

# Canal Winchester

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



## Meeting Minutes

**Monday, March 26, 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 Bob Wood II, that Member Jamoya Cox be excused. The motion carried by the following vote:**

**Yes: 6** – Peter Lynch, Roger White, David Craycraft, Ronnie Woodrow, Joe Abbott & Bob Wood II

**Excused: 1** – Jamoya Cox

Approval of Minutes

February 26, 2018 Landmarks Commission Meeting Minutes

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

**Yes: 5** – David Craycraft, Peter Lynch, Bob Wood II, Ronnie Woodrow & Roger White

**Abstain: 1** – Joe Abbott

Pending Applications**CA-18-004**

Property Owner: Canal Winchester Local Schools  
Applicant: CWAHS Historical Society  
Location: 135 Franklin Street  
Request: Directional Signage of National Barber Museum.

Mr. Moore presented the application for the Canal Winchester Area Historical Society for property located at 135 Franklin Street. The applicant is requesting approval for two directional signs for the National Barber Museum Hall of Fame. Each sign is being proposed at 18" x 32" and standing 4 feet tall, and will be made out of aluminum panels with vinyl graphics pointing towards the entrance of the museum. Staff discussed that the applicant went the route for directional signs as the school administrative building is already at the maximum amount of monument signs permitted on the property.

Mr. Craycraft asked if the sign was two sided. Staff affirmed.

Mr. Donahue introduced the application to the commission and noted that the barber museum is excited to be open on May 5 and hope to have the signage in place by then.

Mr. Woodrow asked if the posts are 4x4. Mr. Donahue indicated the posts are 2" aluminum posts.

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

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

**Yes: 6** – Peter Lynch, Roger White, David Craycraft, Ronnie Woodrow, Joe Abbott & Bob Wood II

**CA-18-005**

Property Owner: Nancy Brown  
Applicant: Dwight Seymour  
Location: 220 Washington Street  
Request: New white picket fence. 36" or 42"

Mr. Moore presented the application for Dwight Seymour for property located at 220 Washington Street. The applicant is requesting approval for a new white wood picket fence to be located on the property. The location of the fence would be south of the existing home and it would stretch to the adjacent home to the south. Staff indicated that the applicant was unsure if they wanted the fence to be 36" tall or 42" tall and asks the commission for guidance. Staff suggested that the fence be no taller than the front porch railing post, as it would make a good transition from the porch to the fence.

Mr. Abbott and Mr. Craycraft commented that they agree with staff's suggestion on the maximum fence height.

Mr. Woodrow asked staff if the fence is a wood fence. Staff affirmed.

The commission asked how the application worked due to only part of the property being in the Landmarks Commission boundary. Staff indicated that the fence would need a fence permit regardless, but because part of the fence is in the landmarks limits it has to get approval for the design.

Mr. Woodrow asked staff if there are any gates on the front of the fence. Staff indicated they stated they were unsure but probably a gate on the driveway side of the fence.

Mr. Abbott commented due to the scale of the house and the length of the fence the 42" height would be appropriate.

**A motion was made by Member David Craycraft, seconded by Member Bob Wood II that the Certificate of Appropriateness be approved with conditions**

**that the fence be white painted wood as presented with the maximum height no taller than the front porch railing post.**

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

**Yes: 6** – Peter Lynch, Roger White, David Craycraft, Ronnie Woodrow, Joe Abbott & Bob Wood II

**CA-18-006**

Property Owner: John Dolan

Applicant: John Dolan

Location: 44 East Mound Street

Request: 24 x 30 two-story garage with 6x12 screened in porch.

Mr. Moore presented the application for John Dolan for property located at 44 East Mound Street. The applicant is requesting approval to construct a 24x30 two-story garage with a 6x12 screened in porch to the rear of the home facing the alley. The proposed structure will be 23' 9" tall and will be constructed out of board-and-batten siding with a standing seam metal roof. The applicant is looking to construct this structure 16 feet from the alley and have two single carriage style garage doors facing the alley. The applicant would like the siding to be a pale yellow and the garage door and roof a slate grey. The windows and trim on the building would be white.

