

Canal Winchester

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



Meeting Minutes

Tuesday, May 28, 2019

7:00 PM

Landmarks Commission

*David Craycraft
Pete Lynch
Roger White
Jamoya Cox
Rich Dobda
Dr. Scott Kelly
Whit Wardell*

Call To Order*Time In: 7:00pm*Declaring A Quorum (Roll Call)David Craycraft
Rich DobhaPeter Lynch
Dr. Scott KellyRoger White
Whit Wardell

Jamoya Cox

A motion was made by Roger White, seconded by Peter Lynch that the Jamoya Cox be excused from the meeting.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Peter Lynch, Roger White, Rich Dobda, Dr. Scott Kelly & Whit Wardell

Approval of Minutes

April 22, 2019 Landmarks Commission Meeting Minutes

A motion was made by David Craycraft, seconded by Dr. Scott Kelly that the April 22, 2019 Minutes be approved.

The motion carried by the following vote:

Yes: 6 – Dave Craycraft, Peter Lynch, Roger White, Rich Dobda, Dr. Scott Kelly & Whit Wardell

Pending Applications

**Due to a Technical Difficulty, the audio for the meeting was destroyed. The following minutes below are a summary of the discussion's that took place for each application.*

CA-19-009

Property Owner: Harry & Christine Hanna
Applicant: Dave Craycraft
Location: 17 East Columbus Street
Request: Changing the support structure for a new balcony.

Mr. Paparella presented the application for Dave Craycraft for the property located at 17 East Columbus Street. The applicant was requesting to modify the support structure for their new balcony. The subject balcony had previously been approved in March 2019. The applicant is wishing to support the balcony with two fiberglass columns, in-lieu-of the previous horizontal wall anchors. The design of the columns would be similar to the columns on the front of the house. The columns would be located at either side of the existing patio so they would not interfere with patio layout below. Mr. Paparella concluded that the staff was concerned about the possible expansion of the balcony beyond what was shown in the plans.

Mr. Craycraft further explained why they chose to switch the support structures and that there was no plans for the balcony to expand beyond the plans as shown.

A motion was made by Dr. Scott Kelly, seconded by Peter Lynch that Certificate of Appropriateness Application #CA-19-009 be approved as presented.

The motion carried by the following vote:

Yes: 5 – Whit Wardell, Peter Lynch, Roger White, Rich Dobda & Dr. Scott Kelly

Abstain: 1 – David Craycraft

CA-19-017

Property Owner: Ronnie Woodrow

Applicant: Ronnie Woodrow

Location: 67 North High Street

Request: Build a 24' x 30' 3 car garage in the rear of the property.

Mr. Paparella presented the application for Ronnie Woodrow for the property of 67 North High Street. The applicant is requesting to build a 24' x 30' three car garage in the rear of the property. Mr. Paparella shared images of the rear of the lot and a proposed drawing of where the garage will be placed. The setbacks that are listed on the drawing were 18.55 feet from the north property line and alley and 5 feet from the rear alley. Mr. Paparella stated the zoning code requires an 8 foot rear yard setback. This property previously received variance approval for a much larger two story, 4 car - 1,300 sq. ft. garage in December of 2015.

Mr. Paparella discussed the applicant is requesting for the garage to be a white vertical board and batten siding with grey dimensional asphalt shingles. The sketches and elevations that were provided show a side door and two windows on the west elevation of the garage facing the house. The door will have a six pane window and the other windows will be double hung with six pane windows as well. Farm style goose-neck light fixtures are proposed to be placed on the north, west and east elevations; the applicant has not provided detail sheets for these fixtures.

Mr. Woodrow was asked to clarify about the material that would be used. He stated that the exterior lights would be goose neck design. The windows proposed are a true divided light 6 over 6 window. The siding would either be a cement board or natural wood.

Mr. Woodrow commented that he was waiting on estimates to see if the standing seam metal roof was feasible from a monetary standpoint, otherwise

he would use asphalt shingles. The commission stated that they would prefer to see a standing seam roof. The applicant affirmed.

The garage doors would be the doors shown in the picture as opposed to the doors shown on the plans. The commission approved the design of the garage doors.

A motion was made by David Craycraft, seconded by Peter Lynch that application #CA-19-017 be approved as presented.

The motion carried by the following vote:

Yes: 6 - Peter Lynch, Roger White, Rich Dobda, David Craycraft, Dr. Scott Kelly & Whit Wardell

CA-19-018

Property Owner: Chad & Brittany Thurkettle

Applicant: Chad & Brittany Thurkettle

Location: 79 N High Street

Request: Paint the house trim.

Mr. Paparella presented the application for Chad and Brittany Thurkettle at 79 North High Street. The applicant is requesting to paint all of their exterior window trim black and the green areas white. Mr. Paparella commented that the applicant was unsure of the color scheme details when the application was last discussed with staff so he left the majority of the discussion to the applicant.

