

HISTORIC LANDMARKS COMMISSION

OCTOBER 17, 2016

The meeting was called to order at 7:00 p.m. by Chairman Ruth Lucius. Commission members present were Dennis Barrett, Rick Butera, Ruth Lucius and Robert Seyfang (4). Alex Heard was absent (1). Also present was Zoning Inspector Mark Easterling.

Approval of Minutes

It was noted that in the minutes of the September 12, 2016 meeting Mr. Barrett was listed as making the motion to approve the minutes and also listed as the second on the motion. Mr. Butera actually seconded the motion. Mr. Seyfang moved to approve the minutes of the September 12, 2016 meeting as corrected. Mr. Barrett seconded and they were unanimously approved.

APPLICATION, 21-16 – Rodney & Tamara Frank are requesting a certificate of appropriateness to replace the gutters and downspouts on the residence. The property is located at 115 W. Second Street and is zoned as “C-2” (Central Business).

Mr. Easterling reviewed Application 21-16. Mr. and Mrs. Frank were present. They were asked if the existing gutters and downspouts would stay and if the new ones would connect to the existing downspout. Ms. Frank said that the existing ones are staying, the new ones will connect to the existing, and the new gutters and downspouts will match the existing. There was discussion regarding the corners and following the trim so the gutters look continuous. Mr. Frank said that they also plan to do some landscaping.

Mr. Seyfang moved to approve Application 21-16. Mr. Barrett seconded and it was unanimously approved.

APPLICATION, 22-16 – Stephen Fowler is requesting a certificate of appropriateness for the construction of a deck/porch with landscaping. The property is located at 111 E. Second Street and is zoned as “C-2” (Central Business).

Mr. Easterling reviewed Application 22-16. Ms. Lucius noted that the work has already been done. Mr. Fowler said that he tried to be ready for Harrison Rally Day. He said that he also did it to try and preserve the building and make it safer. Mr. Fowler said that he would like to use the area to display artwork. He said that a lot of people have come in and said thanks for making the improvements. Mr. Butera said that he applauds Mr. Fowler for making the steps safer, but the planters and steps are not historically accurate. He said that he would like to see any wood be painted because untreated wood is not historical. Mr. Butera said that he would recommend taking off the planters and stairs because the front of the building is historically shown as being straight. Mr. Barrett said that it looks nicer than it was but he wishes the untreated wood was painted white or black because it looks orange. Ms. Lucius commended Mr. Fowler for the landscaping because she knows it is not cheap. She asked if he has considered anything else out front. She

referenced the picture of the building that is at the library and said it shows black wrought iron fencing under the upstairs window. Craig Voltz, applicant on another project, said that he thinks it looks wonderful and it takes your eyes away from the sinking building. Mr. Seyfang said that if the structure were attached to the building he would feel differently about it because Ohio Historic Preservation doesn't want you to do anything irreversible, but since this is not attached to the building he is okay with it. Mr. Fowler said his goal is to paint it black and revisit it in a year.

Mr. Seyfang moved to approve Application 22-16 with the condition that the stairs and planters be painted black. Mr. Barrett seconded. Ayes: Barrett, Lucius, Seyfang (3). Nays: Butera (1).

Jeff Normand noted that the building is in extremely poor condition and there is really no foundation left.

APPLICATION, 23-16 –Craig & Sarah Voltz are requesting a certificate of appropriateness to add a second story addition, extend the front porch, and replace/add windows on the property. The property is located at 238 W. Second Street and is zoned as “R-3” (Single-Family Residential).

Mr. Easterling reviewed Application 23-16. Mr. Voltz said that he submitted plans in 2007 or 2008 to construct an addition but he wasn't able to go through with the work. He said that on the left hand side as you are looking at his house there is a flat roof and it looks like an addition so they are trying to balance that out. He said that they are adding a second story which will add two bedrooms and he thinks make the house look more balanced. He said that there is currently vinyl siding so he would like the addition to match the existing. Mr. Butera suggested leaving the front steps centered on the main front mass but still wrap the porch. He said that he would have like to see wood siding but he understands there is already vinyl. Mr. Seyfang suggested leaving off the pediment over the front porch.

Mr. Barrett made a motion to approve Application 23-16 with the conditions that the pediment be left off and the stairs be kept in the original location. The motion was seconded by Mr. Butera and was unanimously approved.

APPLICATION, 24-16 –Jill Smith is requesting a certificate of appropriateness to remove carriage house garage door and replace with a wall and window. The property is located at 420 ½ W. Front Street and is zoned as “R-3” (Single-Family Residential).

This item was tabled because the applicant was not present and more information was needed.

APPLICATION, 25-16 –Jeffery & Kristen Kaiser are requesting a certificate of appropriateness to extend the garage towards the street. The property is located at 63 Linden Lane and is zoned as “R-2” (Single-Family Residential).

Mr. Easterling reviewed Application 25-16. Jeff Normand, architect, was present along with Dr. Kaiser. Mr. Normand explained that they need the height on the roof because of lifts that are going to be installed in the garage. The lifts will allow two cars up and two cars down. He said the gable roof helps with the elevation and is functional. He said the lower flat roof was built in 1957. Mr. Seyfang asked if you could park a car in front of the garage, and Mr. Normand said that you will be able to because there will still be twenty feet. He said that they are proposing coming forward so it is in the least obtrusive spot in terms of the neighbors. Mr. Butera said that he understands the functioning of the gable roof but thinks it detracts from the front entrance. Mr. Seyfang asked if they have reviewed this project with the neighbors, and Dr. Kaiser said that they have and the neighbors are okay with it. Mr. Normand said that the materials will match and they will take bricks from the back and put them on the front. Mr. Normand said another reason for the gable is that he thinks it's appropriate for the gable to face the front as opposed to a higher, flat roof. Mr. Normand noted that the roof will be 2' lower than what was submitted. Ms. Lucius asked if it will be as high as the roof on the house, and Mr. Normand said that it will be lower than the house.

Mr. Barrett moved to approve Application 25-16. The motion was seconded by Mr. Seyfang and was unanimously approved.

APPLICATION, 26-16 – Judith Justus on behalf of The Perrysburg Historic Museum is requesting a certificate of appropriateness to replace the existing sign. The property is located at 27340 W. River Road and is zoned as “INS” (Institutional Uses).

Ms. Justus distributed the final version of the proposed sign. She said that the sign will be 3.5' by 5' and she was told that it should be wood, but she spoke to several sign companies and they say that wood is difficult to maintain. She proposed that the sign be made of a durable, flexible, composite material. There was discussion regarding the wording on the sign and what is being promoted, the fact that it is a museum or the Spafford House. Mr. Barrett asked if the size of the sign is permitted and Mr. Easterling said that it is. Mr. Butera said that he has no issues with the layout of the sign, but he is familiar with composite materials and they can look artificial, and he likes the authenticity of wood.

Mr. Seyfang moved to approve Application 26-16 with the rendering of the sign presented at the meeting, with museum at the top and Spafford House underneath, and made of composite materials. Seconded by Mr. Barrett. Ayes: Barrett, Lucius, Seyfang (3). Nays: Butera (1).

There being no further business, the meeting adjourned at 8:07 p.m.

Respectfully submitted,

Mary Jo Sutton