

VILLAGE OF POWELL

ARCHITECTURAL GUIDELINES



1995 Replacement

HISTORY

The land upon which the Village of Powell now stands was part of a 4000 acre land grant given to James Parker in 1800 to satisfy warrants for military service. The earliest settlers to the area came from Connecticut. They named the main north-south street through their community Middlebury Street, and the settlement came to be known as Middlebury.

In 1839, Thomas R. Hall purchased the land around the tiny village. Hall started a small store at the main crossroads in about 1850, and began calling the settlement "Hall Corners". At this time, residents received their mail by carrier, who delivered it on foot or by horseback to the

general store for the residents to pick up themselves. After a few years of this crude system, the town decided to apply for its own post office. With the help of Judge Thomas W. Powell, of Delaware, Ohio, a post office was established in the community in 1857. In gratitude, Middlebury/Hall Corners was renamed Powell.

The Columbus and Toledo Railroad was incorporated in 1872, and a few years later, tracks were laid on the west side of the Village. In 1876, the town of Powell was laid out, defined by the intersection of Olentangy Street (Powell Road) and Liberty Street, as it is to this day.



ARCHITECTURAL CHARACTER

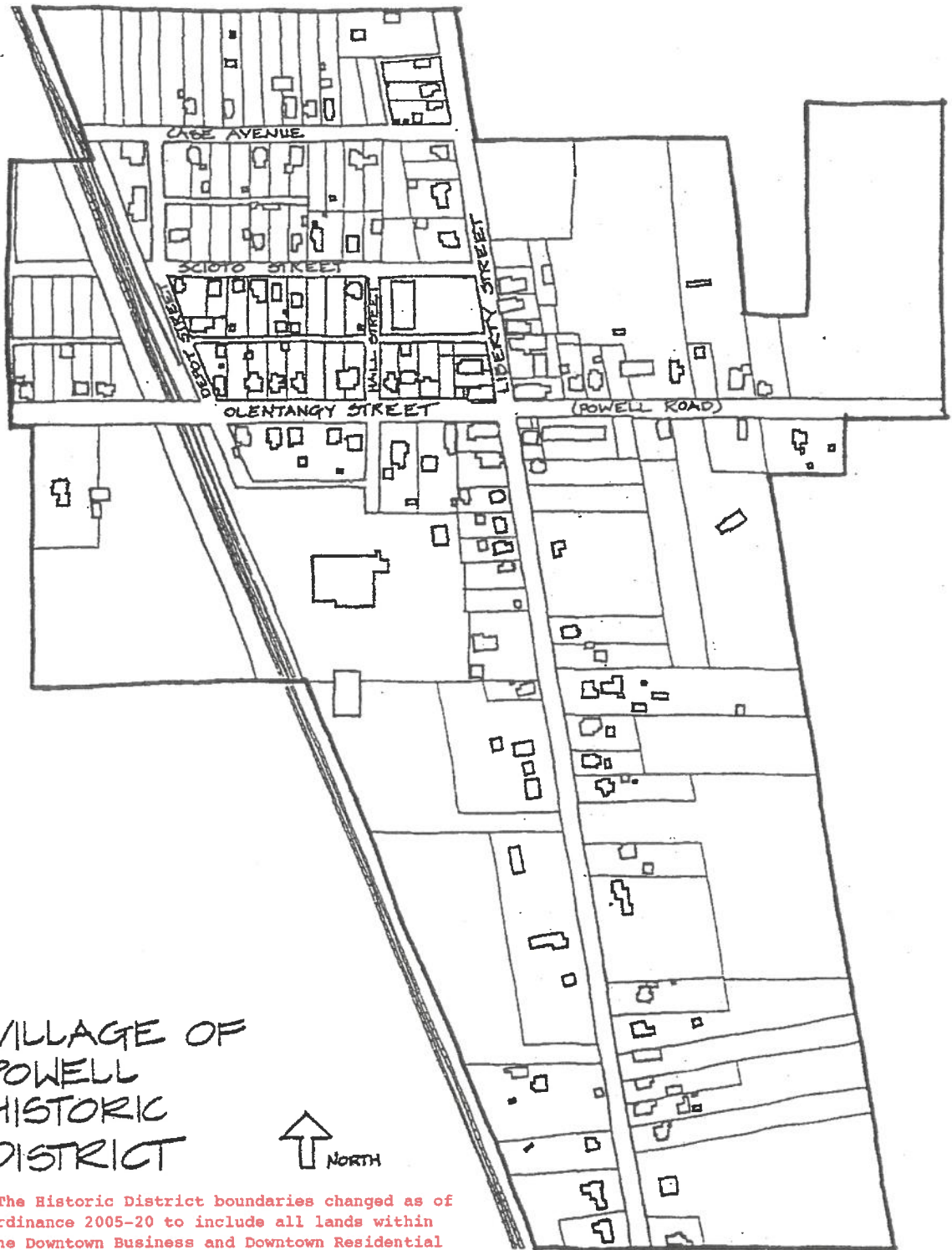
Powell, Ohio is a small, Midwestern town, rural in nature. Narrow streets, small, simple houses, and tree lined streets create the rural charm of Powell. The Historic District consists primarily of two main roads, Olentangy and Liberty Streets, which intersect at the commercial center. A series of smaller residential streets and alleys complete the street pattern. Farms of varying sizes, along with new housing subdivisions, surround the Historic District.

