

Canal Winchester

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



Meeting Minutes

Monday, July 22, 2019

7:00 PM

Landmarks Commission

*David Craycraft
Pete Lynch
Roger White
Jamoya Cox
Rich Dobda
Dr. Scott Kelly
Whit Wardell*

Call To Order

Time In: 7:00pm

Declaring A Quorum (Roll Call)Approval of Minutes

June 24, 2019 Landmarks Commission Meeting Minutes

A motion was made by David Craycraft, seconded by Jamoya Cox to approve the June 24, 2019 meeting minutes.

The motion carried by the following vote:

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

Abstain: 1 – Rich Dobda

July 8, 2019 Landmarks Commission Meeting Minutes

A motion was made by Roger White, seconded by Peter Lynch to approve the July 8, 2019 Emergency meeting minutes.

The motion carried by the following vote:

Yes: 4 – Roger White, Peter Lynch, Whit Wardell & David Craycraft

No: 3 - Jamoya Cox, Dr. Scott Kelly & Rich Dobda

Pending Applications**CA-19-023**

Property Owner: Shane & Sarah Watkins
Applicant: Shane & Sarah Watkins
Location: 129 Washington Street
Request: New Garden Shed

Mr. Moore presented the application for Shane and Sarah Watkins for property located at 129 Washington Street. The application was tabled at the June Landmarks Meeting so that the applicants could explore residing the detached shed with a natural material and removing the metal siding.

Staff discussed that the applicant is proposing removing the metal shed and replace it with a new wooden shed with T1-11 exterior siding and an asphalt shingle roof. The shed is proposed to be painted a tan/brown tone with white trim with a 3-tab asphalt shingle color "silver lining".

Dr. Kelly asked the applicant if the new shed would be in the same location. The applicant affirmed.

Mr. White asked the applicant if the new shed is bigger than the shed that was removed in 2017. The applicant indicated that the shed that was there when they purchased the property was larger. The new shed is much smaller at a 10x12.

Mr. Craycraft asked the applicant about the paint color. The applicant indicated that the building will be brown and the trim will be white. The intent is to have the building blend into the trees.

Mr. Craycraft commented on the color of the shingles and asked if the color is white in tone. The applicant indicated that the shingles are much darker in person and it's an issue with the digital print.

The commission discussed that they have no concern with either color choice for the exterior wood.

A motion was made by David Craycraft, seconded by Peter Lynch to approved Certificate of Appropriateness #CA-19-023 as presented.

The motion carried by the following vote:

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

CA-19-029

Property Owner: Joanne Wald

Applicant: Bruce Rainier – Advanced Concept, Inc.

Location: 31 Park Street

Request: Remove existing cedar shake siding for new 4" vinyl siding and new vinyl shutters

Staff discussed that applicant is not present this evening to discuss the application. The application can be discussed or tabled at the commission's request.

Mr. Craycraft stated that they might as well discuss the application tonight since it is on the agenda.

Mr. Craycraft commented that staff had noted the applicants contractor indicated that they paint the siding every two years. Staff affirmed.

Staff discussed that this property was constructed in the 1950's and the neighborhood was added to the Landmarks boundaries in 2003. There are maybe 3 homes left in the neighborhood that have cedar shakes while the rest of the neighborhood has been converted to aluminum or vinyl siding. The house and the detached garage both have a cedar shake wood siding.

Staff discussed that when the contractor contacted staff about the application it was noted that the siding seemed to be in good shape. The contractor noted that the siding is painted roughly every 2 years as it no longer holds paint like it should. The applicant is looking to remove the existing siding and install a new 4" vinyl siding. Staff informed the contractor to explore a composite material rather than vinyl but they did not seem interested in doing anything different than vinyl.

Mr. Craycraft commented there is another home in that neighborhood that also has cedar shake siding that appears to be in good condition as well.

The commission discussed the neighborhood context and the nature of the siding on the home.

A motion was made by Roger White, seconded by David Craycraft that Certificate of Appropriateness #CA-10-029 be tabled as no applicant was present to discuss the application contents.

The motion carried by the following vote:

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

CA-19-030

Property Owner: Brian Vance
Applicant: Brian Vance
Location: 43 East Columbus Street
Request: Addition to existing shed

Mr. Moore presented the application for 43 East Columbus Street, represented this evening by Jason Nielsen with Keystone. The property owner is requesting approval to do an addition onto the detached brick structure at the rear of the lot. The addition is 22' x 13' onto the rear of the existing structure. Late last year the property owner came to Landmarks and inquired about doing an addition onto this structure and has come back to get approval on the final plan design.

