



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

MEETING MINUTES

June 17, 2021

CALL TO ORDER/ROLL CALL

Chairman Tom Coffey called a meeting of the Historic Downtown Advisory Commission to order on Thursday, June 17, 2021 at 6:35 p.m. Commissioners present included Tom Coffey, Larry Coolidge, Brad Coomes (late), Deb Howell, and Erin Wesson. Also, present were Claudia Husak, Planning Director; Elise Schellin, Development Planner; Karen J. Mitchell, City Clerk; Steve Reynolds, Architectural Advisor, and interested parties.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Chairman Coffey opened the matter up for public comments for items not on the agenda. Hearing none, Chairman Coffey closed the public comment session.

APPROVAL OF MINUTES

MOTION: Commissioner Howell made one correction to the minutes and moved to approve the minutes of May 20, 2021 as amended. Chairman Coolidge seconded the motion. Commissioner Wesson abstained.

VOTE: Y - 3 N - 0 AB - 1 (Wesson) (Coomes absent)

Chairman Coomes arrived.

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

Elise Schellin, Development Planner, reviewed the Staff Report (Exhibit 1). Overall, Staff has determined that the updated plans meet the spirit and intent of the Powell Architectural Guidelines and recommends approval of the Certificate of Appropriateness with conditions.

Steve Reynolds, Shyft Collective, Architectural Advisor: I met with 3 Pillar Homes multiple times since the last meeting. They made adjustments based off comments from the previous set. There was a comment about the board and batten. It is not on the back elevation; however, I do think the applicant is addressing the four-sided architecture. If you look at that back elevation, they did pull the mullions around to the back, they did adjust the window sizes on the back, and I feel there is detailing around the porch. They have included the same lighting that was on the front of the building on the back, so I believe they are addressing the four-sided architecture that we typically see in the City of Powell. The water table was pulled around to all sides of the building so I felt that was appreciated.

As far as the color palette, I talked to Zenios about this and we originally talked about a digital submission, but I am glad to see that physical samples were provided instead. I think it is helpful. In the specific downtown area, there are certain colors that we have in the guidelines. White is called out for one of the categories, but at this location and with some of the other buildings that have been constructed; I think that white in this instance can be an accepted solution or application for the structure. I am okay with white as a color. I think this building has other accent materials that will lend itself to the architectural type and in this location as well. Most of the items discussed have been adjusted.

It is not specified in the code that the door can only be a single door. This plan proposes a double door at the front entry. It does mention that there are other single doors and that it is a typical downtown style, but nowhere does it say

specifically that there cannot be a double door as a style, so I think given that the doors were adjusted, it does lend itself, scale-wise, to the overall facade. From a scale perspective and relative to the rest of the building, I think it fits with this design.

Adam Rainwater, 3 Pillar Homes, 2360 Coaster Trace, Lewis Center, Applicant: What we touch on here, along with Steve's comments, do its diligence to the project, and I do not have any further comments. I am available to answer any questions.

Chairman Coffey: The drawings show it is not four-sided. Will the board and batten and window trim be the same on all sides?

Mr. Rainwater: Yes. We extended the board and batten around to the more primary sides that would be visible from the street. The lap siding has remained on the rear elevations. However, as far as the windows and detailing of everything else around the house, the material changes, we still feel it portrays four-sided architecture despite the change in the direction of siding.

Mr. Reynolds: Is it a cement board?

Mr. Rainwater: Yes. Same material. The window trim also extends on all four sides.

Chairman Coffey: As to the front door, have you looked at that with a large single door with flanking side lights or a large door with one side light versus a double door?

Mr. Rainwater: It was never drawn physically, but from design experience, I can visualize it and I determined that a double door is fitting to the usability of the house and appears more welcoming.

Chairman Coffey opened this matter up to public comments. Hearing none, he closed the public comments portion and opened it up to comments and questions from the Commissioners.

Commissioner Wesson: I do not have much to add. I appreciate the changes and you have taken the previous advice. I like the double doors with the scale of the home. The other points seem to check all the boxes with no variances, other than the ruling by the BZA. It looks great.

Commissioner Coomes: The plan looks good for this house. I actually like the double doors as well and think it looks nice. The back of the building, is that up against the tree line?

