

Canal Winchester

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



Meeting Minutes

Monday, September 24, 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

August 27, 2018 Landmarks Commission Meeting Minutes

A motion was made by Member David Craycraft, seconded by Jamoya Cox, that the August 27, 2018 Minutes be approved. The motion passed by the following vote:

Yes: 4 – Joe Abbott, David Craycraft, Jamoya Cox & Bob Wood II

Pending Applications**CA-18-029**

Property Owner: Lynch Investments
Applicant: Marsha Young
Location: 68 East Waterloo Street
Request: New hanging sign on side porch

Mr. Moore presented the application for Marsha Young for property located at 68 East Waterloo Street. The applicant is requesting approval to add a hanging sign on the side porch of the building for her business identification. Staff discussed that the sign being proposed is a 12" x 18" metal sign that will hang off a bracket similar to the bracket on the front of the building for the front tenant identification.

Mr. Abbott asked if the color of the sign would be the same as the front sign. Staff indicated the signage colors would be a white background with black lettering like the image.

Mr. Wood asked the applicant to clarify the location of the sign. The applicant indicated her entrance is on the east side of the building towards the back.

A motion was made by David Craycraft, seconded by Bob Wood II, that this Certificate of Appropriateness be approved as presented.

The motion carried by the following vote:

Yes: 4 – Joe Abbott, David Craycraft, Jamoya Cox & Bob Wood II

CA-18-030

Property Owner: Harry Hanna

Applicant: Harry Hanna

Location: 17 East Columbus Street

Request: Removing wood decking from rear patio and resurfacing with new concrete. New concrete walk to detached carriage house.

Mr. Moore presented the application for Harry Hanna for property located at 17 East Columbus Street. The applicant is requesting approval for work that was recently completed at the rear of the property, including refinishing an existing concrete patio and constructing a concrete walk from the driveway to the carriage house. Staff presented the application noting the photos of the completed work.

The rear of the property features a double tier concrete patio that was previously covered by wood decking. The applicant has removed the wood decking due to deterioration, and has refinished the patio in a decorative concrete cap. Staff discussed that this patio is within the 1% Special Flood Hazard Area of the Little Walnut Creek and that the work that was done within the area required a Floodplain Development Permit. Staff presented the information in regards to the SFHA and the determination of it being in the floodplain.

Staff noted that during review of the application prior to the meeting it was noted that the drop off from the lowest patio tier to grade was 42" in the high end and 36" on the lowest end. Residential Building Code of Ohio requires that if there is a drop greater than 30" to grade then there needs to be a safety railing for any new construction. With this patio being existing it more-or-less is exempt but is a good idea to add a safety rail regardless.

Mr. Wood asked staff if they have discussed the railing option with the property owner and their thoughts on it. Staff indicated that they have not discussed the railing with the property owner as that issue was just discovered during review of the PowerPoint prior to the meeting.

Staff also noted that the exposed plywood at the base of the patio appears unfinished but it is unclear if the applicant is going to do anything additional.

Mr. Wood asked the applicant if they have given any consideration to adding a safety rail to the patio. Mr. Hanna indicated that the previous patio design had a concrete block lip that was several inches above the patio grade. However, they have discussed adding a railing.

Mr. Wood asked the applicant how they planned on finishing the exposed plywood at the base of the patio. The applicant indicated that he is unsure but

the plywood is covering the telephone poles that are acting as the retaining walls for the patio. Mr. Wood asked if the plywood was going to be finished. The applicant stated shrubbery will be planted around it but his wife is the designer in this project.

Mr. Craycraft confirmed with the applicant the plywood is going to stay as it is now. The applicant affirmed.

Mr. Craycraft asked the applicant to elaborate what is behind the plywood to hold up the patio space. The applicant indicated that there are stacked telephone poles.

Mr. Cox asked the applicant if the second tier is designed in the same fashion. The applicant affirmed.

Mr. Hanna indicated that he thought since the patio was existing that it was exempt from Landmarks Review.

Mr. Wood asked the applicant what screened the telephone poles prior to the current plywood. The applicant indicated they had block pavers stacked to screen the support structure.

Mr. Abbott confirmed that it was landscape blocking before and the idea now is to screen it with shrubbery. The applicant affirmed.

Mr. Craycraft asked the applicant to clarify that drop off on the east end of the patio is steep as well. The applicant affirmed.

Mr. Craycraft commented on the railing design for the patio and stated it would be ideal to be on the entire east and south end of the patio space.

