Business

1. TWHS - Additions & Renovation – **300 W. Dublin-Granville Rd.** (Schorr Architects/
Thomas Worthington High School) **ARB 99-2022**

D. Municipal Planning Commission – No Business

E. Other

F. Adjournment



MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator

DATE: January 20, 2023

SUBJECT: Staff Memo for the Meeting of January 26, 2023

B. Architectural Review Board – New business

1. Remove Rear Window – 120 E. Granville Rd. (Ryan Coffman) ARB 111-2022

Background & Request:

This house is a one and ½ story wood bungalow that was constructed in 1920 and is a contributing building in the Worthington Historic District. The property shares a driveway and access point with the neighboring property to the west. The Board approved several alterations to this property in 2011 and 2012 related to windows, doors, deck, patio, front porch, and painting the house and chimney. In 2019, fencing was added and in 2021 the top of the chimney was replaced.

This is a request to remove a rear window as part of a bathroom remodeling project.

Project Details:

1. The window to be removed is on the rear of the house at the west end. Plans for restoration are not clear.
2. The bathroom has a second window and mechanical ventilation.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Guideline recommendation is to avoid permanent blocking in of windows; the original window pattern of a house is part of its overall design.

Division of Building Regulation Comments:

The application is to remove a window to allow a bathroom alteration. If no window will be provided as required by [RCO 303.3](#), then mechanical ventilation will be required per [RCO 1505.4.4](#).

Recommendation:

Windows should not be removed per the Design Guidelines. This window would not be seen from the rights-of-way, so the impact of removal should not be significant.

Motion:

THAT THE REQUEST BY RYAN COFFMAN FOR A CERTIFICATE OF APPROPRIATENESS TO REMOVE A WINDOW AT 120 E. GRANVILLE RD. AS PER CASE NO. ARB 111-2022, DRAWINGS NO. ARB 111-2022, DATED DECEMBER 22, 2022, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Architectural Review Board – Unfinished Business

1. TWHS - Additions & Renovation – **300 W. Dublin-Granville Rd.** (Schorr Architects/Thomas Worthington High School) **ARB 99-2022**

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

Thomas Worthington High School was originally built in 1952 and has undergone many additions and renovations over the years. Replacement of most of the school is proposed. New building design was initially presented at the December 8, 2022 meeting. At the January 12, 2023 meeting, the applicant showed the site plan and discussed the various traffic patterns for the students, staff and visitors.

This submittal has some modifications to the building design for review and comments. *Italicized comments are from a previous memo.*

Project Details:

1. *Most of the building would be demolished in stages to accommodate students while the project is constructed. Renovation is proposed for the athletic wing, which is the newest part of the building.* The applicant has also mentioned modular classrooms may be used during construction.
2. *Along with the new building proposed for construction in place of the existing school, an addition is designed for the south side of the athletic building. The new east end of the building is proposed to be further west than the existing, with parking is proposed on the east side.*
3. The floor plans are basically the same as shown at the December meeting: the new building would be two stories; and a third floor is proposed in the front (middle of the south elevation). The only addition is an additional entry feature at the front door.
 - a. First Floor – Classrooms; administration; student commons (indoor/outdoor); music rooms; art rooms; auditorium; and a weight room in front of the existing auxiliary gym.
 - b. Second Floor – Classrooms; Cards Center; media center; special education.
 - c. Third Floor – Classrooms; staff room.

4. Front elevation
 - a. The proportions have changed since the last submittal. The first floor appears slightly taller than before due to the banding between the first and second floors being thicker. The main roof gable of the three-story portion is higher than before. The center element would have a taller roof and five bays of openings, and the side elements for the three-story portion would have slightly lower gables and three bays. The east and west ends of the building would be two stories and are proposed with a smaller gable and two bays of windows.
 - b. The cupola base has increased in size since the last submittal.
 - c. The visitor entry in the center is now proposed with a portico supported by columns and having a railing around the flat roof. The main double doors would have a semi-circular transom window and the single doors on the sides are proposed with rectangular transoms above.
 - d. Red brick is proposed for most of the building, except most of the first floor and some of the upper levels would have a tan/beige blend of brick. Also, a darker shade would create lines running through the first floor. Samples will be needed at some point.
 - e. A gray standing seam metal roof is proposed. Details and a color sample are needed.
 - f. The windows would have black frames and muntins. A catalogue cut is needed.
 - g. Material proposed for the pilasters and columns has not been identified.
5. West Elevation
 - a. A portico with a flat roof similar to the proposed front entry roof is shown for the entrance on the west side. The lighter proposed brick would be used for the end columns.
 - b. The previous submittal showed replacing the existing EIFS gable with a brick gable and retaining the existing red brick columns.

Land Use Plans:

[Worthington Design Guidelines](#)

Staff Comments:

1. Material samples should be provided soon to allow the ARB to determine appropriateness.
2. The previous design for the west entrance seems like a better fit for the building, with the exception of the proposed brick support columns. Square columns to match the front portico columns would be better.

