

# *City of Pickerington*

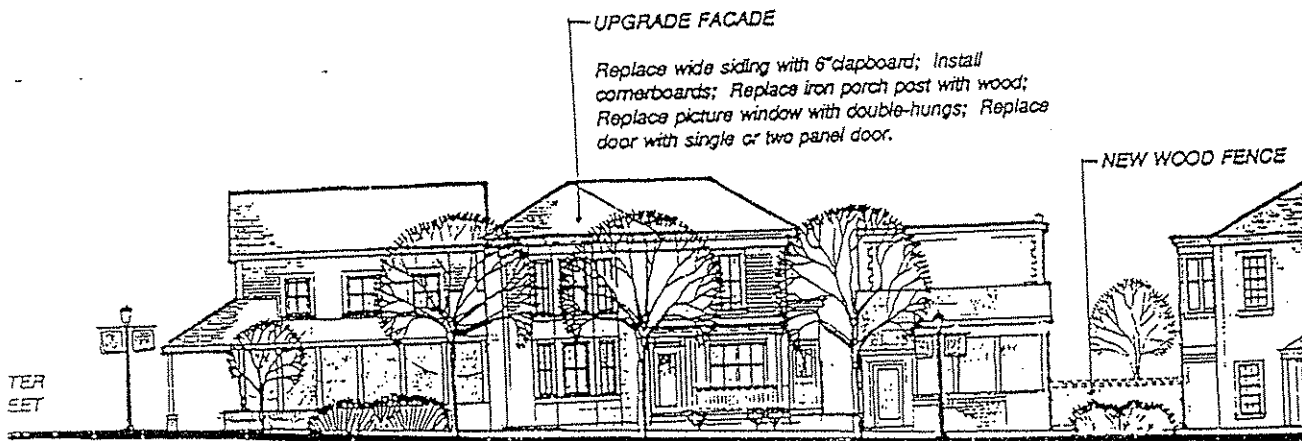
## Olde Pickerington Village Development Plan



# OLDE PICKERINGTON VILLAGE DEVELOPMENT PLAN

Guidelines for Public  
and Private Improvements  
Olde Pickerington Village  
City of Pickerington, Ohio

June 15, 1993



## BUILD NEW FACADE, PORCHES, WALLED GARDEN

Add porches, wood siding; full glass front or traditional show windows; square off rounded corner; build new gable roof (attic possible); create garden with benches, build brick wall at street

## REMODEL FACADE

Simplify entrance. Replace "mansard" roof with simple shed. Replace round-top entrance with rectangular opening; lower wall at sidewalk to 36".

## MODIFY ENTR.

Replace entrance with open posts more spacious signs to complete

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# OLDE PICKERINGTON VILLAGE DEVELOPMENT PLAN

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## PURPOSE OF THIS STUDY

The City Council of the City of Pickerington commissioned this study after concluding that the old town center contained some distinct qualities that should be recognized and preserved. NitschkeSampsonDietz and Edsall and Associates were asked to study these qualities and make recommendations for actions that can be taken by both the City and property owners.

This report is a summary of these recommendations. The Report, combined with the accompanying Olde Pickerington Village Ordinance and Design Guidelines, is intended to help citizens and officials understand, protect and enhance a valuable community asset that can be enjoyed by the Citizens of Pickerington, and their visitors, for generations to come.

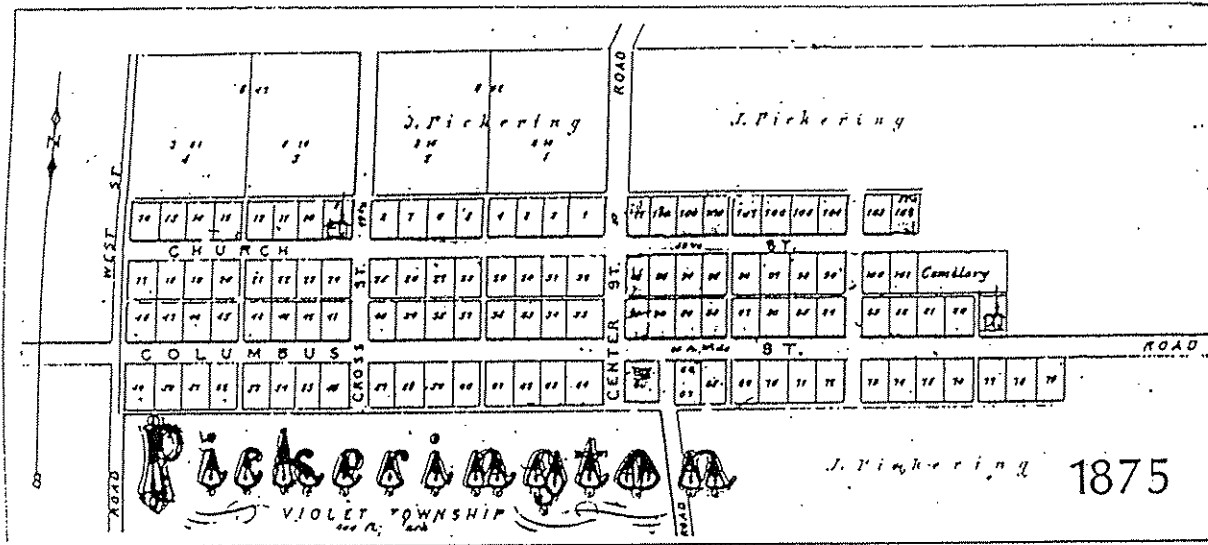
## PICKERINGTON: A rural Ohio crossroads village

The original eighty acre tract on which the Village now stands (midway between Reynoldsburg, Canal Winchester and Baltimore, Ohio; see Map A) was obtained from James Looker, it's original owner, by Abraham Pickering in 1815. Pickering cleared the land and laid out the town, setting aside portions for a church, a school, and a cemetery. The town was first named "Jacksonville", in honor of General Andrew Jackson. The first plat was laid out in 1815, and twelve years later the citizens renamed the village in honor of Pickering for his generosity and regard for the public welfare. By the year 1865, there were approximately thirty-seven buildings in Pickerington, including a brick schoolhouse on the site of the present Carnegie Library. Map B is a historic map, dated 1875, which shows the extent of the original Pickerington Village.

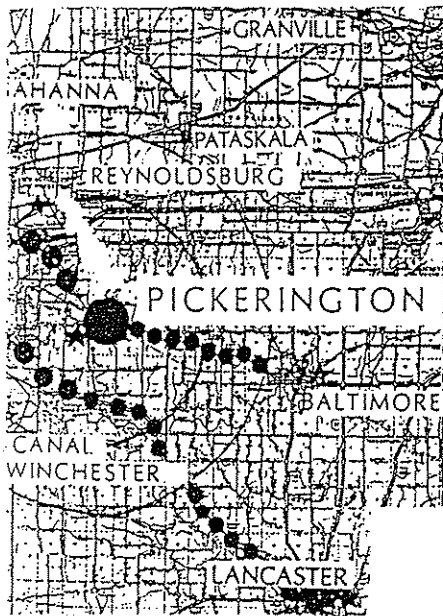
Map C shows a 1889 map, after the Toledo and Ohio Central Railroad, completed in 1879, had cut through town near Columbus and Center Streets.

The map on Page 4 shows the present streets, lots, and buildings of the original town located south of the railroad tracks.