Mr. Craycraft asked staff about bringing fill into the site and building up the hill so it isn't as far of a drop. Staff indicated that area is in the flood plain and bringing in fill would require a more in-depth floodplain development permit that would require certification that the fill would not cause any net rise within the floodway.

Mr. Craycraft asked if the just the lower patio is in the floodplain or if the upper level is as well. Staff indicated the lower is most certainly within the floodplain but without a new survey it is unclear if the upper patio is within the flood hazard area.

Mr. Abbott stated he does not like the plywood exposed and a railing being added would be good. As the way it currently sits, it would be easy to walk off it on accident.

Mr. Wood asked if the exposed plywood is visible from the east property line. The applicant stated that there is a fence blocking the view.

Mr. Craycraft and Mr. Wood commented they do not have any issues with the design of the concrete.

Staff indicated that they should provide direction on the exposed plywood and have the conversation on adding a safety rail.

Mr. Cox commented the concern is how the plywood weather.

Mr. Wood commented that the plywood needs to be sealed and not just hidden. Mr. Hanna indicated that the plywood will be hidden but he is not sure what his wife wants to do.

Mr. Wood asked staff if the applicant should wait and come back with some direction on exactly what they want to do. Staff indicated that is an option, or to give the applicant a minimum standard of what to do and staff will provide a photograph of the finished result.

Mr. Abbott commented that he thinks a railing on the east and south side would finish the patio off nicely.

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

- 1. The applicant seal the plywood so that it is in a finished condition to reduce the intrusion of moisture;**
- 2. The applicant install landscaping along the edge of the patio to screen the plywood;**
- 3. and the applicant install a metal railing along the east and south sides of the patio where there is a drop larger than 30" to grade.**

The motion carried by the following vote:

Yes: 4 – Joe Abbott, David Craycraft, Jamoya Cox & Bob Wood II

CA-18-031

Property Owner: MGD Investments, LLC
Applicant: Pam Mutchler
Location: 20 East Waterloo Street
Request: Remove and replace stone retaining wall.

Mr. Moore presented the application for Pam Mutchler for property located at 20 East Waterloo Street. The applicant is requesting approval to remove the existing stone retaining wall in front of her building and replace it with a new retaining wall. Staff shared photographs of the existing retaining wall and noted the damage. The applicant is requesting to replace it with Oberfields 'Rosetta Dimensional' wall stone in the Cuyahoga Blend color.

Staff indicated that with the replacement the applicant plans on removing the four concrete steps that lead up the side of the house and continue the stone wall wrap east and turn it back into the landscaping bed. Long term plans would add a landscaped island in that location to dress the corner of the property up.

My. Craycraft asked the applicant if the blocks are loose laid or mortared in place. The applicant indicated that the block is held together with pins.

Mr. Abbott commented he knows somebody that did a project similar and it turned out really nice.

Mr. Craycraft asked if the wall will be the same height. The applicant affirmed.

Mr. Craycraft commented that he likes the blocks are pinned together to allow the wall to weep. Mrs. Mutchler stated that they already plan on backfilling with gravel and either adding drainage pipe to exit on the front or sides as well to help with the drainage.

Mr. Wood asked if the steps from the sidewalk going up into the porch are being removed. The applicant stated those will remain.

Mr. Craycraft asked where the porch gutter drains. The applicant indicated it drains on the left side of the building into the neighbors landscaped area. This will most likely be rerouted to exit the front of the stone wall.

Mrs. Mutchler asked if the application included painting the front door black.

Mr. Wood commented he had no issues with the front door being painted black. Several members of the commission affirmed.

A motion was made by Bob Wood II, seconded by Jamoya Cox that this Certificate of Appropriateness be approved as presented.

The motion carried by the following vote:

Yes: 4 – Joe Abbott, David Craycraft, Jamoya Cox & Bob Wood II

Mrs. Mutchler asked the commission on adding shutters to the front windows and if they could be vinyl. The commission discussed the gutters commenting that the front of the building is very nice as is and they would not be supportive of a vinyl shutter.

Old Business

Staff indicated that the applicant that received approval for the new two-story barn on Mound Street is going to present next month a potential change in roof material and also present the windows and garage door styles that he plans on using.

New Business

Staff indicated a new business opened up on East Waterloo Street and has a new sign up so they will get a letter letting them know to apply for the October meeting.

Adjournment

Time Out: 7:45pm

A motion was made by Jamoya Cox and seconded by David Craycraft, that this meeting be adjourned.

The motion carried by the following vote:

Yes: 4 – Joe Abbott, David Craycraft, Jamoya Cox & Bob Wood II

Date

Joe Abbott, Landmarks Chairman