Recommendation:

Staff recommends tabling this application after discussion.



ARB APPLICATION
ARB 0111-2022
120 E. Granville Rd.

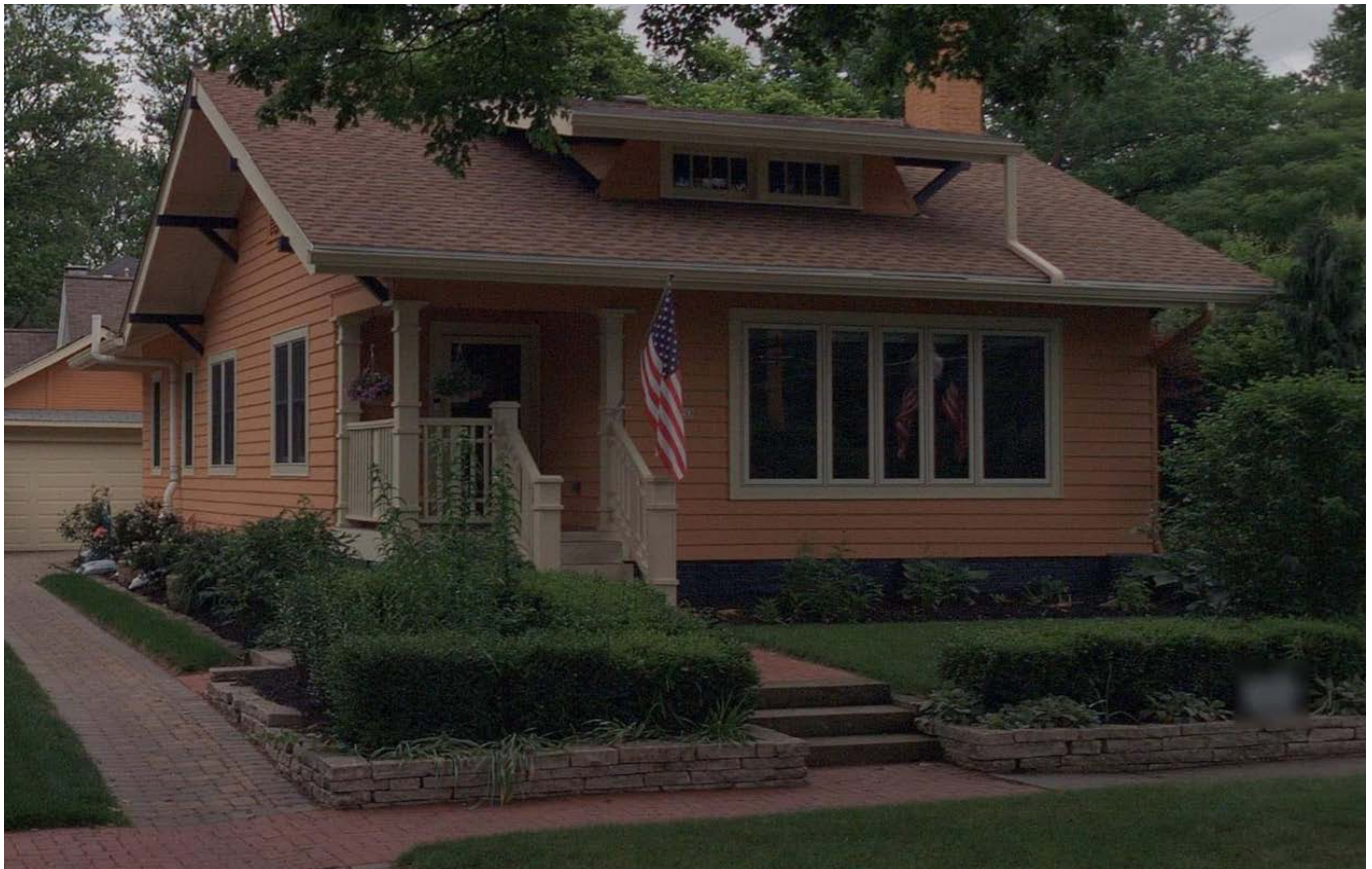
Plan Type: Architectural Review Board	Project:	App Date: 12/22/2022
Work Class: Certificate of Appropriateness	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$1,500.00		Approval
Description: Remove rear facing window to allow a bathroom remodeling to take place.		Expire Date:

Parcel: 100-000514	Main	Address: 120 E Dublin-Granville Rd Worthington, OH 43085	Main	Zone: AR-4.5(Low Density Apartment Residence)
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Applicant / Owner	Owner
Ryan Coffman	Katharine Coffman
120 Dublin-Granville E RD	120 Dublin-Granville E RD
Worthington, OH 43085	Worthington, OH 43085
Mobile: 2169732311	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003359	Architectural Review Board	\$2.00	\$2.00
Total for Invoice INV-00003359		\$2.00	\$2.00
Grand Total for Plan		\$2.00	\$2.00

120 E. Granville Rd.



HOY LAND SURVEYING
1767 McCorkle Blvd #1767
Westerville, Ohio 43086
Phone: 614-679-1186



JOB NUMBER #: 1972 - 2019 S DATE OF DRAWING 05-13-19

CERTIFIED TO TALON TITLE AGENCY, LLC.

