

# Canal Winchester

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



## Meeting Minutes

February 28, 2022

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)

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

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

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

**Excused: 1** – Jamoya Cox

Approval of Minutes

December 21, 2021 Landmarks Commission Meeting Minutes

**A motion was made by David Craycraft, seconded by Peter Lynch, that the December 21, 2021 Minutes be approved.**

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

**Yes: 5** – Peter Lynch, David Craycraft, Roger White, Rich Dobda & Whit Wardell

**Abstain: 1** – Dr. Scott Kelly

Election of Officers 2021

**A motion was made by Roger White, seconded by Whit Wardell to appoint Peter Lynch as Chairman.**

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

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

**A motion was made by David Craycraft, seconded by Roger White to appoint David Craycraft as Vice-Chairman.**

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

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

**A motion was made by Roger White, seconded by David Craycraft to appoint Rich Dobda as Secretary.**

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

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

Pending Applications**CA-22-001**

Property Owner: Jerry McCann & Erika Tucker

Applicant: David Craycraft

Location: 36 West Mound Street

Request: Demolish existing rear addition to construct new rear addition.

Mr. Moore presented the application for David Craycraft for property located at 36 West Mound Street. The applicant is requesting approval to remove an existing 400 sq. ft. rear addition on the single-family home to construct a new 1,400 sq. ft. rear addition. Staff discussed that the residential home was constructed around 1872 and the first rear addition was added in the late 1800's.

Staff shared photographs of the front and rear of the home, noting what sections are proposed to be removed. The applicant is showing that the addition will feature a hardi-board lap siding material on the majority of the addition and a board and batten accent material on any building inserts for contrast. The rear addition will comprise of both dimensional asphalt shingles and a standing seam metal roof. It is anticipated the shingles on the main portion of the house will be replaced to match. Other details for the proposal were shared with the commission.

The plans note a potential for a future phase which includes the construction of a new detached garage and front porch renovations.

Mr. Lynch asked the applicant if the dormer on the rear of the house is getting resided or redone. Mr. Craycraft stated it will get new siding and two of the window openings will be filled in.

Mr. Dobda asked if all of the windows will be replaced with black. The applicant affirmed and stated they will all be one-over-one style.

Mr. Lynch asked why the siding on the new addition is going from a 2.5" profile to a 6" profile. The applicant noted that the home owners prefer the wider profile to the narrow profile. Mr. Lynch noted that keeping the original profile is always good if the property owner is up to do it.

Mr. Lynch asked if the front door currently has a wood storm door. The applicant indicated it is an aluminum storm door. The existing front entry has a transom above the door and that will stay with the project. The storm door will be removed with the project. The existing door is wood with a glass top but it is not in the best of shape.

Mr. Lynch asked if any other changes were to take place on the front porch at this time. The applicant indicated that the front porch itself will be a future project.

Mr. Lynch asked if the brick foundation will match the existing house foundation. The applicant stated that they have not picked out a sample yet, but they plan on matching and will return to the commission with a full color submittal in the future. A separate designer is picking out siding color, roofing, trim color and other design related items. Mr. Lynch asked if the foundation reveal on the new foundation will be the same exposure. The applicant affirmed.

Mr. Craycraft noted that the future projects for this property include redoing the front porch and a 3-car detached garage that will be connected with a portico to the house. Mr. Lynch asked if the breezeway would be an open design. The applicant noted most likely.

Mr. Lynch asked when phase 2 would occur. The applicant indicated in a year or two, depending on costs.

The commission talked about the future phase with the front porch redesign and how it would expose a window in the upper level that is partially blocked now.

Mr. Lynch asked why the windows in the kitchen area are transom windows on the one elevation. The applicant indicated they are above the kitchen cabinets but the trim around the window will match the others.

