

HISTORIC LANDMARKS COMMISSION

AUGUST 12, 2019

The meeting was called to order at 7:00 p.m. by Judy Justus. Commission members present were Scott Anderson, Dennis Barrett, Colleen Boff, Rick Butera, Susan Edinger, Judy Justus, and Patrice Spitzer (7). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF MINUTES

Mr. Barrett moved to approve the minutes of the June 10, 2019 meeting as written. Seconded by Mr. Butera. Ayes: (7). Nays: (0).

Mr. Barrett moved to approve the minutes of the July 8, 2019 meeting as written. Seconded by Ms. Edinger. Ayes: Anderson, Barrett, Boff, Edinger, Justus, and Spitzer (6). Nays: (0). Abstain: Butera (1).

APPLICATION 18-19 – Steve Kear, on behalf of Dancer's Pointe, is requesting a certificate of appropriateness to install a freestanding sign, and a wall sign, and to reface an existing wall sign. The property is located at 146 E. Second Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 18-19. Mr. Kear was present, and added that they have moved into a new location after 20 years, and as such need more signage. He said that one sign is forward facing Elm Street, one sign is facing Second Street, and the existing sign facing Louisiana Avenue has been refaced. Mr. Barrett confirmed that the signs have already been installed, and asked about the 25th Anniversary sign. Mr. Kear confirmed that the Anniversary sign is temporary. Mr. Anderson moved to approve Application 18-19. Seconded by Ms. Boff. Ayes: (7). Nays: (0).

APPLICATION 19-19 – Cousino Restoration, on behalf of Perrysburg Heritage LLC, is requesting a certificate of appropriateness to install a four (4) foot wood stockade fence in the rear yard. The property is located at 129 W. Front Street and is zoned C-1 (Neighborhood Commercial).

Mr. Grodi reviewed Application 19-19. Mike Cousino, Cousino Restoration, was present on behalf of Perrysburg Heritage LLC. Mr. Grodi clarified that 129 W. Front Street is next door to the River House, that is brown in color, and that there is no parcel along the river. Mr. Cousino stated that they would like to install a fence at 129 W. Front Street, which is the same style fence that was approved at 125 E. Front Street, and 407 W. Front Street. There was a brief discussion about the similarities and differences between the various fence applications that have been approved and/or denied for Perrysburg Heritage LLC along Front Street. Ms. Spitzer questioned how the fences impact the multi-use path, and Mr. Grodi stated that this application is only for 129 W. Front Street which is only on the north side of the multi-use path. Ms. Boff moved to approve Application 19-19. Seconded by Ms. Edinger. Ayes: Barrett, Boff, and Edinger (3). Nays: Butera, Justus, and Spitzer

(3). Abstain: Anderson (1). Mr. Barrett confirmed that a tie vote means that the application is not approved, and Mr. Grodi agreed.

APPLICATION 20-19 – Ronarrac LLC is requesting a certificate of appropriateness to keep a recently installed shed. The property is located at 502 E. Second Street and is zoned INS (Institutional).

Mr. Grodi reviewed Application 20-19. Architect, Jeff Normand, was present on behalf of Ronarrac LLC. He stated that this shed is temporary, and currently housing the equipment that was moved out of the Blacksmith Shop that is in disrepair. Mr. Normand referenced a survey from 1996 that shows a shed in the existing location, as the space that the currently temporary shed occupies. Mr. Barrett asked how long “temporary” will be, and Mr. Normand stated that it could be two or three years depending upon fundraising, and other renovation priorities taking place. Mr. Normand added that the shed is two hundred (200) feet from the property line, that it is screened on all sides, and that it has been painted to match the Blacksmith Shop. Mr. Butera moved to approve Application 20-19. Seconded by Mr. Barrett. Ayes: Anderson, Barrett, Boff, Butera, Edinger, and Justus (6). Nays: (0). Abstain: Spitzer (1).

APPLICATION 21-19 – Kerry Wellstein, on behalf of CREATE: Art Studio & Workshop, is requesting a certificate of appropriateness to reface an existing wall sign. The property is located at 118 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 21-19. Kerry Wellstein & Deb Lambdin, co-owners of CREATE were present. Ms. Wellstein said that the business has just moved downtown, and that they hope to open on September 8, 2019. Ms. Lambdin stated that they are considering removing the existing awning to let more natural light into the building, and that they would like to add window and artist decals as submitted in the plans before the Commission. Mr. Butera stated that if they would want to replace the awning in the future that they would need to re-apply to the Historic Landmarks Commission, prior to installation. There was a brief discussion about the current blade sign from the previous tenant. Ms. Lambdin confirmed that they will be removing the existing awning, removing the existing blade sign, erecting a new wall sign, and adding artist decals to the windows. Mr. Grodi noted that the window graphics will only be allowed to cover twenty-five (25) percent of the square footage of the window. Ms. Spitzer moved to approve Application 21-19. Seconded by Ms. Edinger. Ayes: (7). Nays: (0).

OTHER BUSINESS

APPLICATION 11-19 – Cousino Restoration, on behalf of Perrysburg Heritage LLC, is requesting a certificate of appropriateness to install a four (4) foot wood privacy fence in the rear yard. The property is located at 401 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi re-reviewed Application 11-19. Recording Secretary, Heather Alfaro, confirmed that the Commission had received an email from City Law Director, Laura Alkire, with the

direction that a decision be made on Application 11-19, as an appeal had been filed by the applicant. Mr. Barrett asked about the difference in configuration between this Application at 401 W. Front Street, and Application 19-19 at 129 W. Front Street. Mr. Grodi stated that this application at 401 W. Front Street has proposed fencing on both sides of the multi-use path, whereas the application at 129 W. Front Street is only on the north side of the multi-use path. Mr. Barrett said that his concern is not what the fence looks like, but the location of the fence. Ms. Edinger stated that her concern refers to page 139 of the Planning and Zoning Code which identifies the purpose of special districts, as noted in Chapter 1245.46. She specifically referenced Chapter 1245.46(a)(2) "Protecting and enhancing attractions to residents, tourists, and visitors" and Chapter 1245.46(a)(4) "Improving the quality of life by enhancing the visual and aesthetic character, diversity and interest of the City". Ms. Edinger said that she cannot support a four (4) foot fence that may block someone's view of the river, whether they be a small child or someone in a wheelchair. Ms. Justus read a prepared statement (attached hereto) that noted that the design, location, and safety of each proposed addition to the landscape are considered when an application is being reviewed. She added that there are other fencing options available that are "open" and examples of such along the river on the other side of the statue. Ms. Edinger moved to deny Application 11-19. Seconded by Ms. Spitzer. Ayes: Boff, Butera, Edinger, Justus, and Spitzer (5). Nays: Barrett (1). Abstain: Anderson (1).

There was a brief discussion amongst the Commission regarding Chapter 1245.54(f). Mr. Butera asked for clarification on the rules of how the Commission is supposed to operate regarding this chapter. Mr. Grodi read Chapter 1245.54(f) out loud to the Commission for clarification. Mr. Grodi clarified that when a motion to deny is made then there should be a reasoning given for the denial. Mr. Anderson asked who the Secretary of the Commission is, and Mr. Grodi stated that it would be someone out of the Planning and Zoning Division. Ms. Justus suggested that Mr. Grodi ask the Law Director whether the Commission is insured.

There being no further business, the meeting adjourned at 7:48 p.m.

Respectfully submitted,

Heather Alfaro