LENDER PRIMELENDING

BUYER COFFMAN

LEGAL DESC. PART OF LOT 65 ~ WORTHINGTON

P.B. 3 PG. 330

CITY/TWP. WORTHINGTON

COUNTY FRANKLIN

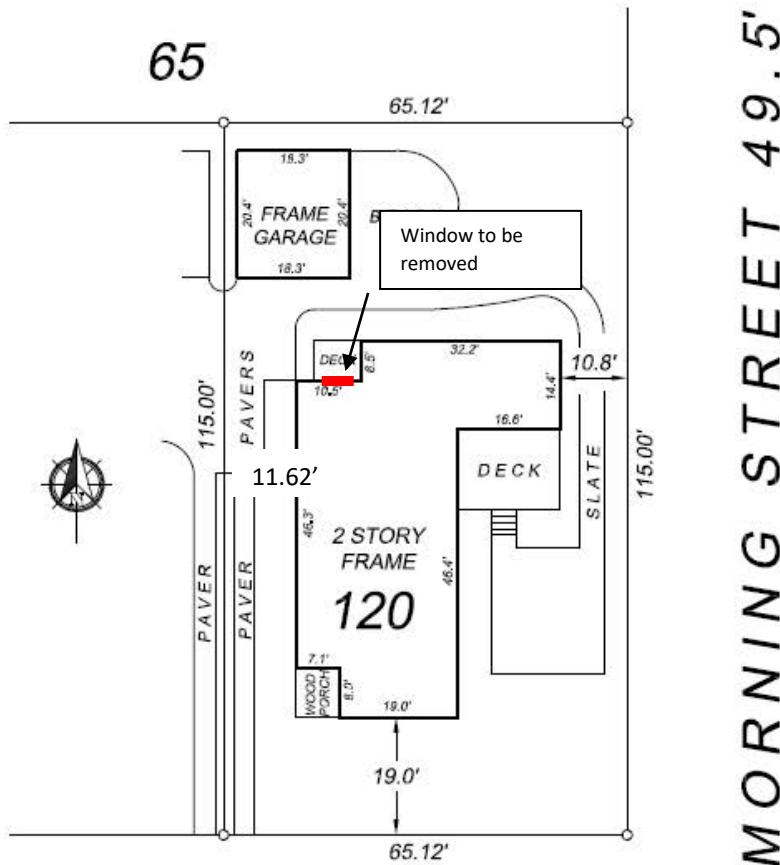
DRN. SJH CK. SS

DRAWING SCALE 1" = 20'

FEMA INFORMATION: FLOOD ZONE X

MAP PANEL INFO 39049C 0159K

MAP DATE 06-17-08



E. DUBLIN - GRANVILLE ROAD

ENCROACHMENT INFORMATION
NONE NOTED

I / WE HAVE RECEIVED A COPY OF THIS SURVEY
AND FIND THE CONDITIONS ACCEPTABLE.

