



HISTORIC DOWNTOWN ADVISORY COMMISSION

Village Green Municipal Building, Council Chambers

Thursday, August 19, 2021

6:30 P.M.

1. CERTIFICATE OF APPROPRIATENESS

Applicant: Victoria Damiani Davis DBA SoHo Luxury Exchange
Location: 32 E Olentangy St
Zoning: DB – Downtown Business District
Request: Review and approval of exterior building and property improvements.

Aerial Site Image: <https://goo.gl/maps/dd4t3iK3pjnPb3ed6>

Project Background

This item was tabled at the May 20, 2021 Historic Downtown Advisory Commission meeting. The applicant has refined her project following the comments of the Commission, and has reduced the number of improvements with this new submission. The staff report from the May 20 review is attached.

Proposal Overview

The applicant is proposing to make landscaping improvements around the front entry, as well as some exterior building updates. Specific improvements include an exterior paint refresh, window replacement, updated landscaping, and resurfacing of the existing blacktop.

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(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.

In accordance with the requirements of Codified Ordinance 1143.18(j)(3)(B). Any change in the outward appearance of a property within the Downtown District shall require approval of Certificate of Appropriateness by the Historic Downtown Advisory Commission if any change in the outward appearance of a property within the Downtown District results in one or more of the following:

- B. There will be any changes which affect the outward appearance of a structure, such as installation of different windows, or the construction or reconstruction, including replacement, of such architectural elements as, for example, porches or chimneys.

In accordance with the requirements of Codified Ordinance 1143.18(j)(4). External color and/or material changes relative to any structure in the Downtown District shall require approval of a Certificate of Appropriateness by the Historic Downtown Advisory Commission

- A. if the proposed colors and/or materials are approved colors and/or materials included in the adopted standards and guidelines, the color and/or materials may be approved directly by the Zoning Administrator if this is the only change proposed.
- B. If the Zoning Administrator determines that the proposed colors and/or materials are not the existing colors and/or materials and do not match those of the approved standards and guidelines, the change must be submitted to the Historic Downtown Advisory Commission for review.

In accordance with the requirements of Codified Ordinance 1143.18(j)(5). Landscape changes, signs, lighting fixtures, etc. inconsistent with those indicated in the adopted standards and guidelines must be submitted for approval of a Certificate of Appropriateness by the Historic Downtown Advisory Commission. Those that are so consistent, including landscaping changes within rights-of-ways, may be approved directly by the Zoning Administrator.

In accordance with the requirements of Codified Ordinance 1143.18(k)(8). In ruling upon an application for a Certificate of Appropriateness, the Historic Downtown Advisory Commission shall consider the following:

- A. The adherence of the environmental change to the district's adopted standards and guidelines, as well as other requirements established in these sections, and
- B. The effect of the Historic Downtown Advisory Commission's decision upon the applicant.

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.

Landscaping (pg. 20):

- “Yards should be rural in character, and use native plantings. These should be primarily grass with trees and small beds of native cultivated or wild flowers. Ornate, formal, or exotic gardens are discouraged, but may be acceptable if they are not along main roads, are hidden from public views, or can be blended into a more native landscape.”
 - Proposed Landscaping: Please refer to the “Conceptual Site Plan” and “Plantings/Pavers” pages.
 - Staff Comments: The proposed landscaping plan will be an inviting addition to the front yard, and help to activate the site from Olentangy Street.

Windows (pg. 50):

- “Parts of a window should be replaced only if they are deteriorated beyond repair or as missing. Replacement parts should match the originals in material and appearance.”
- “Sometimes it is necessary to replace an entire window. Replacement windows should match the originals in material, size, number of panes and type of operation. In addition, rails, stiles, and mullions should match the originals in thickness and depth.”

- “Under no circumstances should a significant window opening be made smaller to accommodate a stock window. Such a treatment will ruin not only the proportions of the window itself, but those of the entire building.”
 - Proposed Windows: Replace windows with new Rosati black vinyl 2 over 2 windows. Windows will be replaced in kind with no changes in sizing.
 - Staff Comments: The proposed windows meet the PAG.

Painting & Colors (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: SW 7029 Agreeable Gray for the main structure, and SW 7076 Cyberspace for the trim, columns, and porch.
 - Staff Comments: The muted and dark proposed colors are consistent with the PAG.

[Staff Recommendation](#)

Staff recommends approval of a Certificate of Appropriateness.