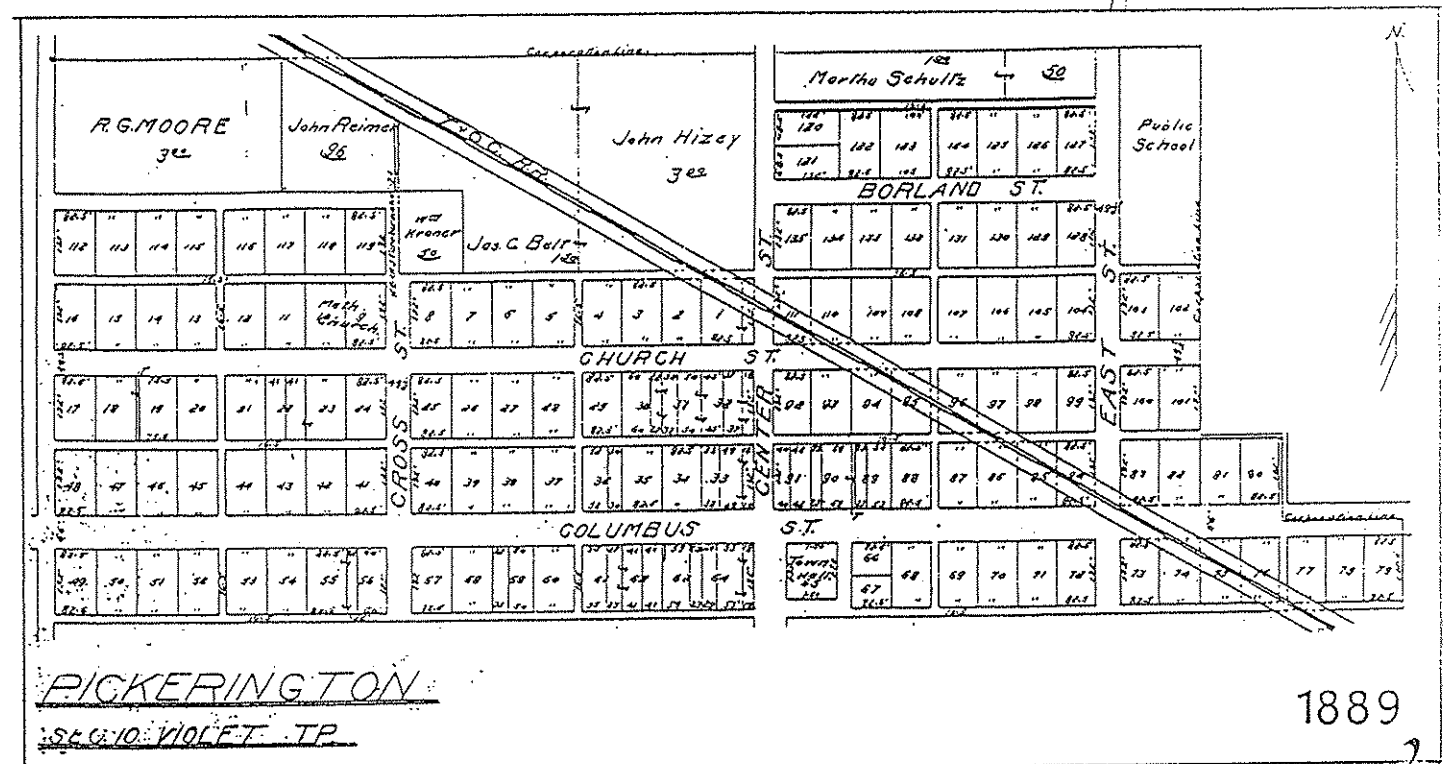
# HISTORIC MAPS



Map B



A PICKERINGTON REGIONAL MAP



Map C

## PICKERINGTON "OLDE VILLAGE"; a special district

The original historic core of the City of Pickerington still exists in the "Olde Village" area bounded by properties on the south side of Columbus Street to the lots on the north side of Borland Street. After its founding, growth proceeded very slowly; the first houses and commercial/residential buildings were built along Columbus Street.

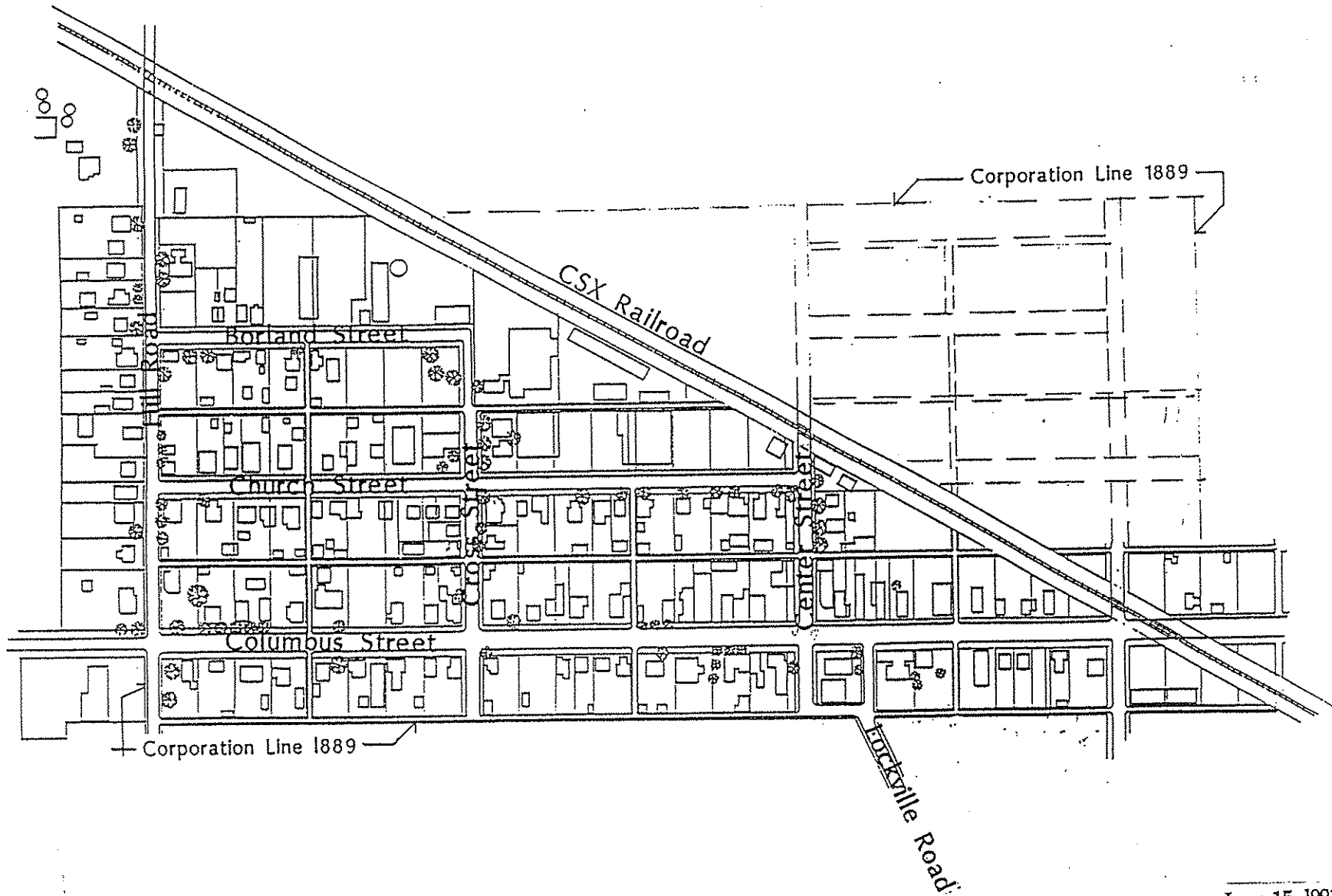
After 1879, the railroad provided easy access for farm products to Columbus and other urban centers. The original village was laid out on an east-west grid pattern. The railroad cut diagonally. A railroad station was built, and several mills were constructed to handle the grain of farmers. The last mill was demolished about 1970.

The historic "Olde Village" neighborhood is a valuable asset to the City of Pickerington, and should be recognized, preserved and improved. Factors which should be noted include:

1. THE CENTER IS INTACT – The Village Center remains today; as unique as it was in the mid 19th century, with many buildings intact.
2. HAS GOOD DENSITY – Extensive commercial growth did not take place in Pickerington as it did to many other mid-western communities. There were no brick commercial buildings built during the expansion of the 1890's as there were elsewhere. All remaining historic buildings are of wood construction and most are two-story structures with clapboard siding and gable roofs; typical of farm structures of the era, many have porches, and are well over 100 years old; valuable historic assets.
3. BUILDINGS ARE MULTI-USE – Most of the remaining historic buildings are "multi-use" structures with businesses located on the first floors, with potential for owners to reside on the second.
4. RETAIL/OFFICES ALREADY PRESENT – Most buildings near the center of Olde Village are already used for commercial use. There is demand for more. Many buildings are being remodeled and many property owners and community leaders are concerned about retaining the rural character of the area. Guidelines are needed to help owners recognize the historic architectural character of the area and make compatible decisions when remodeling. This is the purpose of this Olde Village Development Plan.
5. RAILROAD CENTER NEARBY – The land development adjacent to the railroad creates opportunities for additional commercial development within easy walking distance from the original business center.
6. PICKERINGTON IS A GROWING COMMUNITY – Modern Pickerington is a rapidly growing suburban community with many conventional sub-divisions and commercial strips to support them. Olde Village provides a dynamic contrast to the new, more conventional, commercial districts to the north.
7. OLDE VILLAGE IS WELL SEPARATED FROM OTHER GROWTH AREAS – The original "Olde Village" remains away from new development because new development is taking place away from the railroad on easily developed farm land. Olde Village remains a "destination" for Pickerington residents; an ideal location for growth and redevelopment as a historic, unique, business/residential area.

Pickerington Olde Village deserves recognition, preservation and encouragement as a special district within the City.

# EXISTING PICKERINGTON "OLDE VILLAGE" DISTRICT



OLDE PICKERINGTON VILLAGE DEVELOPMENT PLAN A



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## ACCESS and CIRCULATION

Pickerington Old Village lies at the heart of a rapidly growing population center. Historically, access into the area has been via State Route 256 a main highway from Columbus to the west, and Baltimore to the east. The fact that 256 is a State Highway and goes through the center of town, creates considerable through-traffic. As traffic increases with the population, the streets of the Old Village will become more congested.

It is important that through-traffic via 256 be diverted so that the Old Village can become a pedestrian oriented destination center for local citizens and visitors. This problem is being dealt with through the Comprehensive Master Plan prepared by the City and Township. Note on Page 6 that Route 256 is relocated north of the railroad tracks. This is a future option if no other diversion is provided. If 256 is relocated, note that modifications will be required at the railroad crossings to provide safe and convenient access to the new highway.

