

HISTORIC LANDMARKS COMMISSION

JUNE 14, 2021

The meeting was called to order at 7:00 p.m. by Chairman Scott Anderson. Commission members present were Scott Anderson, AJ Coleman, Susan Edinger, John Meier, Victor Senn, and Patrice Spitzer (6). Jeff Oster was absent (1). Also present were Cody Grodi, Zoning Inspector, Mark Easterling, Deputy Planning and Zoning Administrator, and Law Director, Kate Sandretto.

APPROVAL OF MINUTES

Ms. Edinger moved to approve the minutes of the April 12, 2021 meeting as written. Seconded by Ms. Spitzer. Ayes: (6). Nays: (0).

Ms. Edinger moved to approve the minutes of the May 10, 2021 meeting as written. Seconded by Mr. Meier. Ayes: (6). Nays: (0).

APPLICATION 17-21 (Tabled) – Jordan and Michelle Acebo-Hermiller are requesting a certificate of appropriateness to install a fence. The property is located at 310 W. Second Street and is zoned R-3 (Single Family Residential).

Mr. Easterling reviewed Application 17-21 (Tabled). Mr. Anderson moved to un-table Application 17-21. Seconded by Mr. Coleman. Ayes: (6). Nays: (0). Jordan Acebo-Hermiller was present. Mr. Anderson confirmed that the fence is existing, and Mr. Acebo-Hermiller said that there was a misunderstanding with the contractor. There were no further comments or questions from the Commission.

Ms. Edinger moved to approve Application 17-21 as submitted. Seconded by Mr. Anderson. Ayes: (6). Nays: (0).

APPLICATION 26-21 – Timothy and Josette McCarthy are requesting a certificate of appropriateness to resurface two existing decks and add railings to the decks. The property is located at 139 W. Second Street and is zoned OS (Office and Service).

Mr. Easterling reviewed Application 26-21. Tim McCarthy was present, and presented the Commission with a better rendering of the actual composite railing that they are proposing. He added that the footprint of the deck won't change, and that the handrails will be used in conjunction with the steps. Mr. Anderson reminded the Commission that they have approved composite materials in the past. Ms. Spitzer stated that she is asking the State of Ohio for further clarification on appropriate materials to be used within the District. There were no further comments or questions from the Commission.

Mr. Anderson moved to approve Application 26-21 as submitted. Seconded by Mr. Coleman. Ayes: (6). Nays: (0).

APPLICATION 27-21 – Heide Allen and Wettle Corp. are requesting a certificate of appropriateness to install an awning sign and window signage. The property is located at 210 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Easterling reviewed Application 27-21. Heide Allen was present. Ms. Edinger noted the vinyl lettering on the windows. There were no further comments or questions from the Commission.

Ms. Edinger moved to approve Application 27-21 as submitted. Seconded by Ms. Spitzer. Ayes: (6). Nays: (0).

APPLICATION 28-21 – Block Builders, on behalf of Marianne Corrao, is requesting a certificate of appropriateness to replace twenty-six (26) windows. The property is located at 214 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Easterling reviewed Application 28-21. Dave Blochowski, Block Builders, was present and added that they are proposing to use a Pella window replacement. He said that they are just replacing the sash and that the trim will remain. Ms. Spitzer confirmed that the surrounding window is original wood, and Mr. Blochowski said that it is aluminum clad wood. There were no further comments or questions from the Commission.

Ms. Edinger moved to approve Application 28-21 as discussed. Seconded by Ms. Spitzer. Ayes: (6). Nays: (0).

APPLICATION 29-21 – Shaun Morrison is requesting a certificate of appropriateness to install a fence. The property is located at 420 E. Front Street and is zoned R-3 (Single Family Residential).

