



Historical Downtown Advisory Commission
Tom Coffey, Chairman
Larry Coolidge, Vice Chairman
Brad Coomes Deb Howell Erin Wesson

MEETING MINUTES

April 15, 2021

CALL TO ORDER/ROLL CALL

Chairman Tom Coffey called a meeting of the Historic Downtown Advisory Commission to order on Thursday, April 15, 2021 at 6:34 p.m. via Zoom. Commissioners present included Tom Coffey, Erin Wesson, Brad Coomes, and Deb Howell. Larry Coolidge was absent. Also, present were Claudia Husak, Director of Planning; Elise Schellin, Development Planner; Karen J. Mitchell, City Clerk; Steve Reynolds, Shyft Collective and interested parties.

APPROVAL OF MINUTES

MOTION: Commissioner Coomes moved to approve the minutes of February 18, 2021. Commissioner Wesson seconded the motion. Commissioner Howell abstained. By unanimous consent of the remaining Commission members present, the minutes were approved as written.

CERTIFICATE OF APPROPRIATENESS (Case 2021-19_CA)

Applicant: Buckeye State Bank
Location: 22 S. Liberty St.
Existing Zoning: (DB) Downtown Business District
Request: Review and approval of an ATM and sign installation at the Espresso 22 property.

Shawn Keller, President and Co-Founder of Buckeye State Bank, Applicant: We were founded in 1885 and are the state's oldest chartered bank. A group of local investors got together and purchased the bank back in 2014, changing the name to Buckeye State Bank. In our search for a headquarters, we chose Powell. You will find us right in front of Wedgewood Country Club and we have enjoyed it.

We are excited about the ATM. When we bought the bank, the bank was \$29 million in assets in 2014. Thanks to Powell and its residents, the bank today has \$250 million in assets. We were the largest bank in providing PPP loans, as far as a percentage of our size, than any other bank in Ohio and we were 8th in the country. We are very proud of that and that we were able to assist a lot of small businesses.

The ATM is going to replace the one that was there from Huntington. We are excited because we get to put a local ATM there. Community banking means a lot to us. It is about keeping money local, lending money back out locally as we did with the PPP, so this is exciting for us.

On the call with me tonight is Jeff Christensen, Chief Information Officer; Holly Orr, Marketing Officer; and Aaron Crider, Compliance & Facilities Officer. We will answer the questions you may have as best we can.

Claudia Husak, Planning Director, reviewed the Staff Report. Staff recommends approval of the ATM sign and installation. (Exhibit 1)

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

Steve Reynolds, Shyft Collective, Architectural Advisor: For the overall monument sign that is out in front of the facility, I believe this is an improved sign and also now falls within the current sign guidelines. I do applaud the Applicant for making those changes prior to tonight because it was going to be beyond what was allowed by the Zoning Code.

As far as the ATM itself, I know that this is underneath the overhang, so there is some limitations to visibility. I do like the logo and even when you think about the side that would face the road, I think it is a tasteful size for the logo and text. The "Bank Local" that is on the back of the sign does seem to be really large. I do not know what the size of those letters are, but I am indifferent in the fact that this is underneath of that large overhang and would be blocked from passing traffic.

Chairman Coffey opened it up for Commission comments.

Commissioner Wesson: It is good to hear that the monument sign is within the sign scope and zoning scope. That works for me. I think it looks good. My initial thoughts with the proposed ATM were also what Steve said about the rear elevation and those letters being a bit large. The letters and size are really my only concern.

Mr. Keller: That side faces the drive-through window for the coffee shop. The only time you might see it is if you are in line at the coffee shop.

Commissioner Wesson: I know I have seen other things when I was on Planning & Zoning about it being a certain scale to the size of the area. I think this takes on that whole space, but I am not worried about it if that is the view. It does not look bad; I am just thinking how it would be in line with other sign protocol.

Commissioner Howell: I am fine with everything. This ATM has gone before us before and we have approved it with Huntington Bank. I was also concerned about the bank logo, but as long as it is facing just the drive-through area, then I am fine with it.

Commissioner Coomes: I am good with the ATM itself and the signage. I did have some questions about the monument sign out front though. I do not know what the original sign was that was changed, but this particular design that has the Espresso 22 sign built like it is, then with the monument sign sticking out and hanging, I am not aware of anything else in Powell that uses this combination of both. There is plenty of monument-style signs hanging out on a flagpole and there are also the wood structure signs, but I have not seen any combinations. Just south of Espresso 22, on the other side of the street, there is a similar sign that is a dual sign with Edward Jones on the bottom and I do not remember who is on top. I was wondering if that would look better aesthetically. Even the old Huntington sign did not stick out like this. It was attached from what I remember. This looks mismatched.

Ms. Husak: The original proposal had a rectangular sign for Buckeye State Bank placed on top of the Espresso 22 sign. Staff's concern for that proposal was that the supporting elements on either side of that Espresso 22 sign were shorter than the Buckeye State Bank sign, so our recommendation would have been to increase the pole height a little bit so that it is more integrated and does not look like it is just plopped on top. The other issue with that design was that it exceeded the Code in terms of size, so this was the compromise that the Applicant has come up with based on those comments from Staff.

