



City of Powell, Ohio
Historic Downtown Advisory Commission
Tom Coffey, Chairman

Marge Bennett

Larry Coolidge

Richard Fusch

Deb Howell

MEETING MINUTES
AUGUST 21, 2008

A regular meeting of the Powell Historic Downtown Advisory Commission was called to order by Chairman Tom Coffey on Thursday, August 21, 2008 at 6:15 p.m. Other Commissioners present included Marge Bennett, Larry Coolidge, Richard Fusch and Deb Howell. Also present were Eric Fischer, Development Planner, and interested parties.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

There was none.

APPROVAL OF MINUTES

MOTION: Richard Fusch moved to approve the minutes of July 17, 2008. Marge Bennett seconded the motion. By unanimous consent, the minutes were approved as submitted.

CERTIFICATE OF APPROPRIATENESS

Applicant: Dr. Robert Hanson
Location: 61 North Liberty Street
Zoning: DB, Downtown Business District
Request: Certificate of Appropriateness for the demolition of the existing house and detached garage.

Dr. Robert Hanson, Applicant and Owner, said this site includes a house and detached garage. He said they originally thought they would build a veterinary clinic on the site and received contingency to do that but he instead decided to go into a partnership where he was working. He said the current tenant has rented for a long time and conditions have changed. He said he has received citations for the renters leaving unlicensed cars on site and he has received reminders from the City regarding timely mowing of the lawn. He said he took a general contractor to the premises to look at some items such as dressing up the roof and replacing siding and gutter. Dr. Hanson said when they inspected the inside of the house they found many areas in the ceiling which had serious water damage. He said he was unaware of this damage and the cost of replacing rafters and rotted wood would be too costly. He said they decided it would be better to ask the tenant to leave and demolish the house and garage. He said when he contacted Staff they informed him he must come before this body for permission. Dr. Hanson said he intends to leave this as an open lot at this time.

Eric Fischer, Development Planner, presented the Staff Report (Exhibit A.) Mr. Fischer indicated the location of the site and surrounding uses and properties. He said the area is zoned Downtown Business District. He said the house has dilapidated over time and the tenants have not cared for the structure. Mr. Fischer said Staff does not feel this is a historically significant structure and is not appropriate as a residence in the downtown. He said there have been issues with the eaves, the gutters have fallen off and the roof would likely need to be replaced on the front part of the structure. He said closer inspection revealed rotten areas along the siding. He said the tenants ransacked the house when they left and many things were taken, leaving the house in poor condition. Mr. Fischer said Staff talked with Dr. Hanson last year after sending him a record of citation about all of the exterior issues. He said at that time Dr. Hanson said the house is probably not worth putting significant money into and he was trying to keep it clean outside. He said the former tenants also tore off the garage door. He said the Powell Police have had problems with the tenants and indicated they will not be sad to see this site turn into something more viable for the downtown. Mr. Fischer said Staff supports demolition of the buildings on this site. Chairman Coffey asked if the certificate will allow the demolition. Mr. Fischer said the applicant will also have to apply for a Demolition Permit with the Powell Building Department.

