

# Canal Winchester

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



## Meeting Minutes

**May 23, 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)

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

Approval of Minutes

April 25, 2022 Landmarks Commission Meeting Minutes

**A motion was made by David Craycraft, seconded by White Wardell, that the April 25, 2022 Minutes be approved.**

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

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

Pending Applications**CA-22-010**

Property Owner: Ronnie Woodrow  
Applicant: Ronnie Woodrow  
Location: 67 North High street  
Request: In-ground swimming pool

Mr. Moore presented the application for Ronnie Woodrow for property located at 67 North High Street. The applicant is requesting approval to install an 18'x30' in-ground swimming pool. Staff notes that the plans show that the pool will be located within the rear fenced in yard and that the contractor noted that the existing paver patio will be reconfigured to lead to the new pool.

Mr. Craycraft asked the applicant about the concrete skirt around the pool. The applicant noted there would be a 3 foot concrete walk on the south side and 4 foot on the other three sides.

Mr. Lynch asked what the bump out is facing the house. The applicant notes it will be a decorative landscape block between the pool and the fire pit.

Mr. Dobda asked if the existing 4 foot fence was to remain. The applicant affirmed.

**A motion was made by Roger White, seconded by Whit Wardell that Certificate of Appropriateness #CA-22-010 be approved as presented.**

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

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

**CA-22-011**

Property Owner: Ronnie Woodrow  
Applicant: Ronnie Woodrow  
Location: 67 North High street  
Request: Detached Garage

Mr. Moore presented the application for Ronnie Woodrow for property located at 67 North High Street. The applicant is requesting reapproval for a new detached garage behind the subject property. Staff noted that this application was previously approved in May 2019 but the applicant has yet to construct the building. A Certificate of Appropriateness application expires after 1 year so the applicant is requesting to renew.

Staff discussed that the building is a 26' x 40' detached garage to the rear of the property. The building is shown to be 18.5 feet from the north alley and 5 feet from the east alley. Staff notes that the building will need to be shifted to be 8 feet from the east alley to meet zoning requirements.

Staff discussed that the applicant received variance approval in February of 2015 to allow for the oversized building at the rear of the property. This proposed building will be one story in height and will have a double garage door on the left hand side and a single garage door to the right. The building will be a white board and batten siding and have a dimensional grey roof. The applicant has also noted that the horizontal lap siding on the rear of the home will be replaced with board and batten to match the garage.

Mr. Craycraft asked if the siding will be either hardi or wood. The applicant indicated it will be one of the two, depending on expense. Painted white with black fixtures.

Mr. Lynch asked if the wood option would be plank and battens, not T1-11. The applicant affirmed.

Mr. Lynch asked what type of roof is on the house. The applicant indicated it was slate and the garage will be asphalt shingles.

Mr. Craycraft asked if the windows on the garage will match the home. The applicant affirmed.

Mr. Lynch asked if the board and batten on the house will match the garage. The applicant affirmed and noted that he may come back with a color request change from grey to white so the house matches the garage.

Mr. Lynch asked staff if the application is unchanged from 2019. Staff affirmed.

Mr. Craycraft asked if the pool will be between the garage and the house. The applicant affirmed.

Mr. Lynch asked what the garage door details will be. The applicant indicated an insulated metal and they will have a square glass over the half moon.

**A motion was made by David Craycraft, seconded by Peter Lynch that Certificate of Appropriateness #CA-22-011 be approved as presented.**

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

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

**CA-22-012**

Property Owner: Brian & Ashley Vance  
Applicant: David Craycraft  
Location: 43 East Columbus Street  
Request: New front porch

Mr. Moore presented the application for David Craycraft for property located at 43 East Columbus Street. The applicant is requesting approval to replace the existing front porch on the home with a new full width front porch. Staff shared photographs of the existing front porch noting the damage and the plans for the new design. The proposed porch is 8 feet in depth putting it 2.7 feet closer to the sidewalk than the existing. Staff noted that the applicant will need to verify the front yard build-to line along this section of Columbus Street to see if the applicant would need a variance to have the porch located closer to the street than the existing.

Mr. White asked Mr. Craycraft if there was any evidence found of a full front porch design on the home previously. The applicant indicated that they did not find anything to suggest a full front porch in any earlier designs.

