

HISTORIC LANDMARKS COMMISSION

JUNE 12, 2017

The meeting was called to order at 7:11 p.m. by Chairman Rick Butera. Commission members present were Dennis Barrett, Rick Butera, Alex Heard, Judy Justus, Ruth Lucius, and Robert Seyfang (6). Mark Weber was absent (1). Also present was Planning and Zoning Administrator Brody Walters and Deputy Planning and Zoning Administrator Mark Easterling.

APPROVAL OF MINUTES

Mr. Heard moved to approve the minutes of the May 8, 2017 meeting as written. Mr. Seyfang seconded and they were unanimously approved.

Mr. Butera stated that since there were so many agenda items they would take some of the less complicated ones first to move the meeting along quicker.

APPLICATION 13-17 – Rex Russell, on behalf of Big Daddy Graphics, is requesting a certificate of appropriateness to add a deck to the back of the primary structure. The property is located at 121 Burlingwood Drive.

Mr. Easterling reviewed Application 13-17. Mr. Seyfang asked about the height and he suggested that Mr. Russell check with his builder to see if a handrail is required. He also said that they may get a lot of bumps if they use 1" decking boards. Mr. Heard moved to approve Application 13-17. Mr. Seyfang seconded and it was unanimously approved.

APPLICATION 14-17 – Mark Becker, on behalf of Mark Becker DDS, is requesting a certificate of appropriateness to keep an existing freestanding sign. The property is located at 116 W. Second Street.

Mr. Easterling reviewed Application 14-17. Mark Becker was present and said that he was unaware that he had to go through this process for his sign. He said that he modeled the sign after the existing signs on Second Street. Mr. Heard said that it seems straight forward and he moved to approve Application 14-17. Mr. Butera seconded and it was unanimously approved.

APPLICATION 15-17 – Stephen Fowler is requesting a certificate of appropriateness to construct a wall sign on the façade of the building facing E. Second. The property is located at 116 E. Second Street.

Mr. Easterling reviewed Application 15-17. Ryan Fowler, co-owner of the building, was present at the meeting. Mr. Fowler said that in keeping with the appropriateness for the building in that era, the fascia sign would be woodboard letters. Mr. Barrett moved to approve Application 15-17. Mr. Seyfang seconded and it was unanimously approved.

APPLICATION 16-17 – Laura and Rick Avery are requesting a certificate of appropriateness to construct an addition on to the rear of their home. The property is located at 536 E. Front Street.

Mr. Easterling reviewed Application 16-17. Mr. Avery said that they are looking to add an 8' x 10' single story addition with a flat roof, new entrance and mud room. He said that it will be directly in the middle of the house so you can't see it from the front at all. The existing swing door will be replaced with a slider and they are replacing the existing window, but there are no new windows. Mr. Seyfang said that it fits in well, and he moved to approve Application 16-17. Mr. Heard seconded and it was unanimously approved.

APPLICATION 19-17 – Bruce Brigode, on behalf of the Perrysburg Messenger Journal, is requesting a certificate of appropriateness to construct an awning sign on the front of the building. The property is located at 130 Louisiana Avenue.

Mr. Easterling reviewed Application 19-17. Matt Welch from the Perrysburg Messenger Journal was present. He said that they are using the same vendor and construction for their awning as their next door neighbor Pure Barre used. Mr. Butera moved to approve Application 19-17. Mr. Heard seconded and it was unanimously approved.

APPLICATION 12-17 – Peter Demczuk is requesting a certificate of appropriateness to plant a landscape screen of spruce trees in the northwest corner of the property, and spruce and arborvitae trees in the front yard. The property is located at 3 Maple Street.

Mr. Easterling reviewed Application 12-17. Mr. Demczuk said that as a result of the Board of Zoning Appeals meeting they will have to stagger the plantings. Several Commission members stated that there was limited information included with the application. They said that they need more details so they know exactly what they are approving. Mr. Heard noted that the 4' picket fence will share a property line with the neighbor at 5 Maple Street. He asked if they have reached out to their neighbor, and Mr. Demczuk said they have not. Mr. Demczuk said that they are in a time crunch. Mr. Seyfang said they have already been approved for the pool, and he asked what they wanted to do first. Mr. Butera said that the level of detail that they provided for the house is what they are looking for on the remainder of the application. Mr. Heard said he would be willing to approve the house façade. Mr. Demczuk requested that they also approve the driveway.

Mr. Heard moved to approve the front façade on the front entry and the driveway (items 1 and 6 in Section 6 of the application) and await further details on the rest of the items. Mr. Barrett seconded and it was unanimously approved.

APPLICATION 17-17 – Scott Williams is requesting a certificate of appropriateness to remove and replace a chimney on the roof of the home. The property is located at 322 E. Front Street.

