

Canal Winchester

*City Hall
45 East Waterloo Street
Canal Winchester, OH 43110*



Meeting Minutes

July 25, 2022

7:00 PM

Landmarks Commission

*Pete Lynch - Chairman
David Craycraft – Vice-Chairman
Rich Dobda - Secretary
Roger White
Jamoya Cox
Dr. Scott Kelly
Whit Wardell*

Call To Order

Time In: 7:00pm

Declaring A Quorum (Roll Call)

A motion was made by Peter Lynch, seconded by David Craycraft, that Rich Dobda be excused from the meeting.

The motion carried by the following vote:

Yes: 6 – Peter Lynch, Roger White, David Craycraft, Jamoya Cox, Dr. Scott Kelly & Whit Wardell

Excused: 1 – Rich Dobda

Approval of Minutes

June 27, 2022 Landmarks Commission Meeting Minutes

A motion was made by Peter Lynch, seconded by Whit Wardell, that the June 27, 2022 Minutes be approved.

The motion carried by the following vote:

Yes: 4 – Peter Lynch, Roger White, Jamoya Cox & Whit Wardell

Abstain: 2 – Dr. Scott Kelly & David Craycraft

Pending Applications**CA-22-022**

Property Owner: Faith United Methodist Church

Applicant: Randall Smith

Location: 15 West Columbus Street

Request: 6' privacy fence

Mr. Moore presented the application for Faith United Methodist Church for property located at 15 West Columbus Street. The applicant is requesting approval to replace the existing 4 foot chain link fence around the playground area with a new 6 foot wood privacy fence. Staff shared photographs of the existing fence with the commission and the example provided for the new wood privacy fence.

Dustin Bower representing the application spoke to the commission noting that they are looking to make the playground more secure as they have noticed there are people using it after hours and they would like to limit access further. The fence will be in the same location as the current just a change in the design.

Mr. Lynch asked staff if the house in front of the playground is part of the church property. Staff indicated that the church sold the house several years ago but retained the playground area.

Mr. Craycraft asked if the house in front will keep the chain link fence they have. Staff affirmed that is what they understand.

Mr. Lynch asked the applicant if the access to the playground will remain the same. The applicant noted that the access will remain by the shed.

The applicant noted that the horizontal rails will be on the interior of the fence so nobody can climb over the fence from the outside.

A motion was made by David Craycraft, seconded by Peter Lynch that Certificate of Appropriateness #CA-22-022 be approved with the 6 foot wood privacy fence as submitted.

The motion carried by the following vote:

Yes: 6 – Peter Lynch, Roger White, David Craycraft, Jamoya Cox, Dr. Scott Kelly & Whit Wardell

CA-22-023

Property Owner: Green Quarters LLC
Applicant: Alexis Donahue
Location: 15 East Waterloo Street
Request: New front door color

Mr. Moore presented the application for Alexis Donahue for property located at 15 East Waterloo Street. The applicant is requesting approval to paint the front door of the building. The applicant has submitted two different pink shades for review. The first BEHR 'Glow Pink' and the second BEHR 'Pinque'. The applicant has indicated that they could not choose between the two options and wanted the commissions opinion.

Alexis Donahue representing the application introduced herself to the commission and noted she wanted the opinion of the board on which color to paint the front door.

Mr. White asked the applicant if she had a preference of one color over the other. The applicant indicated she did not.

Mr. Lynch asked if the door casing and window trim remained white. The applicant affirmed.

The commission noted that they like the darker 'Glow Pink' color over the brighter 'Pinque' color.

A motion was made by David Craycraft, seconded by Peter Lynch to approve Certificate of Appropriateness with the condition that the approved color for the front door be the BEHR 'Glow Pink'.

The motion carried by the following vote:

Yes: 6 – Peter Lynch, Roger White, David Craycraft, Jamoya Cox, Dr. Scott Kelly & Whit Wardell

CA-22-024

Property Owner: MOBO Holdings LLC
Applicant: Meg Fruth & Laurianne Scott
Location: 48 East Waterloo Street
Request: Exterior Modifications

Mr. Moore presented the application for Meg Fruth for property located at 48 East Waterloo Street. The applicant is requesting approval for exterior modifications to the residential home to convert it into a commercial medical office space.

Staff presented the applicants plans for converting the single family home. The applicant is showing to paint the building an off white called 'Swiss Coffee' by Benjamin Moore with a dark trim called 'Caviar' by Sherwin Williams. The proposed changes include removing the vinyl siding from the lower portion of the front porch columns to trim out like the uppers, install an upper for the center porch column, repair the existing wood deck install new address numbers, porch mounted mailbox and exterior lighting. The applicant is also showing the possibility of redoing the porch balusters and railing to match a similar design to the residential property next door. Photographs of the adjacent property were shared with the commission.

