

Canal Winchester

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



Meeting Minutes

Monday, May 22, 2017

7:00 PM

Landmarks Commission

*Joe Abbott – Chairman
Patrick Lynch – Vice Chairman
Ronnie Woodrow – Secretary
David Craycraft
Pete Lynch
Bob Wood II
Roger White*

Call To Order

Time In: 7:00pm

Declaring A Quorum (Roll Call)

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

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

Excused: 1 – Ronnie Woodrow

Approval of Minutes

April 24, 2017 Planning and Zoning Commission Meeting Minutes

A motion was made by Patrick Lynch, seconded by Peter Lynch, that the April 24 Minutes be approved. The motion carried by the following vote:

Yes: 5 – Joe Abbott, Patrick Lynch, David Craycraft, Roger White, Bob Wood II

Excused: 1 – Ronnie Woodrow

Abstain: 1 – Peter Lynch

Applications**CA-17-012**

Property Owner: Nathan Matthews
Applicant: KCDB, LLC
Location: 101 East Waterloo Street
Request: New rear deck and fence.

Mr. Moore presented the application for Nathan Matthews represented by KCDB, LLC for property located at 101 East Waterloo Street. The applicant is requesting approval construct a new rear deck and fence. Staff presented the application to the commission and noted that the decking is to be constructed from a composite Timber Tec material with the railing and posts out of a white vinyl. The entire deck is planned to be wrapped in a cedar material. The applicant would also like to construct a 6' pressure treated pine fence in the rear yard. Staff noted that this property is located in the floodplain and that the fence would need to be modified to a picket design to allow for the free flow of water rather than the solid design proposed.

Mr. Ken Curry with KCDB design discussed the proposal for the new deck with the commission.

Mr. Craycraft asked the applicant if the existing posts for the removed deck will be reused. The applicant indicated that new posts will be installed with the new deck.

Mr. Abbott indicated that the commission is mainly concerned with aesthetics and the building department will verify that it meets code.

Mr. Patrick Lynch asked the applicant what the handrail will be made out of. The applicant stated it will be a white pre-manufactured vinyl.

Mr. Patrick Lynch asked if the fence will be a 6 foot cedar fence. The applicant indicated a 6 foot pressure treated pine. Mr. Patrick Lynch stated that he would not build a fence out of the pressure treated pine. Mr. Abbott agreed that cedar creates a better finish. The applicant stated that cedar when in contact with a moist surface will decay faster over time. Mr. Patrick Lynch stated that is correct so usually people do the posts and rails in pressure treated and do the finished slats in cedar.

Mr. White commented on the previous deck and asked the applicant if the bottom of the deck will have a lattice below it like before. The applicant indicated that there will be no lattice and below the deck will be open with new gravel. The fence will be tied into the deck so that the home owners dog stays in the yard.

Mr. Peter Lynch asked the applicant if you can see the fence from the road. The applicant concurred.

Mr. White asked the applicant if the photograph that has been provided is of a cedar fence or pressure treated fence. The applicant indicated that one picture is a cedar fence and the other is pressure treated, or they both might be cedar.

The applicant asked the commission what the fence material should be. The commission indicated that it should be made out of cedar.

Staff indicated that the rear of this property is in a designated flood plain so the fence should be a picket fence or moved out of the floodplain area. The commission discussed a picket fence with the applicant. The applicant agreed to constructing a 4' cedar picket fence.

The applicant asked the commission if the fence could be painted white. The commission commented that there is no issue with painting it but it would be a maintenance nightmare and would have to be repainted every year.

The commission discussed further details of the deck with the applicant.

Mr. Craycraft asked the applicant if the rails on the deck are a pvc material. The applicant concurred. It was noted that the commission does not want a shiny vinyl finish on the columns or railing on the deck. Due to the fence being constructed from wood and allowing the Timber Tec on the flooring the commission is requesting the railing and posts be constructed out of wood as well.

The commission discussed that they are not a fan of vinyl on any deck or fence.

The applicant asked the commission if constructing the deck in the same style but with cedar was alright with the commission. Mr. Peter Lynch stated cedar or redwood would be fine.

A motion was made by Member Patrick Lynch, seconded by Member Peter Lynch, that this Certificate of Appropriateness be approved with the following conditions:

- 1. The fence be modified to be a cedar 4' picket fence with 3" openings between the slats.**
- 2. The decking material approved per the provided sample with the handrail modified to be a cedar post and rail.**

The motion carried by the following vote:

Yes: 6 – Joe Abbott, Patrick Lynch, David Craycraft, Roger White, Bob Wood II

Excused: 1 – Ronnie Woodrow

CA-17-013

Property Owner: Johnny Woodrow

Applicant: Johnny Woodrow

Location: 116 West Columbus Street

Request: Replace the existing garage door.

