# Canal Winchester

*COMMUNITY CENTER*
*22 SOUTH TRINE STREET*
*Canal Winchester, OH 43110*

# Meeting Agenda

**April 27, 2020**

**7:00 PM**

## Landmarks Commission

***Pete Lynch - Chairman***
***David Craycraft – Vice Chairman***
***Rich Dobda - Secretary***
***Roger White***
***Jamoya Cox***
***Dr. Scott Kelly***
***Whit Wardell***

Call To Order

*Time In:* _____

Declaring A Quorum (Roll Call)

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

*Excused:* _____ *Motion By:*_____

*Second By:*_____ *Vote:*_____

Approval of Minutes

February 24, 2020 Landmarks Commission Meeting Minutes

*Motion By:* _____ *2nd By:* _____ *Vote:*_____

Pending Applications

**CA-20-003**

Property Owner: Joe Abbott
Applicant: Joe Abbott
Location: 89 Park Street
Request: New vinyl siding and other exterior modifications

*Motion By:*_____ *2nd By:*_____
*Vote:* _____
*Conditions:* _____

**CA-20-004**

Property Owner: Amy Homan
Applicant: Amy Homan
Location: 79 North High Street
Request: New decorative privacy fence

*Motion By:*_____ *2nd By:*_____
*Vote:* _____
*Conditions:* _____

**CA-20-005**

Property Owner: RRCT LLC
Applicant: Bob Wood II
Location: 3-7 South High Street
Request: Paint Exterior Cornices

*Motion By:*_____ *2nd By:*_____
*Vote:* _____
*Conditions:* _____

Old Business

New Business

Adjournment

*Motion by:* _____ *2nd by:* _____ *Vote:*_____
*Time Out:*_____

# Canal Winchester

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

# Meeting Minutes

**February 24, 2020**

**7:00 PM**

## Landmarks Commission

***Pete Lynch - Chairman***
***David Craycraft – Vice Chairman***
***Rich Dobda - Secretary***
***Roger White***
***Jamoya Cox***
***Dr. Scott Kelly***
***Whit Wardell***

Call To Order

*Time In: 7:00pm*

Declaring A Quorum (Roll Call)

Approval of Minutes

January 27, 2020 Landmarks Commission Meeting Minutes

**A motion was made by David Craycraft, seconded by Whit Wardell, that the January 27, 2020 Minutes be approved.**

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

**Yes: 7 –** David Craycraft, Peter Lynch, Roger White, Dr. Scott Kelly, Jamoya Cox, Rich Dobda & Whit Wardell

Pending Applications

**CA-19-043**

Property Owner: Brian Masters
Applicant: Brian Masters
Location: 266 North High Street
Request: Install vinyl siding on detached garage

Mr. Moore presented the application for Brian Masters for property located at 266 North High Street. The applicant is requesting approval to install new vinyl siding on the detached garage. Staff presented photographs of the garage noting that the building had an 8" aluminum siding that was removed back in December. The applicant was contacted, notifying them of the landmarks review process and the need for approval to install new siding on the building. The applicant indicated that it would be a new vinyl siding to match the home.

Staff informed the commission that they had contacted the property owner and informed them that a sample of the proposed siding needed to be brought to this meeting so that they can ensure what is being proposed for the garage matches what is on the rear of the home. The applicant was not able to attend tonight's meeting but has someone here representing the project to answer questions.

Staff closed the PowerPoint presentation to pull up the Lowe's website where the digital sample of the proposed siding was provided. Based on the information provided by the applicant this evening, the property owner is proposing a 5" white vinyl lap siding to go on the garage. The applicant indicated that the vinyl siding would have the wood grain texture.

Mr. Craycraft asked the applicant what the lap on the existing siding is. Mr. Lynch indicated it looks like a dutch lap. Mr. Craycraft asked what the exposure

was. Staff indicated that the application does not say but from what staff can recall from a prior phone conversation the property owner said it was a 4" dutch lap siding.

Mr. White asked staff to zoom in on the siding on the existing home for a closer view. Mr. White commented that the proposed siding does not appear to match what is on the rear of the home.

