

Canal Winchester

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



Meeting Minutes

Monday, August 27, 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

July 24, 2018 Landmarks Commission Meeting Minutes

A motion was made by Member David Craycraft, seconded by Peter Lynch, that the July 24, 2018 Minutes be approved. The motion passed by the following vote:

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

Pending Applications**CA-18-027**

Property Owner: Charles Stillwell

Applicant: Wagon Wheel Wines

Location: 33 West Waterloo Street

Request: New Freestanding Sign and Patio Seating Area

Mr. Moore presented the application for Holly Dozer for property located at 33 West Waterloo Street. The applicant is requesting approval for a freestanding sign and approval for an exterior patio design. Staff presented photos of the sign to the commission and noted that the letters appear to be cut sheets of corrugated metal attached to the existing sign panel in front of the building. The patio space features two picnic tables with umbrellas to the side of the building. This space is separated from the surrounding area with an existing aluminum railing on the front and a thin metal looking chain to the rear that is connected to wine barrels. The applicant has also added precast concrete steps from the main entry to the building into this space.

Staff discussed that the steps should be modified to be pushed back towards the main entry stoop to help conceal them behind the existing landscape wall. In the current location they are visible from the street and appear to limit the patio space with the obstruction. Staff also commented that the use of the thin chain to section off the patio appears to be not the most appropriate solution for the area and that the applicant should extend the aluminum rail down the side of the patio for a more finished look.

Staff explained that after a discussion with the applicant the work was done prior to the Landmarks Meeting so that she could get her liquor license approved by the state and that the license required the dedicated access to the

patio not from the sidewalk and for the patio to be sectioned off from the rest of the public space around it.

Mr. Craycraft asked staff if the aluminum rail will continue around the rest of the patio space. Staff stated that would be their recommendation but the applicant does not want to do so at this time.

Mr. White asked staff if the area could be sectioned off by a wooden fence. Staff stated if that is what the commission requires.

Mr. White asked the applicant what the state requires for a liquor license for a patio space. The applicant indicated that there needs to be a barrier to limit access. The chain on site was approved by the state.

The applicant Holly Dozer indicated that they only have a one year lease on the space currently and they may not stay past the year. Mrs. Dozer asked the owner of the space about purchasing the property and if it was purchased it would be redesigned and kept up.

Mr. Craycraft asked the applicant if they are open now. The applicant indicated they opened as soon as the state approved the permits.

Mr. Craycraft asked if they are required to have exterior lighting. The applicant stated that there is a light in the space now that was existing.

Mr. Woodrow asked the applicant if there was any alternative to existing the aluminum rail that she is comfortable with such as potted arborvitae or other screening tools. The applicant spoke concern about those items in the winter.

Mr. Lynch commented that the chain is not ideal and the aluminum rail should be extended, especially with alcohol being consumed in the area for a safety perspective. The applicant indicated that the state doesn't care about that.

Mr. White commented that the current chain is a safety hazard in his opinion.

Mr. Craycraft asked staff if they can say even though it all meets code that they don't like the look. Staff indicated that is the sole responsibility of the commission is to regulate aesthetics.

The applicant indicated that she would like to extend the rail if they purchase the property.

Mr. Lynch recommended that the application for the patio space be tabled until the spring so the applicant can make a decision on if they are going to stay at the present location moving forward. Mr. Woodrow affirmed.

Mr. White commented that if she decides to stay in the space that the steps should be moved to be pushed into the landscape bed for circulation and screening purposes. The applicant indicated that she would most likely redo the entire front patio space to look similar to loose rail.

Mr. Wood commented that the black rail needs to continue to wrap the entire patio space and remove the chain.

Mr. Abbott asked the applicant to table the application to explore alternatives in the following spring season. The applicant affirmed.

Mr. Abbott asked the commission members if there are any concerns with the freestanding sign alterations. No concerns were raised.

Mr. Lynch asked the applicant if she would move to a new space if she could not purchase the property. The applicant indicated that the property has limited space for expansion and might not be able to hold future business needs. However, the location is very good downtown especially next to loose rail.

Mr. Wood commented in his opinion leaving up the chain to control the patio space is not acceptable for be there another day. For as little money it would take to complete the rail it should be done.

