

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held March 13, 2023

CALL TO ORDER - 7:00 P.M.

The meeting was called to order at 7:00 P.M. by Chairman, John Meier.

ROLL CALL

Commission members present were Robert BredenbeckCorp, Drew Griffith, John Meier, and Susan Rowland Miller (4). Dan Judson, Scot MacPherson, and Patrice Spitzer were absent (3). Also present were Zoning Inspector, Cody Grodi, and Planning & Zoning Administrator, Brody Walters.

APPROVAL OF FEBRUARY 13, 2023 MEETING MINUTES

Ms. Rowland Miller moved to approve the February 13, 2023 meeting minutes as written. Seconded by Mr. Griffith. Ayes: (4). Nays: (0).

PERMIT OBLIGATION

Mr. Grodi reminded the applicants that if their applications are approved, they will still need to apply for a permit from his office.

NEW BUSINESS

APPLICATION 04-23

Barbara Converse, on behalf of Back Alley Design, is requesting a certificate of appropriateness to install a sign. The property is located at 122 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 04-23. The applicant was not present, and Mr. Grodi noted that this is a new sign in the same location as the previous tenant.

Mr. Griffith moved to approve Application 04-23 as submitted. Seconded by Mr. BredenbeckCorp. Ayes: (4). Nays: (0).

APPLICATION 05-23

Husky Ventures LLC is requesting a certificate of appropriateness to keep the recently installed windows. The property is located at 237 W. Second Street and is zoned R-3 (Single Family Residential Use).

Mr. Grodi reviewed Application 05-23. Mr. Griffith referenced the email that he sent to the Commission earlier, and stated that he is recusing himself from this application due to a conflict of interest with the applicants. Brody Walters, Planning & Zoning Administrator, was present and clarified that a quorum is for conducting the meeting,

not taking the votes on an application. Laurie Melchior Huskisson & Jeff Huskisson, Husky Ventures LLC, were present on behalf of the application. Ms. Huskisson noted that on the advice of City Council at their previous hearing, they were encouraged to resubmit their application to the HLC. Mr. Meier said that he appreciates the application with the additional photographs within the Historic District. The Commission further discussed which windows were replaced versus which ones were not, while referencing photographs from 2021 and 2022 provided in the application. Mr. BredenbeckCorp asked if this application falls under unlawful changes, since the windows have already been installed, and Ms. Huskisson added that replacing windows is not a permitted activity. Ms. Rowland Miller confirmed that all of the windows were replaced in 2022, except for the "popped out" area of windows that were replaced before Husky Ventures purchased the property. Mr. Huskisson noted that the fixed window in the gable was not replaced as it is unusual. He presented the Commission with an example of the windows that were removed, showcasing their interior and exterior wear and composition. Ms. Rowland Miller noted that the application provided a lot of different rationales for why Husky Ventures would like to keep the vinyl windows. Ms. Rowland Miller added that the home is significant within the Historic District, and that it's historically accurate to the time period. She reminded the Commission that they denied the sixty-nine (69) vinyl window request for Saint Rose, and many other vinyl window applications within the Historic District. Ms. Rowland Miller noted that the challenge with this application is that the windows have already been installed, and she spoke to Mr. BredenbeckCorp's earlier question noting that the applicants may have to put the old windows back in if the Commission rules in such a manner. She said that in the past the Commission has discussed having a more historically appropriate window installed. Ms. Rowland Miller recognized that before the Historic District was established, there was a challenge regarding replacing historic aspects of historical homes with vinyl. She noted that vinyl windows would not have been the approved material in the original construction of the homes within the Historic District. Ms. Rowland Miller said that she has been a part of this Commission for one year, and that the Commission has yet to approve vinyl materials in a historical home. She noted that this home has been a rental property for Husky Ventures LLC for twenty years, and so she does not find the cost prohibitive with regards to ongoing maintenance of this property. Ms. Huskisson stated that this home was originally a single family use before it became a duplex, and that she does not believe that the home originally had the best of the best windows at the time of its construction, based upon the varied assortment of installations within the interior of the home. She referenced a previous addition application (vinyl windows/siding) for 432 W. Front Street that was approved by the Commission, and Ms. Rowland Miller noted that those changes were approved because it was a newer addition to the home. Mr. Meier said that this application is difficult to decide as the windows have already been installed. Ms. Rowland Miller said that she was hoping for a compromise from Husky Ventures LLC related to this application, as she was not expecting the same request from 2022.

The Commission briefly discussed tabling this application due to only three members being present to vote out of seven. Mr. Walters noted that the quorum requirements related to voting are not entirely clear, and that if the Commission decides to take voting

action tonight, if the vote is deemed improper, the vote would be nullified. Ms. Rowland Miller noted that this application has significant ramifications on the Commission's work in the future.

Mr. BredenbeckCorp motioned to table Application 05-23, due to only three members being present to vote. Seconded by Mr. Meier. Ayes: BredenbeckCorp, Meier, and Rowland Miller (3). Nays: (0). Abstain: Griffith (1).

OTHER BUSINESS

Mr. Meier said that he appreciates the letter that was mailed out to those in the Historic District, and Mr. Grodi confirmed that his office has already received phone calls from residents regarding work to their homes.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:31 P.M.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

Next meeting is scheduled for Monday, April 10, 2023 at 7:00 P.M.