



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
MAY 20, 2010

A regular meeting of the Powell Historic Downtown Advisory Commission was called to order by Chairman Tom Coffey on Thursday, May 20, 2010 at 6:15 p.m. Other Commissioners present included Marge Bennett, Larry Coolidge and Deb Howell. Richard Fusch was absent. Eric Fischer, Development Planner, was present.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

There was none.

APPROVAL OF MINUTES

Tabled

CERTIFICATE OF APPROPRIATENESS

Applicant: Andrews Builders LLC
Location: 81 Scioto Street
Zoning: DR, Downtown Residence District
Request: Certificate of Appropriateness for demolition of existing structure and construction of a new single family home.

Steve Andrews, owner, Andrews Builders, was present on behalf of the owners of the property who wish to demolish the existing property and construct a new home for their primary residence. He said the building currently on the property is in a lot of distress. He said when the owners purchased the property they quickly discovered the existing home does not have a foundation under it and the structure is a hazard. Mr. Andrews described the new home as a bungalow-style home with a second floor. He said they are trying to meet the historic requirements in the design and he does not have any exception to most of Staff's comments. Chairman Coffey asked if Mr. Andrews had access to the Historic District Guidelines. Mr. Fischer said they received the guidelines.

Eric Fischer, Development Planner, said the structure is in distress and has not been occupied for some time. He said the current property owners were able to obtain it through the Sherriff's sale and originally planned to remodel the structure. He said they ran into a lot of issues and then looked into demo and rebuilding. Mr. Fischer said Staff feels it is an improvement to the downtown to remove the existing structure and rebuild. He said the owners want to rebuild a structure in the same footprint and as long as they follow the guidelines it should be fine. Mr. Fischer read into the record the comments of Chris Meyers, Architectural Advisor. (Exhibit A)

Mr. Fischer said the Sherwin-Williams Victorian paint palate was provided and the applicant chose Billiard Green and Curio Gray. He said he discussed this with Mr. Andrews and he agrees that a 12/12 pitch is appropriate in this case. Mr. Fischer said Staff supports the proposal, especially with regard to the comments from the Architectural Advisor.

Mr. Andrews addressed Mr. Meyer's comments in the following manner:

- Comment #5: Exposed foundation band – Is a poured wall with brick pattern acceptable? Chairman Coffey said in most cases the foundations resemble a stone-like material. Mr. Coolidge said synthetic stone or brick is acceptable.
- Comment #6: Rear Shed Roof over Door with Metal Accent Roof – Is that a suggestion or requirement? Chairman Coffey said it is a very good suggestion that was designed to break up

the massing on the back and add some character. Mr. Andrews asked if they could add the element without using metal roof and instead use a shingle material? Chairman Coffey said they recommend the metal.

- Comment #10: Stoop at rear and front doors – They do not disagree but would like to consider concrete rather than granite and limestone.
- Comment #11: Site elevation – He said Mr. Fischer suggested the addition of false windows in that area and he would like suggestions from the Board.

Mr. Coolidge said he has not priced the metal roofing material but it doesn't seem to be that much in additional cost. He said metal would be appropriate on that type of porch. Mr. Coolidge said this is a cutesy little house that is a nice replacement and he would suggest a front porch to break up the façade. He said it will be an additional cost now but it will be better for everyone in the end. He said they are not trying to spend the applicant's money but are just trying to follow the guidelines. He said he has been in the house and it has been left alone too long to consider rebuilding it. Mr. Fischer said the concern of Mr. Andrews is to not price his client out of building the home. He said they should be able to reach a compromise and still maintain the historic value.

Chairman Coffey opened this item to public comment.

