



HISTORIC DOWNTOWN ADVISORY COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Thursday, November 14, 2019

6:00 P.M.

1. ADMINISTRATIVE REVIEW

Applicant: KAD, LLC
Location: 233 S. Liberty Street
Zoning: Downtown Business District (DB)
Request: To review a plan to construct two buildings, one residential and the other mixed use, on the front portion of approximately 1.5 acres.

Aerial Site Image: <https://goo.gl/maps/597RtcAQM6sRhv4C7>

Project Background

The property received the original approval in 2008, which approved the structure to the rear of the site and two toward the front. The applicant built the rearmost structure and moved his company into the building but did not build the other buildings. Since that time, almost 11 years ago, the applicant has re-thought his property and is proposing changes to the approved plan. P&Z reviewed the proposal at their October 9 meeting and approved it pending an architectural review by HDAC. HDAC is asked to review the details of the plan and provide comments before the applicant can submit for building permits.

Proposal Overview

The applicant is building two buildings in the front portion of the site. One building on Liberty Street is proposed as a three-unit mixed-use building, with residential units that allow for live/work suites. The other building, positioned in the middle of the site, is a two-unit apartment.

Ordinance Review

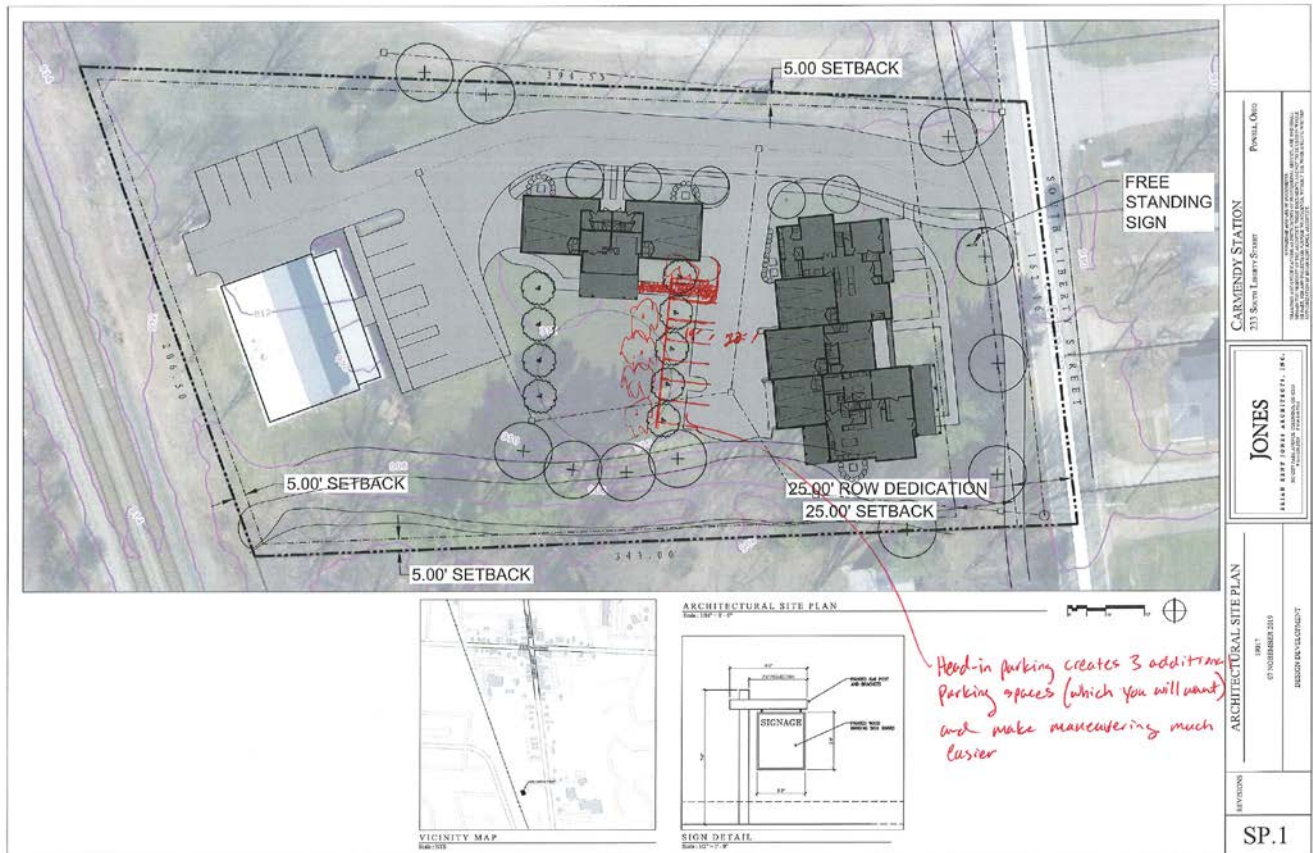
In accordance with the requirements of codified ordinance 1143.11(u), all plats, construction drawings, restrictive covenants and other necessary documents shall be submitted to the Zoning Administrator, to the Planning and Zoning Commission, and to the Council or to their designated technical advisors upon request for administrative review to assure substantial compliance with the final approved development plan.

Staff Comments

Staff is pleased with the architecture of the building, the materials, and colors selected. The building will add to the character of the downtown core and help stretch the historic downtown further south.

The proposed buildings are in line with [Powell Architectural Guidelines'](#) (PAG) preferred architectural style. The building is similar to a "stick style" architectural style. The style and scale of the buildings help to maintain the rural village character along South Liberty Street. The barn style of the middle building also adds to the rural feel on site. The type of massing for the middle building is a single gable, which is consistent with the PAG regulations. The applicant's building is in line with policies about new construction in the PAG. The new construction is in harmony with the existing character of Powell within the Historical District. It is not a copy of older buildings, instead, it is a more contemporary style approach that is compatible with existing structures in massing and detailing. The massing of the buildings is broken up by using wings, projections, porches, and roof slopes. The building materials specified on A5.2 are in line with the PAG. Roof pitches also seem to be in line with the PAG. Window dimensions are not specified but the style seems fine. Staff defers to the HDAC for comments regarding window sizing and style. Staff noticed that there are shutters on some windows and not others. Again, Staff has no issue either way and defers to HDAC for comment. Gutter style is also not specified but half-round are requested. The paint color selection is line with PAG. The proposed lighting seems appropriate as well. Overall, the proposal will add a great deal of character to the downtown and thanks the applicant for their hard work to date.

The parking is located in the rear and they provided the least amount of pavement coverage possible. Staff would recommend that they change the parallel parking in the rear to head-in parking (see image below). This will increase the number of parking spots and make it easier to maneuver the site. Commercial drives should be paved with asphalt, brick, concrete, or tar and chips, as required in the Powell Zoning Code. The drives will be paved with asphalt. Sidewalks in all areas of the historic district should be concrete. The sidewalks proposed are to be concrete. The proposed front building is 25 feet from the road with a modest front year – as per the PAG. The proposed landscaping seems a little sparse. Staff would like to see a refined and more denser landscaping plan.



Staff Recommendation

Staff is in favor of the design direction of the proposal but asks the applicant to address the comments from Staff, the Architectural Advisor and HDAC, before submitting for a building permit.