David Beaves representing the application stated that the new siding is 10 inches in width. Mr. Beaves passed around a Lowe's cut sheet of the siding. Mr. White corrected the applicant in that the total width of the vinyl panel is 10 inches, not the profile of the siding.

Mr. White commented that the siding being proposed is not the same that is on the home. Mr. Beaves stated that the siding on the home has a wood grain texture so he wanted to install a wood grain texture in the garage siding.

Mr. White and Mr. Lynch informed the applicant that the existing home appears to have a dutch lap siding and the proposed siding shared with the commission was for a traditional lap siding.

Mr. Lynch stated that a dutch lap siding with the wood grain texture is easy to find. Mr. Beaves said he would let the property owner know.

The commission noted that they would have no issues approving a matching vinyl siding to the house if it was the same profile and color. The commission discussed a sample needed to be provided to verify it would match.

Mr. White discussed with the commission the possibility of approving the application this evening with the stipulation that it matches the existing home so that the applicant does not need to wait another month just to bring in a sample of the material.

**A motion was made by David Craycraft, seconded by Dr. Scott Kelly that Certificate of Appropriateness #CA-19-043 be approved with the following conditions:**

1. **The property owner match the vinyl siding with the existing siding on the home, with the same exposure and color.**
2. **The property owner submit a sample of the siding for approval by the Landmarks Commission.**

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

**Yes: 7 –** David Craycraft, Peter Lynch, Roger White, Dr. Scott Kelly, Jamoya Cox, Rich Dobda & Whit Wardell

Old Business

Staff provided a brief update on the McDorman building renovation timeframe.

Staff discussed that a resident that lives on West Mound Street attended the Planning and Zoning Meeting on February 10 and spoke her concerns with the building design and how she felt it did not fit into the context of Old Town. She cautioned any future project needs to be evaluated carefully for both demolishing any existing structure and the compatibility of the new structure.

New Business

The Landmarks Commission discussed with staff growth in the City as a whole, the different types of residential products being constructed and development of McGill Park.

Adjournment

*Time Out: 7:27pm*

**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 –** David Craycraft, Peter Lynch, Roger White, Dr. Scott Kelly, Jamoya Cox, Rich Dobda & Whit Wardell

_____

Date

_____

Landmarks Chairman

**Certificate of Appropriateness #CA-20-003**
**89 Park Street**

Owner: Joe Abbott

Applicant: Joe Abbott

Location: 89 Park Street

Existing Zoning: OT-SF (Old Town Single Family)

Request: New vinyl siding and other exterior modifications

History
The Franklin County Auditor has this home listed as being constructed in 1951.

Previously Approved by Landmarks Commission:
This property has never been before Landmarks Commission.

Landmarks Commission Request for Approval:
The applicant is seeking approval to remodel the existing single-family home. The requests are noted below:

1. Remove the 8" Aluminum siding for new "natural clay" Vinyl siding.
2. Remove the T1-11 plywood trim to install new vinyl shake board siding.
3. Install a hardi plank freeze board between the two vinyl siding materials.
4. Install new hardi-board trim around the windows
5. Remove the aluminum awnings.
6. Install new gutters.
7. Paint the exterior foundation.
8. New vinyl windows.
9. New Driftwood dimensional roof shingles.
10. Possibly install exterior shutters?

Old Town Guidelines
**Wood Siding and Trim**
Wood is the most common building material in Canal Winchester. The majority of frame buildings in the city are covered with horizontal beveled or lap wood siding, or clapboard. Wood shingles are used as a historic siding material in some cases, and are often found as decorative elements in gables. Some outbuildings have vertical board and batten siding. Wood is also important as a trim material, particularly as plain or decorative surroundings for windows and doors.

Wood is a high quality material that can last indefinitely if it is maintained. It must be kept painted to protect it from the effects of too much moisture. Unfortunately, it is the need to maintain and repaint that motivates some people to cover their building in artificial siding, believing that the imitation material will be maintenance free. Despite manufacturers' claims, no material is entirely maintenance free.