Hill Road is a major north-south artery into the district. Columbus Street is the major east-west artery. As arteries, these streets should be improved by eliminating curb cuts, planting trees, unifying sidewalks, and providing pedestrian crosswalks. Details of improvements to the "Historic Core" are shown on Page 10. Improvements along Hill Road may be illustrated in a future study.

Secondary streets into the district are Borland Avenue to the north; and Church Street, which is centrally located. To eliminate through traffic and encourage quality residential development in the Church Street area, it is suggested that the Hill Road/Church Street intersection be closed. Borland will remain the major access street into future improvements to the north section of the District and to the United Methodist Church parking lot.

### CURRENT LAND USE

Page 4 illustrates the original Olde Village, south of the tracks, as it is today; the Historic Commercial Core at Columbus and Center Street. The present Olde Village contains several additional distinctive areas (Page 6).

Columbus Street Residential - Most of the properties along Columbus Street, from Hill Road to the alley west of Cross Street are residential. It is important to maintain this residential character, while recognizing the fact that there is a tendency to convert these properties to commercial and office use. Current zoning is a mixture of (suburban residential) R-4, rural suburban office, and (highway commercial) C-4. Zoning for this area and the entire Olde Village District, should be studied and modified to permit an orderly integration between residential and business uses. The properties along Columbus Street will be subjected to increasing pressures for conversion to other uses as Olde Village develops. If proper coordinated off-street parking can be provided, conversion can take place which will not be detrimental to the area.

The residential properties on Church Street between Center Street west to the alley may also be considered as transitional residential since they lie between the historic commercial core and present industrial area on the north side of Church Street. They, of course, may remain residential if the owner's prefer.

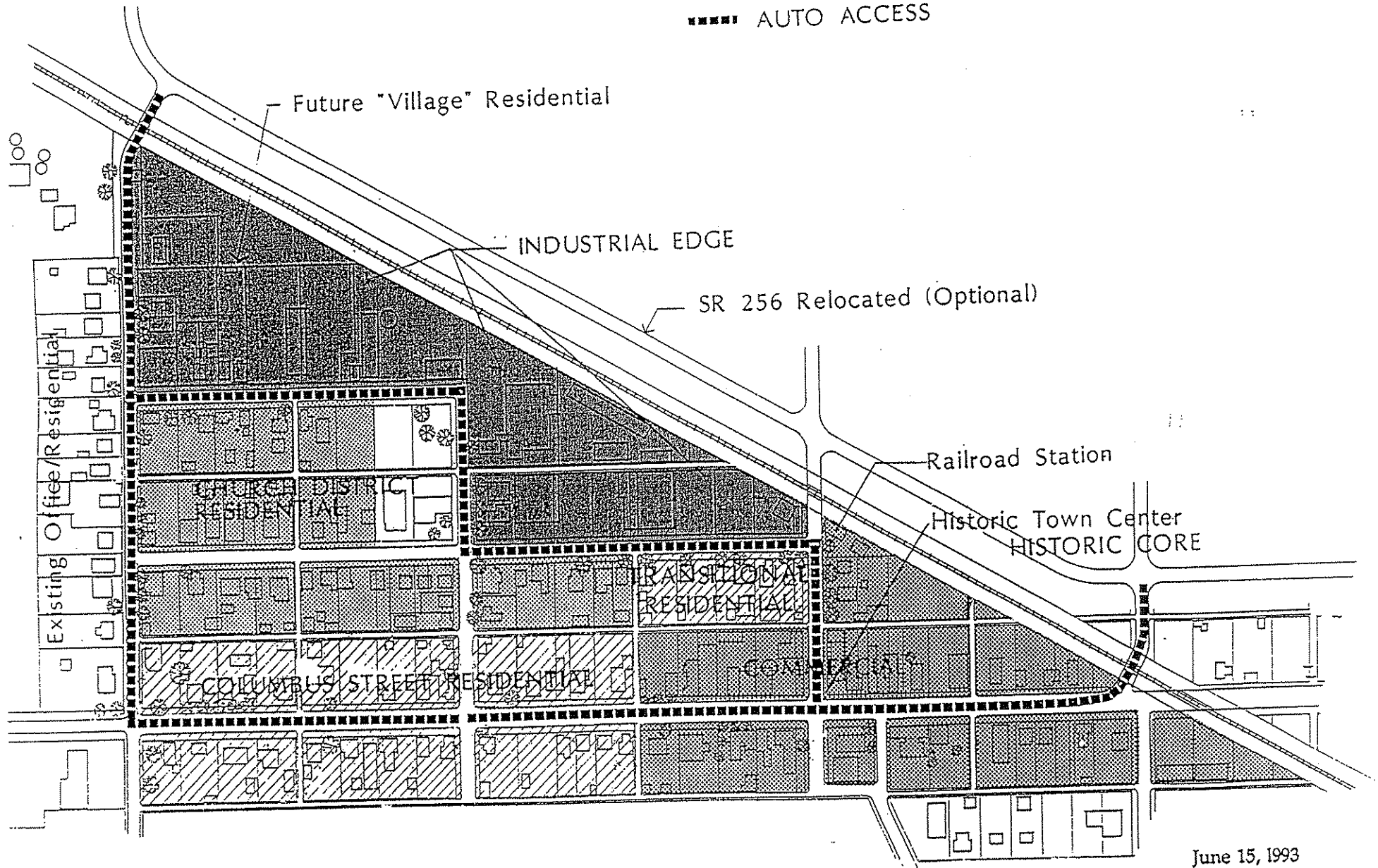
Church Street Residen. - The buildings on both sides of Church Street between Hill Road and Cross Street, plus the buildings on the south side of Borland, form a viable residential neighborhood that should be maintained as residential. The United Methodist Church is a valuable component of this residential neighborhood. Existing church parking may be integrated into a village-wide parking program.

The Industrial Edge - The present "industrial edge" extends along the railroad track from Hill Road to Center Street. It now contains a mixture of industrial buildings, service buildings, houses and, at the intersection of Center and the railroad, a historic railroad station. The land is presently underutilized, with considerable open space with no orderly relationships between the various uses. With proper planning and design, this can become a very attractive commercial area.



# ACCESS, CIRCULATION & LAND USE

■■■■■ AUTO ACCESS



June 15, 1993

OLDE PICKERINGTON VILLAGE DEVELOPMENT PLAN **B**



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## PARKING CONCEPT

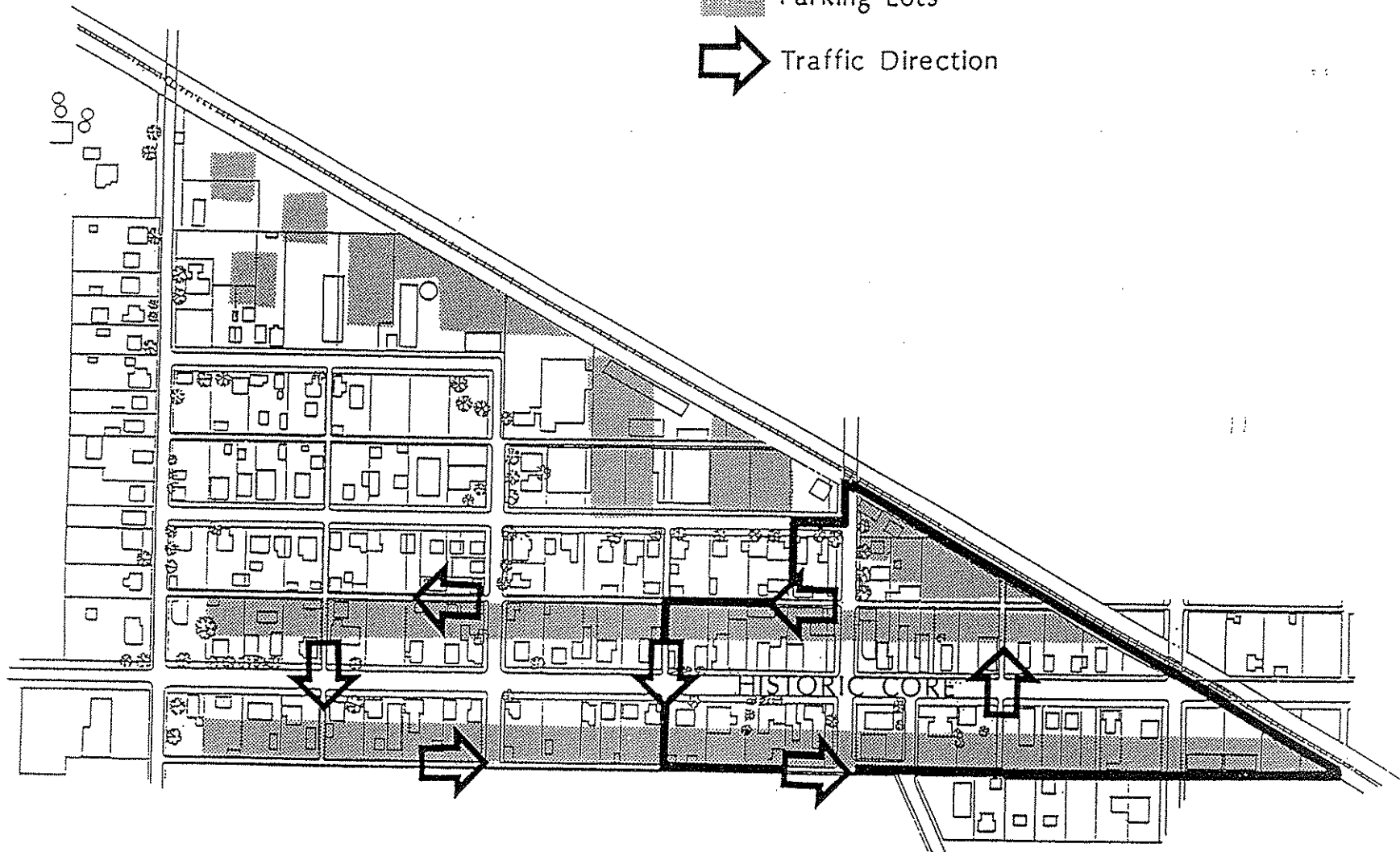
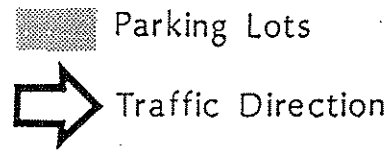
Columbus Street, is the main artery feeding traffic into the district. It is suggested that a unified parking system be developed when needed on the "rear" portions of all Columbus Street lots to provide off-street parking for commercial and residential buildings facing Columbus Street. Olde Village alleys are narrow, therefore, it is suggested that a one-way alley system be developed to easily feed automobiles into the parking areas. Page 8 indicates the parking lot concept, which could extend from the Historic Core west to Hill Road. The system need not be developed until a substantial number of commercial properties on Columbus Street require it. The unified development of these lots will require close cooperation between property owners and the City for the benefit of all, and the establishment of a City Parking Plan, which will encourage public/private partnerships in developing parking.

Note on Page 8 that the current alley system is made one-way to provide access to the new parking areas. The alley rights-of-way are only 16½', with all utility poles installed on property lines. There is inadequate turning width for two-way traffic or even for access by large trucks. If the City continues to allow commercial trucking in these alleys, space for long trucks must be added by purchasing rights-of-way at intersections to permit access into the alleys.

Notice that the recommended parking area is extended on the south side of Columbus Street to the Police Station on the east. The Police Department Parking can expand in this area west to Lockville Road.

Additional off-street parking can be provided in the Industrial Edge, utilizing existing open land as indicated on the plan. These parking lots would be accessed from Church and Borland Streets.

## PARKING CONCEPT



OLDE PICKERINGTON VILLAGE DEVELOPMENT PLAN C



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## DEVELOPMENT OF THE HISTORIC CORE

Page 10 shows detailed development of the Historic Core. The following are the major recommended improvements.

Porches are Encouraged - Porches over sidewalks, similar to existing porches at 9, 18, 27 and 30 West Columbus Street, and on the old drugstore at Lockville and Columbus, are encouraged to be constructed at locations indicated on the drawing. Porches that extend to curbs would be protected by curb extensions into the parking lane. These special places can be planting areas with possible hitching posts, similar to those used in 19th century Pickerington.

Sidewalks and Crosswalks - It is suggested that brick sidewalks, similar to those used historically in Pickerington be installed. Brick crosswalks at Columbus and Center Street and Lockville and Columbus Street should also be installed.

Trees - Existing street trees should be supplemented by additional trees to complete the "tree-lined" roadway effect of historic Pickerington.

Street Lights - It is suggested that copper street lights with cross-arms (for banners), similar to the original kerosene oil burning street lights, be installed along Columbus Street and throughout the district when funding is made available.

Building Improvements - It is also suggested that all building improvements throughout the district be consistent with the original wooden buildings so common in the Village. See Pages 11, 12, 15 and 16 for suggested improvements to the historic core buildings. These guideline improvements can be followed throughout the District to gain a consistent character. Some typical architectural forms and details are indicated in the sketches in Drawing J.

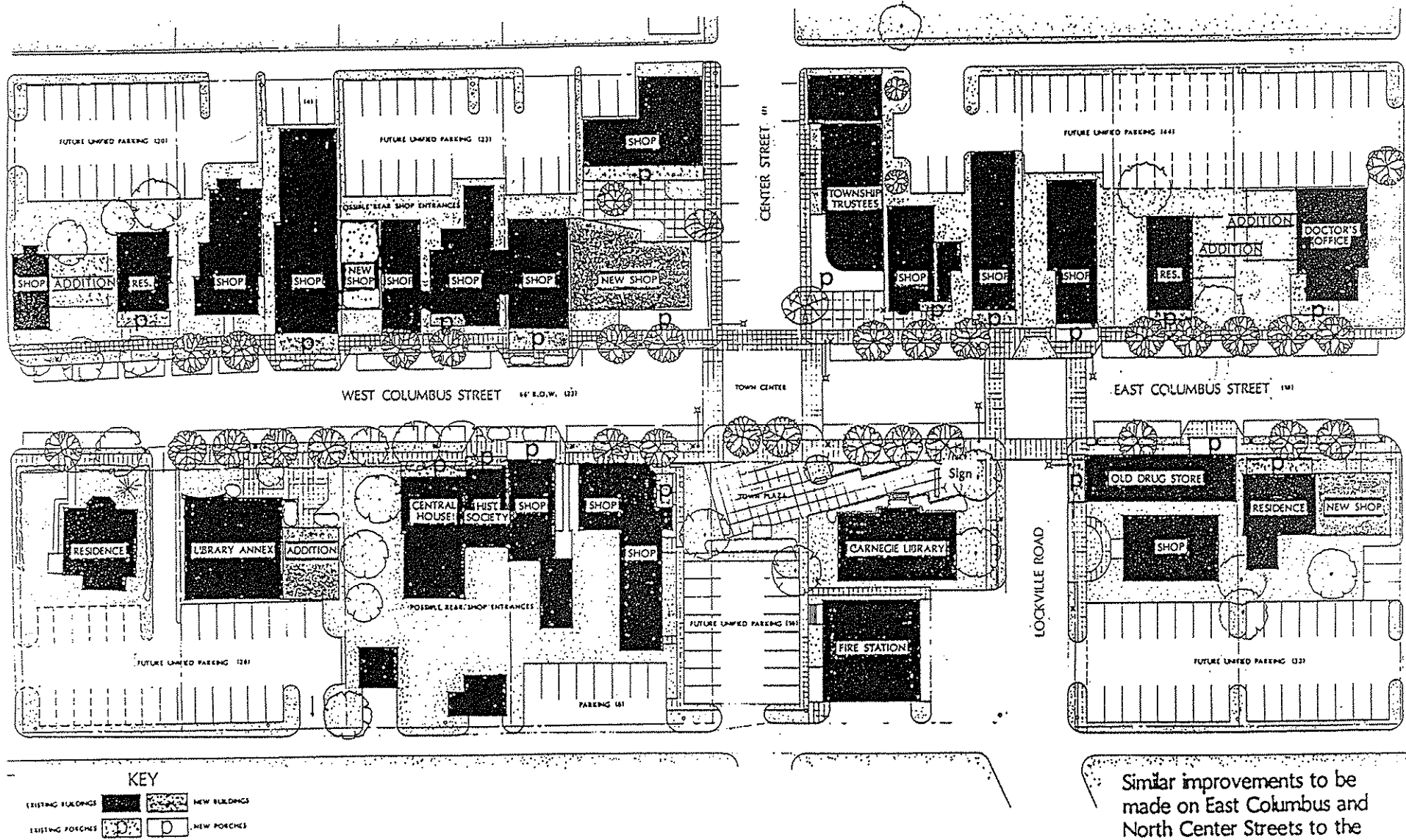
### A PUBLIC PLAZA AT TOWN CENTER

To simplify traffic flow and create a Public Plaza, and to establish a significant public space in the Town Center, it is suggested that Center Street be closed from Columbus Street south to the alley. A Plaza can be built in this area, that would provide an outstanding public forum area in conjunction with the Historical Society Building (Carnegie Library), and Victory Park and playing fields to the south. Coordinated traffic signalization will be required at both Center Street and Lockville Road.

### INFILL BUILDINGS AND NEW ADDITIONS

Old Village Pickerington should become a strengthened pedestrian-oriented commercial/residential area. To accomplish this, the city must encourage retail and more activities to come into the area. Development of the new Historical Society Building will help this. It is suggested that existing vacant lots and sideyards be made available to new buildings and additions to existing buildings. Note on Page 10 the possible locations of these buildings. It is recommended that the existing double house at the corner of Columbus Street and the east alley be retained and converted to retail use to increase the retail density in this part of the district.

# HISTORIC CORE DEVELOPMENT PROPOSED



Similar improvements to be  
made on East Columbus and  
North Center Streets to the  
railroad tracks.

June 15, 1993

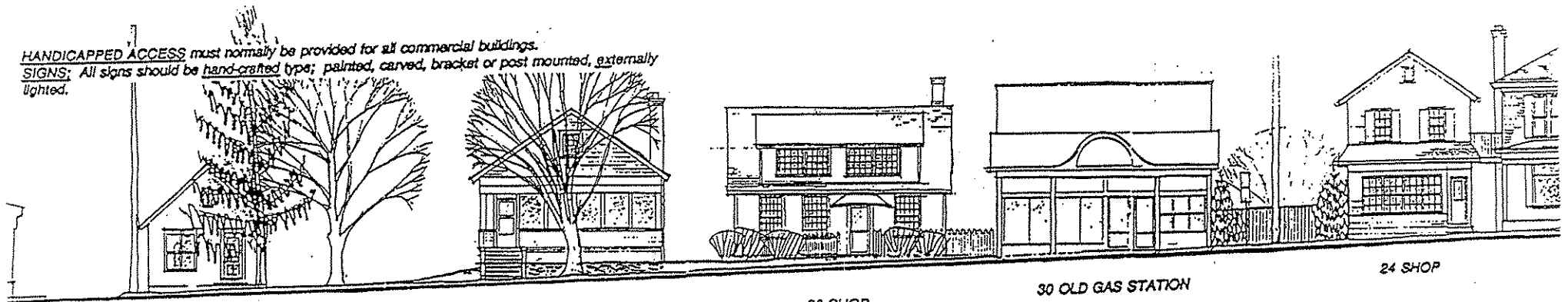
OLDE PICKERINGTON VILLAGE DEVELOPMENT PLAN

D



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**HANDICAPPED ACCESS** must normally be provided for all commercial buildings.  
**SIGNS:** All signs should be hand-crafted type; painted, carved, bracket or post mounted, externally lighted.



EXISTING  
 PROPOSED

48 SHOP

42 VACANT HOUSE

36 SHOP

30 OLD GAS STATION

24 SHOP

POSSIBLE ADDITION

Set back building addition,  
 create garden; add picket fence

BUILD ADDITION

Add "residential" character shop.  
 Create garden entry, add picket fence.

CONVERT TO SHOP

Retain open porch.  
 Add long windows to porch.  
 Add handicapped access ramp.

MODIFY ENTRY GARDEN

Remove concrete patio; replace  
 with brick paved garden entry;  
 Install "country" garden.

REMODEL FRONT WINDOWS

Enlarge show windows; add muntins

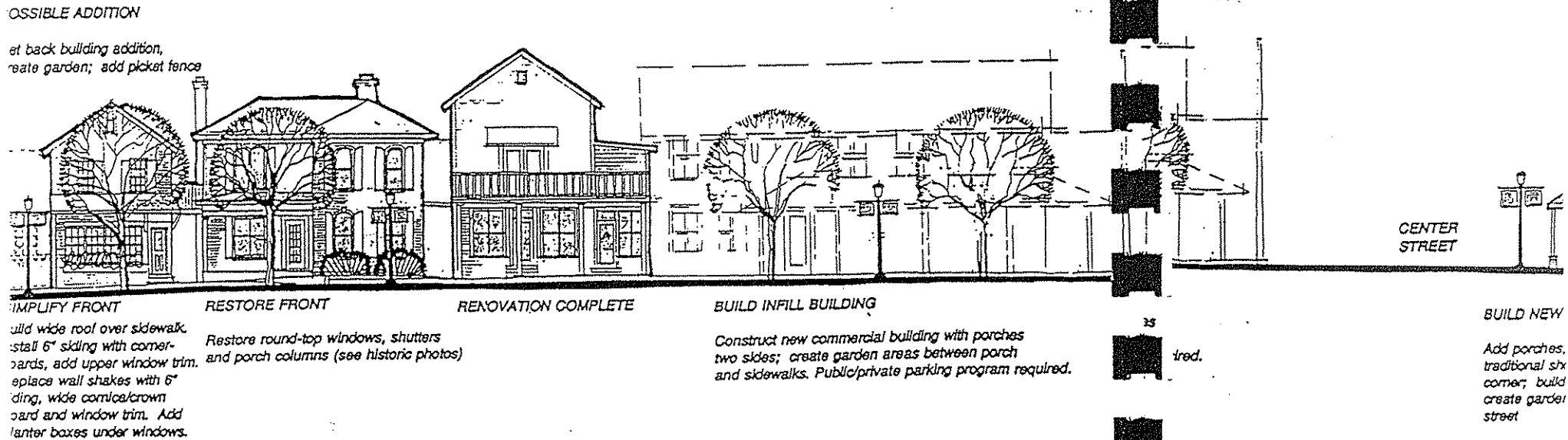
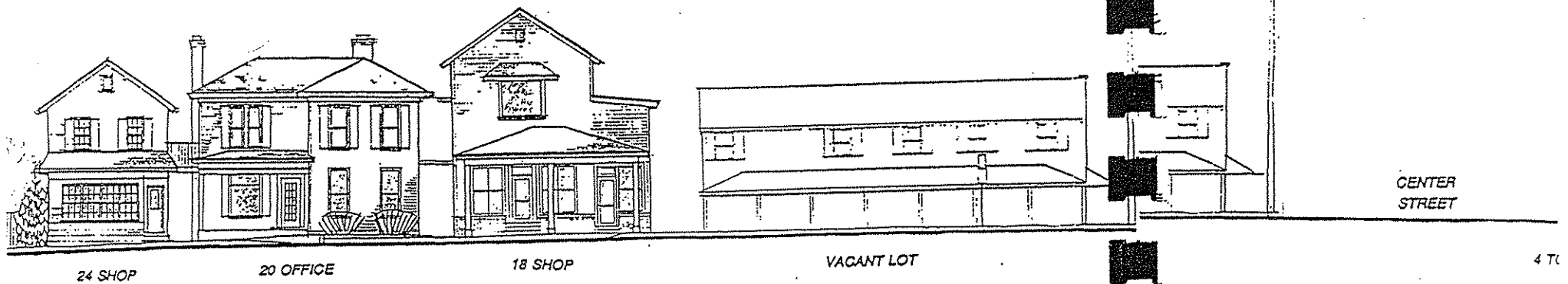
SIMPLIFY FRONT

Build wide roof over sidewalk.  
 Install 6" siding with corner-  
 boards, add upper window trim.  
 Replace wall shakes with 6"  
 siding, wide cornices/crown  
 board and window trim. Add  
 planter boxes under windows.

RESTORE

Restore  
 and porch

OLDE PICKERINGTON VILLAGE BUILDING ELEVATIONS – North Side of Columbus Street at Center



street at Center

See Site Plan Page 10 for Additional Details.



4 TOWNSHIP TRUSTEES

8 SHOP

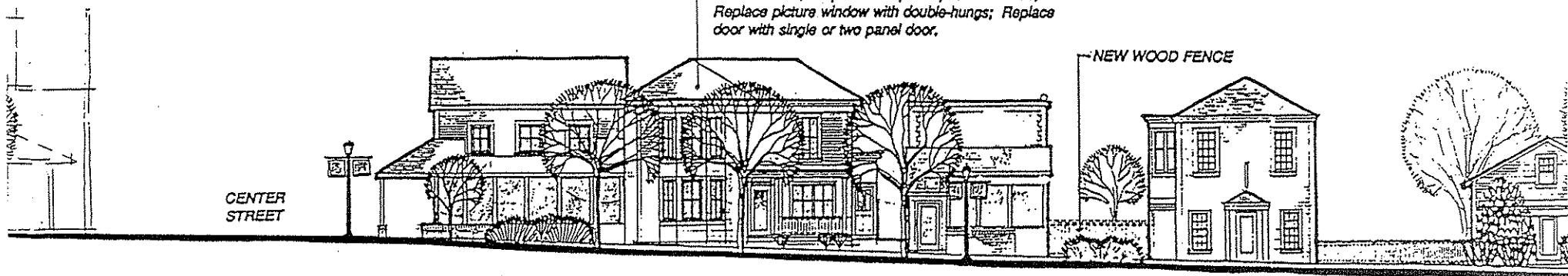
14 SHOP

18 SHOP

22 HO

UPGRADE FACADE

Replace wide siding with 6" clapboard; Install cornerboards; Replace iron porch post with wood; Replace picture window with double-hungs; Replace door with single or two panel door.



CENTER STREET

NEW WOOD FENCE

BUILD NEW FACADE, PORCHES, WALLED GARDEN

Add porches, wood siding; full glass front or traditional show windows; square off rounded corner; build new gable roof (attic possible); create garden with benches, build brick wall at street

REMODEL FACADE

Simplify entrance. Replace "mansard" roof with simple shed. Replace round-top entrance with rectangular opening; lower wall at sidewalk to 36".

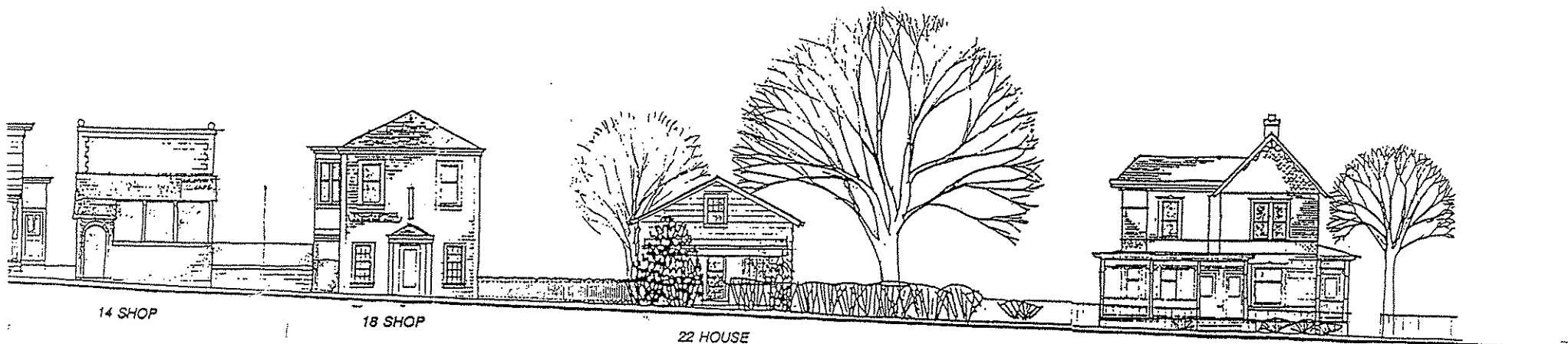
MODIFY ENTRANCE

Replace entrance sidewalls with open posts to create more spaciousness. Redesign signs to complement building.

REMODEL W- or convert to sl

Replace wide s and cornerboar columns; addit





with 6" clapboard; Install  
an iron porch post with wood;  
nw with double-hungs; Replace  
a panel door.



#### REMODEL FACADE

Simplify entrance. Replace  
"mansard" roof with simple shed.  
Replace round-top entrance with  
rectangular opening; lower wall  
at sidewalk to 36".

#### MODIFY ENTRANCE

Replace entrance sidewalls  
with open posts to create  
more spaciousness. Redesign  
signs to complement building.

#### REMODEL WHEN PRACTICAL or convert to shop

Replace wide siding with 6" clapboard  
and cornerboards; use simple porch  
columns; addition possible to east.

#### POSSIBLE ADDITIONS

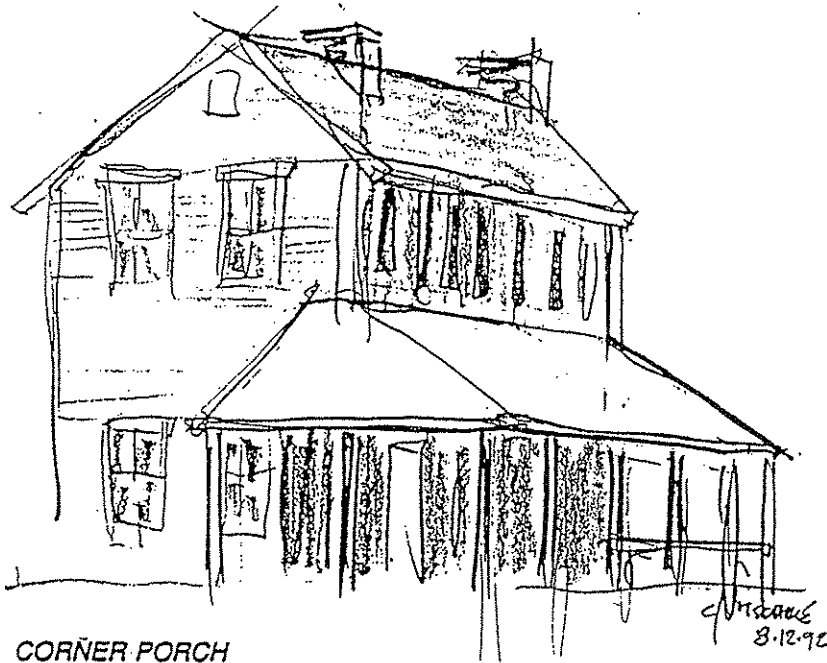
#### RESTORATION COMPLETE

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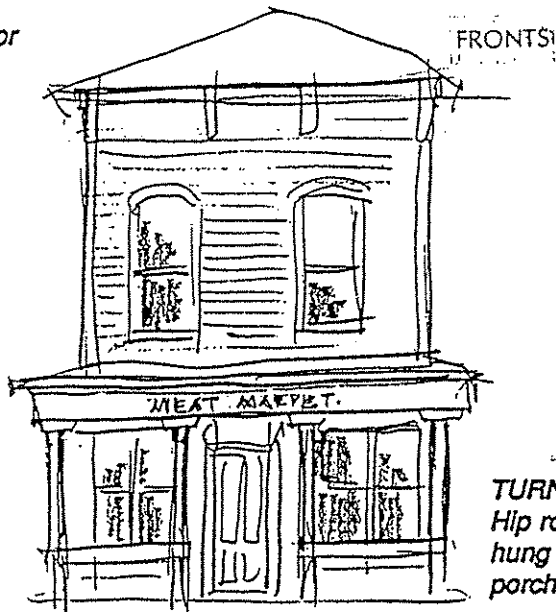
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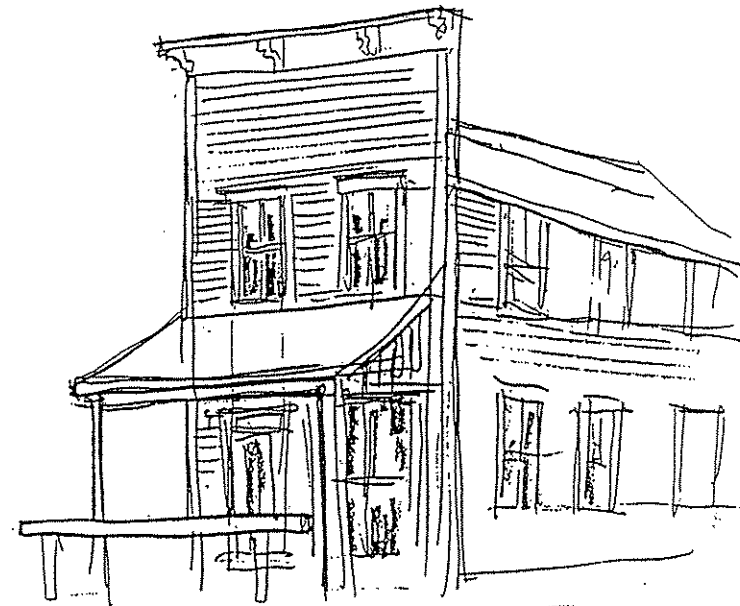
## TYPICAL COMMERCIAL BUILDINGS



**CORNER PORCH**  
Thin roof edge; thin  
porch posts; hitching  
rail; wood or brick floor



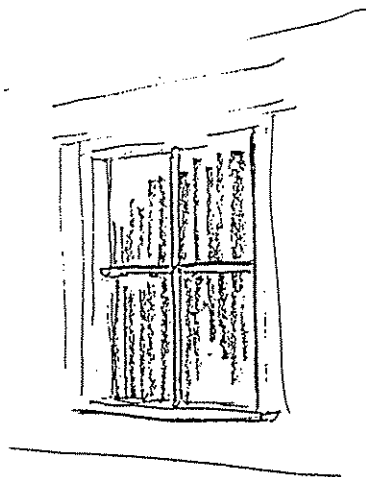
**TURN-OF-THE CENTURY COMMERCIAL**  
Hip roof; arch-head double  
hung upper windows; sign on  
porch beam; chamfer edge posts



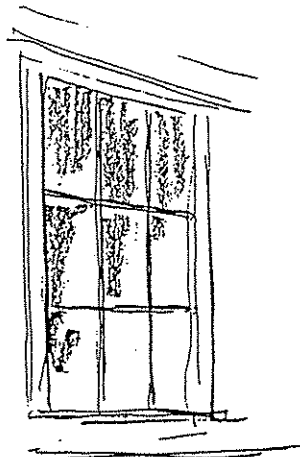
**FALSE FRONT COMMERCIAL**  
4-lite windows; heavy  
casings and head trim;  
shed porch with end  
aprons; hitching rail



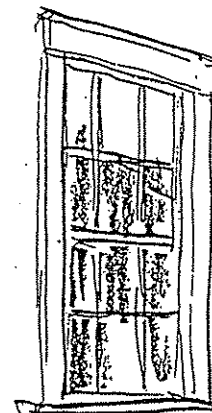
RECESSED STORE ENTRANCE  
Large pane store windows



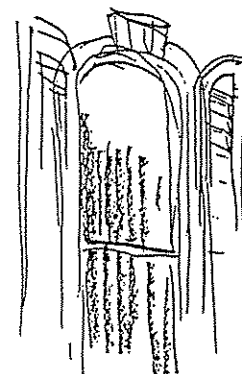
LARGE DIVIDED LITE STORE WINDOWS



Two-over two (1840-1890)



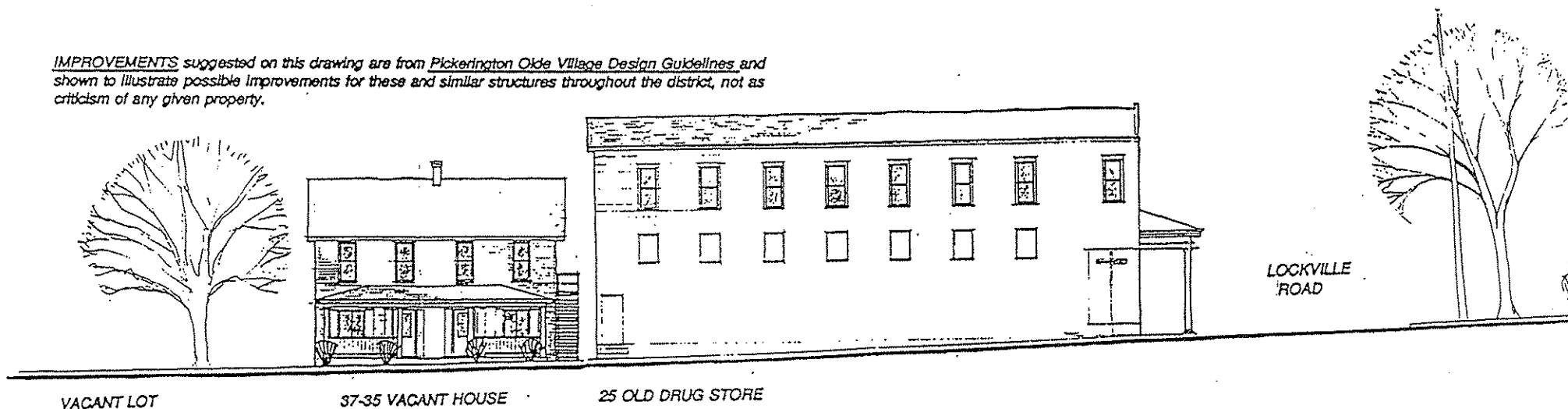
PRE-1840



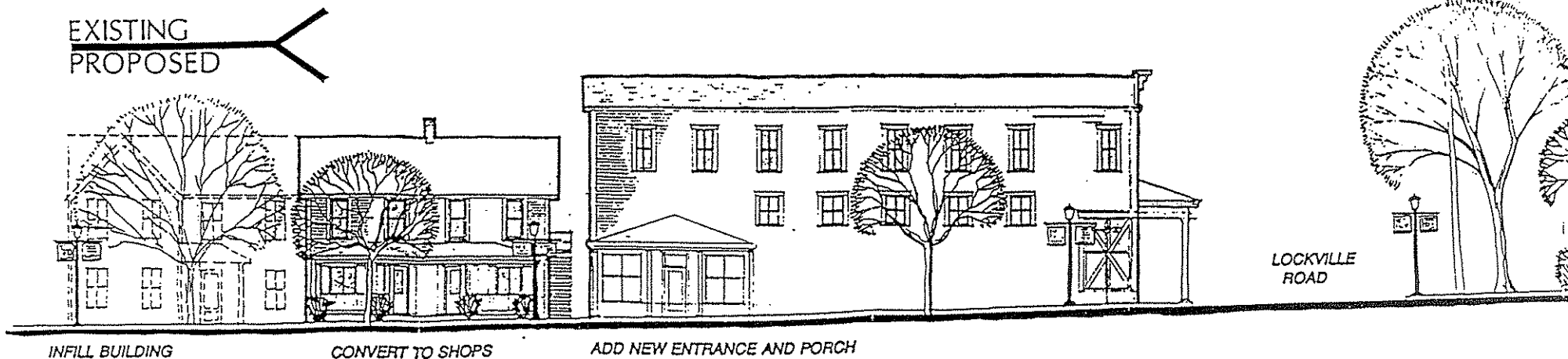
TURN-OF CENTURY  
Rounded top; shutters  
to fit; single pane  
double hung

RESIDENTIAL WINDOWS  
thin muntins; heavy  
jamb and head boards;  
usually no shutters;  
window proportions:  
high and thin

IMPROVEMENTS suggested on this drawing are from *Pickerington Olde Village Design Guidelines* and shown to illustrate possible improvements for these and similar structures throughout the district, not as criticism of any given property.



EXISTING  
PROPOSED



This lot is also valuable as site for **ADDITIONAL RETAIL**. Adequate parking is available to the rear.

Important building for **RETAIL**. Adequate parking to the rear.

New side entrance to shop and second floor stairway. Reside with 6" clapboards and cornerboards. Add wide window jamb boards. Rebuild west porch and facade (including false-front and top brackets. Duplicate "X" store window on north facade.

OLDE PICKERINGTON VILLAGE BUILDING ELEVATIONS South Side Of Columbus Street at

CKVILLE  
OAD

CENTER  
STREET

5 SHOP

CARNEGIE LIBRARY

CKVILLE  
OAD

NEW  
PUBLIC  
PLAZA

COORDINATE SIGN  
with NEW TOWN

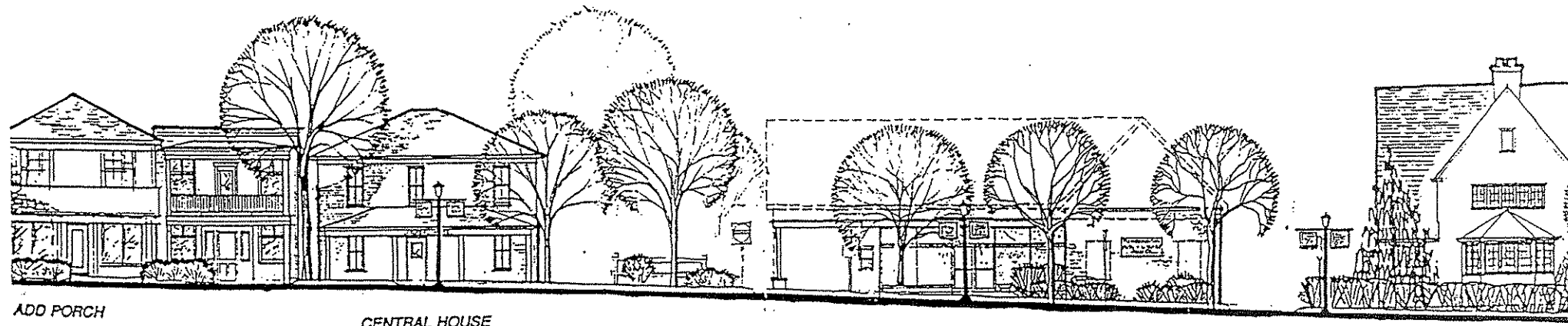
IMPROVE WINDOWS

CONVERT TO HISTORICAL SOCIETY BUILDING

Coordinate front entrance with Town Plaza.  
Install handicapped ramp. Protect trees.  
Omit building surface sign. Design very  
special "Historic Pickerington" sign/display  
for front plaza

Add divided-light store window  
with heavy jamb and head  
Add heavy cornice/crown  
under roof overhang. Coordinate  
storm and entrance details

Columbus Street at Center See Site Plan Page 10 for Additional Details

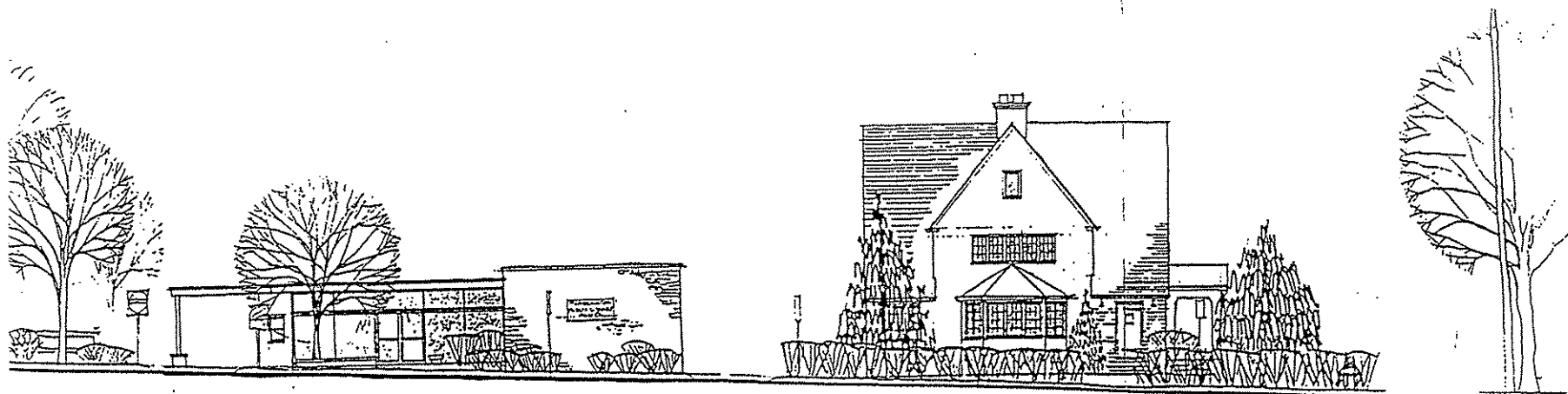


Replace small roof projection with porch over sidewalk. Remove shutters, enlarge windows, add heavy window trim; replace siding with 6" or 3" clapboard and cornerboards. Install large mercantile store windows and single-pane entrance door.