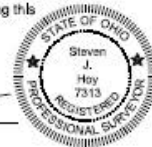
BUYER / OWNER

BUYER / OWNER

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

By

Steven J. Hoy



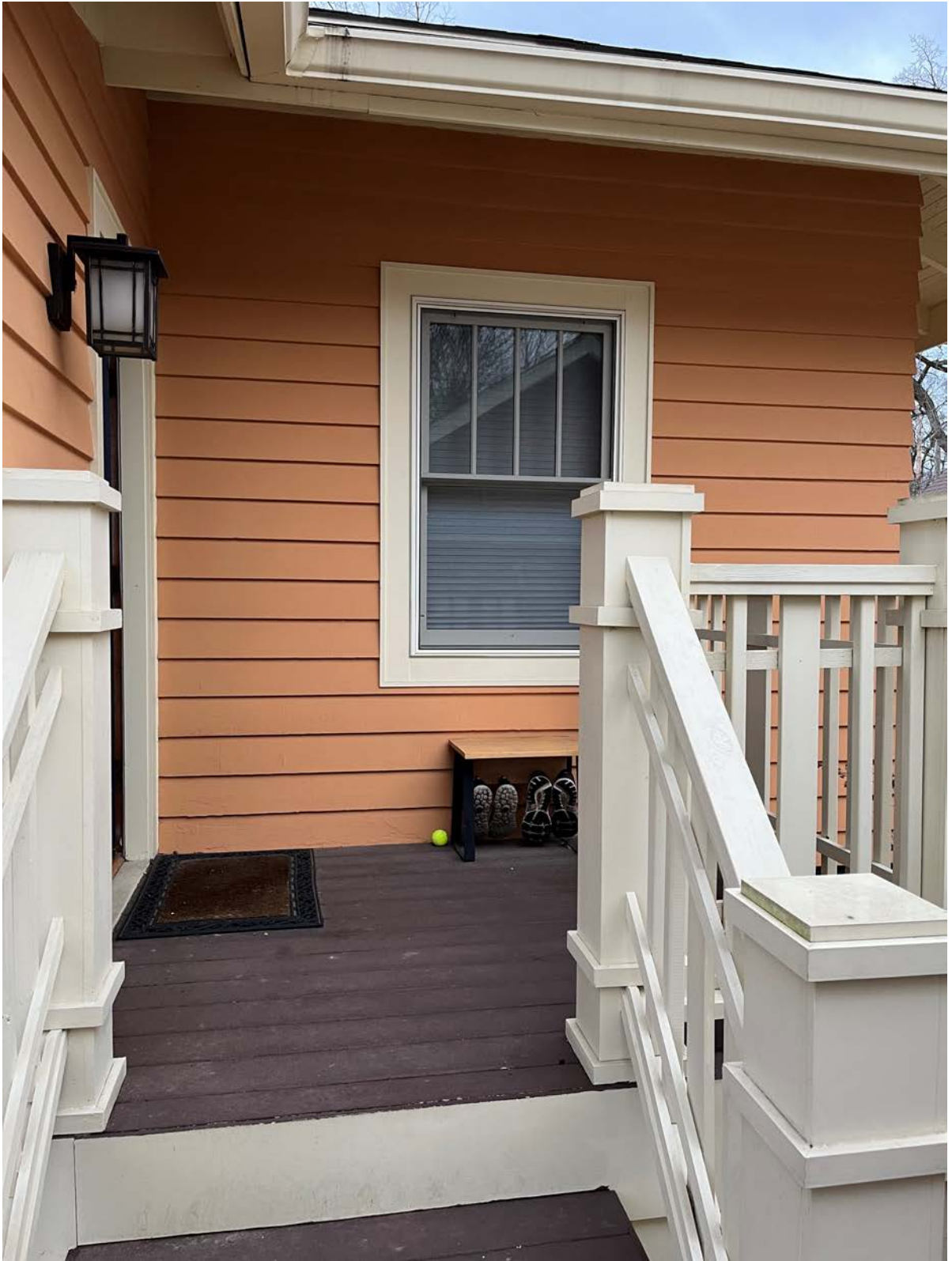
CITY OF WORTHINGTON

DRAWING NO. ARB 0111-2022

DATE 12/22/2022



Existing Window
Location



CITY OF WORTHINGTON

DRAWING NO. ARB 0111-2022

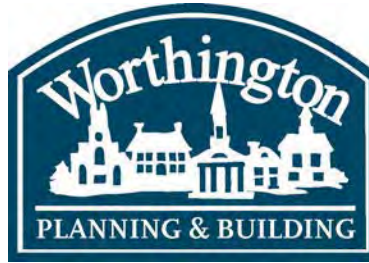
DATE 12/22/2022



CITY OF WORTHINGTON

DRAWING NO. ARB 0111-2022

DATE 12/22/2022



ARB APPLICATION
ARB 0099-2022
300 W. Dublin-Granville Rd.

Tabled 12-8-2022,
1-12-2023

Plan Type:	Architectural Review Board	Project:		App Date:	12-27-2022
Work Class:	Certificate of Appropriateness	District:	City of Worthington	Exp Date:	
Status:	In Review			Completed:	
Valuation:	\$0.00			Approval	
Description:	This first meeting with the Architectural Review Board is for initial feedback only. The project is addition and renovations to Thomas Worthington High School.				
				Expire Date:	

Parcel:	100-006617	Main	Address:	300 W Dublin-Granville Rd Worthington, OH 43085	Main	Zone:	
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Applicant	Current Property Owner
Schorr Architects, Inc.	Jeff Eble
Nathan Gammella	Business: (614) 450-6037
230 Bradenton Ave.	
Dublin, OH 43017	
Business: 6147982096	
Mobile: 4409152422	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003172	Architectural Review Board	\$200.00	\$200.00
Total for Invoice INV-00003172		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

Condition	Description	Date Created	Satisfied
No Build Document Must Be Reviewed	A no build document has been recorded for this parcel. Please review this document to ensure the permit cannot be issued.	06/29/2022	No
Building Code Variance On File	There is a building code variance on file that may affect future projects. Please check the parcel record.	07/13/2022	No

