

Canal Winchester

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



Meeting Minutes

Monday, November 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: 7:00 pm

Declaring A Quorum (Roll Call)

A motion was made by Roger White, seconded by Bob Wood II, that Jamoya Cox be excused. The motion carried by the following vote:

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

Excused: 1 – Jamoya Cox

Approval of Minutes

October 22, 2018 Landmarks Commission Meeting Minutes

A motion was made by David Craycraft, seconded by Peter Lynch, that the October 22, 2018 Minutes be approved. The motion passed by the following vote:

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

Pending Applications**CA-18-036**

Property Owner: Trisha Buchanan

Applicant: Trisha Buchanan

Location: 151 North High Street

Request: Replacing aluminum crank windows with vinyl slide windows.

Mr. Moore presented the application for Trisha Buchanan for property located at 151 North High Street. The applicant is requesting approval to replace the aluminum crank windows on the home with white vinyl slider windows. Staff shared with the commission photographs of the existing home and noted that the new windows are a Simonton brand and discussed the style change.

Mr. Abbott commented that he thinks the change is going to be nice noting the example picture of a split-level home with sliders looks nice.

Mr. White noted he believes the windows on the home are original.

Mr. Abbott asked if there were storm windows on the home. The applicant indicated that there are no storm windows and many of them do not open.

Mr. Craycraft if all of the windows are going to be replaced. The applicant affirmed.

Mr. Abbott asked if there was a side window next to the front door. The applicant indicated that it is the next project. The entire door frame needs redone and the current glass is a frosted style.

Mr. Lynch asked if the large picture window is going to be replaced with 3 slider windows. The applicant indicated that each side will be replaced with casement windows.

Mr. Craycraft asked if the center window will be a picture window. The applicant indicated it should look the same.

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

The motion carried by the following vote:

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

CA-18-038

Property Owner: Jennifer Newell

Applicant: Jennifer Newell

Location: 202 Highland Ave

Request: New 6' Cedar Fence

Mr. Moore presented the application for Jennifer Newell for property located at 202 Highland Ave. The applicant is requesting to replace the current 4 foot chain link fence with a new 6 foot wood cedar fence. Staff shared with the commission the location of the current fence noting that the fence is going to be the same distance away from the alley.

Mr. Craycraft asked the applicant if there was any reason that she wants to go with a 6 foot fence. The applicant indicated that she has a Labrador and the taller fence would keep them from trying to jump and look over it.

Mr. White asked if she was going to complete the fence in the rear yard to completely enclose it. The applicant affirmed.

Mr. Abbott asked if the fence was going to terminate at the rear corners of the home. The applicant indicated that the fence will follow the property line and extend to the front of the home on the south side. The north side will stop at the rear corner.

Mr. Lynch asked staff to see the front elevation view of the home.

The applicant stated the location will closely match the neighbor across the street. Mr. Wood asked if they have their fence up to the front elevation. The applicant stated it is a few feet off the front but close.

Mr. Lynch commented that setting the fence back 1 or 2 feet would look better. The applicant indicated that is not a problem, she was just going to have the fence stop where the brick transitions to stucco on the south wall.

Mr. Abbott asked staff if the fence can go to the front of the home. Staff indicated that zoning restricts the fence location to be no closer to the street than the front of the home but the Landmarks Commission can further regulate those standards based on the design.

Mr. Abbott noted that he thinks holding the fence back would be better for the view. The applicant indicated that side of the house, the fence will have a gate.

Mr. Craycraft stated that the scale of a 6 foot fence with the single story house would be off if the fence was all the way to the front of the home and holding it off would make the visual appearance to be more in sync. Mr. Abbott affirmed.

The applicant noted that the yard slopes in this area so the fence will drop a foot or so as it reaches the property line.

Staff asked the applicant if the fence is constructed in sections or post at a time. The applicant stated post at a time that is why they hired a fence contractor.

