



MINUTES

HISTORIC DOWNTOWN ADVISORY COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Thursday, December 14, 2017

6:30 P.M.

CALL TO ORDER/ROLL CALL

- Called to order: 6:34 PM
- Present: Tom Coffey, Larry Coolidge, Marge Bennett, Deb Howell, Rocky Kambo, Leilani Napier

STAFF ITEMS

Mr. Kambo:

- 2 people have applied for the Architectural Advisor position. Applications are being reviewed.

HEARING OF VISITORS FOR ITEMS NOT ON AGENDA

- None

APPROVAL OF MINUTES (November 16, 2017)

Motion: Commissioner Howell moved to approve the minutes of November 16, 2017. Commissioner Coolidge seconded the motion. The minutes were approved.

ADMINISTRATIVE REVIEW

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

Matthew Althouse, Architect, 1165 Elm Park Circle, Galloway, said they have re-designed their building a little bit. They originally proposed to raise the parapet on the front elevation of the building, square the parapet off. The scale was going to be very residential. They had a front porch area and windows were going to be residential grade. They have gone through a couple design iterations due to the foundation. The foundation can't handle the new load and would have to be completely replaced to raise the parapet up. This is cost prohibitive. The cost to repair the foundation so it could handle the load would be as high as just tearing the building down and starting over. They have simplified the design. They will eliminate the squared off parapet and decorate the cornice with the same style, maintain the front entry and new windows and revise the lighting since the scale of the building will be different. These changes allow them to renovate the front of the building with the same character as proposed before but not have to touch the foundation. Mr. Sun had to make a business decision and decided to change the use of the building from a restaurant to a bar/tavern type of use. They are no longer proposing a drive-thru. They are going to demolish a third of the building; the portion of the building which was most recently added on and which is the least structurally designed. The interior had 2 levels. The portion they are tearing down had a very low head height. This would have created accessibility issues. The demolition will allow them to put a ramp outside on the side of the building. We think the sense of scale is better with the new proposal. P&Z made the comment last night the building is getting better with each design change; getting closer to the original, historical design.

Dustin Sun, 9619 Shawnee Trail, Shawnee Hills, said he originally wanted to have a restaurant. The building will be more of a bar/tavern now. The patio will generate more business and be more attractive. It would not have been feasible to fix the portion of the building they are now proposing to tear down. They are trying to make the building as attractive as possible.

Mr. Kambo reviewed the Staff Report (Exhibit 1).

The applicant is staying with the original colors and materials which were approved before. Staff is very supportive of the new building designs. The new design is far better than the existing building. The smaller size is appropriate for the

new use. The original plans had the building spilling over onto the neighboring property since they were trying to accommodate for more parking required for a restaurant. The change of use allows the applicant to have ten (10) on-site parking spaces. They have five (5) off-site parking spaces on Dr. Waddell's property. They meet parking requirements. The outdoor seating space on Powell Road will be an inviting space for pedestrians. We encourage outdoor spaces in the downtown core. The City of Powell has a portion of space which is public property. The City is more than willing to work with the applicant and remove the bench so the area can be used. The patio space also gives the applicant the possibility of expanding in the future if the business does well. Chairman Coffey said he was confused. The fence is against the building. Is the applicant demolishing the building? Mr. Althouse said yes. Chairman Coffey said you are taking off part of the building. The fence is staying. The patio is where you are taking part of the building off. Mr. Althouse said correct. Chairman Coffey said he wants this to be on record. Mr. Kambo said the cooler which was previously approved is no longer needed. The trim along the front will be carried around to the back side of the building. The ramp from the parking area will still go in. There will be a ramp and 3 steps from the patio area to get into the building from the side. Chairman Coffey asked if there will be 2 ramps. Mr. Althouse said yes. Commissioner Howell asked if the ramp is on the south side. Mr. Kambo said the side entrance is on the east side. Commissioner Howell said if a patio is put in and alcoholic beverages will be taken out on the patio, the whole area must be enclosed. Mr. Kambo said yes, per liquor laws. Mr. Sun said they will have to put up a fence. They will work with the City in regards to the type of fencing they can put up. Mr. Kambo said Mr. Sun is looking into getting a liquor license. He doesn't have one now. The drawings don't show a fence all the way around right now because he doesn't have a liquor license. If he does get a liquor license, he will have to put a fence up. The applicant would have to come back before P&Z when they want to put a fence up. The fence may have to go before HDAC also. Commissioner Howell said she is wondering what the purpose is of the door on the side if you do put a patio and fence in. Mr. Althouse said access back into the building from the patio; direct connectivity. They don't want to make patrons have to walk around to the back or front of the building to get into the building. Commissioner Howell asked if they will keep the back door. Mr. Althouse said yes. Commissioner Howell said the fence will need a gate. Chairman Coffey asked if the floor plans are showing a kitchen in the back. Mr. Althouse said yes. Chairman Coffey said the patio can't exist with a bar because it needs to be enclosed. He doesn't understand. Mr. Althouse said the patio would be enclosed. Chairman Coffey said it isn't shown. If it's going to be a bar there has to be a patio which is enclosed. Mr. Althouse said correct. Commissioner Coolidge said there will be a fence. It will be the same as the fence next door. Mr. Althouse said the picket fence will be continued or they will match the new black railing. Maintaining the white picket fence would maintain continuity. There would be a gate at the front and rear. Commissioner Coolidge said the applicant doesn't have a liquor permit yet so they aren't showing the fence yet. If they get a liquor permit, the applicant will come back. Mr. Kambo said HDAC could make a condition. The request went to P&Z because P&Z has authority over downtown, commercial requests. P&Z asked for the request to be reviewed by HDAC. HDAC can decide to approve with Staff review of a fence or approve with the fence having to come back before P&Z. Commissioner Coolidge said there is no reason Staff couldn't review a fence. Commissioner Howell asked what the issue was with Local Root's fence. Wasn't there an issue with the gate going into an adjoining property? Something about the gate needing to remain locked or people could leave through the fence but not enter. Mr. Kambo said this was before he started. This sounds more like liquor laws. Mr. Althouse said you don't want people being able to enter. You want them to be able to egress. The gate would have egress only hardware. The fence has to have panic hardware on it. Some jurisdictions require exit signs. Commissioner Coolidge said he thinks it had something to do with people walking out into traffic. Commissioner Howell said she just remembers an issue. Mr. Althouse said in their case, people are either egressing into a public right-of-way or into their parking lot. Chairman Coffey said we need to re-group and get back to the Staff Report. Mr. Kambo said Staff is in support of the new plan. The new business offers a place for residents to visit and will bring in new revenue. A building in the downtown core will be improved which is in line with our Comprehensive Plan. The building meets the Architectural Guidelines.

