



MINUTES

HISTORIC DOWNTOWN ADVISORY COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Thursday, November 15, 2018

6:30 P.M.

SWEARING IN OF NEW COMMISSION MEMBER

Karen Mitchell, City Clerk, swore in new Commission member Erin Wesson.

CALL TO ORDER/ROLL CALL

- Called to order: 6:34 PM
- Present: Tom Coffey, Larry Coolidge, Marge Bennett, Deb Howell, Erin Wesson, Rocky Kambo, Derick Stadge, Leilani Napier

STAFF ITEMS

The Commission was polled in regards to receiving electronic or paper packets. Deb Howell, Tom Coffey and Marge Bennett would like to receive paper packets. Larry Coolidge and Erin Wesson would like electronic packets.

HEARING OF VISITORS FOR ITEMS NOT ON AGENDA

- None

APPROVAL OF MINUTES (December 14, 2017)

Motion: Commissioner Howell moved to approve the minutes of December 14, 2017. Commissioner Bennett seconded the motion. Commissioner Coolidge and Wesson abstained. By unanimous consent of all other Commission members, the minutes were approved.

REVIEW

Applicant:	Chris Bradley/The Camber Company
Location:	185 N. Liberty Street
Existing Zoning:	(R) Residence District
Proposed Zoning:	(DR) Downtown Residence District
Request:	To review and provide comments to P&Z for proposed single-family subdivision consisting of 21 residential units on 5.38 acres.

Mr. Kambo advised the Commission they are reviewing the request to provide comments to the Planning & Zoning Commission (P&Z). There will be no vote on the request. Ordinance 1143.18(k)(2) gives the Planning & Zoning Commission the ability to ask the Historical Downtown Advisory Commission (HDAC) for comments on requests in the Historic District. Chairman Coffey asked who will issue the Certificate of Appropriateness. Mr. Kambo said P&Z will have the final authority. The applicant will be required to incorporate HDAC's comments before the next P&Z meeting.

Chris Bradley, 6760 Colt Court, Dublin, thanked the Commission for coming out in the bad weather to review their request tonight. We would like to leave here tonight knowing the Commission's comments on our proposal and that the Commission supports what we are doing. Mr. Bradley said he is the developer of the project. He introduced Jim Ohlin and Steve Jones with Romanelli & Hughes, who will build the homes. The current owners of the site are the Perrys and they are here tonight. They are longtime residents of Powell. Their Preliminary Development Plan has been approved with a condition to obtain comments from HDAC to assist us in putting our Final Development Plan together. P&Z approved the re-zoning from Residential to Downtown Residential. Our project is on the fringe of the Historic District. City Council will have the 2nd reading of the re-zoning Tuesday night. We haven't experienced any dissention from residents at any meetings. It has been a smooth process so far. We will have twenty-one (21) single-family homes which we feel are appropriate for the area. We have made changes to the elevations as we have moved through the process. We are presenting 4 new elevations. We want to get our elevations to a final design.

Jim Ohlin, Romanelli & Jones, said we have made changes to the elevations after receiving a ton of feedback on the designs. We are continuously adapting the plans. We have new elevations to pass out. Mr. Kambo said Staff hasn't

seen these new drawings yet and the Staff Report is based on the drawings we already had and not the new. Let's review the Staff Report as it is written then the applicant can go over the new drawings.

Mr. Kambo reviewed the Staff Report (Exhibit 1).

In addition to the Staff Report review, Mr. Kambo said the location of the development has a park to the north, a railroad and commercial uses to the west, the area south is likely to be developed soon and residential housing to the east. This proposal seems to be for the right place, the right amount and the right type. Staff is happy with what is being proposed and the location. Staff believes the applicant should pay closer attention to the Powell Architectural Guidelines in regards to materials selections, color selections, windows, trims and all of the finer details.

Chairman Coffey said the drawings provided are Sketch Plan level type of drawings. Is this how far the review has gone with Planning & Zoning, a Sketch Plan review only? Mr. Kambo said when the applicant submitted the Preliminary Development Plan, two elevations were given to P&Z. The elevations were different than what HDAC sees tonight. This is when P&Z told the applicant to provide more elevations and have the elevations reviewed by HDAC. Chairman Coffey said the Commission doesn't have those drawings. Mr. Kambo said the drawings are in front of HDAC right now. The four elevations the Commission has are the new elevations for HDAC's review. HDAC's comments on these elevations will be incorporated by the developer and go back before P&Z for a Final Development Plan review. Chairman Coffey said typically at the Preliminary Development Plan level you would see more, you would see information on materials, these drawings are of a Sketch Plan level. Mr. Kambo said the Staff Report mentions the applicant needs to provide more detail. The applicant probably read this in the Staff Report and brought new drawings tonight. Commissioner Howell asked if the applicant will have to come back before HDAC for a final approval of the final details. Mr. Kambo said it will be up to P&Z as to whether they would like HDAC to have another look at the details. HDAC can request this of P&Z. There is no formal vote tonight but HDAC can request to see the details again.

