



HISTORIC DOWNTOWN ADVISORY COMMISSION
Village Green Municipal Building, Council Chambers
47 Hall Street
Thursday, November 19, 2015
6:00 P.M.

1. CERTIFICATE OF APPROPRIATENESS

Applicant: Jim and Nita Biersdorf
Location: 57 W. Olentangy Street
Zoning: DB, Downtown Business District
Request: To review a proposed temporary parking structure at the rear of a residential home.

[Site Aerial Image](#)

[Project Background](#)

At the last HDAC meeting the applicants asked the Commission for their thoughts on the garage. At that meeting HDAC asked for more detail but were overall fine with the idea of a new garage. Since that time, the applicant put together a full packet and submitted it for review.

As a side note, knowing that their residence will be converted to a commercial use in the future, they have opted for a temporary structure that can be easily removed in the future.

[Proposal Overview](#)

To construct a temporary parking structure in the rear of 57 W. Olentangy Street.

[Ordinance Review](#)

In accordance with the requirements of codified ordinance 1143.18(i)(2). The Historic Downtown Advisory Commission shall be empowered to hear, review, approve, deny, and recommend modifications to proposals for Certificates of Appropriateness involving environmental changes within the district. Applications for Certificates of Appropriateness shall be judged using the adopted Downtown District Architectural Guidelines.

The application is in line with the City of [Powell Architectural Guidelines \(PAG\)](#). A detailed review of the PAG is in the staff comments section below.

The application is in line with the Powell Comprehensive Plan.

The application is in line with the zoning code. The minimum setbacks for an accessory use is 5 feet from the rear and side yards as per section 1143.16(e). Although the image provided shows a rear setback of 5 feet and side yard of only 3 feet. The applicant clarified with staff that the building will indeed be 5 feet from the side yard.

Staff Comments

The structure of the comments below are as follows:

PAG topic area

- Whether the proposed application meets PAG guidelines or not.
 - Specific PAG guidelines.
 - Staff comments.

Within the PAG, the accessory buildings section is the focus of staff comments as this section speaks specifically to the type of use proposed.

Accessory Buildings (PAG, P. 276)

- The proposed building is consistent with the requirements of the accessory buildings section.
 - Automobile garages, storage sheds, and other dependent buildings must be located at the rear of the property, with entry facing away from major streets, although access from an "alley" is permissible.
 - The parking garage is in the rear and the access is from the alley.
 - The accessory building should be compatible with the building it serves in massing, materials (wood siding, PAG, P. 298 & metal roofing, PAG, P. 305), and basic color scheme, but it should not be an exact copy of the main building.
 - The proposed garage is designed specifically to be similar but not an exact match to the main building.
 - The massing is similar to the stick style of the main building.
 - The color will be a dark grey roof, light grey body, and white trim to match the main house. The grey may not be an exact match since the manufacture does not have an exact match. The selected grey is provided by the applicant. Of note, the PAG states that for the roof, "ONLY SILVER-GRAY "TIN" COLORS ARE APPROPRIATE FOR USE IN THE HISTORIC DISTRICT. Metal roofs other than batten or standing seam types are not appropriate for use in the district".
 - An accessory building should be obviously subservient to the building it is serving. This means that it should be smaller in scale and simpler in detail than the main building.
 - The small scale, detail, and location of the proposed building ensure that it is subservient to the main building.
 - Roof type, roof pitch and rhythm of openings should harmonize with those elements of the main building.
 - The proposed roof is to mimic the main building. Also, as stated in the PAG, gable roofs are most appropriate for new construction in the Historic District.
 - Materials should be similar in nature and scale, although not necessarily in refinement. For example, a house with special wood siding and shingles might have a garage with simpler wood siding. Special attention must be given to the relationship in scale and location between accessory buildings and the buildings they serve.
 - The applicant is proposing metal roofing and engineered wood siding to match the home. The style of the roofing is ribbed (similar to the standing seam roofing) and the style of the siding is smart siding (similar to board and baton). Both of these styles are consistent with the PAG. They are similar in nature in scale to the main building but are simpler than the main building.

