

Canal Winchester

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



Meeting Minutes

September 26, 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 Roger White, 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

August 22, 2022 Landmarks Commission Meeting Minutes

A motion was made by David Craycraft, seconded by Whit Wardell, that the August 22, 2022 Minutes be approved.

The motion carried by the following vote:

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

Tabled Applications**CA-22-033**

Property Owner: Sean & Janet Johnson

Applicant: Sean Johnson

Location: 53 West Mound Street

Request: 1. New 5' Aluminum Fence

~~2. Paint garage trim~~

~~3. New rear porch decking~~

Mr. Moore presented the application for Sean Johnson for property located at 53 West Mound Street. The application contents for the new 5' Aluminum Fence along Elm Street was tabled during the August meeting for the applicant to get with the contractor to see if the fence that was installed could be modified to add finials to the top rail.

Mr. Johnson discussed with the commission that the power company was repairing a utility pole along the street and ended up dropping the pole on the fence damaging a section. With a section damaged, the thought is to do a full replacement with a style that the landmarks commission noted to be appropriate during the last meeting in August. Mr. Johnson passed around an image of the referenced Regis 3131 rail spear black aluminum fence.

Mr. Lynch noted that the hand out shows a 42" height for the fence. Mr. Johnson stated that they would be looking at having the same height as what is there now, the handout is another fence that was approved by the commission previously.

Dr. Kelly asked if the fence was going to be black. The applicant affirmed.

A motion was made by David Craycraft, seconded by Peter Lynch to approve Certificate #CA-22-033 as presented for the replacement fence.

The motion carried by the following vote:

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

Pending Applications

CA-22-036

Property Owner: Donna Fisher
Applicant: Donna Fisher
Location: 47 West Mound Street
Request: New aluminum fence

Mr. Moore presented the application for Donna Fisher for property located at 47 West Mound Street. The applicant is requesting approval to continue the existing aluminum fence along the front of the house to the eastern property line. Currently, there is an 8 foot panel and a gate at the front. Staff notes that the approval from 2004 had a condition the fence could be metal as long as it was similar to the village pool fence.

Mr. Lynch asked staff if there are any pictures of the pool fence. Staff noted that the current pool fence has a spear point top similar to the last application. However, staff is unsure what fence was around the pool in 2004 when this application was presented.

Dr. Kelly asked if its just this 8 foot section and 4 foot gate that is currently installed. Staff affirmed and showed the commission the photo of the fencing on the property now.

Mr. White asked if the applicant is present. Staff noted that they did not see the applicant in the audience.

Dr. Kelly discussed that there is a small section of fencing installed now, they could remove what is there and install any fence style and it would not be much more the change the style.

Mr. Craycraft discussed the only fencing section they are looking to install is to the east to connect to the neighboring wood fence.

Dr. Kelly mentioned he would also be comfortable leaving the gate but changing the 8 foot section onward.

Staff noted that the info in the packet shows a similar type of fence to install for the completion.

Mr. Craycraft noted that he would want to make sure the new fence matches exactly and is not different.

Mr. Lynch confirmed with the commission to table the application until there is an applicant present at next months meeting.

A motion was made by Peter Lynch, seconded by David Craycraft that Certificate of Appropriateness #CA-22-036 be tabled until the October 24 agenda so the applicant could be present for the discussion.

The motion carried by the following vote:

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

CA-22-037

Property Owner: Bon Venturas Inc
Applicant: Walt McEnergy
Location: 30 Liberty Street
Request: Building Remodel

Mr. Moore presented the application for Walt McEnergy for property located at 30 Liberty Street. The applicant is requesting approval for a proposal to remodel the exterior of the entire building. Staff discussed that this brick warehouse building remodel plans show painting the exterior, new storefront systems on the north and east end, a wire partition safety railing, signage and HVAC and dumpster screening.

Staff discussed each elevation with the commission noting the details shown for the proposed project. Staff also noted that some of the items shown on the elevation drawings do not have full details for what they are such as signage size and dimensions or details for the rear walk up window or either storefront remodel.

Mr. Craycraft asked staff if the windows around the building are going to be replaced or painted. Staff discussed that the plans show most of the existing windows are going to be painted while some smaller windows on the south and west elevation are proposed to be replaced with new vinyl windows.

Mr. Lynch noted that there are two windows shown to be replaced with the louvered panels on the east side of the building. Staff affirmed that the two big windows being replaced are in conflict with mechanical type units in the

space behind the window. The architect was trying to come up with an industrial way to replace the windows instead of doing spandrel glass.

