

# Canal Winchester

*Town Hall  
10 North High Street  
Canal Winchester, OH 43110*



## Meeting Minutes

**Monday, June 26, 2017**

**7:00 PM**

## Landmarks Commission

*Joe Abbott – Chairman  
Patrick Lynch – Vice Chairman  
Ronnie Woodrow – Secretary  
David Craycraft  
Pete Lynch  
Bob Wood II  
Roger White*

Call To Order

*Time In: 7:00pm*

Declaring A Quorum (Roll Call)

**A motion was made by Patrick Lynch, seconded by Peter Lynch, that members Ronnie Woodrow and David Craycraft be excused. The motion carried by the following vote:**

**Yes: 5** – Joe Abbott, Patrick Lynch, Peter Lynch, Roger White, Bob Wood II

**Excused: 2** – Ronnie Woodrow, David Craycraft

Approval of Minutes

May 22, 2017 Landmarks Commission Meeting Minutes

**A motion was made by Bob Wood II, seconded by Peter Lynch, that the May 22, 2017 Minutes be approved. The motion carried by the following vote:**

**Yes: 5** – Joe Abbott, Patrick Lynch, Peter Lynch, Roger White, Bob Wood II

Applications**CA-17-018**

Property Owner: Erica Manning Photography

Applicant: Erica Manning

Location: 125 West Waterloo Street

Request: Restoring Building Façade. New siding, windows, gable, handrails, columns and paint. Enhancing the existing porch

Mr. Moore presented the application for Erica Manning Photography for property located at 125 West Waterloo Street. The applicant is requesting approval to restore the building façade back to what it was like before the front façade treatment was added. The request includes new siding, windows, gable, handrails and paint. Staff discussed the existing building with the commission sharing photographs of that it currently looks like and discusses the changes the applicant is proposing. Since the May meeting, the applicant has completed the architectural scale drawing and has made changes to the front façade to align with the commissions discussion.

Mr. Moore. Shared the photographs with the commission and noted that the applicant previously was going to replace the picture windows on the front porch with new picture windows of the same size. After a discussion with the commission the previous month, the applicant is going to break apart the large picture window into two double hung windows with internal grid mullions. The applicant has indicated they will be a 2 over 2 in the application rendering but a 6 over 6 in the window spec sheet. Staff asks that the applicant clarify, but staff commented the 6 over 6 appears to be more traditional and fit the character of the building more.

Mr. Abbott stated that staff is recommending the 2 over 2 and asked the applicant if that was okay. The applicant responded that she wanted 2 over 2 windows. Mr. Patrick Lynch stated that the 2 over 2 match a lot of the homes in the community would be more appropriate. Mr. Abbott agreed and states the 6 over 6 is too busy.

Mr. Patrick Lynch asked the applicant that the finish materials are hardi-plank. The applicant affirmed.

Mr. Patrick Lynch asked if the trim is hardi-plank. The applicant indicated it is wood.

Mr. Patrick Lynch stated that he really loves the new layout.

Mr. Abbott stated that the architect's solution for west elevation works out much better than expected.

Mr. Patrick Lynch commented in his opinion the front step onto the porch should be wider than the existing, typically businesses will have a wider step.

Mr. White asked the applicant if there would be a hand railing. The applicant affirmed.

**A motion was made by Member Patrick Lynch, seconded by Member Peter Lynch, that this Certificate of Appropriateness be approved as presented.**

**The motion carried by the following vote:**

**Yes:** 5 – Joe Abbott, Patrick Lynch, Bob Wood II, Roger White, Peter Lynch

**CA-17-019**

Property Owner: Terrence M + Patricia Duffy

Applicant: Terrence M + Patricia Duffy

Location: 109 East Columbus Street

Request: Paint House.

Mr. Moore presented the application for Patricia Duffy for property located at 109 East Columbus Street. The applicant is requesting approval to paint the front porch and columns "Barely Teal". Mr. Moore presented photographs of the front of the home with the commission along with a paint sample passed around by the applicant.

The applicant discussed the color change with the commission.

Mr. Patrick Lynch asked what color the trim would be. The applicant indicated that she would like to paint the trim a darker blue than what was presented but has not made a final decision. The applicant stated she does not like white trim.