Mr. Easterling reviewed Application 29-21. Shaun Morrison was present and added that he is replacing existing fencing that is in disrepair. He said that the fence will be six (6) feet in height in the rear up to the halfway point of the house and drop down to four (4) feet past the midpoint of the house. There was a brief discussion about the style of the fence, and Mr. Morrison said that he would like to recreate the fence that he submitted with his application. There were no comments or questions from the Commission.

Mr. Anderson moved to approve Application 29-21 as discussed. Seconded by Mr. Senn. Ayes: (6). Nays: (0).

APPLICATION 30-21 – Wettle Corp, on behalf of Sophia Lusting, is requesting a certificate of appropriateness to install an awning sign. The property is located at 126 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Easterling reviewed Application 30-21. Brent Wettle, Wettle Awning, was present via AT Teleconference System and added that they are proposing the original design that was approved in April 2021 and adding a 1.5 inch white border around the sign. There were no further comments or questions from the Commission.

Ms. Edinger moved to approve Application 30-21 as submitted. Seconded by Ms. Spitzer
Ayes: (6). Nays: (0).

APPLICATION 31-21 – John Wellstein is requesting a certificate of appropriateness to keep an exterior stationary ladder. The property is located at 202 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Easterling reviewed Application 31-21. John Wellstein was present and added that the roof ladder has been installed. Mr. Grodi confirmed that there is an agreement with the neighbor. There was a brief discussion about safety, and Mr. Wellstein said that it complies with OSHA Regulations. There were no further comments or questions from the Commission.

Ms. Spitzer moved to approve Application 31-21 as submitted. Seconded by Mr. Anderson. Ayes: (6). Nays: (0).

APPLICATION 32-21 – John and Kerry Wellstein are requesting a certificate of appropriateness to keep a “little free art gallery”. The property is located at 118 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Easterling reviewed Application 32-21. John Wellstein was present and added that the art gallery holds art supplies that can be taken/used and/or donated to. He said that they have already received a positive response on social media, and that the gallery is checked a few times a week for maintenance purposes. There were no further comments or questions from the Commission.

Ms. Edinger moved to approve Application 32-21 as submitted. Seconded by Ms. Spitzer. Ayes: (6). Nays: (0).

APPLICATION 33-21 – Ron and Lori Welty are requesting a certificate of appropriateness to construct a pergola, a stone and brick fence, and a fire pit with sit walls. The property is located at 72 Elm Street and is zoned R-1 (Single Family Residential).

Mr. Easterling reviewed Application 33-21. Ron Welty was present and added that he is proposing a natural stone fire pit that overlooks the river, which will beautify their view. Mr. Anderson confirmed that the stone fence will remain. There were no further comments or questions from the Commission.

Mr. Anderson moved to approve Application 33-21 as submitted. Seconded by Ms. Spitzer. Ayes: (6). Nays: (0).

APPLICATION 34-21 – Laurie and Rick Avery are requesting a certificate of appropriateness install a fence. The property is located at 536 E. Front Street and is zoned R-3 (Single Family Residential).

Mr. Easterling reviewed Application 34-21. Laurie Avery was present and added that she is proposing a shadowbox style fence, and Mr. Anderson noted that style fence makes a huge difference. There were no further comments or questions from the Commission.

Ms. Spitzer moved to approve Application 34-21 as submitted. Seconded by Ms. Edinger. Ayes: (6). Nays: (0).

APPLICATION 35-21 – Perrysburg Heritage LLC is requesting a certificate of appropriateness install a fence. The property is located at 401 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Easterling reviewed Application 35-21. Attorney Stephen Keller was present on behalf of Perrysburg Heritage LLC and added that this application is a part of Resolution 21-2021. He said that this application is for a metal fence on the water side of 401 W. Front Street and a wooden fence on the non-water side. Ms. Sandretto confirmed with the Commission that the metal water side fence is acceptable as agreed upon on at the January 21, 2021 meeting. She clarified that this application is for the wooden fence on the non-water side of the property. Mike Cousino, Cousino Restoration, confirmed that the fence is four (4) feet in height. There were no further comments or questions from the Commission.