The commission discussed if the overhead doors on the west side of the building are going to be painted or replaced. Staff noted that the application does not state if those are new doors or not.

Mr. White noted it may be helpful to have the applicant speak on some of these questions the commission has.

Mr. White mentioned that member Rich Dobda has joined the meeting at 7:26pm.

Walt McEnery introduced himself to the commission as the project manager. The owner Ken Smith and architect had conflicts and could not attend the meeting.

Mr. McEnery discussed that the two toned paint scheme was done to try and break up the elevations so this was not one big gray building. The paint breakdown on the east elevation will be close to what is shown on the plans and they will probably find a spot on the wall to break the colors apart.

Mr. Lynch asked if there was a reason to paint the building at all and if the brick is in poor condition. Mr. McEnery noted that the brick is in poor condition and painting the building will be to help seal it up and make it weather tight. Painting the brick will also help mitigate the damage to the current brick.

Dr. Kelly asked if the garage doors on the west elevation are going to remain. The applicant noted that those are 50 year old overhead doors and the would like to replace them with new doors that have windows to let some natural light into the space. Dr. Kelly noted the plans show that all the windows on the west elevation are to be replaced. The applicant noted that they are exploring in-lieu-of vinyl windows to install interior storm windows to meet energy code requirements and then paint the exterior of those windows.

Mr. Craycraft asked the applicant to confirm that no new windows are going to be installed with the latest plan revision. The applicant affirmed.

Mr. White spoke that his biggest objection is with the yellow safety wire railing. Mr. White asked the applicant why the color and why the type of material is being spec'd. The applicant explained that the architect suggested this material and color as it is used in industrial type applications and the color would give the building some distinction. However, a galvanized material would also not be an issue instead of the yellow.

Mr. McEnery asked if there were any suggestions for alternative railing products than what is being shown.

Dr. Kelly agrees that something different would be nice but is not sure what is the most appropriate.

Mr. White discussed that Barrel and Boar has a cable style patio railing and that looks nice. Mr. Craycraft noted that a cable style railing may not be able to meet building code and their architect would be able to figure that out.

Mr. Dobda stated that his preference would be a black railing system. The applicant stated that he would prefer a stainless product so that they do not have to worry about painting maintenance.

The commission discussed the cable rail as an alternative material and noted that it could be round or square tubular steel uprights with a solid top. The commission all agreed that the railing should not be the yellow color as shown.

Dr. Kelly asked for more information on the signage being shown. The applicant stated that they would be externally illuminated with lighting overhead shining down onto the sign face.

Mr. White asked the applicant if there are tenants lined up for this space. The applicant stated yes and no, and that there is still discussion going on about the project.

Mr. Craycraft asked if "Sweet Harmony Canal" was the speculative name. The applicant stated that is currently what they plan on calling the building.

Mr. Lynch asked if the intent is for raised white block letters for the building identification signage. The applicant affirmed that the intent is for metal letters that will stand off the building.

Mr. Craycraft asked if the signage would have lighting above. The applicant stated he knows that they wanted lighting above the medallions over the door but was not sure about the building signage.

Mr. McEnery stated that the existing wall pack lighting is to be replaced per the cut sheets as the existing do not give off much light. The applicant stated that the elevation cut sheets however, do not show any building lighting.

Mr. Craycraft asked what material the existing window sills are made from. The applicant stated that they are concrete. Mr. Craycraft asked about their condition. The applicant stated they are in need of maintenance and if need

be they will be replaced. All of them are planned to be painted to match the windows.

Mr. Craycraft noted that the railing for the two other doors on the east elevation should have a matching system as the front patio railing area. The applicant noted that what is there is an iron tubular rail and a cable rail system may look out of place in this location. Both existing hand rails will be replaced and it was planned on them replaced to match what is there now.

Mr. Lynch asked if they could replicate the type of railing that is there not and have them enclosed with the cable style between to meet code for spacing requirements. As long as the uprights and top rail is solid, it would be similar to what is shown now and it would keep a similar style across the whole building.

Mr. Lynch asked the applicant if they have any parking on the south side of the building or if it all belonged to the church. The applicant stated that there are 14 existing spaces on this site. The rest belongs to the church.

Mr. Lynch asked what the plans are for the patio space on the east side of the building. The applicant stated there would eventually be a railing over a new pad.

Mr. Craycraft asked what the east patio will be used for. The applicant stated it would be used for outdoor dining.

