



STAFF REPORT

HISTORIC DOWNTOWN ADVISORY COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Thursday, December 14, 2017

6:30 P.M.

1. ADMINISTRATIVE REVIEW

Applicant: Mathew Althouse for Dustin Sun
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.

Current Proposal 12/13/17

The applicant has again revised the plans considerably due to many considerations. The first is that the current building foundations are in poor shape and cannot handle any additional load of a parapet wall, both from the weight and wind resistance. The applicant has decided to drastically scale down the project accordingly, due to rehabilitation cost considerations and the cost of providing the needed additional parking given the number of seats for the establishment. Also, some business considerations have been taking place, where the applicant is now proposing to make this space more like his existing coffee shop, serving up sandwiches and light fare food, as well as coffee. The applicant also has a liquor license to transfer to this address, and will also serve alcoholic drinks. So, in effect, this will become a real coffee bar, so to speak.

In researching the building, it was found to have been built in three distinct phases over its lifespan. The proposal is to remove what had been its third addition, and turn that space into an outdoor patio. The remainder of the building will be rehabbed into the coffee shop/bar. The proposal has 24 seats inside and 16 seats outside. That creates a total of 44 seats. Parking requirement is one space required for every three seats, which is 15, however the Planning and Zoning Commission can approve reduction to one-half as it is within the Downtown Business District. A total of ten parking spaces are shown on the revised site plan, all on the applicant's property. The applicant has worked with adjoining property owners for additional parking, but that is now not needed per code requirements. He has, however, obtained permission for additional parking a bit down the alley to the west, and probably will have additional parking across the alley from the Country Carry Out. Although this extra parking is not actually needed per code requirements, it is at his option.

The building design changes that have been made are consistent with the Historic District Guidelines and actually is creating a cute cottage look to what is there. The owner is lucky that the original siding to the first addition is still inside the building, which will then just require a new coat or two of paint to finish that east side. They are proposing to add a door and ramp to the east side to make access to the patio easier and accessible. The proposed metal guardrail and hand rail adds a modern flair. If alcohol is to be brought out to the patio, then a proper barrier will be needed and that is not yet shown. Some sort of fencing is probably the correct solution for that, and that fencing will basically hide this eastern stoop and ramp.

Staff is supportive of this latest request, and recommend approval with the following conditions:

1. That the City Engineer approve the stormwater plan for the new parking area.
2. That the applicant provide fence details to Staff, with the recommendation of a black metal fence consistent with other fences provided in the Historic District commercial area.

3. That the parking plan submitted is consistent with code requirements, and any additional parking provided off site is not required, however could be useful for their use.

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

End of 12/13/17 report

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.

P&Z Staff Report

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.

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.

