



HISTORIC DOWNTOWN ADVISORY COMMISSION

Zoom Webinar (Virtual)

Thursday, February 18, 2021

6:30 P.M.

1. CERTIFICATE OF APPROPRIATENESS

Applicant: Huli Huli  
Location: 26 W. Olentangy St.  
Zoning: Downtown Business District (DB)  
Request: To review a proposal for patio improvements at the rear of an existing building pursuant to Zoning Code Section 1143.18 (j).

Aerial Site Image: <https://goo.gl/maps/DTSB9eEHH19G3LTs9>

Project Background

The Planning and Zoning Commission reviewed this proposal for a Certificate of Appropriateness at the December 9, 2020 meeting. At that meeting, the Commission requested the Historic Downtown Advisory Commission review the architecture and provide comments back to the Planning and Zoning Commission for their consideration prior to a vote by the Commission.

The Staff Report from the December 9, 2020 Planning and Zoning Commission meeting as well as the minutes are attached.

Proposal Overview

Mr. Sun, owner of the bar/tavern Huli Huli, is proposing to convert the temporary outdoor patio space granted by the City and the Ohio Department of Commerce to help mitigate the impacts of COVID-19 to a permanent outdoor patio. Proposed improvements include the creation of a rear patio with an overhead canopy addition, and outdoor bar with built-in shelving, a “good neighbor” fence, and the addition of pendant and festoon lighting.

Ordinance Review

In accordance with the requirements of codified ordinance [1143.18\(a\)](#). It is the purpose of the Downtown District Overlay District (herein after referred to as the “Downtown District”) 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

In accordance with the requirements of codified ordinance 1143.18(j)(2)(A), any addition of occupy-able space to an existing non-residential structure, whether principal or accessory, which creates a 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.

Additionally, in accordance with the requirements of codified ordinance 1143.18(k)(2), the Planning and Zoning Commission may ask the Historic Downtown Advisory Commission to review a Certificate of Appropriateness application with city staff and provide written comments and recommendations to the Planning and Zoning Commission for consideration. Such recommendations shall be part of the Planning and Zoning Commission approval unless the Planning and Zoning Commission finds the recommendations do not correspond to the adopted standards and guidelines or approval process as required by the zoning code. For any recommendation by the Historic Downtown Advisory Commission found to not correspond to the adopted standards and guidelines or approval process as required by the zoning code, the Planning and Zoning Commission shall provide a written reason for such finding. Should the Historic Downtown Advisory Commission not provide written comments and recommendations for any application, for any reason, it shall not prohibit the Planning and Zoning Commission from acting upon any application.

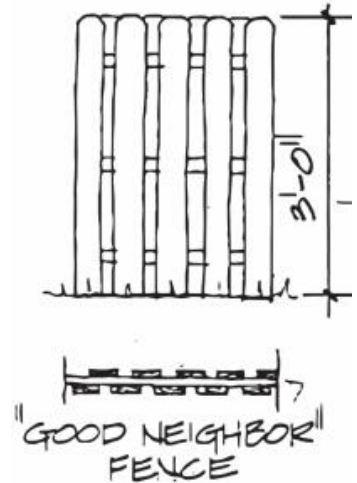
### Staff Comments

Staff comments address the applicable sections of the [Powell Architectural Guidelines](#) (PAG). These architectural guidelines are the standard used for the issuance of Certificates of Appropriateness in the Historic District Overlay.

### Site Considerations:

- Lighting (PAG, pg. 13)
  - “Contemporary lights which incorporate simple, round or oval globes and modest posts or brackets may be appropriate in the Historic District.”
    - Proposed Lighting: Conical shades finished in Architectural Bronze with frosted glass, suspended by a stainless steel cable. Festoon lighting will also be strung between new 6x6 posts. The application states, “All lighting on this site shall be shielded and not encroach upon abutting properties or right-of-ways. Site lighting poles shall not be higher than 20 feet. All glare shall be eliminated from all light fixtures. Upward directed lighting shall not be permitted.”
      - Staff Comment: This section of the PAG does not directly apply to the patio lighting proposed, as the lighting will mostly be contained under the patio’s canopy. However, both the pendant and festoon lighting are contemporary and simple in nature, which complies with the PAG. Additional lighting will also help to create a safer environment for customers and employees.