Staff indicated with the submittal the applicant has provided photographs of other similar structures in the area to justify the request. Additionally, part of the applicants request will require a variance process due to the height and overall size of the building exceeding code maximum if the Landmarks Commission supports the request. Staff further explained that the applicant would like to construct the building 3 feet from the eastern property line as his neighbors accessory structure is a similar distance away from his property line. Staff suggests that the building be constructed the minimum 5 feet away from the east property line to meet code standards.

Mr. Craycraft asked if the building would have corner trim and trim around the windows. The applicant affirmed.

Mr. Woodrow asked if a height variance is required. Staff affirmed.

Mr. Abbott asked the applicant if they would shift the design to meet the side yard setback. The applicant affirmed.

The applicant indicated they would like to construct this building for more storage as they are limited with the current size of the home.

Mr. Woodrow commented he thinks the building is going to look nice and asked the applicant about the specifics for the screened in porch on the south end of the structure. The applicant indicated that the lower portion will be wainscoting and the upper portion will be a screen. Mr. Dolan stated his wife wants a screened in porch on the house but the configuration of the home does not lend itself to a screened in porch so putting one on the new detached garage is important to her. Mr. Woodrow commented it would look nice and added he was glad to see not floor to ceiling screens as they get damaged faster without a lower half wall.

Mr. Abbott asked if the siding would be either hardi-plank or wood. The applicant indicated he would like to do wood.

Mr. Abbott asked the applicant if the building would have overhangs. The applicant indicated he will have overhangs but has not finalized the design with his contractor.

The commission commented they like the design of the building.

Mr. Woodrow asked the applicant if the windows would be 2 over 2. The applicant stated some sort of pane window. His wife has a historic window they want to install in the screened porch area as well. Mr. Dolan stated he would take recommendations on windows from the commission.

Mr. Moore stated he is comfortable reviewing the window request administratively if the commission wants to go that route. The commission affirmed that the specific windows can be approved administratively.

Mr. Lynch asked the applicant what will happen with the fence. Mr. Dolan indicated that the fence will be relocated around the garage.

**A motion was made by Member David Craycraft, seconded by Bob Wood that this Certificate of Appropriateness be approved with conditions that the windows be aluminum clad with simulated divided light grids.**

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

**Yes: 6 – Peter Lynch, Roger White, David Craycraft, Ronnie Woodrow, Joe Abbott & Bob Wood II**

**CA-18-007**

Property Owner: Nathan Doerfler  
Applicant: Dagger Law  
Location: 7.5 North High Street  
Request: New blade sign.

Mr. Moore presented the application for Dagger Law for property located at 7.5 North High Street. The applicant is seeking approval for a new projecting sign for the second floor space of the building. Staff updated the commission that since the packets were sent out for review prior to the meeting the applicant has altered the signage they are requesting. The proposed sign is vertical in design and is proposed at 18 inches wide and 48 inches tall to be hung on the south west corner of the building. Staff indicated that the sign is to be made out of routed HDU Plastic and the applicants are seeking a window sign on Waterloo Street as well indicating the entrance to the office is on North High Street.

Staff discussed the signage request with the commission and recommended that the signage have a decorative bracket to anchor the sign to the building. The positive side of said bracket, would be that it could stay on the building in the event the tenant leaves and provide a location for a future sign, minimizing the amount of holes in the already soft brick façade.

Mr. Abbott asked staff about this sign approval and other large buildings with multiple tenants wanting something similar and then there are a bunch of signs now. Staff indicated that signage is determined on a case-by-case basis. For this particular application, staff noted that it is one tenant taking the entire second floor, while for example the adjacent building has office suites, a multi-tenant sign might be more appropriate.

Mr. Abbott asked staff if this is the sign the applicant and staff is recommending. Staff affirmed.

The applicant presented the signage request to the commission and noted that they were working on final sign designs up until the meeting.

Mr. Craycraft asked if the signage being presented is Blade Sign Option 4 being requested. Staff affirmed.

Mr. White asked staff if the rendering staff put together is to scale. Staff indicated it is a little larger than what is being proposed. Mr. Lynch indicated the proposed sign is 2/3 the size of the rendering.

Mr. Lynch indicated he is supportive of the permanent decorative bracket to help preserve the soft brick façade. Mr. Abbott agrees that it adds to the sign and having it be angled off the building would help it have more viewing angles.

The applicant commented that he is happy to install a permanent bracket that matches the building design so that it will add to design of the building. Initially they wanted to install lighting for the sign but since there is a street light right outside, they no longer will be requesting a light for the signage.

