

Canal Winchester

*City Hall
45 East Waterloo Street
Canal Winchester, OH 43110*



Meeting Minutes

April 24, 2023

7:00 PM

Landmarks Commission

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

Call To Order

Time In: 7:00pm

Declaring A Quorum (Roll Call)

A motion was made by Roger White, seconded by David Craycraft, that Rich Dobda and Peter Lynch be excused.

The motion carried by the following vote:

Yes: 5 – Linda Boving, Roger White, David Craycraft, Whit Wardell & Dr. Scott Kelly

Approval of Minutes

March 27, 2023 Landmarks Commission Meeting Minutes

A motion was made by Dr. Scott Kelly, seconded by Whit Wardell, that the March 27, 2023 Minutes be approved.

The motion carried by the following vote:

Yes: 5 – Linda Boving, Roger White, David Craycraft, Whit Wardell & Dr. Scott Kelly

Pending Applications**CA-23-012**

Property Owner: Daniel Roberts
Applicant: Jason Heitmeyer
Location: 44 Clinton Street
Request: New Deck and Fence

Mr. Moore presented the application for Jason Heitmeyer for property located at 44 Clinton Street. The applicant is requesting approval for a new deck off the rear of the home and a privacy fence in the rear yard.

Staff presented information on the new single family home in the district and details for the new Timbertech deck off the rear of the home. The applicant is requesting for the color to be 'Espresso' and has pictures describing the skirt board and railing style. The applicant is also requesting that this lot be permitted to construct a privacy fence in the rear yard. The sides of the fence are shown to be 6 foot tall and the rear at 4 foot tall. The fence design is a horizontal board design that is double sided. There are two gates proposed at the front of the fence that will have a traditional vertical wood slat design. The details for the fence note that it is to be made from a cedar wood left natural.

Mr. White noted the fence detail drawing shows the posts for the fence sticking up higher than the fence and asked if that is what was intended for this application. Staff noted that is a question for the applicant. Mr. Heitmeyer indicated that the fence posts would be cut flush with the top of the fence.

Mr. White noted to the commission that he does not recall a similar horizontal fence design coming through for review before. Mr. Heitmeyer noted this fence design is called a living wall and the idea is you could plant items on the fence.

Mr. Craycraft asked how far apart the 4x4 posts would be to support the 1x6 boards. The applicant indicated that the posts would be set 4 foot apart to reduce the chance of the boards waving. Since the fence will be double sided they will reinforce the panels on the inside as well.

Mr. White asked if there will be a 1" gap between the boards like the photo. The applicant affirmed stating that they will likely use a standard 1" board as a spacer.

Mr. Craycraft asked if it would be a natural cedar finish. The applicant noted they would like to use a clear coat to seal the wood in the natural look.

Mr. Craycraft asked why the gates are proposed in a vertical orientation. The applicant noted that the example photo they liked had it that way. Mr. White commented that he thinks the vertical orientation would make the gates more durable.

Mr. Craycraft noted to the board he is not opposed to the horizontal fence design in this application. Mr. White affirmed it is different but does look nice as it is presented.

Mr. Craycraft asked the applicant if the other two houses want fences would they match this application. Mr. Heitmeyer noted there is no intention at this time but likes the idea of them matching. That is something that can be made aware to perspective buyers.

Mr. White stated he would be comfortable approving the other two lots with the same fence design this evening to streamline any process for the applicant. The applicant noted he liked that idea. The commission discussed the idea and noted it was something they were comfortable with.

Mr. Craycraft asked if the fence would have a cap on the top. The applicant noted they did not intend on a cap to clean up the linework.

Staff asked the commission if there were any comments on the deck proposed.

Mr. Craycraft asked the applicant what size the pickets on the railing are. The applicant indicated a standard 1.5" square.

A motion was made by Roger White, seconded by David Craycraft that Certificate of Appropriateness #CA-23-012 be approved as presented.

The motion carried by the following vote:

Yes: 5 – Linda Boving, Roger White, David Craycraft, Whit Wardell & Dr.

Scott Kelly

CA-23-013

Property Owner: Daniel Roberts
Applicant: Jason Heitmeyer
Location: 40 Clinton Street
Request: New Deck

Mr. Moore presented the application for Jason Heitmeyer for property located at 40 Clinton Street. The applicant is requesting approval for a new deck off the rear of this home. Staff provided photographs of the area for the proposed deck and drawings provided showing the Timbertech Material in the color 'Espresso'.

Mr. White asked staff what they needed to do if they wanted to include the fence style from the last application in this discussion. Staff noted that it can be part of the recommendation for approval.