Commissioner Coomes: So would underneath the Espresso 22 sign be an option with it being broken up with the ATM and arrow off to the right and the Buckeye State Bank section off to the left? I do not see any other combo signage like this throughout town.

Ms. Husak: From a Staff perspective, we would agree that the integration is not necessarily ideal. It would be difficult to see for a passerby if it was placed underneath the Espresso 22 sign.

Commissioner Howell: Now that you bring this up. The thing that bothers me is the bright red color. It is my personal feeling about it. The Espresso 22 sign is somewhat mild and the red seems like it smacks you in the face or something.

Chairman Coffey: You have to understand the graphics. It is a picture [of the Buckeye State Bank logo], so the sign is going to stand out. I personally think it is fine because we are all used to seeing the Huntington sign just like the Buckeye sign. I think it would get lost underneath [the Espresso 22 sign]. I think that is where it needs to be because it is a smaller sign and Espresso 22 is the main vendor.

Commissioner Coomes: Wasn't the Huntington sign rectangular and actually directly attached to the post instead of hanging? I think it was also a narrower sign instead of this square shape like this one is.

Ms. Husak: It was attached to the pole and was more vertical in nature, so the Huntington typeface was going up and down as opposed to horizontal. It was not hanging off a bracket, it was attached. The height was probably similar, but it was, in our estimate, a third of the width of the Buckeye sign.

Chairman Coffey: I have done a lot of signage in my time. The logo and the Buckeye State Bank Local is all part of their logo. You cannot really turn that upside down and make it horizontal. Their logo is rectangular and landscape as it is shown.

Mr. Reynolds: The Buckeye State Bank and Bank Local is all part of their brand. Those colors are specific brand standards. Maybe if that ATM arrow were black it would make it stick out just a little bit less than the red would mildly allow it to blend it with the Espresso 22 sign and help with the reaction you are having to the red color.

Ms. Husak: It would be easier for Staff to make that determination if we have an agreement from the majority of the members here tonight.

Mr. Keller: Your comment about it being a digital picture on an actual photo is correct. It causes it to stick out more. My initial thought when I heard the comment about the red was maybe we just change the arrow to black.

Chairman Coffey: Let's let Staff look at the red versus the black issue. We do want people to know that it is an ATM with a coffee shop.

Some of my other comments were more on the ATM itself. There is no height given. How big is this thing compared to what was there before?

Mr. Crider: This is probably going to be identical because it is a standard ATM casing, which is 7 foot by 3.5 feet wide and approximately 3 feet deep.

Chairman Coffey: The only other thing was that this is 24 hours. The owner of the building cannot put a chain up out there, block off the parking and keeping people from using the ATM.

Mr. Keller: That would be correct. We have been assured that this will not happen.

MOTION: Commissioner Howell moved to approve the Certificate of Appropriateness for Buckeye State Bank with the following conditions:

1. That the ATM arrow will be changed from red to black.

Commissioner Wesson seconded the motion.

VOTE: Y - 3 N – 1 (Coomes) (Coolidge absent)

CERTIFICATE OF APPROPRIATENESS (Case 2021-20_CA)

Applicant: Sarah Mackert, SJM Studio, LLC
Location: 80 E. Olentangy St.
Existing Zoning: (DB) Downtown Business District
Request: Review of a plan for a proposed addition to an existing building for a private social club.

Sarah Mackert, Architect, SJM Studio, LLC, 1254 Eastwood Ave., Columbus, OH 43203: I believe this property was before you a while back and it is located at the corner of E. Olentangy Street and Grace Drive. This existing .42-acre residential property sits on a ravine and was built in 1908. There was an historic addition of the front porch that we think was built in 1920. This project proposes to convert the use of the house, restore and maintain that as a structure, but convert it to commercial use as a private social club. We are also proposing to do an addition on the north side, which would give us some additional space for the project.

I have a 3-D model and I will fly you through this virtual model. We are proposing to paint the historic porch, currently a white/pink to a charcoal gray. It will be almost black. There are some architectural details that we will accent with a gold color. You will note that there is a slight difference between the house's asphalt shingle roof. Right now, based on the project costs, we are proposing to keep the house's asphalt shingle roofing, which is green, and we will do a new charcoal gray roof on the addition. At some point in the not too distant future, the idea is to actually replace the asphalt shingle on the house with the charcoal gray. We think this will be an aesthetic improvement because the green does not work well with the burgundy of the masonry.

There are full landscape details in this model as well as all of the trees that we are proposing to keep. You can see the architectural exterior lighting. The real light fixture has an opal sphere, or globe, that has a milky white lens, not clear as is shown in the model.

