July 5, 2013

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

From: Lynda Bitar, Planning Coordinator

Subject: Staff Memo for the Meeting of July 11, 2013

B. Architectural Review Board

1. Unfinished

a. Signage – **600 High St.** (Sign-A-Rama of Gahanna/Worthington United Methodist Church) **AR 43-13**

Findings of fact:

1. *New wayfinding signage is proposed for the Worthington United Methodist Church building and site. The signage would consist of wall signs, projection signs, and post and panel signs.*

2. *Two wall signs constructed of Dibond (an aluminum composite material) are proposed for the north side of the building. Both signs are proposed as dark bronze with white lettering. One sign would be 13.5' x 1' with "Worthington United Methodist Church" and the logo; the other would be 4' x 3' and list various locations in the building.*

3. *Three 18" x 18" projection signs, two on the east side of the building and one on the south side are proposed. These signs are also proposed as dark bronze with white lettering, and would be PVC signs dangling from black metal brackets. The signs would identify entrances for different areas of the building.*

4. *An "L" shaped aluminum post and panel sign is proposed near the southeast corner of the church building. Being dark bronze with white lettering, the 36" x 28" sign faces would contain text and arrows directing to different areas of the church.*

5. ~~*Near the parking lot entrance from Hartford St., a double-sided 48" x 36" aluminum post and panel sign, in the same colors as the other signs, is proposed to identify the church.*~~ **The sign at the Hartford St. entrance has been withdrawn from this application.**

6. *The proposed sign package would need variances including directional sign area and size, and placement of a freestanding sign closer than 10' to a right-of-way.*

Conclusions:

1. *The proposed signage is appropriate for the church site and the Architectural Review District.*

2. *Variances must be in place before sign permits can be issued.*

Approval of the following motion is recommended:

THAT THE REQUEST BY SIGN-A-RAMA OF GAHANNA FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SIGNAGE AT 600 HIGH ST. AS PER CASE NO. AR 43-13, DRAWINGS NO. AR 43-13, DATED JUNE 12, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. New

a. Repair/Replace Exterior Wood & South Stair; Replace Roof – **6555 Worthington-Galena Rd.** (DLZ/Worthington Police Department) **AR 47-13**

Findings of fact:

1. Improvements are proposed for the Police Department on Worthington-Galena Rd., which is on the rear portion of the parcel with the Worthington Administration Building and Fire Department. Because the parcel is adjacent to High St., the entire parcel is in the Architectural Review District.

2. The existing wood shake roof is proposed to be replaced with fiberglass shingles that have the appearance of wood shakes. The proposed shingle color is Autumn Blend. Metal roofing on the dormers is also slated for replacement.

3. Existing wood soffits and fascia are proposed to be repaired or replaced as needed, and painted to match the existing.

4. The stairway along the south side of the building is proposed to be refurbished. The improvements would include: replacement of concrete as necessary; the addition of new handrails in the middle of the stairs; and landscape walls on both sides.

Conclusion:

1. The proposed changes will be an enhancement to the property.

Approval of the following motion is recommended:

THAT THE REQUEST BY DLZ FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE ALTERATIONS AT 6555 WORTHINGTON-GALENA RD. AS PER CASE NO. AR 47-13, DRAWINGS NO. AR 47-13, DATED MAY 31, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

b. Signage – **681 High St.** (Columbus Sign Co./HER Realtors) **AR 49-13**

Findings of fact:

1. HER currently has signage on the front awning, by a rear door, and on a number of directional signs on the property. A revised logo is proposed for each sign.

2. The new graphic would identify HER Realtors in the same burgundy and white colors as the existing signs, which currently identify Real Living HER. The exceptions are a sign by the rear door of Toyville that is now proposed to be red, and parking signs with the logo in red.

3. A variance was approved previously for the signage on the building and site.

Conclusions:

1. The proposed use of red is inconsistent with the rest of the HER signage.

2. The other changes are appropriate.

The following motion should be utilized:

THAT THE REQUEST BY COLUMBUS SIGN CO. FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE EXISTING SIGNAGE AT 681 HIGH ST. AS PER CASE NO. AR 49-13, DRAWINGS NO. AR 49-13, DATED JUNE 25, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

c. Landscaping & Sign – **45 E. Old Wilson Bridge Rd.** (Not Your Daddy's Buzz Cuts, LLC) **AR 50-13**

Findings of fact:

1. This application includes a request to remove trees and shrubs on the east and south sides of the building. Boxwood shrubs of an unknown size are proposed to be planted along the front.

2. A new single-sided freestanding sign is proposed near the corner of E. Wilson Bridge Rd. and Old Wilson Bridge Rd. The proposed location is closer than 10' to the right-of-way, and located on a piece of the property that is currently in the R-10 Zoning District. Variances are required for both issues.

   The proposed stucco sign is 5' high, 6' wide and 20" deep. The cabinet and base appear to be white. The proposed graphics include "DADD S", the phone number and "Walk Ins Welcome" in red; "NOT YOUR" and "BUZZ CUTS" in gray; and the address in blue. A pair of scissors form the "Y" in Daddy's, and are blue and gray. Six different sizes are proposed for the graphic elements in the sign, which would require a variance because only three sizes are allowed per the Code.

Conclusions:

1. The removal of existing landscaping would allow for visibility of the building. Planting new trees in addition to the boxwood may be appropriate.

2. The size and placement of the proposed sign seem appropriate. The design of the graphic portion of the sign may make the message difficult to read. Phone numbers are not typically approved on signs in the District.

The following motion should be utilized:

THAT THE REQUEST BY NOT YOUR DADDY'S BUZZ CUTS, LLC FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE LANDSCAPING AND INSTALL A FREESTANDING SIGN AT 45 E. OLD WILSON BRIDGE RD. AS PER CASE NO. AR 50-13, DRAWINGS NO. AR 50-13, DATED JUNE 28, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

d. Repair Brick Walls – **970 High St.** (Toll Gate Square Condominiums) **AR 51-13**

Findings of fact:

1. Some existing brick walls at the Toll Gate Square Condominiums are proposed to be repaired and replaced. The walls are near buildings "A" and "H".

2. The work involves demolition of walls and parts of walls; reconstruction using new brick and reusing brick; tuckpointing; cleaning; waterproofing; the addition of stone caps; and the installation of metal rails in place of portions of certain brick walls.

Conclusion:

1. The proposed work is appropriate

Approval of the following motion is recommended:

THAT THE REQUEST BY TOLL GATE SQUARE CONDOMINIUMS FOR A CERTIFICATE OF APPROPRIATENESS TO REPAIR BRICK WALLS AT 970 HIGH ST. AS PER CASE NO. AR 51-13, DRAWINGS NO. AR 51-13, DATED JUNE 28, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

e. Fence – **86 W. North St.** (Elia Filippi) **AR 52-13**

Findings of fact:

1. A picket fence is proposed to enclose a portion of the rear yard. In the current plan, the fence would cross a sanitary sewer easement. An agreement between the City and the property owner would be necessary for the encroachment.

2. The proposed cedar fence is 48" in height. The dog-eared pickets would be 3 ½" wide with 3 ½" spacing between pickets.

Conclusion:

1. The proposed fence is appropriate with the necessary agreement in place.

Approval of the following motion is recommended:

THAT THE REQUEST BY ELIA FILIPPI FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FENCE AT 86 W. NORTH ST. AS PER CASE NO. AR 52-13, DRAWINGS NO. AR 52-13, DATED JUNE 28, 2013, CONTINGENT ON AN AGREEMENT WITH THE CITY BEING REACHED FOR THE ENCROACHMENT, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.