Mr. Spitzer moved to approve Application 35-21 as submitted for the four (4) foot wooden fence. Seconded by Ms. Edinger. Ayes: Coleman, Edinger, Meier, Senn, and Spitzer (5). Nays: (0). Abstain: Anderson (1).

APPLICATION 36-21 – Perrysburg Heritage LLC is requesting a certificate of appropriateness keep a fence. The property is located at 129 W. Front Street and is zoned C-1 (Neighborhood Commercial).

Mr. Easterling reviewed Application 36-21. Attorney Stephen Keller was present on behalf of Perrysburg Heritage LLC and added that this fence is at the rear of the property, which is wooden on the non-water side of the property. He confirmed that this fence had been previously installed without HLC approval, and Mr. Easterling clarified that the fence has been there for 1.5 years. Ms. Sandretto asked if the posts have been removed yet, and contractor Butch Williams confirmed that it will be removed tomorrow. There were no further comments or questions from the Commission.

Ms. Edinger moved to approve Application 36-21 with the condition that the posts be removed. Seconded by Mr. Meier. Ayes: Coleman, Edinger, Meier, Senn, and Spitzer (5). Nays: (0). Abstain: Anderson (1).

APPLICATION 37-21 – Perrysburg Heritage LLC is requesting a certificate of appropriateness to keep a three tiered deck and exterior stairs, as well as make foundation repairs. The property is located at 407 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Easterling reviewed Application 37-21. Attorney Stephen Keller and Mike Cousino, Cousino Restoration, and Contractor Butch Williams were present on behalf of Perrysburg Heritage LLC. Mr. Williams confirmed that the stairs in the City right-of-way were removed yesterday. Mr. Cousino said that the tenant needed safe passage to the river, and added that they had pulled a permit with Wood County, and added that he had discussed the project on the phone with Brody Walters, Planning and Zoning Administrator too. Ms. Edinger said that she hopes that the property owner understands that they will need to come before the HLC first before performing any work going forward. Mr. Grodi noted that they will need a variance through the Board of Zoning Appeals for the deck. There was a brief discussion about the foundation, and Ms. Spitzer confirmed that the appearance will not change. Mr. Cousino added that the front of the house is flat machine stone. There were no further comments or questions from the Commission.

Ms. Edinger moved to approve Application 37-21 as submitted. Seconded by Mr. Senn. Ayes: Coleman, Edinger, Meier, Senn, and Spitzer (5). Nays: (0). Abstain: Anderson (1).

APPLICATION 38-21 – Perrysburg Heritage LLC is requesting a certificate of appropriateness keep a stairway. The property is located at 202 E. Front Street and is zoned R-3 (Single Family Residential).

Mr. Easterling reviewed Application 38-21. Attorney Stephen Keller and Mike Cousino, Cousino Restoration were present on behalf of Perrysburg Heritage LLC. Mr. Cousino said that he hopes that the HLC will approve a new railing like what is currently present on the second floor. He added that they would like to paint the back steps and refinish the porch that is rotting out. Mr. Cousino noted that the metal storm door to the basement is only so wide. Ms. Spitzer confirmed that they are replacing the existing spindles and top rail, and Mr. Cousino said that there has been a property maintenance due to overgrowth. Mr. Easterling verified that the materials will be similar to those used at 129 W. Front Street. There were no further comments or questions from the Commission.

Ms. Edinger moved to approve Application 38-21 as submitted. Seconded by Ms. Spitzer. Ayes: Coleman, Edinger, Meier, Senn, and Spitzer (5). Nays: (0). Abstain: Anderson (1).

APPLICATION 13-21 (Tabled) – Downtown Perrysburg Inc. is requesting a certificate of appropriateness to install a public art installation in Riverside Park. The property is zoned P (Park).