Regarding the architecture, we were challenged on this site with a number of constraints. [audio distortions]...to maintain the ravine and structurally avoid encroaching into the slope on the north end of the site too much, we ended up with a footprint that is elongated slightly in the east to west direction. What we wanted to do with that footprint was to mimic the original roofline of the house, which is a fully hipped roof with some dormers that are gables, with a hipped roof with one gable, which is on the prominent elevation facing east. We actually separated that new addition from the original house with a flat roof section, which allows us to deal with storm water drainage under the original soffit of the house. It is the best detail in my opinion to maintain some difference between that roofline and mirror, but not mimic, across that glass fulcrum. The new and primary entry to the project will be through the door on the east side. The idea with that is to have a good amount of glass in order to reveal the historic material at the back of the house and accentuate the separation between old and new.

We have also done some landscaping in the front. One of our other challenges was that we literally ran out of site and wanted to do the best job we could in terms of a refuse enclosure. Our refuse enclosure is intended to be plaid with bi-pass sliding gates made from the same siding material as the addition. We are planning to do a planter bed, like a sedum tray, and green roof on that refuse enclosure because it is our front door and we want to be careful to ensure that it is aesthetically pleasing. The awning is here to help give some relief and depth, as well as covering to pedestrians as they come into the building here.

We have a glazed terra cotta block. I believe there might be one other building in Powell that has this material. At the bottom, we have a matte finish terra cotta block, which is a similar match, but we actually have some movement in foundation and there is going to be some tuck-pointing and restoration to be done to that foundation. The idea is to paint that a darker black, the darkest black we have in our material pallet, Sherwin Williams Inkwel. The idea is to pull some of the warmth in the darker color out of the terra cotta and ground the building.

On the fiber cement clapboard siding, we have a larger profile that we are proposing – 8 inches – and that is because the masonry of the house is an 8-inch block. We want to have the same horizontal scale to relate it together. We are proposing a mix of colors between accents and the primary wall color of these other two Sherwin Williams, Dark Night and Mount Aetna.

We talked about the asphalt roof shingle, and this would be a little bit of decking that we have on the north facade at the decks you saw along with some of these cable rails. We have some dark bronze to our front aluminum mixed in as well. It is a mix between the neutral gray and black. There is a little bit of a blue-green in this Dark Night and we also have the earth tones, the browns of the deck, as well.

The proposed architectural wall scones is an opal lens. We have some garden path lighting. The fixture inside the vestibule is different in the model, but we are still working through our specifications on the interior. However, we are looking at something similar.

Gretchen Bonasera, Owner, 80 E. Olentangy Street: One of the reasons I was drawn to this site was the trees and natural ravine. There has been a lot of confusion as we have been presenting this as to what exactly we are doing. It is a new concept and there are not private social clubs in every town. We have been looking to do this for about 3 years now. I live about 10 minutes away in Dublin and Dublin is the only other place I know where there is a private social club located in the central Ohio area. We expanded our search from there and fell in love with Powell because of its hometown feel and the concern with preserving the historic district. We are excited to be here, with this house, and this lot.

The showcase brick on this house is the upper brick. You can tell that is where the effort was put into the design when the house was originally done. It has a great sheen to it, the warbled finish, and the brick we are proposing to paint is a just the coarser standard foundation brick which has multiple spots of damage.

As far as the front porch, we are not changing it, just painting it. The windows are staying. We are just going to do our best to restore it to be a 3-season room. The front door is staying the same. We are going to maintain the natural wood that it is.

Ms. Mackert: I think there was a question about this other door on the east. Gretchen and I are both looking hard to find a very special door. The reason we cannot give you cut sheets is because our goal is to find a salvaged, historic piece – something unique. We would potentially be painting that, but the idea is a three quarter light but with some solid wood so that it is not a store front door, and has that warmth, character, and texture to give us a little something special at this entry as well.

Ms. Bonasera: As mentioned, the roof really comes down to budget. It is not there. We are already double the budget we thought we needed to bring this house back to life. The existing gutters are also staying there. We have to

find a way to get rid of that one that is vertical down the side of the wall, but the gutters will stay as well as all the original soffit work.

Ms. Mackert: I thought of one other thing to mention, the design of the windows. We recognize that these are not double hung windows and proportionately they are square. We were actually pulling from the shape of the casements. In terms of the material, in the original building, there are double hung windows on the main level of the house but only on the masonry portion. The front porch actually is a series of historic casements even though a few on the front were replaced with fixed windows. There are several original casement windows there. Again, those are proportionately a vertical rectangle. The dormer windows, however, which are truly clapboard siding and most similar in materiality to the addition, we were playing with that as being the connection and the tie in to the square windows on this façade. We really needed to do that proportionally and it just fit the building really well. We have a mezzanine level that the edge of our floor is actually right above these windows. There is a goal as well with this façade to bring daylight into the building but we do not want it to be too transparent and have a residential, double hung right next to the refuse. There were constraints, so there was a lot of thought and rationale behind this. We looked at double hungs for a while but this compositionally and functionally was the best solution we came up with.

