



City of Powell, Ohio

Historic Downtown Advisory Commission

Tom Coffey, Chairman

Marge Bennett

Larry Coolidge

Richard Fusch

Deb Howell

MEETING MINUTES DECEMBER 6, 2007

A regular meeting of the Powell Historic Downtown Advisory Commission was called to order by Chairman Tom Coffey on December 6, 2007 at 6:15 p.m. Other Commissioners present included Marge Bennett, Larry Coolidge, Deb Howell and Richard Fusch. Also present were Kevin Knight, Architectural Advisor; Eric Fischer, Development Planner; and interested parties.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

There was none.

APPROVAL OF MINUTES

Deb Howell moved to approve the minutes of September 20, 2007. Larry Coolidge seconded the motion. The minutes were approved as submitted.

CERTIFICATION OF APPROPRIATENESS

Applicant: Hamelberg Properties Limited
Location: 35 N. Liberty Street
Zoning: DB, Downtown Business District
Request: Certificate of Appropriateness for a new awning on the east side of the building along with a new monument sign off of N. Liberty Street.

The applicant for this request was not present for the meeting.

Eric Fischer, Development Planner, said the applicant is Mark Hamelberg, owner of the carryout on N. Liberty Street. He said the owner has hired Sign Glo to produce the awnings. He said the applicant has proposed the green awning as shown in the rendering. Mr. Fischer said the awning accomplishes the need to produce a sign as required in the applicant's franchise agreement with Subway. He said after speaking with the representative from the sign company, he asked that they submit the option as shown in the second rendering. Mr. Fischer presented the Staff Report (Exhibit A.) He said Staff would like to see the building improved but the owner claims he is limited by funds. He said the applicant would prefer to start with the first option and he is not objectionable to any color suggestions from the Commission.

Mr. Fischer said Staff believes a longer awning would look better than the first option. He said he would defer to the Commission for a recommendation in this case. He said some sort of Certificate of Appropriateness approval could be subject to awning design, color changes, and some sort of design which would allow the Subway awning now and a condition to complete the awning by spring when the applicant has the revenue. Mr. Fischer said Staff encouraged the applicant to remove the "ball" lights as well.

Kevin Knight, Architectural Advisor, said the awning concept proposed is one which may be seen on many convenience stores around the country and they often have florescent lighting under the awnings to make them appear as a glowing bubble. He said that would be an intrusion into the Historic District and he recommends they not allow something like that. Mr. Knight said an awning, even if done in phases, would not be a bad solution to add cohesiveness across the building. He said it could be done in 20' increments and he strongly discourages signage as a part of the awning. Mr. Knight said he prefers signage below the awning or on a thin strip hanging down. He said straight, angular awnings would not be inappropriate in the Historic District and examples may be seen in the New Albany area. Mr. Knight said he strongly discourages the concept as shown as it is not an architectural element. He said they may want to rethink the color scheme on the building and clean up the "stuff" which is out in front. Mr. Knight

suggested the Commission include the clean up of the front of the building as part of the conditions of approval.

Chairman Coffey said he assumes they cannot deal with the application for a new monument sign at this time. Mr. Fisher said they do not have a proposal to submit at this time so they will need to table that issue. Mr. Knight said he agrees with Staff's recommendation to eliminate the "ball" lights. Mr. Fischer said they can revisit the lighting fixtures at a later date. Ms. Howell asked if Subway has regulations which the applicant should uphold. Mr. Fischer said the applicant is required to have some sort of Subway sign present on the site or he is in violation of his contract. He said in this case, they may consider imposing conditions to the approval because the applicant is required to have a sign. Chairman Coffey said the awning is the sign, so if the Commission does not allow that, the applicant may not have to do the awning. Mr. Knight said he would strongly encourage not having the awning as a part of the sign. He said if they must do it, it should just be a small strip for the signage. Mr. Fischer said from the applicant standpoint, he will likely not do the awning but he will have to put a sign somewhere. Mr. Knight said it would be nice to be able to add signage for the Subway and re-do the signage for the carryout.

Ms. Howell said if the applicant cannot afford to do it all right now, he may be able to install the Subway and Carryout sections. Mr. Knight said it would be a shame if only the Subway section was completed; he said they will need to clarify what needs to be done and the timeline for completion.

Mr. Coolidge said he agrees with all he has heard. Ms. Bennett said she agrees as well. Mr. Fischer said the applicant had a large outlay of cash to open the franchise so he says he cannot afford to complete the entire awning at this time. He said the Commission could require the entire awning and require it be completed by spring. Mr. Coolidge asked about enforcement regulations if they give the applicant a completion date and he does not comply. Mr. Fischer said he will need to clarify that information with the Law Director.

Dena Cheng, Sign Glo Signs, representative for the applicant, arrived. She said Subway is putting a lot of pressure on the applicant to install signage. Mr. Coolidge said his concern is that the Subway section will be completed and the other sections will not. Chairman Coffey said it could be done so the sections are completed on a timeline. Mr. Coolidge said it is possible the awning colors would not match. Mr. Fusch said he does not like the piece-meal business and this is creating long-term problems for the community. He said he agrees with the ideas of the Architectural Advisor: this should not be a bubble awning and it should be completed now.

Ms. Cheng said with fading, this will look like a mish-mash as the colors will not match. Chairman Coffey asked if there is a way to downlight from the awning. Ms. Cheng said the applicant would have to install all new lighting systems. Mr. Coolidge asked what type of material will be used. He said they may want to consider a material which is similar to the one on the "Found" building. Ms. Cheng said it could be a good grade canvas with a life of 10-20 years but it depends upon the color of the canvas. She said the applicant does not have a problem with the beige awning. Mr. Coolidge asked if the awnings are "cleanable." Ms. Cheng said they are treated with Scotch Guard but no one ever cleans them. She suggested a dark brown with cream color copy so the dirt does not show so much. Mr. Coolidge said Mr. Knight has worked on this quite a bit and he agrees with his ideas. He asked if Ms. Cheng could generate a new rendering for the Commission. Chairman Coffey asked if it could show the shed type valance. Ms. Cheng said it can.

Chairman Coffey opened this item to public comment. Hearing none, he closed the public comment session.

MOTION: Mr. Fusch moved to approve the Certificate of Appropriateness for Hamelberg Properties Limited for a new awning on the east side of the building at 35 N. Liberty Street, with the following conditions:

- 1. The applicant shall install a shed style awning across the entire front of the building.**
- 2. The awning shall be installed all at one time.**
- 3. The applicant shall work with Staff regarding the color of the awning.**
- 4. The signage portion of the awning shall hang down and the applicant shall work with Staff regarding signage design.**
- 5. The awning shall not be backlit.**
- 6. The applicant shall work with Staff regarding an appropriate type of downlighting which shall be utilized.**

7. The "ball" lights shall be removed as per Staff's recommendation.
8. The applicant shall move as many vending machines, propane containers, and other items as allowed, if allowed, to an area away from the front (east) side of the building.

Mr. Coolidge said he and several other members of the Commission would be willing to meet at the site to assist with the color choice for the awning if they are given a day's notice.

Ms. Howell seconded the motion.

VOTE: Y 5 N 0

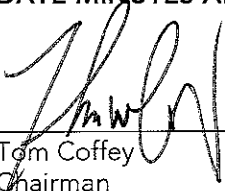
OTHER COMMISSION BUSINESS

Chairman Coffey said the next meeting, if needed, will be January 17, 2008.

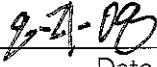
ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

DATE MINUTES APPROVED: July 17, 2008



Tom Coffey
Chairman


Date

