



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

## **MEETING MINUTES**

November 18, 2021

### **CALL TO ORDER/ROLL CALL**

Chairman Coffey called a meeting of the Historic Downtown Advisory Commission to order on Thursday, November 18, 2021 at 5:31 p.m. Commissioners present included Tom Coffey, Brad Coomes, Deb Howell, Larry Coolidge, Erin Wesson and Steve Reynolds, Architectural Advisor. Also, present were Claudia Husak, Planning Director; and Elise Schellin, Development Planner.

### **APPROVAL OF MINUTES**

MOTION: Commissioner Howell moved to approve the minutes of August 19, 2021. Commissioner Coomes seconded the motion. The minutes approved as written.

**VOTE:**                      Y – 5              N – 0

### **CERTIFICATE OF APPROPRIATENESS (Case 2021-39\_CA)**

Applicant:                      Taylor Houvig  
Location:                      60 E. Case Avenue (Waddell Property)  
Existing Zoning:                      (DB) Downtown Business District  
Request:                      Review and feedback of a proposed 5,650 square foot single-family detached residence.

Elise Schellin, Development Planner, reviewed the Staff Report and discussed that the project had gone to the Planning & Zoning Commission as a Sketch Plan. Planning & Zoning recommended the Historic Downtown Advisory Commission review the project to provide recommendations and comments. Staff recommends HDAC provide comments to the applicant and address Staff concerns. The applicant should incorporate HDAC's comments into their Combined Preliminary and Final Development Plans.

Kevin Knight, Kevin Knight & Co., 70 W. Olentangy Street, Powell stated he was representing Brian Jones who was unavailable for the evening. He said there clients are still deciding whether the pool will be a water feature or swimming pool. In addition, the square footage is closer to 4,500 square feet then 5,650 and it will be more of an arts and crafts style home.

Chairman Coffey opened it up for public comment. Hearing none, he closed the public comment portion.

Steve Reynolds, Architectural Advisor, said he finds the house interesting, as it is a very Usonian floor plan, almost a Mid-Century Modern with an Arts & Craft style. He feels there could be additional work with the massing and scale as it relates to the overall size of the building. He talked about the safety issue if there is a pool or water feature, which will require some type of fencing. He would like to see samples of the color palette and materials. In addition, he would like to see a 3-D view of the elevations, which would help with understanding the massing.

He talked about the four-sided architecture and is concerned the north elevation may be lacking in detail. He feels there is an abundance of shaker shingles. Typically, they are an accent. He wonders if they could use some fiber cement lap siding to break up the areas of massing. He asked whether the board and batten is around the entire courtyard and if the roof there is metal.

Taylor Houvig, The Jones Studio, said the board and batten goes from the connector piece and wraps around the top. The fireplace and roof are metal. Mr. Knight added the intent is for it to appear as a collection of buildings versus one large building connected over time.

Commissioner Wesson thinks this is a great project and agrees with Mr. Reynolds that the home lays out well. She would also like to see a rendering and more detail with the colors, lighting, fencing, etc. Overall, she has no major concerns with the project.

Commissioner Coomes asked if the current structures are staying and about the reference to the property at 57 E. Case Avenue. He questioned the four-sided architecture since the back of the house is different even though it backs up to a tree line and wondered if others had concerns with it. He said the windows are a deviation from the guidelines but overall thinks the home will be a nice addition to downtown.

Mr. Knight said 57 E. Case is a reference to the Arts & Craft or Stick style homes in the area. The structures at 60 E. Case will be staying.

Commissioner Coolidge said he knows everyone involved in the case. He said if you take the garage a way the house does not look quite as big. He agreed with Mr. Reynolds comments and suggested that on the north elevation they add some type of architectural interest to break it up. He thinks it will be an asset to the community.

Commissioner Howell said she agrees with what the others have said and thinks the house is gorgeous. Her main concern was with the north elevation.

Chairman Coffey said the Arts & Crafts style stuck out to him and he likes the separate pods connected with different materials. He thinks it will be a nice addition to the community. He likes the use of the fiber cement and feels they should see material boards and colors. He would like to see metal seamed roofing on the porches to break that up. He talked about the half round gutters and downspouts, since a colonial gutter would not look appropriate on an Arts & Craft style home. He agrees the north elevation needs to have something to break up the mass.

Mr. Reynolds said it feels like the views out to the courtyard and big windows to the south are the focus. He wonders if there is a way to push living space to the north to create additional interest without adding window height.

Mr. Knight said the north elevation looks to a subdivision and not a historic district so the intent was to have landscaping against the north wall to soften it and screen it from the neighbors. He feels 3D modeling would show more detail not expressed with one-dimensional elevations.

Chairman Coffey asked if Staff wanted comments on the windows and doors because he's hearing from the Commission that they are good with the six over one windows and he feels that the architect will stay with the Arts & Craft style for the doors, which it seems have not been selected yet.

There was a discussion as to whether the materials and colors should come back before HDAC and it was decided not to hold the project up with another meeting that the applicant work with Staff and the Architectural Advisor to approve those items.



Commissioner Coomes asked about the color of the metal roof. Mr. Knight said the client has not decided on that yet. Ms. Houvig said she feels it will be a Galvalume® metal roof.

Chairman Coffey said in closing, this is not something the Commission is voting on, but they would like to see color samples at some point and Staff said once the applicant has provided them with additional materials that Commission Members can stop in the office to review.

## STAFF ITEMS

### Acceptance of the 2022 Meeting Dates

Chairman Coffey discussed the 2022 tentative meeting dates provided in the packet. Ms. Husak said they would like the Commission to vote to adopt the dates. There was a discussion to move meeting start time to 6:00 p.m.

Chairman Coffey asked if they could vote on it at the next meeting. Ms. Husak stated it would be best to vote tonight because Staff is putting together programming for early 2022 and the rooms need to be reserved.

Chairman Coffey asked for a motion to approve the 2022 schedule.

MOTION: Commissioner Howell moved to approve the 2022 Schedule for the 3<sup>rd</sup> Thursday of each month at 6:00 pm. Commissioner Coomes seconded the motion. Motion passed.

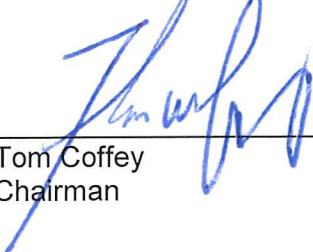
VOTE:                    Y – 5                    N – 0

The next regularly scheduled meeting of the Historical Downtown Advisory Commission is Thursday, December 16, 2021 at 6:30 p.m.

## ADJOURNMENT

Chairman Coomes moved to adjourn the meeting. Commissioner Wesson seconded the motion. The meeting adjourned at 6:20 p.m.

## DATE MINUTES APPROVED:

  
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Tom Coffey  
Chairman

  
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Date

  
\_\_\_\_\_  
Pam Friend  
Administrative Assistant

  
\_\_\_\_\_  
Date

