

HISTORIC LANDMARKS COMMISSION

SEPTEMBER 14, 2020

The meeting was called to order at 7:05 p.m. by Chairman Mark Weber. Commission members present were Scott Anderson, Susan Edinger, Jeff Oster, Victor Senn, Patrice Spitzer, and Mark Weber (6). AJ Coleman (1) was absent. Also present were Mark Easterling, Deputy Planning and Zoning Administrator, and Cody Grodi, Zoning Inspector.

APPLICATION 22-20 – Todd and Donna Friesner are requesting a certificate of appropriateness to install an overhang above the rear door. The property is located at 417 E. Front Street and is zoned R-1 (Single Family Residential).

Mr. Grodi reviewed Application 22-20. Todd Friesner was present, and added that he would like to construct an overhang over their rear door to break up the rear plane. He stated that there will be a light underneath, and that the pitch of the roof will match. Mr. Weber told Mr. Friesner that he has a great vision, a thorough application, and thanked him for following the HLC process. Julie and Robert Bredenbeckcorp, 409 E. Front Street, were present and said that they approve of the request. There were no further comments or questions from the Commission.

Mr. Oster moved to approve Application 22-20 as submitted. Seconded by Mr. Senn. Ayes: (6). Nays: (0).

APPLICATION 23-20 – Daniel Nitecki is requesting a certificate of appropriateness to install a fence. The property is located at 426 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 23-20. Daniel Nitecki was present via the AT Teleconference System, and stated that he would like to finish off the rear yard with a six (6) foot natural cedar fence. Mr. Weber agreed that cedar is a nice choice, and Mr. Oster asked for a visual description of the fence. Mr. Nitecki added that it will be a cedar dog-ear stockade fence, and confirmed that it will run parallel with his neighbor's existing vinyl fence. Mr. Weber clarified that the neighboring vinyl fence was not approved by the HLC, and Mr. Grodi added that Planning and Zoning will look into this concern. There were no further comments or questions from the Commission.

Ms. Edinger moved to approve Application 23-20. Seconded by Ms. Spitzer. Ayes: (6). Nays: (0).

APPLICATION 24-20 – Kenneth Bere, on behalf of Citizens Bank, is requesting a certificate of appropriateness to install new signage, install a roof screen, add a chimney cap, reface an existing overhang, add three solid rectangles on the façade, and reface and modify the existing A.T.M. drive thru. The property is located at 144 E. Front Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 24-20. Kenneth Bere, Hellyer Lewis Inc., Paul Gagel, Citizens Bank, and Pierre Gelinas, Philadelphia Sign, were present via the AT Teleconference System on behalf of the application. Mr. Easterling clarified that the Commission is allowed to review the lighting of the sign, and that the lighting of the property is outside the scope of the HLC. Mr. Gelinas and Mr. Bere confirmed that proposed signage is to replace the current illuminated signage in white with new illuminated signage in green which will also be facelited. Mr. Weber asked about the fencing along the roof, and Mr. Bere added that it will be aluminum or steel (a painted metal), and that it will not be illuminated. Mr. Weber noted the three - eight (8) foot panels on the side and asked about their purpose, and Mr. Gelinas stated that it was requested by the branding team as shown on Sheet 3, and that the panels are a décor item to denote that the main entrance is moving. Mr. Grodi clarified that illuminated trim is not allowed by Code. Mr. Gelinas added that have proposed singular letters that will be scaled back, as opposed to the existing full-face illumination in the signage. There were no further comments or questions from the Commission.

Mr. Oster moved to approve Application 24-20. Seconded by Mr. Anderson.
Ayes: (6). Nays: (0).