Mr. Craycraft noted that they were planning on 6x6 post and wrapping it with trim but the current thought is for a solid wood post, either cedar or fir. There will be trim added to the bottom panel that will mimic what is on the existing porch now. The elevations show corbels under the soffit to try and tie into the existing design, this is just a simplified version.

Mr. Lynch asked what the panel on the porch would match. The applicant notes that porch floor will be stained to match the floor and the ceiling. Lynch asked if it will be a real wood the applicant affirmed.

Mr. Lynch asked the applicant about the detail of the corbels. The applicant indicated they will be the height of the header, at 8" to 10" and will extend out past the soffit.

Staff asked what color the standing seam metal roof will be. The applicant indicated black.

Dr. Kelly asked what color the shutters are on the front of the home. The applicant indicated black. Dr. Kelly noted that the metal roof would look good the same color as the shutters.

Dr. Kelly asked if the front of the porch will have a gutter. The applicant affirmed and noted that it will match the front of the home.

Mr. Lynch noted that he would prefer if the porch had half-round gutters. The applicant noted that the front of the house has half-round gutters.

Mr. Lynch asked how the bottom of the porch will be trimmed out. The applicant noted there will be a horizontal board that will have vertical boards attached with a gap. There will also be a gap at the bottom for ventilation.

Mr. Lynch asked if the peak in the porch will be siding to match the house. The applicant affirmed.

Mr. Lynch asked if the roof would be a bead board with individual planks. The applicant affirmed.

Mr. Lynch asked staff if they remember why the application was previously tabled. Staff indicated that the applicant did not file an application for review and passed out a handout and the commission asked him to file an application for the record.

Mr. Lynch noted the new porch design will look nice.

**A motion was made by Peter Lynch, seconded by Rich Dobda that Certificate of Appropriateness #CA-22-012 be approved with the following condition:**

- 1. The gutters on the front porch match the gutters on the front of the home.**

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

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

**Abstain: 1** – David Craycraft

Staff asked the commission about the variance request for the porch to extend closer to the right-of-way line. The commission noted that they do not have any problem with the porch being located closer to the front sidewalk.

**CA-22-013**

Property Owner: Daniel Robert Inc  
Applicant: Jason Heitmeyer  
Location: Lot 50, Clinton Alley  
Request: New Single Family Home

Mr. Moore presented the application for Jason Heitmeyer. The applicant is requesting to construct a new single-family home on lot 50 along Clinton Alley. This property is zoned Old Town Single Family and is located in the Preservation District boundaries.

The applicant is requesting to construct a new single-family home that will have a footprint of 2,057 sq. ft. The building is proposed to be 35 feet from Clinton Alley. The side yard setback for the lot is 5 feet and rear yard is 20 feet. Staff shared a plot plan for lots 50, 51 and 52 with the commission noting that moving the homes closer to the alley, around 25 feet away would be more in line with the rest of the neighborhood.

The home has been designed with a multitude of siding materials to make it look like it had additions over time with the break in materials. The home is a hardi or LP smartside siding for the horizontal lap siding and the scalloped siding in the gable areas. A full front porch is across the face and an attached garage is pushed back from the front left of the home. The rear porch has two designs, one for an open design and the other for a screened in design with knee wall panels. This home is a 1.5 story home with a dormer window. There is a limestone veneer foundation on the block and the shingles will be dimensional asphalt and the porch will have a standing seam metal. The applicant has provided a color board that shows siding colors and front door and garage door details.

Dr. Kelly asked if the setback was decreased would there be enough room for lot 52 to the north. Staff indicated that the houses could stagger and do not have to be at the same setback.

Mr. Dobda asked about the two lots to the south. Staff indicated that a separate property owner owns the other two vacant lots.

Mr. Craycraft asked what the driveways will be constructed from. The applicant indicated concrete.

Mr. Craycraft asked if the gable ends are hardi materials. The applicant affirmed it would be either hardi or LP smartside with a fish scale pattern.

Mr. Lynch noted he does not see a window schedule provided. Staff noted that the applicant has not provided window specific product information for review

but the renderings show what the style of window each home will have. Staff did note to the applicant that any windows that have grids should be a SDL design.

Mr. Lynch asked the applicant if he had any concern with SDL grids. The applicant indicated that for these purposes he has not concern.

