

Canal Winchester

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



Meeting Minutes

Monday, April 23, 2018

7:00 PM

Landmarks Commission

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

Call To Order

Time In: 7:00pm

Declaring A Quorum (Roll Call)

A motion was made by Member Roger White, seconded by Member Peter Lynch, that Members Ronnie Woodrow and Bob Wood II be excused. The motion carried by the following vote:

Yes: 5 – Roger White, David Craycraft, Peter Lynch, Joe Abbott & Jamoya Cox

Excused: 2 – Ronnie Woodrow & Bob Wood II

Approval of Minutes

March 26, 2018 Landmarks Commission Meeting Minutes

A motion was made by Member David Craycraft, seconded by Member Peter Lynch, that the March 26, 2018 Minutes be approved. The motion passed by the following vote:

Yes: 4 – Roger White, David Craycraft, Peter Lynch & Joe Abbott

Abstain: 1 – Jamoya Cox

Pending Applications**CA-18-009**

Property Owner: Jenny & James Slones
Applicant: Allan Browning
Location: 147 West Waterloo Street
Request: New Fence

Mr. Moore informed the commission that this application after review was not necessary due to the new fence being a like-for-like replacement.

CA-18-010

Property Owner: Jenny & James Slones
Applicant: James Slones
Location: 147 West Waterloo Street
Request: New front porch

Mr. Moore presented the application for Jenny & James Slones for property located at 147 West Waterloo Street. The applicants are requesting approval to add a front porch onto their single family home. The existing home features a concrete stoop and steps and sits approximately 4 feet out from the main body of the home. The applicant is looking to replace that with a new full length covered porch. The new porch will be approximately 8 feet deep and will feature a similar number of steps down to grade. The applicant is proposing the porch be made out of natural materials including a wood tongue and groove

vertical boards at the base and rounded wood columns. The front porch will also feature a standing seam metal roof. Staff discussed that the existing roof lines appear to challenge this project and the roof will sit lower than expected and asked the commission to comment on that portion of the design.

Staff commented that if the porch floor was lowered some to provide a step up into the house then the roof pitch would increase to help the roof not appear as flat.

Mr. Moore explained that this application will also need a recommendation to the Planning and Zoning Commission due to the front porch encroaching the established build-to line for the front yard setback. The front setback for the street is 9.4 feet from the right-of-way. With the proposed front porch, the home will sit 5.5 feet away from the right-of-way line.

Mr. Lynch asked staff how far away the photography studio front porch is from the road. Staff indicated that they are both about the same distance.

Mr. Abbott asked what the standard front porch dimension is. Mr. Lynch and Craycraft confirmed 8 foot is typical.

Mr. White asked the applicant if staff's suggestion on increasing the pitch of the roof was something they were interested in. Mr. Slones stated that they want the porch to look as good as possible and they want to enhance the district.

Mr. Craycraft asked the applicant what the pitch of the new roof is. The applicant indicated that it is proposed to be 1/12 pitch. Staff indicated that the rendering they put together is rough so the pitch can be way more than the rendering.

Mr. Lynch asked if there has been any consideration to tie into the roof on the left hand side to create a hip roof. That would allow for more pitch and it would tie the roof lines together. The applicant indicated that they have not considered that.

Mr. Abbott commented that Mr. Lynch's suggestion is very good, and added that his front porch on East Columbus has a similar hip roof.

Staff indicated to the applicant that they can have the architect draw up the changes and they can see if they are comfortable without committing to the changes without seeing it first. The applicant indicated that they want to do the fastest route possible. Staff indicated then they can agree to a hip roof this evening and if they don't like it after seeing a rendering then they can come

back to landmarks, but if they like the changes then they can move forward with the permitting.

Mr. Craycraft asked the applicant about aspects of the project and materials being used.

Mr. White asked the applicant if the knotty pine is being stained or painted. The commission indicated painted white would look better, but suggested something besides knotty pine. Mr. Lynch suggested Paulownia instead of pine.

The commission commented that the changes to the front porch roof will make a big impact on the impact on the house. It would look like it was always there and the room to the left was closed in at one point in time, rather than the porch was added on the front.

Mr. Craycraft asked about the rendering and the front beam. Staff indicated that the rendering is not as accurate as the contractor list or drawing.

A motion was made by Member Peter Lynch, seconded by Member David Craycraft that this Certificate of Appropriateness be approved with the following conditions:

- 1. The new porch roof needs to tie into the existing pitch to the left with a hip roof.**
- 2. The proposed standing seam metal roof needs to carry the full width of the front porch.**

The motion carried by the following vote:

Yes: 5 – Roger White, David Craycraft, Peter Lynch, Joe Abbott & Jamoya Cox

CA-18-011

Property Owner: David & Melissa Gabriel

Applicant: David & Melissa Gabriel

Location: 40 North Trine Street

Request: 12 x 16 rear yard deck

Mr. Moore presented the application for David & Melissa Gabriel at 40 North Trine Street. The applicant is requesting approval to construct a rear deck on their home. Staff presented the application, noting that the proposed deck will be 12' x 16' and will sit roughly 6-12 inches off the ground. Due to the limited height of the deck, there will only be one step to ground level. Staff indicated that the applicant is requesting for the deck to be constructed with Trex composite decking rather than traditional wood.