Mrs. Dozer commented she is likely to take the whole patio down due to the season ending and nobody would be using it. If anything changes next year she would apply for something permanent.

Mr. Wood stated he would like the patio to be removed from this application approval.

A motion was made by Peter Lynch, seconded by Joe Abbott that the Wagon Wheel Wines sign be approved and that the patio area be removed from the application so the applicant can come back in the spring with a complete application.

The motion carried by the following vote:

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

CA-18-025

Property Owner: Lory Kim
Applicant: Remax Connection Realtors
Location: 74 North High Street
Request: New Freestanding Sign

Mr. Moore presented the application for Lory Kim for property located at 74 North High Street. The applicant is requesting approval to add a freestanding sign to the property for Remax Connection Realtors. Staff presented the application to the commission and clarified that since packets were distributed the applicant is requesting a 24" by 36" wood sign to be hung on a new wood sign post similar to the styles submitted in the application. The sign will be double sided and sit in front of the business.

Mr. Abbott asked staff if the signage has a height limit. Staff indicated the height limit is 6 feet.

Mr. Abbott noted to the commission this sign appears to be similar to the Truly Nolan sign on East Columbus Street.

Mr. Lynch asked if the 6 foot height is to the top of the sign or post. Staff indicated it would be the sign and the commission can determine if the sign post is part of the height.

Mr. Craycraft asked how far the sign would be from the sidewalk. Staff indicated the closest portion of the sign would be 5 foot away.

Mr. White asked staff if there is a restriction on the number of colors. Staff indicated that they believe the sign would be red, white and blue with a natural wood post.

Mr. Lynch asked the applicant her thoughts. The applicant stated that she was thinking the style like the black sign post in the packet is nice, without the scrolling.

Mr. Woodrow and Mr. Cox commented that they both think a black sign post would look better than natural wood.

Mr. Craycraft asked if the sign is perpendicular or parallel with High Street. The applicant indicated it will be double sided and be perpendicular with High Street.

Mr. Woodrow asked if the sign would be hanging like the examples. The applicant indicated that there would be a couple chains anchoring the sign.

Mr. Cox asked the applicant how tall the sign will be. The applicant stated she will do whatever is allowed.

Mr. Abbott confirmed the size being requested is 24 inches tall and 30 wide. The applicant affirmed that is just fine.

A motion was made by Ronnie Woodrow, seconded by Peter Lynch that this Certificate of Appropriateness be approved with the following conditions:

- 1. The sign post design be similar to example "spring" presented at the meeting.**
- 2. The sign post be a 4x4 wood painted black.**
- 3. The sign be a maximum 6' tall to the top of the post.**
- 4. The sign hanging off the post be 24" x 30".**

The motion carried the following vote:

Yes: 6 – Joe Abbott, David Craycraft, Roger White, Jamoya Cox, Peter Lynch & Ronnie Woodrow

Abstain: 1 – Bob Wood II

CA-18-028

Property Owner: Ronnie Woodrow
Applicant: Ronnie Woodrow
Location: 60 North High Street
Request: New Paint Scheme

Staff presented the application for Ronnie Woodrow for property located at 60 North High Street. The applicant is requesting approval to paint the exterior of the house in two new colors. The body of the house is being proposed in BEHR "Garden Wall" brown and the trim is being proposed in BEHR "Canyon Wind" off-white.

Mr. Woodrow commented he is open to suggestions on the paint change if the commission has any.

Mr. White stated his only concern is the brown brick and the new Garden Wall brown above it.

Mr. Lynch asked the applicant if he is tired of the blue. The applicant stated he would go blue again but is having a hard time deciding a new trim color that will match new prefinished gutters.

The commission discussed the color palate and asked the applicant if he would be willing to repaint the blue a new blue color in the same family and then paint the cream trim a white or off white color.

Mr. Lynch commented that off whites are hard to do at times because whites typically have either a green or red hint in the background and this particular white shown is in the green family and would not look as good with new blue paint.

The commission agreed that blue and off white will be best.

A motion was made by Jamoya Cox, seconded by David Craycraft that this Certificate of Appropriateness be approved with the condition that the building be painted blue within the same family as the existing and the trim be a complimentary cream/white color.