Mr. Thurkettle stated that staff had put together several renderings of the original color scheme with all black trim. After reviewing the concept they no longer wanted to do that color palette. Instead they were looking for a different color possibly a brown or gray. Mr. Thurkettle passed around different color samples for the commission to look through.

After discussion between the commissioners and applicant, both groups decided on two colors. For the exterior window trim they decided on "cyberspace" gray and the green areas they decided on "intellectual" gray.

The applicant also noted that they wanted to remove the lattice under the porch and replace it with a vertical skirting board per staff suggestion.

A motion was made by David Craycraft, seconded by Peter Lynch that application #CA-19-018 be approved with the following conditions:

- 1. The colors are "cyberspace" gray for the exterior trim and "intellectual" gray for the garage and the dormer.**

The motion carried by the following vote:

Yes: 6 - Peter Lynch, Roger White, Rich Dobda, David Craycraft, Dr. Scott Kelly & Whit Wardell

CA-19-019

Property Owner: A CPA's tepee LLC

Applicant: James and Irene Barnett

Location: 18 East Columbus Street

Request: Modify western exterior entryway and modify height of cedar ledge.

Mr. Paparella presented the application for James and Irene Barnett at 18 East Columbus Street. Mr. Paparella presented a brief history of the property and recent alterations to the western façade. The property owners were found to be in violation of chapter 1175 of the Zoning Code by making exterior modifications to the property without the approval of the Landmarks Commission. To rectify the situation they applied to Landmarks Commission for a Certificate of Appropriateness for the changes that were made. After review they were informed that part of the alterations performed would be approved if they removed the stone façade added and recreate the previous knee wall and trim detail.

In February of 2019 the property again was found to be in violation of Chapter 1175 and 1135 of the Codified ordinance of Canal Winchester. The alterations that were made to the western entryway were not consistent with the Certificate of Appropriateness issued February 2018. Staff informed the commission that a Certificate of Appropriateness is valid for one year after issuance. If the alterations are not completed or done incorrectly after the 12 month period they are found to be in violation.

Mr. Paparella showed images of what the previous construction had looked like. Then showed the applicants plans to fix the entryway. The plans note removing the existing white painted wood knee wall and replacing it with new cedar trim. The trim new trim would run from the ground to the bottom of the window.

The commission asked the applicant to clarify if the stone underneath the existing trim would stay, the applicant say yes. The new cedar trim will go on top of the stone.

A motion was made Rich Dobda, seconded by David Craycraft that Certificate of Appropriateness Application #CA-19-019 be approved as presented.

The motion carried by the following vote:

Yes: 6 - Peter Lynch, Roger White, Rich Dobda, David Craycraft, Dr. Scott Kelly & Whit Wardell

CA-19-020

Property Owner: PLW Family Investors, LLC
Applicant: Robert Wood
Location: 35 N High Street
Request: Remove front storm door; paint porch and ceiling

Mr. Paparella presented the application for Robert Wood for 35 North High Street. The applicant wants to remove the storm door on the front porch, repaint the front door Sherman Williams "stairway to heaven", and the roof of the porch a "Sea Salt".

The commission had questions about why the storm door was going to be removed. Mr. Wood said it wasn't part of the original design for the house and that it was probably added sometime in the last 60 years.

A motion was made David Craycraft, seconded by Dr. Scott Kelly that Certificate of Appropriateness Application #CA-19-020 be approved as presented.

The motion carried by the following vote:

Yes: 6 - Peter Lynch, Roger White, Rich Dobda, David Craycraft, Dr. Scott Kelly & Whit Wardell

CA-19-010

Property Owner: City of Canal Winchester
Applicant: Trine-Fairfield LLC
Location: 18-26 West Waterloo Street
Request: New Mixed Use building.

Mr. Paparella presented the application for Trine-Fairfield for 18-26 West Waterloo Street. Portions of this application were requested to be followed up upon during the April Landmarks Commission meeting in regards to the commercial storefront design. The previous application included details on commercial storefront and entryway doors in which the commission asked to be modified for a more historic context.

Staff discussed that the commercial window glass has been resized to match the profile of the residential glass above. The windows modifications include a style to look like a two-over-two window with a transom above. Residential windows with Juliet balconies modified to remove lower transom of glass and replace the paneling to follow similar style in the center of building.

Mr. Haire spoke about the type of the awnings that will be hung on the front of the building.

The architect for the building answered various questions from the commission.

A motion was made David Craycraft, seconded by Roger White that Certificate of Appropriateness Application #CA-19-010 be approved as presented.

The motion carried by the following vote:

Yes: 6 - Peter Lynch, Roger White, Rich Dobda, David Craycraft, Dr. Scott Kelly & Whit Wardell

Old Business

New Business

Adjournment

Time Out: 8:04pm

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: 6 - Peter Lynch, Roger White, Rich Dobda, David Craycraft, Dr. Scott Kelly & Whit Wardell

Date

Landmarks Chairman