Staff indicated that the applicants are not present to answer any questions, but they would be glad to try and answer any the commission may have.

The commission asked staff what color the decking will be. Staff and the commission noted that the application is showing multiple colors being requested.

A motion was made by Member Roger White, seconded by Member Jamoya Cox that this Certificate of Appropriateness be approved as presented.

The motion carried by the following vote:

Yes: 5 – Roger White, David Craycraft, Peter Lynch, Joe Abbott & Jamoya Cox

CA-18-012

Property Owner: 7 North High LLC
Applicant: Harvest Moon Craft Kitchen
Location: 7 North High Street
Request: New Awning to cover patio

Mr. Moore presented the application for Nathan Doerfler for the property at Harvest Moon Craft Kitchen at 7 North High Street. The applicant is requesting approval to cover the exterior patio area with a semi-permanent awning, in-lieu-of using umbrellas. The awning will cover the entire area of the patio and will be anchored to the building along with three posts that will tie it into the ground. The proposed awning will be black to match the existing awnings. Staff indicated that they requested the awning be modified to have open ends rather than be boxed in with skirting to continue the view down North High Street and shared the applicants rendering. Staff commented that in the rendering the awning support structure is visible and shown in grey, staff recommends that the framework be painted black to blend into the awning.

Nathan Doerfler indicated to the commission that he actually prefers the skirting on the awning rather than removing it. The awning company indicated that without the skirting the awning is more difficult to frame and the cost goes up.

Mr. White added that the skirting would help hide the frame work underneath.

Staff indicated that the potential issue with the skirting is it would box in that intersection and block the view to the north.

Mr. Abbott commented he thinks an awning in general will look much better than umbrellas.

Mr. Craycraft asked if there will be lighting underneath. The applicant indicated there will be led string light under the awning.

Mr. Lynch asked if there will be any issues with potential uplift on the new awning, and if the new awning needs any footings to keep it anchored to the ground. With sides on the awning it could cause more uplift with winds and without a footing the posts could be ripped out of the ground. Mr. Doerfler indicated he does not know how the awning will be anchored to the ground.

Mr. Abbott discussed that the skirting could potentially disconnect the pedestrian view to the north.

Mr. Craycraft asked the applicant what the post material will consist of. The applicant indicated the posts will be black aluminum. The posts will also be "removable" in design where they can be removed if the right-of-way ever needs utility work or anything in the area the awning can be removed.

Mr. Doerfler passed around a rendering of the awning with the skirting would look like. The commission discussed how they preferred the skirting on the awning.

Mr. White asked if there would be any signage on the awning. The applicant indicated they did not plan on any new signage.

Mr. Craycraft asked if the awning would conflict with the Dagger Law sign. The applicant indicated it would not.

Mr. Craycraft asked what the consensus was on the awning with or without the skirting. The commission discussed the options and unanimously decided that the skirting adds to the awning design.

Mr. Lynch asked if the awning will have scallops. The applicant indicated that the awning would have scallops.

Mr. Craycraft commented that he does not mind the awning would be different with the skirting and it is going to add to the building.

Mr. White commented that he thinks the current umbrellas obstruct the view of the street more so than the proposed awning and will help clean the area up.

A motion was made by Member David Craycraft, seconded by Member Peter Lynch that this Certificate of Appropriateness be approved, with the option to add skirting to the awning. If skirting is not to be added, the frame work must be painted black.

The motion carried by the following vote:

Yes: 5 – Roger White, David Craycraft, Peter Lynch, Joe Abbott & Jamoya Cox

CA-18-013

Property Owner: Scott & Kelli Kelly
Applicant: Peter Lynch
Location: 17 North Trine Street
Request: New 6' wood privacy fence

Mr. Moore presented the application for Scott and Kelli Kelly for property located at 17 North Trine Street. The applicant is requesting approval to install a new 6 foot wood privacy fence along the east property line. The fence will be a solid cedar privacy fence to screen the rear yard from the adjacent neighboring yard. This fence is similar to what was installed at 42 West Columbus Street.

Mr. Lynch, representing the application indicated the fence will be cedar and the applicant might stain it in the future.

A motion was made by Member Jamoya Cox, seconded by Member David Craycraft that this Certificate of Appropriateness be approved as presented.

The motion carried by the following vote:

Yes: 4 – Roger White, David Craycraft, Joe Abbott & Jamoya Cox

Abstain: 1 – Peter Lynch

Old Business

Mr. Craycraft asked staff on the status of the new Balcony on Jeff Bakers building across the street. Staff indicated at this time they believe that the balcony project has been canceled and that any changes to the approved application would come back to Landmarks Commission for a new approval.

New Business

Adjournment

Time Out: 8:04pm

A motion was made by David Craycraft, seconded by Peter Lynch, that this Meeting be adjourned.

The motion carried by the following vote:

Yes: 5 – Roger White, David Craycraft, Peter Lynch, Joe Abbott & Jamoya Cox

Date

Joe Abbott, Landmarks Chairman