



**HISTORIC DOWNTOWN ADVISORY COMMISSION  
MEETING MINUTES  
JANUARY 19, 2023**

**CALL TO ORDER/ROLL CALL**

Chairman Tom Coffey called the Historic Downtown Advisory Commission meeting to order at 6:00 p.m. Commission members in attendance were Larry Coolidge, Brad Coomes, Erin Wesson, and Steve Reynolds, Architectural Advisor. Also present were Claudia Husak, Planning Director; Elise Schellin, Development Planner and Peyton Kaman, Development Technician.

**OATH OF OFFICE FOR NEW COMMISSIONER**

Mayor Daniel Swartwout swore in Commissioner Coffey and Commissioner Coolidge. Chairman Coffey stated the next order of business is the election of the Chair and Vice Chair of the Historic Downtown Advisory Commission.

MOTION: Larry Coolidge moved to nominate Tom Coffey to remain as the Chairman of the Historic Downtown Advisory Commission. Brad Coomes seconded the motion.

Chairman Coffey requested a roll call for passage: Larry Coolidge, yes; Erin Wesson, yes; Brad Coomes, yes; and Tom Coffey, yes.

VOTE:            Y – 4            N – 0            AB – 0

Nomination of Tom Coffey to remain as the Chairman of the Historic Downtown Advisory Commission adopted with a vote of 4-0-0.

MOTION: Tom Coffey moved to nominate Larry Coolidge to be the Vice Chairman of the Historic Downtown Advisory Commission. Brad Coomes seconded the motion.

Chairman Coffey requested a roll call for passage: Erin Wesson, yes; Brad Coomes, yes; Tom Coffey, yes; and Larry Coolidge, yes.

VOTE:            Y – 4            N – 0            AB – 0

Nomination of Larry Coolidge to remain as the Vice Chairman of the Historic Downtown Advisory Commission adopted with a vote of 4-0-0.

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

Chairman Coffey opened the floor for public comment for items not on the Agenda. Hearing none, he closed public comment.

## APPROVAL OF MINUTES

August 18, 2022 Meeting Minutes  
[08182022 HDAC Draft Minutes.pdf](#)

MOTION: Larry Coolidge moved to approve the Historic Downtown Advisory Commission meeting minutes of August 18, 2022. Brad Coomes seconded the motion.

Chairman Coffey requested a roll call for passage: Larry Coolidge, yes; Erin Wesson, yes; Brad Coomes, yes; and Tom Coffey, yes.

VOTE:            Y – 4            N – 0            AB – 0

Minutes of August 18, 2022 adopted with a vote of 4-0-0.  
ITEMS FOR REVIEW

- b.     [CERTIFICATE OF APPROPRIATENESS \(2023-03CA\)](#)  
Applicant:            Branko Stankovic – DSA Architects Inc.  
Location:             50 South Liberty Street  
Existing Zoning:      DB – Downtown Business District  
Request:               Review and approval of a Certificate of Appropriateness to replace existing windows on the northern façade with an automatic garage door.  
1. [01.19.23\\_50 S Liberty\\_HDAC\\_Staff\\_Report.pdf](#)  
2. [Liberty Tavern Garage Door Combined Application.pdf](#)

Peyton Kaman, Development Technician, presented the Staff Report, which recommends the Historic Downtown Advisory Commission approve the recommendation of a Certificate of Appropriateness to the Planning & Zoning Commission.

Chairman Coffey opened the floor for public comment. Hearing none, he closed public comment.

Branko Stakovich of DSA Architects Inc., gave a presentation on the request.

Chairman Coffey inquired about the trim and was advised by Mr. Stakovich that it will be a white trim, which will match the existing trim, as well as the aluminum door.

Commissioner Wesson liked the idea of the colors being white and had no further concerns.

Commissioner Coolidge asked if the glass would be from top to bottom and wondered if it was going to be a safety glass. Mr. Stankovich affirmed.

Commissioner Coomes had no comment.

Chairman Coffey stated that it was fine it.

MOTION: Brad Coomes moved to approve a Certificate of Appropriateness (2023-03CA) for 50 South Liberty Street, Downtown Business District, as represented by the applicant Branko Stankovic – DSA Architects Inc., for a request to replace existing windows on the northern façade with an automatic garage door. Larry Coolidge seconded the motion.

Chairman Coffey requested a roll call for passage: Brad Coomes, yes; Tom Coffey, yes; Larry Coolidge, yes; and Erin Wesson, yes.

VOTE:            Y – 4            N – 0            AB – 0

Recommendation of Certificate of Appropriateness to the Planning & Zoning Commission approved with a vote of 4-0-0.

**a. CERTIFICATE OF APPROPRIATENESS (2023-02CA)**

Applicant:            Grand Communities, LLC  
Location:            East Case Avenue  
Existing Zoning:    DB – Downtown Business District  
Request:            Review and recommendation of approval to Planning and Zoning Commission of a Certificate of Appropriateness for the architectural elements for twenty single-family detached residential homes on 2.43 acres.