The historic building stock of Powell is primarily residential with some small commercial buildings clustered around the major intersection, and a few industrial buildings lining the railroad tracks. Existing significant public buildings include the two story brick schoolhouse at 80 South Liberty Street, the Odd Fellows Hall at 5 South Liberty Street, and the old Post Office at 14 West Olentangy Street.

Most of the buildings in the Village are frame construction, finished in wood. Powell has a few masonry buildings. Most brick buildings are commercial or public in nature, except for a couple of unusual glazed block residences.

"High style" buildings are designed according to the dictates of a specific, readily identifiable, national or international architectural style. Powell's buildings represent rural, vernacular versions of several late 19th and early 20th century high styles. Some Village buildings are simple, common building forms decorated by elements from one or more historical styles. Others represent common building types with simple detailing, which do not reflect any particular architectural style. Although they are not ornate, high style structures, Powell's buildings exhibit fine craftsmanship and sound historical construction techniques.





VILLAGE OF
POWELL
HISTORIC
DISTRICT



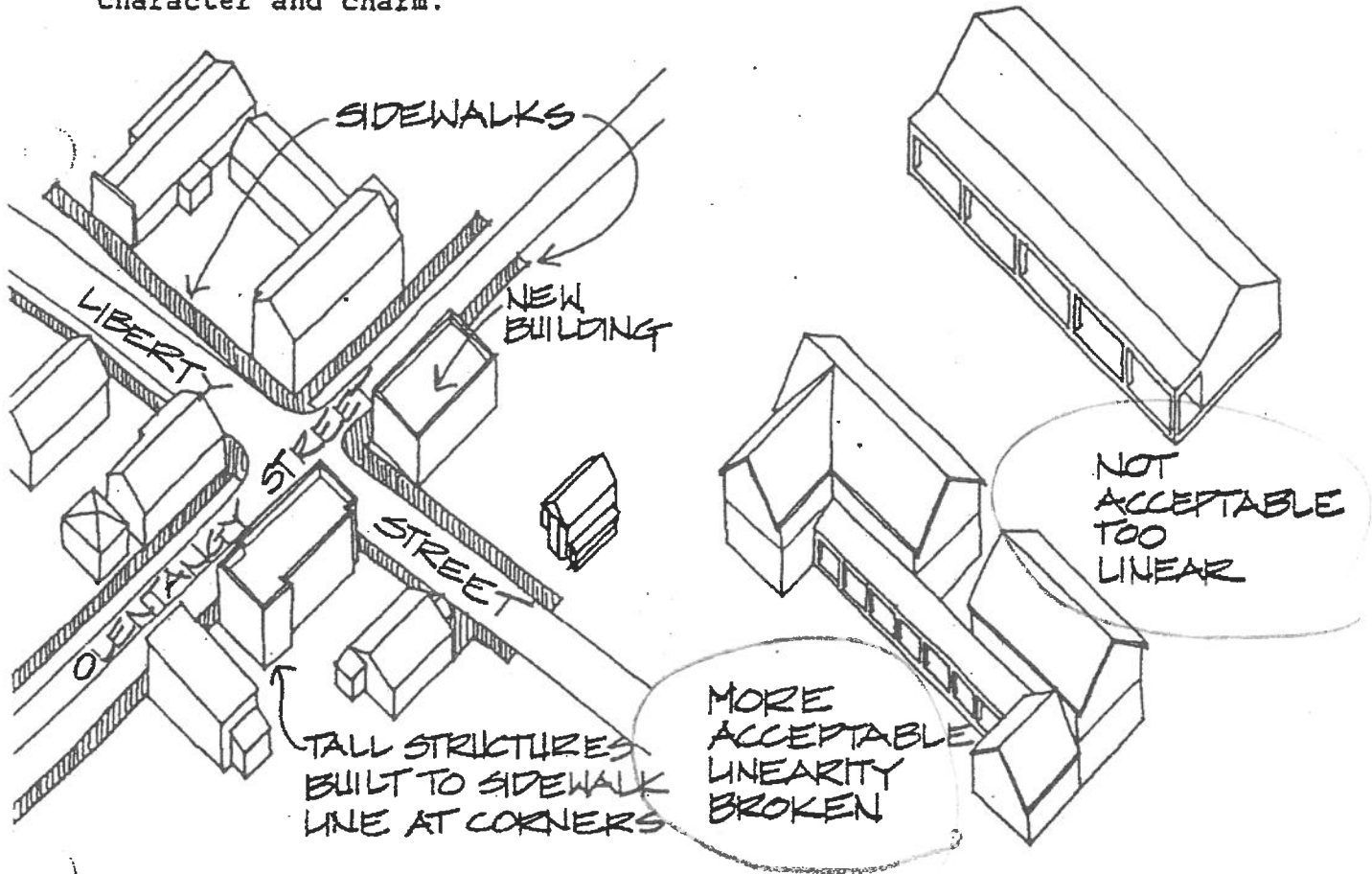
*The Historic District boundaries changed as of ordinance 2005-20 to include all lands within the Downtown Business and Downtown Residential zoning districts. The area is now referred to as the Downtown District Overlay District.

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New Construction:

