

# Canal Winchester

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



## Meeting Minutes

**January 23, 2023**

**7:00 PM**

## Landmarks Commission

*David Craycraft  
Pete Lynch  
Roger White  
Rich Dobda  
Dr. Scott Kelly  
Whit Wardell  
Linda Boving*

Call To Order

*Time In: 6:54pm*

Declaring A Quorum (Roll Call)Approval of Minutes

December 20, 2022 Landmarks Commission Meeting Minutes

**A motion was made by Roger White, seconded by Whit Wardell, that the December 20, 2022 Minutes be approved.**

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

**Yes: 6** – Linda Boving, Peter Lynch, Roger White, David Craycraft, Rich Dobda & Whit Wardell

**Abstain: 1** – Dr. Scott Kelly

Election of Officers 2023

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

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

**Yes: 7** – Linda Boving, Peter Lynch, Dr. Scott Kelly, Roger White, David Craycraft, Rich Dobda & Whit Wardell

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

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

**Yes: 7** – Linda Boving, Peter Lynch, Dr. Scott Kelly, Roger White, David Craycraft, Rich Dobda & Whit Wardell

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

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

**Yes: 7** – Linda Boving, Peter Lynch, Dr. Scott Kelly, Roger White, David Craycraft, Rich Dobda & Whit Wardell

*\*The Commission modified the agenda after notice that the applicant for #CA-22-042 would not be in attendance of the meeting*

Tabled Applications**CA-22-043**

Property Owner: Canal Winchester Area Historical Society  
Applicant: Canal Winchester Area Historical Society  
Location: 10 West Oak Street  
Request: Stain wood siding ~~and new metal roof~~

Mr. Moore presented the application for the Canal Winchester Area Historical Society for the Chaney Grain Elevator located at 10 West Oak Street. The applicant is requesting approval to stain the exterior siding on the building Sherwin Williams 'Yankee Barn'.

Staff discussed that the stain color was discussed during the December Landmarks Commission meeting and there was some discrepancy between what the applicant presented they were doing with the siding to be stained than what staff understood to be the application. The commission tabled the discussion for a future meeting as a result. The applicants here this evening have discussed that they still plan on replacing all of the wood siding on the exterior of the building for new poplar lumber siding to match the east and west elevations. All of the poplar siding would then be stained the sample color being presented.

Mr. Weiser discussed the application and that they want to insulate the structure and to do that they would need to remove all of the siding, add the appropriate materials and reside the building. Once the siding is completely reinstalled, they will stain it.

The commission noted that they like the color of the stain picked out.

Mr. Craycraft and Mr. Lynch talked about the specifics of insulating the building with the applicant.

Mrs. Boving noted she is a trustee on the Historical Society so she needs to recuse herself from the discussion and vote.

**A motion was made by David Craycraft, seconded by Peter Lynch to approve Certificate of Appropriateness #CA-22-043 for the stain color Sherwin Williams 'Yankee Barn' on the Chaney Gran Elevator as presented.**

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

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

Pending Applications**CA-23-001**

Property Owner: Matthew Farley  
Applicant: Matthew Farley  
Location: 214 North High Street  
Request: Rear Deck Modifications

Mr. Moore presented the application for Matthew Farley for property located at 214 North High Street. The applicant is requesting approval for a new wood deck that was constructed to the rear of 214 North High Street. Staff discussed that the property owner was sent a notice of violation in December for the construction of the wood deck without approval from the Landmarks Commission.

Staff discussed that the new wood deck is approximately 18.6' x 14.5' on the rear of the home. The deck features a wood ramp on the south side that connects to the sidewalk. The deck is made from lumber and has round metal rails.

Staff noted the property had a wood deck previously, although slightly smaller and had square rails that were made from wood.

Mr. White asked the applicant why they replaced the previous deck. The property owner noted that the previous deck was starting to deteriorate and needed replaced. The new deck has a ramp to the sidewalk because one of the residents is in a wheelchair.

Mr. Craycraft asked if the entire deck including the band boards is pressure treated lumber. The applicant noted the banding is a 2x12 pressure treated.

Mr. Wardell discussed that the spec for the metal railing says it is 1'4" on center and they look to be much less than that. The applicant stated they are 4.75" on center. The name of the product is precision for the spindles.

Mr. Lynch asked if the railing was a kit. The applicant affirmed. Mr. Lynch asked for the details of that product. The applicant listed the spec sheet as a matt finish steel.

Mr. Craycraft asked if they were circular and what the dimensions were. The applicant stated they are between 1/2" to 5/8" and are round bar.

Mr. Lynch discussed that this product looks to be identical to that used on 79 North Trine Streets application. In that application the metal rails are on the front of the house. This is to the rear, although the porch is visible because this is a corner lot.

Mr. Craycraft asked if the deck was going to be stained or painted next year. The applicant affirmed noting the last deck was the same color as the trim on the home.

Mr. Lynch asked if the previous deck had a railing. Staff affirmed and the applicant noted it did and it was made of wood.

Mr. Craycraft spoke saying that he wishes this application was presented to them before the work was done.

Dr. Kelly asked if the steel posts are solid or hollow construction. The applicant noted they are hollow and the kit has a fitting on the upper and lower section they snap into.

Mr. White asked when the rear deck was constructed. The applicant noted it was constructed right before the start of the school year. The applicant noted that his daughter needed a way to get onto the school bus, that is why the deck has a ramp down towards the sidewalk.

Mr. Lynch asked staff if there were any concerns with the ramp. Staff indicated that the location seems to be okay but without looking at plans on how it was constructed it is unknown if it would meet ADA regulations for its design.