Chairman Coffey opened the floor for public comment.

Paul Kirkham, 53 Sharp St: I have lived in Powell all my life. My great grandfather, Julian Sharp, built this house in 1907. The block you spoke about were manufactured in a foundry just south of Powell owned by a distant relative. I lived in the house in the 1970s and 1980s, and can give you much of the history on this house. I can also provide you photos if you are interested in them.

Hearing nothing further, Chairman Coffey closed the public comment session.

Mr. Reynolds: I am excited to see a business like this come to downtown Powell and to visit the social club. I applaud the efforts going in to this. This is certainly a unique structure and site. It looks like you have a few different eras of architectural detailing happening, so I know there is a large task in making this all work together.

I also appreciate the new addition component differentiating itself from the current structure and materiality, yet taking cues off some of the lines and forms and massing to pay homage to the original building, but still allow the new structure to be its own thing. I think that works really well. I also appreciate the clarity about how you are applying materials to the upfront, original portion. I believe, as you had described, painting that base block a dark brown in color is going to help a lot. Your mason and how you repair that block is going to be very important so that it does go away, but I think that will definitely help in grounding the building and making that portion go away.

A small thing, but I feel like that front porch feels a little bit like it is Craftsman but the exterior lights, at least the cut-sheet for it, looks a little Mid-Century. It faces the side where we are not too concerned about it. The guidelines are a little more Avant-garde when it comes to some of the exterior light fixtures, but...[Ms. Bonasera: The interior design that we are doing is more Art Nouveau.]

Mr. Reynolds continues: Art Nouveau definitely. I appreciate it, I like it, and I would agree that I could see that Art Nouveau working well with the idea of this club and even seeing how the interiors are laying out. In my mind, I am already picturing how this is going to look, even without going through the building in Inscape and I am really excited about it. As we go through the light cut sheets, just try to be sensitive to how it all blends together. I am acknowledging the fact that it is very difficult because there are many different things happening here.

The connector, to me, still feels just a little bit unresolved. It has more to do with the roofline where you have the hip roof coming down into that window. I am in a position where I get to sit here and talk about it, but I do not get to help you resolve it. I am not sure if maybe the opaque portion of your flat roof area maybe comes down a little bit to come in line with that gutter, but the way it sits right now over the entry, I wish there were a different way to work out the roof line so that it did not interrupt that window. I think it is difficult to combine those two buildings without trying to put them together to make that connection with that glaze...[Ms. Bonasera: That line has to be as high as it is because that is the interior access to get into the house. We really cannot lower that anymore and we are locked into this grading onsite as it is.]

Mr. Reynolds continues: Sure. I am thinking maybe, exterior-wise, you are not changing the actual ceiling height in there; it is just the material itself. I am sure you have looked at this 120 times, but maybe there just needs to be 121 times. Because I would...[Ms. Bonasera: So I see, so that is just a façade, Sarah, in front of the roof?]

[Multiple speakers.]

Ms. Mackert: Yes, I am hiding a roof. There is almost zero parapet. The house currently has that rear porch which is actually structurally compromised. It is already separating from the house. If you were inside this porch, you would see we are reusing the porch access into the back of the house, keeping the bones of the original building as much intact as possible, but the first floor of the house, to access that, is our issue. You can see how tight the porch roof is to the original soffit. We are going to have a very similar condition. I do not disagree with you; it is an architectural detail that I wish we could just resolve. With the square footage and tightness of the site, the accessible access, the regrading, etc., putting the puzzle together and finding the best solution. This issue is the biggest design challenge on the project.

Mr. Reynolds, continues: With the connectors, all your flashing and roof valley details – because that is how we will get the water out of there – is always going to be a challenge. The glazing connector to help differentiate the two styles and materiality is perfect. That is the majority of the architectural comments. I think I talked a bit about just making sure I understand storm water runoff and permeable surface changes, how involved the Engineering Department is going to be with that, but those are a conversation for another time.

Ms. Schellin reviewed the Staff Report (Exhibit 2). This proposal is making its way through the entitlement process in the Planning & Zoning. They reviewed it as a Sketch Plan on November 11, 2020 and as a Preliminary Development Plan on March 21, 2021. They requested this proposal come to you for architectural review so that you could provide comments back to Planning & Zoning as well as the Applicant so they could take these comments into consideration before they submit a Final Development Plan. Staff recommends that you provide your comments and the Applicant should incorporate the Commission, Staff and Architectural Advisor's comments into the Final Development Plan proposal before returning to the Planning & Zoning Commission. You have no authority to vote to approve or deny this application, it is just for comments.

Chairman Coffey opened it up for Commission comments.

Chairman Coffey remarks: I will go first because I have a long list of both good and bad.

- The window grids on the front porch are fantastic. I think we need to carry those window grids like these double hungs at the top on the side elevation facing Grace Dr. There needs to be window grids in those dormers. You cannot have just blank double-hung windows. I am not saying you need to go as much grid, but particularly along the east side – those two double hung windows and dormers – I feel need to have grids in them. Those windows need to be 4 over 1 or something to tie it in a little bit with the existing.

