

Canal Winchester

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



Meeting Minutes

Tuesday, December 18, 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)

A motion was made by Roger White, seconded by Bob Wood II, that Jamoya Cox and Ronnie Woodrow be excused. The motion carried by the following vote:

Yes: 5 – Joe Abbott, David Craycraft, Roger White, Peter Lynch & Bob Wood II

Excused: 2 – Jamoya Cox & Ronnie Woodrow

Approval of Minutes

November 26, 2018 Landmarks Commission Meeting Minutes

A motion was made by Bob Wood II, seconded by David Craycraft, that the November 26, 2018 Minutes be approved. The motion passed by the following vote:

Yes: 5 – Joe Abbott, David Craycraft, Roger White, Peter Lynch & Bob Wood II

Pending Applications**CA-18-039**

Property Owner: RRCT LLC
Applicant: Fantasy Cupcakes
Location: 3 South High Street
Request: New Wall Sign

Mr. Moore presented the application for Fantasy Cupcakes for property located at 3 South High Street. The applicant is requesting approval to install a new sign over the entry way for her business, Fantasy Cupcakes. Staff discussed that the signage would be similar to the existing sign at her current location at 9 South High Street and shared a rendering of the concept.

Mr. White asked staff if they should be considering the entire sign board as the signage or the lettering itself. Staff noted that the sign would be the lettering itself but the board is an important feature of the design for the signage.

The property owner Mr. Bob Wood noted that the tenant had indicated on either sign of the business name would be smaller lettering stating “Baked Goods” and “Established 2010.”

Mr. Abbott commented the additional lettering would help to break up the sign band.

Mr. Wood noted that the new signage panel on the wall is designed to be permanent and new tenants could replace the lettering or logo's with their own but stay in the same scale and theme.

Mr. Craycraft asked if the additional text would be in cursive. The property owner was unsure.

Staff commented that font for the additional lettering should not be cursive and be half or three-quarters the text size of the main lettering so it is easier to read.

Mr. Craycraft asked what the color of the backing is for the sign. Mr. Wood noted that they call it "Easton Blue" but it's not the exact color.

Mr. Abbott noted that he agrees with having the additional font being half the size of the main signage.

Mr. Lynch noted that the intention is to have the additional font be half of the original sign size or smaller and the font will be in white.

The commission asked a questions in regards to the size of the text. Staff indicated the application notes it will be 18" tall letters.

Mr. Abbott commented he likes the fact the additional signage will be a different color.

Mr. Craycraft asked for clarification on the signage lighting. Mr. Wood indicated that there will be decorative directional lights on the building that will shine up and down the building so they are less of signage lights but more of wall lighting.

A motion was made by Peter Lynch, seconded by David Craycraft that application CA-18-039 be approved with the condition that the additional wording to go above the windows be a different color than the main sign and 50% of the main signs font size.

The motion carried by the following vote:

Yes: 4 - Joe Abbott, David Craycraft, Roger White & Peter Lynch

Abstain: 1 – Bob Wood II

CA-18-040

Property Owner: Shaw Family Rentals LLC
Applicant: Leander Boutique
Location: 9 South High Street
Request: New Wall Sign

Mr. Moore presented the application for Amanda Kitchen for property located at 9 South High Street. The applicant is requesting approval for a new 9 square foot round wall sign on the front of the building. Staff shared with the commission the detail of the proposed signage and a rendering showing what the sign would look like on the building.

Staff noted that they asked the tenant about the front façade and getting that cleaned up and the tenant noted that they had provided some painter/contractor info to the landlord.

Mr. Abbott discussed his concern that the front façade would remain as is.

Mr. Wood asked staff what they could do to address the building. Staff noted that they want to see if the landlord will do the repairs with the new tenant change prior to any notice being sent out.

A motion was made by Bob Wood II, seconded by Roger White that application CA-18-040 be approved as presented.

The motion carried by the following vote:

Yes: 5 – Joe Abbott, David Craycraft, Roger White, Peter Lynch & Bob Wood II

Old Business

Mr. Lynch noted that Mr. Brian Snode on North Trine Street asked him to come over and look at his windows installed on his home. The second floor windows are the only one done at this time. This is the property in which the aluminum coil was installed around the windows without approval. This home has a couple issues including asbestos siding and the old wood jams are covered in lead paint. For the company he hired to remove those items and remediate them the cost was very high. Now these items could be covered up and Lynch noted he believes this was covered during the original Landmarks meeting.

Mr. Snode indicated that nobody said anything about not wrapping the windows in metal so they were unaware that they could not be wrapped. The installer will only install the metal wrap and they won't do any type of composite or wood and the windows have already been paid for. The dilemma is to put the windows in and then try and come up with a time frame to remedy the situation at a later date or should the bottom windows be done properly from the start.

Mr. Lynch also noted that the property owner long term wants to tear off the rear porch to put on an addition and expects to file that application sometime in the spring of 2019.

Mr. Snodes house does not have a whole lot of character so Mr. Lynch said he showed him the widows on his house which have a box casing. The casing actually boxes out 2.5 inches. Mr. Lynch said if he did something similar on his home the coil could be wrapped in something composite rather than taking it off, which would add another layer of protection. This suggestion would add some architectural features to the home.

Mr. Lynch commented that Snode wants to remedy the issue but was asking if it could be delayed until he gets the load to do the rear addition in the future.

The commission discussed the project further in detail.

Staff noted that if an applicant does something that was not discussed at the meeting then they did something that was not approved. The applicant should present the application in its entirety so you are approving exactly what they are going to do, so that way you can work out these types of issues ahead of time.

Mr. Moore noted that 18 East Columbus Street has revised their west elevation, covering the stone that was not approved. Staff asked the commission to go out and take a look at the work to let staff know if the changes are acceptable and what Landmarks intended for them to do. Staff noted that the property owner is aware that they were not to install a vinyl material and it needed to be a natural or composite material to recreate the storefront that was removed.

Mr. Lynch asked if they had asked to replace the second story window on the Columbus Street elevation. Staff noted that the applicant had indicated that they would want to come back in the future and propose new windows and during the discussion it was noted that the stained glass on the first floor on the Columbus Street elevation should be retained, in addition to paint the new windows to match the old windows.

Mr. White asked staff if the property on Washington Street has been contacted in regards to the paint color. Staff noted they believe the building is all in primer and is not finished.

New Business

Staff presented the statistics for 2018 and noted that Landmarks reviewed a total of 42 application throughout the year. About half were approved as presented and the rest with modifications. The majority of the applications that were approved were signs and windows.

Staff thanked David Craycraft and Roger White for attending the training earlier in the year.

Staff thanked Joe Abbott, Bob Wood and Ronnie Woodrow for serving on the Landmarks Commission and noted that they will be missed in the following year.

Adjournment

Time Out: 7:40pm

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: 5 – Joe Abbott, David Craycraft, Roger White, Peter Lynch & Bob Wood II

Date

Landmarks Chairman