



MINUTES

HISTORIC DOWNTOWN ADVISORY COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Thursday, November 19, 2015

6:00 P.M.

1. CALL TO ORDER/ROLL CALL

- Called to order: 6:00 PM
- Present: Tom Coffey, Larry Coolidge, Marge Bennett, Deb Howell, Rocky Kambo, Leilani Napier
- Not present: Richard Fusch, Chris Meyers

2. APPROVAL OF MINUTES (October 1, 2015)

- Motion: Commissioner Howell moved to approve the minutes of October 1, 2015. Commissioner Bennett seconded the motion. By unanimous consent the minutes were approved.

3. STAFF ITEMS

- Rocky Kambo reported that Chris Meyers had an urgent meeting which prevented his attendance. Mr. Meyers e-mailed his comments for each agenda item to Mr. Kambo and Mr. Kambo will read Mr. Meyers comments for each agenda item. Mr. Kambo handed out copies of the approved Comprehensive Plan to each Commission member. The Comprehensive Plan is also available on the City's website. Mr. Kambo reminded the Commission of the importance of the Comprehensive Plan; the City's guidance document for the next 20 years. There is significant mention of the downtown area of Powell in the Plan. Mr. Kambo urged all Commission members to read the Plan.

4. HEARING OF VISITORS FOR ITEMS NOT ON AGENDA

- None

5. CERTIFICATE OF APPROPRIATENESS

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

Jim Biersdorf, 57 West Olentangy Street, said they are requesting a temporary garage to be installed at the back of their current parking space. There is currently a shed just off of their parking space. The shed would be removed and the temporary garage would be put in. The structure would be 6' or 7' away from the alley. Per Code, the structure needs to be 5' off the property line. The structure will be 12' x 24'. They plan on living at this property for 2 or 3 more years and when they decide to leave, if the property becomes a commercial property, the structure can be removed which would leave parking in the back. The structure is very temporary. It is brought in on a flatbed truck and put in place. The garage door is 9' x 7'. The roof is a gable type roof made of metal. There will be smart siding on the sides. They will be choosing a dark grey color for the roof and the sides will match the color of the house as close as possible, with white trim. There will be a small vent towards the top gable.

Rocky Kambo reviewed the Staff Report.

Project Background

At the last HDAC meeting the applicants asked the Commission for their thoughts on the garage. 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 their residence will be converted to a commercial use in the future, the applicant has opted for a temporary structure which 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).

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' from the rear and side yards as per section 1143.16(e). Although the image provided shows a rear setback of 5' and side yard of only 3'. The applicant clarified with Staff the building will indeed be 5' from the side yard.

Staff Comments

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 for the roof, "ONLY SILVER-GREY "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 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 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.

Mr. Kambo said the applicant didn't submit anything in the request pertaining to lighting. He asked the applicant to address whether lighting would be installed and if so, what type. Mr. Kambo also asked the applicant to confirm what type of material the door would be made of.

Staff Recommendation

Staff feels 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.

Mr. Kambo read the Architectural Advisor's comments/questions:

- Mr. Meyers asked how long the temporary structure will be used. Mr. Kambo said the applicant stated 2 to 3 years. Mr. Kambo recommended the Commission setting a specific term of time if the request is approved.
- Mr. Meyers would prefer to see standing seam roofing and not ribbed but given the structure is temporary Mr. Meyers said he would be OK with the ribbed.
- Mr. Meyers thought colors samples would have been useful but hearing colors will be comparable to the main building makes the color choices OK. Mr. Kambo recommended the Commission stating colors should be as close to the main building as possible if the request is approved.
- Mr. Meyers said the request should incorporate appropriate light fixtures.

Chairman Coffey asked Mr. Biersdorf to address the lighting and if he will be running electric to the temporary garage. Mr. Biersdorf said the current shed has electric run to it and there is a motion detector type of light on the shed. He said he would probably install the same type of lighting on the same side of the temporary garage, by the person-door. Mr. Biersdorf said both the person-door and the garage door will be metal. The garage door is insulated. Commissioner Coolidge asked what the garage door looks like on the exterior. Mr. Biersdorf said there are 4 panels on the garage door. He drove through the Village to see what garage doors look like in the Village and the garage door on the temporary garage will look very similar. Mr. Biersdorf said he isn't 100% sure but the person-door could have 4 or 6 raised panels. Commissioner Coolidge asked if the person-door is steel. Mr. Biersdorf said yes. Mr. Biersdorf said he is limited on the color of the roof but they are going with a darker grey. He has more options on the color of the walls but the color scheme will be similar to the house. Mr. Kambo said, now that we know a light fixture will be installed, he would add a second Staff recommendation to have all light fixtures reviewed and approved by Staff before installation. Mr. Biersdorf asked if putting a light in the gable area would be acceptable. Chairman Coffey said the light fixture would need to be reviewed by Staff.

