



City of Powell, Ohio

Historic Downtown Advisory Commission

Tom Coffey, Chairman

Marge Bennett

Larry Coolidge

Richard Fusch

Deb Howell

Chris Meyers, AIA, Architectural Advisor

MEETING MINUTES AUGUST 20, 2009

A regular meeting of the Powell Historic Downtown Advisory Commission was called to order by Chairman Tom Coffey on Thursday, August 20, 2009 at 6:30 p.m. Other Commissioners present included Marge Bennett, Richard Fusch and Deb Howell. Larry Coolidge was absent. Eric Fischer, Development Planner, was present.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

There was none.

APPROVAL OF MINUTES

MOTION: Commissioner Fusch moved to approve the meeting minutes from October 16, 2008. Commissioner Bennett seconded the motion.

VOTE: Yes = 4 No = 0

MOTION: Commissioner Fusch moved to approve the meeting minutes from June 18, 2009. Commissioner Howell seconded the motion.

VOTE: Yes = 4 No = 0

CERTIFICATE OF APPROPRIATENESS

Applicant: Chris Freiheit
Location: 18 North Liberty Street
Zoning: DB, Downtown Business District
Request: Certificate of Appropriateness for adding awnings to building.

Chris Freiheit, applicant, said as a continuing effort to improve the look and use of the Powell Liberty Antique Mall, he has paved the parking lot, added a new roof and painted the trim. He said it seems appropriate to add awnings to this building because they would serve to help the looks of the building and reduce the heat that comes through the windows in the afternoon. He said that has been quite an issue. Mr. Freiheit said he has provided two options and he prefers the rounded version on the mall building but he is unsure about the other building. He said he would like to leave the option open for future awnings on the other building in case he reinstates dual windows. He said if the Commission feels it ties the two buildings together appropriately, he will defer to their opinion. (Exhibit A)

Eric Fischer, Development Planner, said the historic guidelines for the downtown do not include awnings so this is an open issue. He located a photo of the building that shows it without awnings. Chairman Coffey clarified that awnings are permitted but are not included in the guidelines.

Chris Meyers, Architectural Advisor, provided images (Attachment 1) which show authentic awnings on a variety of building types. He said there is a certain consistency in a historic district when it comes to canopies. He said the old crank out canopies had a heavy top rail or coil and the fabric had "sag" to it instead of being taut on a frame. He said the valance on the front would flutter in the wind. Mr. Meyers said they also see an open side profile. He said stabilizer bars were present and sometimes advertisement was located on the valance. He said they do not necessarily need to be operative because of maintenance costs. He said the aesthetics of an older style awning would be more appropriate.

Mr. Freiheit asked them to bear in mind he is trying to improve the structure as much as possible. Mr. Meyers said the rendering shows the awning over just the window and the applicant might need to

extend the awning over the space by the door. He said typically the awning was intended to cover an entry and that might tie the façade together. He said even if the window is not replaced it would allow placement for signage or a light fixture to occupy the blank wall. Mr. Freiheit said when he talked to Staff they favored reinstating the windows and he did not want to get into an awning arrangement if that will be the case. Mr. Meyers said he understands that reasoning. He said the back building has bay windows that go very tight to the underside of the overhang of the roof and it seems like there is not much space for the awnings to fit. He suggested they add ultraviolet film on the inside of the glass to reduce the heat. He said it is rather inexpensive and it does not tint the windows. Mr. Meyers said they could look toward not adding the awnings but to instead tie the façade together with details or paint colors. Mr. Freiheit said there is about 12-14" of room for an awning. Mr. Meyers said that seems pretty crowded. He said the 18 N. Liberty building could be dressed up to tie it to the other building.

Mr. Meyers said the long band of signage is very appropriate because it reminds him of old style signage. He said the façade is very simple and the merchandise provides the activity for the building. He said adding more things might detract from the merchandise and the old character of the façade. Mr. Freiheit said he is attempting to bring the middle building into the look of the historic district. He said the door section overhang is about 38" and the area over the bay window is 12". Mr. Meyers said to accentuate the bay windows they may need to paint the windows and all of the trim in a white or off-white color to call out the detail and provide dimension. Mr. Freiheit asked if the awning would then help tie in the buildings. Mr. Meyers said the building does not offer enough dimension to have awnings on the two windows but if anywhere it would appropriate over the door. He said paint would identify the details and the awnings would not be necessary but an awning would be appropriate over the door and window of the other building. He suggested they look for a larger, more sloped awning that would be installed higher on the façade so the transom is still seen.

Mr. Meyers said the window film product is made by 3M and there are several vendors in the area which install this product. Commissioner Bennett said they have this product in use at the Historical Society. Mr. Meyers said it protects artwork and color and reduces the heat load but does not change the aesthetics of the façade. He said he is reluctant to suggest awnings on the wider façade but as the other section develops it would be appropriate to have awnings. He said he does feel the awnings should be of the correct character.

Chairman Coffey thanked Mr. Meyers for his insight on this issue. Mr. Fischer said the applicant may choose to table this application until he chooses to come back at a later date for the proposed awning on the other section or the Commission may move forward. Mr. Freiheit said he would rather table the application. Chairman Coffey said he window tinting may be an option for the heat issue and this may be the way to proceed. Mr. Fischer said if the Commission tables the application the review fee will not have to be paid again by the applicant. Commissioner Howell said she agrees that the awnings would make the building too busy. She said paint could dress up the façade.

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

MOTION: Commissioner Fusch moved to table the application by Chris Freiheit for a Certificate of Appropriateness for the property at 18 North Liberty Street. Commissioner Howell seconded the motion.

VOTE: Y = 4 N = 0

Chairman Coffey said this will give the applicant some options and he may come back without paying an additional fee. Mr. Fischer said the applicant will not need to come before the HDAC with paint choices; he may work with Staff, using the paint palate within the historic district guidelines.

OTHER BUSINESS

Mr. Meyers said he is also the Architectural Advisor for the Planning & Zoning Commission and over the past few months they have drafted a Pedestrian Scale Guidelines document. He said it contains 10-13 pages of different descriptions of elements in design which developers should be considering when they propose projects to the Commission. He said it considers massing, scale, proportion, detail and other elements. He said this document will be valuable for Development Department staff when they meet with developers. He said it was written as a series of directions which would guide someone toward expectations which will be discussed at Commission meetings. Mr. Fischer said a review will be



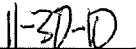
conducted at a Public Hearing on September 9th before the Planning & Zoning Commission. He said he will email a copy to the members of HDAC. Mr. Fischer said Mr. Meyers did an excellent job on this document. Mr. Meyers said he knows there are historic guidelines and references to details but wondered if there is a complete document that addresses all of the different items they review within the historic district. He said they may want to supplement the current guidelines with similar language, images and references. Mr. Fischer said that is something they may want to address. Commissioner Howell said that is something they started to do but it was several years ago. The members of the Commission indicated their approval. Mr. Meyers said he will speak with Staff about it.

ADJOURNMENT

The meeting was adjourned at 7:05 p.m. Next meeting is scheduled for September 17th.

DATE MINUTES APPROVED: June 3, 2010


Tom Coffey
Chairman


Date