The motion carried the following vote:

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

Abstain: 1 – Ronnie Woodrow

Old Business

Mr. Moore discussed that property owner Brian Snode at 24 North Trine wanted to discuss his previous application CA-18-003 which was approved in February 2018. The applicant wanted to discuss miscommunication during that meeting and inadvertently installed aluminum coil trim on his new vinyl windows. Staff discussed that this error was discovered when the applicant at 33 North Trine Street was upset her aluminum coil trim was denied during her application claiming her neighbor just installed the same thing across the street. After that accusation staff investigated and did find aluminum coil trim installed and informed the window installer that it was not approved that way and needed to be removed or the property owner needed to get approval for what was installed by the Landmarks Commission.

Mr. Snode discussed the error with the commission and noted that they are looking to get the first floor windows in at this time and would like the aluminum coil trim to remain so that in the future it will tie into a new siding they would like to propose at a later date.

Mr. Lynch asked if just the front elevation got the new windows on the second floor or if it was the entire house on the second floor. The applicant indicated it was the entire second floor on all four elevations.

Mr. Craycraft asked if the new vinyl windows were installed. The applicant affirmed.

The applicant indicated the existing trim is a true 2x4 and that is thin compared to surrounding homes. The thought is to make sure the window trim is consistent when they reside the property in the future. The contractor has no issues removing the aluminum installed but what would be the most appropriate material to go back up later, whether it be a composite or vinyl J-channel.

Mr. White asked if the existing trim is still intact it was just wrapped. The applicant affirmed.

Mr. Snode commented he is still more favorable in removing the asbestos siding and doing a total replacement in the future.

Mr. Craycraft asked if the siding will protrude out in front of the window trim. Mr. Snode indicated that if the asbestos was removed then it would be close to flush. If it was to remain the window trim would be sunk in the siding. The existing brick mold is set inside the siding.

Mr. Snode passed around a picture of the existing windows for reference.

Mr. Snode discussed that his intent was to have the entire house redone in vinyl siding and for it all to match up. Mr. Abbott commented that vinyl siding is not allowed.

Mr. Lynch added that the easiest solution would be to build out a composite frame for the first floor windows and when the new siding is added remove the aluminum coil and replace with composite to match. The applicant indicated that he wants to do it right instead of taking something off later.

Mr. Lynch stated the only trouble is the neighbor asked for aluminum coil and her request was denied and she needed to keep the exposed wood. The first floor windows should be built out by the trim carpenters rather than wrapping them. Mr. Snode confirmed with the commission that trim should be a vinyl or composite material. The commission indicated composite or natural wood and not vinyl.

Mr. Lynch commented that no new vinyl siding is going to be approved in the preservation district.

Mr. Craycraft and Lynch indicated that the entire sill is going to need to be built out and wrapped to be proportional.

Mr. Snode shared pictures of a specific window on the north elevation with the commission and asked what type of window should replace it. The contractors proposed a gliding window but the rest on the home are a one over one.

Mr. Craycraft indicated that will be the only slider on the house and would look off.

Mr. White commented that an awning window might be an issue for someone walking under it. Mr. Snode indicated the window is pretty high off the ground.

Mr. Abbott stated they need to provide the property owner direction on the first floor windows and what to do with the second floor, along with a suggestion on window style for the one on the north elevation.

Mr. Lynch stated to rebuild the window trim to accept the future siding or leave an option to keep the asbestos in the future. Additionally, the first floor window would be recommended to be an awning window and not a slide so the one over one feature looks the same.

Mr. Snode also asked that staff could write out a decision of the meeting so he can pass along the landmarks recommendations to the contractors. Staff affirmed.

Mr. Snode asked if he does not have the financial ability to change out the aluminum coil prior to next year is that an issue. He will absolutely correct it but does not want to be held to timeline that may not be feasible. The commission affirmed.

Mr. Moore added for other Old Business items Peter Lynch would like to discuss more details of the façade alterations to 3 South High Street with the commission and share paint samples and preferred lighting styles. Staff shared with the commission photographs of the entry door style and color along with example photos of the light options being requested.

Mr. Abbott stated he likes the light style number one shown with the up lighting and down lighting.

Mr. Lynch discussed the specifics of the lighting and the design ideas behind the choices.

New Business

Adjournment

Time Out: 8:18pm

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

The motion carried by the following vote:

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

Date

Joe Abbott, Landmarks Chairman