

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held April 10, 2023

CALL TO ORDER - 7:00 PM

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, Dan Judson, Soct MacPherson, John Meier, and Susan Rowland Miller (6). Patrice Spitzer was absent (1). Also present were Brody Walters, Planning and Zoning Administrator, and Cody Grodi, Zoning Inspector.

APPROVAL OF MARCH 13, 2023 MEETING MINUTES

Mr. Griffith moved to approve the minutes of the March 13, 2023 meeting as written. Seconded by Ms. Rowland Miller. Ayes: BredenbeckCorp, Griffith, Judson, Meier, and Rowland Miller (5). Abstain: MacPherson (1).

PERMIT OBLIGATION

Mr. Grodi reminded the applicants that if their applications are approved, they will still need to obtain a permit from the Planning and Zoning office.

NEW BUSINESS

APPLICATION 06-23

Justin Blecharczyk is requesting a certificate of appropriateness to install a fence. The property is located at 321 E. Second Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 06-23. The applicant, Justin Blecharczyk, 321 E. Second Street, was present. He stated that the existing split rail fence in his side yard is dilapidated and needs to be replaced. He would like to replace approximately 60' of the split rail fence with a 4' black metal ornamental style. They come in 6' wide aluminum panels. He said that he also plans to beautify the property by doing landscaping.

Mr. Meier asked Mr. Blecharczyk if he is the new owner of this property. Mr. Blecharczyk said he bought it within the last year. Mr. Meier asked if there is a pool, and Mr. Blecharczyk said there is a pool in the rear yard. Mr. Griffith complimented Mr. Blecharczyk on his application and said that he thinks the style of the proposed fence complements the property. Several other Commission members agreed. Mr. Judson asked about the stability of the fence. Mr. Blecharczyk said that the posts would be sunk 23".

Mr. MacPherson moved to approve Application 06-23 as submitted. Seconded by Ms. Rowland Miller. Ayes: (6). Nays: (0).

APPLICATION 07-23

Joel and Carolyn Imel are requesting a certificate of appropriateness to install a fence. The property is located at 432 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 07-23. Joel and Carolyn Imel, the applicants, were present. They said that they have lived there for fifteen years. They stated that the wood fence is rotten and falling apart. They would like to replace it with a 6' fence and paint it white.

Mr. Griffith asked if there is any way to repair the existing fence. Mr. Imel said that he has repaired it before by patching it, but he wants to have a company replace it. Mr. Meier said that it does look like it has seen better days. Mr. MacPherson asked about the fence on the eastern side. Mr. Imel said that the vinyl fence has been there. Mr. Imel said that the majority of what you'll see from the street is the gate. Mr. MacPherson clarified that it will be a 6' gate. Mr. Imel confirmed that it will be 6'. Ms. Rowland Miller stated that in the guidelines it says fences are supposed to be 3'-4' and that 6' fences should only be allowed in back. Mr. and Mrs. Imel said that they have dogs and they have had issues with neighbors and dogs. Mr. Judson said the existing fence is in rough shape, but he asked if the vertical slats could be spaced a little and go with 5' instead of 6'. Ms. Imel said that the neighbors have three Great Danes. Mr. Judson said that if they are using pine, it will be hard to paint in the future unless they seal it well. Mr. MacPherson asked that they try to have as few knots as possible. Ms. Imel said that they can ask the fence company to upgrade the wood. Mr. MacPherson asked Mr. Grodi if a 6' fence is permitted, and Mr. Grodi said it is.

Mr. Meier moved to approve Application 07-23. Seconded by Mr. Griffith. Ayes: BredenbeckCorp, Griffith, Judson, MacPherson, and Meier (5). Nays: Rowland Miller (1).

OTHER BUSINESS

APPLICATION 05-23 (TABLED)

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

Mr. BredenbeckCorp made a motion to untable Application 05-23. Seconded by Ms. Rowland Miller. Ayes: (6). Nays: (0).

Mr. Griffith said that he has represented this applicant and related businesses in the past, so he is recusing himself from consideration of this application.

Laurie Melchior Huskisson was present on behalf of the applicant, Husky Ventures LLC. Ms. Huskisson said that this request was originally turned down by the Historic Landmarks Commission and they appealed to City Council. City Council encouraged them to resubmit and include additional information, because the Commission did not have the entire record. She apologized for not knowing that the property was in the Historic District, and she said they have learned a lot going through this process. Ms. Huskisson said that they maintain their properties, and they did not allow the windows to fall into disrepair. She said the windows were in disrepair when they purchased the property. She said that she does not believe the windows that were removed were the original windows because the home had been remodeled over the years. She said that the windows they installed were the same proportion and size as the windows they were replacing, and the windows are not bizarre or outlandish. She said that they feel these windows are the best for this structure and had they known that they needed to get a Certificate of Appropriateness prior to installing the windows, these are the windows they would have asked the Commission to review and approve. Ms. Huskisson said that she spoke to a realtor in Perrysburg and was told that they could get \$8,000 - \$10,000 back on these windows, and that people don't want wood windows because they want energy efficiency. Ms. Huskisson noted that they appeared before Waterville's historic commission four times, and they were approved each time including for vinyl windows. She stated that they also own properties in Maumee's uptown and on one of the buildings they own, the previous owner was approved for vinyl windows. Ms. Huskisson noted that the applicant heard prior to her application tonight, the Imel's, have a home with vinyl windows that were approved by the Commission. Ms. Huskisson asked Mr. Walters if any complaints were received about the windows that they installed. Mr. Walters said the only complaint was from someone who was turned down on a request to install vinyl windows. Ms. Huskisson said that she thinks these requests should be handled on a case by case basis. She said that she has supplemented their application with pictures of many, many homes in the Historic District with vinyl windows. She said that she believes the windows look great, and she is asking for the Commission's approval. She said that she wants to put this to rest as it has weighed heavily on her.

Mr. MacPherson noted that they have owned the property for twenty years, and Ms. Huskisson said that the windows were in disrepair when they bought the property. He asked if they looked like that for twenty years. Ms. Huskisson said that they did look like that with vinyl storm windows over them. Mr. MacPherson called attention to Section 6 of the guidelines that state that you should try to repair deteriorating architectural features wherever possible and if you have to replace them to use a like material. Mr. MacPherson asked why they chose vinyl. Ms. Huskisson said they chose vinyl based on the price point in keeping with the overall package. Mr. Judson said the original windows could be sealed and then an interior or exterior storm added which would have the same energy efficiency as the newest dual pane windows. Mr. Judson said that it looks to him like the replacement windows project out further. Ms. Huskisson said that not all the windows have been replaced, and that the ones that project out are the storm windows over the old windows. Mr. Meier said that he thought the same thing,

but he thinks the new windows look fine. Mr. Walters said that he did observe the old windows, and in his opinion, they were in too poor of a condition to be repaired.

Mr. MacPherson made a motion to deny Application 05-23 based on the boxes on the checklist and the guidelines for reviewing applications and rehabilitation standards Ch. 1245.51(6). Seconded by Mr. Judson. Ayes: Judson, MacPherson and Rowland Miller (3). Nays: BredenbeckCorp and Meier (2). Abstain: Griffith (1).

ADJOURNMENT

There being no further business, Mr. Griffith moved to adjourn the meeting at 7:44 p.m. Seconded by Mr. BredenbeckCorp. Ayes: (6). Nays: (0).

Respectfully submitted,

Mary Jo Sutton

Mary Jo Sutton

Next meeting is scheduled for May 8, 2023 at 7:00 p.m.