MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator

DATE: September 18, 2015

SUBJECT: Staff Memo for the Meeting of September 24, 2015

B. Architectural Review Board

1. New

a. New Gas Lamps –**711 High St.** (Andrew J. Graf & Amanda Lynn Sexton) **AR 62-15**

Findings of Fact & Conclusions

Background & Request:
This house was constructed in 1925 in the American Foursquare style and was added onto over the years. Both the house and garage are listed as contributing properties to the Worthington Historic District. The owners would like to add gas light fixtures to the house and garage.

Project Details:

1. On the house, one fixture is proposed suspended from the porch roof in place of an existing electric fixture. The fixture would be a copper French Quarter Lantern made by Bevolo, 9" wide x 9" deep x 14" high, suspended with a yoke bracket
2. The garage is proposed to have one light each outside of the garage doors. The fixtures would be copper French Quarter Lanterns made by Bevolo, 10 ½" wide x 10 ½" deep x 18" high, and mounted to the wall.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
In selecting new light fixtures, simple designs are usually the best. Avoid overly ornate fixtures and ones that are out of scale with the building. Select fixtures appropriate to the building's character or that are similar to those used on buildings from the same period or style. Use as few fixtures as are necessary to provide adequate light for walks, yards and driveways. Avoid overly bright lights. Locate and orient fixtures to minimize light "spill" onto adjacent properties. Try to

use traditional long-life incandescent or compact fluorescent fixtures. High-pressure sodium and similar light sources generally are not appropriate for residential areas. Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

Recommendations:
Staff is recommending *approval* of this application. The look of the proposed fixtures should complement this property and the district.

Motion:
THAT THE REQUEST BY ANDREW J. GRAF & AMANDA LYNN SEXTON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL GAS LAMPS AT 711 HIGH ST., AS PER CASE NO. AR 62-15, DRAWINGS NO. AR 62-15, DATED JULY 13, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

b. Remodel of Building and Site – **202 E. Granville Rd.** (Lynn McPherson) **AR 79-15**

Findings of Fact & Conclusions

Background & Request:
Minor exterior changes are proposed for this 1930's Bungalow structure and site. The interior is also proposed to be remodeled.

Project Details:
1. For the house, approval is requested to add cedar or fiber cement shakes to the front gable and side walls. A new front porch floor, steps and lattice below the porch are proposed. Replacement of the soffits and fascia would also be part of the project, with the material being aluminum or wood. Painting of the existing aluminum siding on the house and garage is also proposed.
2. On the rear, a small addition is proposed for removal and a sliding glass door with a 4' x 7' concrete stoop would be installed in its place. The existing siding on the addition would be reused on the house wall.
3. The driveway would be enlarged in the area adjacent to the new stoop in the rear.
4. Window restoration is planned.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

Recommendations:
Staff is recommending *approval* of this application if the Board is satisfied the presented information is sufficient. The changes are minor and keep the character of the house and property.

Motion:
THAT THE REQUEST BY LYNN MCPHERSON FOR A CERTIFICATE OF APPROPRIATENESS TO REMODEL THE BUILDING AND SITE AT 202 E. GRANVILLE RD., AS PER CASE NO. AR 79-15, DRAWINGS NO. AR 79-15, DATED AUGUST 28, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

c. Fence – **702 Farrington Dr.** (Mae Fence/Coffelt) **AR 81-15**

Findings of Fact & Conclusions

Background & Request:
This 1950's ranch is located on the lot at the southeast corner of the W. Dublin-Granville Rd. service road and Farrington Dr. Replacement of an existing solid fence around the rear of the property is proposed.

Project Details:
1. The proposed fence is a 6' high cedar solid fence with a scalloped top. A total of 168' of fencing is proposed.
2. If the toppers for the support posts end up higher than 6', a variance would be needed for height.
3. Other properties in this area have solid fencing in the rear yards, which are adjacent to properties not in the District.
4. The supporting members would be required to face into the property.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design. Higher fences are discouraged but may be appropriate where a commercial use abuts a residential property. Design and materials should be compatible with the existing structure.

Recommendations:
Typically fences in the District are approved to match the Guidelines, being no higher than 4' and open in style. This proposal, however, may be acceptable because the proposed fence is separate from W. Dublin-Granville Rd.; the existing and neighboring fences are solid; and the scalloped design would go below 6'.

Motion:
THAT THE REQUEST BY MAE FENCE ON BEHALF OF BETTY COFFELT FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 702 FARRINGTON DR. AS PER CASE NO. AR 81-15, DRAWINGS NO. AR 81-15, DATED SEPTEMBER 3, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

d. Drive-thru Modifications – **547 High St.** (Mode Architects/First Financial Bank) A**R 82-15**

<u>Findings of Fact & Conclusions</u>

Background & Request:
This bank was constructed in 1999, having operated as Guernsey Bank until 2014 when First Financial Bank took over the operations. The only changes over the years have involved signage. Now, First Financial Bank would like to remove the drive-thru window on the west side of the building.