Ms. Bonasera: I would point out that the window grids are not authentic or historic. When we have the funds, we will fix them to resemble the historic architecture of what would have been there.

- That sidewalk back out to E. Olentangy Street needs to stay with those steps because there is some history with that.
- Half round gutters. This Commission is not a fan of Ogee gutters even though they are existing. You are doing enough remodeling and color change with them going from white to bronze, they need to be half round. Ogee gutters are not historic or downtown-worthy. They should not have been put on there and probably were not original.

Ms. Bonasera: We were planning on painting the gutters and following the guidelines that say that the new addition needs to match what is there, which is Ogee gutters.

Mr. Reynolds: I do not recall the matching component in our guidelines. We just had to do half round on Buckeye.

- The entry porch. How is it being held? Are there cables?

Ms. Mackert: It is cantilever bracket system. It is an awning that is manufactured in Cincinnati. It is not cables and it is completely hidden.

- As Steve mentioned, I also have an issue with the roofline and how it ties in at the transition.
- With respect to the existing brick under the back porch that you are taking out, are you saving that glaze tile? Any of that which you can save should be saved and be reused, if possible.

Ms. Bonasera: I would love to, but it depends on how demolition goes. We do not know the current state of it right now. I would love to incorporate it if I can.

- One of the things I really like is the trash enclosure and how you are hiding that and putting the landscape on top of it.

Commissioner Howell remarks: I agree with Tom's suggestions. I drive by that house at least four times a day, if not more, and I always look at that house and think what a nice looking house that needs to be fixed up. A few years ago, someone came before us to put in a Bed and Breakfast in there. I think we approved the Certificate of Appropriateness for that. I agree with renovating this property and I love the fact that you people are saving all the historical value of it.

- Like Tom, I am concerned with the connection between the two buildings.
- I also have some concerns about the parking, which is right off of Grace Drive. There is not a lot of area to address that, but I am concerned with people getting in and out of Grace Drive and being able to pull into the parking lot.

Ms. Bonasera: Yeah, there are only 12 spaces onsite. The rest of the parking will be coordinating with the neighbors to accommodate our guests. We are following the same development plan as the previous B&B that was approved by P&Z to move the driveway as far north as possible to pull it back from that stop light. In our current design, there will be enough for 3.5 cars before someone having to turn into that driveway. We are working with P&Z to resolve this issue.

Ms. Schellin: I would add that this is something that has been worked through with P&Z. Gretchen and Sarah have also met with our City Engineer, Chris Huber, and they are trying to come up with the best solution there. The site conditions are very hard with that intersection right there, the light, as well as the topography.

Commissioner Wesson remarks: I think this looks great. Like Deb, I am driving by it regularly and I keep thinking this building could really use some love and I think this is a great plan. I love this paint aspect. I will take Steve & Tom's guidance on the architectural aspects every time, so I would support those as well. I have a little bit of history with this project because I was on P&Z when we approved the B&B. Again, I am anxious to see this come around.

- My only concern was parking and it looks like that is being addressed through P&Z as well.
- Other than trying to pull this all together, I do not have any other questions, but voice my support for the project.

Commissioner Coomes remarks: I had a couple of questions. Some of them relate back to Staff comments that were on the plan:

- The driveway being 24 feet wide...[Ms. Bonasera: I forgot to mention that we have a newer site plan now and it is 22 feet wide. We did talk to the City Engineer about this. Because of the turning radius, as you approach and have traffic coming down and turning right as they come out of the parking lot, our engineer was not really comfortable with bringing it down much further than that.] So it is going to be aproned drastically off to the right to pre-turn out of there? Is that part of what that 22 feet is or is it 22 feet, the main part of the driveway and then the apron is going to be wider?

Ms. Mackert: It is 22 feet to base of curb, so the apron is in that 22 feet.

- I had a question on the white fence on Grace Drive. How much of that is coming out? Is it going to be turned or dead-ended? What is the plan with that fence? Is it to take back to new drive access?

Ms. Mackert: It will be dead-end. We will take it back to the new drive access, but there is going to be a new, block-style retaining wall that we hope to mimic the masonry of the existing building as much as possible. It is a unilock system and we would match color and scale, but getting the glazed block to look the exact same may not be possible. It will be invisible from the public realm; it is really just that we have to create some new slope on the site to get the driveway access up into the parking lot.

- I had a question on the light fixtures, especially the one that hangs inside with the connector, are these windows going to be tinted or clear? Depending on how bright that light is inside compared to the tint on those windows, I am trying to figure out that this is going to look like.

Ms. Mackert: It is not going to be bright when you walk into that vestibule because that goes against the overall feel that we are trying to create. The windows will not be tinted.

- The sign.

[Multiple speakers.]

Ms. Bonasera: We got rid of the sign and there will be no sign.