The applicant is also looking trimming out the windows on each elevation of the home with a new 4" wide side trim and 6" wide top and bottom trim to provide some definition. The rendering shows new black windows but the windows will remain as-is, other than the storm windows on the upper level being removed.

The applicant is also proposing to install a head in parking lot on the east property line near the detached garage. The parking lot is proposed to be access off the adjacent property owners driveway. The applicant is still seeking approval from the neighbor for this project. Other site improvements include a new paver patio and landscaping.

Additionally, the applicant would like to convert the detached garage into additional treatment space and use it for a training center. The plans for the garage are to remove the garage door and fill in the space with siding to match and install two windows and a man door with a side lite. Over the man door front and back they plan on installing two covered areas to match the existing one on the side of the home.

Mr. Lynch asked if the applicant has received the easement from the adjacent property owner for the parking. The applicant indicated that they are working with the property owner currently on this.

Dr. Kelly asked if the existing fencing is going to be removed. The applicant affirmed.

Mr. White asked staff if the application includes signage. Staff indicated that the applicant is showing they are thinking about a hanging sign from the front porch column but they have not provided any details at this time and will need to come back for signage approvals.

Mr. Craycraft noted that the application shows the windows are black. The applicant noted that this was an early rendering and they are not looking to replace any windows and the white color is more stark and does not match the proposed 'Swiss Coffee' color. Mr. Craycraft asked the applicant if she brought a sample of the colors. The applicant noted that she did not.

Mr. Lynch asked the applicant to discuss the railing options a little further. The applicant noted that they are either going to keep what they have a paint it, or replace it with a style that matches the neighboring property. The decision will probably come down to budget. The they replace the balusters then the hand rails would also be changed out to match.

Mr. White asked if this conversion would be for office space. The applicant affirmed that there will be treatment rooms for patients on the main level and administrative offices on the upper level. The garage will be changed into a training center for staff.

Mr. White asked staff if the building needs to have a ramp for access. Staff indicated that they might be able to keep existing access if they make other accessibility related alterations on the interior. The applicant noted that the garage will be fully accessible and clients with needs can use that space.

Mr. Craycraft asked the applicant how they were going to repair the front porch. The applicant noted that they think they will just need to sand it and refinish.

Mr. Craycraft asked if the lower porch screen panel will remain the same or be switched out. The applicant noted that they planned on leaving it or replacing with something to match. Mr. White noted he would prefer something similar to what is there no and not a lattice.

Mr. Lynch asked staff if there were any photographs of this home that showed an alternative railing for the porch. Staff did not believe they had any historic photographs of this property.

Mr. Lynch asked the applicant what style of man door is going to be installed on the garage. The note says "commercial style". Is it possible to do a more of a

residential style door in this location. The applicant affirmed they could do a ½ lite or 2/3rd glass door something a little more traditional. Mr. Craycraft noted he would prefer a 2/3rd lite door.

Mr. Lynch and Mr. Craycraft noted it would be a little harder finding a whole unit that had a 2/3rd lite door and full side lite transom and asked the applicant if they would be comfortable casing one together instead of buying a package if they aren't available. The applicant affirmed.

Mr. Lynch asked if the plan was to try and match the existing siding on the garage. The applicant affirmed. Craycraft asked if the new windows would be trimmed out in wood or composite even though the existing side trim is vinyl. The applicant affirmed. Staff noted that they are proposing to trim out all of the windows on the garage and house with wood or composite.

Mr. Craycraft asked if the two smaller side windows with the 2 mutton bars will remain. The applicant indicated the only new windows will be in the garage. However, those two little windows are in the worst shape out of all of them on the house.

Mr. Lynch asked if the man door on the south side of the garage will be replaced. The applicant noted that door is in poor condition so they would like to match the door on the north side of the garage.

Mr. Craycraft wanted to discuss the front porch railing with the applicant and the commission a little further. The applicant noted they prefer the open design over what is there but it comes down to budget on changing it all out.

Dr. Kelly asked what color the front porch railing would be if its an open design. The applicant indicated it would most likely be white.

Mr. White noted he is comfortable with the option for painting what is there or matching the neighboring property. Several commission members agree.

Mr. Lynch asked where the darker 'Caviar' color is being used. The applicant indicated the tread on the stairs, porch and possible the front door.

Staff asked the applicant what color the new trim around the windows would be. The applicant stated they are looking at 'Swiss Coffee' for the house siding and all trim be white.

Mr. Lynch asked if the aluminum storm windows would remain. The applicant indicated they intended on removing them.

The commission discussed the front porch light replacement and the overall style presented in the packet.

Mr. Lynch asked if they could paint the garage foundation to match. The applicant noted that they can do that.

Dr. Kelly discussed that he does like the current hand rail that is there now.

