



## STAFF REPORT

### HISTORIC DOWNTOWN ADVISORY COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Thursday, November 16, 2017

6:30 P.M.

#### 1. REVIEW

Applicant: Steve Reynolds  
Location: 41 Depot Street  
Existing Zoning: Planned Commercial District (PC) (Retail)  
Request: Site work including three (3) new public parking spaces and gravel service with employee parking. Architectural improvements including a 285 SF extension of the existing porch, and a 1,350 SF addition to the existing building to support tenant operations.

Aerial Site Image: <https://goo.gl/maps/zXF6vk83Xy82>

#### Project Background

Planning and Zoning Commission (P&Z) reviewed this application at their October 25, 2017 meeting. At that meeting, P&Z asked for the application be sent to HDAC for comments.

#### Proposal Overview

The applicant is proposing new landscaping, two additions to match the existing building, and new lighting.

Taken from the applicant's executive summary:

The proposed scope of work will create the new home for Nocterra Brewing Company, support brewing operations and include a tap room open to the general public. A 1,350 square foot addition is proposed to the west of the existing structure, containing the Brew House and Grain Storage. A prefabricated walk-in cooler will also be placed west of the existing structure, and north of the addition. The remainder of the existing facility will be fit-out on the interior for Brewing Operations, Barrel Storage, the Tap Room, Restrooms and General Storage.

Site work will include the creation of three (3) new public parking spaces along Depot Street, while maintaining the fourteen (14) existing parking spaces. A new service yard is proposed to the north which wraps around the addition to support daily building service and provide space for employee parking. The existing porch is proposed to extend to the west to provide additional exterior space for Tap Room patrons.

#### Ordinance Review

In accordance with the requirements of codified ordinance 1143.18(j)(2), any change in the outward appearance of a property within the Downtown District shall require approval of Certificate of Appropriateness by the Planning and Zoning Commission if any change in the outward appearance of a property within the Downtown District results in one or more of the following:

- A. **The plans call for a new non-residential structure or addition of occupied space to an existing non-residential structure, whether principal or accessory; or**
- B. The plans call for two or more new residential dwelling units; or

- C. There will be a demolition of a structure larger than seventy-five (75) square feet in ground floor area; or
- D. There is a request for rezoning, zoning variance, or subdivision of land within the Downtown District.

In accordance with the requirements of codified ordinance 1143.18(a), the purpose of the Downtown District Overlay District (herein after referred to as the "Downtown District") is to promote the public, health, safety, and welfare by providing for the regulation of the downtown area through a single, unified district. This district is created to permit the careful and coordinated physical planning, development, and redevelopment of the land, and to provide flexibility in the location of land uses, housing types, and intensity. This district shall preserve, protect, and promote the historical nature of downtown by pursuing development that encourages a mix of uses in a manner that is safe, pleasant, convenient, and in context with the history of the area. It is also the purpose of the Downtown District to:

- (1) Safeguard the heritage of the City by preserving sites and structures within the historic central core of the City that reflect the City's history and its architectural history.
- (2) Stabilize and improve property values.
- (3) Strengthen the economy of the City by promoting business development through the allowance of buildings that provide flexible commercial opportunities yet in keeping with the village scale and character.
- (4) Protect and enhance the City's attractions to residents and visitors.
- (5) Enhance the visual and aesthetic character, diversity, and interest of the City's history.
- (6) Foster civic pride in the beauty, human scale, and human details of the City's history.
- (7) Promote excellence in small town design, incorporating elements that are consistent with the existing character of the area.
- (8) Promote the use and preservation of historic sites and structures for the education and general welfare of the people of the City.
- (9) Preserve sound existing housing stock in the historic central area of the City and safeguard the residential scale of the district and the character of sub-areas that are primarily residential in character.

The proposal meets many of the purposes of this district. To name a few:

- The proposal will help to improve property values of neighboring properties.
- This proposal is enhancing an existing structure in the historic core helping to preserve architectural history of the downtown.
- New commercial uses within walking distance of homes are valued in the current market.
- This new use will strengthen the economy of the city by bringing in new business into the city.
- This proposal offers a new attraction for residents and visitors to visit.

