

HISTORIC LANDMARKS COMMISSION

JUNE 13, 2022

The meeting was called to order at 7:01 p.m. by Chairperson Victor Senn. Commission members present were AJ Coleman, Scot MacPherson, John Meier, Jeff Oster, Susan Rowland Miller, Patrice Spitzer, and Victor Senn (7). Also present were Cody Grodi, Zoning Inspector, and Mark Easterling, Deputy Planning & Zoning Administrator.

APPROVAL OF MINUTES

Ms. Rowland Miller moved to approve the minutes of the May 9, 2022 meeting as written. Seconded by Mr. Coleman. Ayes: (7). Nays: (0).

APPLICATION 13-22 – Kate and Ben French are requesting a certificate of appropriateness to add three windows to the house and alter the existing fence. The property is located at 502 W. Front and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 13-22. Kate French was present, and added that they need to move their air conditioning units, and then in the future they would like to install three new windows, and alter the existing fence by tapering it down below the new windows. Mr. Grodi reminded Ms. French that her Certificate of Appropriateness will be valid for one (1) year from its approval date. There were no further comments or questions from the Commission.

Mr. Meier moved to approve Application 13-22 as submitted. Seconded by Mr. Coleman. Ayes: (7). Nays: (0).

APPLICATION 14-22 – Husky Ventures LLC is requesting a certificate of appropriateness to replace the windows at the property and to replace two storm doors. The property is located at 237 W. Second Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 14-22. Laurie Huskisson was present on behalf of the application, and stated that she did not know that this property is in the Historic District. Mr. Grodi noted that letters were sent out within the last few years to all property owners in the district making them aware, and Ms. Huskisson said that they did not receive a letter at their Hull Prairie residence. Ms. Spitzer asked about the existing vinyl fence, and Ms. Huskisson said that it was installed several years ago. Ms. Spitzer noted that the vinyl fence should be removed, and Mr. Grodi said that he will look into the nature of the fence. Ms. Huskisson confirmed that the two (2) replacement storm doors will be an aluminum metal material. Mr. Grodi noted that a neighboring property owner called the Planning & Zoning office to let them know that vinyl windows were being installed at 237 W. Second Street. The Commission referenced the letter that Ms. Huskisson submitted with her application, and Commission members agreed that they were surprised that Ms. Huskisson was unaware that this property is in the Historic District. Mr. Oster said that the Commission is in a tough situation and referenced page

39 of the Perrysburg Historic District Design Guidelines related to the replacement of windows within the Historic District. Ms. Huskisson said that she had looked for these guidelines but was unable to locate them. Mr. Easterling noted that the standards for the Historic District are listed online within the Codified Ordinances for the City of Perrysburg, or that Ms. Huskisson could have called the Planning & Zoning Division office for more clarification. Ms. Rowland Miller added that Chapter 1245.49 and Chapter 1245.51(a)(6) of the Codified Ordinances all relate to the Historic District. Mr. Easterling confirmed that the Commission is tasked with enforcing the guidelines set forth from the State of Ohio. He added that the application did not provide any reasoning as to why wood materials were not used instead of vinyl for the historical nature, and added that cost is not a factor as it is the responsibility of the property owner to make the improvements. Ms. Huskisson stated that the property itself does not justify the cost of such improvements, and asked what her options were at this point. Mr. Easterling added that a new application would need to be submitted if Ms. Huskisson were to replace with a wooden style or that the old windows would need to be re-installed if this application is denied due to the materials not being historic in nature. There were no further comments or questions from the Commission.

Mr. Senn moved to approve the two (2) metal replacement storm doors and one (1) wooden custom window in the kitchen, and to deny the vinyl replacement windows that were already installed for Application 14-22. Seconded by Ms. Rowland Miller. Ayes: (7). Nays: (0).

APPLICATION 15-22 – Rich Jambor is requesting a certificate of appropriateness to install a fence. The property is located at 338 E. Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 15-22. Rich Jambor was present, and said that he talked with both neighboring property owners. There were no further comments or questions from the Commission.

Mr. Coleman moved to approve Application 15-22 as submitted. Seconded by Mr. Meier. Ayes: (7). Nays: (0).

APPLICATION 16-22 – McCoy Builders are requesting a certificate of appropriateness to demolish an existing garage and construct a new garage. The property is located at 102 Walnut Street and is zoned R-4 (Single Family Residential).

Mr. Grodi reviewed Application 16-22. Aaron McCoy, McCoy Builders, was present on behalf of the property owners at 102 Walnut Street, and added that his clients want to scale down the scope of the work to a two-bay garage. He said that the new garage will have the same footprint as the existing garage, and that it will be composite wood lap siding that will be painted to match the house. There were no further comments or questions from the Commission.

Mr. MacPherson moved to approve Application 16-22 as submitted. Seconded by Mr. Coleman. Ayes: (7). Nays: (0).

APPLICATION 17-22 – John Jr. and Belinda Longmore are requesting a certificate of appropriateness to construct a pergola, paver patio, fence, and a shed. The property is located at 140 E. Second Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 17-22, and added that the applicant has withdrawn the paver patio and pergola from her application. Belinda Longmore was present, and said that she would like a small garden shed with a privacy fence along the rear of her property. She added that she has spoken with the neighboring property owners on either side of her. Mr. MacPherson asked if there were drawings of the proposed work, and Ms. Longmore showed the Commission a picture. She added that the shed will have a concrete flooring, and that it will be a wood material that will match the front of the property. There were no further comments or questions from the Commission.

Ms. Spitzer moved to approve Application 17-22, with the removal of the pergola and patio from the application (as requested by Ms. Longmore). Seconded by Mr. MacPherson. Ayes: (7). Nays: (0).

APPLICATION 18-22 – MacPherson Architects is requesting a certificate of appropriateness to install a fence and a garden pond. The property is located at 501 E. Second Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 18-22, and Mr. MacPherson said that he would be abstaining from this discussion and vote. Architect Kate MacPherson was present on behalf of the property owner at 501 E. Second Street. She added that they are proposing to replace the existing six (6) foot fence on the eastern side of the property with a wire mesh eco-grid fence that is also six (6) feet in height. Ms. MacPherson said that the fence will be a black powder-coated mesh (not galvanized) material, and confirmed that the water feature pond will be sixteen (16) feet long. Neighboring property owner Terry Lesniewicz, 500 E. Front Street, was present and said that he is in favor of the requests. Ms. Spitzer said that she appreciates the four (4) foot fence across the front of the property, and Mr. Senn complimented the landscaping. There were no further comments or questions from the Commission.

Ms. Spitzer moved to approve Application 18-22 as submitted. Seconded by Mr. Meier. Ayes: Coleman, Meier, Oster, Rowland Miller, Spitzer, and Senn (6). Nays: (0). Abstain: MacPherson (1).

OTHER BUSINESS

There being no further business, the meeting adjourned at 8:14 p.m.

Respectfully submitted,

Heather Alfaro