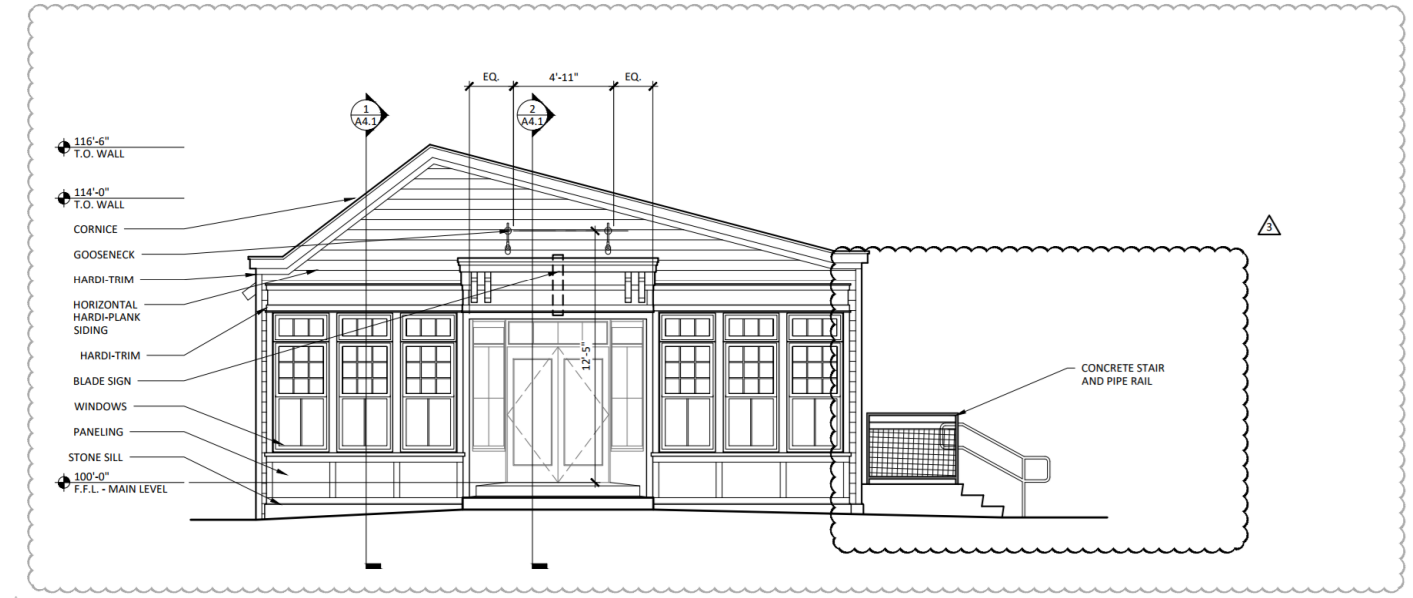
Staff comments follow the organization of the PAG. The structure of the comments below are as follows:

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)

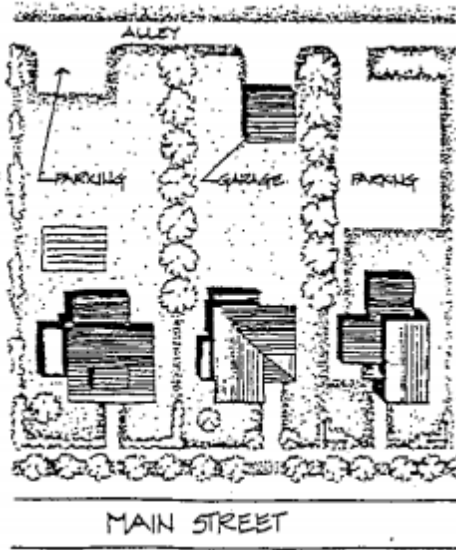
- The proposed project is generally in line with the architectural style recommended in the PAG.
 - The proposed building is in the general Midwestern rural aesthetic.
 - The existing building was added onto over time and although the building does not fit perfectly into the styles of the historic district, 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.



1
A2.1 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

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.



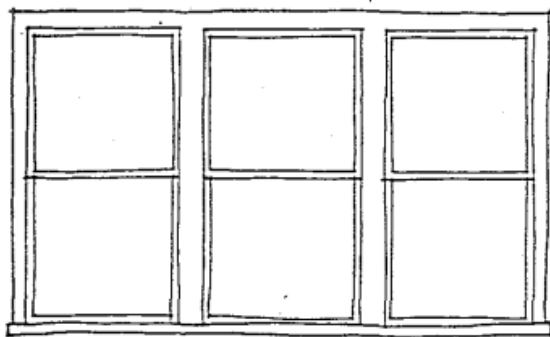
Building Materials (Page 21)

- 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.

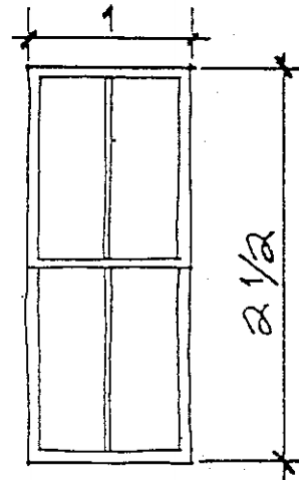


Architectural Elements (Page 46)

- 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.



RIBBON WINDOW



2-OVER-2



- 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.