

Canal Winchester

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



Meeting Minutes

January 27, 2020

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)

A motion was made by Roger White, seconded by Peter Lynch that the Dr. Scott Kelly be excused from the meeting.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Peter Lynch, Roger White, Rich Dobda, Jamoya Cox & Whit Wardell

Excused: 1 – Dr. Scott Kelly

Approval of Minutes

December 18, 2019 Landmarks Commission Meeting Minutes

A motion was made by David Craycraft, seconded by Peter Lynch, that the December 18, 2019 Minutes be approved. The motion carried by the following vote:

Yes: 6 – David Craycraft, Peter Lynch, Roger White, Jamoya Cox, Rich Dobda & Whit Wardell

Election of Officers 2020

A motion was made by Roger White, seconded by David Craycraft to appoint Peter Lynch as Chairman. The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Peter Lynch, Roger White, Rich Dobda, Jamoya Cox & Whit Wardell

A motion was made by Roger White, seconded by Jamoya Cox to appoint David Craycraft as Vice-Chairman. The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Peter Lynch, Roger White, Rich Dobda, Jamoya Cox & Whit Wardell

A motion was made by Roger White, seconded by Jamoya Cox to appoint Rich Dobda as Secretary. The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Peter Lynch, Roger White, Rich Dobda, Jamoya Cox & Whit Wardell

Pending Applications**CA-19-039**

Property Owner: Todd Weiser
Applicant: Andrew Schrank
Location: 19 East Waterloo Street
Request: Install an exhaust vent in rear of building

Mr. Moore presented the application for Andrew Schrank for property located at 19 East Waterloo Street. The applicant is requesting approval to modify the previously approved application to relocate the exhaust vent located at the rear of the building. In November, 2019 the applicant received approval to have the 6" round exhaust vent be located to the rear of the building adjacent to the second floor window. Since that approval the HVAC contractor evaluated routing the duct work to the rear of the building and based on the east-west orientation of the floor joists for the 3rd floor, the duct work would need to be below the drop ceiling to reach the rear of the building. The applicant is requesting to modify the vent to be on the east elevation so that the duct work can run parallel to the floor joists and be up in the ceiling tiles.

Mr. Craycraft asked the applicant if the windows on the second floor are operable. Staff indicated that would be part of the plan review for the facility.

Mr. Lynch asked the applicant if the vent would be painted to match the brick. The applicant indicated that they could do a match to the tan or a black. The commission discussed that a tan color to blend the vent into the wall would look best.

A motion was made by Peter Lynch, seconded by David Craycraft that Certificate of Appropriateness #CA-19-039 be approved with the condition that the vent be painted to color match to the brick.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Peter Lynch, Roger White, Rich Dobda, Jamoya Cox & Whit Wardell

CA-19-043

Property Owner: Brian Masters
Applicant: Brian Masters
Location: 266 North High Street
Request: Install vinyl siding on detached garage

Mr. Moore presented the application for Brian Masters for property located at 266 North High Street. The applicant is requesting approval to install new vinyl siding on the detached garage. Staff presented photographs of the garage

noting that the building had an 8" aluminum siding that was removed back in December. The applicant was contacted, notifying them of the landmarks review process and the need for approval to install new siding on the building. The applicant indicated that it would be a new vinyl siding to match the home.

Staff indicated that the applicant is not present at the meeting to discuss the application.

Mr. Lynch asked staff if there were any samples of siding or details of what is proposed to go on the garage. Staff stated that none was submitted with the application. Lynch asked staff if the existing home has a dutch lap siding. Staff indicated that it appears to be a type of dutch lap.

Mr. Lynch commented that vinyl siding typically is not approved during a full makeover scenario. However, with the detached garage being its own entity and trying to match the garage to siding on the home vinyl may be permitted in this case if the proposed siding matches what is on the home. Several other commission members agreed.

Mr. White stated his concern with approving the application with an internal discussion on how it will look without the applicant present because it may get installed differently than intended without the applicant present at this meeting. Mr. Craycraft affirmed stating that it needs to be the same color and same profile.

A motion was made by Roger White, seconded by Jamoya Cox that Certificate of Appropriateness #CA-19-043 be tabled to the February meeting.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Peter Lynch, Roger White, Rich Dobda, Jamoya Cox & Whit Wardell

CA-20-001

Property Owner: Fairfield Trine LLC
Applicant: Bob Wood II
Location: 33 West Waterloo Street
Request: New Sign

Mr. Moore presented the application for Bob Wood for property located at 33 West Waterloo Street. The applicant is requesting approval for a new sign in front of the building. The property features an existing free standing sign in the front landscape bed with an opening of approximately 3' x 2'. The applicant is requesting to replace the sign face with a new routed plywood sign that will feature the business name engraved into the panel and the sign painted white with black lettering.

Mr. White commented that the sign proposed is attractive.

A motion was made by David Craycraft, seconded by Peter Lynch that Certificate of Appropriateness #CA-20-001 be approved as presented.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Peter Lynch, Roger White, Rich Dobda, Jamoya Cox & Whit Wardell

CA-20-002

Property Owner: A CPAS TEPEE, LLC

Applicant: Sierra Barnett

Location: 18 East Columbus Street

Request: West entry door replacement

Mr. Moore presented the application for Sierra Barnett for property located at 18 East Columbus Street. The applicant is requesting approval to replace the western entry door on the building. Staff shared photographs of the entryway with the commission noting the damage to the wood. With the repair to the wood entry the applicant would like to replace the existing door with a new steel door to match the other recently replaced door on the same elevation.

