

# Canal Winchester

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



## Meeting Minutes

**Monday, October 28, 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)

**A motion was made by Roger White, seconded by David Craycraft that Jamoya Cox be excused from the meeting.**

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

**Yes: 6** – Dave Craycraft, Peter Lynch, Roger White, Dr. Scott Kelly, Rich Dobda & Whit Wardell

Approval of Minutes

September 23, 2019 Landmarks Commission Meeting Minutes

**A motion was made by David Craycraft, seconded by Peter Lynch to approve the September 23, 2019 meeting minutes.**

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

**Yes: 6** – Dave Craycraft, Peter Lynch, Roger White, Dr. Scott Kelly, Rich Dobda & Whit Wardell

Pending Applications**CA-19-036**

Property Owner: Jeff Cotner

Applicant: Jeff Cotner

Location: 176 W Waterloo Street

Request: New aluminum rail fence

Mr. Moore presented the application for Jeff Cotner for property located at 176 West Waterloo Street. The applicant is requesting approval to install a new 5 foot tall aluminum fence in the rear yard. Staff indicated that the fence will be between the rear of the house and the new garage that was constructed.

Mr. Craycraft asked if the fence would be black to match the fence style attached. Staff affirmed.

Mr. White asked staff how far from the lot line the fence will be located. Staff indicated that the fence will match the location shown on the plans following the west property line and along the driveway to the east.

Dr. Kelly asked the commission if they felt the 5 foot tall fence seemed tall. Mr. White commented that with the aluminum rail style of fence it might feel more open than a solid fence.

Mr. Craycraft noted that the fencing will be a similar style to the front railing.

**A motion was made by David Craycraft, seconded by Rich Dobda that Certificate of Appropriateness #CA-19-036 be approved as presented.**

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

**Yes: 6** – Dave Craycraft, Peter Lynch, Roger White, Dr. Scott Kelly, Rich Dobda & Whit Wardell

**CA-19-037**

Property Owner: Bon Venturas, Inc

Applicant: Ken Smith

Location: 30 Liberty Street

Request: Remove clay roof tile on the parapet wall with the installation of new rubber roof. Install new aluminum roof wrap in place of clay tiles.

Mr. Moore presented the application for Ken Smith for property located at 30 Liberty Street. The applicant is requesting approval to re-roof the existing warehouse and with the project remove the existing clay tiles on the parapet wall to install a new aluminum coping.

Staff shared with the commission photographs of the existing roof and noted the clay tiles being removed. An example photograph of what the aluminum coping looks like what presented along with several examples of other parapet walls around town.

The applicant indicated that they need to install the metal wrap in order to get the warranty on the roof from the manufacturer and they do not have the ability to install the clay tile over the metal wrap.

Mr. Craycraft discussed that the photographs the applicant supplied show that the clay tile has started to deteriorate.

David Tuttle with Able Roof discussed with the commission that a portion of the lower roof is not being replaced at this time. Just the main upper roof. The main goal is the get the new membrane over the interior of the parapet wall due to the weathering of the existing brick. The clay tiles need to be removed for the new aluminum wrap so that the manufacture will warranty the work. The applicant indicated that the wrap is actually a steel product and they plan on using the terracotta color from the manufacture to match the existing clay as close as possible.

Mr. Craycraft asked the applicant how much of an overlap of the metal could you see from the ground. The applicant indicated about three inches.

Mr. Lynch asked the applicant if they planned on installing the terracotta color. The applicant affirmed.

Mr. Craycraft commented that the tiles on this building are not as noticeable as other tile parapet caps around town. Staff reverted back to the photographs in the presentation.

Mr. Lynch asked the applicant if it is a white TPO roof that is being installed. The applicant affirmed.

Staff asked the applicant to confirm that the new roof was white in color. The applicant affirmed. Staff noted that the back side of the parapet walls are visible from the ground on the north and south ends of the building.

Mr. Craycraft noted that he is not opposed to the white roof.

**A motion was made by Peter Lynch, seconded by White Wardell that that CA-19-037 be approved with the condition that the metal coping be the terracotta color to match the tile.**

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

**Yes: 6** – Dave Craycraft, Peter Lynch, Roger White, Dr. Scott Kelly, Rich Dobda & Whit Wardell

**CA-19-038**

Property Owner: Mary Nordstrom

Applicant: Mary Nordstrom

Location: 15 W Oak Street

Request: Reface barn with board and batten. Install new windows and doors.

Mr. Moore presented the application for Mary Nordstrom for property located at 15 West Oak Street. The applicant is requesting approval to reface the existing barn located at the rear of her property with a new board and batten siding.

Staff discussed that the existing barn has an asphalt shingle siding on the exterior and the applicant would like to cover it with a new board and batten siding. On the west side of the building the applicant is planning on installing a new dual sliding wood barn door that features a historic X or Z profile and would also add either a window or louvered vent on the second story. Staff shared photographs of the façade noting the location of a previous window on the 2<sup>nd</sup> story.