Mr. Heitmeyer asked the commission if they would include the same fence design and approximate locations for consideration on this lot and the next one.

Mr. Craycraft asked if they went with the screen porch option on this home. The applicant affirmed.

A motion was made by David Craycraft, seconded by Dr. Scott Kelley that Certificate of Appropriateness #CA-23-013 be approved as presented, with the addition that the fence style from application #CA-23-012 also be permitted in the rear of this home.

The motion carried by the following vote:

Yes: 5 – Linda Boving, Roger White, David Craycraft, Whit Wardell & Dr. Scott Kelly

CA-23-014

Property Owner: Daniel Roberts
Applicant: Jason Heitmeyer
Location: 36 Clinton Street
Request: New Deck

Mr. Moore presented the application for Jason Heitmeyer for property located at 36 Clinton Street. The applicant is requesting approval for a new deck off the rear of this home. Staff provided photographs of the area for the proposed deck and drawings provided showing the Timbertech Material in the color 'Espresso' for the decking and trim, while the railing color is proposed to be 'Rustic Elm'.

Mr. Heitmeyer noted they changed the railing color on this application because the foundation treatment on this home will have a red brick base instead of the buff stone base.

A motion was made by Whit Wardell, seconded by Dr. Scott Kelley that

Certificate of Appropriateness #CA-23-014 be approved as presented, with the addition that the fence style from application #CA-23-012 also be permitted in the rear of this home.

The motion carried by the following vote:

Yes: 5 – Linda Boving, Roger White, David Craycraft, Whit Wardell & Dr. Scott Kelly

CA-23-015

Property Owner: David & Jill Amos

Applicant: David & Jill Amos

Location: 59 N Trine Street

Request: Remove and replace stone retaining wall. New rear windows and sliding door.

Mr. Moore presented the application for David & Jill Amos for property located at 59 North Trine Street. The applicant is requesting approval to replace the existing block retaining wall, install two sets of windows on the home and a new sliding glass door.

Staff shared photographs of the existing retaining wall for the commissions review. The applicant has noted deficiencies with the current wall construction. The plans submitted show replacing the block wall with a new one using a Versa-Lok product. The applicant has noted a geo-grid will be installed at two different levels of the wall to keep it from moving in the future. Backfill is shown to be installed for drainage.

The applicant is also showing there are two sets of windows they wish to replace on the home. The first set is 4 windows that are proposed to be replaced with 3. The new windows have a larger casing and more glass than the existing. The second set of windows is a set of 4 that are curved outwards. The applicant wishes to replace with a matching set of 3 that are flat to match the other set proposed. A new sliding glass door off the rear of the home is also proposed.

Patrick Lynch noted he is here representing the applicants and he intends on installing the new block wall.

Dr. Kelly asked what the current wall height is. The applicant noted that the retaining wall will be relatively the same height as what it is now. The new wall will be slightly higher than grade so water does not go over the top with the new design.

Mr. Craycraft asked if the existing concrete steps are to remain they are just laying over them. The applicant indicated they have decided to remove the bullnose cap and they are redoing the first step and the top three treads and landing. The stairs in between will remain the same.

Mr. White asked if the handrail will have any changes. The applicant indicated it will not and is not part of the project scope. There was a short section that went to the door that has been removed but it will be put back.

Mr. Craycraft asked if the sidewall gets replaced as well. The applicant noted the sidewall is in good condition and will remain. The new Versa-Lok wall will tie into the existing sidewall. The applicant added that where the return goes towards the steps it will go back further into the hillside than it currently is.

Mr. Craycraft asked the applicant what they intended on doing with the drainpipe behind the wall. The applicant noted they want to tie it into the downspouts that lead to the curb.

Mr. Wardell asked the applicant if they have looked into the tumbled Versa-Lok rather than the straight product. The applicant noted that the tumbled product is more expensive than the standard product line. Wardell asked the applicant if Oberfield still makes this product and the applicant affirmed noting that these wall systems are the best available.

Staff asked the applicant what color blend they were going with as there are several circled. The applicant indicated they were going with the 'Storm Blend' as it's a mix of dark gray and buff mix. The applicant passed around a photo to the commission.

Mr. Craycraft asked the commission if there were any comments on the windows being requested, noting he has no issues with going from 4 to 3 windows in the set and removing the bow.

A motion was made by Roger White, seconded by David Craycraft that Certificate of Appropriateness #CA-23-015 be approved as presented, with the removal of the cap from the concrete steps.