Artificial siding is strongly discouraged in the Preservation District of Canal Winchester. Among the problems with artificial siding:

- Artificial siding can diminish the craftsmanship and details of a building and, by extension, the community.
- Artificial siding conceals problems with the wood underneath, which may progress to the point where expensive structural repairs are required.
- Artificial siding is not maintenance free; it can dent or crack, fade and lose gloss over time. It will eventually have to be painted or replaced.
- Artificial siding is difficult to repair. When pieces need to be replaced, the manufacturer may not be able to match it exactly.

*Appropriate & Inappropriate Siding Practices*

Original siding and wood trim intact.

Inappropriate remodeling; the porch and trim have been removed and artificial siding of the wrong dimension has been added

Guidelines for Exterior Change

- Wood siding is preferred. The following alternatives are also acceptable in the Preservation District: a wood based composite material, such as hardi Plank, fiber cement siding and organic based material. The application of other artificial siding, including vinyl siding, to existing buildings is strongly discouraged in the Preservation District, although it may be approved in rare cases. The Property Owner will need to provide documentation (see below) that will justify the request to use artificial siding. Please note, the use of artificial siding will be considered only after all other courses of action have been explored and documented as unworkable.

  The Property Owner must provide:

  1. Close up color photographs of current conditions.
  2. Documented history of paint problems and past efforts to solve (minimum past five years).

3. Detailed cost comparison of repainting vs. replacement.

<u>The Landmarks Commission shall evaluate:</u>

1. The age and significance of the building and its importance to the character of the Preservation District.
2. The contribution that wood or wood based composite material siding makes to the building's character.
3. Information provided by the Property Owner on the condition, paint history and costs.

- Siding should follow the traditional patterns and dimensions that are exhibited in the district's older buildings. Most buildings have horizontal beveled or overlapping clapboards, typically with a four-inch or narrow exposure. Exposures wider than four inches are not recommended for most buildings.
- Sided buildings should be trimmed with corner boards and window or door casings of appropriate dimension.
- Avoid using diagonal siding, vertical siding (outbuildings are the exception), T-111 siding, asbestos shingle siding, fake stone, fake brick, rustic siding, or other non-traditional siding types on city buildings.

CANAL WINCHESTER
Established 1828

**City of Canal Winchester**

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

# CERTIFICATE OF APPROPRIATENESS APPLICATION

rev. 09/24/2013

**PROPERTY OWNER**

Name Joe Abbott

Address 89 Park St

Daytime Phone 614-206-1347 Email Joe@mgabbott.com

**APPLICANT**

Name Same

Address ↓

Daytime Phone _____ Email →

Address of Subject Property 89 Park St.

Description of Proposed Changes/Modifications See attached

Your Application Must Include the Following, as Applicable:

| | | |
|---|---|---|
| Scaled drawings | Sketches | Material Samples |
| Floor plans | Contractor's plans | Paint chips |
| Roofing samples | Photographs (as necessary to illustrate proposed work) | |

**I certify that the information provided with this application is correct and accurate to the best of my ability.**

Joe Abbott — 3-10-20

**Property Owner's or Authorize Agent's Signature** — **Date**

*DO NOT WRITE BELOW THIS LINE*

Date Received: ___/___/_____

Date of Action: ___/___/_____

Expiration Date: ___/___/_____

Tracking Number: CA - _____

Historic District: ___ Yes ___ No

Preservation District: ___ Yes ___ No

Application ___ No

Approved: ___ Yes

___ Yes, with conditions

**M.G. Abbott Inc.**

*Electrical Contractor*

410 W. Waterloo St. • Canal Winchester, OH 43110
(614) 837-3614 • (614) 837-9903 fax
Ohio License #18171
***Serving Central Ohio for over 45 years***

March 11, 2020

To:
Canal Winchester
36 S. High St.
Canal Winchester, Ohio 43110
Attn: Andrew Moore

Re:
89 Park St.