Mr. Craycraft asked if there would be site lighting in the patio area. The applicant stated there would be no patio lighting and the lighting would be on the tables under umbrellas.

Staff clarified that the plans show the existing curb approach is to remain and the patio will be poured within that area.

Mr. Lynch asked staff if the patio railing goes to the sidewalk. Staff stated that the plans show it going to the sidewalk.

Mr. Lynch asked the applicant if the two doorways inside the patio will remain. The applicant affirmed that they will be painted to match.

Mr. Lynch asked the applicant why the overhead door on the east elevation is being filled in for a portion and not being built-out with full glass. The applicant stated that they need the space on the inside. Right now, there is the potential that space will be taken up with equipment on the inside.

Mr. Lynch asked staff what they talked to the architect about for this infill area. Staff stated they suggested a brick veneer so that when it all gets

painted it doesn't appear like a garage door was ever there, just the narrower storefront area. The applicant affirmed that the design is to make it look like the overhead door was never there.

Mr. Lynch asked the applicant if they could do full masonry and match the style and texture that way it is easier to hide once it gets painted. The applicant stated that they have no objection to that. Mr. Lynch stated lacing in the brick to tie it in would be great but not necessary. If it is not laced maybe a 2" relief would be nice and a bit easier to construct.

Mr. Craycraft stated that details for these changes should come back to the commission for further review.

Mr. McEnery asked if the commission wanted to discuss the paint any further so that can get approved to be completed prior to the next meeting in October.

Mr. White stated his only concern with the paint is on the east elevation where the two colors meet. Suggesting possibly adding metal band or something to break up the colors.

Mr. McEnery asked the commission if it makes more sense if the building was painted one color instead of two. Mr. Lynch discussed that he does not mind the two colors. Mr. White stated he wants a different way to break the paint color than a straight line. Mr. Craycraft stated he likes the two different colors on the building.

Mr. Lynch suggested cutting in a brick insert so it sticks out to create the hard divide in the paint color on the wall. It would only need to be a square brick inserted into a 4" slot from top to bottom. Then just inserting half bricks to where they are sticking out. The applicant asked if they wanted that on the east and west elevation. Mr. Lynch stated the west elevation is already broken up and that shouldn't be needed.

Mr. Craycraft asked if the intent is to get the building sealed before winter and they can come back with the other details before they do any other work. The applicant affirmed that the painting of the building is the key item at this time.

Staff asked the commission on their thoughts for the walk-up window on the south elevation of the building. Mr. Craycraft asked the applicant what the plans are for the area. The applicant stated they would be adding some concrete to the grass strip area and have two bollards and a canopy to match the north side of the building overhead.

Mr. Craycraft asked what this window on the south side of the building is for. The applicant stated this is a service window for online orders for a restaurant pickup. Mr. Craycraft stated this probably needs more details provided for what it is and how it works. Mr. Craycraft asked if there were plans for a light in the canopy. The applicant affirmed.

Mr. Craycraft stated that they will need profiles and more information for the storefront areas.

Mr. Lynch asked if the existing man doors are getting replaced or painted. The applicant stated the existing man doors are getting painted.

Mr. Lynch asked if there are any locations specified for outdoor lighting at this time. The applicant indicated the plans do not show any at this time.

Mr. Lynch asked staff if it is possible to approve the paint and table the rest of the discussion. Staff affirmed

Mr. Craycraft stated they also need more details on the signage for review.

Mr. Dobda asked staff if there are any issues with the signage quantity as shown. Staff discussed that this space is unique in that there are several different restaurant tenants that will be within the complex itself.

Mr. Dobda discussed possibly shrinking the "Sweet Harmony" sign size. Mr. Lynch did note that it is a little big. Staff affirmed, more signage details are needed.

Mr. Dobda added that shrinking the text height would also allow for lighting to shine downward onto the letters and not physically be over the letters. He applicant affirmed.

Mr. Lynch noted that the plans show a new man door being installed on the south elevation. Mr. McEnery stated that man door would lead into the kitchen area. Mr. Craycraft asked if the kitchen area is the same as the previously discussed mechanical room where the two windows get swapped out for louvered vents. The applicant affirmed stating a freezer cooler will be located just behind those vented window openings.

Mr. Lynch asked staff how to go about the paint approval only. Staff noted that Mr. White noted he was concerned about how the paint would tie into the other color on the east elevation.