Mr. Lynch noted that if they replace the hand rails to match what is next door, they would need to widen the steps so they are as wide as the columns so the hand rails sit over the steps. If the steps are not widened then the new column and rail would sit inside of the existing on the porch and make it look off. The applicants architect noted that they agree on widening the steps if the rails were changed out like the neighbors.

The commission noted that the existing railing looks nice as-is and they could replace it with another metal rail if they wish.

A motion was made by David Craycraft, seconded by Dr. Scott Kelly that Certificate of Appropriateness #CA-22-024 be approved with the following conditions:

- 1. The garage foundation is painted to match the siding.**
- 2. The man doors on the garage be traditional in design with ½ lite or ¾ lite. The side lite next to the man door on the north elevation be full lite.**
- 3. The porch balusters & railing may stay as-is or altered to match the balusters & railing design at 42 East Waterloo Street.**
- 4. If the front porch railing is modified to match next door, the steps be widened as well to match.**
- 5. The vertical lattice work under the front porch remain the same style with the vertical rails as existing.**
- 6. The front entry light be consistent with the provided example styles.**

The motion carried by the following vote:

Yes: 6 – Peter Lynch, Roger White, David Craycraft, Jamoya Cox, Dr. Scott Kelly & Whit Wardell

CA-22-025

Property Owner: 25 N High Street LLC
Applicant: Leo Friedman, iPromo
Location: 25 North High Street
Request: New Awning with Signage

Mr. Moore presented the application for Leo Friedman for property located at 25 North High Street. The applicant is requesting approval to install a new awning on the subject property with signage on the valance for the new business iPromo.

Mr. Craycraft asked about the text height for the awning. Staff indicated the text height is around 8" on the front and 9" on the sides.

Mr. Craycraft asked if it was a fabric material. The applicant affirmed.

The commission noted it would be nice if the trim below the commercial windows matched the dark blue color in the awning.

A motion was made by Peter Lynch, seconded by David Craycraft that Certificate of Appropriateness #CA-22-025 be approved with the following condition:

- 1. If the trim under the storefront windows is painted, it match the dark blue color of the awning.**

The motion carried by the following vote:

Yes: 6 – Peter Lynch, Roger White, David Craycraft, Jamoya Cox, Dr. Scott Kelly & Whit Wardell

CA-22-026

Property Owner: Daniel Robert, Inc.
Applicant: Jason Heitmeyer
Location: Lot 50, Clinton Street
Request: New Ranch Single-Family Home

Mr. Moore presented the application for Jason Heitmeyer for lot 50 on Clinton Street. The applicant is requesting approval for a ranch home design for the subject property. Staff discussed that in May the applicant received approval for a 1.5 story home on this lot and after working with a buyer they are looking to change it to a full ranch layout. Staff presented the updates and noted the changes in the design.

The commission discussed the changes to the rear porch on the home with the applicant. The applicant noted that the customer has chosen the screened in porch design over the open.

Mr. Lynch asked if the front door will be reeded glass or clear glass. The applicant stated the door will have a clear glass.

Mr. Craycraft asked what the porch ceiling material would be. The applicant stated a fir plywood. Mr. Lynch noted in a Charleston design that is trimmed out.

The commission spent some time discussing the vinyl/aluminum fascia note on the plans. This was an item they discussed was previously overlooked and discussed with the applicant how to address it. The commission asked if all of the gable ends exposed on the front elevation could be wood or hardi material

to match the siding, with the exception of anything under a downspout. The applicant affirmed.

The commission noted they like the ranch floor plan better than the 1.5 story for this home.

A motion was made by Peter Lynch, seconded by Dr. Scott Kelly that Certificate of Appropriateness #CA-22-026 be approved with the following condition:

- 1. All fascia on the front of the home be wood or composite material if it is not covered by a gutter.**

The motion carried by the following vote:

Yes: 6 – Peter Lynch, Roger White, David Craycraft, Jamoya Cox, Dr. Scott Kelly & Whit Wardell

Old Business

The commission discussed various projects in town including the Waterloo Two project and the NAPA move on West Waterloo Street.

New Business

Staff discussed that they have been working with a couple different residents on home additions and renovations that might be coming in the next few months.

Mr. Craycraft noted he may have another home addition project that will be coming next month.

The commission asked about the Chase Bank closing in town.

Mr. Cox asked staff for any updates on the long range community plan. Staff indicated that the Steering Committee has been meeting monthly and just reviewed demographic data for the community and school district as a whole. There will be a information tent at the Blues and Ribfest to get people involved and aware of the process.

Adjournment

Time Out: 8:15pm

A motion was made by David Craycraft and seconded by Jamoya Cox, that this meeting be adjourned.

The motion carried by the following vote:

Yes: 6 – Peter Lynch, Roger White, David Craycraft, Jamoya Cox, Dr. Scott Kelly & Whit Wardell

Date

Landmarks Chairman