On the north side of the barn facing the interior of the property the applicant plans to replace the far lower right window with a man door to match the style

of the barn door. The other two windows are proposed to be replaced with new wood windows to match, or a new double hung window to match the house. The applicant would like for the entire barn to be painted to match the home.

Staff presented a rendering that was done by staff to show the commission an illustration of what the completed project would look like.

Mary Nordstrom discussed that she would like to add a window on the north elevations so it would consist of four, six pane windows and a man door. The windows would be directly over top each other as well.

Mrs. Nordstrom discussed that one contractor that has been out to the site to bid the project recommended removing the damaged boards underneath the asphalt shingles and install new cement board due to the siding going to grade.

Mr. Craycraft asked the applicant about the cement board siding. The applicant indicated that the contractor would like to removal 12" from the entire base of the building and install the cement board but her thoughts were to just replace the damaged material to save cost.

Mr. Craycraft asked the applicant if the contractors were installing the plywood base over the asphalt shingles. Mrs. Nordstrom stated that they had two recommendations. The first was to remove the asphalt and the second was to install firing strips to level the façade the install the base. Mrs. Nordstrom stated her preference was to keep the asphalt shingle as an added layer of insulation and to preserve the building history.

Mr. Craycraft asked if the original vertical siding is exposed on the inside. The applicant indicated that it is.

Mr. Lynch highly recommended to the applicant that the cement board base be installed around the bottom to help the building last longer.

Mr. Lynch asked the applicant if they are installing gutters on the barn. The applicant affirmed. Lynch asked what the style of the current gutters are. Staff indicated that they are a standard K style. Lynch asked if the gutters will match the house and the applicant affirmed.

Mr. White asked if the gutters would match the color on the home. The applicant indicated that they would match the off-white trim on the home.

Mr. White asked if the sliding barn door would remain natural or painted. The applicant indicated she anticipates painting the door the trim color, which is slightly lighter than the main color.

Mr. Lynch asked the applicant if the upper left window will be left where it is or moved to line up with the lower window. The applicant indicated that the upper windows would be lined up with the lower windows.

**A motion was made by David Craycraft, seconded by Peter Lynch to approve Certificate of Appropriateness Application #CA-19-038 with the addition of an additional window on the north façade.**

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

**Yes: 6** – Dave Craycraft, Peter Lynch, Roger White, Dr. Scott Kelly, Rich Dobda & Whit Wardell

### Old Business

Staff discussed the completion of the project for 5-7 South High Street with application #CA-19-024. The façade that was constructed did not match the landmarks approved plans and staff discussed that there were incorrect drawings that were reviewed by the plans examiner among dimensional issues on the plans that landmarks reviewed. Staff shared with the commission photographs of what was approved vs what was constructed. The applicant is present to discuss the error and to answer questions on the design modifications.

Mr. Weiser spoke to the commission about the façade choice and noted that the goal was to simplify the original front of the building by removing the mansard roof projection and unify both halves of the space. The drawings that were reviewed by the city building department match what was constructed but not what Landmarks Approved. The façade can either be fixed to what was approved or if Landmarks finds what was constructed as acceptable it can remain.

Mr. White commented that the last set of plans that came before Landmarks were explained as a temporary solution for a long term goal. Mr. White commented that to him this is still the case. Mr. Wood commented that further design changes may happen down the road when tenant changes happen on the first floor. At that time the goal is for the second half of the building to match what was done to Fantasy Cupcakes.

Dr. Kelly stated that what was approved does not seem possible anyway. Mr. Lynch commented that to get things to meet the original approved plans required the downstairs tenant to leave the space because the work would impact that entire environment.

Mr. Craycraft commented that he is not totally opposed to the work that was done given that it is a long term phased proposal. Mr. White affirmed.

Mr. Wood indicated that sometime in 2020 they will propose painting the cornice on the top of the building a new color.

Mr. Dobda asked if the middle sign board would be for 5 South High Street and the sign board on the right will be for 7 South High Street.

Mr. Lynch commented that the sign board above 7 South High was installed incorrectly. The plans show that sign board was to line up with the window sill below it and it was installed centered in the façade. Mr. Lynch recommended relocating the sign to the approved location since that is something that would stay with all future building renovations. Mr. Weiser asked the commission to clarify. The commission had staff pull up the rendering that show the sign was installed too far to the right. Mr. Weiser indicated that they would relocate the sign band.

Mr. White asked staff if they need to vote on this discussion. Staff indicated that it is not necessary. Just a discussion in the minutes for a record.

Staff updated the commission that it appears the changes to 18 E Columbus have started.

Mr. White asked staff if there is any momentum for the commercial outparcel in front of Turning Stone. Staff indicated not at this time.

Mr. Craycraft asked if there have been any updates for 60 East Waterloo. Staff indicated that the last they heard plans would be submitted for Landmarks either the November or December agenda.

New Business

Adjournment

*Time Out: 8:08pm*

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

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

**Yes: 6 – Dave Craycraft, Peter Lynch, Roger White, Dr. Scott Kelly, Rich Dobda & Whit Wardell**

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Date

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Landmarks Chairman