Mr. Lynch asked the applicant if they would do the brick inset to create the hard division line. The applicant asked if he could come back with

suggestions from their architect. Mr. Lynch noted that was fine but that still puts him a month out for a possible decision.

Mr. Lynch asked the applicant if they would just cut out the brick and repaint it later if that was the case. The applicant noted that would work.

Staff asked the commission if they were looking to approve painting of the brick work only and not any of the doors, windows or trim. The commission discussed all of the paint color samples presented.

A motion was made by David Craycraft, seconded by Peter Lynch that Certificate of Appropriateness #CA-22-037 be approved for the painting of building, doors and windows only at this time. All other items to be tabled to be further discussed during the October 24, 2022 Landmarks Commission meeting.

The motion carried by the following vote:

Yes: 7 – Peter Lynch, Rich Dobda, Roger White, David Craycraft, Jamoya Cox, Dr. Scott Kelly & Whit Wardell

CA-22-038

Property Owner: Kathy Vasko
Applicant: Scott Dughman – Window Nation
Location: 65 West Columbus Street
Request: New Vinyl Windows

Mr. Moore presented the application for Window Nation for property located at 65 West Columbus Street. The applicant is requesting approval to replace the wood windows on the second floor of the home with new white vinyl windows. Staff discussed that nine original three-over-one windows on the second story are proposed to be replaced. The application notes that the windows will have grids interior of the glass in a similar orientation as the existing windows. The plans also note that they intent to wrap the outside of the window with an aluminum coil.

Staff noted that the property owner or applicant is not present for discussion.

Mr. Lynch asked staff if the house currently has an aluminum coil wrap on the exterior of the windows. Staff noted that they believe the existing window trim is wood.

Mr. Lynch noted that he believes this application should be tabled with no application present for discussion.

Mr. Craycraft asked if the proposed windows have a Simulated Divided Light grid. Staff indicated the application shows they will not have the SDL grid, but sandwiched between the panes of glass.

Mr. Lynch stated that he does not have a problem with most vinyl windows, as long as they are SDL when there is gridwork.

Mr. Craycraft stated that he would like to see something from the vendor to see what product is being proposed.

Mr. Lynch commented that replacing all of the windows at one time makes an easier discussion because they can all match. But only doing some of the windows makes matching them up more important.

A motion was made by Peter Lynch, seconded by Dr. Scott Kelly that Certificate of Appropriateness #CA-22-036 be tabled for the applicant to provide more information of the existing windows and proposed new windows.

The motion carried by the following vote:

Yes: 7 – Peter Lynch, Rich Dobda, Roger White, David Craycraft, Jamoya Cox, Dr. Scott Kelly & Whit Wardell

Old Business

Mr. Craycraft indicated that for Old Business, the rear addition project he received approval for at 36 West Mound Street back in February finally has picked out the exterior paint colors that they would like to use.

Mr. Lynch asked Mr. Craycraft if they approved colors originally. Mr. Craycraft stated that the applicant did not know what colors they wanted to use then.

Mr. Craycraft stated that the siding color they would like is called Iron Ore and the trim including the front and rear door, deck boards and front gable would be Thunder Gray.

The commission discussed that all of the colors presented are dark and close together.

Mr. Dobda asked if the roof color is also black. The applicant affirmed.

Mr. Lynch noted that the proposed colors for the entire addition are three shades of black. Mr. Craycraft affirmed noting the gutters are also black.

Rich Dobda agreed that the proposed Iron Ore color is very dark. Mr. Lynch stated he has used a similar color on trim before but it is very dark.

Mr. Lynch asked the applicant if all of the doors on the rear of the building the same color. Mr. Craycraft affirmed all of the rear doors and all windows on the entire home are black.

Staff discussed that it may be helpful if the black color was rendered on the building for the property owner and commission to see what a finished product would look like. Dr. Kelly noted that if the property owner is working with a consultant, they may already have a rendering to show what the finished product would look like.

The commission talked about a few black homes in the area for the applicant and members of commission to take a look at.

The commission discussed having a special meeting before the October 24 Landmarks Agenda to review paint samples and have further discussion with the property owner.

New Business

Adjournment

Time Out: 8:34pm

A motion was made by Roger White and seconded by Peter Lynch, that this meeting be adjourned.

The motion carried by the following vote:

Yes: 7 – Peter Lynch, Rich Dobda, Roger White, David Craycraft, Jamoya Cox, Dr. Scott Kelly & Whit Wardell

Date

Landmarks Chairman