Other items:

There are no windows.

Doors (PAG, P. 317)

- The applicant's doors are in line with some of PAG recommendations.
 - Although wood doors are preferred, steel doors may be appropriate for replacement or new construction.
 - The applicant is proposing a steel door.
 - The PAG does not have guidelines regarding car garage doors.
 - Staff has no problem with the proposed door. However, staff defers to the HDAC for an opinion on the garage doors.
 - Doors with more than four wood panels or several small panes of glass are generally too elaborate for the simple buildings typical of Powell.
 - The applicant is proposing a 6 panel person-door. Although it is not a perfect match, the location of the person-door in the back left of the building, somewhat out of sight, may reduce its impact. Staff defers to the HDAC for comments.
 - All exterior doors in the Historic District should be painted to match or coordinate with building trim.
 - The applicant will be using white doors for both the main garage door and the person-door.
 - Door trim used in new construction should reflect the traditional trims, which are similar to those illustrated for windows.
 - The door trim will be simple and consistent with the PAG.

Staff Recommendation

Staff feels that the proposed garage will be an improvement to the site and the historic district overall. As a result, staff recommends HDAC to approve the certificate of appropriateness with the following conditions:

1. The applicant has met the standards of the HDAC, Architectural Advisor, and Staff.

2. CONCEPT REVIEW/CERTIFICATE OF APPROPRIATENESS

Applicant: Amanda Wilkinson
Location: 111 N. Liberty Street
Zoning: DR, Downtown Residence District
Request: To review a proposed parking structure at the rear of a residential home.

[Site Aerial Image](#)

[Project Background](#)

The applicants submitted an application to construct a permanent garage. They will remove the existing white shed at the back of the home before construction of the proposed garage.

At this point staff feels that more detail is needed before a recommendation can be made. As a result, staff suggests that HDAC review this plan and provide comments to the applicant so that a complete packet can be submitted in the future.

[Proposal Overview](#)

To construct a parking structure in the rear of 111 N. Liberty Street.

[Ordinance Review](#)

In accordance with the requirements of codified ordinance 1143.18(i)(2). The Historic Downtown Advisory Commission shall be empowered to hear, review, approve, deny, and recommend modifications to proposals for Certificates of Appropriateness involving environmental changes within the district. Applications for Certificates of Appropriateness shall be judged using the adopted Downtown District Architectural Guidelines.

The application may be in line with the City of [Powell Architectural Guidelines \(PAG\)](#). A detailed review of the PAG will be completed when a full packet is received.

The application is in line with the Powell Comprehensive Plan.

The application is in line with the zoning code. The minimum setbacks for an accessory use is 5 feet from the rear and side yards as per section 1143.16(e).

[Staff Comments](#)

As stated above, a complete review will not be done by staff until a complete a detailed packet is received. In the meantime, staff would suggest the following items be included in the next submission.

1. Images/names of roofing and siding materials.
2. Images/names of window selections.
3. Person-door selection.
4. Match the pitch of the garage to the home.
5. Try to match all materials and colors to the home.

[Staff Recommendation](#)

Staff feels that the proposed garage will be an improvement to the site and the historic district overall. However, more detailed information is needed before a recommendation from staff can be provided. As a result, in the meantime, staff recommends HDAC to table the proposal until a complete packet is received.

3. CERTIFICATE OF APPROPRIATENESS

Applicant: Margello Development Co.
Location: 15 E. Olentangy Street
Zoning: DB, Downtown Business District
Request: To review a proposed sign that requires a size variance, located at the entrance of Local Roots.

[Site Aerial Map](#)

[Project Background](#)

At the October 1 HDAC meeting the applicant had a trellis structured approved. Since that time, the applicant has decided to install a new sign that would go above the trellis.

The new trellis and proposed sign are pieces of an overall plan to revamp the look and feel of Local Roots. Additional items will likely be done in the future.



