

Canal Winchester

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



Meeting Minutes

Monday, September 23, 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: 6:56pm

Declaring A Quorum (Roll Call)Approval of Minutes

August 26, 2019 Landmarks Commission Meeting Minutes

A motion was made by Peter Lynch, seconded by Whit Wardell to approve the August 26, 2019 meeting minutes.

The motion carried by the following vote:

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

Abstain: 1 - Dr. Scott Kelly

Pending Applications**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 the historic summer kitchen.

Mr. Moore presented the application for Peter Lynch for property located at 35 North High Street. The applicant is seeking to renew application CA-18-008 as it has expired. The application is for a 300 sq. ft. addition onto the existing summer kitchen located at the rear of the property. Staff shared with the commission the plans that were previously approved for the structure. The plans received a variance approval from the Planning and Zoning Commission to allow for the building to be used for a dwelling.

Mr. Lynch stated he can answer any questions for commission members that were not present for the previous approval.

Mr. White asked the applicant if the color of the building would be the same as the home. Mr. Lynch stated that the garage will match the home color but they will likely paint the house a different color.

Mr. Lynch indicated that existing standing seam roof on the summer kitchen is in need of replacement so the addition and existing roof will get a new standing seam metal roof in a brown color to match the shingles on the main home.

Mr. White asked the applicant where the chimney is on the building. Mr. Lynch stated the chimney has been removed. The interior fire place is decorative.

A motion was made by Roger White, seconded by David Craycraft that Certificate of Appropriateness #CA-18-008 be approved as presented.

The motion carried by the following vote:

Yes: 6 - Dave Craycraft, Jamoya Cox, Rich Dobda, Dr. Scott Kelly, Roger White & Whit Wardell

Abstain: 1 – Peter Lynch

CA-19-034

Property Owner: RRCT LLC

Applicant: Todd Weiser

Location: 60 East Waterloo Street

Request: Remodel existing residential home into commercial property.

Mr. Moore presented the application for Todd Weiser for property located at 60 East Waterloo Street. The applicant is requesting approval to remodel the exterior of the residential home so it can be used for a commercial business. The proposed renovations include a number of facade alterations including removing the existing full front porch for a simple covered entryway and decorative round columns, installing an eyebrow trim detail to separate the roof line and install new vertical siding above the eyebrow, attach the garage with an enclosed breezeway, renovate the garage façade to include a new man door and windows, reside the garage and install parking to the rear of the lot with an accessible ramp at the rear of the home.

Staff shared with the commission photographs of the proposed alterations and indicated that the plans at this time are incomplete. The applicant has not included the finer details for materials to be used with the remodel. The applicant is here this evening to get feedback on the proposal from the commission.

Mr. Cox asked staff what the property is zoned. Staff indicated it is zoned Old Town Commercial.

Staff noted that the existing siding on the home is a vinyl product and the application notes that the siding would remain.

Mr. Craycraft asked the applicant about the ramp at the rear. The applicant indicated it would be at the rear of the building and adjacent to the proposed parking lot. The idea behind the ramp was to make the building more attractive from a leasing standpoint. The hope is a single user lease so they can use the entire space.

Mr. Weiser commented the dilemma with the space is the mix of uses around this building. There is a mix between commercial and residential and even new

construction like the McDorman Museum across the street. The hope was that the Landmarks Commission could approve the footprint and structure at this meeting so they can start to submit for permits and come back at a later date with more information on the exterior package.

Mr. Craycraft commented that he likes the idea of the breezeway. Mr. Weiser commented that they also plan on raising the roof of the garage for additional clearance.

Mr. Lynch asked if they planned on doing new trusses for the garage. Mr. Weiser stated that they hope to jack up the roof but if they can not they will install new trusses.

Mr. Craycraft asked if the vertical siding is a board and batten. Mr. Weiser indicated that they did not intend for it to be a board and batten but they are interested in the commission's opinion.

The commission discussed at length a wide variety of options to change to the design with the applicant.

The applicant asked the commission if they were okay with the direction they were heading with the remodel so they can submit interior layout plans to the building department for review while the exterior changes get made. The commission affirmed.

Mr. Weiser asked about getting a summary of the proposed changes for review. Mr. Lynch stated he could type them up and submit them to staff. Staff affirmed and noted they would work with the applicant on modifications for a future meeting.

A motion was made by Roger White, seconded by David Craycraft to table application #CA-19-034.

The motion carried by the following vote:

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

Old Business

Staff updated the commission that 9 South High Street façade has been repaired.

Mr. Lynch referenced a project on East Waterloo Street that does not look to be constructed as presented and asked staff to take a look at the property.

Mr. Craycraft asked staff if a resident was to paint a house with Rhino Shield if they needed to go before Landmarks Commission. Staff indicated that if it is a like for like in the Historic district then no. The preservation district does not regulate paint schemes on a home.

New Business

Adjournment

Time Out: 7:52pm

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

The motion carried by the following vote:

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

Date

Landmarks Chairman