Andrew,

Thank you for giving me some direction yesterday. I have attached some pictures of what we are proposing to do. I have also included some notes below, help clarify things.

This house was is a modular unit that was basically brought to current location in 3 pieces. The inside remains pretty much as it was when new. Obviously, the outside needs some attention. We would like to dress it up a bit without over doing it, because the physical size of the house is very small. Items below are what we are proposing, the numbers correspond with the pictures.

1 – Remove awnings, siding and gutters
2 – Install vinyl shake board in place of the existing green T1-11 plywood.
3 – Install 1x3 hardy plank (or equal) as suggested at the base of the shake board (freeze board) to allow separation between the two materials
4 – Install 1x3 hardy plank (or equal) as suggested around all windows and front door.
5 – Install new Natural Clay vinyl siding with white trim on both house and garage. The garage currently has vinyl siding that is in good shape. We would like both to match.
6 - Possibly install shutters on windows noted. We may not if finished product seems too busy
7 – Paint all exterior foundation block dark gray
8 – Replace windows "like for like"
9 – Replacing roof with architectural dimensional shingles: color – Driftwood

Thanks
Joe Abbott
614-206-1347

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**Certificate of Appropriateness #CA-20-004**
**79 North High Street**

Owner: Justin & Amy Homan

Applicant: Justin & Amy Homan

Location: 79 North High Street

Existing Zoning: OT-C (Old Town Commercial)

Request: New 6' Privacy Fence

History
79 N High Street is lot #19 in Miller's second addition.

Previously Approved by Landmarks Commission:
- May 2006, Landmarks approved the request to replace sections of the front porch.
- July 2010, Landmarks approved the request to add a 10 x 10 shed in the rear yard.
- May 2019, the Landmarks Commission approved exterior paint color changes.

Landmarks Commission Request for Approval:
The applicant is seeking approval to install a new 6' privacy fence around the rear yard. The fence style will be a decorative horizonal slats with gaps between the boards. The material for the fence is proposed to be natural cedar, IPE or Mangaris.

Old Town Guidelines
**Walls and Fences**
- Any fences in front yards must be wood picket fences or wrought iron that does not exceed 42" in height. Hedges may also be used in conjunction with or in place of fences.
- Privacy fences along the side and rear yards are subject to requirements of the local zoning code. The exposed structure (posts and cross members) should be oriented inward and not visible from the street. Very simple treatment of the top of the fence is most appropriate in Old Town.
- Avoid non-traditional wall and fence materials throughout the Old Town such as chain link, vinyl, and concrete block.

Zoning Code
**1181.07 Fences and Hedges**
- (f) Location in Front Setbacks. Fences and hedges in front set backs and/or side set backs abutting streets and alleys in any district shall not exceed three (3) feet in height and shall not obstruct the view of pedestrians or vehicular traffic or be detrimental to the public safety.
- (h) Height Restriction in Rear and Side Yards. Fences in rear set backs and side setbacks not abutting streets and alleys shall not exceed six (6) feet in height in residential districts or twelve (12) feet in height commercial or industrial districts.
- (i) Permit Required. No fence shall hereafter be erected, constructed, altered, relocated or rebuilt until an application has been filed with and a permit issued by the Planning and Zoning Administrator.

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Established 1828

**City of Canal Winchester**

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

# CERTIFICATE OF APPROPRIATENESS APPLICATION

rev. 09/24/2013

**PROPERTY OWNER**

Name Justin & Amy Homan

Address 79 N High St.