Mr. Abbott confirmed with the applicant that she just wants to paint the front porch this summer. The applicant affirmed and stated the house will be painted next year.

Mr. Abbott asked the applicant if there were shutters on the windows. The applicant indicated there were windows but they were removed around 1960.

Mr. Peter Lynch asked the applicant if the railing or brick was to be painted. The applicant stated that the brick would stay red and the railing would be left natural and she does not want to paint the rail.

The commission discussed the proposed color and that it appears to be a coastal color that does not fit the neighborhood.

Mr. Abbott stated he does not mind the barely teal color but he thinks the trim needs to be white and not a darker blue. The applicant stated she could do the trim white if that is what the commission recommends.

Mr. White asked staff if they could approve the application for the whole house being painted blue if the trim was white. Mr. Moore indicated if the commission would like to approve the whole house at this time it is at their pleasure.

The commission discussed the wood rail and stated that it looks unfinished without it being painted. The applicant indicated that they do not wish to paint it and it looks pretty the way it is.

Mr. Wood asked the applicant why they wanted to change the color from white. The applicant stated she is tired of white and would like the home to be a new color.

Mr. Patrick Lynch informed the applicant that traditionally the columns are painted the trim color to help them stand out. The applicant indicated she can paint the columns white.

Mr. Moore indicated that thinks the brick should be painted white if the house is going to be blue. Mr. Peter Lynch agrees if the wood railing is to be left a natural wood tone. Mr. Duffy commented that he would never paint brick.

The commission discussed that the wood rail left natural looks unfinished. However, as proposed the house would have a wood color, white, blue and red brick creating 4 colors that may appear to be too busy.

Mr. Abbott stated that he thinks the teal color presented and a white trim with white railing would look good with the red brick.

Mr. Patrick Lynch stated that he thinks the natural wood looks great as well but typically it is a vertical element only such as a porch floor or ceiling. Anything vertical is usually painted to match the trim so that it looks consistent from the road. If the railing was painted white the brick would look nice and tone in with the blue.

Mr. Abbott asked if the applicant would paint the railing. The applicant indicated that they will do almost anything else to leave the railing natural.

Mr. White commented that prior to redoing the railing they were white. The applicant affirmed the used to be white.

The commission discussed the application further with the applicant and reached a consensus that the front porch could be painted at this time with the white trim at this time. If the front porch does not look appropriate, the applicant could come back with a new proposal for the commission.

**A motion was made by Member Roger White, seconded by Member Patrick Lynch, that this Certificate of Appropriateness be approved with conditions that the inside of the porch be painted the color presented "Barely Teal" and the trim and columns be painted white.**

**The motion carried by the following vote:**

**Yes:** 4 – Joe Abbott, Patrick Lynch, Roger White, Peter Lynch

**No:** 1 - Bob Wood II

**CA-17-020**

Property Owner: Roger + Sandy White

Applicant: Dawn Ward – Bie Capelli Salon

Location: 71 West Waterloo Street

Request: New front door and new screen doors front and rear.

Mr. Moore presented the application for Dawn Ward for the property located at 71 West Waterloo Street. The applicant is requesting approval to replace the front door with a full glass door and to install a screen door front and rear. Mr. Moore shared photographs of the building with the commission and commented that he would like the applicant to clarify the logistics of having a glass screen door and a glass front door.

The applicant responded to staff's question and stated that the screen door will have the option to slide down the glass so that the screen is exposed to have a natural breeze move through the salon.

Mr. Wood asked the applicant what color the glass door will be. The applicant indicated it will be black.

**A motion was made by Member Peter Lynch, seconded by Member Patrick Lynch, that this Certificate of Appropriateness be approved as presented.**

**The motion carried by the following vote:**

**Yes:** 4 – Joe Abbott, Patrick Lynch, Bob Wood II, Peter Lynch

**Abstain:** 1 – Roger White

**CA-17-021**

Property Owner: Peacox LLC

Applicant: Jamoya Cox

Location: 309 North High Street

Request: New ground sign and façade sign.