### Plan Consistency

The proposal conforms to the standards listed in the Powell Comprehensive Plan, the Downtown Revitalization Plan, and the Downtown Architectural Guidelines.

### Staff Comments

The applicant's material and color selections are consistent with the Powell Architectural Guidelines (PAGs). Staff however would defer to the HDAC regarding the garage door and lighting fixture choices. The PAGs do not provide any guidance on garage doors and Staff feels that the ones chosen are far too contemporary for the historic district. As for the lighting, Staff does not see a problem with the gooseneck lighting proposed. However, as stated above, Staff defers to the HDAC for comment.

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### Staff's P&Z report for HDAC's reference.

Staff appreciates a well done application package and that the applicant reached out to the neighbors regarding their proposed use.

Traffic, parking, noise and unruly guests are some of the concerns neighbors raised in relation to the proposal. Staff had similar reservations however, they were already answered by the applicant. Staff is impressed that the applicant responded to each of these concerns and is fine with the provided explanations. To deal with traffic and parking the applicant suggested that the city providing no parking signs and speed limit signs along Depot Street. Staff will look into this but sees no issue with this suggestion. As for noise, the applicant is not planning to have music on a regular basis but instead at an annual or biannual basis with restricted hours. The applicant also provided their hours of operations (see below) stating that they do not want to disturb the neighbors. Lastly, there was a questions about unruly guests, Staff is confident that with the brewery's proximity to the Powell Police Department will help mitigate any issues.

**Our planned taproom hours are.**

<b>Monday - Friday</b>	<b>3pm -10pm</b>	<b>Possibly closed on Mondays</b>
<b>Saturday</b>	<b>12pm - 10pm</b>	
<b>Sunday</b>	<b>12pm - 8pm</b>	

**We know that Powell is an early to bed town, that is why we like it so much. We both have younger kids and understand the importance of early out and in.**

The additions proposed will be on the rear of the building facing the railroad tracks. These changes will have very little visual impact on the neighbors.

The parking provided exceeds what is required by code. Furthermore, there is additional public parking along Depot Street and the municipal lot is not a far walk if need be.

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### Staff Recommendation

Staff recommends that the HDAC provides any and all comments to the applicant and that the applicant take these comments, incorporate them, and resubmit to P&Z for review.

## 2. CERTIFICATE OF APPROPRIATENESS

Applicant: Jim and Nita Biersdorf  
Location: 57 W. Olentangy Street  
Existing Zoning: DB, Downtown Business District  
Request: To review a proposal to add lighting to a previously approved garage.

[Site Aerial Image](#)

### Project Background

The applicant's asked for HDAC approval at the November 19, 2015 meeting. Since that time the applicant constructed the garage and ramp. Now, the applicant is asking to add lighting to the garage.

### Proposal Overview

To add lighting to the previously approved garage.

### 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.

### 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.

Lighting (PAG, P. 13)

- The proposed building is consistent with the requirements of the lighting section.
  - Exterior lighting in the Historic District should be incandescent, and low in wattage.
    - The proposed light is low wattage.
  - Lighting fixtures should be simple Victorian or turn of the century in design, with round on the commercial buildings along Liberty Street, near the intersection with Olentangy Street (see map next page for location) egg-shaped globes on metal posts with minimal detailing. Colonial style "coach lights" are not appropriate in the historic district. These types belong to an earlier historical period, and generally belong on coaches.
    - The proposed light is turn of the century.

### Staff Recommendation

Staff feels that the proposed lighting is in line with the PAGs and the historic district overall. As a result, staff recommends HDAC to approve the certificate of appropriateness.

### 3. AMENDMENT TO A FINAL DEVELOPMENT PLAN

Applicant: Mathew Althouse  
Location: 26 W Olentangy Street  
Existing Zoning: Downtown Business District (DB)  
Request: To review a proposal to change the previously approved front elevation of the building and site plan to allow for a drive through.

