

HISTORIC LANDMARKS COMMISSION

JUNE 11, 2018

The meeting was called to order at 7:00 p.m. by Chairman Rick Butera. Commission members present were Rick Butera, Colleen Boff, Alex Heard, Judy Justus, Patrice Spitzer, and Mark Weber (6). Dennis Barrett was absent (1). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF MINUTES

Mr. Weber moved to approve the minutes of the May 14, 2018 meeting as written. Seconded by Mr. Butera. Ayes: (6). Nays: (0).

APPLICATION 13-18 – Dennis Blubaugh and André Criner are requesting a certificate of appropriateness to install a privacy fence in the front yard. The property is located at 348 West Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 13-18. Dennis Blubaugh and Andre Criner, the applicants, were present. Mr. Blubaugh stated that three years ago they got approval for the north side of the fence and they mistakenly believed it covered the whole fence. Mr. Butera clarified that they are talking about the portion on the other side of the garage. Mr. Criner said it is along the alley, not going down Pine Street.

Mr. Heard moved to approve Application 13-18. Seconded by Mr. Butera. Ayes: (6). Nays: (0).

APPLICATION, 14-18 – 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 West Second Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 14-18. Andrew Wilhelms, the applicant, was present. Mr. Wilhelms said that when they purchased the home four years ago the inspection reports showed that the home was in bad shape. He said that when he was previously before the Commission, it was recommended that he get a structural engineer. He said that he hired a structural engineer and the Commission has that report. Ms. Justus said that it was suggested that Mr. Wilhelms keep the mansard roof and he has done that on the design of the new house. It has been extended along the side near the dentist office and goes to the rear. Mr. Wilhelms said that they lowered the left side so it is more parallel to the right side. They added more traditional looking windows, and he feels it fits in well in the neighborhood. He said that the three car garage would stay because it is in good shape. Ms. Spitzer said that the photos are misleading because some of the beautiful details are cut off the dormers. She said that this house is a gem, and she doesn't want to lose it. She said that they should not have let it sit for four years. Mr. Wilhelms said that there has been no additional damage because they let it sit. He said that it was not their

intention to tear it down when they purchased it. However, they had plans prepared and the cost to repair got into seven figures. Mr. Butera said that he is familiar with the JDI Group and Mr. Worline who did the structural report, and he has no reason to doubt their report which stated that it is impossible to remediate the house in its current condition. However, he is torn about approving the demolition. Mr. Heard said he has no familiarity with the JDI Group but he trusts Mr. Butera's opinion of them. He asked Mr. Wilhelms if he has looked at options that retain part of the structure such as the façade to retain architectural features. Mr. Wilhelms said that the last time he was before the Commission he was told the mansard roof was the important architectural feature and that's why it was incorporated into plans for the new house, and he did not hear about the things above the windows before tonight. Ms. Spitzer said that as a lay person there is charm in the original home and the plans for the new home lack that. Mr. Weber agreed that he is not in favor of the design for the new house. Mr. Heard said that he would like to see more effort to retain some architectural features. Ms. Spitzer added that Mr. Wilhelms needs to do his homework and do a better job; it should never be easy to tear something down.

Ms. Spitzer moved to deny Application 14-18. Seconded by Mr. Butera. Ayes: (Butera, Heard, Spitzer, Weber (4). Nays: Boff and Justus (2).

APPLICATION, 15-18 – Jerry Abair and Kate Macpherson, on behalf of the Perrysburg Boat Club, are requesting a certificate of appropriateness to construct a building on the north side of Water Street. The properties are identified as parcels Q61-000-901205003000, Q61-000-901205004000, Q61-000-901205004001, Q61-000-901205005000, and Q61-000-901205006000. The parcels are zoned "P" Parks.

Mr. Grodi reviewed Application 15-18. Ms. Spitzer recused herself from this Application. Jerry Abair and Kate MacPherson were present on behalf of the applicant. Mr. Abair said that the foundation of the retaining wall matches Hood and Riverside Parks, and they have added a handrail along the sidewalk. He requested that this application also include the signage which is shown on the plans. He said that it was on the last set of plans also, but it did not contain dimensions.

Mr. Heard moved to approve Application 15-18. Seconded by Mr. Butera. Ayes: Boff, Butera, Heard, Justus, and Weber (5). Nays: (0). Abstain: Spitzer (1).

APPLICATION, 16-18 – Jerry Abair and Kate Macpherson, on behalf of the Perrysburg Boat Club, are requesting a certificate of appropriateness to construct a building on the south side of Water Street. The properties are identified as parcels Q61-000-901206004001 and Q61-000-901206005001. The parcels are zoned "C-1" Neighborhood Commercial.

Mr. Grodi reviewed Application 16-18. Mr. Weber asked if there were any changes to this plan, and Mr. Abair said only the signage.

Mr. Heard moved to approve Application 16-18. Seconded by Ms. Justus. Ayes: Boff, Butera, Heard, Justus, and Weber (5). Nays: (0). Abstain: Spitzer (1).

There being no further business, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Mary Jo Sutton