- Fences (PAG, pg. 17)
  - “Fencing of entire yards or portions of them is discouraged within the Historic District unless it is necessary for the safety of the owners and the community, or to meet applicable code requirements. These fences should be the minimum height necessary to serve their purpose.”
  - “Board or board-and-board (“good neighbor”) fence styles are appropriate where required for privacy or safety.”
  - “All fences in Powell’s Historic District should be built out of wood, and be simple in design.”
    - Proposed Fencing: 3’ tall “good neighbor” fence with cedar tone boards
      - Staff Comment: A fence is required to comply with the Division of Liquor Control’s rules. The 3’ tall “good neighbor” fence is a recommended fence type in the PAG. The fence is minimal in height, simple in design, and made of natural wood material.



Building Materials:

- Manufactured Siding (PAG, pg. 27)
  - Proposed siding: Fiber cement board to match existing.
    - Staff Comment: Fiber cement board is not addressed in the building materials portion of the PAG. Natural materials are preferred per the PAG, however the fiber cement board to match the existing previously approved building cladding creates a cohesive look and is an appropriate material.
- Metal Roof (PAG, pg. 34)
  - “Metal roofs which are similar to those typically found in Powell are appropriate for new construction.”
  - “Only silver-gray “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.”
    - Proposed roofing: Gray/silver standing seam metal roof on 3/4” plywood sheathing.
      - Staff Comment: The metal roof is consistent with the PAG and the existing roof.

Massing:

- Additions (PAG, pg. 44)
  - “Appropriate additions to existing buildings in the Historic District are encouraged. A close look at additions made in the past can yield clues to sympathetic design of contemporary additions. In general, additions to an existing building should be compatible with that building in massing, materials and level of detail.”
  - “It is not necessary nor desirable that additions match the existing buildings exactly. Contemporary design is encouraged as long as it is in harmony with the character of the Historic District. This will continue the tradition of growth and change in Powell, without completely altering the essential character of the City.”
  - “The mass of any addition should be kept subordinate to the mass of the main portion of the building. This means that the addition should be smaller and shorter than the main portion of the building. The roof line of an addition should not appear as a continuation of the main form or roof, nor should it mimic, or “complete” existing forms or roof lines.”
    - Proposed Addition Massing: The new canopy massing is similar to the main structure, but smaller in scale.
      - Staff Comment: The proposed addition is compatible with the massing of the building, but subordinate to the mass of the main portion of the building.

Architectural Elements:

- Gutters and Downspouts (PAG, pg. 68)
  - “Downspouts designed for replacement or new construction should be as unobtrusive as possible. They should be located on a side façade, far enough back to they will not interfere with any front façade detailing (like porches) or on a rear façade.”
  - “Aluminum downspouts may be used for replacement or new construction. In general, downspouts should be painted to match the base wall color of the building.”
    - Proposed Gutters and Downspouts: Gutter and downspouts to match existing.
      - Staff Comment: The downspouts are located on the east side of the building, away from the front and rear façade, to be as unobtrusive as possible. The color and material of the gutters and downspouts are not included in the submission; however, the applicant has stated they will match existing, previously approved materials.
- Painting and Colors (PAG, pg. 70)
  - “In general, colors used in the Historic District should be muted, dark, and earth-toned. Livelier colors should be limited to trim, or one accent piece, such as a door. Avoid extremely bright, pure colors, or using two colors of the same intensity.”
    - Proposed colors: Colors to match exiting building.
      - Staff Comment: Color samples were not included in the submission; however, the applicant has stated they will match existing, previously approved materials.

Overall, staff has determined this submission is consistent with the Powell Architectural Guidelines. The proposal also meets the purpose of the Downtown District. The Huli Huli patio improvements will:

- 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.
- Protect and enhance the City's attractions to residents and visitors.
- Enhance the visual and aesthetic character, diversity, and interest of the City's history.

Architectural Advisor Comments

- There would be value in showing the material selections on the 3D views for clarification of material location.
- The applicant mentioned thatched bamboo material under the covered roof area but that finish is not in the submission.
- We would like to know if the fencing is painted or natural tones.

Staff Recommendation

Staff recommends the Historic Downtown Advisory Commission provide all comments to the applicant. The applicant can then incorporate HDAC's comments into their proposal before review by the Planning and Zoning Commission.