Mr. Moore presented the application for Johnny Woodrow for property located at 116 West Columbus Street. The applicant is requesting approval to replace the garage door with a new door that will have decorative windows in the top pane. The commission discussed the garage with the applicant last month and recommended that the windows be square all the way across and not rounded on the ends like the sample photograph.

A motion was made by Member Roger White, seconded by Member David Craycraft, that this Certificate of Appropriateness be approved with the following conditions:

- 1. The glass in the garage door be square grids across the entire door.**

The motion carried by the following vote:

Yes: 6 – Joe Abbott, Patrick Lynch, David Craycraft, Roger White, Bob Wood II

Excused: 1 – Ronnie Woodrow

CA-17-014

Property Owner: R. Scott & Deborah Stiteler

Applicant: R. Scott & Deborah Stiteler

Location: 78 East Columbus Street

Request: Replace 13 windows with white vinyl windows to match the existing and 3 basement windows.

Mr. Moore presented the application for Scott & Deborah Stiteler for property located at 78 East Columbus Street. The applicant is requesting approval to replace 13 original wood windows with white vinyl windows with internal grid

work to match the existing and 3 basement windows. Staff presented the application to the commission and shared photographs of the existing windows. The windows the applicant is looking to install are a Rosati brand and have the internal window grids that are sandwiched between the two panes of glass. Staff recommends that due to the windows on the home being the original wood windows with true divided light panes that the applicant install the Rosati windows with the simulated divided light gridding if approved.

Mr. Craycraft asked the applicant if the storm windows would be removed with the new windows. The applicant affirmed and stated that the storm windows are aluminum.

The applicant indicated that all of the windows are the original wood windows on the home. The applicant stated that he considered the external grid work that staff is recommending but the cost of the grid pane is double on the windows. Mr. Stitler stated that there are a few historic homes that do have the grid in between the two panes of glass and he likes them and thinks they look good. Additionally, adding the grid on the exterior makes the windows more difficult to clean rather than a larger single piece of glass. The applicant indicated that Rosati does not have the grid panes that are removable.

Mr. Moore discussed the application with the property owner and asked why the windows are being replaced. The property owner stated that the maintenance on them requires the windows to be touched up every year and they would like to install a new maintenance free window. The applicant stated that the sashes on them are past their life time. Staff asked if the applicant has looked into replacing just the sash and the applicant indicated that the cost to fix all of the windows and add new sash is half the cost of all new windows.

Staff asked the applicant if the existing windows are operational and the applicant affirmed. Staff asked the applicant if they are replacing the windows for a more energy efficient product. The applicant indicated that they are not replacing the windows due to efficiency reasons. Staff suggested to the applicant if it was for efficiency reasons that there are internal storm windows that are easier to use than the external on the building. The applicant indicated that the existing windows are falling apart and need to be replaced.

Mr. Patrick Lynch asked the applicant if there are pictures of the deterioration on the windows. The applicant indicated that he does not have any photographs with him. Mr. Lynch states that from the street view the windows appear to be in good condition. Mr. Lynch explains that he has fixed old windows and the type of wood they were made from can last a long time with the proper maintenance. If the commission is considering replacing wood windows then they should be replaced with wood windows.

Mr. Abbott asked the applicant if there would be an issue with doing the simulated divided light with the new windows. Mr. Abbott continued to state

that seeing wood windows removed is not the easiest thing to do but replacing them with a more appropriate window is good.

Mr. Craycraft stated that from the street you would know the difference between the wood windows or vinyl windows but the divided light grids make a good appearance.

Mr. Peter Lynch stated that the commission has been consistent requiring the simulated divided light on replacing old windows that had true divided light grids. Mr. Patrick Lynch affirms.

The applicant asked the commission if they would consider no grids. The commissions stated that the windows need grids.

The applicant stated that the external grids double the grid cost. Mr. White asked the applicant to clarify. The applicant stated if the grids are \$50 they go to \$100 for the external option per window. Mr. Patrick Lynch stated that is cheaper than a wood window.

The applicant stated that cleaning the windows is what makes it difficult when having the external grids. Mr. Abbott explains that the windows that are on the house are an important feature to its character.

Mr. Patrick Lynch asked the applicant if the trim around the window is going to be changed with new windows. The applicant indicated that it will not change.

Mr. Peter Lynch asked if all of the windows are 6 over 1 and the applicant affirmed.