- The door you are looking for, I am trying to figure out how it will tie in. Are you thinking a 6-panel door on the front of the house currently?

Ms. Mackert: We are not looking for a 6-panel door. The historic rear access door is a half panel door. Inside the house, you actually have 5-panel doors. We have a mix of styles. Ultimately, we are open to whatever we find that is a good salvage, but the idea of that three quarter light just seemed to be a good fit for this.

Ms. Bonasera: To have a glass door there improves safety of people entering and so forth. It will be three quarter glass as shown.

Chairman Coffey mentioned that in the future on Certificate of Appropriateness hearings, he would prefer to have more detail, sketches, etc., to be able to issue a Certificate of Appropriateness.

[Deb Howell left the meeting at 8:12 p.m.]

CERTIFICATE OF APPROPRIATENESS (Case 2021-21_CA)

Applicant: 3 Pillar Homes
Location: 67 Grace Dr. S.
Existing Zoning: (DB) Downtown Business District
Request: Review and approval of a proposed single-family residence.

Zenios Michael Zenios, 3 Pillar Homes, 2360 Koester Trace, Lewis Center, Applicant, introduced himself.

Adam Rainwater, 3 Pillar Homes, 2360 Koester Trace, Lewis Center, Applicant: We are here to present a home on behalf of the Kirkham family. They are very excited to be a part of Powell. Their family has served the City for many generations as the Sharps and Canfields. We are excited about this home. I am mainly in architectural design for 3 Pillar Homes. We received the preliminary Staff report and wanted to address that tonight with you.

It is in the wooded area off Grace Drive, across from this commercial center. The north boundary of this property aligns with East Case, but it is on Grace Drive and extends probably roughly half way between Grace Drive and North Liberty.

I will start by reviewing the building and zooming out if we need to for the site comments. The main items that I saw in Staff comments were the proportions of some of the windows, articulating the four facades more similarly instead of just the window grids in the front windows, as well as some comments about the materials and certain things that were approved had questions about them. We are here asking for the Certificate of Appropriateness based on that. What it seemed to be coming from was there was some verbiage about the proportions of the openings in the spine and they were pretty vague about the windows over the garage and window over the front door.

It was the recommendation from the comments to work with Staff to determine the appropriate sizes of openings. My interpretation of that was to make any openings that were too wide and not tall enough, to narrow those up. For example, such as possibly removing the windows from either side of the window above the garage; making the window above the front door narrower than it is now. Along the back, I propose to narrow up the windows; and change the proportion of the windows on the second story as most of the other windows are more proportioned taller than they are wide. On the sides, we were talking about continuing the board and batten around the side elevation instead of the widened tall transoms to do full-sized windows to make sure every window is better historically proportioned. We would continue the board and batten around this side of the garage for additional interest to the side elevations. We would have window grids in all the windows to match the front.

So tonight, I was wondering if I am allowed to ask questions for clarification.

Chairman Coffey: You can ask questions; however, I do not see enough here for us to give you a Certificate of Appropriateness. I think we can only give you comments tonight because you do not have enough detail here and it appears that you are making changes that will require you to come back to us anyway.

Ms. Schellin: I think what is happening here is our Applicant is responding to the Staff report right now, which we have not had a chance to present yet. I think that if I go through my presentation, it may help to put it all together. What the Applicant submitted is more detailed than just this one elevation. I would like to add that tonight you are voting on this for a Certificate of Appropriateness rather than just providing comments back to Planning & Zoning.

Ms. Schellin reviewed the Staff report (Exhibit 3). Staff recommended approval of the Certificate of Appropriateness with the following conditions:

1. The home is located to meet all setback requirements of that zoning district;
2. That all Commissions, Staff and the Architectural Advisor comments are addressed.

Chairman Coffey opened the floor for public comment.

Paul Kirkham, 52 Sharp Street: This property was part of the original property that my great grandfather bought, which the house in front was the house. My dad subdivided this back part where Sharp Street is in 1959 and built the first house here. We want to keep this property in the family and we want our son to be able to build a home here. However, we cannot live with a 25-foot setback from the street. In addition, for residents, I do not think that should be mandated. If it was a business, like we have down on S. Liberty Street and those homes that have been turned into businesses, I can see where it is appropriate to have them on the street. However, for a resident, it is not appropriate. We ought to have some kind of modification on this front setback. The side setbacks are fine, but the front setback at 25 feet does not work for a home.

Ms. Schellin: Unfortunately, the Historic Downtown Advisory Commission cannot give a variance, so if you want to move the home further back, you are going to have to go to the Board of Zoning Appeals to request a variance to that front yard setback. Paul, we can discuss the variance after this meeting if you want to focus now on the building architecture tonight and I will follow up with the Applicant about the setbacks.

Hearing nothing further, Chairman Coffey closed the public comment session.

