



Historical Downtown Advisory Commission  
Tom Coffey, Chairman  
Larry Coolidge, Vice Chairman  
Marge Bennett      Deb Howell      Erin Wesson

**MEETING MINUTES**  
**April 25, 2019**

**CALL TO ORDER/ROLL CALL**

- Called to order: 6:31 PM
- Present: Tom Coffey, Marge Bennett, Erin Wesson, Rocky Kambo, Leilani Napier
- Absent: Larry Coolidge, Deb Howell

Chairman Coffey advised everyone two (2) Commission members were absent; three (3) were present, which constitutes a quorum.

**STAFF ITEMS**

Mr. Kambo advised the Commission of the Market Analysis which was conducted over the last year. The analysis looked at commercial and residential uses within the City. The information is available on our website. A two to three minute video will also be released soon.

**HEARING OF VISITORS FOR ITEMS NOT ON AGENDA**

Chairman Coffey opened the floor for public comment. Hearing no public comments, Chairman Coffey closed the public comment session.

**APPROVAL OF MINUTES (November 15, 2018)**

Motion: Commissioner Bennett moved to approve the minutes of November 15, 2018. Commissioner Wesson seconded the motion. By unanimous consent of all Commission members present, the minutes were approved.

**REVIEW**

Applicant: McClurg Properties, LLC  
Location: 204 South Liberty Street  
Existing Zoning: (DB) Downtown Business District  
Request: At the request of P&Z, review and provide comments on the architecture of the proposed new office and garage.

Steve Reynolds, Shift Collective, 15 East Gay Street, Suite 2A, reviewed Exhibit A. There will be a full landscape plan as they move through the next steps. The sidewalk will be put in as a part of this project. The garage will house the pressure washing truck and other vehicles when they aren't with the staff. They paid attention to scale and massing of the other buildings on this street. The stick style, board and batten, lighting and the style of windows were all taken from the Architectural Guidelines. The gutters and downspouts would match the fascia and/or siding. The rear structure is meant to fade away. The dormer is real; to provide light.

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

The Architectural Advisor will not be giving a review of this application. Derick Stadge works for Shyft Collective so it would be a conflict of interest. Chairman Coffey asked if Chris Meyers could have done a review and provided comments. Mr. Kambo said Planning & Zoning can ask for an Architectural Advisor but this meeting is for the Historic Downtown Advisory Commission's (HDAC) comments only.

Chairman Coffey opened this item to public comment. Hearing no public comments, Chairman Coffey closed the public comment session and opened the floor for comments and questions from the Commission.

Commissioner Wesson asked if the open area on the end of the building is supposed to be outdoor space. Mr. Reynolds said correct. Commissioner Wesson said the space is facing the street with the garage in the back. Mr. Reynolds said correct. Commissioner Wesson asked if the building will be white or off-white. Mr. Reynolds said the specific color is listed; super white. The outdoor space is to engage the building with the street; specifically during times like Powell Fest. Commissioner Wesson said she personally likes it. It is unique and well designed from an architectural perspective. The Commission is supposed to try to preserve the history of the City. There always needs to be caution when demolition is involved. Staff does such a great job looking at all angles and aspects. It leaves her with very few questions. She agrees with Staff on the existing structure lacking in architectural or historic significance, which allows her to support this project. Staff mentioned needing more trim in the windows. There are suggestions in the April 10<sup>th</sup> P&Z minutes. She doesn't need to provide more comments if the request is going to continue through P&Z. This site is pretty far from the four corners, which further helps from a historic and overall change perspective. She has no big concerns knowing the request is in good hands with P&Z.

Commissioner Bennett asked how close the site is to the school. Mr. Kambo showed the Commission on google maps. Commissioner Bennett said the building is fine. She was concerned about the traffic next to the school. Mr. Reynolds said the traffic is extremely low. The traffic on their site will be low because most of the team is out in the field.

Dan McClurg, 1682 Malabar Court, said he has owned the property since 2012. He has a good relationship with the school. It is the pre-school and kindergarten. Their building isn't going to be a huge traffic impact. There are 3 main people who will work out of the office. They arrive at the office in the morning and are back out within an hour, then they are gone all day. The crew will stop in to pick up paint but they go right to job sites each day. The building won't be a retail location. Commissioner Bennett said this is good to know. Mr. McClurg said there won't be any vehicles stored outside. The garage in the back is where vehicles would be parked, inside. He is very strict about outside storage at all of his Powell sites.

Chairman Coffey asked Commissioner Bennett what she remembers about the structure which is to be torn down. He drove by the structure and it does look like the building has been added on to. Commissioner Bennett said the house stood out because it was the only big building Powell produced. Mr. McClurg said he bought this property directly from the family in 2012. The family told him the house was originally located somewhere else and it was moved to this property in the 60's. The family said the basement was hand dug. The height of the basement is real short because they got tired of digging. The addition was built on in the 70's. You can tell the addition was built on when you are inside the house. There isn't anything architecturally stunning about the existing house. Chairman Coffey said he likes the idea of using the existing driveway to the north. He is glad the business is coming to Powell. Mr. McClurg said he has wanted his business in Powell for a long time. He isn't a big fan of tearing buildings down but he has been waiting for somewhere to bring his business. He gets real good rent from this building. He put a new roof on the house a few years ago. However, he is tired of waiting for something to come up to put the business in. This site is a great lot and a great location. He also wanted to be south of the four corners. It is important to avoid the traffic. Chairman Coffey said the front area is neat and it's good to see an entertainment area. The fireplace gives a unique look. Mr. McClurg said the fireplace is double sided. It is mirrored on the inside. The painting company will be run on the first floor. His property company will be run upstairs. Meetings can be held outside on nice days. Chairman Coffey said the building is pedestrian friendly. Commissioner Bennett said the building is welcoming. Chairman Coffey said the design is contemporary but unique. All buildings in Powell are unique. Look at the windows and make sure they don't get too "store-frontish" and that they stay residential in scale. Mr. McClurg said he wanted a lot of glass on the front of the building. The inside is a 2-story entrance area. They will have a big chandelier hanging down and a showpiece staircase. He wants a lot of sunlight coming in. Mr. Reynolds said they followed the Architectural Guidelines. Chairman Coffey said you need to stay away from aluminum, storefront windows. Chairman Coffey said he likes the scale of the building. Will the structural timbers be wood? Mr. McClurg said yes and they will continue through the inside and come out the back of the building. There will be a second, outdoor space on the back second story. Chairman Coffey asked if half-round gutters would be used. Mr. McClurg said absolutely. He is a big fan of half-round gutters. Chairman Coffey asked about a sign. Mr. McClurg said they will have a real nice post sign. Chairman Coffey said to pay attention to the comments in the Staff Report, the half-round gutters and the windows. Overall, he likes the contemporary flair.

Chairman Coffey asked about comments from Commissioners Howell and Coolidge. Mr. Kambo said they could attend a P&Z meeting if they want to provide comments.

#### **OTHER COMMISSION BUSINESS**

Chairman Coffey asked if any Commission member's terms were expiring. Ms. Napier advised that Karen Mitchell, City Clerk and Steve Lutz, City Manager will look at this and start working on any terms expiring towards the end of the calendar year.

**ADJOURNMENT**

Chairman Coffey moved to adjourn the meeting. With unanimous consent, the meeting was adjourned at 7:19 p.m.

**DATE MINUTES APPROVED: November 14, 2019**

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Tom Coffey  
Chairman

11/14/19  
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Date

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Lelani Napier  
Deputy City Clerk

11/14/19  
\_\_\_\_\_  
Date