**A motion was made by Roger White, seconded by Dr. Scott Kelly that Certificate of Appropriateness #CA-22-001 be approved with the following conditions:**

- 1) Future detached garage not included in this approval.**
- 2) The brick foundation on the addition matches the brick on the house.**

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

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

**Abstain: 1** – David Craycraft

**CA-22-002**

Property Owner: Mike & Donna Talbot

Applicant: David Craycraft

Location: 121 West Columbus Street

Request: Remove existing rear porch. Construct new addition to the house. New front porch.

Mr. Moore presented the application for David Craycraft for property located at 121 West Columbus Street. The applicant is requesting approval to remove the

existing rear covered porch to construct a new 1,220 sq. ft. addition, including an attached 2-car garage facing Clinton Street.

Staff discussed that the renovation plans show tearing down the existing rear covered porch, all new replacement siding, and a new front porch design on the front of the home. The applicant has provided an inspirational photograph for what the character of the house will be after the renovation. Details for the materials called out to be used on the project were discussed.

Mr. Craycraft noted that the plan is for a 3 color scheme with the project with a light shake siding on the second floor, a medium color for the first floor, and darker color for the shutters and trim.

Dr. Kelly asked if there was going to be any standing seam metal on the roof. The applicant indicated no. Staff noted that the existing home has a slate roof and the plans note that it will remain. Mr. Craycraft indicated that a slate roof contractor is going to come in and evaluate the condition of the roof as there are some damaged sections, especially where the gutters were nailed onto the slate roof. The front porch has a slate roof but that will need to come down for the redesign.

Mr. Lynch asked why the roof on the porch was being modified. The applicant indicated it will get more pitch with a shed type slope and it will be a closer match to the inspirational photograph. The existing porch has a lot of wood rot.

Mr. Lynch asked for clarification on the porch decking. The applicant indicated that they do not know how deep the existing concrete footer goes. There is some severe disintegration on the existing block. The intent is to completely redo the porch. Lynch noted that the home does not have the same finished floor height as the inspirational photo to get the lattice. Craycraft indicated that the front flower bed is raised and they plan on removing it to get 36" average at the front porch. This would allow for the vertical lattice work. They will try and achieve that look if they can.

Dr. Kelly asked what the chances are for a hardi siding over the vinyl alternative noted on the cut sheets. The applicant indicated there is a 70% price difference to switch to hardi. The route would be to go with vinyl with a hardi or composite trim around the windows, bands and frieze board. The existing home is a vinyl siding over a stucco. The stucco is covering a brick that was deteriorating.

Mr. Lynch notes that he likes the lattice work and the 3" tongue and groove decking combination.

Mr. Lynch discussed that no vinyl samples were presented for the alternate so he would not be voting to approve that material and only the hardi board at this time. Mr. Craycraft asked about the shake shingles on the second floor. Lynch stated that no samples outside of the James Hardi were submitted for review.

Mr. Lynch discussed that the inspirational photo shows a 1x4 exterior molding on the outside corners going from top to bottom. The existing home has a 45 miter detail. Lynch asked if the existing detail remain. Craycraft affirmed noting that the fascia has does not really exist at the top with how the gutters were attached the slate tiles. The way it is set up now, there is a void behind the aluminum wrap fascia. If the fascia is rotten it will be replaced.

Mr. Lynch asked the applicant if all window trim will replace the metal with cement board. The applicant affirmed.

Mr. Lynch asked if there is a physical stone sample for review. The applicant stated they do not have one but he can get one for review.

Mr. Lynch asked if the existing foundation is block. Mr. Craycraft stated it is block in a section but is a full-length double width brick on the rest of the house. On the foundation it is almost like an exposed foam that may have been installed to protect the deteriorating foundation. Its not stone but a rigid insulation. The foam will be removed. The new addition will be masonry block.

Mr. Lynch asked the applicant what the plan was for the shutters on the first floor. Mr. Craycraft indicated that the intent is just for shutters on the second floor to match the inspirational photograph. Lynch noted that the plans for the addition have large sections on horizontal siding and adding shutters to the first floor windows would help break the walls up.