Mr. Easterling reviewed Application 17-17. Mr. Williams was present and said that his request is only to remove the chimney. He said that he decided the solar panels would

not look good. He said that they will use it as a chase for their air conditioning. Mr. Butera asked if Mr. Williams had looked into repairing the chimney. Mr. Heard said that they need more documentation regarding why it is a safety issue and why the chimney needs to come down since it is part of the architectural appearance. Mr. Butera said that the chimney is very visible and if the reason to alter the appearance is simply for an air conditioning duct that is not a rational or appropriate reason. Mr. Barrett said he doesn't think the chimney is one of the top ten significant features of the house. Ms. Lucius noted that it was part of the original house.

Mr. Heard moved to deny Application 17-17 as submitted and requested more details regarding the structural damage to the chimney. Mr. Butera seconded. Ayes: Butera, Heard, Justus, Lucius, and Seyfang (5). Nays: Barrett (1).

APPLICATION 18-17 – Andrew and Valerie Wilhelms are requesting a certificate of appropriateness to demolish the existing primary structure and rebuild a new single family residence. The property is located at 120 W. Second Street.

Mr. Easterling reviewed Application 18-17. Mr. Wilhelms said he consulted with architect Dave Munger who said the house needs to come down. Mr. Heard asked if there is a compelling reason or set of circumstances that this house needs to come down. Mr. Wilhelms said that he should have brought his inspection report with him. Mr. Seyfang said that he feels this house is architecturally significant. Mr. Butera said that the Commission would like him to state his case as to why he should be permitted to tear down this house. Mr. Heard said that he should also present a compelling need why restoration is not an option. Ms. Lucius said that the guidelines state that neglect should not be a reason for it to be torn down.

Mr. Seyfang moved to deny Application 18-17. Mr. Butera seconded and it was unanimously approved.

APPLICATION 21-17 – Charles and Jennifer Pflieger are requesting a certificate of appropriateness to install new windows on the home. The property is located at 401 W. Front Street.

Mr. Easterling reviewed Application 21-17. Chip Pflieger was present and played an audio recording created by his wife Jenny Pflieger. In the recording Ms. Pflieger said that she did not realize they needed permission to replace windows and the new one will match the windows on the third floor put in by the previous owner. She said that the chimney was a safety issue, so it is a non-issue because multiple chimneys are being removed on Front Street. Mr. Barrett asked which window, and Mr. Pflieger said the one that is not finished. Mr. Barrett said that he does not see similarity in the windows. Mr. Pflieger said that they are both casement windows. Mr. Barrett asked if it is done already, and Mr. Pflieger said it is. Mr. Heard said that he appreciates Ms. Pflieger taking the time to do the recording. Mr. Butera said that there used to be a chimney, and there were two windows that were replaced with one large window. He said that nothing has changed since the last application that was denied. Mr. Butera said they still need to

document why the chimney needed to be torn down and what they're putting in place of it. He added that they have changed the back of a historically significant home. Mr. Heard said if they had a professional come in regarding the chimney, they should bring back some documentation from that contractor. Mr. Heard said that like the previous application heard this meeting, they are trying to be consistent and they want to understand why the chimney came down. Mr. Seyfang said that he would like to see an elevation of the back of the house because it appears to him there are five different types of windows.

Mr. Heard moved to table Application 21-17. Mr. Butera seconded and it was unanimously approved.

APPLICATION 20-17 – Jerry Abair, on behalf of the Perrysburg Boat Club, is requesting a certificate of appropriateness to move the building forward five (5) feet closer to the property line and to have additional building materials approved. The properties are identified as parcels Q61-000-901206005001 and Q61-000-901206004001.

Mr. Easterling reviewed Application 20-17. Jerry Abair was present and said that the only change is that Water Street is getting changed to a multi-use path so the parking was eliminated. This will now be a walk-in facility so they are going to pull the building 5' forward which saves digging into the hill. He said that the materials did not change. Mr. Walters stated that this is before the Commission for their review because of the elimination of the parking, which will presumably be replaced with greenspace, and the location of the building shifting to the north which will have an impact on what is visible on the south façade of the building. He said that they wanted to make the Commission completely aware of what is happening. Mr. Heard asked if the former parking space will be green. Kate MacPherson, architect, said that they are proposing using a grass paver material. Mr. Walters said that grass pavers are not permitted by Code and the Boat Club's Special Approval Use was granted based on no parking. Mr. Abair said that if the grass pavers are a problem, they'll skip it. Mr. Butera said that the plan submitted says lawn which means it's grass.

Mr. Heard moved to approve Application 20-17 as submitted with no grass pavers. Mr. Barrett seconded and it was unanimously approved.

There being no further business, the meeting adjourned at 8:33 p.m.

Respectfully submitted,

Mary Jo Sutton