Mr. Reynolds: To be quite candid, what Elise provided in her Staff report included many of my architectural comments, and which Adam has already acknowledged. Many of my comments were around four-sided architecture. I had mentioned if there was an understanding that there is always a crossed offset. I love the board and batten. Would there be a way to wrap it to the sides that you would see as you traveled up or down Grace Drive? I also commented about the foot elevations being fantastic. Would there be a way to take those divided light windows and be able to have those on the rear? I was on that south elevation and the north elevation requesting additional detailing or windows that would allow a little bit more of detail or aesthetic interest on those two elevations.

In addition, you pointed out the windows that were over the garage, I just wanted to see just that single window in the middle and have the two side ones removed. I do agree with being in the Historic District, those paint colors are pretty specific and it is called out that they are to be dark and/or muted. The material documentation was essentially a list. It would be great to see an actual board, even if it were a digital board, showing what those materials were and the approximate colors and/or paint colors.

An overall comment was that the structure appears to align with the Historic District in terms of scale, redoing the massing, and even the attempted material usage, I thought all that fit very well. I thought that a lot of the detailing and effort that was put into that front elevation, the biggest overarching comment was just seeing that wrap around the other sides and even into the rear of the building.

I am trying to double check on the materiality call out. There are comments in the Historic Guidelines around vinyl and aluminum siding. I am trying to understand exactly where fiber cement board fits into the Historic Guidelines because it does not seem to be explicitly called out.

Ms. Schellin: I think the Historic Guidelines were created before many of these new materials became common so we currently struggle with it.

Chairman Coffey: It is allowed. It is on all those newer buildings on S. Liberty.

Mr. Reynolds, continued: We would certainly love to see the Hardi plank, board and batten versus some sort of metal, faux material. It sounds like we are being asked to look at the architectural integrity of the building, make suggestions on it. If those suggestions would happened to be integrated into this final set, it could be approved at 25 feet; however, it sounds like there would be another step that if we were to approve the Certificate of Appropriateness, they would still need to go to the Board of Zoning Appeals to get the setback that they are requiring. From architectural comments, we can provide them back to Adam and 3 Pillar and be able to get them set with contingencies that they could move forward with.

Mr. Zenios: Thank you for your comments. I am confident that after we huddle with the client we will be able to work through many of the architectural elements to promote the verticality of the windows that you are looking for, the

continuation of the materials on four sides, sidewalks, side and rear setbacks. In addition, the materials we will be using will be an engineered product such as Hardi plank.

The piece I want to understand is the front setback. In the Code you mentioned earlier, I understood the rear and sides being a required [audio distortions] to the residential to the north. I did not understand two things: the requirement of the not to exceed the 25 feet building setback and then zoning down from a commercial to a residential. Can you elaborate on those few things?

Ms. Schellin: Yes. The Downtown Business District Code, which is where you are located and you are on the boundary. North of Sharp Street where the Kirkham family is, is zoned as Residence District and this property is zoned as Downtown Business. In the Zoning Code, Downtown Business District has a maximum setback of 25 feet with a minimum setback of 20 feet. Therefore, it is pretty strict. There is really only 5 feet wiggle room there, but it does specifically call the maximum setback. Since this is a little bit of a different case, I think you may have a successful argument for a variance. You are on Grace Drive, which is more of a connector street, and it is a little bit removed from downtown. I think the City had always planned that this would be more for businesses and not a single-family residence so if you want to sway from that 20-25 foot front setback at all, you will need to get a variance.

Single family residential is a permitted use in the Downtown Business District. There are a couple of other homes in that area. For example, the proposal that you just saw earlier tonight, the Venerly, it currently is a single family existing residential structure being converted into commercial, but it conforms the way it sits existing as a single family residence in the Downtown Business District.

Ms. Husak: If this is approved tonight with all the conditions as outlined, the Applicant can make all of those architectural revisions and potentially even apply for the building permit knowing it gets disapproved for the setback because the next BZA meeting that the Applicant would be eligible for is not until June 6.

Mr. Zenios: Just a consideration for the Committee as you are going through your comments, with the exception of the front setback issue which we have to seek a variance for, we would be willing to get all your comments, work with the Architectural Advisor, and be subject to his approval based on comments we receive, so we can work through those issues.

Ms. Husak: Are we okay with the process?

Chairman Coffey: I am not okay with the process. I think it is too premature for a Certificate of Appropriateness from us.

Commissioner Coomes: I am not comfortable with this at all, if this setback is in limbo, the sidewalk situation, and the work that has been done across the street on Grace Drive with the trees out front.

Ms. Husak: I did not necessarily mean that. I meant more the BZA portion of the proposal, not about the comfort level you have about the information you have received. BZA has to deal with the setback and you are charged with dealing with the remainder of the items.

Commissioner Coomes: I think they are one in the same. I understand it is not our charge to figure out the setback or to approve a variance. I get that. However, I feel like if it is 80 feet, I will be looking for different things than if it is 25 feet. Is there an emergency or can you declare it an emergency after it goes to Zoning to where we meet? That would be my recommendation. I realize that it may not be protocol, but I think it should go before BZA first, and then have us meet after immediately to resolve the other issues. We could hold a special meeting so that we do not hold this up any longer than we have to.