Daytime Phone 614 8935571 Email ahoman93@gmail.com

**APPLICANT**

Name Same as above

Address

Daytime Phone Email

Address of Subject Property Same as above

*Description of Proposed Changes/Modifications* new fencing

**Your Application Must Include the Following, as Applicable:**

| | | |
|---|---|---|
| *Scaled drawings* | Sketches | Material Samples |
| *Floor plans* | Contractor's plans | Paint chips |
| *Roofing samples* | Photographs (as necessary to illustrate proposed work) | |

***I certify that the information provided with this application is correct and accurate to the best of my ability.***

Amy L Homan
**Property Owner's or Authorize Agent's Signature**

4-18-2020
**Date**

***DO NOT WRITE BELOW THIS LINE***

*Date Received:* ___/___/_____

*Date of Action:* ___/___/_____

*Expiration Date:* ___/___/_____

*Tracking Number: CA -* _____

Historic District: ___ Yes ___ No

Preservation District: ___ Yes ___ No

Application ___ No

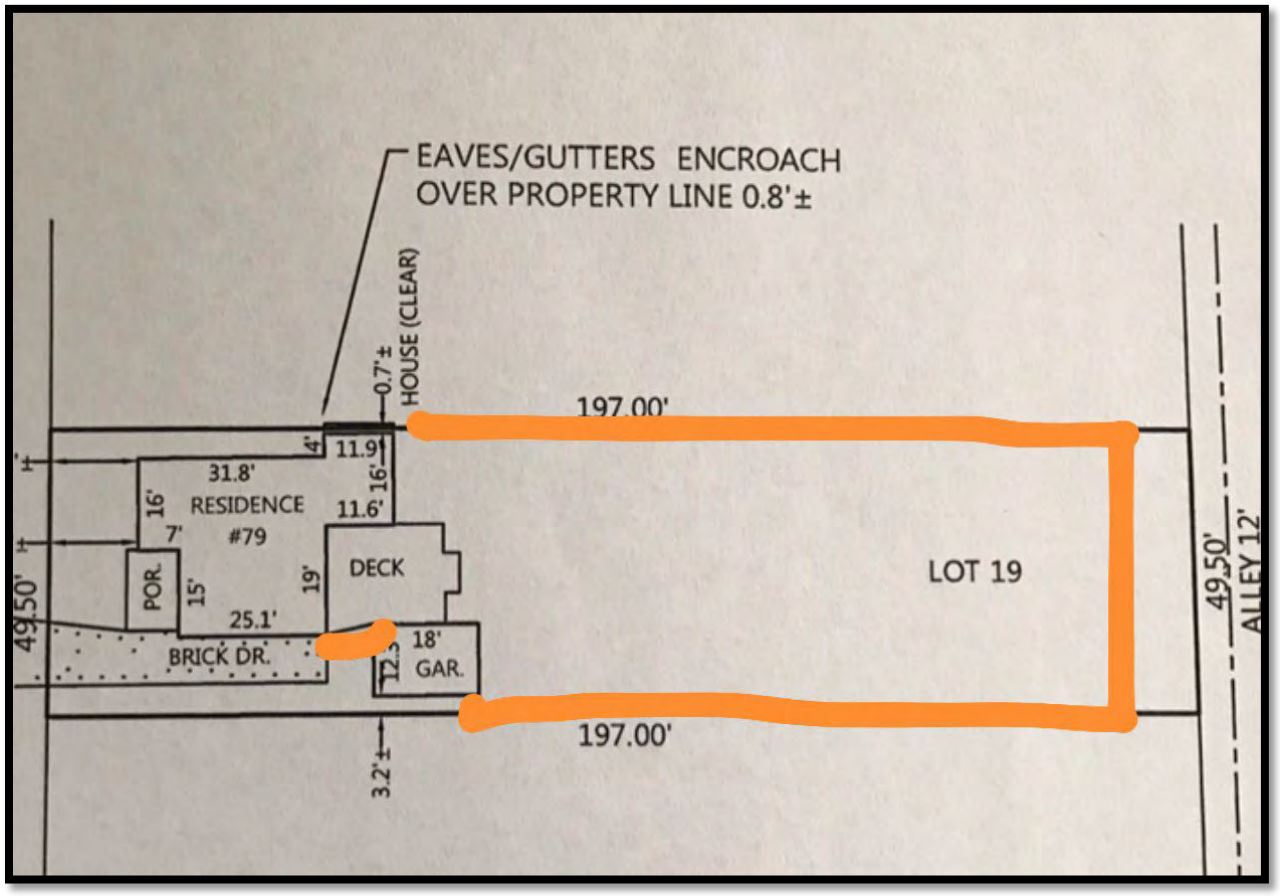
Approved: ___ Yes

___ Yes, with conditions

CA-20-004 – New Fence

- Attached the survey and design style.
- Fence is proposed to be 6 foot tall.
- We will have one gate at rear of property. Fence will extend to rear leaving 6-8 feet from end of property as we will not include electric pole within the fencing /not going to alley.
- We will have one gate between garage and decking along rear of home. Standard door size (nothing large for vehicle)
- We do not intend to paint or stain at this time.
- We are aware not to do either if using treated wood for at least 1 year.
- Wood used will be either cedar, ipe or mangaris.

Please let me know if you have any questions or if any additional information is needed.
Thank you,
Amy Homan



**Certificate of Appropriateness #CA-20-005**
**3 – 7 South High Street**

Owner: RRCT LLC

Applicant: Robert Wood II

Location: 3 – 7 South High Street

Existing Zoning: OT-C (Old Town Commercial)

Request: Paint exterior cornices

History
This building was constructed around 1880. Since its construction the façade entry has been modified several times. This property is not on the National Register.

Previously Approved by Landmarks Commission:
- September 25, 1995 – Renovations to lower level windows, doors, & awnings approved
- July 12, 1996 – Window Sign lettering on 3 S. High St. approved
- October 24, 2011 – Door signage change approved
- November 28, 2011 – Door signage change approved
- July 24, 2012 – Addition of a door sign approved
- April 28, 2014 – New tenant door sign approved
- May 29, 2018 – Replacement of second story windows approved