1. [01.19.2023 Encore Park HDAC\\_Staff\\_Report.pdf](#)
2. [Encore Park of Powell Combined Application.pdf](#)

Elise Schellin, Development Planner, presented the Staff Report, which recommends the Historic Downtown Advisory Commission approve the recommendation of the Certificate of Appropriateness to the Planning & Zoning Commission subject to the following conditions:

1. That the proposed color palette and materials be reduced to create more consistency within the development, while adhering to the Guidelines.
2. That the applicant addresses the Commission comments regarding building massing and window proportions.
3. That the applicant provides additional information regarding the proposed foundation and gutters and downspouts.
4. That the applicant continues to work with the Architectural Advisor to address comments.

Architectural Advisor Steve Reynolds stated in general, this product type is exciting to see in Powell. As far as the site, the changes that were made are appreciated. He stated he would like to see a shake or a fish scale shake be added. The biggest thing for him is for the applicant to continue to work with him to continue to finalize materials and paint colors, as well as the side elevations.

Dan O'Connell, Director of Architecture for Fischer Homes – 7 Wilmuth Avenue, Wyoming, Ohio, gave a presentation regarding the project.

Commissioner Coolidge stated they need to stay within the guidelines and go with styles that are currently in place. He likes the idea of the homeowner to choosing a white window color rather than black.

Mr. O'Connell stated due to the homes being so close, they felt the consistency of the black window color was important.

Chairman Coffey spoke of the water table and stated you would see a stone water table in the district rather than brick. He also mentioned the down spouts and gutters. Mr. O'Connell stated the down spouts and gutters will be located on the side rather than on the front.

Commissioner Coomes spoke about the color options and how would the "narrow down" look like. Mr. O'Connell advised most likely, each of the styles would have five to six color packages being different for each home.

Commissioner Wesson spoke of the garages being on the rear and one standard garage door. She also spoke about having one light sconce on the exterior in general. Mr. O'Connell advised there would be one standard garage door, and advised coach lights and recessed lights would be made available.

Planning Director Husak asked if Public Comment could be entertained.

Chairman Coffey opened the floor for public comment.

Dan McClurg – 204 S. Liberty Street, Powell, stated he really likes the style of these homes. He wondered if the color of the brick, might not look quite as modern. He loves the look of the half-round gutters, however the ones he has put on his properties have had to be replaced with the traditional gutters, as the half-round gutters are not efficient. He likes the idea of the shake rather than the fish scale as it has more of a clean look.

Hearing no further public comment, Chairman Coffey closed public comment.

Commissioner Wesson stated she has been advocating for additional brick in the district. Further she stated it looks like a good style for the area.

Commissioner Coolidge spoke about the guideline book to which the Commission must follow, and how the "Modern European" is not a style or architecture that is in the old village. The "American Classic" fits right in. He stated that he is not against the project, but the buildings that are put in must follow the guidelines. He also mentioned the doors are important and would like to see details on those.

Commissioner Coomes stated his main concerns are the brick and the color palette being too large. Twenty-four total package colors seem a lot to him with this size of development. The foundation is another concern as consistency matters as well as choose one to go around the complete home.

Mr. O'Connell advised he agreed with Commissioner Coomes on the color packages and stated a lot of the packages will have the same stone and brick. You will not see a lot of diversity of trim color as well, and getting some of the details right from a color standpoint when the homes are that close together becomes critical. They will work with the Architectural Advisor to narrow the colors down.

Chairman Coffey stated he was having issues with the "Modern European" look and stated an old-style brick would be more appropriate. He would love to see this one gone. He would like to see a consistent water table. He feels pairing down the material and color pallets is a good idea. He spoke of the "Irving" and the rear elevation, he feels, looks odd, as it is missing detail.

MOTION: Brad Coomes moved to approve a Certificate of Appropriateness (2023-02CA) for the applicant, Grand Communities at the location of East Case Avenue, Downtown Business District for recommendation of approval to Planning & Zoning Commission for the architectural elements for twenty single-family detached residential homes on 2.43 acres, with the following conditions:

1. That the proposed color palette and materials be reduced to create more consistency within the development, while adhering to the Guidelines.
2. That the applicant addresses the Commission comments regarding building massing and window proportions.
3. That the applicant provides additional information regarding the proposed foundation, gutters and downspouts.
4. That the applicant continues to work with Staff and the Architectural Advisor to address comments.

Erin Wesson seconded the motion.

Chairman Coffey requested a roll call for passage: Brad Coomes, yes; Tom Coffey, yes; Larry Coolidge, yes; and Erin Wesson, yes.

**VOTE:**            Y – 4                    N – 0                    AB – 0

Certificate of Appropriateness approved with a vote of 4-0-0.

## STAFF ITEMS

2023 Historic Downtown Advisory Commission Meeting Schedule  
[2023 HDAC Meeting Schedule.pdf](#)

## ADJOURNMENT

Chairman Coffey moved to adjourn at 7:20 p.m. The meeting was adjourned by consensus with a vote of 4-0-0.

MINUTES APPROVED: April 20, 2023

Tom Coffey, \_\_\_\_\_ Date \_\_\_\_\_  
Chair

Pam Friend, Date  
Administrative Assistant