Aerial Site Image: <https://goo.gl/maps/cZCvSouTw3U2>

#### Project Background

Dustin Sun of Sun Properties (Owner of Espresso 22) recently purchased the building and is applying to renovate the property at 26 W Olentangy Street. The proposed project is a renovation of the exterior and interior of the property, to convert the space from retail to restaurant.

The applicant took the proposal before P&Z on December 14, 2016. At this meeting, the P&Z members were favorable of the proposal but suggested that the applicant obtain a shared parking agreement with the neighbors and bring the proposal before HDAC before an approval would be considered. As a result, the applicant has submitted their proposal for architectural review and comments from the HDAC to be provided back to P&Z. Following the next P&Z meeting, the applicant was given approval of the proposal.

Since that time, the applicant did his cost estimates and determined that the project needed to be scaled back. As such, the applicant is back before P&Z and HDAC for review and approval of the revised elevations and site plan.

The proposal has minor changes and as a result, the previous HDAC staff report from January 19, 2017 will be used again.

#### Proposal Overview

Review of the proposal to renovate an existing building to ensure that it conforms to the standards listed in the Powell Comprehensive Plan, the Downtown Revitalization Plan, and the Downtown Architectural Guidelines.

The renovations suggested in the proposal are listed below.

- Exterior Renovation
  - New ~~Sliding Barn~~ Door
  - New Storefront Windows
  - New Side Paneling
  - Painting Existing Siding
  - ~~Addition of Walk-In Cooler~~ (now in the future)
  - Addition of 14 Parking Spaces
  - Addition of front “porch” with columned parapet
- Interior Renovation
  - New Restrooms
  - New Kitchen
  - Remodeled space for bar and dining area

## Staff Comments

The report provided to P&Z members at the December 2016 meeting provides a thorough overview of the project with specific mention of the architectural guidelines. As such, it is provided below for HDAC review.

It should be noted that many of the questions that were asked during the P&Z review have been answered in the submittal to HDAC. For instance, the color of the building is now shown in the architectural renderings.

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## P&Z Staff Report

### Ordinance Review

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- E. **The plans call for a new non-residential structure or addition of occupied space to an existing non-residential structure, whether principal or accessory;** or
- F. The plans call for two or more new residential dwelling units; or
- G. There will be a demolition of a structure larger than seventy-five (75) square feet in ground floor area; or
- H. There is a request for rezoning, zoning variance, or subdivision of land within the Downtown District.

### Comprehensive Plan Consistency

The proposal of the renovation is in line with the city's 2016 Comprehensive Plan. Specifically, in regards to the following guidelines.

- Guiding Principle (pg. vi): The historic, small town charm of Downtown Powell should be preserved and enhanced. Downtown Powell should be a vibrant, accessible center of the community with a diverse mixture of uses and activities.
  - Staff believes the proposed renovation improves the property's compatibility with this principle.
  - The renovation is designed in a way that will better match the development style seen elsewhere in Powell. The construction materials used and the change in architectural style are two notable enhancements.
  - The addition of a dine-in/carryout restaurant adds diversity of building use to the Downtown corridor.
- Mixed Use Village Center Guidelines (pg. 30): Renovation proposal meets many Development Guidelines for the Mixed Use Village Center.
  - Commercial and mixed use buildings should be located adjacent to the public sidewalk with prominent main entrances and storefront windows.
  - High quality materials and architectural detailing is critical to ensure new development contributes to the village character.
  - Shared and interconnected parking areas should be provided behind commercial buildings. Parking lots should be physically linked together or accessible from public alleys.

- Transportation Plan (pg. 67): Although the property is close in proximity to the Four Corners, renovation of the building for this use would likely not create a noticeable impact on traffic or congestion beyond that of a normal addition of a mixed use site. This is speculative to the fact that the restaurant's parking is accessible from both Hall Street and Liberty Street by way of an alley at the rear of the building. Having primary parking accessible from several directions, mixed with on street parking in the front of the building, and two nearby public parking lots, the traffic impact should be nothing beyond normal.