Ms. Husak: I will have to check with the rules to see if we are permitted to do it that way. However, I think our biggest challenge is to find a night to meet. This is our third night meeting this week that Elise and I are attending so our docket is pretty jammed packed. I was looking at the clerk's calendar today when I was in her office and she has 9 night meetings in the month of April. We can look at it, communicate it to you all, and go from there. I would also say that you will meet next before the next BZA meeting because your next meeting is May 20.

Chairman Coffey: We could do that. We could give a Certificate of Appropriateness with revised plans based on comments that you have heard tonight.

Mr. Reynolds: I get the impression from Paul and the Kirkham family that if this house were to be held at 25 feet from the curb, that this might not be built. I do not know how strongly Paul feels about that, but I am just trying to think if we

should be considering this house at 25 feet or considering it at 80 feet? If I heard him right, I do not know that we can consider it at 25 feet. I do not know that the house is built at 25 feet.

Mr. Kirkham: This is my son's house, but he could not be here tonight. His comment to me was that if he had to go to 25 feet from the street....[audio issues].

Chairman Coffey: I am going to ask for this to be tabled. It is ten minutes to 9:00 p.m. and I know Staff wants to go home. We have never gone this long before.

Ms. Schellin: I know that it is late, but we also do have Applicants here and they have waited a long time [tonight to present their case]. I think that they deserve to hear your comments. If you want to table it, at least make some comments so that they can move forward with this project so that when they come back to you, they have at least been able to make some changes to make it more consistent to what you are all looking for.

Chairman Coffey opened it up for Commission comments.

Commissioner Coomes: Many of my concerns are the same as those items brought up by Staff. The sidewalk brings up a lot of stuff with connectors on that street, but I feel like the sidewalk needs to be there in the plan, the trees out front, and the landscaping plan. It would be nice to see all of that. There is a lot that goes into that Downtown District when something is being built, and we do not have a plan for that yet. The color schemes, the bright white that will not fit in. I realize that it is so close to the residential area that is beside it, but technically this land is still part of the Downtown District, so that needs to be addressed on the building. The windows, while I understand where you are coming from an aesthetics point of view, but if the Architectural Advisor thinks it needs changed, it needs changed.

Commissioner Wesson: As Brad mentioned, we would really like to see more and have some resolution on the sidewalk and trees. I would support the setback being further back, but if that is not part of what we are charged with, I understand that. To this team's point, we would maybe look at things a bit differently, usually we are looking at those materials and colors a little bit more up-close and they are not really ready today, so it is difficult to vote on. There just is not much here and I am struggling with that. However, if all the other comments go back and can be resolved over time, I think that is fair.

Chairman Coffey: I just want to address the building. I feel it needs to be a four-sided building as far as finishes, windows, etc., with board and batten. I think the windows need to be looked at for proportion and consistency. The front façade looks okay.

Some of the minor details I will mention are half round gutters, colors and trim colors to the guidelines. It would be nice to see a sample board instead of a list. I do not think a double door is appropriate. I would like to see cut sheets on the light fixtures at the front door. The shingles need to be more earth tone to our guidelines.

I do not believe we should be voting on this tonight, but we can if you would like us to.

Ms. Schellin: After listening to your remarks, I would now recommend that we table this tonight.

Ms. Husak: If you were to deny the application, the Applicant will have to file a new application and pay a new fee.

Mr. Zenios: What I think we should do with everything except the front setback issue is for us to get with our client, reach out to Elise and Steve, so that we can come back better prepared to make the most of the next meeting for everyone's sake if that is okay.

MOTION: Commissioner Coomes moved to table the Certificate of Appropriateness for 3 Pillar Homes as presented by Adam Rainwater. Chairman Coffey seconded the motion.

VOTE: Y - 3 N - 0 (Coolidge and Howell absent)

STAFF ITEMS

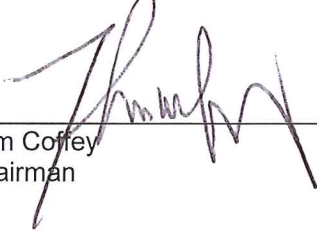
Ms. Husak explained that it was within the Commission's purview to change the rules & regulations. One of the requests by Staff would be to allow Staff to do the presentation first before the Applicant. If this is acceptable, a motion could be made at the next meeting to suspend that rule and allow Staff present before the Applicant. Staff feels that this would help the flow of the meeting.

Chairman Coffey felt it might be beneficial for Staff and the Committee to meet to go over some of the meeting rules since there are new Commission members, as well as familiarizing themselves with and updating the guidelines.

ADJOURNMENT

Chairman Coffey moved to adjourn the meeting. With unanimous consent, the meeting adjourned at 9:07 p.m.


DATE MINUTES APPROVED:



Tom Coffey
Chairman

6-17-2021

Date

 6/18/2021

Karen J. Mitchell
City Clerk

Date

