

# Canal Winchester

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



## Meeting Minutes

Monday, August 26, 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 Peter Lynch, seconded by David Craycraft that Dr. Scott Kelly be excused from the meeting.**

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

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

Approval of Minutes

July 22, 2019 Landmarks Commission Meeting Minutes

**A motion was made by David Craycraft, seconded by Jamoya Cox to approve the July 22, 2019 meeting minutes.**

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

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

Pending Applications**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.

Mr. Moore presented the application for Joanne Wald for property located at 31 Park Street. The applicant is requesting approval to remove the existing cedar shake siding and install new 4" vinyl siding and new vinyl shutters. Staff discussed that this application was on the July Landmarks Meeting but due to no representative present the application was tabled.

Joanna Wald discussed that the siding has been needed to be replaced for some time. There are pieces of siding that are falling off the building. Each time the building has been painted they have to nail on the pieces that fall off. Mrs. Wald discussed that with her and her husband's age they cannot be painting the building all the time and want new siding.

Mrs. Wald's son added that their house has the original shingles while other homes in the neighborhood have newer vinyl siding. The attempt is to fix up the home.

Mr. Craycraft asked the property owner how often the house was painted. Mrs. Wald stated that it was painted last three years ago and before that it was painted ten years ago. It was painted before that.

Mrs. Wald's son commented that the siding is starting to get soft and does not hold paint anymore.

Mr. White commented that the pictures do show damage to the siding but for the age they are in great shape. Overall the condition is pretty decent. White commented that possibly a primer could help with the next time.

Mr. Lynch commented that a lot of the time historically wood siding was not primed. Overtime the shingles break down and the shingles do not take paint as they should. There are products that can strip the shake siding down so that it can take paint as it should as a second step. That would make a big difference in the longevity of the paint. Any wood sided house is painted every 8 to 10 years. Vinyl siding is not supported in the Preservation or Historic District and properties. New siding that is supported is typically a composite material such as shake or horizontal siding. Mr. Lynch asked the applicant if they have considered those materials. The applicant indicated no.

Mr. Lynch elaborated that the composite siding will achieve the same outcome and sometimes can come in a pre-finished color with a factory warranty. The cost for a composite material is about 10%-15% higher but labor should be the same.

Mr. White added that a composite material would be less brittle over time compared to a vinyl product.

Mr. Craycraft commented that a hardi product has a good warranty if prefinished.

Mr. Lynch asked the applicant if they would consider looking into a composite siding. The applicant indicated no.

Mrs. Wald asked if the other homes on the street are going to be forced to install new wood shake siding. The commission discussed that they cannot make property owners change the existing look of a home. Most of those homes had changes done prior to 2003 when this area was added to Landmarks boundaries.

Mrs. Wald discussed that this area was not always in the historic district and in fact before that neighborhood was constructed it was a clay tile factory.

Mr. Lynch asked staff if that neighborhood was added to Landmarks area in 2003. Staff affirmed.

Mr. White commented to the commission that he would be acceptable if the application was changed to a hardi board or other composite material. The applicant could also repaint the home.

Mr. Lynch discussed with the application that the commission is probably not going to approve the vinyl siding as proposed but they would entertain a composite material or painting the home.

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

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

**Yes: 1** – Rich Dobda

**No: 5** - Dave Craycraft, Jamoya Cox, Peter Lynch, Roger White & Whit Wardell

**CA-19-033**

Property Owner: Chadd Hartman

Applicant: Pickens Fence

Location: 224 Highland Ave

Request: Remove existing chain-link fence. New 4' cedar privacy fence.

Mr. Moore presented the application for Chadd Hartman for property located at 224 Highland Ave. The applicant is requesting approval to remove the existing chain-link fence at the rear of the property to install a new 4 foot cedar privacy fence. Staff shared photographs of the existing fence with the commission and noted that the applicant was unsure about staining the fence at this time but if he does it will most likely match the existing deck.

Mr. Craycraft asked if the fence will be pressure treated or cedar. Staff indicated that the applicant stated it would be a cedar fence.

**A motion was made by Roger White, seconded by Peter Lynch that Certificate of Appropriateness #CA-19-033 be approved as presented.**

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

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

**CA-19-024**

Property Owner: RRCT LLC  
Applicant: Todd Weiser  
Location: 3-7 South High Street  
Request: *\*Amendment\** Returning building façade to early 1880's design, Phase II

Mr. Moore presented the application for Todd Weiser for property located at 5-7 South High Street. The applicant is requesting to make amendments to the plans for CA-19-024 that were approved in June 2019. Staff discussed the proposed alterations to the plans include retaining the existing man doors rather than installing larger 8 foot tall wide doors. This change results in a different façade trim pattern and sign band height. Staff commented that they felt the proposed change was significant enough that it needed to come back before Landmarks for approval.

Mr. Craycraft asked staff if the middle panel between the two doors is glass. Staff indicated it is wood.

Mr. Lynch discussed the application in behalf of the property owner. With the current tenant in the ground floor there is a great difficulty in changing the façade to what was previously shown due to it requiring serious alterations to the interior of the space where the tenant at 7 South High is located. The ceiling in the front part of the building would have to go from 8.5 feet to 13 feet with a tenant in the space and that is not practical.

Mr. Lynch discussed that the current plan is to have the three panels above the doors to be bumped up to be in line with the headers for Fantasy Cupcakes windows and doors. Additionally, the framing for the new entryways that are being altered will be framed for both the existing door size and the larger 8 foot door size to make future alterations easier. The original objective with this project was to get rid of the large slanted roof.

Mr. Craycraft asked Mr. Lynch that if the long term plans will change this façade even further. Mr. Lynch stated that long term they would like the façade to have the larger doors, remove the wood trim below the windows and change out those windows to match Fantasy Cupcakes.

Mr. Dobda asked Mr. Lynch if the center section between the two doors will remain as wood. Mr. Lynch affirmed.

The commission discussed the scale of various façade details with Mr. Lynch.

Mr. Craycraft asked if the green awning was to remain. Mr. Lynch stated that awning will be removed with the project.

Mr. White asked if there will be any lighting in between the doors. Mr. Lynch indicated that there will be a fourth light between the doors.

Mr. Craycraft asked when this project will take place. Mr. Lynch stated it should be finished before the end of the year.

**A motion was made by David Craycraft, seconded by Rich Dobda that Certificate of Appropriateness #CA-19-024 be approved as presented.**

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

**Yes:** – Dave Craycraft, Jamoya Cox, Rich Dobda, Roger White & Whit Wardell

**Abstain:** - Peter Lynch

#### Old Business

Mr. Craycraft asked staff about the fence along the alley behind the Municipal Building. Staff indicated that they are working with the property owner to screen the items being stored on the property.

Mr. White asked for an updated on 18 East Columbus Street. Staff indicated that they have not heard from that property owner on getting the façade alterations completed.

Mr. Craycraft asked about the modifications to 43 East Columbus Street. Staff indicated that they sent them a violation notice for sections within the property maintenance code. It appears the work that has been done was in attempt to correct the violations.

#### New Business

#### Adjournment

*Time Out: 7:34pm*

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

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

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

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Date

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Landmarks Chairman