300 W. Dublin-Granville Rd.





CITY OF WORTHINGTON
DRAWING NO. ARB 0099-2022
DATE 01/13/2023



**Thomas Worthington High School
ADDITIONS AND RENOVATION**

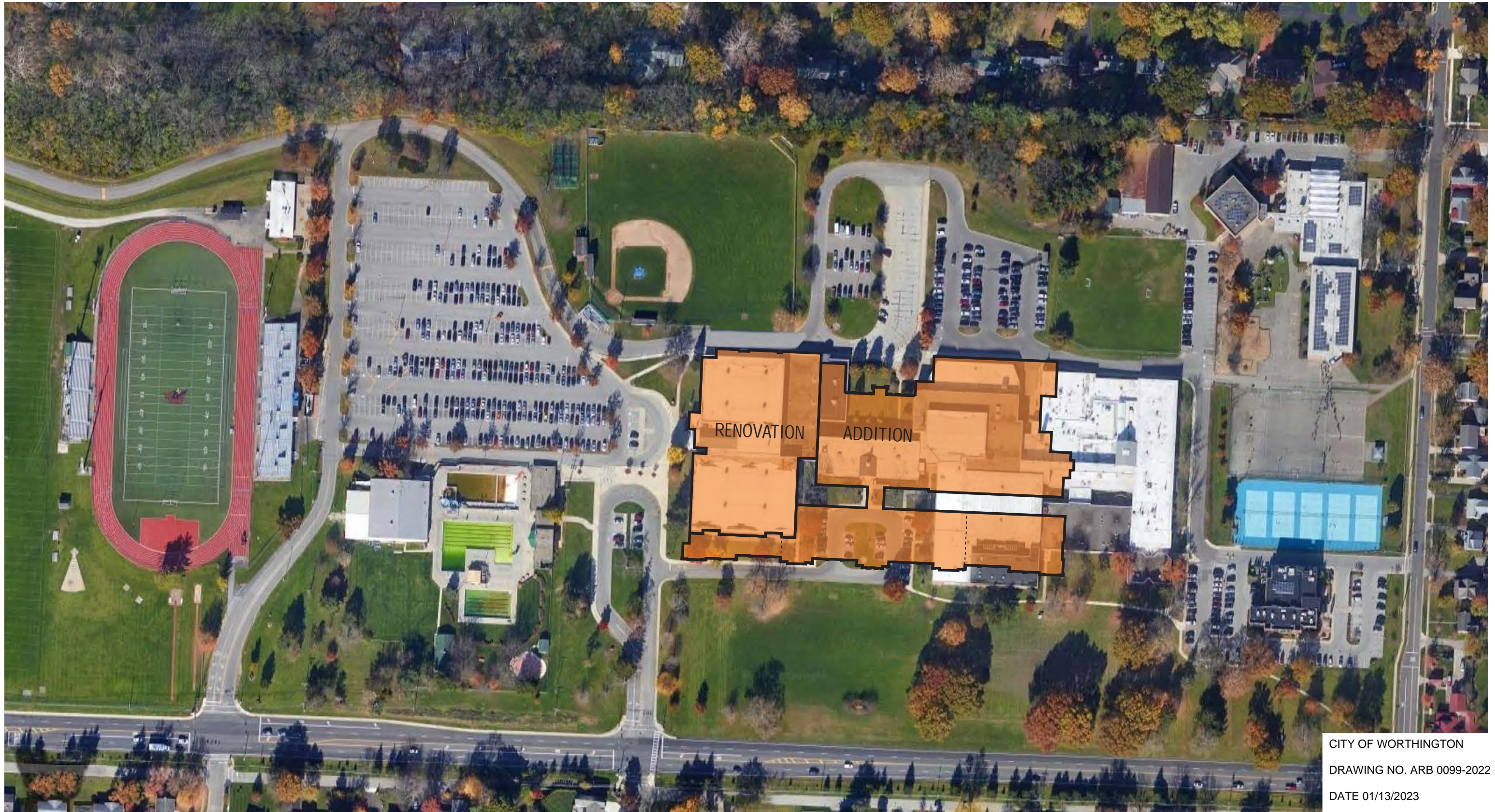
Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