Mr. Moore presented the application for Jamoya Cox for property located at 309 North High Street. The applicant has returned to the Landmarks Commission with the final details of the signage and is requesting approval for two front façade signs and a new monument sign. Staff presented the locations of the signage and stated that based on the zoning code the applicant can only have one sign on the front façade but could have a second on the south elevation facing the drive pick-up/drop-off location and recommended the new location for the "Peacox Campus" sign.

Mr. Patrick Lynch asked staff if the sign size fits code. Staff indicated that the sign size in the Old Town District must fit the scale of the building and the façade so that is up to the commission to determine.

The commission discussed that they like the signage being proposed.

The commission discussed relocating the sign with the applicant and the applicant affirmed he is willing to move it to meet the standards.

**A motion was made by Member Patrick Lynch, seconded by Member Peter Lynch, that this Certificate of Appropriateness be approved with condition that the "Peacox Campus" sign be relocated to the south end of the building at the loading zone.**

**The motion carried by the following vote:**

**Yes:** 5 – Joe Abbott, Patrick Lynch, Roger White, Peter Lynch, Bob Wood II

**CA-17-022**

Property Owner: 4 East Waterloo, LLC

Applicant: Jeff Baker

Location: 4-6 East Waterloo Street

Request: Façade changes. New balcony, awnings, paint, windows, signage, etc.

Mr. Moore presented the application for Jeff Baker for property located at 4-6 East Waterloo Street. The applicant is requesting approval to do façade changes on both buildings including a new front balcony, new awnings, paint colors, windows, and signage. Staff presented historical photographs of the buildings with the commission and noted that the building at 6 East Waterloo at one time did have a second story balcony they overlooked the sidewalk.

The applicant would like to replace the 3 second story awnings on 4 East Waterloo with the sample that has been provided in the packet and remove the storefront awning at 6 East Waterloo to make room for the balcony. The applicant would like to repaint both buildings to a stone grey matching the sample provided in the packet and to paint all of the building trim black. With the updates the applicant will be replacing the white vinyl windows with new black JELD-WEN vinyl windows with the simulated divided light grids.

Staff indicated that the applicant was unsure if they wanted to have shutters on the second story windows behind the balcony or not, so he has left the decision up to the commission but renderings with and without shutters have been provided for reference. Mr. Moore indicated that his opinion is to not have shutters on the windows due to the commercial building having a flat roof. When the structure used to have shutters, there was a pitched metal roof, which created a more residential look and helped make the shutters fit the buildings character.

Additional updates to the front façade include a new sign that are updated to the color scheme, adding a red brick knee wall to the storefronts, painting the storefront wood black, and the proposed balcony. The balcony has been designed to protrude 5 feet out over the sidewalk and be 12 feet off the ground. The balcony will be constructed with an I-beam that will be painted black and have two beams at a 45 degree angle attached to the front of the building right around 7 feet off the sidewalk. Staff shared photographs of the underside of the awning to give the commission an idea of where the beams will be located.

Staff presented renderings to the commission demonstrating what the elements of the proposal look like on the front façade. Staff noted that the details that are currently on the knee walls of the façade look very nice and recommends to the commission that they be left as is and just painted to the new color scheme.

Staff shared additional renderings of the front façade and recommended to the commission that the applicant paint 4 East Waterloo a slightly darker color than 6 East Waterloo to help break the massing of the two buildings apart. Based on the recommendation to paint the two facades different tones, staff recommended that the banding on the top of 6 East Waterloo be a mix of black and the darker grey to make the trim more subtle. Staff shared a final rendering with the commission based on the recommendations.

Staff presented the architects renderings for the rear and side elevation and noted that the windows are going to be new black windows to match on these sides as well as replacing the awnings to match the front. The applicant is proposing the wood decks and railings to be painted black to match the trim but staff recommends that they be a dark grey as black may not look right on the wood.

Mr. Wood asked staff about the details of the balcony railing. Staff indicated that the railing will be a heavy iron and design behind the railing is to match the horizontal and vertical lines in the building trim. The balcony will be supported with a steel I-beam painted black.