Project Details:

1. The proposal involves removal of the existing drive-thru window. In its place would be equipment to allow transaction material to enter through tubing, a video screen, EIFS paneling and concrete bollards with blue vinyl covers. A photographic example of another location where similar work was done is included in the packets.
2. Also proposed is relocation of the night drop box on the same wall but just north of the window area. The former location to the south would be filled with brick.

Land Use Plans:
<u>Worthington Design Guidelines</u>
The Guidelines recommend commercial modifications be as far as possible to the rear, and use of materials traditionally found on commercial and institutional buildings. Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

Recommendation:
If there is a way to make the area of the wall assembly smaller, or less noticeable by use of a different color or material, that should be explored. Although the area is at the back of the building, it is still noticeable because of exposure to South St.

ARB Motion:
THAT THE REQUEST BY MODE ARCHITECTS ON BEHALF OF FIRST FINANCIAL BANK FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY THE DRIVE-THRU AT 547 HIGH ST. AS PER CASE NO. AR 82-15, DRAWINGS NO. AR 82-15, DATED SEPTEMBER 4, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

e. Sign Face – **580 E. Granville Rd.** (DaNite Sign Co.) **AR 83-15**

<u>Findings of Fact & Conclusions</u>

Background & Request:
In the late 1990's this property was redeveloped from a lumber company into a personal storage facility. With different owners over the years, the signage has changed accordingly, and this application is a request to change the existing sign face on the freestanding sign to reflect the current owner.

Project Details:

1. When the new monument sign was approved for Mini Storage Depot, the existing sign lettering on the metal fence was removed but the fence remains. Removal may be appropriate.
2. The 4' x 4' sign face would be installed in the existing frame. The proposed face would have a dark green background with white lettering and light green for accents.
3. The initial graphic design submitted did not meet the Code requirements for sign design, having more styles and sizes of lettering and logo than allowed. As a result, two additional submittals were received and are labeled Opt A & Opt B. Of the two, only Opt B would meet the sign Code requirements.

Land Use Plans:
<u>Worthington Design Guidelines and Architectural District Ordinance</u>
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. 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.

Recommendation:
Reuse of the existing sign box would be acceptable if it is painted darker green to match the background of the sign face. Graphics that are simple and clear would be the most effective at this location, which experiences high traffic traveling quickly. The name being as prominent as possible would be appropriate.

Motion:
THAT THE REQUEST BY DANITE SIGN COMPANY ON BEHALF OF GREAT VALUE STORAGE FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW SIGN FACE AT 580 E. GRANVILLE RD., AS PER CASE NO. AR 83-15, DRAWINGS NO. AR 83-15, DATED SEPTEMBER 8, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

f. Renovation for Restaurant – **752 High St.** (Sweet Carrot Central Ohio LLC) **AR 84-15**

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C. Municipal Planning Commission

1. Conditional Use

a. Restaurant in C-5 – **752 High St.** (Sweet Carrot Central Ohio LLC) **CU 22-15**

<u>Findings of Fact & Conclusions</u>

Background & Request:
The Kilbourne Building was built in 1927, with additions constructed in 1932 and 1956. The building was originally the library, and was more recently used as the Worthington Schools administrative offices. The City of Worthington took possession of the building in 2006. In an ongoing effort to preserve the building, and provide leasable space to prospective commercial tenants, various alterations were approved and are being constructed.

Agreement has now been reached with Sweet Carrot Central Ohio LLC to lease approximately 2400 square feet at the south end of the building for use as a restaurant. Also, the restaurant would like to construct a raised patio of about 1250 square feet. These applications are a request for approval of physical changes to the building and site, and of a Conditional Use Permit to operate the restaurant in the C-5 Zoning District.

Project Details:

1. The southern portion of the building has double-hung windows that are set in recessed brick areas extending from the foundation to the frieze board, with an arched soldier course at the top. One of the arched areas on the front originally housed the building entrance, but when the addition was added to the north, the entrance was moved and the area was given the same double-hung window and brick treatment. The applicant would like to remove the double-hung windows and recessed brick areas, up to the arched soldier courses at the top, for the windows on the west and south sides. The space would be filled with glass French doors and fixed fan-shaped glass windows above. The windows and doors are proposed to be aluminum clad wood, with simulated divided lite muntins to match the size and profile of the muntins in the existing windows. Each door would be divided into 12 lights, and the fans above would have 6. The windows and doors would be slightly recessed from the outside of the brick wall.
2. The northernmost door would be the main entry to the restaurant. A new stair with stone treads and risers and wrought iron handrails is proposed leading to that door. The bottom of the new stair is proposed to end near to outer edge of the existing stair to the north. North of that existing stair is the previously approved elevator entrance that would provide access to the entire building, including this space.
3. South of the entry, a raised terrace is proposed to provide outdoor seating for the patrons. The terrace would also extend as far as the outer edge of the stair to the north, and wrap around the southern part of the building. The terrace would have a stair near its east end,

