

HISTORIC LANDMARKS COMMISSION

SEPTEMBER 8, 2014

The meeting was called to order at 7:00 p.m. by Vice-Chairman Ruth Lucius. Commission members present were: Emily Crego, Charles Hablitzel, Alex Heard, Dennis Layman, and Ruth Lucius (5). Robert Seyfang was absent (1). Also present was Julie Liebenthal, Zoning Inspector.

Mr. Heard moved to approve the minutes of the August 11, 2014 meeting as written. Mr. Layman seconded and they were unanimously approved.

APPLICATION 16-14 – Geoff and Melissa Kies request a certificate of appropriateness to construct a deck and install landscaping. Consideration includes color, material and architectural style. The subject property is located at 135 W. Front Street and is zoned R-3 (Single Family Residential).

Ms. Liebenthal reviewed Application 16-14. Mr. and Mrs. Kies were present. Mr. Layman called attention to an email sent to the Commission from Chairman Bob Seyfang. Mr. Kies addressed Mr. Seyfang's concerns and a copy of the email with responses is attached hereto and made a part of these minutes. Ms. Lucius said there really are two issues, the front and the back. With regard to the front of the house, Ms. Lucius said it will be the only house without green to the street, but she understands. Mr. Heard said it will be nice to see it landscaped.

Mr. Heard asked if there will be a railing on the outside of the stairs. Mr. Kies said there will be a railing. Ms. Lucius asked if they plan to keep the wooden steps by the slider. Mr. Kies said the wire fencing is gone and the steps will be replaced and will match. Mr. Heard asked what material the fascia will be. Mr. Kies said the handrails will be metal and the fascia will be composite. Mr. Heard asked if Mr. Kies had spoken to the neighbors about the project. Mr. Kies said he had not and Mr. Heard encouraged him to discuss it with the neighbors. Ms. Crego asked what the deck will be used for since they already have two decks. Mr. Kies said that those decks are narrow and there is no room for grilling or entertaining.

Mr. Hablitzel moved to approve Application 16-14. Ms. Crego seconded, and it was unanimously approved.

There being no further business, the meeting adjourned at 7:18 p.m.

Respectfully submitted,

Mary Jo Sutton

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From: Robert Seyfang [<mailto:rseyfang@msn.com>]

Sent: Thursday, September 04, 2014 10:34 AM

To: Ruth Lucius; Denny Layman; Brody Walters; Robert Seyfang; Julie Liebenthal; Alex Heard; Charles Hablitzel, Jr.; Emily Crego

Subject: Application 16-14

Since I probably will now miss the meeting next Monday and Ruth will be chairing, I have a few comments about this Application:

1. I think the landscape portion is fine and Susan Muenzer is an excellent landscape architect.
2. There is insufficient information about the deck construction. I think details should be provided prior to approval.

The construction will adhere to applicable building codes. In general terms the framing will be pressure treated southern yellow pine. The deck surface will be TimberTech Earthwood Evolutions composite in Pacific Walnut. The planks will be secured with ConcealLoc fasteners. The fascia, risers, and skirting will all be a composite material in white fastened with matching white screws. None of the treated lumber will be visible

3. There are no drawing showing the railing. Is the intent to match the existing white railings?

The railings will match the existing white railing.

4. I don't believe there is enough room for a comfortable stairway from the porch to deck. Exterior stairs should have 12" wide treads and not more than 6" high risers. The stairway shown will not permit these dimensions. Exterior stairs can be very dangerous when wet and uncovered and are even more so if users have their hands full. The stairs could be returned 90 degrees with a landing to accommodate more comfortable dimensions or the 12' dimension of the deck could be increased.

We were planning on a riser height of 6.5" and a tread width of 12". If the building inspector has an issue with these dimensions they can certainly be adjusted somewhat by changing the finished elevation of the new deck.

5. Hopefully the deck, stairs and railing will be white to blend with the porches above but this is not indicated. I would oppose a natural wood deck.

As mentioned above the railing and all vertical surfaces would be white. The actual deck is TimberTech's Pacific Walnut composite which has a poly shell.

6. Why is there a short run of steps shown from the porch landing heading back toward the front of the building? Why can't the porch landing just extend back to meet the sloping natural grade?

The short run is to provide access to the hose bib located below the existing deck. It is also a way of accessing the landscape on that side of the house.