SITE PLAN - EXISTING AERIAL

CITY OF WORTHINGTON
ARCHITECTURAL REVIEW BOARD SUBMISSION

Sub. 01/13/2023





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DATE 01/13/2023



**Thomas Worthington High School
ADDITIONS AND RENOVATION**

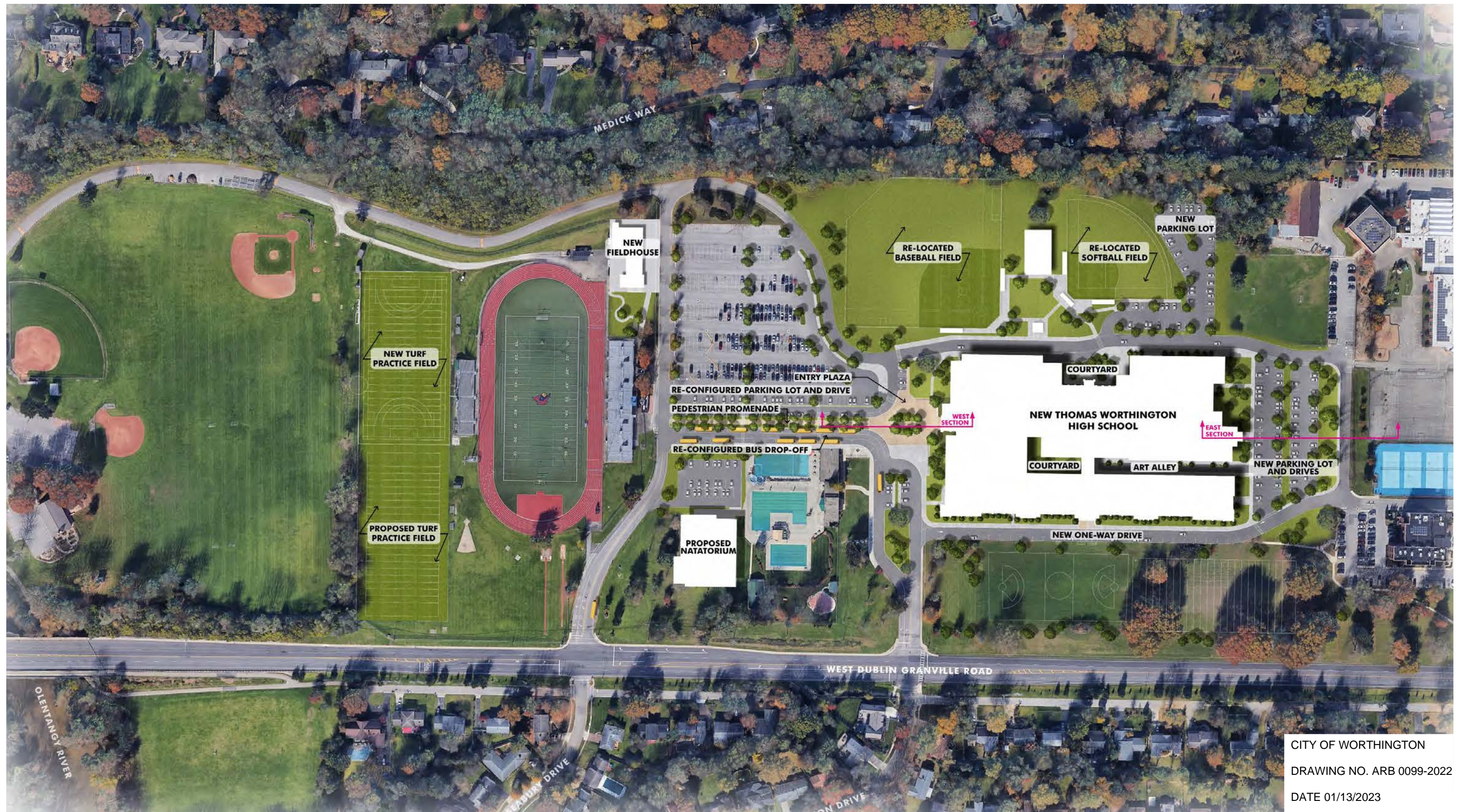
Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

**SITE PLAN - NEW FOOTPRINT OVER
EXISTING AERIAL**

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ARCHITECTURAL REVIEW BOARD SUBMISSION

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Thomas Worthington High School ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

SITE PLAN - RENDERED SITE PLAN FROM 01/12/23 HEARING

CITY OF WORTHINGTON
ARCHITECTURAL REVIEW BOARD SUBMISSION

Sub. 01/13/2023





**Thomas Worthington High School
ADDITIONS AND RENOVATION**

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

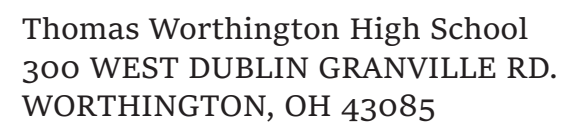
FLOOR PLAN - FIRST FLOOR

CITY OF WORTHINGTON
ARCHITECTURAL REVIEW BOARD SUBMISSION

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DATE 01/13/2023



CITY OF WORTHINGTON
ARCHITECTURAL REVIEW BOARD SUBMISSION





**Thomas Worthington High School
ADDITIONS AND RENOVATION**

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

FLOOR PLAN - THIRD FLOOR

CITY OF WORTHINGTON
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**Thomas Worthington High School
ADDITIONS AND RENOVATION**