The commission discussed letting the applicant replace the windows if they are replaced with simulated divided light grids or the applicant can come back next month with proof of sever deterioration.

A motion was made by Member Roger White, seconded by Member Joe Abbott, that this Certificate of Appropriateness be approved with the following conditions:

- 1. External simulated divided light Rosati Windows be used with the 6 over 1 grid pattern to match the existing true divided light windows.**

The motion carried by the following vote:

Yes: 6 – Joe Abbott, Patrick Lynch, David Craycraft, Roger White, Bob Wood II

Excused: 1 – Ronnie Woodrow

CA-17-015

Property Owner: Rex and Todd Weiser
Applicant: Rex & Todd Weiser
Location: 10 South High Street
Request: New freestanding sign

Mr. Moore presented the application for Rex & Todd Weiser for property located at 10 South High Street, also known as Village Wines. The applicant is requesting approval for a new freestanding neon sign to be located on the outside edge of the front patio. The sign that the applicant is requesting is proposed at 24 sq. ft. and 12 feet tall. The lowest part of the sign will be 8' off the ground. The applicant would like to place this sign 3-3.5 feet away from the right-of-way in the front landscaping area. City Council has recently approved changes to the sign code of Canal Winchester and have adopted specific sign code standards for the Old Town Overlay District. These standards state that a freestanding sign should be no less than 5 feet from the right-of-way and a maximum of 10 sq. ft. and 6 feet tall. The applicants request will require a recommendation of approval from the Landmarks Committee forwarded onto Planning and Zoning Commission for the variance.

Mr. Abbott asked staff how large the original Ohio Midland Power sign was. Staff indicated that the applicant estimates the original sign was 32 S.F. or larger.

Mr. White asked when the original sign was removed. The applicant indicated that original sign was estimated to be was 12'x6' at 16' tall and was probably only there for 3-4 years before south central power took over the building. When designing the new sign a good bit of the neon was removed to simplify the sign so the smaller text will not be lit.

Mr. Abbott stated that the similarity of the proposed sign and the existing is really good.

Mr. Craycraft asked if the steep post will be painted green to match the sign. The applicant affirmed.

Mr. Craycraft asked if the 10" profile of the sign will be lit. The applicant stated the neon green banding around the sign will be lit.

Mr. Patrick Lynch asked the applicant if the sign is internally lit or just the neon. The applicant stated just the neon will be lit.

Mr. White commented that this sign is very well thought out and sets a good standard moving forward. The commission agrees.

A motion was made by Member Dave Craycraft, seconded by Member Peter Lynch, that this Certificate of Appropriateness be approved and the variance requests be recommended to Planning and Zoning Commission.

The motion carried by the following vote:

Yes: 5 – Joe Abbott, Patrick Lynch, David Craycraft, Roger White

Excused: 1 – Ronnie Woodrow

Abstain: 1 - Bob Wood II

CA-17-016

Property Owner: Byron & Sandy Wilson

Applicant: Byron & Sandy Wilson

Location: 62 East Mound Street

Request: Adding approximately 120 sq. ft. addition to the rear of the house.

Mr. Moore presented the application for Byron Wilson for property located at 62 East Mound Street. The applicant is requesting approval for a new 120 sq. ft. addition at the rear of the house. Staff explained the edition is squaring off the rear of the home and that the existing rear door will be filled in with a window and the rear door will move to the addition. The applicant has indicated that the roof will match what is there and the siding will match what is there.

The applicant discussed the proposal with the commission and stated that the siding will match as close as possible with the new addition. If necessary they will use a cedar lap siding on the existing and new addition.

Mr. Patrick Lynch asked the applicant if the rubber roof will be used on the new addition. The applicant affirmed and stated that the existing metal roof on the main house will be repainted soon.

Mr. White asked the applicant if the patio will be relocated with the new addition. The applicant indicated that the new addition will go where some of the patio is located and they do not plan on relocating the patio.

Mr. Peter Lynch asked the applicant if this is their personal residence. The applicant affirmed.

Mr. Patrick Lynch asked the applicant if they will reuse the existing windows. The applicant indicated that they are not even windows they are just storm windows that are fixed over a hole in the wall and that they are going to put in actual windows in the existing addition. The new windows will look as much like the existing windows as possible unless the commission would like something else.

Mr. Patrick Lynch asked the applicant if the new windows will have wood trim. The applicant affirmed.