Chairman Coffey asked what is being asked of HDAC. Does the Commission approve the Certificate of Appropriateness or are we just providing review comments? Mr. Kambo explained P&Z has authority on the request since the plans affect a commercial site. P&Z specifically requested for HDAC to review the request also. HDAC is reviewing the Certificate of Appropriateness. HDAC should make a motion to adopt or provide a Certificate of Appropriateness with any conditions HDAC wants. P&Z approved the request with a condition that any comments from HDAC need to be incorporated into the design. If HDAC has substantial updates or comments, the request needs to go back before P&Z. P&Z allowed for Staff to review something such as a fence. Chairman Coffey said Commissioner Coolidge needs to recuse himself. Commissioner Coolidge said he just can't vote; he can provide comments. Chairman Coffey said you can deliberate but not vote. Commissioner Coolidge said correct. Mr. Kambo said Code states a majority vote of members present is needed. If there are 3 members present, 2 of the 3 must vote in favor. This is quorum for HDAC.

Chairman Coffey opened this item to public comment. Hearing no public comments, Chairman Coffey closed the public comment session and opened the floor for comments and questions from the Commission.

Commissioner Howell said she likes the current rendering better. She understands the extra weight can't be placed on the foundation. She has always thought the roofline of this building is off. It helps the building look better by taking off the 3rd addition. She likes the window replacements more. She wasn't present in January when the request originally came before HDAC. The current proposal is an improvement over what is there now.

Commissioner Coolidge said the building will look like it once did. It's taking the building back in history. The building has been an ice cream store, he didn't know it was a drug store, it was a plumber's store. The building is ready for a make-over.

Commissioner Bennett said she like the plans.