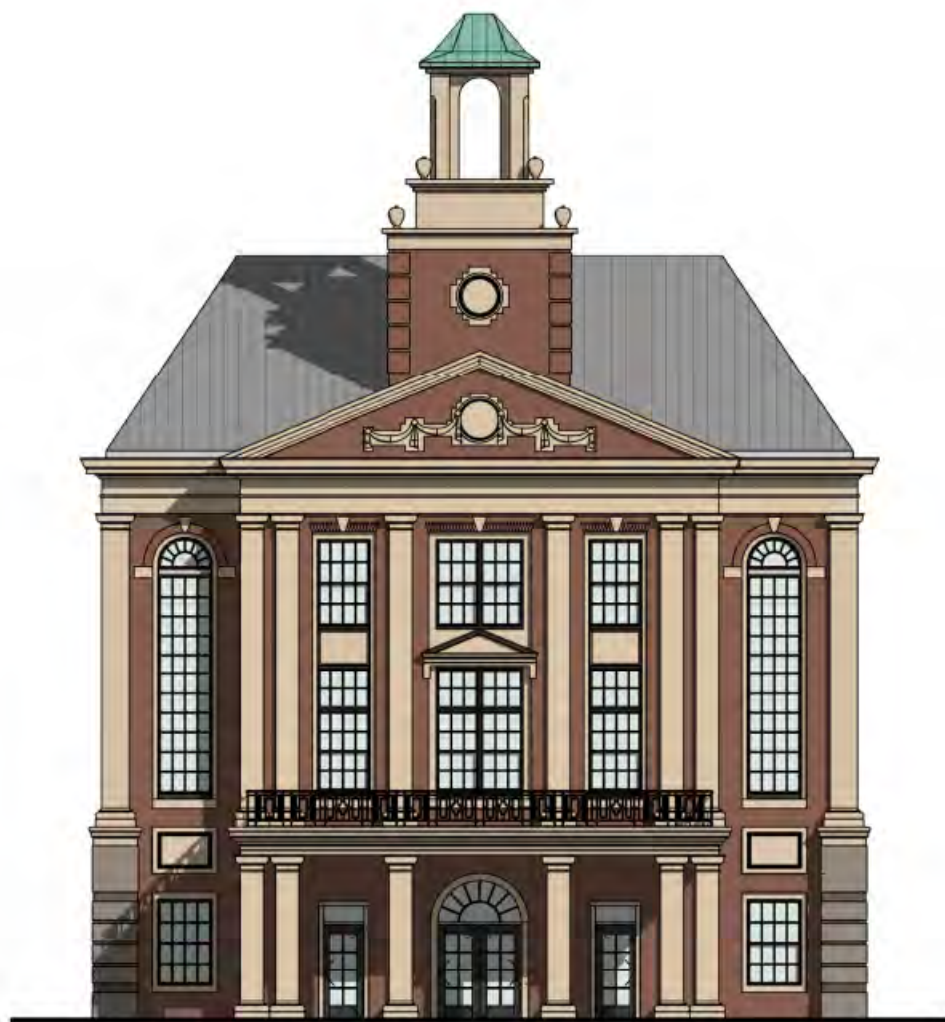
Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

ELEVATION - ADDITION SOUTH FACADE

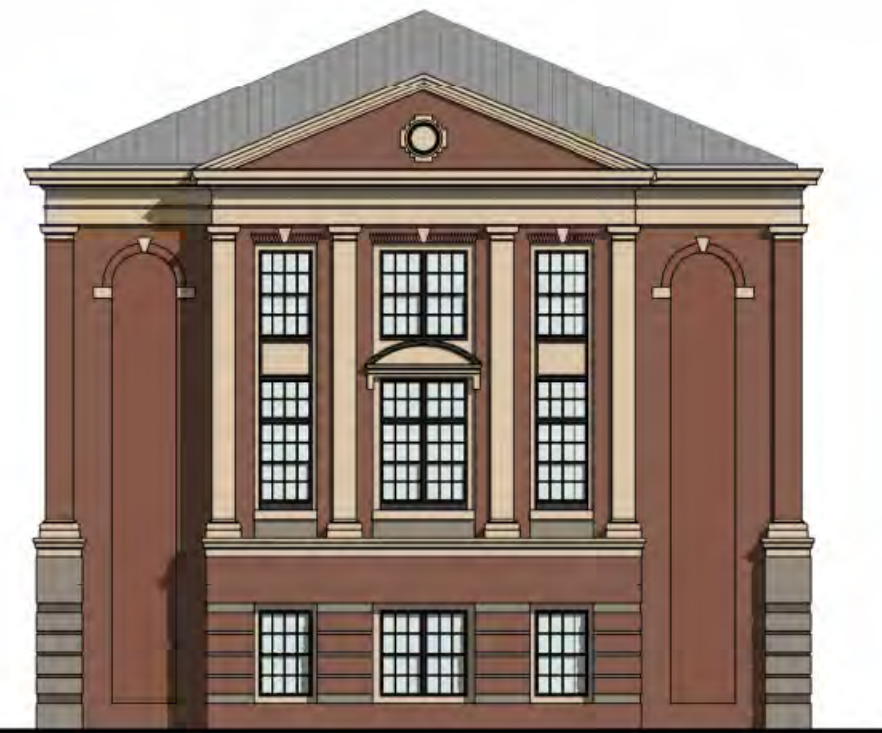
CITY OF WORTHINGTON
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5 - BAY