Mr. Lynch asked if the front columns will be structural fiberglass. The applicant indicated his intent was to trim out 4x4 posts will hardi. None of the homes would have round columns they would all be square. Lynch asked if they will have the base and capital detail. The applicant affirmed the detail will be added to create some definition.

Mr. White asked staff if they are commenting on all three home designs at this time or just lot 50. Staff noted that the discussion should be focused on lot 50.

Mr. Lynch asked what the porch floors will be made from. The applicant indicated concrete.

Mr. Craycraft clarified with the applicant that the soffits will be aluminum or vinyl.

Mr. Lynch asked about the porch ceilings. The applicant indicated either a fir ply with strips to cover the seams. Lynch asked if it was a Charleston design with square grids. The applicant affirmed and noted the front and rear porch would match.

Mr. White asked if the optional screened porch would match the design. The applicant affirmed.

Mr. Craycraft asked how the screened porch design would be determined. The applicant indicated it could be an option for the buyer to do as an add on.

Mr. Craycraft asked the applicant about the rear door for the home. The applicant indicated they would be a full view glass panel.

Mr. Lynch asked how the commission felt on the front doors chosen for these homes. They are not very traditional. It would be more traditional to have a ½ or 2/3<sup>rd</sup> lite front door rather than the ¼ lite. The applicant noted that would be fine and the intent was to create some natural light into the foyer area without going with a full view glass door. Lynch noted that this could either be a pane of glass or 4 panes to match the windows.

Mr. Lynch asked if there is any chance for a wood porch and not concrete. The applicant noted that they are at a very high end price point with these at mid 600k. Finding some places to cut cost was the front porch. Lynch asked if they were stamped or not. The applicant indicated that they were going to be plain.

Dr. Kelly asked if they had any concerns with moving the homes closer to the street. The applicant responded saying that he actually likes the idea of them fronting the street more. It provides more rear yard space as well.

Mr. Craycraft asked how close the house would be to the existing tree line. The applicant indicated that they are really close to the existing tree line but some of them will need to be removed to clean up the site and install the utilities.

Mr. Craycraft asked what color the house would be. The applicant indicated this home is white with a grey trim. Collectively the homes are similar in nature but distinctly different.

Mr. Dobda asked if the white will be two-toned with a white and bronze color. The applicant indicated the whole door would be the bronze door.

Mr. Lynch asked if the garage door would have the three panels like the rendering. The applicant indicated that the products cut sheet shows the garage door detail that they plan on installing. It will not match the elevations.

Mr. Craycraft asked if they would have hand rails on the front porch. The applicant indicated that they are not necessary.

Mr. Craycraft confirmed with the applicant that all the trim will be hardi or LP.

Mr. Lynch asked if the horizontal siding was a 4" lap siding. The applicant noted it would be a lap siding but has not determined the width. It would either be a 4" or 6". The commission discussed and noted that either would look fine.

**A motion was made by David Craycraft, seconded by Roger White that Certificate of Appropriateness #CA-22-013 be approved with the following conditions:**

- 1. The front door be 2/3 glass with a single panel.**
- 2. The window grids be an SDL design.**
- 3. The garage door matches the cut sheet and not the rendering.**

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

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



**CA-22-014**

Property Owner: Daniel Robert Inc  
Applicant: Jason Heitmeyer  
Location: Lot 51, Clinton Alley  
Request: New Single Family Home

Mr. Moore presented the application for Jason Heitmeyer. The applicant is requesting to construct a new single-family home on lot 51 along Clinton Alley. This property is zoned Old Town Single Family and is located in the Preservation District boundaries. The proposed home will have a footprint of 1,815 sq. ft.

The home is designed with a 1.5 character that fronts the street with a garage on the right hand side pushed as far back from the house and still be attached. The plans show a ¼ width front porch on the face of the home and the design features a hardi or LP smart side horizontal siding with a board and batten siding on the gables ends, front and rear. The elevations note a cultured stone veneer foundation and dimensional asphalt shingles for the main roof with a standing seam metal accent roof on the north side of the home. The garage door and windows are similar to that of lot 50. This home has an enclosed rear porch area to the west.

Mr. White asked if the trellis on the front of the home was going to be built on the home. The applicant affirmed noting it would be a natural product and this trellis would be a permanent fixture of the home. Its intent is to break up the front elevation.