Mr. Woodrow commented that holding the fence back would be better for the look of the yard. The higher material and style is nice but having the fence to the front corner of the home would appear a bit much.

Mr. White asked the applicant if the fence has a good and bad side. The applicant indicated that the fence will look the same on both sides.

Mr. Lynch stated he agrees with holding the fence back from the front corner.

The applicant noted that holding the fence back between the two windows would be fine. The commission affirmed after looking over the photographs of the home.

A motion was made by David Craycraft, seconded by Peter Lynch that this Certificate of Appropriateness application be approved with the condition that the fence be no closer than halfway to the front of the home.

The motion carried by the following vote:

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

CA-18-035

Property Owner: Colleene & Todd Weiser

Applicant: Todd Weiser

Location: 19 East Waterloo Street

Request: Replace existing windows with Black Sierra Pacific Aluminum Clad Windows.

Mr. Moore presented the application for Todd Weiser for property located at 19 East Waterloo Street. The applicant is requesting approval to replace the wood windows on all floors and elevations with Sierra Pacific Aluminum Clad windows in the proposed "TW Black" color. Staff shared with the commission photographs of the existing windows and the color of the proposed new window, noting it is the same brand as what was installed at 5 South High Street.

Mr. Craycraft asked staff if the new windows will be in the same configuration. Staff affirmed.

Mr. Abbott noted that all black windows will look nicer than the 2 tone.

Mr. Craycraft asked if there are any wood trim on the existing windows. Staff noted that the jam around the window is wood.

Mr. Lynch asked if the color on the screen is the TW Black. Staff affirmed that is what they found online. The color is more historic and not a gloss black.

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

The motion carried by the following vote:

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

CA-18-037

Property Owner: Nathan Doerfler

Applicant: Nathan Doerfler

Location: 7 North High Street

Request: Replacing existing wood windows with Sierra Pacific Aluminum Clad Windows.

Mr. Moore presented the application for Nathan Doerfler for property located at 7 North High Street. The applicant is requesting approval to replace the existing wood windows on the second floor with Sierra Pacific Aluminum Clad windows in the color "Linen." Staff noted that the brand and color of window is the same that was approved at 5 South High Street.

With the proposed application, five of the windows are proposed to be changed right away and the other five windows will be changed by the end of 2019. Staff noted that the existing windows were retrofitted at some point in the past to be a double-pane window, but were done incorrectly and the two sheets of glass retain moisture and fog up. Additionally, the wood trim that was damaged above one of the windows will be replaced.

Mr. Abbott noted that he was unaware the lintels were wood and not stone. Mr. Lynch commented that they are simple 4x4 posts and are in worse shape than they look.

Mr. Lynch asked if the headers are going to be replaced with the project. Staff noted that was not specifically discussed with the application, other than the verbal confirmation the one noticeably damaged header will be fixed.

Mr. Craycraft asked if the old window color will match the new window color. Staff noted the new windows are not as yellow. The windows at 5 South High are exactly the color and style being proposed here. Mr. Lynch noted it is more of a beige white.

Mr. Craycraft noted that he did not want the new windows to stand out a bunch. Mr. Lynch commented he doesn't have to much concern because the color will be close and if they replace them all by the end of the year that is a short window for them to be semi-different.

A motion was made by David Craycraft, seconded by Roger White that this Certificate of Appropriateness be approved as presented.

The motion carried by the following vote:

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

Abstain: 1 – Bob Wood II

Old Business

Mr. Moore indicated that the property owner for 44 East Mound Street is here this evening to ask for an amendment to his previous application CA-18-006 to change the approved roof material for his two story detached garage from

standing seam metal to a dimensional asphalt shingle roof. Staff shared with the commission that the proposed roof color is an Owens Corning Aged Copper asphalt shingle. Staff also noted the applicants plans for the windows and garage door.