New construction, which is in harmony with the existing character of Powell is encouraged within the Historical District. This does not mean that new buildings must be exact copies of older ones. Contemporary design which is compatible with existing structures in massing, materials and detailing is encouraged. In this manner, Powell will continue to experience the growth, change, and variety of architecture which has given the village much of its character and charm.

The buildings at the corner of Olentangy and Liberty Streets should be commercial types in a scale similar to existing commercial buildings. Similar buildings, slightly smaller in scale, may also be appropriate on lots immediately adjacent to the corner lots. These buildings should also be built right up to the sidewalk line, as are the existing ones. TALL, COMMERCIAL BUILDING TYPES ARE APPROPRIATE ONLY AT THE CORNER OF OLENTANGY AND LIBERTY STREETS.



In other areas of the Historic District, the massing of new construction should reflect that of existing structures, other than commercial types. Every effort should be made to break up the massing of these buildings through the use of wings, projections, porches, roof slopes and dormers.

The typical building types which have been discussed provide a variety of massing types which can be used as guidelines. Most of these examples are made up of two or more masses. Even those which strive for the appearance of one block (Single Gables, American Four Squares, and Bungalows) have their masses reduced by roof slopes, porches, and dormers.

MASSIVE, BLOCKY BUILDINGS AND LONG, LINEAR BUILDINGS ARE NOT APPROPRIATE ANYWHERE IN THE HISTORIC DISTRICT.