[Proposal Overview](#)

To review a proposal for a new sign at Local Roots. The 48 square foot sign is to be made of a combination of metal materials, with cutouts for the letters, and LED lighting hidden in the back to illuminate the sign.

[Ordinance Review](#)

In accordance with the requirements of codified ordinance 1143.18(i)(2). The Historic Downtown Advisory Commission shall be empowered to hear, review, approve, deny, and recommend modifications to proposals for Certificates of Appropriateness involving environmental changes within the district. Applications for Certificates of Appropriateness shall be judged using the adopted Downtown District Architectural Guidelines.

The application is in line with the City of [Powell Architectural Guidelines \(PAG\)](#). A detailed review of the PAG is in the staff comments section below.

The application is in line with the Powell Comprehensive Plan and requires a variance from the zoning code 1151.05(b)(A) which states that a wall sign in the Historic District cannot be larger than 18 square feet.

Staff Comments

The structure of the comments below are as follows:

PAG topic area

- Whether the proposed application meets PAG guidelines or not.
 - Specific PAG guidelines.
 - Staff comments.

Within the PAG, the signage and graphics section is the focus of staff comments as this section focuses specifically on the type of use proposed.

Signage and Graphics (PAG, P. 274)

- The proposed sign is generally in line with the PAG. The only instance where it deviates is in the material of the sign (discussed below).
 - Proposed signage should be in harmony with the building to which it is attached. Size, scale, material, texture, color, style and location should be appropriate to both the building itself and the purpose of the graphics.
 - Local Roots is beginning to transform its outside in order to reinvigorate the company's brand image. A new sign will work with the previously approved trellis to bring harmony between the improvements to the outside of the building.
 - Appropriate signage should convey the name and purpose of the business in a direct manner, using small, simple letters. Logos and graphics should be small, straightforward, and kept to a minimum.
 - There will be no logos, only simple lettering used for the sign. The font is unknown at this time.
 - Internally illuminated signs should not be used in the Historic District. Exterior illumination is discouraged unless it is incandescent, very low in wattage and designed as an integral part of the sign.
 - The sign will be illuminated from the back using hidden LED lighting.
 - Wood is the preferred material for signs, and all graphics should employ subtle and natural colors, such as those outlined in the section on painting and colors.
 - Wood is preferred but this type of sign will be a significant improvement for the downtown core. It brings a fresh design to the historic district.
 - As a positive example, other metal signs in the historic district (e.g. Prohibition) have proved to be improvements to the look and feel of the downtown.

The applicant provided a sign design that meets all of the PAG and zoning requirements except that the size of the sign is larger than code maximums and the sign is metal.

- Overall size should not exceed 18 square feet in the Historic District.
 - The proposed sign is 48 square feet. Staff does not see the size of the sign having a negative impact on the front façade of the building or to the historic district. The intent of the size requirements is to ensure that signs are not out of scale. This sign is not out of scale, especially when the scale of the building is taken into account. Local Roots has a large entrance wall and a larger sign will not seem out of place. An example of a large sign on a large building face can be seen at with Kraft House #5 (see attached). In staff's opinion, larger signs that add to the aesthetic of downtown should be permitted.
- Wood is the preferred material for signs.
 - The applicant is proposing a metal sign. Staff in this instance, sees the architectural and artistic value of the sign. However, staff defers to the Commission for their opinion.

Staff Recommendation

Staff feels that the proposed sign will be an improvement to the business and the historic district overall. Its unique character and style will play well with the direction the downtown is heading in. One that shows a refreshed and interesting downtown core with shops and restaurants where people want to visit.

As a result, staff recommends HDAC to approve the certificate of appropriateness with the following conditions:

1. The applicant has met the standards of the HDAC, Architectural Advisor, and Staff.
2. That the applicant has clarified staff's questions.
3. The HDAC approves the size variance to allow the larger 48 square foot sign.
4. The sign in the other gable to the west is removed.