Garry Swackhamer, 76 Scioto Street, said he lives in the house straight across from this site. He said if he owned this place he would also be before the Board to ask for demolition. He said they have not had a lot of neighbors on that side of the street for a while for many reasons. He said the style of the house is appropriate and the changes suggested by the City are more than adequate. Mr. Swackhamer said regardless of the back of the house, they should have something on the front to add curb appeal. He said not all Scioto Street has porches but when the homes were built they did have porches. He said he is looking forward to having neighbors again and seeing the property revitalized.

Hearing no further comments, Chairman Coffey closed the public comment session.

Chairman Coffey said Mr. Meyers provided comments and a proportion scale sketch. He asked for comments from the members of the Commission.

Ms. Howell said if Mr. Coolidge says it should be torn down, then it should be torn down. She said she agrees this is a very cute house and it is appropriate for the area. She said she likes the changes suggested by Mr. Meyers. Ms. Howell asked why false windows were suggested rather than real windows. Mr. Andrews said the floor plans would not allow for windows at each location. Ms. Howell said the addition of false windows would break up the side. She said a nice dimensional shingle could be used on the shed roof if metal is too expensive. She said the paint colors are fine.

Mr. Coolidge said the only real difference between Mr. Meyers' drawing and the existing house is the porch. He said it is a big attraction and he is a big proponent of porches. He said he would also like to see a porch on the front because the addition of a porch on the back would make the back better looking than the front. He said he will help them find someone to do the metal roof and it would be worth the extra expense. He said Mr. Myers has good suggestions and they shouldn't add too much expense. He said half-round gutters would be a real asset to the property as well. He said he agrees to the demolition, the comments from Mr. Meyers and would like to see the addition of a front porch.

Ms. Bennett said this is a sweet little house and a nice plan. She agreed that a little front porch would be nice but it is the owners' money. She agreed with all of the other comments from the Commission. Ms. Bennett said the existing home should come down and she hopes it all works for the owner.

Chairman Coffey said he agrees with the demolition and this will be an improvement. He said he concurs with Mr. Meyers' comments and he would like to see a stone foundation, nice concrete stoop, and sketch of a front porch that is similar to the one suggested for the back. Mr. Fischer said the Commission can condition that addition to be reviewed by Mr. Meyers and Staff. Chairman Coffey said that would make a world of difference because a porch would tie it all together. He said if they do build a porch he would be in favor of standing-seam roof instead of shingles. He said the side elevations are of concern because

they are plain in nature so they may want to consider the use of false windows. He recommended approval of the application.

Mr. Fischer said the motion should clarify the type of roofing and whether the porch is a requirement or an option. Mr. Coolidge said he would like to see standing-seam roof. He said the material is more expensive but it is simple to install. He said the simple details make all of the difference in the long run and the idea is to build a new house that looks just like an old one. He said the owner will just need to work with Staff to find the right colors and then it is really up to the owner. Ms. Howell said she would prefer the metal roof as long as it is affordable. Mr. Andrews said they can do it but he would like to have the option of dimensional shingles. Mr. Fischer said the owner is fine with a concrete stoop but a porch is much more elaborate. Mr. Coolidge said he is fine with a concrete stoop because wood just doesn't last.

MOTION: Commissioner Coolidge moved to approve the application by Andrews Builders for a Certificate of Appropriateness for the demolition of the property at 81 Scioto Street with the following conditions:

1. The applicant shall incorporate into the plan the comments of the Architectural Advisor.
2. A concrete stoop-type porch similar to the rear stoop-type porch shall be added to the front of the house.
3. Standing seam metal roof shall be utilized on the roofing on both the front and rear porch areas.
4. Paint colors and building materials shall be approved by Staff.

Commissioner Howell seconded the motion.

VOTE: Y = 4 N = 0

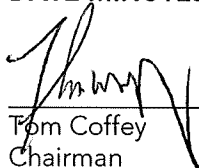
OTHER BUSINESS

Mr. Fischer said he will be at a training seminar next month so the Commission may have to adjust meeting dates.

ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

DATE MINUTES APPROVED: June 3, 2010


Tom Coffey
Chairman


Date

