

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held September 11, 2023

CALL TO ORDER - 7:00 PM

The meeting was called to order at 7:01 p.m. by Chairman John Meier.

ROLL CALL

Commission members present were Robert BredenbeckCorp, Drew Griffith, Dan Judson, John Meier, Susan Rowland Miller, and Patrice Spitzer (6). Scot MacPherson was absent (1). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF AUGUST 14, 2023 MEETING MINUTES

Ms. Rowland Miller moved to approve the August 14, 2023 meeting minutes as written. Seconded by Ms. Spitzer. Ayes: BredenbeckCorp, Griffith, Judson, Meier, and Rowland Miller (5). Nays: (0). Abstain: Spitzer (1).

PERMIT OBLIGATION

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

NEW BUSINESS

APPLICATION 14-23

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

Mr. Grodi reviewed Application 14-23. Justin Blecharczyk was present, and said that he would like to construct a pool house at the rear of his property, which is positioned on an unused portion of his property. He added that the purpose of the pool house is to entertain guests, while also allowing them to change and/or shower after using the pool, instead of having to go inside the house. Mr. Blecharczyk said that the structure will be aesthetically pleasing, and that most of the square footage of the structure will be a covered patio with four (4) 16x16 wood-wrapped columns. He said that the structure will be a Greek Revival style that will match the front of the house, that it will include detailed mill work, with dutch lap-style siding, and asphalt shingles that are appropriate to match the house. Ms. Spitzer thanked Mr. Blecharczyk for his thorough application, and added that she is impressed with the details of the columns. Mr. Grodi referenced an email composed by HLC member, Scot MacPherson, with questions related to the size of the columns, the trim details, the exhaust on the roof for the grill top, the stamped concrete, and the cupola as shown on the plans. Mr. Blecharczyk noted that the column details would match the house, and that he would need to speak with the

contractors about the exhaust for the grill top. He added that the structure will be easily winterized with interior shut-off valves, and added that the stamped concrete will be constructed within the exterior portion of the accessory structure. Mr. Grodi confirmed that the structure cannot exceed twenty (20) feet in height, and there was a brief discussion about the cupola. Ms. Rowland Miller asked about a detailed review of the proposed materials (windows, doors, and shingles) for the Commission to review, and Mr. Grodi confirmed that those details are needed. There was a brief discussion about historically appropriate materials with regards to windows, doors, and shingles.

Ms. Rowland Miller made a motion to table Application 14-23, and asked Mr. Blecharczyk to submit more detailed plans to the Commission with regards to the proposed materials for the windows, doors, and shingles of the accessory structure. Seconded by Ms. Spitzer, and it was unanimously approved (6-0).

APPLICATION 15-23

Helen Diehl is requesting a certificate of appropriateness to replace one window and install a fence. The property is located at 340 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 15-23. Helen Diehl was present, and said that she would like to replace a window in her study with a Marvin Ultimate line 6 over 6 double hung window, and replace the eastern fence in the rear of her yard to six (6) feet in height with swooping sections. She said that the fence that she is replacing is her neighbor's fence, which is on her property, according to a recent survey. There was a brief discussion about the proposed height of the fence, and Ms. Diehl said that she wants it to look aesthetically pleasing. Mr. Grodi noted that a six (6) foot tall fence could be a hard sight line for her neighbor along the alley, and Ms. Spitzer noted that she is not a fan of tall fences but that she understands the situation. Mr. Grodi read Scot MacPherson's email questions related to this application in his absence, and Ms. Diehl added that the fence will be a western red cedar material.

Mr. Griffith made a motion to approve Application 15-23, with the western red cedar fence and (1) Marvin Ultimate line 6 over 6 double hung window in the study. Seconded by Ms. Rowland Miller, and it was unanimously approved (6-0).

APPLICATION 16-23

Marie and Joe Fay are requesting a certificate of appropriateness to install a fence. The property is located at 515 E. Second Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 16-23. Marie Fay was present, and said that the existing fences on her property are comprised of four different materials, and that she is now proposing a replacement fence with black ornamental aluminum. Ms. Spitzer said that she has no concerns with the application, and Mr. Grodi read Scot MacPherson's email related to the application. Ms. Fay said that there will be four (4) foot gates at the

driveway which will open and close in the middle towards the garage.

Ms. Spitzer moved to approve Application 16-23 as submitted. Seconded by Mr. BredenbeckCorp, and it was unanimously approved (6-0).

There was a brief discussion about windows, and Mr. BredenbeckCorp suggested that Ms. Fay try to repair the current windows, and if replacement windows are needed, that she will need to submit to the Historic Landmarks Commission for a new application.

OTHER BUSINESS

Perrysburg Historic District Design Standards

Ms. Rowland Miller referenced the Perrysburg Historic District Design Standards that the Commission has continuously been working on and drafting. There were brief discussions with regards to building paint colors, character and overall sense of community within the district, the HLC Application, new construction, and historically appropriate siding, doors, windows, and fencing. The Commission discussed and questioned when the district was created and recognized in the city. There was a brief discussion about signage, and Mr. Grodi confirmed that the code already regulates signage, and noted that flashing signs are not allowed.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:47 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

Next meeting is scheduled for November 13, 2023 at 7:00 p.m.