Mr. Rainwater: Yes, that should not be visible from downtown Powell at all.

Commissioner Coolidge: I like the style of the double door. I think the style is more important than whether it is a double door or a single door, and the style looks nice. I like the farm lighting over the garage doors. I would not have a problem with the horizontal siding in back because it will not be seen and it is portrayed in many houses in Powell even though there is a lot of cement board siding underneath it is the horizontal siding that has been hidden. It looks nice. Do you have any detail on the garage door and what it is going to be? There is a lot of garage door on that house.

Mr. Rainwater: I believe it is a Wayne Dalton, 9100 series.

Commissioner Howell: I have no issues with it. Staff said something about asking for additional lighting information. Did you get that? Are we okay there?

Ms. Schellin: Yes, we got information today so it was too late to share in the packet.

Commissioner Howell: I have no problem with the design or colors of it. I think it will be nice to have something developed on that that area of Grace Dr.

Chairman Coffey: I am okay with the horizontal siding in the rear. I question it on the right elevation.

Mr. Reynolds: The garage sits proud of the house so it is probably 15-16 feet proud of the rest of the house which is why it felt like it was not as critical. It might be different if that back porch from the house was sitting in line with it or if the back porch of the house was actually proud of the garage. However, since that garage sticks out on the end, you are probably really only going to be able see the garage if you were driving down the street.

Chairman Coffey: I would like to have the same window trim as you do on the front elevation, just repeat that on all four sides. Even though the siding changes in the back, I think that is important to mimic the front elevation on the window trim and so forth. At the front door, will the lighting be the same?

Mr. Rainwater: They are down lighting light fixtures to match the visible ones on the prints and sized appropriately for the location.

Chairman Coffey: I would prefer a single door with sidelights, but the fact that the style of the door meets the alternative doors for replacement that is what is important, so I agree with Larry on that.

The only other thing I have is gutters and downspouts. You are indicating an OGEE gutter. In the Historic District, we are seeing half-round gutters. Is that an option for you?

Mr. Rainwater: We request to keep the OGEE gutters.

Chairman Coolidge: This thing is really on the outskirts of the Historic District and I think everything on Sharp Street probably has the OGEE gutters.

I have another question: I noticed the charcoal for the stone foundation. Was that a choice or did you think that was a requirement? What we mostly have up here is a limestone and it is a lighter color stone.

Mr. Rainwater: It was a choice to go with the color palette of the home. We thought it would complement the other darker materials on the home nicely and tie it all together.

Mr. Reynolds: For clarification, with the color palette, all the window trim around them, is that white? [Mr. Rainwater: Yes.] Are the windows themselves black? [Mr. Rainwater: Yes.] Is the garage door itself white?

Mr. Rainwater: No, it is dark to complement the doors and windows.

MOTION: Commissioner Coffey moved to approve the Certificate of Appropriateness for 67 Grace Dr. S., as represented by 3 Pillar Homes, with the following conditions:

1. The Applicant get final approval from Staff for the streetscape design including, but not limited to, the sidewalk location, street tree location, and street tree type;
2. If the Board of Zoning Appeals does not grant a variance to the setback, the Applicant must come back to HDAC for approval of an updated design; and
3. That all Commissions, Staff and Architectural Advisor comments are addressed

Commissioner Howell seconded the motion.

VOTE: Y - 5 N - 0

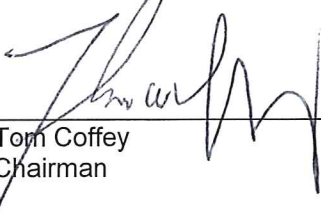
STAFF ITEMS

Ms. Schellin informed the Commission that Ms. Damiani at 32 E Olentangy St., who was recently before this body last month and had her matter tabled, has elected not to move forward with her review at this time because she was unable to find an architect to do her drawings. In the meanwhile, she will only do some painting and landscaping.


ADJOURNMENT

Chairman Coffey moved to adjourn the meeting. Commissioner Coolidge seconded the motion. With unanimous consent of the remaining Commission members, the meeting adjourned at 7:05 p.m.

DATE MINUTES APPROVED:


Tom Coffey
Chairman

11-18-2021
Date


Andy White
City Manager

11.18.2021
Date