Chairman Coffey opened the floor to public comment. Hearing none he closed the public comment session.

Commissioner Howell said the temporary garage will look better than the current shed.

Commissioner Coolidge asked if the temporary garage is going to have gutters on it. Mr. Biersdorf said no. Commissioner Coolidge said the lights chosen could spark up the temporary garage a little bit. He asked if there was a flat paneled garage door. Mr. Biersdorf said he didn't have an option on the garage door. Commissioner Coolidge said he has no problem with a temporary garage as long as there is some assurance it won't stay permanently.

Commissioner Bennett said it was an ingenious idea to give them a garage.

Chairman Coffey said he is for the temporary garage and he would like Staff to review all lighting.

Mr. Biersdorf added they will need to have a ramp since the structure will be sitting on the asphalt. They use 2 x 6 treated lumber to create a ramp so they can drive into the garage. Mr. Kambo said Staff needs to review the ramp.

Commissioner Coolidge moved to approve the Certificate of Appropriateness for a temporary parking structure at the rear of a residential home located at 185 N. Liberty Street, subject to the following conditions:

1. That any lights chosen for the temporary parking structure shall be similar to the lights in the Powell Architectural Guidelines and first approved by Staff; and
2. That the colors chosen for the temporary parking structure, including the roof, shall be similar to and blend in with the main house; and
3. That the ramp needed shall first be reviewed and approved by Staff.

Commissioner Howell seconded the motion.

VOTE: Y 4 N 0 (Fusch absent)

6. CONCEPT REVIEW/CERTIFICATE OF APPROPRIATENESS

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

Steve Nicks, 111 N. Liberty Street, said they want to put up a very similar structure to the Biersdorf's structure. They are using the same company, picking another type of structure. The structure will have a metal roof, sides, doors and windows. The colors are available to match their house. The structure is 24' x 26'. The current carport tent would be removed. They will have a 5' easement and the structure will be 15' from the alleyway.

Mr. Kambo reviewed the Staff Report.

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 more detail is needed before a recommendation can be made. As a result, Staff suggests HDAC review this plan and provide comments to the applicant so 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, as long as the footprint and location of the structure doesn't change. In the packet submitted by the applicant, the survey shows 175' but the measurement is actually going to the center line of N. Liberty. Because of this, the applicant has a misunderstanding of where the garage would be and how far back it could be at the back of their lot. Staff stepped in and did a drawing to show where the setbacks are. The setbacks are all correct but the proximity to the house shrinks. There are no Zoning regulations saying how close a garage can be to a house. The minimum setbacks for an accessory use is 5' 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 and 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 are specified.
2. Images/names of window selections are specified.
3. Person-door selection needs to be particular.
4. Match the pitch of the garage to the home.
5. Try to match all materials and colors to the home.

Mr. Kambo advised the applicant everything shown tonight is available on the City's website, under the Development Department's Current Proposals page. You can also e-mail Staff via the website. Staff did ask the applicant to come to this meeting, thinking it would be helpful to the applicant for the Commission to provide comments, even though the request will be tabled. It is also important to note this is a permanent structure. The previous request was for a temporary structure. There is a different level of scrutiny for a permanent structure versus a temporary structure. Staff will work with the applicant to give more detail on what Staff will be looking for and the type of garage Staff and HDAC will support.

Staff Recommendation

Staff feels 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.

Mr. Kambo read the Architectural Advisor's comments/questions:

- Mr. Meyers stated there isn't enough clear information provided at this point.
- Mr. Meyers said if this structure is permanent, elevations and a proper site plan should be required.
- Mr. Meyers said material and color information is necessary.

Chairman Coffey opened the floor to public comment. Hearing none he closed the public comment session.

Commissioner Howell asked what the structure is going to be built of, is it wood? Mr. Nicks said the structure will be completely metal. It takes the company 6 hours to erect the entire structure. The structure will be anchored to the ground and will withstand 90 mph winds and can hold up to 30 lbs. of snow. Mr. Kambo said this home has vinyl siding and windows, which was allowed in 1995. The applicant is saying the structure is completely metal but it would probably be acceptable for the structure to have vinyl siding and/or windows since the main house has vinyl siding and windows. Commissioner Howell asked if HDAC even allows metal buildings. Chairman Coffey said no, the Commission does not. Chairman Coffey said he is a little confused because this request shouldn't have come before the HDAC Commission since it's for a metal structure. Commissioner Howell said she agrees with Staff, there needs to be a full package with all details provided, including materials which are allowed. The applicant isn't going to be allowed to put up a metal, permanent structure. Mr. Nicks said he knows the company provides structures made of different materials. Commissioner Howell said to include details of where the 2 windows will be placed.