Mr. White asked what color they intended to finish the deck in. The property owner stated the same color as the trim on the house. Mr. White just made note that if they wanted to change the color down the road, they would need to come back and update the commission.

Mr. Lynch discussed with the applicant that he thinks if they paint the spindles the same color as the decking then he would be more comfortable with the round metal tube design, with this being a rear deck. The applicant noted he thinks the black spindles look like a wrought iron material. The commission noted that this type of design is contemporary and a more appropriate material is wood. If the deck was presented before it was constructed, they would have stated it needed to be wood material. Painting the metal spindles that are there now will at least help it blend with the rest of the deck.

Mrs. Boving asked if the decking would be painted with the railing and trim. The property owner indicated the last deck had everything painted. The applicant noted he was planning on adding the black skidding strips to the ramp leading down.

Mr. Lynch did note that if they found a stain that matched the paint color for the spindles then they could do that treatment on the wood so it matched.

**A motion was made by David Craycraft, seconded by Peter Lynch to approve Certificate of Appropriateness #CA-23-001 with the following condition:**

1. **The entire deck (including the metal balusters) be painted the trim color on the home.**

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

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

Tabled Applications

**CA-22-042**

Property Owner: Bisrat & Shariah Teklu

Applicant: Bisrat & Shariah Teklu

Location: 79 N Trine Street

Request: Front porch modifications

Mr. Moore discussed that the applicant for 79 North Trine Street sent a notice that they would not be able to attend tonight's Landmarks meeting and had asked that they be moved to the February agenda for further discussion.

Staff went through the application and provided a recap of what was discussed in December and what the applicant is presenting for modifications based on the last meeting.

Mr. Craycraft asked if they were doing anything with the floor. Staff recalled that they planned on keeping the existing decking.

Mr. Craycraft noted they did recommend vertical 1x3 skirting around the base of the porch vs the horizontal. This plan shows a horizontal skirting.

Mr. Lynch asked if anyone had strong opinions on the skirting. Mr. White noted that this design is much improved over the lattice style that was on the porch. Mr. Craycraft noted that what they are looking to install appears to be much easier to construct than something vertical. Mr. Lynch discussed that the drawing they provided does not match the actual condition on the home. If they inset the skirting to keep the brick ends exposed it would be correct.

Mr. White noted that he is a little concerned with the wrap used on the porch columns and that there appears to be warpage on it today based on how the wrap was attached. Additionally, the knots in the pine would pop out. Mr. Lynch stated that pine is not an optimal material for this use for that reason, the knots will pop free from the lumber.

Mr. Lynch discussed that the new railing is too tall. The previous front porch railing was historically accurate in height and the new one is a standard 36" decking height. This new railing is almost 12" above what it was. Previously it was just below the window height. The metal balusters also are out of place and a modern building material. Mr. Craycraft affirmed that the old rail was much lower than the one installed. Mr. White noted that the new top rail is also

wrong in dimension as they are typically 3" thick. Mr. Lynch affirmed that this case looks like what was installed is an upright 2x4.

Mr. Craycraft noted that the pickets seem out of place for the neighborhood. Lynch noted that the additional height to the pickets does not help.

Dr. Kelly agreed that the center posts as installed now are too narrow and should match the width of the outside columns.

Mr. Lynch discussed that the difficulty with the product they chose to install is that its for a deck construction and not a historic front porch. They are universal in design to be 36" in height to pass modern construction code requirements. This kit is affordable and easy to install.

Mr. Craycraft noted that the height of this porch would not require a railing because it is below 30" from grade. Mr. Lynch noted that while it may not require one, having one is put back since it has had one makes sense. Mr. Dobda noted they did have children they were concerned about. That is why they replaced everything to start with.

Mr. White asked member Craycraft what his thoughts were on the decorative angled corbels. Mr. Craycraft noted he is not a fan of that design.

Mr. Craycraft notes that they are showing a capital detail trim on the porch posts but not a base trim. That would be a nice detail to have. However, the rebar balusters are not fitting the design. Mr. Lynch noted that this baluster system is the same kit that was used on the last application.

Staff noted that the hand drawing provided by the applicant shows the correct proportions for the railing and the windows. The commission affirmed that the railing is way higher than the windows now and that is a concern.

Mr. Lynch thinks his final thoughts are to widen out the two center posts to match the column dimensions, loosing the corbels and rebuilding the rail to the appropriate height with wood balusters would be his recommendation to the applicant. The horizontal skirting is fine, as long as it sets in-between the brick.

Dr. Kelly affirmed with member Lynch's comments.

Mr. White asked staff if they should vote on this or table the discussion. Staff noted their recommendation is to table the discussion since the applicant requested for it to be tabled for them to be present in February.

**A motion was made by Peter Lynch, seconded by David Craycraft to table Certificate of Appropriateness #CA-22-042 to the February agenda.**

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

**Yes: 6 – Peter Lynch, Dr. Scott Kelly, Roger White, David Craycraft, Rich**

Dobda & Whit Wardell

Old Business

Staff updated the commission on the Community Plan progress and dates for the Workshop #2 coming up in February. The consultants plan is to have things wrapped up for City Council review and adoption in June.

Mrs. Boving asked why there were no public events scheduled for a weekend date. Mr. Dobda discussed that was brought up with the steering committee quite a bit and the consultants have noted in other communities when they have done weekend workshops they do not get any more of the public to attend.

New Business

Adjournment

*Time Out: 7:49pm*

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

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Date

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Landmarks Chairman