Dr. Kelly asked if the gutters and downspouts will be round. The applicant indicated they are planning on a K-style gutter like what is on the house now.

Mr. Lynch asked what the soffit material will be made from. The applicant indicated it will be a composite material.

Staff asked the applicant what the shape of the front porch railing would be. The plans note it is called out as wood or metal but no shape has been determined. The applicant indicated the front porch rails would have square balusters. Mr. Lynch notes that it should be a traditional round railing that will match the neighborhood. If they want to go with a metal product for the railing, the commission will want to review it first.

Mr. Dobda asked if the railing down the front steps will match the inspirational photo. The applicant affirmed noting that the column at the sidewalk would be square to match the shape of the stone section of the columns. However, the upper section of the columns could be round or square. The commission unanimously noted that the round columns for the upper section are the preferred route.

**A motion was made by Peter Lynch, seconded by Whit Wardell that Certificate of Appropriateness #CA-22-002 be approved with the following conditions:**

- 1) Hardi-board siding samples were approved (only).
- 2) The front porch shall have a 3" tongue and groove decking (wood or composite).
- 3) The area under the front porch shall have a vertical lattice.
- 4) The porch railing shall have square balusters.
- 5) The columns on the front porch be round (wood or composite).
- 6) The entire house should have shutters where applicable (panel style).
- 7) The slate on the main house is to remain.

The motion carried by the following vote:

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

**Abstain: 1** – David Craycraft

**CA-22-003**

Property Owner: City of Canal Winchester  
Applicant: City of Canal Winchester  
Location: 45 East Waterloo Street  
Request: City Hall Monument Sign

Mr. Moore presented the application on behalf for the City of Canal Winchester for the property located at 45 East Waterloo Street. The application is for a new monument sign for City Hall to be located in front of the subject property. The sign will be located between the flag poles and the front vestibule.

The new monument signage has been designed to match the shape of the corporation limit signs throughout the city. The sign itself will be identical to the entry sign on Gender Road in size and design with a dimensional panel and standoff lettering. The sign will mount on a brick base and will sit 5.5 feet off the ground. The sign will be externally illuminated with ground mounted lights.

Mr. Craycraft asked when the sign will be installed. Staff indicated it has not been ordered yet so there is no timeline.

Mr. Lynch asked if the sign is illuminated. Staff indicated by ground mounted lights.

Mr. Dobda asked if the City Hall wording on the top will be centered. Staff affirmed.

Mr. Dobda asked staff how thick the pvc lettering is on the sign. Staff indicated it will be between .5" to .75".

Mr. Craycraft noted he likes the sign design.

**A motion was made by David Craycraft, seconded by Peter Lynch that Certificate of Appropriateness #CA-22-003 be approved as presented.**

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

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

#### New Business

Darlene Perry spoke to the commission regarding her duplex at 87 West Waterloo Street. Mrs. Perry noted that she is looking to sell the property this spring and wanted to do some maintenance updates like replacing the brick chimney and painting the siding to give the property an updated look before going on the market. Mrs. Perry discussed she would like some guidance on paint colors.

The commission talked about refreshing the current paint color or painting the building white. Mrs. Perry noted that white would require multiple coats and she is looking for something with color to stand out.

Mrs. Perry talked about adding shutters to the building and Mr. Lynch noted that if they were done correctly it would look nice.

The commission suggested just washing the house instead of new paint to leave that decision up to the new property owners.

Mrs. Perry noted that she thinks the building will end up being a tan color because it can cover the current yellow easier.

#### Old Business

Staff provided a brief update to projects in town such as the final stages to City Hall and the new Mixed Use building located adjacent to the Chase parking lot.

The commission asked if 10 North High Street will remain with the city. Staff affirmed it will be used for other meeting space like the JRD.

#### Adjournment

*Time Out: 8:14pm*

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

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Date

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Landmarks Chairman