A motion was made by Member Patrick Lynch, seconded by Member Peter Lynch, that this Certificate of Appropriateness be approved with the following conditions:

- 1. If windows are to be replaced in the sunroom the new windows have wood trim.**
- 2. The siding and roof to match the sunroom.**

The motion carried by the following vote:**Yes:** 5 – Joe Abbott, Patrick Lynch, Bob Wood II, Roger White**Excused:** 1 – Ronnie Woodrow**Abstain:** 1 – David Craycraft**CA-17-017**

Property Owner: Matt Farley

Applicant: Michael Glanzman

Location: 52 North High Street

Request: Second Story AC unit screening

Mr. Moore presented the application for Michael Glanzman for property located at 52 North High Street. The applicant is requesting approval to place an AC HVAC unit on the flat roof portion of the first floor window. This unit will be screened by a decorative wood block structure that will be painted black. Staff shared photographs of the building with the commission and commented that this area is only seen from West Mound Street.

The commission discussed the design with the applicant and commented that it is very interesting and artsy. The applicant indicated that the design was designed by the artist.

The commission discusses the purpose of the unit and the applicant indicated that the second floor has no HVAC control.

The commission discussed the design drawing too much attention to the unit and staff suggested something simpler like the treatment to screen the first floor porch from the neighbor with the 2x6's. The commission commented that looks nice and the applicant agrees with the suggestion.

A motion was made by Member Patrick Lynch, seconded by Member Peter Lynch, that this Certificate of Appropriateness be approved with the following conditions:

- 1. The screening be no taller than the mechanical unit;**
- 2. use materials to match the west elevation of the first floor porch screening;**
- 3. and have the wood match the color of the first floor porch screening.**

The motion carried by the following vote:**Yes:** 6 – Joe Abbott, Patrick Lynch, Bob Wood II, Roger White, David Craycraft**Excused:** 1 – Ronnie Woodrow

CA-17-018

Property Owner: Erica Manning Photography

Applicant: Erica Manning

Location: 125 West Waterloo Street

Request: Restoring Building Façade. New siding, windows, gable, handrails, columns and paint.

Mr. Moore presented the application for Erica Manning Photography for property located at 125 West Waterloo Street. The applicant is requesting approval to restore the building façade back to what it was like before the front façade treatment was added. The request includes new siding, windows, gable, handrails and paint. Staff discussed the existing building with the commission sharing photographs of that it currently looks like and discusses the changes the applicant is proposing.

Mr. Craycraft stated he thinks this is going to be a huge improvement to the house.

Mr. White asked the applicant if the second story window is as large as the rendering shows. The applicant indicated that the window is out of scale and was her attempt to Photoshop the changes on the building. The new window is 36"x60" which fits the existing opening.

Mr. Abbott stated that he wonders if the dormer on the front porch matches the style on the home. The applicant indicated that the dormer is a style she wanted to add. Staff commented that the dormer is not to scale either making it look out of proportion.

Mr. Abbott stated that he would like to see a scale drawing of the façade changes. The applicant stated that her architect is working on a scale drawing.

Mr. Patrick Lynch asked what the time frame to start is and the applicant answered that it needs to start soon due to the timeline of the Façade grant she was awarded from the City.

Mr. Craycraft commented he would like to see a scale drawing as well.

Mr. Peter Lynch asked if the applicant would remove the gable on the front porch and replace it with a standing seam metal roof. The applicant indicated that the gable adds character to the front but she will entertain removing the front gable if necessary.

Mr. White stated he would like to see the large second story window replace with a round window. The applicant stated the intent was to expose the original window.

Staff asked the applicant if the front picture windows could be replaced with two smaller double hung windows. Staff agrees that would look much nicer. The applicant indicated that she will ask her architect.

A motion was made by Member Patrick Lynch, seconded by Member Bob Wood II, that this Certificate of Appropriateness be approved with the following conditions:

- 1. Demolition of the current façade can start;
- 2. Detailed construction drawings to be submitted for review showing;
- 3. Adjusted proportions on the first floor windows, second floor window, and front porch.

The motion carried by the following vote:

Yes: 6 – Joe Abbott, Patrick Lynch, Bob Wood II, Roger White, David Craycraft

Excused: 1 – Ronnie Woodrow

Old Business

New Business

Staff indicated that the new sign code for the Old Town Overlay District goes into effect June 1, 2017

Adjournment

Time Out: 8:48pm

A motion was made by Patrick Lynch, seconded by Bob Wood II, that this Meeting be adjourned. The motion carried by the following vote:

Yes: 6 – Joe Abbott, Patrick Lynch, Bob Wood II, Roger White, David Craycraft

Excused: 1 – Ronnie Woodrow

Date

Joe Abbott, Landmarks Chairman