

Canal Winchester

COMMUNITY CENTER
22 SOUTH TRINE STREET
Canal Winchester, OH 43110



Meeting Minutes

July 27, 2020

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 Jamoya Cox be excused from the meeting.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Roger White, Rich Dobda, Peter Lynch, Dr. Scott Kelly & Whit Wardell

Excused: 1 – Jamoya Cox

Approval of Minutes

June 22, 2020 Landmarks Commission Meeting Minutes

A motion was made by David Craycraft, seconded by Roger White, that the June 22, 2020 Minutes be approved.

The motion failed by the following vote:

Yes: 3 – David Craycraft, Roger White & Rich Dobda

Abstain: 3 – Whit Wardell, Dr. Scott Kelly & Peter Lynch

Pending Applications**CA-20-013**

Property Owner: Lucinda Lynch
Applicant: Tom Parker
Location: 68 E Waterloo Street
Request: Paint Door and New Signage

Mr. Moore presented the application for Tom Parker for 68 East Waterloo Street. The applicant is requesting approval to paint the front door and install a new hanging sign on the front porch. Staff indicated that the screen door will be painted red and the door and transom above will be painted white. The colors are State Farm's standard colors. The applicant is also installing a new hanging sign on the front porch. The applicant has submitted three different color combinations for the sign for review and comment.

Mr. White asked the applicant what their preference is for the sign. The applicant indicated that he prefers the simple red, white and black sign.

Mr. Craycraft asked the applicant if the red on the door is the state farm color. The applicant confirmed.

Mr. Lynch asked the applicant if the transom will stay white. The applicant affirmed.

A motion was made by Peter Lynch, seconded by David Craycraft that Certificate of Appropriateness #CA-20-013 be approved with the condition that the Red, White and Black sign design be approved.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Roger White, Rich Dobda, Peter Lynch, Dr. Scott Kelly & Whit Wardell

CA-20-014

Property Owner: David & Melissa Gabriel
Applicant: David & Melissa Gabriel
Location: 40 North Trine Street
Request: Corrugated Metal Roof

Mr. Moore presented the application for Melissa Gabriel for property located at 40 North Trine Street. The applicant is requesting approval for a new black corrugated metal roof for a small addition on the southwest corner of her home. Staff shared with the commission photographs of the current red asphalt shingle roof which is being requested to be replaced, noting that the current main roof is a tan corrugated metal.

Staff presented to the commission a sketch of the long-range vision of the home. The applicant wants to modify the front porch design and have the section of roof also be a black metal. To the rear of the home there is another old addition that has the same red asphalt shingle roof. That too will be replaced in the future with a black corrugated metal when that roof is redone to provide an overhang on the existing wood deck.

Mr. Craycraft asked staff if all of the roof sections going to the black metal is being proposed. Staff indicated that only the section in the southwest corner is being proposed this evening. The other roof sections will come at a later date for approval.

Mr. Lynch asked if the roof was a barn metal style vs a traditional standing seam. Staff affirmed and noted that the main roof is a corrugated metal.

Mr. Lynch asked the applicant about the timing of the future projects. The applicant indicated that they would like to do the front porch next year and the rear covered deck the year after.

Mr. White asked staff about approving all three areas of improvements this evening. Staff indicated that there are no details for the front or rear projects to approve them.

Mr. Lynch asked that in the minutes it be reflected that all future roof replacements be a black corrugated metal roof.

Mr. Craycraft commented that he likes the plans for the long term improvements.

Mr. Lynch commented that the applicant may want to evaluate the length of the roof for the rear covered deck because there may be limited height to do a run that long off the house.

A motion was made by David Craycraft, seconded by Roger White that roof section A be approved as presented.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Roger White, Rich Dobda, Peter Lynch, Dr. Scott Kelly & Whit Wardell

CA-20-015

Property Owner: Steve & Cindy Kolecki

Applicant: Dave Fox Remodeling

Location: 153 Washington Street

Request: Building Addition

Mr. Moore presented the application for Dave Fox Remodeling for property located at 153 Washington Street. The applicant is requesting approval to construct an addition to the rear of the home for a single-story family room. Staff shared the plans with the commission and noted that the addition will match the rear of the home with a board and batten siding, matching windows, shingles and a Trex composite deck. Staff noted that a second story window on the rear of the home will be relocated with the new addition to account for the roof.

Mr. Craycraft commented that the new construction is going to mimic all of the existing materials.

The applicant indicated that all materials will match what is on the home now.

Mr. Lynch commented that this application is very straight forward.

