



**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**  
**NOVEMBER 29, 2010**

A regular meeting of the Powell Historic Downtown Advisory Commission was called to order by Chairman Tom Coffey at 6:15 p.m. on Monday, November 29, 2010. Other Commissioners present included Marge Bennett, Larry Coolidge, Richard Fusch and Deb Howell. David Betz, Director of Development; Eric Fischer, Development Planner; and Chris Meyers, Architectural Advisor were present.

**HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA**

There was none.

**APPROVAL OF MINUTES**

MOTION: Ms. Bennett moved to approve the meeting minutes from September 16, 2010. Ms. Howell seconded the motion.

VOTE: Y = 5 N = 0

**CERTIFICATE OF APPROPRIATENESS**

Applicant: Village Academy Schools  
Kevin Harrison, Harrison Planning Group, LLC  
Location: 216 S. Liberty Street  
Zoning: DB, Downtown Business District; HD, Historic District Overlay  
Request: Approval of a Certificate of Appropriateness for a new preschool building and demolition of the existing house.

Kevin Harrison, applicant, said the proposal is for a two-story preschool of under 9k sq. ft. He reviewed the drawings of the building. He said there is a front porch and main entry which leads into the main corridor of the building. He said three classrooms, administrative space and an art studio are on the first floor and the second floor houses five classrooms and administrative space. He said the students will be preschool and pre-kindergarten and the building will house up to 88 students at any one point in the day.

Mr. Harrison reviewed the site plan to indicate ingress and egress. He said there is an existing home on the site that is proposed for demolition. He said the entry drive is located in that area and the building sits far off of South Liberty. He said it was shifted to preserve some of the trees in that area. He said they are very close to the house to the south so they propose heavy plantings and the addition of a 6' fence. He said a fence was also added to prevent cut-through traffic from students. He said they also added fencing and landscaping along the property to the north. Mr. Harrison said all students will arrive by car and no buses will be on this part of the property. He indicated the location of the parking areas for parents and staff.

Mr. Harrison described the materials as similar to those on the existing arts conservatory. He said they propose the use of both vertical board and batten and horizontal white cement-fiber siding, asphalt shingle roof on the two-story portion and anodized aluminum standing-seam roof on the area that houses the dining area and multi-purpose space.

Mr. Harrison reviewed the location of the front and back porch areas and the enclosed playground area. He said permanent play structures will be added within an ornamental fence. He said students will not play outside of that area. Mr. Harrison said they aligned the dumpster enclosure in a manner that none of the neighbors will see into it. He said they did not design the enclosure with a door but instead extended one side and added landscaping. He said they went through exhaustive conversations with the neighbors

to the east about landscape screening and a revised landscape plan is part of the packet. He said they added almost twice as much landscaping in that area to create a natural wall of screening.

Mr. Harrison said they proposed to use the stone from the house to be demolished but found it was more cost-effective to bring in new stone and use the old stone for other projects in Powell. Mr. Harrison said the front signage has not yet been designed and they may incorporate some of the stone in that design. He said they received a variance from Planning and Zoning in regard to perimeter landscaping so they could highlight the perimeter stone and use the landscaping on other portions of the site. He indicated the location of cupolas on the building. He reviewed the location of future sidewalks that can be extended to the walkway system on Liberty Street and the area for proposed signage. He said they propose an open walkway that will extend from the covered walkway on campus.

Mr. Harrison indicated the area for stormwater detention and the addition of landscaping in that area. He said they were able to place the electrical transformer in an area where it is fairly hidden. He said one air handling unit is located in the attic and the rest are in a flat roof area and will not be seen from any of the elevations.

Chairman Coffey asked for clarification regarding the fencing around the proposed area. Mr. Harrison indicated the location of the wrought iron ornamental fencing around the play area and the fencing to the south near the entry drive. He said some of the fence is 6' cedar wood privacy fence with landscaping in front (Exhibit A).

David Betz, Director of Development, presented the Staff Report. He said Staff and the Architectural Advisor have worked hard with the applicant regarding this proposal. He said the alignment on the west elevation is important as it is seen from the street. He said Staff thinks this is a good building that fits in nicely with the Arts Conservatory. He reviewed the site plan. He said this moves the school from Village Park Drive to this location, keeping these jobs in Powell. Mr. Betz said Staff is very happy with how this plan has turned out.