and have planters with evergreen plants along the east end to provide screening between patrons and the middle school children. Details of that screening is forthcoming. The terrace is proposed to match the height of the building foundation, be faced with brick and capped with a material to match the foundation color and texture. Around the top a black wrought iron rail is proposed that would be separated by columns that extend to the ground as pilasters in the terrace wall. Brick and stone samples will be presented at the meeting.

4. Black light fixtures to match the existing smaller fixtures on the building are proposed.
5. The existing fireplace at the south end of the building is proposed to be opened to allow indoor and outdoor use.
6. Placement of 2 benches on the west side of the terrace is proposed.
7. Potential widening of the sidewalk along the Village Green Dr., and landscaping on the property would be by the City.
8. One wall sign and one projection sign are proposed, as is allowed by Code. The wall sign would be placed on the west side of the terrace wall at the south end, and would consist of 12" high white backlit channel letters spelling "SWEET CARROT" with a carrot in the middle. The proposed projection sign would be 3'2" high x 6" wide, identifying Sweet Carrot in 8" high lettering. A carrot is proposed at the top and "FRESH CASUAL" is proposed in 2" high lettering at the bottom. Sign material has not been identified.

<u>Conditional Use Permit Basic Standards and Review Elements:</u>

A. Effect on traffic pattern – There is parking available at the north end of the property and along the Village Green Dr. In addition, there are several public parking lots available in Old Worthington, and spaces available along public streets. Additional traffic to this quadrant of the Village Green would add to the vibrancy of the downtown.
B. Effect on public facilities – The effect should be minimal.
C. Effect on sewerage and drainage facilities - The effect should be minimal.
D. Utilities required - The increase should be minimal.
E. Safety and health considerations – None have been identified.
F. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – None have been identified.
G. Hours of use – The hours would likely be 10:00 am to 11:00 pm.
H. Shielding or screening considerations for neighbors – The only screening would be at the east end of the terrace.
I. Appearance and compatibility with the general neighborhood – The modifications are designed to respect the location and history of the building and Village Green, while providing a vibrant use in Old Worthington. The proposed restaurant should be compatible with the neighborhood.

Land Use Plans:

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

New windows should be of the same size, design and profile (cross-section) to the greatest extent possible; and wood windows are preferred. The new windows should fit the window openings exactly, without requiring extra wood or metal infill panels to fill the opening; and the dimensions of the framing, sash members, and other elements should match the old dimensions.

Additions should be subordinate to the main building. Design and materials should be traditional, and compatible with the existing structure.

Guideline recommendations for signage include being 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. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

Comprehensive Plan
A good mix of retail and restaurant in the Central Business District is recommended.

Recommendation:
Staff is recommending *approval* of these applications. The design modifications and use would bring activity and excitement to the northeast Village Green.

ARB Motion:
THAT THE REQUEST BY SWEET CARROT CENTRAL OHIO LLC FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE ALTERATIONS AT 752 HIGH ST. AS PER CASE NO. AR 84-15, DRAWINGS NO. AR 84-15, DATED AUGUST 24, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

MPC Motion:
THAT THE REQUEST BY SWEET CARROT CENTRAL OHIO LLC FOR A CONDITIONAL USE PERMIT TO OPERATE A RESTAURANT IN THE C-5 ZONING DISTRICT AT 752 HIGH ST. AS PER CASE NO. CU 22-15, DRAWINGS NO. CU 22-15, DATED AUGUST 24, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Amendments to the Planning & Zoning Code

a. Wilson Bridge Rd. Corridor – **APZ 05-15**

Chapter 1181 is proposed for consideration to be added to the Codified Ordinances to implement the findings of the Wilson Bridge Rd. Corridor Study. A version of the Code language was recommended for approval by the Code Review Committee and the Wilson Bridge Rd. Steering Committee, but modifications have been made since that time. The Steering Committee will be provided the Code language and invited to provide commentary and/or attend the meeting to discuss with the MPC. Review and discussion is requested at this meeting.

D. Other

Wilson Bridge Rd. Corridor Enhancement and Wayfinding Project

The City's consultants have been asked to present this project to the Board and Commission. Discussion and ultimately a recommendation to the City Council is requested.