Derick Stadge, Architectural Advisor, introduced himself to the Commission since this is his first time before HDAC. He reviewed his comments in Exhibit 1A and Exhibit 1B. Staff is right on the mark in terms of the parcel size and the housing size. The 4 drawings provided tonight are an improvement on the 2 drawings which were shown to P&Z. There is a magic number on how many different elevations should be expected across the 21 different lots. Seven is probably a starting point. The more the better. If there are only 4 elevations for 21 lots, each one will be repeated 5 times and 1 elevation repeated 6 times. Elevations will get very redundant. More variety will help the scale and be more pedestrian friendly. The challenge with the lots and the parcel sizes is trying to get rear-loaded garages and alleys on the lots per the Architectural Guidelines. It would be really tough. We have been trying to work with the applicant on this. Staff's idea of sliding the garages back might help. The porches on the drawings helps. There is still some opportunity to look at the lots on either side of the Depot Street stub; lots 17 and 16, lots 18 and 19; and rotate them to face onto the Depot stub to create variation. A wrap around porch on these elevations would add to a unique character for the street. Brick would be more appropriate for the Historic District.

Mr. Ohlin said they have tried to incorporate all comments they have received so far into the new elevations (Exhibit A1) passed out tonight. The new designs show modifications which took place since the first drawings were initially submitted. Some of the elevations do show stone. We were asked to simplify the architecture. We agree and Steve Jones, our architect for 27 years, has been tasked with taking the Romanelli & Hughes homes and simplifying them. Mr. Jones is being taken out of his comfort zone a little bit. The new designs are a little more in-line with the Historic District. These drawings are a start. They aren't final. We want to make sure we are on the right path before we continue to create elevations. We are a custom home builder. As we get approvals on elevations, we expect our customers to want us to make little tweaks to the elevations. Our customers like to be different and unique. The price point is with buyers who want what they want. We want to make sure the materials are approved and consistent so when we make minor modifications to some of the elevations, we are still in-line with the Historic District. We are really focused on diversity of architecture. Romanelli & Hughes neighborhood elevations are all very unique and different. We don't expect every single house to be different but we expect at least 8 elevations in this community. Chairman Coffey asked how many elevations the Commission has in these new drawings. Mr. Ohlin said we brought 6 different elevations. These will be custom homes unless we want to say this isn't a custom community and only pre-programmed elevations. These drawings show 6 different looks but homeowners are going to change things. We didn't get the feeling this community wasn't going to be a custom community. Mr. Kambo said P&Z is reviewing this request as a subdivision. In the past, there is a style of home an applicant gives us for a subdivision. Since this is a custom home builder, they will make tweaks. If P&Z approves this request, they will most likely place a condition on the approval for Staff to have final review of exact elevations selected. Yes, the idea of this being a custom home neighborhood is correct. Mr. Ohlin said we will use high-end materials since this is a Romanelli & Hughes development. We are going

to stagger setbacks. One of the nice things about this site is we have the ability to push houses forward and backward. We can change garages from left to right to create a diverse community. The Final Development Plan will show these details. We don't allow the same elevation to be built next to one another or 2 down from each other or across the street; within intersecting lot lines. If we just stick to these basic standards, the maximum repetition will be 5 of the same elevation in the entire neighborhood. Our magic number is 8. We will be focusing on ranch, empty-nester homeowners. Homes will be designed for first floor living. There will be options for a second floor. Our new drawings also show some rear elevations. There are some verandas on the back of homes. Chairman Coffey said he was hoping the Commission would be looking at Final Development Plan drawings. If these are drawings for someone to pick from, maybe we are a little premature. Commissioner Coolidge recommended opening up for discussion. We aren't voting on anything.

Steve Jones, Architect, Romanelli & Hughes, said the materials will be fairly standard across the board. We use 30-year dimensional shingles for roofing. All siding will be cement board, Hardi-plank or equivalent. Trim will be primarily wood, painted. Larger trim is a composite plastic material. Doors will be wood-faced. Front doors will be fiberglass, painted or stained to look like wood when finished. We were hoping to use stone. If we have to, we will use brick. We would still like to use stone on the sides and rears of homes at the foundation as opposed to leaving exposed concrete foundation work. Simplifying the details on the fronts of the homes is honestly a challenge for us. Our buyers do like details which create differences between homes.