## Staff Comments

The following sections are a congregation of staff comments after evaluation of these supplemental documents.

### Downtown Revitalization Plan

The proposal is in accordance with the following key areas of the Downtown Revitalization Plan.

- Recommendations for Powell's Northwest Quadrant
  - One issue mentioned in the Downtown Revitalization Plan is a lack of updating to existing structures, and staff believes this proposal is progress towards amending this issue.
  - The renovation to the exterior of the storefront should act as an improvement to the streetscape.

### Downtown Architectural Guidelines

The proposal is in accordance with the following key areas of the Downtown Architectural Guidelines.

- The proposed building materials are in line with those suggested in the Architectural Guidelines.
  - The proposal plans the use of board and batten siding, which is recommended.
  - Trim work and molding will be done with Hardie-trim and Hardie-plank boards.
- Proposed architectural elements are in line with the Architectural Guidelines.
  - The window design appears similar to those displayed in the architectural guidelines.
  - The proposed molding style matches acceptable style.
  - The addition of columns visually acceptable.
- The addition of the walk-in cooler is of no concern to building massing, as the increase of mass is relatively small.

(No longer relevant)

~~After evaluation of the proposal, staff was able to determine the acceptable match of the items listed above to sections within the Comprehensive Plan, the Downtown Revitalization Plan, and the Downtown Architectural Guidelines, but needs further explanation to the questions listed below.~~

- ~~• What color will the building (painted portion and materials) be?~~
- ~~• What is the material of the paneling along the South Elevation?~~
- ~~• What is the material of the parking lot?~~
- ~~• The parking requirement is calculated for a sit-down restaurant which would require 13 parking spaces (25 required divided by 2 (within the DB District (old OPC District) = 12.5 and round up to 13). 10 spaces are provided. There are two spaces directly in front of this use. Also, there are two public parking lots nearby. The DB code gives P&Z the authority to reduce the number of spaces required if through proper analysis they feel that the minimum is not needed to be met. The Applicant is discussing common parking plans with the adjacent owner, and will require his employees to park at the municipal lots.~~

Staff would also like to make P&Z aware that they may wish to leave the final details up to the Historic Downtown Advisory Committee.

Lastly, staff defers to the Architectural Advisor for more detailed analysis of the design of the proposal.

### Staff Recommendation

Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. Acceptable answers to the questions mentioned above are provided.
2. The applicant pursues additional parking in conjunction with neighboring lots, as proposed parking merely meets just less than minimum, and require employees to park within one of the public lots.
3. The applicant work with the city's Public Service department to rearrange public seating adjacent to the structure.
4. Mock-ups of the signage are provided, however staff recommends allowing revisiting sign approval at a later date by Staff.
5. Design of the exterior of the walk-in cooler on the north elevation is provided.
6. The Architectural Advisor comments are incorporated into the plan.

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### Ordinance Review

The application is in line with the zoning code and the Powell Comprehensive Plan.

The [City of Powell Architectural Guidelines \(PAG\)](#) were reviewed and used in the creation of the staff review below.

Staff comments follow the organization of the PAG. The structure of the comments below are as follows:

#### PAG topic area

- Whether the proposed application meets PAG guidelines or not.
  - Generally, Staff feels the project is consistent with the Powel Architectural Guidelines as described below, with additional input by the Architectural Advisor.

