

# Canal Winchester

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



## Meeting Minutes

**Monday, January 22, 2018**

**7:00 PM**

## Landmarks Commission

*Joe Abbott – Chairman  
Ronnie Woodrow – Vice Chairman  
Roger White – Secretary  
David Craycraft  
Peter Lynch  
Bob Wood II  
Jamoya Cox*

Call To Order

*Time In: 7:08pm*

Declaring A Quorum (Roll Call)

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

**Yes: 5** – Peter Lynch, Roger White, David Craycraft, Jamoya Cox & Bob Wood II

**Excused: 1** – Ronnie Woodrow & Joe Abbott

Approval of Minutes

December 19, 2017 Landmarks Commission Meeting Minutes

**A motion was made by Member Bob Wood II, seconded by Member Peter Lynch, that the December 19, 2017 Minutes be approved. The motion failed by the following vote:**

**Yes: 3** – David Craycraft, Peter Lynch, Bob Wood II

**Abstain: 2** – Roger White & Jamoya Cox

Executive Session

**The Commission made a motion to adjourn for Executive Session.**

**Yes: 5** - Peter Lynch, Roger White, David Craycraft, Jamoya Cox & Bob Wood II

*Time Out: 7:09pm*

*Time In: 7:12pm*

Election of Officers 2018

**A motion was made by Roger White, seconded by Bob Wood II, to appoint Joe Abbott as Chairman. The motion carried by the following vote:**

**Yes: 5** - Peter Lynch, Roger White, David Craycraft, Jamoya Cox & Bob Wood II

**A motion was made by Roger White, seconded by Bob Wood II, to appoint Ronnie Woodrow as Vice Chairman. The motion carried by the following vote:**

**Yes: 5** - Peter Lynch, Roger White, David Craycraft, Jamoya Cox & Bob Wood II

**A motion was made by Bob Wood II, seconded by Peter Lynch, to appoint Roger White as Secretary. The motion carried by the following vote:**

**Yes: 5** - Peter Lynch, Roger White, David Craycraft, Jamoya Cox & Bob Wood II

Pending Applications**CA-17-049**

Property Owner: Harry Hannah  
Applicant: Harry Hannah  
Location: 17 East Columbus Street  
Request: Demolish existing shed for future replacement.

Mr. Moore presented the application for Harry Hannah for property located at 17 East Columbus Street. The applicant is requesting approval to demolish the existing shed at the rear of the property with replacement of a larger carriage houses style accessory structure. Mr. Moore recapped the December meeting and shared photographs of the existing structure that is being requested to be removed.

Architectural elevations of the proposed carriage house was presented and staff noted that the material for the new building will match the existing. The new structure will be approximately 22 feet by 32 feet and will feature a second floor at approximately 21 feet tall.

Staff discussed the location of the new carriage house and noted that the existing structure encroaches the eastern property line by 1 foot. The proposed structure will be placed 1 foot away from the property line resolving the issue.

Mr. Moore discussed that the new structure will require an administrative variance for the height and setback and discussed that process with the commission and the applicant.

Mr. White asked if there was enough room to fit a car in the new structure. Harry Hannah indicated that the width of the lot limits the structure of being a functional garage. The current structure is not being used as a garage and the new one will be for storage.

Mr. Moore indicated that there is 14 feet from the edge of the garage to the west property line. Another issue is there is not enough space in the rear yard for turning radius to get a vehicle out once it gets back there.

Mr. Hannah indicated that there used to be a concrete pad leading to the garage but it has since been removed.

Mr. Lynch asked what the width of the property is. Staff indicated that the property is 37 feet wide.

Mr. White indicated that he has not issue with the structure being replaced with what is being proposed. White asked the applicant if the current structure has a foundation. The applicant indicated it does not.

Mr. Lynch asked if the building will have wood siding. The applicant indicated it will and his wife wants to keep the integrity of the existing historic building with the wood siding, metal roof, and sliding garage doors. The color of the new structure will match the house as well. The main difference between the old and new is the addition of a taller ceiling and windows and an exterior man door.

Mr. Peter Lynch asked if the idea of the structures orientation is to keep the view of the rear yard rather than turning the building and using it as a garage. The applicant affirmed and indicated the first floor is storage and the second floor will be a play area for his kids.

Mr. Craycraft indicated he is designing the new structure.

Mr. Wood informed the applicant he appreciates the applicant taking the time to gather the additional information the board requested and coming back with a full package for review. Mr. Hannah indicated that this is a long ongoing project that keeps coming up. The existing structure is ready to come down and needs to have something done soon. The new structure will improve the property and give it some value.

Mr. Lynch asked if any of the material will be reused. The applicant indicated that it is beyond saving. The metal roof has been refinished two years prior and is starting to decay faster.

Mr. White asked if staff has any comments. Mr. Moore indicated the concern last month was the scale of the building but that issue has been resolved with the architectural drawings.

Mr. Peter Lynch asked staff if the administrative variance needs to be approved with the motion. Staff indicated if the commission is comfortable with a variance then they just have to approve the application.

**A motion was made by Member Roger White, seconded by Member Peter Lynch that the application be approved as presented. This motion carried by the following vote:**

**Yes: 4** - Peter Lynch, Roger White, Jamoya Cox & Bob Wood II

**Abstain: 1** - David Craycraft

Old Business

New Business

Mr. Moore indicated that the property located at 20 East Waterloo applied for a sign permit to change the sign lettering on the existing sign to indicate the new business. Staff indicated this sign change was approved as the existing sign was being reused and other than the color changing from white to blue the sign is the same. Staff wanted to check with the commission that this type of administrative approval can be done without landmarks approval as long as staff provides an update to the commission to help sign replacements that utilize the same sign panel get done faster for the applicants.

Mr. White indicated that he is comfortable with staff's judgement on these matters. The commission affirmed.

Mr. Moore indicated in other new business, the property at 18 East Columbus Street will be coming to Landmarks in February for approval of an alteration they did to the exterior of the building without approval. Staff shared photographs of the alteration to the commission and indicated that the alteration should be evaluated prior to the February meeting to give the applicant better feedback.

Staff believes that the contractor called last year and asked what needed to be done to replace windows at the property and staff indicated that alterations needed to be approved by the commission. The work has since been done and seems to be more extensive than what that phone conversation was last year.

Other new business, Mr. Moore welcomed Jamoya Cox to the Landmarks Commission and provided a little background on the new commission member to the board.

Mr. Craycraft asked how residents are notified that they own property within a historic district. Staff indicated that two years ago a flyer was hung at each property notifying them of the district boundaries.

Mr. White suggested that in the future letters are mailed to the property owners so that they are recognized by the owner and not possibly discarded by a tenant of the building. Staff thanked Mr. White for the suggestion moving forward.

Adjournment

*Time Out: 7:44pm*

**A motion was made by Roger White, seconded by Peter Lynch, that this Meeting be adjourned. The motion carried by the following vote:**

**Yes: 5 - Peter Lynch, Roger White, David Craycraft, Jamoya Cox & Bob Wood II**

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Date

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Joe Abbott, Landmarks Chairman