Chairman Coffey said he supports the new business coming to the downtown. The City needs something there. We don't want to see this building just sit empty. He thinks a lot of the charm which was approved originally has been taken away. The trapezoid just isn't downtown. Why can't the roof be squared off and made straight across? Why does the ugly roof have to be maintained? Mr. Althouse said the roofline isn't great. They have tried to decorate it as much as possible. They did a structural analysis of the building. Their engineer modeled out what the new parapets would be. Per Code, if we increase the load on a building by more than 10%, they have to bring the building up to Code. By raising the parapets, even though they were squared off at one point, we are adding over 30% more load to the back of the parapet, the roof area. Therefore, they would have to trace the loads down to the foundation and the foundations are rubble. Someone threw whatever together as a foundation. There is no capacity to hold the extra load. The building stands today and will probably stand another 20 years, even with a new parapet on it. But per Code, they have to upgrade the building. The upgrade would be cost prohibitive for Mr. Sun's business plan. The building isn't symmetrical like he would like for it to be but it does look better removing the 3rd addition to the building. The estimate shows they could build a new building for what it would cost to remodel. Chairman Coffey said the other concern he has is the concrete area versus the brick sidewalk. The concrete and brick come together and it looks too stark. We need to have brick pavers go back to the fence. The streetscape is beautiful and he is really bothered by the fact the plan shows concrete. Why can't you put brick to at least the fence? Mr. Kambo said this is a good idea. Chairman Coffey said he isn't trying to add money to the project. He is giving his opinion. Mr. Kambo said you can ask the applicant. Chairman Coffey asked if it would be worth it to find some bricks to put down. Mr. Althouse said he agreed, it would look better. They proposed concrete due to cost. It is the cheapest thing you can do. Mr. Sun said if we don't put the fence up we will definitely match the pavers. Chairman Coffey said if the pavers could go to the end of the steps it would look better. We would love to see the whole area be pavers but we know you have a budget. He does feel strongly about the pavers being continued to the fence though. Commissioner Howell said now that this has been mentioned, she agrees. It would look so much better with the pavers continued. Mr. Sun said there is stained concrete too. Chairman Coffey said he feels strongly about brick being continued to the fence. Stained concrete would be OK behind the fence. Chairman Coffey said the 3rd item he has is the table below the façade. Mr. Althouse said it is stone. Chairman Coffey asked if it could match the limestone look in surrounding buildings. Mr. Althouse said it could be a limestone look. There are a bunch of different materials right now. Chairman Coffey said there should be a stone table like the rest of the buildings downtown. Chairman Coffey said he wished Chris Meyers was here. Mr. Althouse said their first plans showed a wood table and Mr. Meyers asked them to go with a stone table. Chairman Coffey said you also don't want the side of the stairs on the side of the building to be concrete. It can't be raw concrete facing Olentangy Street. This is in the guidelines. Mr. Kambo pulled up and showed the Jeni's building. Chairman Coffey said this is what would be acceptable for the table area. Streetscape needs to be continued. You need to duplicate the look of Jeni's building. Chairman Coffey said if the fence is going to be continued, you should stay with the white picket fence. Mr. Kambo asked about the guardrails. Commissioner Coolidge said the guardrails are more of a handicap issue. Mr. Althouse said the guardrails were approved the last time. They just continued the use on the side of the building. Chairman asked about the lighting. Mr. Althouse showed the proposed lights. Chairman Coffey said the lights are a little modern. Can you get something more historic? Mr. Althouse said the lights were approved with the original plans. Chairman Coffey said he would rather see something more historic. Goosenecks would be OK. Will the gutters be half-round? Mr. Althouse said yes. Chairman Coffey asked if the same color scheme is being used. Mr. Althouse said yes. Chairman Coffey asked what type of windows will be put in. Mr. Althouse said some are store front and others are Pella residential windows, designer series. Commissioner Coolidge and Chairman Coffey asked Mr. Kambo to show Jeni's front door and windows. Chairman Coffey said Jeni's door is more like what is acceptable. The windows and doors need to move away from the modern, store front glass and go to the more historic look. The side of the building shouldn't be more modern than the front. Everything needs to match

what is in the neighborhood.

Mr. Kambo summarized: Staff should review the finer details of the fence, the brick pavers, the lower table limestone, the concrete steps, the gooseneck lights, the windows and the door on the side. Chairman Coffey said correct.

MOTION: Commissioner Howell moved to approve an Administrative Review for a proposal to change the previously approved business use and design plans, for the property located at 26 W. Olentangy Street as represented by Matthew Althouse, subject to the following condition(s):

1. That Staff shall approve the final fencing style and location; and
2. That Staff shall ensure the applicant continues the brick pavers to match the current streetscape, at least to the fence, if a fence is put up; and
3. That Staff shall ensure the remaining concrete is stamped; and
4. That Staff shall ensure the lower table area of the building is limestone and matches the surrounding downtown businesses; and
5. That Staff shall ensure the side of the stairs on the east side of the building are not raw concrete, even if bushes are planted in front; and
6. That Staff shall ensure historic light fixtures such as gooseneck fixtures are placed on the building ; and
7. That Staff shall ensure the windows and doors have a historic look and match surrounding downtown businesses.

Commissioner Bennett seconded the motion.

VOTE: Y 3 N 0 Abstain 1 (Coolidge)

OTHER COMMISSION BUSINESS

Mr. Kambo advised the Commission the Code updates will go before City Council for the last reading at the next Council meeting.

ADJOURNMENT

Chairman Coffey moved to adjourn the meeting. With unanimous consent, the meeting was adjourned at 7:34 p.m.

DATE MINUTES APPROVED: November 15, 2018


Tom Coffey
Chairman


Date


Lelani Napier
Deputy City Clerk


Date