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

Chris Meyers, Architectural Advisor, said he tried to research the building proposed for demolition but he was not able to find anything. Mr. Coolidge said it was built in 1916 and he helped put the stone on the house in 1975. He said the design of this house is probably one of the reasons they now have historic review. He said there is a very plain four-square house underneath the renovations. He said he considers it very architecturally unpleasing. Mr. Meyers said there agrees there is no architectural significance and it may be quite to the contrary. He said there may be historical significance but he has not been able to find any. He said there may be potential to use some of the materials from the building but removal of stone veneer can be very costly. He said he has met 6 to 7 times with Mr. Harrison regarding this proposal and there have also been meetings with the neighbors outside of the Planning & Zoning review. Mr. Meyers said there seems to be support from the adjacent property owners. He said during the development of the design they discussed that this is not a façade building as all four sides will be a part of the campus. He said the Arts Conservatory building is very attractive and this building ties well into that building, making it easy to imagine a look for the campus in the future.

Mr. Meyers said this is a large structure but it is being detailed in a way that allows it to be of appropriate scale. He said the material palette is appropriate and the details are consistent with the historic district guidelines. He said in preliminary discussions they noted that a lot of effort was put into the placement of the utilities and building systems. He said recently they have discussed lighting and illumination from the windows and cupola. He said final decision regarding fixtures has not taken place but attention has been paid to the lighting design. He said he is excited to see entry signage, driveway detail and articulation of fencing.

Mr. Coolidge said he will abstain because he knows Mr. Harrison and the Driesen family and has a business relationship with the school. He said he would not want anyone to think there was a conflict of interest if they donate the stone for pillars at the cemetery in Powell.

Ms. Howell said she attended several of the Planning & Zoning Commission meetings for this proposal and she does not have a problem with it. She said she does not like the parking lot next door to her but she cannot do anything about that.

Ms. Bennett said she likes the proposal, especially the fact that it fits in the area and the long commercial buildings south of the Four Corners. She said she has trouble realizing how big a building would be that would hold 88 students; it does not look that big so it must be well-designed. Ms. Bennett said she reviewed this and really likes the design. She asked about the type of heat for the facility. Mr. Harrison said it is an all electric building. He said this building will actually serve 130 students on a split schedule but at any one time there will not be more than 80-90 students. He said they can only have 11 students per classroom per the State requirements.

Mr. Fusch said he is on record as enthusiastically supporting this project and its design, as are the other members of the Planning and Zoning Commission. Chairman Coffey asked if the Commission had any concerns. Mr. Fusch said they looked at the building design and the way it fit into the site, as well as the landscaping plan. He said their greatest concern was the impact on the surrounding neighbors but the school and architect thoroughly addressed that concern.

Chairman Coffey said it appears a lot of work and planning went into this proposal. He said it shows the school was receptive to the concerns of the neighbors. He said this was well thought out and this is an offspring of the highly regarded Arts Conservatory. He said the north elevation has the same look to it and it easily identifies this as a school. He said the design is unique but still fits into the guidelines and the historic architecture of the City.

Ms. Howell asked when they will schedule the demolition of the house. Mr. Harrison said the Fire Department has asked to use it for training so they have not determined a demolition date. He said they hope to get the foundations and slab in for the new building before the first freeze. He said they will remove the building later if they have to. Ms. Howell asked that they advise her prior to demolition. Mr. Harrison said they will.

Chairman Coffey asked about the lighting in the cupolas. Mr. Harrison said the main cupola will be lit all of the time and the two smaller ones will be on when it is needed. He said the school is very energy efficient. Chairman Coffey said he likes how the building is located on the site as well and they way they plan to buffer for the neighbors. He said he likes the dumpster enclosure design as well.

MOTION: Mr. Fusch moved to approve the Certificate of Appropriateness for the Village Academy preschool building and the demolition of the existing house at 216 S. Liberty Street. Ms. Bennett seconded the motion.

VOTE: Y = 3 N = 0 Abstain - Coolidge, Howell

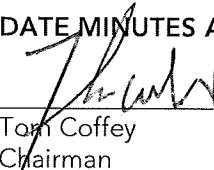
**OTHER BUSINESS**

There was none.

**ADJOURNMENT**

The meeting was adjourned at 6:42 p.m.

DATE MINUTES APPROVED: February 17, 2011

  
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Tom Coffey  
Chairman

5-26-11  
Date