Commissioner Howell said this is a lot to take in, being presented with new drawings tonight, not being able to have time to look at and review the drawings, the uncertainty of not knowing if HDAC will see the request again and be able to vote on this. The more variety in elevations is better. The garages being set back on some of the houses would be good. The garages which are right up front on the house should be simple; the simpler the door the better. You don't want the garage door being prominent. The Historic Guidelines need to be followed for materials and features which are expected like half round gutters. What will the square footage be for these homes? Mr. Ohlin said between 1,700 to 2,300 SF, not including a second floor. Commissioner Howell said having smaller houses in Powell is great. All developments are currently \$600,000 to \$700,000 homes. People may want to downsize. There currently isn't a choice, other than the retirement places.

Commissioner Coolidge said the property was Mr. Morris's property. Mr. Morris was one of the people who originally signed the paperwork to make us the Village of Powell. Virginia Perry is Mr. Morris's daughter. The property has been in the family a long time. Previously, a 42 condo request came through. This request is a change. The applicant called me and I talked to them. I talked to Mr. Bradley. Mr. Bradley wants to build nice stuff in Powell. Mr. Bradley asked me what would be approved and I told him old style houses on city style lots. Some developers are after more units. The product shown is a market-driven product. It is a popular product. I did meet with Mr. Bradley so I wouldn't be able to vote on this request if we were voting on it tonight. I am involved by the sale of the property. I like the details on the garage doors. A quality product is important. How far apart are the homes? Mr. Jones said 12 feet apart. Commissioner Coolidge said you really won't see this but if you can break up the back and side elevations it would help. The applicant talked to me about windows and I told them to put in 2 over 2 windows which is what they are showing. This development will be an asset to the community. I would like to see a 2-story option. Having a mix of types of homes is what makes Powell what it is. A recent survey just said Powell is one of the best places to buy in Columbus.

Commissioner Bennett said she is so glad to see smaller homes for this City. In general, the proposal is good. Some of the homes already in the area are neat as a pin. The garage doors shouldn't have so much detail. The quality of work will be good. Make sure the proper kind of gutters are used. The development is fitting, proper and what the City needs.

Commissioner Wesson said she doesn't have much more to add. She agrees with the rest of the Commission's comments on the overall good fit for the site and the community. The variety is good. She spent some time on P&Z so she has that lens as well. She is an advocate for the brick. The proximity and the transition out into the main part of the City would make brick a good transition material. She likes the elevations brought today but maybe you could include brick. Tie the elevations back to the Historic Guidelines.

Commissioner Coolidge asked if the homes will have basements or be on slabs. Mr. Jones said they will have basements. Commissioner Coolidge said Liberty Hills has MI homes and they put brick wrapped around the homes. The homes have a block basement with a brick cap all the way around. It looks really nice.

Chairman Coffey said he is definitely a proponent for just 21 homes versus a higher number. He likes the smallness of the home. The variety is good. You don't want to put 2 of the same homes next to each other. He is a stone guy. You could use different varieties of stone. The foundation does need to be covered. We don't want to see exposed foundation. He likes simple elevations with the garage set back. The garage doors are overdone. The garage stands out too much in the drawings. This is his opinion as an architect. Don't let the garage door be so prominent. The large porch is nice. If brackets are going to be used, go bigger; bigger is better. Use half round gutters. Columns should be tapered. The drawings are definitely Sketch Plan drawings. He was expecting drawings further along. He would not accept the side elevations. They need to be broken up. There can't just be one window in the large mass. There is too much mass. The rear elevations need to be worked on. The nice front theme needs to be carried all the way around the home.

Mr. Bradley thanked the Commission for their comments. We heard diversity of homes is good, there is consistent opinions on the garage doors, the Commission likes simple more than a bunch of wood trim and a variety of brick and stone is good.

Chairman Coffey said he wouldn't hold up the process but the Commission would love to see the final elevations once a home has been designed. It would be nice if HDAC could look at a couple of the final designs.

Mr. Kambo said Staff will take the comments made by the Commission and synthesize the comments down into digestible components for the applicant. Staff will work with the applicant and the Architectural Advisor to figure out the next steps. HDAC's desire to see some of the final elevations will be taken to P&Z.

Chairman Coffey opened this item to public comment. Hearing no public comments, Chairman Coffey closed the public comment session.

OTHER COMMISSION BUSINESS

Mr. Kambo introduced Steve Reynolds, the second Architectural Advisor with Shyft Collective.

ADJOURNMENT

Chairman Coffey moved to adjourn the meeting. With unanimous consent, the meeting was adjourned at 7:43 p.m.

DATE MINUTES APPROVED: April 25, 2019

Tom Coffey
Chairman

4-25-19

Date

Leilani Napier
Deputy City Clerk

4/25/19

Date

The seal of the City of Powell, Delaware County, Ohio, is a circular emblem. It features a central map of the state of Ohio with a black silhouette of the city of Powell. The words "CITY OF POWELL" are written in a semi-circle at the top, and "DELAWARE COUNTY, OHIO" is written in a semi-circle at the bottom. The entire seal is surrounded by a dotted border.