Mr. Lynch asked the applicant if the steel door is the same as the other steel door on the elevation. The applicant indicated that he is unsure and he has tried to match the existing door to what is being proposed.

Mr. Lynch asked if the plywood and casing around the door is in decent shape and commented it looks like there may have been a transom there at one point. The applicant indicated that from the inside it does not appear to have a transom. The concern with the exterior framing is that it runs right over top the brickmold casing so to remove the door the trim needs to be removed.

The commission asked about the color of the door and trim. The applicant indicated that the door will stay white but the trim would match the existing color.

A motion was made by David Craycraft, seconded by Rich Dobda that Certificate of Appropriateness #CA-20-002 be approved as presented.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Peter Lynch, Roger White, Rich Dobda, Jamoya Cox & Whit Wardell

Old BusinessNew Business

Staff discussed while the applicant for 18 East Columbus Street is still here they had questions about new vinyl windows for the second floor of the building. Staff has tried to point them in the right direction for a future application to Landmarks but wanted the commission to help guide the applicant on what they wanted to see.

Staff shared a rendering with the commission that they put together showing all future windows be a two over two design to try and recreate some building character that has been lost.

Mrs. Barnett discussed that they are looking to put in vinyl windows similar to the one on the south elevation facing Columbus Street from the patio. They are only looking at 8 windows on the second story and none on the first floor at this time. All of the second story windows are wood and several are starting to rot on the south elevation.

Mr. Craycraft asked if all of the second story windows have the arch. Staff indicated just the south elevation, second floor. The windows sit back within the stucco and there is wood trim around the windows.

Mr. Lynch commented that he thinks the two-over-two windows were probably original to the building. The front façade with the one-over-one wood window resembles a 1970's Andersons wood window that would have been a common replacement.

Mr. Lynch commented that the direction staff has put together with the rendering for all of the windows on the south elevation to be switched out for double two-over-two windows appears to be the most accurate for that building. However, the building has several styles of windows on it currently. The western façade changes that were discussed a year or so ago were done without Landmarks Review.

The co-applicant assisting Mrs. Barnett in the discussion commented that any new replacement window will require a new trim because the brickmold may not be able to be removed with the stucco. His recommendation would be to wrap the windows with a coil in comparable color to match the existing window color. Mr. Lynch commented that aluminum coil is typically not something that the commission approves.

The co-applicant asked how to trim the exterior of the window. Mr. Lynch stated that is typically done in wood. Azek is another approved material if wood

is not preferred. The applicant voiced his concern with mounting that product directly into the stucco due to harming the integrity of the façade.

Mr. Lynch commented that he believes the windows on his house on East Waterloo are the same as this scenario with the stucco having the windows set back.

The co-applicant asked if the grid on the new windows needs to be a simulated divided light because they are harder to find in a vinyl product than a GVG grid. Mr. Lynch replied saying that a simulated divided light is preferred in a wider mutton width to match what is already on the home. The co-applicant asked if the grid between the two panes of glass is required in a SDL install. Mr. Lynch said it was preferred but not an end all to an application. The co-applicant discussed concern with the SDL cost with the grid between the panes of glass. Mr. Lynch replied saying that the bigger item with this specific application would be to have a wide grid pattern as the non SDL products typically have a skinnier grid width.

Mr. Lynch suggested a few options for vinyl brands and options for aluminum clad windows.

The co-applicant asked Mr. Lynch why aluminum clad windows are promoted but the aluminum wrap is discouraged. Mr. Lynch stated that the aluminum clad products mimic the old wood window frame almost identically. That being said you still have to trim the window out. The aluminum wrap is not typically approved because it covers up the architectural detail of the trim.

The co-applicant discusses a product called Break Buddy that trims out aluminum coil to fit a brickmold casing on a home without overlapping the exterior brick or stucco. The commission noted that they are unaware of that product.

Mrs. Barnett discussed that staff has suggested the contrast between the exterior paint color and window color is important and had concerns with white windows on the light colored exterior wall color. What if the window trim was not white to provide some contrast on the building.

The commission discussed that they like on this building the dark contrast with the windows and having the trim be a different color would be a good way to keep that.

Mr. Lynch asked the applicant if the white panels on the western entry are supposed to be the matching blue color and not trimmed out in white. Staff indicated that they are unsure of the discussion at that meeting as a former

intern ran that meeting and had issues recording the audio for the minutes. However, the direction of what the applicants contractor submitted for approval is not what was done to the façade. Staff is unsure if that submittal was altered during the course of the May 2019 meeting.

Mr. White discussed what was supposed to have been constructed vs what was constructed.

Mr. Lynch stated he brought up the previous project because the idea of changing things is to make the changes less busy overall. What was done to the western entry is still too busy from what was there. A way to fix that would be to paint the trim and door the blue color and leave the windows white. The door would be okay in white, but the idea is to bring down the intensity of the entry. The applicant affirmed the discussion to paint all of the wood trim and possibly the door blue.

Mrs. Barnett asked the commission if requesting to only do the second story windows would be an issue. Mr. White stated that there needs to be a formal application filed for the request. The applicant affirmed.

The commission noted that they would not have any issues replacing only the second story windows if it was a like for like in terms of installation.

Staff updated the Landmarks Commission on the purchase of the McDorman Museum for the new administrative office building and future plans for the space.

Adjournment

Time Out: 8:12pm

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

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Peter Lynch, Roger White, Rich Dobda, Jamoya Cox & Whit Wardell

Date

Landmarks Chairman