



City of Powell, Ohio

Historic Downtown Advisory Commission

Tom Coffey, Chairman

Marge Bennett

Larry Coolidge

Richard Fusch

Deb Howell

**MEETING MINUTES
JULY 17, 2008**

A regular meeting of the Powell Historic Downtown Advisory Commission was called to order by Chairman Tom Coffey on July 17, 2008 at 6:15 p.m. Other Commissioners present included Marge Bennett, Larry Coolidge, Richard Fusch and Deb Howell. 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

Richard Fusch moved to approve the minutes of December 6, 2007. Marge Bennett seconded the motion.

VOTE: Y 5 N 0

CERTIFICATE OF APPROPRIATENESS

- Applicant: Cohiba Properties, LLC (Jim Fallieras)
- Location: 55 South Liberty Street
- Zoning: DB, Downtown Business District
- Request: Certificate of Appropriateness for a proposed downstairs restaurant and second floor office.

Chairman Coffey excused himself from discussion of this item and turned the meeting over to Vice Chairman Coolidge.

Tom Coffey, architect, 365 Shale Ridge Court, was present on behalf of the applicant. He said the Commission has before them photos of the site as it exists at this time as well as the proposed site plan which has been through two sketch plan reviews before the Planning & Zoning Commission. He said they will be demolishing the existing home and detached garage and replacing it with a two-story, 5k sq. ft. restaurant (1st floor) and office or banquet space (2nd floor). Mr. Coffey indicated the parking area for 21 spaces in the rear portion of the site. He said the applicant, along with the City, would be creating the streetscape in front of the building. He indicated the location of the front and rear restaurant entrances and stairway to the upstairs. Mr. Coffey identified the entrance to the site and surrounding properties. He said this will be an Italian themed DuAmici restaurant with 80-100 seats.

The review continued as Mr. Coffey presented all of the building elevations. He said the materials include stone, brick and siding. He said if gutters are required on the building they are proposed to be half-round gutters and will match the trim. He reviewed the location of the outside freezer and screening. Mr. Coffey presented details of the proposed windows.

Eric Fischer, Development Planner, presented the Staff Report (Exhibit A.) He said this application was well received by Planning & Zoning. He said the design has successfully been given a residential look and feel. He said the details (2 over 2 window panes, trim, chimney and siding materials) work for the Historic District. Mr. Fischer said Staff feels the large front windows at the bottom are an appropriate look for this structure as they are necessary to make this a viable commercial structure within the downtown. He said this is a match in density and use to the commercial area across the street and the applicant has done an excellent job of making it look different.

Mr. Fischer said the architect has done a fine job of hiding the freezer and other mechanicals. He said Staff finds this is an excellent application and they recommend approval for the Certificate of Appropriateness.

Mr. Coffey said he met with the Architectural Advisor and presented three schemes to him. He said the one presented is the one Mr. Knight recommended. Mr. Coffey provided more details regarding the building materials.

Kevin Knight, Architectural Advisor, had the following comments regarding the proposal:

- He is pleased with the concept but would like to see more detail in the submittal.
- Details should be similar to what would have been built 100 years ago.
- The detail of the railing and the pediment should not lean toward colonial or Greek revival.
- Detail of the building should be faux Victorian/country 1880's.
- The applicant should be careful with the detailing on the front stone and iron work. He said he would be hesitant to use stone and would use more brick or painted brick. Mr. Coffey said they are using stone to indicate an old foundation and incorporate old brick on accent walls. Mr. Knight suggested using brick on all elevations.

Mr. Fischer said they are requesting a Certificate of Appropriateness for both the concept and the particular details of the structure. He said Planning & Zoning has completed two Sketch Plan Reviews and their next submittal will be Combined Preliminary and Final Development Plan. Mr. Fischer said there will be lots of detail within that submittal. He said the Board can incorporate his comments into conditions placed upon approval of the Certificate of Appropriateness. He said the applicant can be asked to work with Staff and the Advisor regarding that detailing.

Mr. Fallieras asked to what extent the use of the interior of the building effects what you can put on the outside of the building. Mr. Fischer said the applicant may do as they wish in the interior. Mr. Fallieras said they initially considered a Tuscan villa design but that would not fit within the historic district.

Ms. Howell said she feels very comfortable with this project. She said she knows Mr. Coffey will work with Mr. Knight and she looks forward to another restaurant within walking distance. She said it is sufficiently "country" for her and she likes all four elevations, especially the west side.

