

HISTORIC LANDMARKS COMMISSION

JUNE 10, 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, and Judy Justus (6). Patrice Spitzer was absent (1). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF MINUTES

Mr. Butera moved to approve the minutes of the March 11, 2019 meeting as written. Seconded by Ms. Boff. Ayes: Barrett, Boff, Butera, Edinger, and Justus (5). Nays: (0). Abstain: Anderson (1).

Mr. Barrett moved to approve the minutes of the May 13, 2019 meeting as written. Seconded by Mr. Butera. Ayes: Barrett, Boff, Butera, Edinger, and Justus (5). Nays: (0). Abstain: Anderson (1).

APPLICATION 9-19 – Jeff and Carolyn Walton are requesting a certificate of appropriateness to install an in-ground swimming pool and concrete pavers. The property is located at 80 Locust Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 9-19. Mr. Walton was present, and added that the pool is fairly small, and fifteen (15) feet off of the property lines with a two (2) foot apron around the pool. Mr. Barrett moved to approve Application 9-19. Seconded by Ms. Boff. Ayes: (6). Nays: (0).

APPLICATION 10-19 – Jake Miley, on behalf of Perrysburg First United Methodist Church, is requesting a certificate of appropriateness to expand an existing patio, place steel arches over the patio, and add a new walkway and ramp to the patio. The property is located at 200 W. Second Street and is zoned INS (Institutional Use).

Mr. Grodi reviewed Application 10-19. Jake Miley, Midwest Church Design & Construction was present, and added that they are working on improvements with ADA accessibility, and an update to the property for the church and surrounding community. Mr. Barrett asked about the steel arches, and Mr. Miley added that it's an open trellis structure. There was a brief discussion about the color scheme and lighting, and Mr. Miley stated that they were proposing bulb lights to create an ambience. Ms. Edinger confirmed that the arches will not interfere with the stained glass windows. Mr. Butera added that he is concerned with the look at night, and added that he would be interested to see the lighting at night. Ms. Justus asked about the incline of the road, and Mr. Miley noted that they are lowering the patio by two stairs. Pastor H. Kearns, Perrysburg First United Methodist Church added that the current concrete is deteriorating, and that they would like to create an updated space for the community to use. Ms. Justus confirmed that the lights will not stay on all night, and Ms. Boff stated that she likes it, and that the structures compliment the church.

Mr. Butera moved to approve Application 10-19. Seconded by Ms. Boff. Ayes: Anderson, Boff, Butera, Edinger, and Justus (5). Nays: Barrett (1).

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 reviewed Application 11-19. Mike Cousino, Cousino Restoration was present, and added that this same fence has already been previously approved at 125 Front Street, and that it is to delineate from the City right-of-way. Mr. Butera confirmed that this application is for a different property, other than 125 Front Street. Mr. Cousino referenced pictures and examples of the style of the fence. There was a brief discussion about whether the fence would obstruct the view to the river, and Mr. Cousino stated that the fence will be four (4) feet in height on both sides of the multi-use path, so as not to impede the view. He added that the property owner has concerns with the City's future plans for the rear property. Jon Orser, Representative of Perrysburg Heritage LLC, reminded the Commission that the design of the fence is the only issue before them, and he advised the Commission that there could be legal action taken if the decision is based on anything other than the design. Mr. Barrett moved to approve Application 11-19. There was no second. Mr. Grodi added that the design and arrangement of the fence is to be taken into consideration, as defined in Chapter 1245 of the Codified Ordinances. The Commission discussed their options as there was no second on the motion. Mr. Barrett asked what the Commission has concerns about, and Ms. Boff stated that the location of the fence is a concern. Ms. Edinger asked if there are specific City ordinances along the river. Mr. Anderson stated that he will be abstaining from the vote. Jim Hagen, 10741 Avenue Road, asked about the two separate parcels being separated by the multi-use path, and whether or not that presents a fence in the front yard. Mr. Grodi confirmed that a four (4) foot fence is permitted in a front yard. Ms. Edinger noted the purposes of the Commission, and referenced page 139 of the Historic District Standards for Rehabilitation and Sustainability. Mr. Barrett withdrew his motion.

APPLICATION 12-19 – Hess Carpentry, on behalf of Vivian Chidi, is requesting a certificate of appropriateness to rebuild brick piers under the porches, install lattice under porches, replace concrete steps with wood steps, replace the window above the front door, complete the fencing, extend the porch in rear, remove a window to create a new entry to the rear porch, remove door and window on rear porch, remove all but three (3) feet of chimney, and replace the existing steel door on the back of the house. The property is located at 300 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 12-19. David Munger and Rob Hess, Hess Carpentry, were present on behalf of Vivian Chidi. Mr. Hess referenced plans that he distributed to the Commission, and noted that they are proposing to replace a few doors in the rear of the home with steel doors due to deterioration. He added that he would like to remove all but three (3) feet of the chimney due to the decay of the mortar. Mr. Butera referenced the historic accuracy of the height of the chimney despite the fact that it is non-functioning.

There was a brief discussion about changing the color of the home and the detached garage to match. Mr. Butera and Mr. Anderson stated that they appreciate the work to the front porch. Ms. Justus asked for additional information about the proposed steel doors, and Mr. Hess added that the home is currently sided with steel siding. There was a brief discussion about swapping out doors for windows, and vice versa. Mr. Munger stated that there is currently only outside access to the basement, hence the change from a door to a window. Mr. Butera noted that if the gutters and downspouts are to be replaced that Mr. Hess will need to bring forth a profile and materials to be used for consideration from the Commission. Mr. Anderson moved to approve Application 12-19 as submitted. Seconded by Ms. Edinger. Ayes: (6). Nays: (0).

APPLICATION 13-19 – PMBA Architects are requesting a certificate of appropriateness to install new wall signage on the building. The property is located at 114 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 13-19. Craig Pickerel, PMBA Architects was present, and added that the firm has been re-named within the last year from “MBA Architects” to “PMBA Architects” and as such they are replacing the existing plaque sign. Mr. Butera moved to approve Application 13-19. Seconded by Mr. Barrett. Ayes: (6). Nays: (0).

APPLICATION 14-19 – Saint Rose Parish is requesting a certificate of appropriateness to remove three chimneys on the Walz Center. The property is located 215 E. Front Street and is zoned INS (Institutional Use).

Mr. Grodi reviewed Application 14-19. Charlie McDaniel, Saint Rose Parish, was present and said that this process started with the replacement of the twenty-five year old roof. He added that there are also three very tall chimneys that they would like to remove, all of which are no longer in use, and which would help with the energy efficiency of the building. Mr. Grodi confirmed that the Commission does not need to review the replacement of the shingles as they are not changing in style. Mr. Butera asked if Saint Rose had received a review of the work from a structural engineer or an architect, and Mr. McDaniel confirmed. Mr. McDaniel noted that with the chimneys it would be difficult to match the brick to the existing building. Mr. Anderson questioned whether there is a legitimate option to repair and replace the chimneys, rather than tear them down. Ms. Boff noted that repairing with different color bricks would present another aesthetic, and Mr. Butera referenced his professional opinion and added that it is possible to match the new bricks with the old, and that he would like to see more detail. There was a brief discussion about the cost of the repairs. Ms. Boff moved to approve Application 14-19. Seconded by Mr. Anderson. Ayes: Anderson, Barrett, Boff, Edinger, and Justus (5). Nays: Butera (1).

There being no further business, the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Heather Alfaro