Mr. Craycraft commented that the front steps on this porch should be the same width as the door system. The applicant affirmed that could be done.

Mr. Craycraft asked if the garage door would match the cut sheets and not the elevations. The applicant affirmed.

Mr. Craycraft asked if all of the homes would have the limestone foundation veneer. The applicant noted that lot 50 and 51 will have the limestone veneer but lot 52 is proposed with a brick veneer on the foundation.

The commission discussed the double front door design on the home. It was determined that the double door design is not traditional for Canal Winchester and should be switched to a single door with side lights. Mr. Heitmeyer asked about the height of the glass on the side lights and the door. The commission discussed and determined that a ¾ lite front door with 2/3<sup>rd</sup> lite sides would be appropriate. The door should have one panel and each side light should have 1 panel.

The commission discussed the board and batten detail and determine 12" on center is standard with a 1.5 batten strip.

Mr. Dobda asked what colors the windows would be. The applicant indicated all three homes would have white windows.

Mr. Craycraft noted that the elevations show the garage window is centered but the floorplan show it is not. The applicant noted the window will be centered and what happened was the garage was 24' deep originally and they made it deeper and forgot to move the window.

Mr. Lynch asked if this home would have a similar porch style as lot 50. The applicant affirmed.

The commission revisited the comment about widening the front porch steps and determined it could go either way now the door has changed to a single door. The applicant noted that widening the step with the door assembly is a good idea.

The commission discussed options to remove the lattice as a permanent fixture on the home with either landscaping or shifting the window to be closer to the stairwell to make the gap smaller on the front elevation. The applicant noted that he is comfortable removing the lattice and look at moving the window or filling in the area with landscaping.

**A motion was made by Peter Lynch, seconded by Dr. Scott Kelly that Certificate of Appropriateness #CA-22-014 be approved with the following conditions:**

- 1. Front door be a single door with 3/4 lite with a single panel and two side lights with 2/3 lite.**
- 2. The front steps be as wide as the entire door entry system.**
- 3. The lattice work is removed from the front of the home.**
- 4. The garage door matches the cut sheet and not the rendering.**

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

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

**CA-22-015**

Property Owner: Daniel Robert Inc  
Applicant: Jason Heitmeyer  
Location: Lot 52, Clinton Alley  
Request: New Single Family Home

Mr. Moore presented the application for Jason Heitmeyer. The applicant is requesting to construct a new single-family home on lot 52 along Clinton Alley. This property is zoned Old Town Single Family and is located in the Preservation District boundaries. The proposed home will have a footprint of 2,030 sq. ft. and fronts both Clinton Alley and Groveport Road.

The design for the home shows a story and half home that fronts the alley with an attached 2-car garage that is pushed back behind the front elevation of the home. The design also features a wrap around front porch that faces Groveport Road to the north. The siding on the home is a horizontal siding for the main body of the home. The garage area is intended to look like an addition and the applicant has added a board and batten siding to show the break visually. The side of the home facing Groveport Road features board and batten in the gable end to match what is on the south gable elevation. Above the garage door are two dormer windows.

The applicant is still showing an alternative for a screened in porch to the rear of the home that would be visible from Groveport Road. The garage door for this unit is slightly different than the others with windows in the top area. The home is showing a brick veneer foundation and the home will have two colors for the siding. The applicant is not proposing any grids in the windows, unlike the other two.

Mr. Dobda asked the commission if this home should have the same changes as lot 51 where the French doors are switch to single doors with side lights.

Mr. Lynch asked if the front porch facing Groveport Road would have an optional screened porch finish or if it was only the rear porch. Mr. Heitmeyer noted the option for the screened porch was only for the rear.

Mr. Lynch asked if the objective is for Clinton Alley or Groveport Road to be the primary entrance. The applicant indicated the objective is for Clinton Alley to be the main entryway. If the commission wants to go with single doors over the double doors, would it make more sense for the Groveport Road door be changed to twin windows instead. The commission discussed that to differentiate the two, the front door should be 2/3<sup>rd</sup> lite and have ½ lite side lights and the side door should just be a single door ½ lite.

Mr. Lynch noted that there are door specs provided but Therma-tru doors has lots of options. The applicant noted that he likes that brand.

Mr. Craycraft asked if the other garage doors have glass in the top panel. The applicant noted that they do not. They will be using the garage door from the cut sheet page and not the elevations.

