

Village Clerk

From: Emil Slavik [eslav@vpwa.com]
Sent: Wednesday, October 10, 2001 4:14 PM
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Subject: Architectural Advisor Comments for 10/10/2001 Powell Planning & Zoning Commission Meeting



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Please forward to Dave Betz:

Agenda Item 5. Combined Preliminary and Final Development Plan - HER Realtors

Upon review of the applicant's original plans, revised plans, and the draft minutes of the meeting of 9/26/2001, I have the following comments:

- * The applicant is to be commended for the orientation of the building relative to Powell Road. Keeping the mass of the building to the rear, and the nature of the front of the building symmetrical and proportioned is reflective of parts of the village design vocabulary. Certainly this approach can be seen as reflective of an older home or estate sitting back off of Powell or Liberty Road.
- * Use of brick on the front mass of the building is appropriate.
- * Window patterning in either scheme is not of concern to me, but needs to be consistent with the intent, proportion, and character of the building.
- * In my opinion, the gable roof of the initial scheme is better than the hip roof of the revision. The reason for this is that the gables are three dimensional elements that seem to move, change shape, create more shadows, and feel of depth as a driver moves past the building along Powell Road. The hip roof in my opinion just creates a lot of roof, with virtually no break in it, or movement in it as a driver goes by. The side elevation of the revision actually looks longer than that of the original.
- * The plan of the building is extremely efficient in circulation. This minimalization of circulation space is the driver behind the exterior form of the building. Almost any other form of the building will add unproductive circulation space to the building. For example, an "H" plan instead of the "T" plan would meet most of the Commission Members concerns, but will cost the applicant offices or add more corridor space to keep the office number the same.
- * The applicant is also to be commended for the attempt to brake up the long side elevations. The architect appropriately and consistently dealt with the elevation to reflect the proportions of the front building mass. This design would work well in most of the Columbus metropolitan area. Unfortunately, the rear mass of the building as such is not reflective of or consistent with the nature of the village concept of Powell. Few building of this scale exist as a single mass and single exterior material. This issue is not new to this Commission, prior discussion regarding the breaking up of the mass of building have been held regarding Aeroflex Lintek, Village Academy Addition, Options for refacing of the City Administrative building, Proposed Offices north of Aeroflex Lintek, and the renovation of the restaurant into shops at the Four Corners to name a few. It is my opinion that the rear mass of this building needs to be substantially different from the front. The reason for this is to reduce the apparent scale of the building. Two alternative strategies can be employed to attempt this:
 - * Keep the form/plan the same and radically change the rear exterior material. You might consider the side gables to be brick, or stone & brick, and the recesses deeper with siding. This is similar to what this commission worked out for the elevation of adjacent condo's north of Seldom Seen Road. Varying the scale/size and materials of the side gables from one another would be even more advantageous in breaking up the scale of the side

elevation. An example of this would be to make the first recess behind the front mass siding as above, then a brick gable. The next recess could be all glass, imitating the feel of a breezeway, including having some break in the roof pitch, thus breaking visually the front of the building from the back. The second part of the building / final rear two side gables can be the same, or different in size and scale and materials from the front, with the water table still tying the building together and keeping pedestrians cued to the right doors.

* Change the form and materials of the back of the building. The "H" plan mentioned above does this if the interior of the "H" is sided or specifically not the same brick as the front. An Aeroflex Lintek approach of offset masses also accomplishes this, especially if the exterior materials of the masses are different. Again, these types of alternatives do require more circulation in the building.

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Several discussions mention a school or barn theme as examples, although valid, I don't think they are appropriate for the HER use. Every major road in Powell has a stately home off of it. The professional representation of HER is well known, and it's building should be representative of such. I can look at this building as a stately address on Powell Road as you enter Powell from the West, detailed well, it can be attractive, catch the attention of drivers, and thus help slow traffic approaching town. The building just can't be seen as large or monolithic in order to accomplish this.

I'd be happy to respond to questions, or continue discussions as the Commission feels appropriate.

Respectfully submitted for your consideration.

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