- June 25, 2018 - Return building façade to early 1880's design

Landmarks Commission Request for Approval:
The applicant is seeking approval to paint the exterior cornices on the building "Mouses Back No.40" by Farrow+Ball Chicago. The paint company describes this color as a "Quiet Grey Brown" that resembles a British field mouse.

Old Town Guidelines
When work is being done that will result in a change to the exterior of a property or its environment, including the following:

- Any change made to the exterior of a building (principal or accessory structure), including a change in window or door replacement, roof replacement, porch repairs or replacement, changes to exterior siding, cleaning or repointing of brick, the change of paint color for properties in the Historic District, or any other modification that alters the appearance of a building (even when a building permit is not required)

Materials, Textures and Colors

- Colors must be compatible with any natural materials (brick or stone) used in the new structure. A historical color palette should be considered when the new structure reflects a specific architectural style.

# City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145


## CERTIFICATE OF APPROPRIATENESS APPLICATION

rev. 09/24/2013

**PROPERTY OWNER**

Name RRCT LLC

Address P.O. Box 575 (35 N. High) CWO 43110

Daytime Phone 614 562 3608 Email woodfamoff20@gmail.com

**APPLICANT**

Name Robert Wood (Todd Weiser

Address 35 N. High Street CWO 43110

Daytime Phone 614 562 3608 Email woodfamoff20@gmail.com

Address of Subject Property 3, 5, 7 S. High Street CWO 43110

Description of Proposed Changes/Modifications paint exterior cornice

Mouses Black NO. 40 Farrow + Ball Chicago

Your Application Must Include the Following, as Applicable:

| | | |
|---|---|---|
| Scaled drawings | Sketches | Material Samples |
| Floor plans | Contractor's plans | (Paint chips) |
| Roofing samples | Photographs (as necessary to illustrate proposed work) | |

**I certify that the information provided with this application is correct and accurate to the best of my ability.**

Robert S Wood II — **Property Owner's or Authorize Agent's Signature**

4.8.20 — **Date**

***DO NOT WRITE BELOW THIS LINE***

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Date Received: 4/8/20

Date of Action: ___/___/_____

Expiration Date: ___/___/_____

Tracking Number: CA - 20-005

Historic District: ✓ Yes ___ No

Preservation District: ___ Yes ✓ No

Application ___ No

Approved: ___ Yes

___ Yes, with conditions

Fantasy CUPCAKE
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Insurance Agency, LLC
4x4