A motion was made by Roger White, seconded by Whit Wardell that

Certificate of Appropriateness #CA-20-015 be approved as presented.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Roger White, Rich Dobda, Peter Lynch, Dr. Scott Kelly & Whit Wardell

CA-20-016

Property Owner: Mitch Dollery

Applicant: Mitch Dollery

Location: 28 East Columbus Street

Request: Replace rear steps with new deck and replace front porch columns and decking.

Mr. Moore presented the application for Mitch Dollery for property located at 28 East Columbus Street. The applicant is requesting approval for a new rear deck constructed on the home and to make some modifications to the front porch.

Staff presented photographs of the rear deck that is currently under construction at the rear of the home. This deck is replacing a set of wooden steps and flower boxes that were previously in this location. The new deck is approximately 7'x12' and features a 6" Trex composite board. The underside of the deck will have a vertical composite slats to screen the bottom. The railings are proposed to be a black aluminum rail by RDI and all posts on top are to be sleeved with a matching black aluminum material.

On the front of the home the wood pillars are to be replaced with new fiberglass columns to match. The wood decking is proposed to be replaced with a new tongue and groove composite deck board.

Mr. Craycraft asked staff what was previously on the rear porch. Staff presented the photograph and drawing provided by the applicant.

Mr. Lynch asked the applicant if they intend on adding a railing to the front porch. The applicant indicated that they do not.

Mr. White asked if this was a residential or commercial building. Staff indicated it is residential.

Mr. Lynch asked the applicant how they planned on mounting the Trex decking vertically in the rear. The applicant indicated that he planned on mounting a ledger board. All of the pine underneath will be screened from view.

Mr. Lynch asked if there would be access to get under the rear deck. The applicant indicated he was going to install an access panel on the side.

Mr. Craycraft asked the applicant about the front porch decking. The applicant indicated that he planned on a tongue and groove composite decking.

Mr. Craycraft asked if the front columns were going to be fiberglass. The applicant affirmed.

Dr. Kelly asked the applicant how tall the rear railing was going to be. The applicant indicated 36 inches.

Mr. Lynch asked if the front porch decking was going to be a 1"x3" size and not 6". The applicant indicated that currently it is 6". However, if they want 3" he could do that. The commission confirmed that 3" is more traditional and preferred.

A motion was made by David Craycraft, seconded by Dr. Kelly that Certificate of Appropriateness #CA-20-016 be approved with the condition that the front deck boards are a 3" wide tongue and groove style.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Roger White, Rich Dobda, Peter Lynch, Dr. Scott Kelly & Whit Wardell

CA-20-017

Property Owner: Billie Patrick

Applicant: Billie Patrick

Location: 49 Franklin Street

Request: New 6' Privacy Fence and Fabric Awnings

Mr. Moore presented the application for Billie Patrick for property located at 49 Franklin Street. The applicant is requesting approval to install a 6' privacy fence around her side patio and new Sunbrella fabric awnings on the home.

Staff shared with the commission the area being requested for the wood fence screen. The fence is proposed to be a cedar material at 6 foot in height. There will be a door on the north side of the fence towards the driveway. This fence is proposed to provide screening from the street and neighboring properties.

The applicant is also requesting to install 5 awnings on the home. Two on the front of the house and three on the side. The fabric is called 'Eastridge Cocoa' and a sample is shared with the commission.

Mr. Craycraft asked staff about the location of the fencing being even with the front wall plane of the home. Staff indicated that typically, the fence is held

back off the face of the house but in this case the fence is being used for a patio screening and not for the entire property limits. Craycraft noted that he is just concerned that the scale of a 6 foot fence in that location may look odd.

Mr. Lynch asked what the setback the house is from the street. Staff replied that it is around 15-18 feet.

Mr. Lynch asked the applicant if the fence was going to be constructed just like the photograph provided in the application. The applicant affirmed.

Dr. Kelly asked if the fence was going to remain natural. Staff affirmed that it will be a natural cedar.

Mr. Craycraft commented that the fence design picked out does put a sense of scale to the fence that will help fit the location.

Mrs. Patrick indicated that she desperately needs a privacy fence to screen the patio area.

Mr. Dobda asked the applicant if the shutters were going to stay on the home with the new awnings. Mrs. Patrick indicated that the plan was to either paint them or remove them, she is not sure.

Mr. White commented that the shutters should be removed with the new awning install. Mrs. Patrick said she will take the shutters off.

Mr. Craycraft suggested taking a look at one of the shutters off the building to make sure that the entire building doesn't need to be painted.