The commission discussed the change with the applicant, noting that the home is a standing seam metal roof. The applicant stated the change is due to the cost increase from a metal roof to asphalt shingles and thinks the shingles will look fine as it will tie the barn into others along the alley.

The commission noted that they were not fond of the aged copper shingle color as it has a lot of speckle in it and advised that it might be one of those particular colors that does not hold its value and belongs on certain coastal architecture. The commission asked what other colors were looked at when picking out the roof. The applicant stated they also looked at Owens Corning Driftwood but his wife liked the browns in the aged copper more. The commission commented driftwood is more neutral and is easy to match in the future and advised on that color style as a preference if they change is approved from a metal roof. The applicant affirmed.

A motion was made by Joe Abbott, seconded by Bob Wood II that application CA-18-006 be amended to allow a substitution from a standing seam metal roof to Owens Corning dimensional asphalt shingle roof in the color Driftwood.

The motion carried by the following vote:

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

New Business

Mr. Moore discussed that resident Brian Vance at 43 East Columbus Street asked to be on the new business section of the meeting to discuss the future addition onto his brick smoke house he is looking to construct. Staff noted that from the phone conversation the addition is going to be a covering for his tractor and other equipment.

Mr. Vance discussed that he started constructing the framework for a small lean-to and got carried away so he is here to get some approval from Landmarks on the design.

Mr. Vance noted that the addition is going onto the rear of the brick smoke house at the rear of the lot. The addition is 13 feet wide and 22 feet long, the same width as the smoke house. Two 7x7 garage door openings will be on the one side with 2 foot separation in between and on each side. This wont be

mechanically attached but will abut the existing structure. This structure will also have no electric and will be used for storage of his tractor and other equipment.

Mr. Craycraft asked if the floor will stay gravel. Mr. Vance affirmed.

Mr. Lynch asked what the finish materials will be. Mr. Vance said they plan on cedar lap siding painted white with a corrugated green metal roof. The existing smoke house has a green standing seam metal roof. Lynch asked if he is proposing a nail down metal roof. The property owner said a barn metal roof.

Mr. Lynch asked about the roof. Mr. Vance said a gable roof facing the same direction as the smoke house.

Mr. Vance noted he needs to get plans to the building department for review and approval.

Mr. White confirmed that the property owner is there just to ask the opinion of the proposal. Mr. Vance affirmed.

Mr. Lynch affirmed that the building will have garage doors on it. Mr. Vance affirmed a standard white panel aluminum door.

Staff noted to the resident that this property is located in the special flood hazard area which would limit what could be constructed. Staff noted that building walls and adding doors to the building would change how it could be constructed and would be substantially different than just simple pole framing with a roof. Creating walls and doors may potentially require the existing smoke house needing to be modified to be a flood resistant design; including adding flood vents and other measures to bring it to current floodplain construction regulations. Additionally there are maximum structure sizes and setbacks that would need to be reviewed.

Mr. Abbott noted that the building department portion of this is going to be a bigger deal so that should be worked out first.

Mr. Woodrow noted that the design and materials sounds like it is appropriate.

Mr. White commented that he likes the idea without garage doors.

Staff noted to the property owner that in the past he was talking about constructing a detached garage on the property. Going that route may be the easiest move forward because it could be designed to be elevated to be above

the flood hazard area. The detached garage could be designed in mind to have additional space needed for equipment.

Mr. Vance noted that he is going to move forward with the building department review to see what he can and cannot do before moving forward.

Staff reminded the Landmarks Commission that the December meeting date has been changed to Tuesday, December 18th due to the conflict with Christmas Holiday.

Mr. Abbott asked staff about the house on Washington Street striped paint color on the board and batten addition. Staff noted that he believes that the addition is primer and not the final color. The commission further talked about the painted brick on the building.

Adjournment

Time Out: 8:00pm

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 – Joe Abbott, David Craycraft, Roger White, Peter Lynch, Bob Wood II, Ronnie Woodrow

Date

Joe Abbott, Landmarks Chairman