Mr. Craycraft noted that the front elevation has lap siding in the gable and lap siding on the main body of the home. The discussion centered on if the lap siding as a whole should be the same color or if the gable should be a different color. The applicant noted that this home was showing all of the siding would be the same 'Accessible Beige' color and the trim around the home would be the 'Snowbound' color.

Mr. Dobda noted he prefers board and batten on all gable ends. Dr. Kelly, Mr. White and Mr. Lynch commented they like the lap siding on the entire front elevation.

The commission discussed the board and batten on the gable end facing Groveport Road and determined that they do not mind the mix of the two materials in this location.

Mr. Lynch noted that he likes the screened in porch on this lot in particular.

The commission asked if the brick veneer on the foundation will be red. The applicant affirmed. Mr. Craycraft asked if 'Flagstaff' is the brand or style. The applicant noted he believe it is the style.

Dr. Kelly discussed that this unit does not have any grids like the others. Mr. Lynch noted that he would rather see grids on this lot and lot 51 could have the 1-over-1 windows if they were trying to mix it up.

Mr. Lynch asked the applicant if they are comfortable adding grids to this home windows. The applicant noted that they are no against it but the only thing they do not like about the simulated divided light windows is it limits the selection of window brand. Initially, that is why they were looking to limit what they were doing but they are fine with doing all of the lots the same. Lynch responded saying that he like the 4-over-1 design.

Mr. Heitmeyer wanted to make the commission aware that the rear patio doors on all three units are full lite.

Mr. Lynch asked what the chances are for this unit to have the screened in porch from the start and not an option. The applicant noted that this lot has the highest chance for the screened in porch. The commission noted that it is their preference.

A motion was made by Peter Lynch, seconded by Whit Wardell that Certificate of Appropriateness #CA-22-015 be approved with the following conditions:

1. The garage door matches the cut sheet and not the rendering.
2. The front steps be as wide as the front door.
3. The windows have a 4-over-1 SDL grid.
4. The Groveport Road entry door be a single door with 2/3 lite.
5. The Clinton Alley door be a single door with 2/3 lite with two side lights at 1/2 lite.
6. The commission prefers the rear screened porch option visible from Groveport Road over open rear porch design.

The motion carried by the following vote:

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

**CA-22-016**

Property Owner: Peter Lynch  
Applicant: Peter Lynch  
Location: 110 East Waterloo Street  
Request: Front Porch Balusters

Mr. Moore presented the application for Peter Lynch for property located at 110 East Waterloo Street. The applicant is requesting approval to install new front porch balusters on the subject property. The applicant has noted that they have found both square and detailed balusters on either side of their home so they would like the approval for both options. Right now, the porch is open with no railing.

Mr. Lynch commented that they are leaning towards the detailed Shannon Balusters, as it has a more historic design.

Mr. Craycraft asked what the material is from. The applicant noted it is a paintable resin.

Mr. Lynch noted that he is intending to keep the height of the balusters under 30 inches. The plan is to cut them down to keep the railing down. Due to the front elevation of the home being so high, the balusters have the ability to hide the detail in the front door. The balusters are a bit beefier than a standard product. The bases on the columns will need to be notched so fit the product.

Dr. Kelly asked if the steps will stay on the side. The applicant affirmed and noted they are going to add a traditional 1" tight gap lattice on the left-hand side.

Mr. White asked when they are going to install the screens on the side porch. The applicant noted that they will go in last.

Mr. Dobda asked the applicant if there are any homes in the area that have square balusters and round columns. The applicant noted there are several in the neighborhood. The idea with the Shannon balusters is to break up the square design with the home.

Mr. Lynch noted that they are still looking at replacing the front decking with an Aeratis product as well.

**A motion was made by David Craycraft, seconded by Dr. Scott Kelly that Certificate of Appropriateness #CA-22-016 be approved with the following conditions:**

- 1. The front porch balusters be either the 3" square design or the Shannon design at 20" in height.**
- 2. The front porch decking be a 3" T&G Aeratis.**

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

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

Old Business

Staff discussed the current construction projects in town with the commission.

New Business

Adjournment

*Time Out: 8:49pm*

**A motion was made by Peter Lynch and seconded by David Craycraft, that this meeting be adjourned.**

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

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

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Date

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Landmarks Chairman