

# Canal Winchester

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



## Meeting Minutes

**Monday, June 25, 2018**

**7:00 PM**

## Landmarks Commission

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

Call To Order

*Time In:* 7:00 pm

Declaring A Quorum (Roll Call)Approval of Minutes

May 29, 2018 Landmarks Commission Meeting Minutes

**A motion was made by Member Jamoya Cox, seconded by David Craycraft, that the May 29, 2018 Minutes be approved. The motion passed by the following vote:**

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

**Abstain: 1** - Ronnie Woodrow

Pending Applications**CA-16-027**

Property Owner: Kristina Bailey Mattox

Applicant: Kristina Bailey Mattox

Location: 37 Liberty Street

Request: Permit Renewal for backyard landscaping and remodel

Mr. Moore presented the application for Kristina Bailey Mattox for property located at 37 Liberty Street. The applicant is requesting for permit CA-16-027 to be renewed for the rear yard landscaping and hardscape improvements. Staff discussed the permit with the commission and explained that the 12 month timeline to complete the project has ended so the applicant is looking to get re-approval for the same project.

Mr. Abbott asked staff if a new motion needs to be made to re-approve the project. Staff affirmed.

Mr. Craycraft asked staff if anything has changed from the previous approval. Staff indicated that the plans are the same.

**A motion was made by Ronnie Woodrow, seconded by Peter Lynch, that application CA-16-027 be approved as presented.**

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

**Yes: 7** – Joe Abbott, Ronnie Woodrow, David Craycraft, Jamoya Cox, Peter Lynch, Roger White & Bob Wood II

**CA-18-016**

Property Owner: Sarah N. Heck  
Applicant: Sarah N. Heck  
Location: 33 North Trine Street  
Request: Replace windows and add aluminum coil trim around exterior windows

Mr. Moore presented the application for Sarah Heck for property located at 33 North Trine Street. The applicant is requesting approval to replace the wood windows and aluminum storm windows with new Pella 250 vinyl windows and to install exterior aluminum coil trim on the outside of the home. Staff presented the applicants statement for approval along with several provided pictures of the condition of the existing windows inside and out. Staff discussed that the only concern is the exterior aluminum trim and that typically vinyl windows are approved when the exterior wood trim is kept.

Mr. Craycraft asked the applicant if the existing wood trim is going to be wrapped or replaced. The applicant indicated that the wood will be wrapped but any rotting wood she believes will be replaced then wrapped. This is a cost effective way to clean up the trim without a full wood replacement.

Mr. Craycraft asked about the front porch windows. The applicant indicated that the front porch is a 3-seasons room and those windows are going to remain the same for now.

Mr. Abbott asked the applicant why she did not go up to the Pella 450 series because they are an aluminum clad window rather than vinyl. The applicant discussed that the project is cost sensitive and that they are looking to install windows that are affordable for them, not windows that are for the life of the property.

Mr. Abbott asked if the new windows will match the style of the existing. The applicant affirmed.

Mr. Woodrow asked the applicant if any of the existing windows have decorative trim. The applicant indicated they do not but she plans on keeping the interior wood trim visible and covering the exterior.

Mr. Lynch asked how many existing windows have wood trim that is rotting and needs to be replaced. The applicant indicated about 3 windows from what she can tell. Mr. Lynch discussed in the past the aluminum wrap is discouraged. Staff affirmed that the commission typically has limited the aluminum wrap to help preserve the exterior wood trim.

Mr. Abbott discussed with the applicant that the compromise will be to keep the wood trim to approve the vinyl windows and remove the aluminum wrap from the application. The applicant discussed concerns on the cost and expressed concern about other neighbors installing aluminum coil on the same street.

Mr. Woodrow discussed his only concern is the aluminum coil trim. While the existing windows does not have a ton of detail, there is a flare that is present that will be lost if the windows are wrapped. Mr. White affirmed.

Mr. Wood commented that the wood trim should be repaired.

**A motion was made by Ronnie Woodrow, seconded by Peter Lynch, that application CA-18-016 be approved with the condition that the Aluminum Coil Trim be removed from the application and the exterior of the windows remain the same style wood trim.**

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

**Yes: 7** – Joe Abbott, Ronnie Woodrow, David Craycraft, Jamoya Cox, Peter Lynch, Roger White & Bob Wood II

**CA-18-017**

Property Owner: Jeff Cotner

Applicant: Jeff Cotner

Location: 176 West Waterloo Street

Request: Construction of a new garage and Misc. House improvements.

Mr. Moore presented the application for Jeff Cotner for property located at 176 West Waterloo Street. The applicant is requesting approval for several different items. The first item is to construct a 3 car detached garage at the rear of the home and the second is for miscellaneous improvements to the existing home including a new awning and rear covered patio.

Staff discussed that the proposed 3 car garage and noted the proposed siding will match the existing home with a dimensional shingle asphalt roof. The garage will also meet zoning for setbacks. The proposed garage door will feature windows in the top pane and will resemble the same style of garage door that is currently being installed in the Canal Cove subdivision.