APPLICATION 25-20 – Ray Jeffers is requesting a certificate of appropriateness to re-side a cupola. The property is located at 228 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 25-20. Billy Jeffers was present on behalf of the applicant, and added that (his father) Ray Jeffers purchased the property thirty-three years ago and added that he was not aware of the Ordinances with regards to this property. Mr. Jeffers gave a brief history of the changes to the property from the late 1990's to present-day, and added that on August 28, 2020 lightning struck the cupola and the siding was blown out. He added that the contractor that performed the work in 2013, also recently replaced the cupola from the lightning damage in 2020. Mr. Jeffers requested that the cupola siding be allowed to remain vinyl as it had been repaired that way dating back to 2013, and noted that the siding is made to appear as though it is wood. Mr. Jeffers stated that he confirmed with City Law Director, Laura Alkire, that vinyl siding is not listed as prohibited in the City Ordinances, and Mr. Grodi added that the Commission also references the guidelines in The Secretary of the Interior's Standards for Rehabilitating Historic Buildings. There was a brief discussion amongst the Commission about setting a precedent with regards to allowing vinyl siding in the Historic District. Mr. Easterling clarified that the Interior's Standards are a mechanism to guide the HLC as a historical reference. Mr. Weber referenced the recommendations stated on page 32 of the Perrysburg Historic District Design Guidelines, where it notes that "Using vinyl or aluminum siding on historic structures is strongly discouraged." Mr. Easterling noted that there is a notable difference in square footage between the vinyl siding on the cupola compared to vinyl windows. There was a brief discussion in cost in materials, and Mr. Jeffers stated that the vinyl siding cost was \$1,300.00, and added that the wood siding was not priced. The Commission discussed tabling the application and requesting further information so as not to set a precedent, and Mr. Easterling referenced the property that

went through the Appellant Court, and reminded the Commission that the court ruled that every individual lot is different, and may create a unique scenario. There were no further comments or questions from the Commission.

Mr. Anderson moved to approve Application 25-20. Seconded by Mr. Oster.
Ayes: Anderson, Edinger, Oster, Senn, and Weber (6). Nays: Spitzer (1).

Ms. Edinger asked the Administration if an effort could be made to update the district guidelines to include some guidance about the use of vinyl for commercial properties in the district. Mr. Easterling said that the Administration has been working towards a review process with the Historic section of the Code to make it clearer.

Mr. Jeffers added that his father is concerned with the safety of the property with the DORA, and asked about appropriate materials to be used for an entry-way gate on the property. Mr. Grodi clarified that Mr. Jeffers will want to confirm the right-of-way portion, as a fence is not allowed within the City right-of-way.

APPLICATION 15-20 (Tabled) – Puffin Properties LLC is requesting a certificate of appropriateness to demolish the front portion of the building and replace with a similar style structure. The property is located at 111 E. Second Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 15-20. Mr. Weber made a motion to untable Application 15-20. Seconded by Mr. Anderson. Ayes: (6). Nays: (0). Mr. Grodi noted that Puffin Properties sent an email late this morning to address the HLC, however it did not meet the submission deadline for the HLC to appropriately review. Mr. Easterling clarified that the ninety days has run out from the original submission, therefore the HLC will need to make a decision tonight. There was no new information submitted as had been requested. There were no further comments or questions from the Commission.

Ms. Edinger moved to deny Application 15-20. Seconded by Mr. Oster. Ayes: (6). Nays: (0).

OTHER BUSINESS

Mr. Grodi shared with the Commission that on September 8, 2020 the Wood County Appellant Court upheld the HLC's decision of the denial of the four (4) foot fence at 401 W. Front Street.

Mr. Weber noted the recently installed multi-tiered deck, fence, gates, railings, and steps at 407 W. Front Street that has not gone through the HLC process. Mr. Grodi added that he has already sent certified letters to the owner and agent, and has not heard back from either party.

Ms. Edinger asked if the Administration could publicize the Historic District Guidelines to the property owners within the District, and Mr. Easterling stated that our Public

Information Officer, Shannon Solt, has been publishing communications more regularly. He added that in January 2020 letters were mailed to property owners in the Historic District reminding them of the rules and regulations within the District.

There being no further business, the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Heather Alfaro