#### Architectural Style and Elements (Page 6)

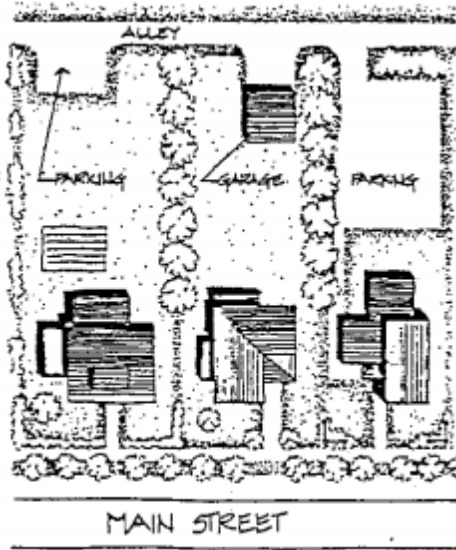
- The proposed project is generally in line with the architectural style recommended in the PAG.
  - The proposed building is in the general Midwestern rural aesthetic.
  - The existing building was added onto over time and although the building does not fit perfectly into the styles of the historic district, Staff feels that the improvement to the existing building using historic colors and materials. Furthermore, the building as it stands, has historic value as it is one of the older building in the downtown core.





## Site Considerations (Page 10)

- The proposed project is in line with site considerations of the PAG.
  - Access to rear yard parking lots and storage or garage buildings should be from alleys whenever possible.
    - The proposal has designed their parking lot in this fashion.
  - Commercial lots should be paved with asphalt, brick, concrete, or tar and chips as required in the Powell Zoning Code.
    - Renderings show an asphalt type of pavement.



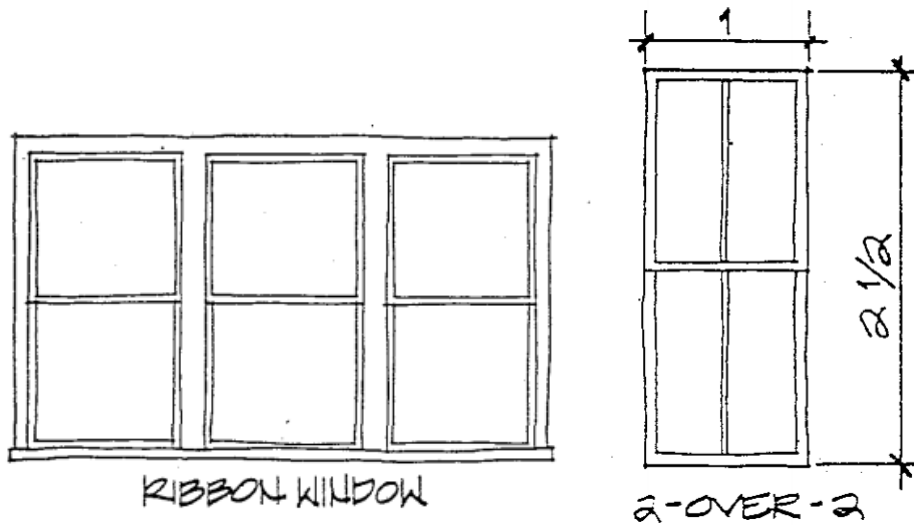
## Building Materials (Page 21)

- The proposed project is in line with the building materials recommended by the PAG.
  - Most of the buildings in Powell are sheathed in some form of wood siding. Beveled, shiplap, and rustic sidings are used commonly. (Page 27)
    - The proposal has a cement fiber siding similar in style to wood. The style of wood siding pattern is unknown though.
  - Every effort should be made to retain and repair existing tin roofs. Metal roofs other than batten or standing seam types are not appropriate for use in the district. (Page 34)
    - The proposal includes the patching and repair of the existing metal roof, and the existing roof is standing seam style, which will remain.



## Architectural Elements (Page 46)

- The proposed project is somewhat in line with the PAG.
  - The front elevation of the proposal displays the Ribbon style, one of the three historically correct window styles with a 2-over-2 pattern. (Page 48)
    - Further examination by the Powell Architectural Advisor and HDAC is needed to determine whether the panels above the front windows are appropriate.



- A palette of generally darker colors with a few of the earlier, lighter colors persisting. More vivid contrast, and “picking out” of details is prevalent. (Page 73)
  - The selected green color were selected from a historic color palette and match other buildings within the downtown.

### Staff Recommendation

Staff recommends that the HDAC provides any and all comments to the applicant and that the applicant take these comments, incorporate them, and resubmit to P&Z for review.