3 - BAY



2 - BAY



**Thomas Worthington High School
ADDITIONS AND RENOVATION**

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

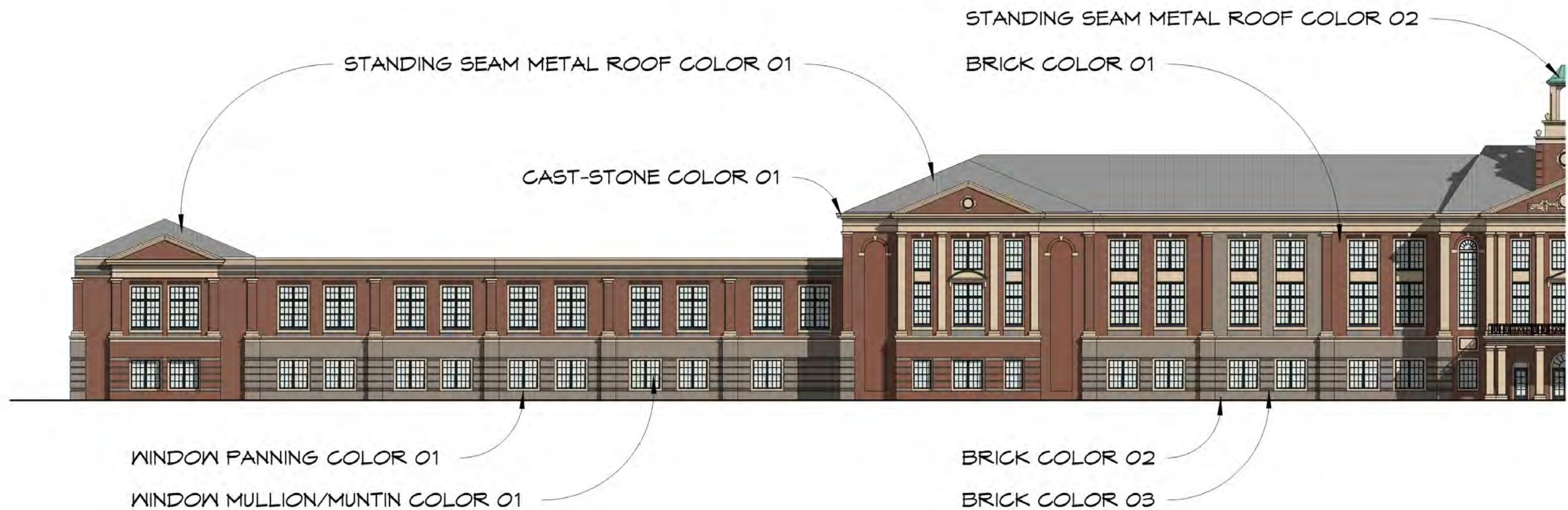
ELEVATION - HIERARCHY ENLARGED

CITY OF WORTHINGTON
ARCHITECTURAL REVIEW BOARD SUBMISSION

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CITY OF WORTHINGTON
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**Thomas Worthington High School
ADDITIONS AND RENOVATION**

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

ELEVATION - MATERIAL CALLOUT

CITY OF WORTHINGTON
ARCHITECTURAL REVIEW BOARD SUBMISSION

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**Thomas Worthington High School
ADDITIONS AND RENOVATION**

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

MATERIALS LEGEND

CITY OF WORTHINGTON
ARCHITECTURAL REVIEW BOARD SUBMISSION

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**Thomas Worthington High School
ADDITIONS AND RENOVATION**

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

RENDER - TYPICAL ANGLE FROM 161

CITY OF WORTHINGTON
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**Thomas Worthington High School
ADDITIONS AND RENOVATION**

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
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RENDER - VISITOR ENTRY

CITY OF WORTHINGTON
ARCHITECTURAL REVIEW BOARD SUBMISSION

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**Thomas Worthington High School
ADDITIONS AND RENOVATION**

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
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RENDER - VISITOR PARKING 01

CITY OF WORTHINGTON
ARCHITECTURAL REVIEW BOARD SUBMISSION

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DATE 01/13/2023



**Thomas Worthington High School
ADDITIONS AND RENOVATION**

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
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RENDER - VISITOR PARKING 02

CITY OF WORTHINGTON
ARCHITECTURAL REVIEW BOARD SUBMISSION

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**Thomas Worthington High School
ADDITIONS AND RENOVATION**

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

RENDER - VISITOR PARKING 03

CITY OF WORTHINGTON
ARCHITECTURAL REVIEW BOARD SUBMISSION

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DATE 01/13/2023



**Thomas Worthington High School
ADDITIONS AND RENOVATION**

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

ELEVATION - WEST FACADE 01

CITY OF WORTHINGTON
ARCHITECTURAL REVIEW BOARD SUBMISSION

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**Thomas Worthington High School
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RENDER - WEST FACADE 02

CITY OF WORTHINGTON
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**Thomas Worthington High School
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RENDER - WEST FACADE 03

CITY OF WORTHINGTON
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