

# Canal Winchester

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



## Meeting Minutes

October 23<sup>rd</sup>, 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 Mr. White, seconded by Mr. Wardell, that Rich Dobda be excused.**

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

**Yes: 6** – Peter Lynch, Dr. Scott Kelly, Roger White, Whit Wardell, Linda Boving & David Craycraft

Approval of Minutes

September 25<sup>th</sup>, 2023 Landmarks Commission Meeting Minutes

**A motion was made by Mr. Craycraft, seconded by Mr. Lynch, that the September 25<sup>th</sup>, 2023 Minutes be approved.**

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

**Yes: 6** – Peter Lynch, Dr. Scott Kelly, Roger White, Whit Wardell, Linda Boving & David Craycraft

Pending Applications**CA-23-042**

Property Owner: Rod Hale  
Applicant: Rod Hale  
Location: 40 East Mound Street  
Request: Fence Modifications

Mr. Moore presented the application on behalf of the applicant for modifications that were made to the existing fence at 40 East Mound Street.

The applicant is seeking approval for the remodel of the existing white horizontal rail fence. The fence was previously a traditional 3 rail fence design and has been modified to be a 5 rail design. The homeowner also moved the fence to tie in with the neighbor's existing fence. Photographs were presented of the fence before and after the modifications were made.

Mr. Lynch asked staff if the height of the fence had changed. Staff answered that it appears to be the same height.

The applicant is present and confirmed the height of the fence was unchanged at 36 inches.

Mr. Craycraft asked the applicant if the changes were made to the front and rear of the fence. The applicant answered yes and that the side panels were removed to gain his yard space back. The front and back panels were shifted to meet up with the neighbor's existing fence. The gate was not relocated and will be updated to match the rest of the fence.

Mr. Lynch noted that this design is atypical for this part of town. The applicant advised this style had been there for over 7 years. Mr. Craycraft noted he prefers the look of the 5 rails versus the 3 rails.

**A motion was made by Mr. Craycraft, seconded by Mr. Lynch, that Certificate of Appropriateness #CA-23-042 be approved as presented.**

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

**Yes: 6** – Peter Lynch, Dr. Scott Kelly, Roger White, Whit Wardell, Linda Boving & David Craycraft

**CA-23-043**

Property Owner: Amy Vereb  
Applicant: Amy Vereb  
Location: 34 East Mound Street  
Request: Fence Modifications

Mr. Moore presented the application for modifications that were made to the existing fence at 34 East Mound Street.

In March 2023, application #CA-23-009 was approved to allow the applicant to replace the existing fence with a standard 6' dog ear privacy fence. There appeared to be some confusion at that meeting as the plans provided showed a decorative, dual sided fence, however, after discussion with the applicant, it was noted that a simple privacy fence was all they were looking for, which was reflected in the conditions of the approval.

Staff went out to look at the fence and noted it had been modified from the original approval. There is additional lattice added to the top of the original fence on all sides.

The applicant is present. The applicant stated the 4' fence was what was originally there and the lattice work was a result of what her budget would allow to extend the height.

Mr. Lynch asked the applicant if she spoke with anyone at the City regarding the changes and she answered she did not.

Staff noted that there was a prior approval in 2021 for a 4' fence. The approval in March 2023 was to replace the 4' fence with a 6' privacy fence.

Mr. Lynch informed Ms. Vereb that typically an applicant would need to come back and discuss with the Commission any changes from the original approval. Ms. Vereb stated she thought since a 6' fence was approved, adding the lattice work would allow her fence to meet the 6' requirement.

Dr. Kelly noted that the prior approval was for a 6' dog ear privacy fence, which is not what she has.

Mr. Craycraft stated that if the applicant had originally presented what she had done to the fence currently, he would have voted against it as it is out of character for the area. Mr. Lynch agreed.

Dr. Kelly asked the applicant if she would be ok going back to the original 4' fence. Ms. Vereb answered no as her dog would be able to jump over it.

**A motion was made by Mr. White, seconded by Dr. Kelly, that Certificate of Appropriateness #CA-23-043 be approved as presented.**

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

**No: 5** – Peter Lynch, Dr. Scott Kelly, Roger White, Whit Wardell & David Craycraft

**Yes: 1** – Linda Boving

**CA-23-044**

Property Owner: Amy Vereb  
Applicant: Amy Vereb  
Location: 34 East Mound Street  
Request: Window Shutters

Mr. Moore presented the application for shutters that were installed on the exterior of the home at 34 East Mound Street.