A motion was made by Peter Lynch, seconded by David Craycraft that Certificate of Appropriateness #CA-20-017 be approved with the recommendation that the shutters be removed with the new awnings.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Roger White, Rich Dobda, Peter Lynch, Dr. Scott Kelly & Whit Wardell

CA-20-018

Property Owner: 5W Properties LLC
Applicant: Barrel & Boar
Location: 10 South High Street
Request: Front Patio Alterations

Mr. Moore presented the application for Barrel & Boar for property located at 10 South High Street. The applicant is requesting approval to alter the front

patio. Staff presented the information from the application noting that the applicant wants to install new overhead string lights over the patio area. The lights will attach to the building and zig zag across patio to new metal polls. The applicant is also requesting to increase the size of the patio to the north by removing the far north railing and adding a few more tables. This expansion will be screened from the street by adding a decorative planter between them and Chase Bank. The final portion of the request is to install five 50 inch LED televisions. The applicant has noted in an email to staff that they plan on turning off the TV's at 10pm unless a major community or sporting event lasts later into the evening.

Mr. Dobda asked if the main entry into the space will remain the same. Staff affirmed.

Mr. Craycraft noted that the travel of egress can not be impacted with the patio expansion. The applicant affirmed that the goal was to gain a few more tables and lighting over the space to extend the evening hours.

Mr. Smith noted that this proposal is an attempt to change with the current food market and COVID-19. People are not eating inside as often and with college football coming back and people not attending the games in person there needs to be a place for them to go.

Mr. White asked if there is lighting on the patio now. The applicant indicated that there is no current lighting.

Mr. Craycraft asked if this is only perimeter lighting. The applicant indicated that it will zig zag across the patio area.

Mr. White asked if the mounting pole for the lighting will be held in the ground only. The applicant indicated that it will stick in the ground and fastened to the poll.

Mr. White asked if the new lights are seasonal or year round. The applicant indicated that they are going to be up year round.

Mr. Lynch asked if the new posts for the lights will match the existing color. The applicant affirmed they will match as close as possible.

Mr. Craycraft commented that he likes the idea of extending the patio and the overhead lighting. However, the TV's seem to be the problem. The TV's on the patio could ruin the aesthetic of the downtown environment. Mr. White affirmed. Mr. Smith noted that the TV's are not overly large and the overhang of the existing building is 3-4 feet. The TV's are there to attract customers and to

entertain them and show them the football game. If the number of TV's is the issue they can do three TV's.

Mr. White commented that his concern is setting the precedent in Canal Winchester that everyone has the right for an outdoor TV. If we allow it at this establishment, the commission is going to be flooded with the same request.

Mr. Craycraft agreed and noted that the TV would lose the intimacy the patio currently has. Mr. Smith commented that at their other locations they have TV's on the patios and there has never been a time where people stop and watch tv from the sidewalk.

Mr. Lynch asked how they plan on handling the sound from the TV's. Mr. Smith stated that the TV's would be muted unless it was a major sporting event.

Stan Smith commented that they are not trying to brand themselves as a sports bar. That is not the goal with the TV's on the patio. It is simply a way to try and keep themselves from being checked off a list of a place not to go. Mr. Smith also noted that in the next month or so they are going to come back to the commission with a proposal for a rear patio behind the building.

Mr. Dobda asked the applicant if there is the opportunity to have the TV's on an AV cart or some contraption to bring them outside only during a game. Mr. Smith discussed his concerns with wires and everything associated with that.

Mr. White asked if all of the other locations are in a historic area. Mr. Smith indicated that all of them are. Mr. Smith stated if the commission wants to have the TV's approved as a temporary item then they will go that route.

Mr. Lynch commented that having the TV's as a temporary fix is easier said than done. Once one person gets them everyone will request for one. A good example is there never used to be outdoor patios and once harvest moon got one, they are now everywhere.

Mr. White commented that he is in favor of the lighting. Mr. Lynch affirmed that the lighting and the patio is fine.

Mr. Lynch asked with the patio expansion will they be able to have drinks in the expanded area since there is no fence. Staff indicated that it does not have to strictly be a fence, just a barrier.

Craycraft noted that he thinks the planter needs to blend in and look like it belongs there if it is going to stay. The applicant affirmed.

Staff commented that there is a parcel that appears to be between Chase Bank and Barrel and Boar so it might be good to see who that belongs to if the patio is being expanded in that area. The applicant affirmed.

Mr. Smith commented that the main request this evening is for the overhead lighting.

Mr. Dobda asked if the TV's could be inside an enclosure unless they are turned on. Mr. Smith noted that he would be willing to do that but the conversation this evening is leaning towards no TV's at all.

The applicant asked if the TV size was reduced would that help with the request.

Staff asked the applicant if the TV's would be visible with the patio umbrellas out. The rendering supplied with the application have them folded closed but they may not be visible once they are extended. Mr. Smith commented he is not concerned with blocking the view.

Mr. Haire asked the commission if it would make a difference if they had TV's only on a rear patio. Mr. Lynch commented that the concern is not everyone has a rear patio and they will use that as their excuse on why they should be permitted one on the front or side patio.

