

Dawn Nauman

From: Shawn
Sent: Tuesday, July 16, 2002 4:38 PM
To: 'Dawn Nauman'
Subject: FW: P & Z July 10, 2001

-----Original Message-----

From: Emil Slavik [mailto:eslav@vwrl.com]
Sent: Tuesday, July 09, 2002 3:31 PM
To: DBETZ@ci.powell.oh.us
Cc: SLEININGER@ci.powell.oh.us
Subject: P & Z July 10, 2001

RE: Staff Report - Multiple Powell Place Homeowners

Architectural Advisor Comments for the Record

My apologies for not being able to be in attendance in person, business has taken me out of the state. My comments on the use of vinyl in the subdivision are as follows:

- We have typically stayed away from vinyl in Powell, especially on the front elevations of residences.
- Where vinyl has been allowed it has generally been in circumstances of higher density, remote/less visible or less desirable sites or as an offset for some other community benefit, most notably this offset is true in architectural upgrades to all homes in a planned subdivision.
- Vinyl has also been allowed in areas where Powell borders another community which allows vinyl and has residences adjacent which are vinyl.

Powell Place is an asset to the general character of Powell. I am not comfortable with diminishing this asset status by a general allowance of vinyl in Powell Place. I feel Powell Place is in a growing area of Powell, and may not always be an "edge" development. Thus some of the above conditions where we allowed vinyl previously, do not apply.

Although uncomfortable with this recommendation, if the commission is interested in a compromise, I would at worst recommend that all front elevation surfaces (from right corner to left corner inclusive of any side facing surfaces) be of typical Powell allowed natural/natural looking materials, and the remaining three sides of the homes be of approved natural textured vinyls. This compromise at least maintains or upgrades the main streetscapes of Powell Place, to the detriment of side and rear yardscapes.

My preference would be that vinyl not be allowed in the development except as previously approved for phase three. ***I do not feel it is appropriate to have a vinyl sided home in Powell Place visible from Liberty Road.*** I do feel, alternative materials such as "cementitious fiber siding" are a better alternative for Powell Place as they are more natural looking and present the same intent and risks to the homeowners as was the intent of the original material specified.....ie: a relatively new, unproven over time, cheaper alternative than cedar, but which has the look and character of cedar.

I am also uncomfortable with the argument that vinyl is a cheaper/more reasonable/homeowner pocketbook friendly way to fix a problem. Under this argument, if a home in Powell Place burns down, the cheapest/most reasonable/homeowner pocketbook friendly way to replace it is with a mobile home. Should we expect this request next? Both diminish the apparent quality of the neighborhood by taking the cheapest alternative.

I advise the commission to maintain the architectural intent of the original development and Powell, and not allow vinyl in Phase One and Phase Two of Powell Place, but give due consideration to allowing other compatible alternative exterior siding materials.

Emil A. Slavik, AIA, ACHA

Architectural Advisor, City of Powell Planning and Zoning Commission

7/17/2002

EXHIBIT

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