Mrs. Bennett said part of this site was an old blacksmith shop. Mr. Fusch said this is a great design. He said the buildings that are going into downtown have dramatically improved the quality of that landscaping and this is another great addition. He said he is a member of the Planning Commission and the Commission has reviewed this twice and is very enthusiastic about it. Mr. Fusch said they approved submission of a combined preliminary/final development plan. He said he likes all four elevations the way they have been designed.

Vice Chairman Coolidge said normally buildings in the Victorian period were brick or not and you did not see a mixture. He said he likes the west elevation without the brick on it. Vice Chairman Coolidge said if you look at the building at 8 N. Liberty Street you will see window detailing that is a step above what anyone has done. He said the last Newbury building has great detailing. He said what happened on the corner was a tragedy but what is coming there is nice. He said he would like to see detailing like that on this building and perhaps it is a token thing to recognize our history. Vice Chairman Coolidge said he would like to see half-round gutters. He said another building in the downtown was supposed to meet this requirement and did not and he is not sure what it takes to enforce that. He said this is a nice looking building. He said parking is not their concern but he believes they will continue to cause a parking problem downtown by allowing this. Mr. Fischer said Mr. Fallieras owns multiple properties downtown and will take care of the parking situation through valet service to other properties.

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

MOTION: Ms. Howell moved to approve a Certificate of Appropriateness for Cohiba Properties, LLC with the condition that the applicant work with the Architectural Advisor and Staff regarding the front elevation details. Mr. Fusch seconded the motion.

Mr. Knight said this building looks more commercial than residential and it should be one or the other. He said he would not recommend adding details that would be found in residential areas down the street. Mr. Fallieras asked if this building should be all brick. Mr. Knight said he would be happy to talk to him about it.

Mr. Fusch called the question.

VOTE: Y 4 N 0 (Abstain – Coffey)

CERTIFICATE OF APPROPRIATENESS

Applicant: Maca Café (Norm Carmichael)
Location: 9 West Olentangy Street
Zoning: DB, Downtown Business District
Request: Certificate of Appropriateness for a proposed fence around a future outdoor seating area.

Mr. Coffey resumed his position as Chairman.

Norman Carmichael, 333 Briarbend Boulevard, Maca Café owner, said they have been looking for a way to add an outdoor seating area adjacent to the café. He said they originally looked at the side but there were too many roadblocks to get that done. He said they have worked with the City and the Planning Commission to utilize the space in front of the café facing Olentangy Street. Mr. Carmichael said in order to meet alcohol board guidelines and keep the handicap access available they have to use a fence barrier to make it a clearly delineated area. He said they plan to use three tables with non-logo umbrellas. Mr. Carmichael said City Council has approved this use pending the approval of a Certificate of Appropriateness by this body.

Mr. Fischer presented the Staff Report. He reviewed the details of the fencing style and installation. He said this plan includes no sidewalk penetration and can be removed easily. He said a proposed site plan is before the commission. He said the handicap ramp has a small "jut" as it goes up to the door so planters have been placed in front of it to keep anyone from walking into it. Mr. Fischer said Staff does not have any issues with this proposal and they defer to the Commission for any conditions.

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

Mr. Knight said he has looked at this proposal and it looks great. Mr. Fusch said this plan is fine. Mrs. Bennett said it looks great. Mr. Coolidge had no comment. Ms. Howell asked for clarification about where the handicap ramp is located. Mr. Carmichael said the entrance to the tables runs right to the base of the handicap ramp. He said it will be tight inside but it is handicap accessible. Ms. Howell asked how many feet of sidewalk will remain. Mr. Carmichael said there will be six feet of sidewalk between the parking space which indents and the beginning of the fence. Mr. Fischer said it will be more than five feet. Mr. Knight confirmed that the fencing will not be shiny. Mr. Carmichael said it is flat black in color. Mr. Fischer said they have a spec sheet and he provided the website for information. Mr. Knight asked if it would be removed in the off season. Mr. Carmichael said they do not have a set date but will remove it at the end of the season. He said the fence is weighted with water and causes no harm to the area. Mr. Knight asked about the color of the umbrellas. Mr. Carmichael said they will be dark burgundy.

MOTION: Mrs. Bennett moved to approve a Certificate of Appropriateness for Maca Café for a proposed fence around a future outdoor seating area. Mr. Fusch seconded the motion.

VOTE: Y 4 N 0 (Abstain – Coolidge)

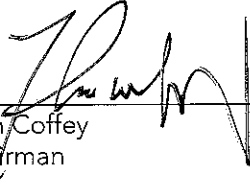
OTHER COMMISSION BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 7:13 p.m.

DATE MINUTES APPROVED: August 21, 2008


Tom Coffey
Chairman

10-16-08
Date

