

# Canal Winchester

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



## Meeting Minutes

Monday, February 26, 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: 7:00pm*

Declaring A Quorum (Roll Call)

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

**Yes: 6** – Peter Lynch, Roger White, David Craycraft, Ronnie Woodrow, Jamoya Cox & Bob Wood II

**Excused: 1** – Joe Abbott

Approval of Minutes

December 19, 2017 Landmarks Commission Meeting Minutes

**A motion was made by Member Roger White, seconded by Member Ronnie Woodrow, that the December 19, 2017 Minutes be approved. The motion passed by the following vote:**

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

**Abstain: 1** – Jamoya Cox

Pending Applications**CA-18-001**

Property Owner: A CPA's Tepee, LLC

Applicant: A CPA's Tepee, LLC

Location: 18 East Columbus Street

Request: Alterations to West elevation entry

Mr. Moore presented the application for 18 East Columbus Street. The applicant is requesting approval for modifications that were made to the west elevation entryway of the commercial building. Staff explained that the alterations were observed while driving through town and after review of the property file there was no approval from the Landmarks Commission for those alterations. Staff sent a notice to the property owner that the building is in the Historic District and that all alterations needed to be approved by the Landmarks Commission. Shortly after the notice was sent the applicant applied for the certificate of appropriateness for the changes.

Staff discussed the alterations to the west elevation entryway. Those alterations include rebuilding the entry with new wood paneling, a stone water table element, new vinyl windows and a vinyl/fiberglass door. It was noted that the windows previously in that space were wood windows. The application stated that the alterations were due to extensive damage in the entryway and during

the winter they wanted to get the work completed as soon as possible. It was also noted by staff that the contractor listed on the application had called late summer/early fall to discuss future window changes at this property and was informed by staff any alterations needed approval from the Landmarks Commission.

Mr. Moore commented that in staff's opinion the stone that was installed does not fit the character of the historic building. Further elaborating, staff discussed how the building is a stucco covered red brick building, and that if the brick was ever exposed the stone would look out of place.

Mr. Barnett stated that his contractor contacted staff about replacing windows on the front of the building, not the west elevation entry way. Barnett explained that the west elevation is not part of the original building. With the new tenant that moved into the space the west elevation entry stopped working so the repair needed to happen immediately. When the repair work was being done, the damage was extensive so the entire entry needed to be rebuilt.

Mr. Barnett discussed that the stucco on the building has compromised the red brick beneath and for staff to reference the stone not matching the red brick under the stucco is inappropriate because the brick will never be exposed.

Mr. Cox asked the applicant what was the intent behind the design choice. The applicant explained they used vinyl windows that match the 1 vinyl window on the south elevation facing Columbus Street that was approved in 2006. That existing vinyl window was a previous door location that was boarded up.

Mr. Craycraft asked the applicant what the existing replacement window is made of. The applicant indicated vinyl.

Mr. Barnett explained the repair work was done to match the building to be consistent. The stone was chosen because he liked the look, but it could have been new wood or brick.

Mr. Craycraft asked the applicant if the stone is installed at the intended height. The applicant affirmed and the wood was replaced with stone due to it being a maintenance issue.

Mr. White asked the applicant if they are going to use stone up the entire wall. The applicant indicated that they were not going to do that and where the stone stops is where they intended.

Mr. White asked the applicant what color the wood was going to be painted. The applicant indicated he will paint the wood whatever color the commission wants.

Mr. Wood indicated that he does not feel the stone is an appropriate material for the building.

Mr. Woodrow agreed with Wood's statement and elaborated having the decorative wood trim redone would be ideal. Mr. Barnett asked for further explanation.

Mr. Woodrow referenced the original entry features from staff's photo. Barnett explained that this is not part of the original building.

Mr. White explained to the applicant that they are not saying it is part of the original 1860 construction, but the design and materials are what they are looking to preserve because it is appropriate for the structure.

Mr. Barnett explained he wants to avoid new wood because it does not last. Mr. Woodrow stated he feels that the new transom window is good, but if the stone could be removed and a new ledge and decorative panel was installed it would look much better than the stone. The only concern Woodrow explained he has is new white windows and door and the rest are grey. Mr. Barnett stated the intent is for all the future windows to be white.

Mr. Craycraft affirmed with Woodrow's statements and said the cultured stone is not appropriate.

Mr. Woodrow asked the applicant if he will change the stone and the applicant affirmed.

Mr. White stated the paint color for the wood should match the existing building. The applicant affirmed.

Mr. Wood asked staff what is the material of the existing windows. Staff indicated the existing windows are wood windows with lead cut glass.

Mr. Wood asked staff about the previously approved vinyl window. Staff indicated that the existing vinyl window replaced a boarded up doorway and the commission at the time determined a vinyl window was better than a closed doorway on that side of the building.

Mr. Lynch asked if the west elevation windows that were replaced were a two over two window like the front. Staff indicated that they were not and are much narrower windows than the front elevation.

