

HISTORIC LANDMARKS COMMISSION

MARCH 11, 2019

The meeting was called to order at 7:01 p.m. by Rick Butera. Commission members present were Dennis Barrett, Colleen Boff, Rick Butera, Susan Edinger, Judy Justus, Patrice Spitzer, and Mark Weber (7). Also present was Cody Grodi, Zoning Inspector.

ELECTION OF CHAIR AND VICE-CHAIR

Ms. Boff nominated Mr. Weber to be Chairman. Seconded by Mr. Barrett. Ayes: (7). Nays: (0).

APPROVAL OF MINUTES

Mr. Butera moved to approve the minutes of the February 11, 2019 meeting as written. Seconded by Ms. Barrett. Ayes: (7). Nays:

APPLICATION 03-19 – Michael and Barbara Stretavski are requesting a certificate of appropriateness to keep the recently installed garage door. The property is located at 146 West Front Street and is zoned OS (Office and Service).

Mr. Grodi reviewed Application 03-19. Mr. Stretavski was present, and stated that his old garage door was metal and rusting, and that he simply replaced it, and added windows to the new garage door. He added that he did not know that approval was needed from the Historic Landmarks Commission prior to the work being completed, and Mr. Butera confirmed that exterior changes within the Historic District require HLC approval. Mr. Butera added that the changes look nice, and Mr. Weber noted that it's certainly an improvement. Mr. Barrett moved to approve Application 03-19. Seconded by Mr. Butera. Ayes: (7). Nays: (0).

APPLICATION 04-19 – Chris Watson, on behalf of The Bard's Coffee, is requesting a certificate of appropriateness to install window signage. The property is located at 120 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 04-19. Mr. Watson was present, and stated that the sign will be on the interior frame, and he confirmed that the glass will remain transparent. