



MINUTES

HISTORIC DOWNTOWN ADVISORY COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Thursday, October 1, 2015

6:15 P.M.

1. CALL TO ORDER/ROLL CALL

- Called to order: 6:15PM
- Present: Larry Coolidge, Marge Bennett, Deb Howell
- Not present: Tom Coffey, Richard Fusch and Chris Meyers

2. APPROVAL OF MINUTES (April 28, 2015)

- Approved

3. STAFF ITEMS

- Rocky Kambo advised that the City of Powell undertook a Comprehensive Plan update process beginning 18 months ago. The updated Plan is in the final stages of adoption. Planning & Zoning has reviewed and is now being reviewed by Council. Council will have the 2nd meeting to review and will likely adopt the Plan on October 6th. As Commission members, HDAC will receive a copy of the final Comprehensive Plan and it is available on the City's website. Mr. Kambo recommended each HDAC member read the Plan.

4. HEARING OF VISITORS FOR ITEMS NOT ON AGENDA

- None

5. CERTIFICATE OF APPROPRIATENESS

Applicant: Margello Development Co.
Location: 15 E. Olentangy Street
Existing Zoning: DB, Downtown Business District
Request: To review a proposed trellis addition to the entrance of Local Roots.

- Jessi Iams, Operating Manager, Local Roots, 15 E. Olentangy Street, Mr. Kambo provided very good pictures of what she plans to do with the entry of Local Roots. She asked if there were any questions she could answer.
- Staff Report:
 - Mr. Kambo advised the Commission that Chris Meyers was absent due to illness but he provided his comments to Mr. Kambo, which have been incorporated into the recommendations provided in the Staff Report.
 - Project Overview
 - 1. The property owner of 15 East Olentangy is proposing a wood frame pergola extending from the existing front door of Local Roots.
 - Ordinance Review
 - 1. The submitted plans are consistent with the Downtown Business District zoning requirements and the Powell Architectural Guidelines (PAG).
 - Staff Comments
 - 1. Style: The PAG makes no mention or guidelines specifically pertaining to pergolas. In this case, the most applicable recommendations from the PAG apply to materials

and detailing.

2. Overall, the applicant is proposing a simple structure. In general, the PAG promotes simple detail crafted from substantial materials for new construction projects. In this case, both general conditions are met. According to the submitted sketches, the pergola will be completely constructed of wood beams. The structure will not contain any details such as moldings or brackets. Lastly, this structure is not in direct conflict with any PAG recommendations regarding porches, as there is no mention of pergolas, or style issues.
 3. Site Considerations: According to site plans, the outside posts will extend 5' from the existing door with a minor overhang. The posts will be outside of the designated parking spaces but are directly adjacent. The overhand will extend into the parking area.
 4. Signage Considerations: Architectural renderings show the existing awning, with the Local Roots text, will be removed as part of building the pergola. Renderings show signage above the pergola. However, no official sign permit has been filed at this time. Likely, the sign above the structure will count as a wall sign and as long as it meets criteria, will be approved at a later date.
- Staff Recommendation
 - Staff believes the proposed structure is appropriate for the downtown area and does not find the proposed structure to be in conflict with any PAG guidelines. As a result, Staff recommends approval with the following conditions, to be reviewed by Staff and the Architectural Advisor:
 1. That 8 X 8 timber posts be utilized.
 2. Detail trellis hanging utilizing black metal versus hurricane clips.
 3. Final finish to be approved by Staff and Architectural Advisor.
 4. Concrete anchors to be utilized with proper post anchor and wood trim.
 5. Trellis ends have tapered edge per rendering.
 - Mr. Kambo mentioned the beautiful rendering differs a little from the engineered drawings. Staff doesn't feel the difference is so far out of line that if the Commission generally accepts this request in concept, Staff along with the Architectural Advisor can work out the fine points.
- Deb Howell asked if the trellis is similar to the one that is on the back of the building. Ms. Iams said yes. She wants to incorporate the same on the front of the building.
 - HDAC comments:
 - Deb Howell
 1. This will be a nice addition.
 2. The drawings look a little out of proportion so she doesn't necessarily like the drawings.
 - Marge Bennett
 1. This is very attractive, it will add a lot and looks very inviting.
 - Larry Coolidge
 1. The other trellis looks good in the back so he doesn't see any problems.
 2. This will look good and is an improvement.
 - MOTION: Deb Howell moved to approve the Certificate of Appropriateness brought forth by Margello Development Co., located at 15 E. Olentangy Street, subject to the five conditions listed in the Staff Report:
 - Marge Bennett seconded the motion.
 - Approved unanimously.

6. OTHER COMMISSION BUSINESS

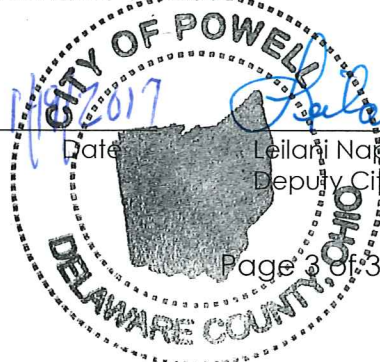
- Mr. Kambo said this next item is not going to have a resolution or motions at this time; it is to provide general comments from the Commission. Jim and Nita Biersdorf, located at 57 W. Olentangy Street, currently have a shed in the back of their residence. They are proposing to move the shed over and put a 12' x 24" temporary garage in its place. Mr. Kambo showed some imagery of what the pre-applicant is proposing for the temporary garage. The garage matches the existing home; especially the pitch in the back. The pre-applicant wants to put in a temporary structure so if they sell for commercial use in the future, the new person could remove the temporary structure with no problems. The pre-applicant has offered some ideas of different colors. Staff believes grey, which matches the building, would be best. Mr. Kambo asked for general comments.
 - Marge Bennett said keep it simple and paint the temporary garage grey to match the house.
 - Larry Coolidge agreed. A pitched roof would be best. The owner keeps their property nice so he doesn't think anything will be done that would be a deterrent.
 - Deb Howell asked if they are going to use the structure for parking. Mr. Biersdorf said it would be a garage.
 - Deb Howell asked if the structure would be wood.
 - Mr. Biersdorf said yes. It is all built with 2 x 4's. The wood is treated. The garage is built like a stick home. It will have a metal roof which will be painted in a grey tone to match the house. The walls have a grain texture of wood.
 - Larry Coolidge said they should match the house in color as much as possible. The garage will be less likely to stick out if it blends in with the house.
 - Marge Bennett agreed.
 - Mr. Biersdorf said the garage will sit back from the alley so it isn't right at the alley.
 - Larry Coolidge said that would pertain to zoning and HDAC has nothing to do with zoning. He said Mr. Kambo can provide all of the zoning requirements.
 - Mr. Kambo said if the applicant moves forward with the request, Planning and Zoning meets every 2 weeks. Once he receives a full packet, he will do a doodle poll and set up the next meeting.
 - Mr. Biersdorf said the garage is 9' wide and 7' tall. He doesn't think there will be a window. There will be a steel door.
 - Larry Coolidge asked if there is a plain garage door available. He asked if garage doors are addressed in the guidelines.
 - Mr. Kambo said the guidelines do address garage doors.
 - Mr. Biersdorf said he doesn't think he has options in regards to the garage door. He will double check.
 - Mr. Kambo said he would send Mr. Biersdorf the guidelines. He said this has been a conceptual review and the request will come back once they have a full application.

7. ADJOURNMENT

Next Meeting: TBD

DATE MINUTES APPROVED: November 19, 2015


Larry Coolidge
Vice Chairman




Leilani Napier
Deputy City Clerk

11/19/17
Date