Mr. Lynch asked the commission if it was OK that the applicant recreate the previous storefront with a composite material. The previous recessed panels were nice along with the window sill.

**A motion was made by Peter Lynch, seconded by Roger White that this application be approved with the condition that the stone base be removed and replaced with a design that recreates the old storefront design with a sill and decorative frame panel.**

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

**Yes: 6** – Peter Lynch, Roger White, David Craycraft, Ronnie Woodrow, Jamoya Cox & Bob Wood II

**CA-18-002**

Property Owner: David's United Church of Christ, Inc.

Applicant: Bruce Kratochvil

Location: 30 Liberty Street

Request: Installation of white LED emergency heads to exit doors.

Mr. Moore presented the application for David's United Church of Christ for property located at 30 Liberty Street. The applicant is seeking approval to install white LED emergency heads to the exit doors on the facility. Staff shared with the commission the typical fixture the applicant is looking to install and shared several photographs as reference. Staff commented that they suggest the fixtures be factory black and not white or painted to help remove the maintenance aspect.

Mr. White asked the applicant if they have found a black fixture available. Mr. Kratochvil stated that they will look for black but his electrician recommended white and have them painted.

Staff indicated that they have that fixture in silver as well.

The commission noted that they also make these fixtures in brown. A discussion was had on the color choice and the commission unanimously decided that any natural color but white would be preferred.

Mr. Wood asked the applicant why they are installing these lights. Mr. Kratochvil indicated that the fire department came by and did an inspection and

indicated to them that they need exit lights on the building to comply with code or they were going to shut them down.

Mr. Wood asked the applicant how much the project is costing them. The applicant indicated \$24,000.

**A motion was made by Bob Wood, seconded by Peter Lynch that this application be approved with the conditions that the fixtures be brown, red, or black with an OEM factory finish.**

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

**Yes: 6** – Peter Lynch, Roger White, David Craycraft, Ronnie Woodrow, Jamoya Cox & Bob Wood II

**CA-18-003**

Property Owner: Brian and Cristin Snode

Applicant: Brian and Cristin Snode

Location: 24 North Trine Street

Request: Replace Wood Windows and Aluminum Storms with Vinyl Windows.

Mr. Moore presented the application for Brian Snode for property located at 24 North Trine Street. The applicant is requesting approval to replace the existing wood windows and aluminum storm windows with white vinyl windows. Staff presented photographs of the existing windows to the commission and noted that they are a simple one-over-one design with aluminum storm windows in front. The applicant would like to replace the second floor windows at this time with new vinyl windows with future plans to replace the first floor windows.

Mr. Snode indicated that the windows that are proposed will match the size and style of the existing. The windows are being changed because the functionality of the existing windows is compromised.

Mr. Cox asked staff about this proposal as it does not appear to be much of a difference from adjacent properties. Staff indicated that the big thing when looking at replacing wood windows with vinyl windows is its compatibility and that they are a historic style and size appropriate. One compromise the commission has made in the past is to allow vinyl windows for wood frames and ensure the windows are recessed into the walls.

Mr. Snode indicated he has no problem extending the trim in the future.

Mr. White asked the applicant about the configuration of the windows on the northern most part of the east wall as it does not match the rest of the home. The applicant stated that as much as he can tell they are original.

Mr. Craycraft confirmed with the applicant that the new windows will be recessed. The applicant affirmed and stated the existing windows are 3.5" recessed and the new windows will be 3.24" recessed.

Mr. Craycraft asked the applicant if the frame to the windows is wood. The applicant affirmed.

Mr. Lynch asked the property owner for his future plans. The applicant indicated windows are first, then new siding, then to remove a bad addition on the rear of the house. The overall goal of the property is new windows and new external siding to match the project at the old Flower Shop. At this time the slate roof is fine and is being maintained. Long term plans may involve taking the asphalt off the porch and replacing it with metal. As for timing, windows this year and siding the following year.

**A motion was made by David Craycraft, seconded by Bob Wood that this application be approved as presented.**

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

**Yes: 6** – Peter Lynch, Roger White, David Craycraft, Ronnie Woodrow, Jamoya Cox & Bob Wood II

#### Old Business

#### New Business

The commission and staff discussed sending out new flyers to new property owners notifying them that the properties they now own are in a Historic Review District.

The commission discussed the proposed High Street and US 33 commercial project with staff.

Mr. Craycraft asked staff about the property adjacent to the annex on building on Long Alley. Staff indicated no plans have been submitted yet for review but that process will have to go to Landmarks Commission and then Planning and Zoning Commission.

Mr. Lynch shared with the commission that he just finished a large dining room table for the Kantner house and the table used all reclaimed wood from the existing structure.

Adjournment

*Time Out: 7:50pm*

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

**Yes: 6** - Peter Lynch, Roger White, David Craycraft, Ronnie Woodrow, Jamoya Cox & Bob Wood II

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Date

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Joe Abbott, Landmarks Chairman