Mr. Easterling reviewed Application 13-21 (Tabled). Mr. Anderson moved to un-table Application 13-21. Seconded by Mr. Coleman. Ayes: (6). Nays: (0). Brandi Parcell and Trisha Darr, Downtown Perrysburg Inc., Jeremy Link and Doug Kampfer, Graphite Design & Build, were present on behalf of the application. Ms. Sandretto confirmed that the Commission is not able to change the design of the public art installation, and Mr. Anderson asked if City Council makes the ultimate decision. Ms. Edinger referenced Chapter 1245.56 – Appeals, if an applicant is denied a Certificate of Appropriateness by the Historic Landmarks Commission. Ms. Edinger noted that there is not a lot of public

art guidance given with regards to the City's background stance related to this application. She added that she has concerns for the Commission to discuss related to Chapter 1245.46(a)(4), Chapter 1245.46(b), and Chapter 1245.51, and added that she believes that what is being asked is outside of guidance of the Code. Ms. Parcell said that in working with the Artists for this project that they felt that Riverside Park was the best location, and she noted that Mayor Mackin said that this project would have to go to City Council. There was a brief discussion about the Peer Review Committee in conjunction with the Toledo Arts Commission, and Ms. Parcell confirmed that the project is being funded through the CVB. Ms. Darr added that the previous funding from the CVB has been spearheaded through DPI. Mr. Meier noted that the Code doesn't state that the Commission cannot approve this project either, and added that visually the project is attractive within this contemporary park. Ms. Edinger said that she thinks that it's a cool project, but that she didn't find anything in the Code to support it. Mr. Senn said that he agrees with Mr. Meier, and thanked Ms. Edinger for her thoroughness with regards to searching the Code. He noted that special care has been taken with the sunset colors of this project and that he is in support of it. Ms. Parcell confirmed that DPI cares about the community, and Mr. Coleman agreed with Mr. Meier's thoughts related to the Code and said that he is in favor of this project. There was further discussion whether this project will need to be reviewed by City Council, and Ms. Sandretto said that it is not required by the Code. Mr. Kampfer noted that the project is planned to be installed on the underutilized portion of the hill at Riverside Park, and Mr. Link said that children's safety has been taken into consideration with the scope of this project. Mr. Kampfer added that the art installation will be easy to weed whack around and that the view will not be obstructed from above. Mayor Mackin called in to the meeting via speakerphone to speak with the Commission. Judy Justus, 129 Carolin Court, was present and stated that the project has been secretive and that she's worried about the Historic District. Ms. Parcell confirmed that DPI followed recommendations of those to invite to be a part of the discussion and planning with this project thus far. Ms. Darr added that Riverside Park was the location chosen because DPI falls within the confines of the Historic District. Ms. Parcell added that the manufacturer is ready to produce the art as soon as the approval is granted. There were no further comments or questions from the Commission.

Mr. Meier moved to approve Application 13-21 as submitted. Seconded by Mr. Coleman. Ayes: Anderson, Coleman, Meier, and Senn (4). Nays: Edinger and Spitzer (2).

OTHER BUSINESS

Mr. Grodi reminded the Commission that they will need to vote on including the entirety of the Carranor Club property at 502 E. Second Street into the Historic District. Mr. Senn moved to recommend to Planning Commission that 502 E. Second Street be included in the Historic District. Seconded by Mr. Anderson. Ayes: Anderson, Coleman, Edinger, Meier, and Senn (5). Nays: (0). Abstain: Spitzer (1).

Mr. Grodi presented the Commission with a drafted letter to the Planning Commission based upon the recommendations for properties to be included or removed from the Historic District Boundaries. Mr. Anderson moved to approve the drafted letter.

Seconded by Mr. Coleman. Ayes: Anderson, Coleman, Edinger, Meier, and Senn (5).
Nays: (0). Abstain: Spitzer (1).

There being no further business, the meeting adjourned at 9:23 p.m.

Respectfully submitted,

Heather Alfaro