Commissioner Coolidge suggested duplicating the look of the house in regards to siding. He suggested matching the roof angles to the house.

Commissioner Bennett agreed with the comments made and said the request isn't ready yet.

Chairman Coffey said the applicant's house has a lot of character in downtown Powell. He definitely wants the architecture of the garage to match the house. The request submitted is night and day different. People comment on the house and the garage needs to match the house as a permanent structure.

Commissioner Coolidge moved to table the request for a Certificate of Appropriateness to review a proposed parking structure at the rear of a residential home located at 111 N. Liberty Street.

Commissioner Bennett seconded the motion.

VOTE: Y 4 N 0

(Fusch absent)

7. CERTIFICATE OF APPROPRIATENESS

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

Jessi Iams, 6568 Liberty Road, for Local Roots, located at 15 E. Olentangy Street, said she wants to put up a metal sign with a patchwork design. The colors will match the brick and the wood. There is no font color because the letters are cut out. There will be light behind the letters but she is thinking of adding additional, subtle lighting. She would like the sign to go across the top of the bricking.

Mr. Kambo reviewed the Staff Report.

Project Background

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

The application is in line with the Powell Comprehensive Plan and requires a variance from the Zoning Code 1151.05(b) (A) which states 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.
 - 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. The light won't be bright and white. We need to make sure we don't have light pollution coming off of this site. The light will provide a light hue and is going in a posh direction. Staff can review the lighting if this request is approved.
 - 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 which meets all of the PAG and Zoning requirements except 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 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. In Staff's opinion, larger signs which 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 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. 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.

Mr. Kambo read the Architectural Advisor's comments/questions:

- Mr. Meyers said he is confident the plan will be well executed but he doesn't feel there is enough detail being provided.
- Mr. Meyers said as an idea the request seems fine but what material will be used. Mr. Kambo said this was clarified today. Ironworks is going to make the sign. We need to know what type of metal is going to be used.
- Mr. Meyers asked how the sign will be lighted. Mr. Kambo said the sign will be LED lit. We should add a condition that Staff should review the type of lighting used.
- Mr. Meyers asked what happened to the previously presented trellis request. Mr. Kambo said the trellis will still be put up. The sign is in addition to the trellis.
- Mr. Meyers said the sign should fall within the allowable signage square footage and not allowed to be over.

- Mr. Meyers asked if the metal of the sign is non-corrosive. Mr. Kambo said this is a very important question. Rust streaking would not be attractive.

Chairman Coffey opened the floor to public comment. Hearing none he closed the public comment session.

Commissioner Howell asked if there will be metal on wood or will there just be metal. Ms. Iams said it will be all metal. Commissioner Howell said she likes the metal sign and thinks it will be attractive if lit the right way. She asked what metal is going to be used. Ms. Iams said she isn't sure what steel is going to be used. Different types of chemical treatments will be used to give the metal different colors. Commissioner Coolidge asked if the metal would then be sealed. Ms. Iams said yes. Commissioner Coolidge said that is good so you don't have to worry about the rusting.

Commissioner Coolidge said the sign will be 3' x 16'. He thinks the sign will be OK. He asked Ms. Iams to get a final drawing to Staff for review. Commissioner Coolidge asked Mr. Kambo to e-mail the final drawing to the Commission members.

Commissioner Bennett said the trellis is great and the sign looks appropriate for such a long wall. She thinks the sign will be inviting.

Chairman Coffey said he likes how the sign will work with the trellis. He is OK with the larger sized sign due to the size of the building. It would be nice to find a use for the other sign being taken down. It's a nice carved, wooden sign and it would be nice if you could use it.

Commissioner Coolidge moved to approve the Certificate of Appropriateness for a proposed sign requiring a size variance, located at the entrance of Local Roots, 15 E. Olentangy Street, subject to the following conditions:

1. That the applicant shall submit a new drawing to Staff showing the final sign plan, to include materials, placement and color/stain information; and
2. That the applicant shall submit the lighting plan to Staff for review and approval.

Commissioner Howell seconded the motion.

VOTE: Y 4 N 0

(Fusch absent)

8. OTHER COMMISSION BUSINESS

Mr. Kambo clarified Staff will work with Amanda Wilkinson/Steve Nicks to obtain a complete packet. The applicant will come back before HDAC with a complete proposal.

9. ADJOURNMENT

Marge Bennett moved to adjourn the meeting. Deb Howell seconded. The meeting was adjourned at 7:09 p.m.

DATE MINUTES APPROVED: January 19, 2017

Tom Coffey
Chairman

3-31-17
DeLani Napier
Deputy City Clerk

Date

