

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held May 8, 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, Scot MacPherson, John Meier, Susan Rowland Miller, and Patrice Sptizer (7). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF APRIL 6, 2023 MEETING MINUTES

Ms. Spitzer moved to approve the minutes of the April 6, 2023 meeting as written. Seconded by Mr. Griffith. Ayes: (7). Nays: (0).

APPROVAL OF APRIL 10, 2023 MEETING MINUTES

Ms. Rowland Miller moved to approve the minutes of the April 10, 2023 meeting as written. Seconded by Mr. Griffith. Ayes: BredenbeckCorp, Griffith, Judson, MacPherson, Meier, and Rowland Miller (6). Nays: (0). Abstain: Spitzer (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 08-23

Daniel and Linda Judson are requesting a certificate of appropriateness to install a fence. The property is located at 147 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 08-23. Daniel Judson was present, and said that he would like to repair and replace the cedar posts to include livestock wire fencing that will follow the contour of the ground in his yard. He noted that the gates will match the rest of the fence with a black profile of galvanized or PVC material. Mr. Griffith confirmed that the gates will remain in the same location.

Ms. Rowland Miller moved to approve Application 08-23. Seconded by Ms. Spitzer. Ayes: BredenbeckCorp, Griffith, MacPherson, Meier, Rowland Miller, and Sptizer (6). Nays: (0). Abstain: Judson (1).

APPLICATION 09-23

Gretchen von Seggern is requesting a certificate of appropriateness to install a deck and a fence. The property is located at 320 W. Second Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 09-23. Gretchen von Seggern was present, and noted that the front porch is off the side of the house and faces Second Street. She said that some had been removed due to deterioration, and that she would like to continue the catwalking on the porch. Ms. von Seggern noted that the TimberTech composite decking would be exposed, under thirty-six (36) inches tall, with two steps down, and trimmed out in white. She added that the fence will match the current height and may be five (5) feet tall, as she's planning to install a hot tub behind the fence.

Ms. Spitzer moved to approve Application 09-23. Seconded by Mr. BredenbeckCorp. Ayes: (7). Nays: (0).

APPLICATION 10-23

Gary and Michelle Cole are requesting a certificate of appropriateness to replace seven sliding doors, replace the existing balconies, construct an addition, and to replace the roof with a new material. The property is located at 203 W. Front Street and is zoned R-3 (Single Family Residential).

Tim Fisher & Jill Perry-Fisher, 28747 E. River Road, were present on behalf of the application for Gary & Michelle Cole at 203 W. Front Street. Mr. Fisher noted that the Cole's are working with Glass City Windows and Doors in conjunction with Marvin windows, and they are proposing aluminum-clad or fiberglass windows with wood trim around the windows. He added that the wooden balcony has experienced wood-rot, and that they would like to replace it with a Trex material to prevent it from rotting away in the future. There was a brief discussion about replacing the roof with light gray above the gable awnings that provide protection over the balconies. Ms. Perry-Fisher noted that the roof line would not be extended. Ms. Rowland Miller said that she is pleased with the Marvin windows and that she strongly suggests the aluminum-clad material, and added that she is concerned that the gables may not negate the water issues. She added that the Cole's may need technical advice or a cantilever situation, and said that she needs more documentation of drawings for the gable awning to see if it is appropriate. Mr. Judson referenced a greater understanding of the cantilever approach as originally designed, and noted that another vertical load will present a challenge to the property. Mr. MacPherson added that there are structural and aesthetic issues, and Ms. Perry-Fisher said that the second phase of improvements could include the balconies. Mr. Griffith noted that the original application proposed vinyl materials, and Mr. Fisher confirmed that vinyl will not be used. Ms. Rowland Miller reiterated that the Commission needs the proposed materials to be listed as specifically as possible on the applications, so that the Commission can determine if the materials are appropriate for the Historic District. She added that she is opposed to the fiberglass material as it is less historical in nature.

Ms. Rowland Miller moved to grant conditional approval of Application 10-23, with the

following conditions: (1) Marvin Ultimate materials to be used to replace the seven sliding doors and wood replacement around the windows, (2) Trex decking materials to replace and repair the existing balconies, and (3) the applicants submit more specific material details for the awning and roof to be reviewed by the HLC in a future application. Seconded by Ms. Spitzer. Ayes: BredenbeckCorp, Griffith, MacPherson, Meier, Rowland Miller, and Spitzer (6). Nays: (0). Abstain: Judson (1).

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:42 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

Next meeting is scheduled for July 10, 2023 at 7:00 pm.