The addition will feature 6.25" fiber cement lap siding and corrugated metal roof. Two Wayne Dalton black steel garage doors are proposed to be installed on the west elevation. Staff presented the layout of the addition next to an approximate size box for the existing building footprint. Staff noted that the property is located in the 1% annual flood zone so the construction of the addition has been designed to be flood development compliant. In doing so the applicant has designed the building with Smart Vents, which are a FEMA approved flood venting technique that allow for water to pass through a structure during a flood event.

Staff shared the proposed construction plans with the commission. The plans note the spacing for the framing and the bracing technique to make the building flood resistant. The siding material is a rot resistant design to meet the requirements for construction within the flood hazard area as well. The proposed addition is not as tall as the existing building so the roof height will stagger down towards the rear.

Mr. Craycraft asked the applicant that the footprint of the structure that is out there is the same for the final design. The applicant affirmed.

Mr. Craycraft asked if the siding goes all the way to the ground. The applicant indicated it goes within six inches of the ground.

Mr. White asked the applicant where the existing gutter on the rear of the building gets moved to. Mr. Nielsen stated that it will tie into the gutters on the new roof.

Mr. Lynch asked staff if the flood vents are all stainless or if they come in different colors. Staff indicated they were not sure what pre finished they come in.

Dr. Kelly asked if there would be access from the addition into the existing building. The applicant indicated they would each have separate access.

Dr. Kelly asked what color the new metal roof would be. The applicant indicated it would be green to match as close as possible.

Mr. Lynch asked what color the addition would be. The applicant indicated it would be white to match the home.

Mr. Lynch asked if the siding dimension would match the home. The applicant indicated it would be close.

Mr. Lynch asked if the addition will have a man door. The applicant indicated it would have interior access from the overhead garage doors.

Mr. Craycraft asked about permitting. Staff indicated it needs a floodplain development permit and a building permit.

Mr. Lynch asked if the structure has a gravel floor. The applicant affirmed.

A motion was made by Roger White, seconded by David Craycraft that Certificate of Appropriateness #CA-19-030 be approved as presented.

The motion carried by the following vote:

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

CA-19-031

Property Owner: Fairfield Trine LLC
Applicant: Robert Wood II
Location: 29 West Waterloo Street
Request: Replace wrought iron railing

Mr. Moore presented the application for Bob Wood II for property located at 29 West Waterloo Street. The applicant is requesting approval to replace the wrought iron railing on the front porch. Staff presented photographs of the subject property showing that the railing has completely rusted through on the bottom connection to the concrete stoop. The applicant would like to replace the railing with a simple square tube style railing.

Mr. Craycraft asked the applicant if the new railing will be in the same location as the existing. Mr. Wood affirmed.

Mr. Lynch asked the applicant if the uprights would be the same with double posts just without the scroll work. Mr. Wood affirmed.

Mr. Lynch asked the applicant if they are closing off the small section to the west with railing. The applicant affirmed.

A motion was made by Peter Lynch, seconded by David Craycraft that Certificate of Appropriateness #CA-19-031 be approved as presented.

The motion carried by the following vote:

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

CA-19-031

Property Owner: Todd Weiser
Applicant: Associates Title, Inc
Location: 24 North High Street
Request: New 28" x 28" hanging sign.

Mr. Moore presented the application for Associates Title for property located at 24 North High Street. The property owner is requesting approval for a new hanging sign off the front porch. Staff presented the information for the proposed sign noting that it will be made of aluminum and will hang off a new decorative bracket on the front porch.

Mr. Craycraft asked if the sign will be double sided like the photo. The applicant affirmed.

Mr. Lynch asked if the sign will be a two part sign with a small hanging portion at the bottom like the rendering. The applicant affirmed. Mr. Lynch asked how it will attach. The applicant indicated by a link of chain.

A motion was made by Rich Dobda, seconded by Whit Wardell that Certificate of Appropriateness #CA-19-031 be approved as presented.

The motion carried by the following vote:

Yes: 6 –Pete Lynch, Rich Dobda, Roger White, Jamoya Cox, Dr. Scott Kelly & Whit Wardell

Abstain: 1 – David Craycraft

Old Business

The Commission asked if there were any updates on Romans Pizza rear patio. Staff indicated stated they have not heard anything.

The Commission asked about several blighted properties around town and the status of getting them cleaned up.

New Business

Adjournment

Time Out: 8:16pm

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

The motion carried by the following vote:

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

Date

Landmarks Chairman