Mr. Woodrow commented the newest sign option 4 is much nicer than the designs submitted in the package.

Staff indicated that they are comfortable with the recommendation saying the bracket has to have a historic appearance and it can be administratively approved.

Mr. Wood asked staff about the door on North High Street. Staff indicated the door belongs to Doctor Mills next door and is not part of Nathans building. The signage on that door would have to be approved by Doc. Mills.

Mr. Lynch asked about the second story window sign and its location. The applicant indicated they would place it in the center window on the waterloo street side.

My. Lynch asked the applicant about the projecting sign location and orientation. The applicant indicated that they want it readable from waterloo street as it gets the most traffic.

Mr. Woodrow commented that he thinks the sign would look better on High Street, as his opinion.

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

- 1. "Sign Option 4" as presented at the meeting was approved;**
- 2. The sign may be oriented on the building as seen fit;**
- 3. And the mounting bracket for the sign be approved administratively by the Planning and Zoning Administrator.**

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

**Yes: 5 – Peter Lynch, Roger White, David Craycraft, Ronnie Woodrow & Joe Abbott**

**Abstain: 1 – Bob Wood II**

**CA-18-008**

Property Owner: PLW Family Investors  
Applicant: Peter Lynch – Signature Builders Group  
Location: 35 North High Street  
Request: 300 sq. ft. addition to existing summer kitchen

Mr. Moore presented the application for PLW Family Investors for property located at 35 North High Street. The applicant is requesting approval to construct an approximate 300 sq. ft. addition to the rear of the existing summer kitchen on the property. The proposed addition is so the applicant can convert the former artist studio into a guest home on the property. The addition will house the kitchen, utility closet and bathroom for the building. Staff discussed that the existing building's first floor would be the living area and the second floor would be the bedroom.

The addition is planned to feature a fiber cement board and batten siding with a standing seam metal roof. This addition will be painted to match the main building on the property. Staff indicated that the windows proposed are a simulated divided light aluminum clad window.

Staff explained that with the conversion of the building into a guest home two variance requests will need to be reviewed by the Planning and Zoning Commission. The first request is to have a newly converted residential structure under the 1,000 sq. ft. minimum required by code. With the 300 sq. ft. addition onto the existing rough 500 sq. ft. of the existing building, the new residential structure would be approximately 800 sq. ft. The second variance request would be to go over on the density allowable in the Old Town Multi-Family zoning district which is regulated at 6 units per acre. The subject property is 0.2 acres and due to the commercial building having the flexibility to be converted back into a home it is considered the 1 unit on the property. Turning the summer kitchen on the property into a guest house would create a second dwelling unit putting the property at 10 units per acre.

Staff informed the commission that after they discuss the details for the addition they need to make a recommendation to Planning and Zoning Commission in regards to the variance requests.

Mr. Craycraft asked Mr. Lynch what the color of the building would be. Mr. Lynch stated it would match the main building.

Mr. Abbott stated he has no questions and thinks the addition on the building would fit well. Additionally, with the main building being a commercial office space it is not truly adding to the density of the site.



Mr. Woodrow asked staff why the variance request is necessary due to the building being existing. Staff explained that the building was not used as a dwelling unit prior and that current standards have minimum dwelling unit size set at 1,000 sq. ft. so any new unit needs to meet the current standards.

The commission discussed that having a 1,000 sq. ft. minimum square foot requirement for this building is not necessarily a good thing, and that a smaller addition might look better. Mr. Lynch stated that he could probably shave down the addition if need be.

**A motion was made by Member Joe Abbott, seconded by Member Roger White, that this Certificate of Appropriateness be approved as submitted and recommended to Planning and Zoning Commission approval for the variance to Chapter 1161.03(a)(1) to allow more than 6 units per acre and Chapter 1161.03(c)(1)(G) to allow a residential dwelling to be under 1,000 sq. ft.**

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

**Yes: 4** –Roger White, David Craycraft, Ronnie Woodrow & Joe Abbott

**Abstain: 2** – Bob Wood II & Peter Lynch

Old Business

New Business

Adjournment

*Time Out: 8:13pm*

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

**Yes: 6** - Peter Lynch, Roger White, David Craycraft, Ronnie Woodrow, Joe Abbott & Bob Wood II

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Date

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Joe Abbott, Landmarks Chairman