Staff discussed the applicant is currently replacing the vinyl siding on the home like-for-line aside from the color. Due to the property being in the preservation district exterior color is not regulated so the vinyl change was allowed to be done administratively. The applicant is looking to install a rounded black awning over the front patio to help the door from weathering. During the site

inspection for the landmarks agenda staff noticed a lean-to covered patio was being constructed. This item is not in the staff report and is going to be an add-on to the application.

Mr. White asked staff if the round "eyebrow" trim over the front door would be removed with the awning. Staff indicated that the awning would be installed over the trim.

Mr. Lynch asked the applicant if the existing siding that was replaced was vinyl. The applicant affirmed.

Mr. Abbott commented that he likes the color of the new siding.

Mr. Cox asked the applicant if the front steps would be painted. The applicant affirmed and stated that he will be installing a new black railing on the front stoop.

Mr. Abbott asked the applicant if he is doing a new roof on the house to match the garage. The applicant affirmed.

Mr. Craycraft confirmed with the applicant that the new garage doors will have windows. The applicant affirmed.

Mr. White asked the applicant if the new garage would have a metal roof or roof that will match the house. The applicant confirmed it will be matching shingles as proposed on the house.

**A motion was made by Jamoya Cox, seconded by David Craycraft, that application CA-18-017 be approved as presented.**

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

**Yes: 7** – Joe Abbott, Ronnie Woodrow, David Craycraft, Jamoya Cox, Peter Lynch, Roger White & Bob Wood II

**CA-18-018**

Property Owner: Anthony & Kristin Hughey  
Applicant: Anthony & Kristin Hughey  
Location: 44 Washington Street  
Request: Construction of a 4 ft. shadowbox fence

Mr. Moore presented the application for Anthony Hughey for property located at 44 Washington Street. The applicant is requesting approval to construct a new 4 foot cedar shadowbox fence on his property. Staff shared an aerial

photograph with the commission noting where the proposed fence would be located. The cedar would be finished with a clear coat.

Mr. Woodrow asked if the fence meets setback requirements. Staff indicated the setback would be the front of the house. The applicant is looking to start the fence a little further back so that the stoop off of the side entry will be enclosed.

Mr. Craycraft confirmed with the applicant the fence will be a clear coated cedar dog ear style. The applicant affirmed.

Mr. Hughey stated that the fence placement is so that there is some front yard so to speak not fenced in.

Mr. Abbott asked if the neighboring fence is being tied into. The applicant indicated that he is tying into the adjacent fence and then tie into the garage that is encroaching onto their property.

Mr. Lynch asked if the neighboring fence is cedar. The applicant indicated that they were unsure but it is a six foot tall wood privacy fence.

Mr. Wood told the applicant that the renovations in paint to the front of the home look fabulous.

**A motion was made by David Craycraft, seconded by Peter Lynch, that application CA-18-018 be approved as presented.**

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

**Yes: 7** – Joe Abbott, Ronnie Woodrow, David Craycraft, Jamoya Cox, Peter Lynch, Roger White & Bob Wood II

**CA-18-21**

Property Owner: Bryon Wilson

Applicant: Bryon Wilson

Location: 62 East Mound Street

Request: Extension of garage under existing roof and replacement of current garage doors

Mr. Moore presented the application for Byron Wilson for property located at 62 East Mound Street. The applicant is requesting approval to extend the garage doors and exterior walls north towards the alley under the existing covered roof area. The request includes framing in new walls on the east and west end to match the existing with the same profile vinyl siding and to match the existing garage door styles as close as possible. The exiting wood garage doors are 8 panels and feature two large windows.

Mr. Cox asked staff if the new doors will have windows. The applicant indicated that from what he could find the new doors would be metal doors with 16 panels but will still feature windows.

Mr. White asked the applicant if there are any samples of proposed garage doors for review. The applicant indicated he could not find any cut sheets prior to the meeting. The idea is to duplicate the original door as much as possible but the windows will probably be segmented instead of two large windows. The wood doors are in good shape but they are really heavy.

Mr. White asked if the new doors are insulated. The applicant indicated that the new door would be stamped aluminum and he planned on installing insulation sheets.

The applicant indicated the garage addition is the attempt to get more storage on the property.

Mr. Craycraft asked the applicant if the new siding will match the existing. The applicant affirmed.

**A motion was made by Peter Lynch, seconded by Jamoya Cox that application CA-18-021 be approved as presented.**

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

**Yes: 7** – Joe Abbott, Ronnie Woodrow, David Craycraft, Jamoya Cox, Peter Lynch, Roger White & Bob Wood II

**CA-18-020**

Property Owner: RRCT LLC  
Applicant: Todd Weiser  
Location: 3-7 South High Street  
Request: Return façade to original design from 1880s

Mr. Moore presented the application of Todd Weiser for property located at 3-7 South High Street. The applicant is requesting approval to modify the front façade of the building to return it to an earlier style from the late 1880's. This alteration includes returning to the front entry doors to the previous locations, remove the front vestibule that was constructed for 5 and 7 South High, and creating a comprehensive signage package for the building.