Mr. Craycraft commented that be careful with the patio design to the rear. On the west side of the building it will face the setting sun and make the patio hotter and brighter. The applicant noted that they will take that into consideration.

A motion was made by David Craycraft, seconded by Peter Lynch to approve the patio expansion with planters and patio lighting only, as presented.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Roger White, Rich Dobda, Peter Lynch, Dr. Scott Kelly & Whit Wardell

CA-20-019

Property Owner: City of Canal Winchester
Applicant: City of Canal Winchester
Location: 22 South Trine Street
Request: Demolish Community Center

Mr. Moore presented the application for the demolition of 22 South Trine Street on behalf of the city. The building is proposed to be demolished with the parking improvement plans for the new CW Municipal building and Community

Center located at 45 East Waterloo Street. Staff shared photographs of the existing building with the commission.

**NOTE* The vote for CA-20-019 did not occur until after the discussion for the following application CA-20-020.*

A motion was made by David Craycraft, seconded by Peter Lynch that Certificate of Appropriateness #CA-20-019 be approved as presented.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Roger White, Rich Dobda, Peter Lynch, Dr. Scott Kelly & Whit Wardell

CA-20-020

Property Owner: City of Canal Winchester
Applicant: City of Canal Winchester
Location: 45 East Waterloo Street
Request: Exterior Alterations for new Municipal Building and Community Center

Mr. Moore presented the application for the new Municipal Building and Community Center at 45 East Waterloo Street. The request is for exterior building alterations to the building for the new Municipal Building and Community Center complex.

Staff presented the site plan to the commission noting the parking improvements where the existing community center is located. Staff pointed out the proposed HVAC screening areas and future dumpster pad location.

The internal floorplan for the building was shared with the commission. Staff noted that the floorplan was included in the packet to help show why some window styles are different in various location on the building.

Staff went over the changes that will happen to the Waterloo Side of the building. The front entry of the building is proposed to have the most significant changes with a glass vestibule recessed under the front canopy. The columns are proposed to be built out in matching brick and feature concrete steps that lead to the public sidewalk. The previous side entry is going to be removed and replaced with windows to match.

Staff noted that both east and west ends of the front façade will have the secondary entryways opened up with additional glass and metal awnings. The east entry will be unused but the west entry will be one of the main entry points for the new community center.

On trine street the false windows on the end of the building are proposed to be opened up to match the north side of the building. On the far west end of the building, the large garage door will be removed and a smaller man door and transom windows will be added for light into the space.

Looking at the rear of the building a new parking lot entry will replace the south garage door. This new vestibule will be a simplified version of the main front entry point on Waterloo Street. New windows will be added across the rear to mimic the style on the front for the new office areas. The City Council room will only have the taller transom windows for added light.

Staff discussed that there are two areas that are identified for HVAC screening yards. Both yards will feature brick columns spanned by metal screening walls that will match the trim color of the building.

Staff shared product spec sheets for the metal awnings and HVAC screening to the commission.

Mr. Craycraft asked if the parking is going to become public parking. Staff affirmed.

Mr. Craycraft asked about identification for the building and how to get to different uses. Staff indicated that the municipal building and library will be accessed from the central corridor of the building. The community center will have signage and its own dedicated entry points on the west end of the building. There are also plans for two speculative monument signs along East Waterloo Street.

Dr. Kelly asked where there are several panels on the East Waterloo elevation that are filled in windows. Staff indicated that those infill windows hide restrooms and internal mechanical equipment. Landscaping will be added to screen those areas.

Mr. Lynch asked if the copper roof sections are being removed. Staff indicated they are going to remain at this time.

Mr. Craycraft asked if the demo of the community center will be the last thing to happen. The project coordinator indicated that is the plan.

Mr. White asked how long they anticipate for the building to be complete. Mr. Sims indicated they are planning for six months of construction.

Mr. Hair indicated that council has only approved the design phase at this time. They still have to approve the construction phase.

Mr. White asked what will happen with the existing municipal building. Mr. Haire indicated that the plan is for the Sheriff's substation to move into that building.

Mr. White asked about the existing Town Hall. Mr. Haire indicated there are no current plans but it will likely be some office of some kind with an entity related to the city.

A motion was made by David Craycraft, seconded by Rich Dobda that Certificate of Appropriateness #CA-20-020 be approved as presented.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Roger White, Rich Dobda, Peter Lynch, Dr. Scott Kelly & Whit Wardell

Old Business

New Business

Adjournment

Time Out: 8:38pm

A motion was made by Peter Lynch and seconded by Dr. Scott Kelly, that this meeting be adjourned.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Roger White, Rich Dobda, Peter Lynch, Dr. Scott Kelly & Whit Wardell

Date

Landmarks Chairman