Staff noted that the shutters appeared to be handmade with wood and have a flower pot design on them. Pictures were provided to the Commission. Staff also noted that they appear to be on most windows of the home and are appropriately sized to each window.

Mr. Craycraft asked the applicant if there were shutters on the home to begin with. The applicant answered no.

Mr. Craycraft stated he believed the shutters were out of character with the rest of the neighborhood. He also stated that, like the previous application, if she had presented this design to them before doing the work, he would have voted against it.

Mr. Crumb, the previous owner and step-father to the applicant was also present. Mr. Crumb stated he had looked through the Old Town Guidelines and found nothing regarding shutters in the preservation district, and although these shutters may not be typical, he believes they do go with the home.

Dr. Kelly noted that, regardless of design, any changes to the exterior of the home need to be brought before the Commission before work is done.

The applicant brought up some concerns with not knowing her home was located in the preservation district and staff clarified to the Commission the multiple ways the City is trying to address notifying homeowners of the location

of their property, including letters, door hangers and correspondence from the water department when first setting up service.

Staff continued to clarify that although there may not be specific wording regarding shutters in the preservation district, there is a statement at the beginning of the Old Town Guidelines that any changes made to the exterior of the home need to be presented before the Commission.

Mr. Lynch agreed with Mr. Craycraft that had this application come before the Commission before the work was done, he would have voted against it.

**A motion was made by Mr. Lynch, seconded by Dr. Kelly, that Certificate of Appropriateness #CA-23-044 be approved as presented.**

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

**No: 6** – Peter Lynch, Dr. Scott Kelly, Roger White, Whit Wardell, Linda Boving & David Craycraft

**CA-23-045**

Property Owner: David & Tammy Elliott

Applicant: David & Tammy Elliott

Location: 109 Park Street

Request: New siding and windows.

Mr. Moore presented the application for new windows and siding at 109 Park Street. In March 2023, the Landmarks Commission denied the request to replace the existing wood shake siding with new horizontal dutch lap siding, new vinyl windows with aluminum coil trim, gutters and downspouts.

The applicant is requesting to remove the cedar shake siding for a new vinyl shake siding, remove the aluminum awnings, install new gutters and downspouts, install new vinyl windows with 2 over 1 SDL grids, and trim out the windows with new 4" MDF trim.

The applicants are present and have provided samples of the materials. Ms. Elliott updated the Commission that they also intend to replace the siding on the front of the garage to match the rest of the home.

Discussion ensued regarding the existing aluminum gable trim and whether that could stay or would need replaced with a different material. There was also discussion regarding the corners of the windows and what the homeowner would prefer.

Mr. Lynch asked what the color of the downspouts and gutters would be. It was noted that they would match the trim color.

Mr. Lynch asked what the plans were for the front steps. The applicant answered that both the steps and block foundation would be painted to match the rest of the home.

Discussion ensued about the color(s) of the garage. Concerns were brought up regarding the sides of the garage not matching the front as well as the consideration to leave the garage as-is. Due to the type of trim currently on the garage, it would make it difficult to paint the trim on only the front side.

Mr. White suggested phrasing the approval in a way that would allow the homeowner to decide what to do about the garage at the time of the work being done.

The contractor called the homeowner during the meeting to clarify the color choices for the siding, windows and trim. Additional discussion ensued to try and make a decision that would not incur any additional expenses but also be appropriate for the home and garage.

**A motion was made by Mr. Lynch, seconded by Mr. Wardell, that Certificate of Appropriateness #CA-23-045 be approved with the following conditions.**

- 1. Any trim on the exterior of the home match the proposed textured 4" MDF board proposed around the windows.**
- 2. All of the outside and inside corners on the home match the vinyl siding color 'Onyx'.**
- 3. The block foundation and front stairs be painted either the siding color or trim color.**
- 4. The detached garage remain as-is, with the exception for the garage door to be painted 'Onyx' to match the home.**

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

**Yes: 6** – Peter Lynch, Dr. Scott Kelly, Roger White, Whit Wardell, Linda Boving & David Craycraft

Old Business

New Business

Staff updated the Commission on the demo of the old Chase building. The canopy has been removed. The front façade is in the process of being removed but is currently on hold in order to come up with a plan to bring the building back to the photographs that were previously presented. The material under the marble façade was not as favorable as they had hoped.

Adjournment

*Time Out: 7:53pm*

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

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

**Yes: 6** – Peter Lynch, Dr. Scott Kelly, Roger White, Whit Wardell, Linda Boving & David Craycraft

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Date

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Landmarks Chairman