Mr. Patrick Lynch asked staff if it will represent the staff rendering and not the square horizontal and vertical version in the architects drawing. Staff indicated that it will be similar to staffs rendering but it looks like a printer error on the architect's information. Mr. Baker commented on the commission member's questions and that the railing will be wrought iron on a 12 inch I-beam.

Mr. Wood commented that he liked the railing in the historic photograph. Staff indicated that the old railing would not pass code today based on its design. Mrs. Baker commented that the old decorative rail would not fit the new trim design on the building and she would like to keep it simple.

The commission commented that they like the idea to recreate the balcony on the building. Mr. Baker commented that the idea for the balcony was based on old photographs that staff had shared on the buildings design.

Mr. Abbott commented on staff's recommendation to have the two buildings be painted different colors and stated that it looks good. Mr. Baker passed around a sample of the proposed color for 4 East Waterloo.

Mrs. Baker commented that the awnings will have straight edges and not have the scalloped edges due to the scalloped edges making noise in the wind. Additionally, the new door will be wood to match the existing, and the storefront doors will be refinished.

Mr. Abbott asked Mrs. Baker her thoughts on not having the shutters. Mrs. Baker stated she agrees it looks better without the shutters as they seem to clutter up the wall space. Mr. Patrick Lynch agrees and stated that the simplicity makes the building look better.

Mr. Baker commented that also deviating from the rendering the man door will be at the same height as the windows instead of stepping down as indicated in the architects rendering. The door will have half glass in it as well. Mr. Patrick Lynch agrees that retaining the existing header and keeping the doors at the same profile height is a good idea.

Mr. Patrick Lynch asked the applicant if they are willing to remove the knee wall brick per staff recommendation. The applicants affirmed and stated they will just paint that existing area.

Mr. Patrick Lynch stated that staff also recommended painting the wood deck and railing a dark grey and not blacking. Staff affirmed stating that black wood does not appear natural, but if the material was metal that would be different. The commission and the applicant agree with staff's recommendation.

Mr. Peter Lynch stated that he likes the door in staff's photo with the 4 pane glass and asked the applicant if they would do the 4 pane's rather than a single piece of glass. Mrs. Baker affirmed.

Mr. Peter Lynch asked the applicant how close staff's rendering is on the balcony railing to what they are looking to do since the architects drawing is showing much tighter grids. Mr. Lynch added he liked staff's rendering. Mrs. Baker stated they wanted the balcony to have a simple look. Mr. Baker stated that the balcony will be supported with a 12 inch I-beam frame with a metal decking and a concrete finish on top.

Mrs. Baker stated that they are also going to be installing 3 windows on the west elevation that are currently boarded up.

Mrs. Baker stated the sign will stay the same size and lettering but the colors will be changed.

Mr. Peter Lynch asked about the drainage off the balcony. Mr. Baker said he is not sure. Mr. Patrick Lynch stated that the water sheds right off of the current awning so he has no concern with it shedding off the balcony.

Staff asked the applicants if they wanted the second story windows to have the grids or if they wanted a simple one over one. Mr. Baker stated they like the grid work and are putting the same windows in that were used at 40 East Waterloo.

Mr. Patrick Lynch asked staff which was the final rendering that showed the different colors on the building. Staff indicated that the rendering is titled "Rendering Cream Trim".

**A motion was made by Member Patrick Lynch, seconded by Member Bob Wood II, that this Certificate of Appropriateness be approved with conditions that the applicant follow the staff recommendation rendering shared at the meeting noted as "cream trim" with the vertical balcony railing, no shutters, no lower red brick on the storefront and the rear deck and stairs be painted a natural grey and not black.**

**The motion carried by the following vote:**

**Yes:** 5 – Joe Abbott, Patrick Lynch, Roger White, Peter Lynch, Bob Wood II

**CA-17-023**

Property Owner: Brian + Ashley Vance  
Applicant: Brian Vance  
Location: 43 East Columbus Street  
Request: New front porch.

This application was present due to no representative present for discussion.

**CA-17-024**

Property Owner: Alternative Products and Services  
Applicant: Nathan Doerfler  
Location: 37 West Waterloo Street  
Request: Cold room installation on west side of the building.