Staff discussed the different components to the application including the new entryway with a vestibule and all brick exterior. Staff discussed concern on matching the replacement brick with the rest of the building. Staff also

discussed concern on the exterior lighting for the signage and suggested discrete LED track lighting could be installed in the sign frame.

Staff shared a rendering of the plans overlaid on a current photograph of the front façade for comparison.

Mr. Abbott commented that he likes the lighting on the façade that is shown on the rendering. The lighting resembles a lot of old Nashville.

Mr. Lynch commented that part of the redesign is to remove some maintenance aspect of the building. The wood paneling has been removed and replaced with brick, the lighting is proposed to illuminate the signage and the goose-neck style lighting is trendy at the moment.

Mr. White asked the applicant about the brick behind the paneling and getting it to match. Mr. Weiser stated that the brick walls are 3-brick thick and they might be able to remove some interior brick and place it outside. Another option for the brick replacement is other CW local brick that is from other projects.

Mr. Woodrow commented that he loves the look of the project and the rehab is going to look excellent, even the lighting. Additionally, if the windows would be black it would look fantastic. Mr. Weiser commented he agrees that black windows look great.

Mr. Abbott commented the scale of the lights in the drawing may be off but there are so many options for that type of lighting that there is an appropriate one out there. Mr. Weiser affirmed and stated if it's an issue the light fixture itself can be approved later.

Mr. Wood shared with the commission a color sample of the 2<sup>nd</sup> floor windows. The color that they are looking to install is a "French Linen" to be neutral and match the first floor unit.

Mr. Weiser elaborated that the plans have a phase line and 3 South High Street will be done first while 5 and 7 South High street will be in a year or two later.

Mr. Craycraft commented he loves the large windows and that style of storefront. The lighting option looks good too and fits the space.

Mr. Cox commented that he really likes the design. In terms of the signage, how will that play out for future users. Mr. Weiser stated signage will be specific for the tenant but the sign location and layout would have a theme. A sign band would be installed on this area.



Mr. Craycraft asked if the old signs were painted on and if the new ones would be paint as well. The commission reviewed the photograph and determined it was not painted and was most likely a framed in area. Mr. Lynch commented that one proposal for the sign band is for it to be made out of AZEK and have it framed in the run of the building.

Mr. Wood stated that the goal is to recreate an old look for the space with the remodel.

Mr. Craycraft asked if there is any intent on recreating the retractable awning. The applicant indicated there is no plans for an awning. Mr. Lynch commented that the rounded tops to the windows and capstone will be the decorative feature. Adding awnings would cover the new detail.

Mr. Craycraft asked the applicant if the timing on finishing the building is due to current tenants. The applicant affirmed stating that they would like to do inside and outside at once and with current leases they couldn't work on the inside of the adjacent space.

**A motion was made by Roger White, seconded by Ronnie Woodrow that application CA-18-020 be approved as presented.**

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

**Yes: 5** – Joe Abbott, Ronnie Woodrow, David Craycraft, Jamoya Cox & Roger White

**Abstain: 2** - Peter Lynch & Bob Wood II

**CA-18-019**

Property Owner: Joe Abbott

Applicant: Joe Abbott

Location: 21 West Columbus Street

Request: Repair/Replace Porch Floor, Replace all windows, Paint, construct an addition of the house onto the existing porch

Mr. Moore presented the application for Joe Abbott for property located at 21 West Columbus Street. The applicant is requesting approval to replace all windows on the home with new Pella 450 aluminum clad windows, and install a new 1<sup>st</sup> floor laundry addition onto part of the existing front porch.

Staff shared the plans with the commission noting that while paint color is not regulated on this site staff would like the applicant to talk about the paint brand as it is unique.

Mr. Abbott shared color samples with the commission and noted that the brand is called Rhino Shield. The paint is a two-step paint with a primer and carries a 25 year warranty. The bonding agent that is used as the primer can penetrate 6 layers of paint and goes on clear. Mr. Abbott explained his office was painted last year and it looks fantastic. The reason why he has gone this route with the paint is the price is comparable to standard paint but has a warranty which typical paint does not have.

Mr. White discussed the paint process with the commission and if the washing process prior to the bonding agent can cause damage. Mr. Abbott stated the power washing process is the most risky part because you are using high pressure water jet on the building. However, the caulking can fix minor imperfections and the caulking has a 50 year warranty. The cost difference was \$6,000 - \$15,000 to paint the house and Rhino Shield was \$12,000 with the warranty.

Mr. Craycraft asked the applicant if the paint being so thick, if it will remove any wood grain detail. Mr. Abbott stated no the detail is still there.

**A motion was made by Bob Wood II, seconded by David Craycraft that application CA-18-019 be approved as presented.**

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

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

**Abstain: 1** – Joe Abbott

#### Old Business

Mr. Moore stated he has reached out to 18 East Columbus on getting the west elevation repaired but has heard no response from the building owner.

#### New Business

#### Adjournment

*Time Out: 8:20pm*

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

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

**Yes: 7** – Roger White, Ronnie Woodrow, David Craycraft, Peter Lynch, Joe Abbott, Jamoya Cox & Bob Wood II.

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Date

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Joe Abbott, Landmarks Chairman