Restoration commended.  
New wood windows, entrance door.

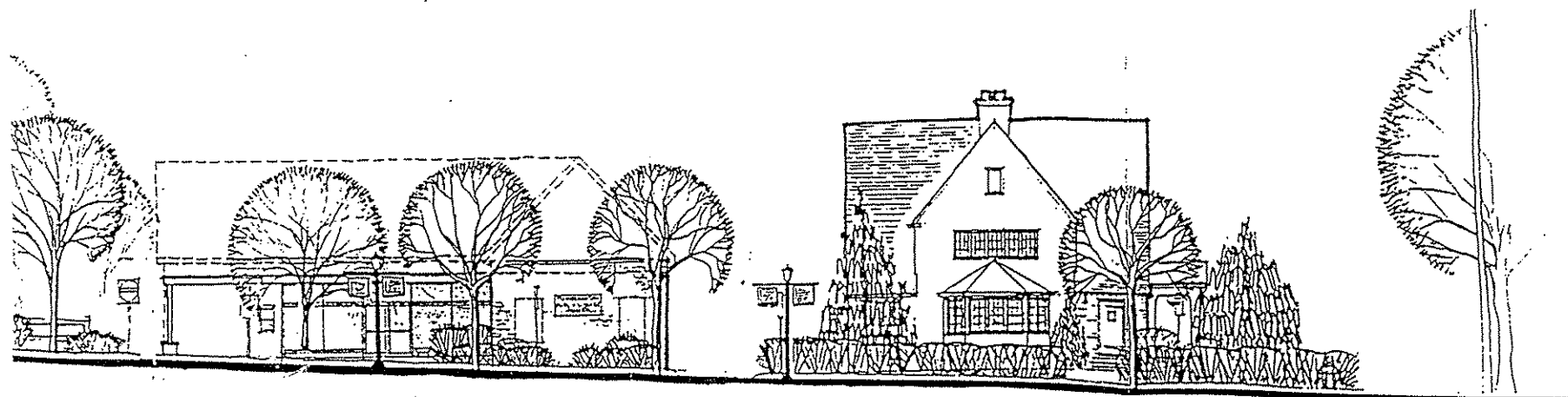
Add traditional details  
Add gable roof (2nd fl. possible?).  
Infill drive-through, close curb cut.  
Front terrace/garden commended.

EXISTING RESIDENTIAL CHARACTER COMMENT



35 OLD BANK

47 HOUSE



ADD TRADITIONAL DETAILS

Add gable roof (2nd fl. possible?).  
Infill drive-through, close curb cut.  
Front terrace/garden commended.

EXISTING RESIDENTIAL  
CHARACTER COMMENDED

June 15, 1993

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## ESTABLISHMENT OF THE PICKERINGTON OLDE VILLAGE DISTRICT

It is recommended that all lots from the south side of Columbus Street to the west side lots of Hill Road, be officially incorporated into a new Special District of the City to be designated "The Pickerington Olde Village District". An ordinance of the City Council should officially designate the district, establish a Commission, and a Design Review Process, which will help the District maintain it's rural village character while encouraging improvements and further development.

The historic area north of the railroad tracks may be added to the Pickerington Olde Village District in the future, if requested by the citizens and approved the Commission and City Council.

## DEVELOPMENT OF THE INDUSTRIAL EDGE

### An expanded commercial area for the east section of the Industrial Edge

The buildings in the industrial edge consist mainly of the old Pickerington Creamery properties and various one story service buildings; mainly auto repair, service warehouse businesses. Since this land is adjacent to the residential area, and contiguous with the railroad shops area, and the Historic Core, it could logically be developed as additional retail and/or service business uses. There is adequate, existing, open land for parking to serve the new businesses, and has ready access to the existing street and alley system.

It is recommended that a specific area study be undertaken to determine the adaptability of the existing buildings to new uses, and convenience and adequacy of potential parking. The area's adjacency to the railroad as an interesting environmental factor, suggests that shops and business assume a railroad character.

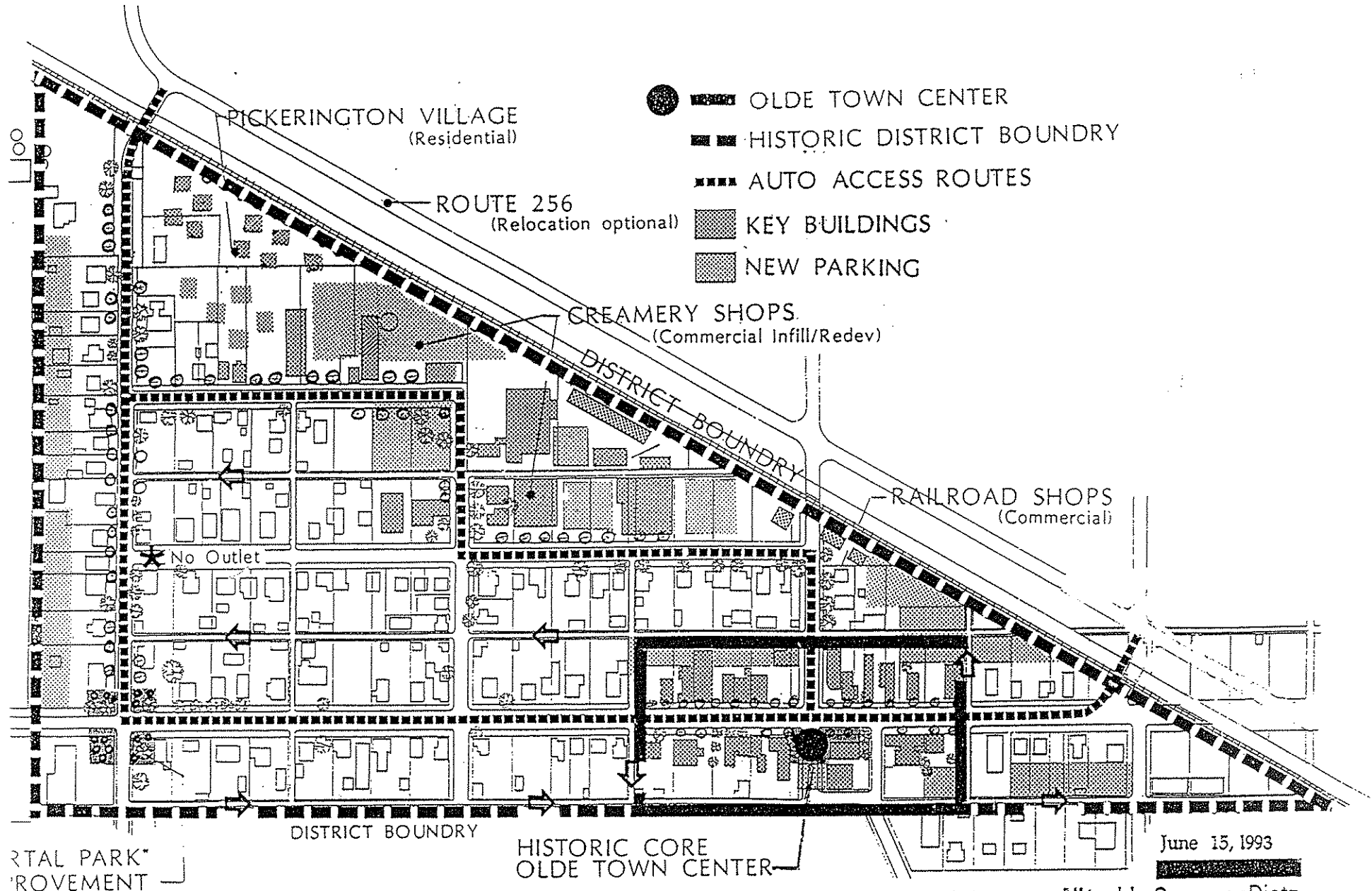
### A new residential "Village" area for Olde Pickerington Village to the west

The present industrial area in the northwest corner, adjacent to the railroad tracks, is relatively open. There are presently some small wooden historic houses on West Borland Street. It is recommended that this entire area be developed as a "village" of single or double houses arranged in clusters around gardens adjacent to parking areas and garages with easy access from the public rights of way. There could be future great demand for smaller, low maintenance, higher density residential units within walking distance of downtown retail and conveniences. The "village" environment can be very attractive and would be an interesting contrast with the small town street environment in the south section of the district.

It is suggested that a detailed site and land use study be undertaken to determine size of units and scope of project for this area. Consideration could be given to a retirement type village, which would have the same desirable features described above.



# FUTURE DEVELOPMENT and PARKING



June 15, 1993

OLDE PICKERINGTON VILLAGE DEVELOPMENT PLAN

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