Mr. Moore presented the application for Nathan Doerfler for property located at 37 West Waterloo Street. The applicant is requesting approval to construct a cold room on the exterior of the building on the west side. Staff shared historical photographs with the commission along with a current front façade of Loose Rail Brewery. The applicant is in need for additional cold room storage as the existing is too small for their current demand and does not have room to construct it inside of the building. The applicant is requesting to install one on the exterior of the building and to wrap it with a similar 2x4 treatment as the porch is made out of. Staff suggests that the applicant wrap the cooler in a board and batten style siding and add a pitched metal roof to help this cooler appear more as an addition to the building rather than a fenced off block due to the coolers size. Staff shared a rendering of the proposed modifications with the commission.

Mr. White asked if there were any concerns with the distance from the property line. Staff indicated that it has been reviewed and is not an issue.

Mr. White asked if it is an issue with the structure shedding water into the neighboring property. Mr. Doerfler stated that there will be 1 foot between the structure and the property line and that area is gravel so it should not be an issue.

Mr. White asked the applicant how they would access the cooler with the current access drive. The applicant stated that this is a shared driveway at this point and that it will be worked out with the neighbor.

Mr. Abbott asked about the exterior door. The applicant explained that the exterior door is for deliveries out and the interior door will be to service the bar.

Mr. Haire indicated that staff did not want it to look like a shipping container sitting on the side of the building so getting it to look like an addition is important.

Mr. Peter Lynch stated that he likes staff's recommendation and asked if there was anything else on the building that is grey. Staff indicated that the electric box and mechanical utilities are grey on the east end of the building.

The commission discussed having the board and batten the same color as the windows but it was discussed that the cream color would stand out much more than the grey.

Staff shared a photo of the mechanical louver screen with the commission and stated that the applicant wishes to install something similar to this on the east elevation to screen the mechanical units. This screen could also be grey to tie into the cooler color on the opposite end of the building. This louver screen is the same as what was presented for The Beauty and the Blonds Salon on West Oak Street.

Mr. Patrick Lynch commented that this would create a sort of symmetry on both sides of the building.

Mr. Peter Lynch asked if there were any questions on the standing seam metal roof. Mr. Doerfler commented that the cooler has a prefabricated flat roof cover that adds a slight pitch so the water can run off and the pitched roof would not be needed. Staff asked the applicant if they would build a pitched metal roof on top of the cooler rather than the flat roof option. The applicant agreed and said he would order the flat roof rain cap with the cooler then and build a pitched metal roof.

**A motion was made by Member Patrick Lynch, seconded by Member Bob Wood II, that this Certificate of Appropriateness be approved with conditions**

that the cold room be wrapped in a board and batten finish with a standing seam metal roof. The commission also approved a metal louver panel to screen the mechanical units on the east end of the building.

**The motion carried by the following vote:**

**Yes:** 5 – Joe Abbott, Patrick Lynch, Roger White, Peter Lynch, Bob Wood II

Old Business

Mr. Moore passed around copies of the proposed front door change Member David Craycraft would like to make on his home at 125 West Columbus Street. Mr. Craycraft wanted to present this to the commission this evening even though he was unable to attend and would like feedback on the door change. The commission reopened application #CA-16-053 and discussed the new front door change.

**A motion was made by Member Joe Abbott, seconded by Roger White, to reopen the application #CA-16-053.**

**The motion carried the following vote:**

**Yes:** 5 - Joe Abbott, Patrick Lynch, Peter Lynch, Roger White, Bob Wood II

**A motion was made by Joe Abbott, seconded by Roger White, to approve the front door at 125 West Waterloo Street.**

**The motion carried the following vote:**

**Yes:** 5 - Joe Abbott, Patrick Lynch, Peter Lynch, Roger White, Bob Wood II

New Business

Adjournment

*Time Out: 8:25pm*

**A motion was made by Patrick Lynch, seconded by Bob Wood II, that this Meeting be adjourned. The motion carried by the following vote:**

**Yes:** 5 – Joe Abbott, Patrick Lynch, Bob Wood II, Peter Lynch, David Craycraft

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Date

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Joe Abbott, Landmarks Chairman