



City of Powell, Ohio

Historic Downtown Advisory Commission

Tom Coffey, Chairman

Marge Bennett

Larry Coolidge

Richard Fusch

Deb Howell

MEETING MINUTES MAY 21, 2009

A regular meeting of the Powell Historic Downtown Advisory Commission was called to order by Chairman Tom Coffey on Thursday, May 21, 2009 at 6:16 p.m. Other Commissioners present included Marge Bennett, Larry Coolidge, Richard Fusch and Deb Howell. Eric Fischer, Development Planner, was present.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

There was none.

APPROVAL OF MINUTES

MOTION: Commissioner Bennett moved to approve the meeting minutes from December 18, 2008. Chairman Coffey seconded the motion.

VOTE: Yes = 2 No = 0 Abstain: (Coolidge, Fusch, Howell)

CERTIFICATE OF APPROPRIATENESS

Applicant: Dave Carmendy

Location: 233 South Liberty Street

Zoning: DB, Downtown Business District

Request: Certificate of Appropriateness for the demolition of the existing house and detached garage and accessory building, along with the construction of a new building for office/warehouse use.

Dave Carmendy, DLC Electric, 233 South Liberty Street, Applicant, said this proposal shows a change in the layout of the driveway and buildings. He said the design of the structures will remain the same. He said the last time he was before the Commission they asked for more detailed drawings of the structures and those drawings are included. Chairman Coffey asked if the project is the back building. Mr. Carmendy said it is.

Eric Fischer, Development Planner, presented the Staff Report (Exhibit A). He said the Architectural Advisor, Chris Meyers, stated at the last review that he would like to see more detail on the plans. Since that time he has met with the applicant's architect to discuss the drawings. He said Mr. Meyers is not able to attend this evening so Staff will present his comments (Exhibit B). Mr. Fischer said all of the comments have been addressed except the possible addition of a window light as shown on page A-4. He said that addition is not possible and Mr. Meyers indicated he is fine with that. Mr. Fischer said based on the Architectural Advisor's comments, Staff recommends approval. He said Mr. Carmendy would like to gain approval of his choice in coloration and the Commission will review that decision as well. Chairman Coffey asked if there is a date on the marked-up drawings. Mr. Fischer said they were not appropriately dated but they were submitted to Staff on May 19, 2009. Color samples were provided to the Commission for their review. Mr. Fischer said the north and south elevations were switched because of the change in the building layout on the site. Commissioner Howell asked if this building will sit where the current white house is standing. Mr. Fischer indicated the position of the proposed building. Mr. Carmendy said the little building will remain on the front of the site and an operating garage door will be added.

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

Commissioner Coolidge confirmed the window will not be added to the door. Mr. Fischer said that is correct. Commissioner Coolidge suggested they use a 6" gutter on this size building. He said he likes the gooseneck lighting and the placement of the sign on the building. Mr. Carmendy said it will hang from the eaves. Commissioner Coolidge asked if the grillwork is appropriate on the windows of the barn. Mr. Fischer said the Architectural Advisor finds this appropriate. Commissioner Coolidge said the guidelines indicate a 2-over-2 over 1-over-1 windows should be used. Mr. Fischer said he can verify that before the windows are chosen. Commissioner Coolidge asked if there is a 1 x 6 wrap on the windows. Mr. Fischer said the comments are correct on the drawing. Commissioner Coolidge said the bottom board is typically a little bit shorter than the rest of the wrap on a window. Mr. Fischer said that will be verified by Staff as well. Commissioner Coolidge said this is a nice plan and it will be an asset to the community.

Commissioner Howell said she is happy with the changes that have been made to the details per Mr. Meyers' recommendations. Commissioner Coolidge asked if the lightning rods will be functional. Mr. Carmendy said they will. Chairman Coffey said he is pleased with the plan and the applicant has addressed all of their comments. He said likes the colors and is very anxious to see this project completed. Commissioner Bennett said she also likes the lighting fixtures. She asked if the sign will be up-lit. Mr. Carmendy said the sign will be hanging from the porch and will not be lit. Commissioner Fusch said he thinks this is a great project and the Planning & Zoning Commission has reviewed this thoroughly and is pleased with the plan. Commissioner Coolidge asked if the batten is Hardi-Plank material. Mr. Fischer said it is.

MOTION: Commissioner Fusch moved to approve the Certificate of Appropriateness for both the construction of the proposed building and the demolition of the existing house and attached garage after the completion of the proposed building for Dave Carmendy at 233 South Liberty Street. Commissioner Howell seconded the motion.

VOTE: Yes = 5 No = 0

Commissioner Coolidge noted they did not include the comments about windows in the motion. Mr. Fischer said Staff will ensure the windows are appropriate.

MATERIAL SELECTION REVIEW – Windsor Windows

Mr. Fischer presented the information as the applicant was not present. He said the request is to accept this material as an approved material within the Historic District. He said Mr. Meyers has not had an opportunity to comment on this material and Staff would like to hear his comments prior to any decision. He provided a packet of information regarding this product. Commissioner Coolidge said he has seen this product in their showroom and it is difficult to tell it is not a wood product. He said it is used in New Albany, Columbus, and other communities because it will not rot. Commissioner Fusch asked if this is a PVC material. Mr. Fischer said it is. Commissioner Fusch asked if it warps in heat and cold. Mr. Fischer said their written materials claim their windows will not warp, crack, rot, stick or swell. Chairman Coffey said he welcomes this type of material but he would like to have the comments of Mr. Meyers.

Russ Armstrong, representative of Windsor Windows, arrived at 6:40 p.m. He made a short presentation regarding this product. He said this product allows high quality composite material replicas of architectural standards. He said the casings are available in several styles. He said it is paint-free for seven years and then may be painted. Mr. Armstrong said there is a wood frame on the inside with a traditional sash. He said this product is used in many historical areas such as Williamsburg, Virginia. Chairman Coffey said they would like to keep some of the samples so the Architectural Advisor may inspect them fully. Commissioner Fusch asked how the glass can be replaced within the windows. Mr. Armstrong described the manner in which the glass can be removed and re-installed. He said he can certify and endorse this product.

ADJOURNMENT

The meeting was adjourned at 6:46 p.m.

DATE MINUTES APPROVED: June 18, 2009


Tom Coffey
Chairman

9-16-10
Date