The motion carried by the following vote:

Yes: 5 – Linda Boving, Roger White, David Craycraft, Whit Wardell & Dr. Scott Kelly

CA-23-016

Property Owner: Jarod & Nia Blevins
Applicant: David Craycraft
Location: 44 West Mound Street
Request: New 1,050 sq. ft. addition.

Mr. Moore presented the application for David Craycraft for property located at 44 West Mound Street. The applicant is requesting approval for a new 1,050 sq. ft. addition and exterior remodel of the existing home.

Staff provided a brief history for the property noting that it was constructed around 1873 and has had at least two additions on it up until the 1980's. The

plans submitted by the applicant show the proposed 1,050 sq. ft. addition onto the east side of the home. The plans show that the addition will relocate the front entry door to the new addition and fill in the existing entry door with a window to match the existing inside the front porch. The plans call for new composite siding and trim with a standing seam metal roof. All of the existing siding and roofing will be replaced to match the new addition. The gable ends on front and back of the existing structure is proposed to have composite shake siding.

Mr. Craycraft passed around some samples of the siding color and roof color for the commissions review.

Mr. Wardell asked staff if they had any historic pictures for this home. Staff indicated they did not.

Mr. White asked the applicant if they were retaining the chimney as it is not shown on the elevation drawings. The applicant noted they are keeping the chimney and it will not be removed.

Mr. Craycraft noted that the siding sample he passed around is an 'Artic White' and that will be the color for the siding, trim and shakes. Mr. White asked if its going to have the wood grain finish. The applicant affirmed.

Mr. Craycraft noted he also passed out a pamphlet showing the color for the proposed standing seam metal roof. The same roof style and color will be on the entire home. The color is 'Slate'.

Dr. Kelly asked the applicant if the new roof will have the same pattern as the existing. Mr. Blevins noted there is a rib profile provided in the handout that shows it will be a smooth profile with a 1.5" single lock rib. Mr. Craycraft noted that the new porch and existing porch currently has a solid rail design with horizontal siding. That is getting changed to an open picket design to open up the porch.

Dr. Kelly asked if they are doing a conventional gutter or round gutter with the addition. The applicant noted they will match what is on the home now.

Mr. Craycraft passed around a document to the commission for their review. The home owner would like to leave the front porch posts and fascia board around the porch a natural wood color the match the front door, which they believe to be original. This will allow those features on the front stand out from the rest of the home.

Mr. Craycraft did not to the commission that in the future they would like to construct a larger detached garage.

Staff asked the applicant where the electric meter would be located with the new addition. The applicant noted that it likely will be on the back of the house given the location of the AC unit and furnace.

Staff asked the applicant if the new addition would have a basement. The applicant affirmed. The basement wall will be poured and depending on grade they may do a brick veneer if its visible from the street.

Dr. Kelly confirmed with the applicant that they plan on removing the solid porch railing for a new open design. The applicant affirmed noting that with the grade change of the property it is hard to see down at the sidewalk currently when sitting down. Dr. Kelly asked how high the railing would be. Mr. Craycraft noted probably 36 inches to meet code. Staff noted that since the existing railing is shorter this one could probably match. Craycraft noted that the existing railing is between 25" – 30" currently.

Staff noted to the commission that the existing front door that is being filled in with a window is coming from the east side of the existing façade so that it matches.

Mr. Blevins noted he wants to put a brick veneer on the steps and walkway leading to the public sidewalk.

Dr. Kelly asked if they were keeping the current front door which is glass. Mr. Blevins noted it is the storm door and the original wood door behind it is beautiful.

A motion was made by Whit Wardell, seconded by Linda Boving that Certificate of Appropriateness #CA-23-016 be approved as presented.

The motion carried by the following vote:

Yes: 4 - Linda Boving, Roger White, Whit Wardell & Dr. Scott Kelly

Abstain: 1 – David Craycraft

Old Business

Jason Heitmeyer noted there was a mistake on his applications this evening for fencing. They are requesting for the fence to be a pressure treated pine and not cedar. The fence will still be clear coated. The commission discussed that the change to pine is fine.

Staff noted that the applicant for the renovation at 109 Park Street has appealed the Landmarks Denial of the Certificate of Appropriateness to City Council. Council has set the hearing date to Monday, May 1st at 5:30pm.

Staff provided a brief update for the Canal Winchester Community Plan.

New Business

Adjournment

Time Out: 8:07pm

A motion was made by David Craycraft, seconded by Roger White, that this meeting be adjourned.

The motion carried by the following vote:

Yes: 5 – Linda Boving, Roger White, David Craycraft, Whit Wardell & Dr. Scott Kelly

Date

Landmarks Chairman