



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

MEETING MINUTES
November 14, 2019

CALL TO ORDER/ROLL CALL

- Called to order: 6:35 PM
- Present: Tom Coffey, Deb Howell, Erin Wesson, Rocky Kambo, Leilani Napier
- Absent: Larry Coolidge, Marge Bennett

STAFF ITEMS

Mr. Kambo:

- Planning & Zoning has requested this review by HDAC. HDAC will not be voting on this tonight. HDAC is providing comments only.
- Leilani Napier, Planning & Zoning Clerk, will be leaving next week. She has taken a position with the City of Grandview Heights.

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 (April 25, 2019)

Motion: Commissioner Wesson moved to approve the minutes of April 25, 2019. Chairman Coffey seconded the motion. Commissioner Howell abstained. By unanimous consent of all other Commission members present, the minutes were approved as written.

REVIEW

Applicant: KAD, LLC – Carmendy Station
Location: 233 S. Liberty Street
Existing Zoning: (DB) Downtown Business District
Request: To review a plan to construct two (2) buildings, one (1) residential and the other mixed-use, on the front portion of approximately 1.5 acres.

Tom Popoff, The Jones Studio, 503 City Park:

- Reviewed Exhibit A and Exhibit A1. Exhibit A1 was handed out to the Commission.
- There are items City Staff has made comments about that we haven't been able to update yet.
- We will look at increasing parking behind the units, changing the parallel parking to head in parking. We've also talked about allowing parking along the driveway.
- We met with the Architectural Advisor on Monday. There are some suggestions we haven't incorporated yet.
- We do need to limit the color on the connector unit.
- We decided to eliminate the fireplace in the unit with the cupola. We moved the chimney to the center of the main unit's roof.
- The end sunroom has been turned into a wraparound porch.
- We beefed up the columns on the front.
- We added cap crowns on the windows.
- We shortened the front door and added a transom window above.

- We moved away from shutters but Mr. Carmendy would like to have shutters. Mr. Carmendy spoke from the audience (inaudible). We know that if we use shutters they must be operable in appearance with hinges and hardware.
- We have enlarged the cupola.
- We corrected the corner boards. They will be the darker ironstone.
- We are showing gooseneck lights over the garage doors. The rest of the lighting will be recessed lighting on porches.
- Our site plan landscaping is very diagrammatic. We haven't made selections as yet. We will use guidelines to select landscaping.

Chairman Coffey asked if there are a total of 5 units. Mr. Popoff said yes.

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

Staff recommends having a written parking easement so parking can be used by everyone. An HOA agreement might be helpful so everyone pitches into a pot to maintain the driveway and parking areas. Mr. Carmendy spoke from the audience (inaudible). Staff recommends more landscaping.

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

Derick Stadge, Architectural Advisor, reviewed Exhibit 1A. The applicant has made some changes since the P&Z meeting. The applicant might want to think about whether a pole light is needed on the driveway to provide light. P&Z asked for the south unit to be scaled back a little. The applicant has worked on this a little but they could dial it down even a bit more. The window details and the front door changes are straight from the Historical Guidelines. The porch helps integrate the sunroom piece. If shutters are going to be used, I prefer them to be real. At the very least, they need to look real. Details would need to be studied closely. The foundation detail will be important. Changing the color of the side trim from white to the color of the siding is the right move.

Chairman Coffey opened the floor for comments and questions from the Commission.

Commissioner Wesson agreed the plan is going to be a good fit. The architectural style is in line with our guidelines. I like the plan. Our purpose is to look at the details. I know all of the details aren't available today. Will this need to come back before us? Mr. Kambo said Staff would have preferred to have more details. The Commission can rely on Staff to review the specific details so this project isn't stifled. Commissioner Wesson said I thought we would be seeing the actual specs for lighting, shutters or the sign. I am OK with the project in general. Will these specific details be at Staff's guidance? Mr. Kambo said the lighting cut sheet is at the very end of the packet. The sign will come back before P&Z. But yes, in terms of specific details for shutters, Staff can review. Commissioner Wesson said the windows look good. I could go either way in regards to shutters. I agree that shutters need to look or be real. Will the gutters be half-round? Mr. Popoff said yes. Commissioner Wesson said landscaping will be reviewed later as well. Mr. Kambo said yes. Commissioner Wesson said as long as the applicant continues to work with Staff. No overall challenges. The further details just need to be reviewed.

Commissioner Howell said I think this is a great project. A lot of the issues that P&Z addressed were taken care of. I like the color scheme. I like shutters on the southern part of the initial building. Knowing Mr. Carmendy and his past details, everything will come back and happen fine. Mr. Carmendy said the pine trees will stay.

Chairman Coffey said I'm excited about this project. I've watched it online. I like the variations. I want to make sure we go with the split-face foundations, a stone base. We don't want any exposed concrete. Mr. Popoff said concrete block is allowed in the guidelines. Mr. Kambo read the guidelines. Mr. Stadge said stone would be the preference. Mr. Kambo said stone would be more appropriate. Chairman Coffey said I'm not a big shutter fan but if used, they need to be real. Thumbs up to the larger cupola and columns. Corner trim needs to be 5/4s, out more from the siding. You don't want the siding to be sticking out. Beef it up. Surrounding buildings all have a rake trim in the overhang area. These kinds of details are important. Half-round gutters are important. I like the gutters to blend in and not stand out. Mr. Stadge said use the same color as the trim. Chairman Coffey said correct. This is my preference. The gooseneck lights shouldn't be too small, at least 18", so they don't get lost.

Mr. Kambo advised the applicant to incorporate all comments provided today, in detail. Make sure all renderings include all comments provided. We need to know the Final Development Plan includes all details so P&Z is reviewing and approving correct details. You need to state the sign will be brought back before P&Z at a later date. You need to have something on paper about having an HOA handle the maintenance of the site. Parking changes need to be made. A

parking agreement needs to be drawn up. The function of the entire site needs to be documented. The Final Development Plan needs to be a solid package.


OTHER COMMISSION BUSINESS

None.

ADJOURNMENT

Chairman Coffey moved to adjourn the meeting. With unanimous consent, the meeting was adjourned at 7:24 p.m.

DATE MINUTES APPROVED:



Tom Coffey
Chairman

2/25/2021

Date

Pam Friend

Pam Friend
Planning & Zoning Clerk

2/25/2021

Date

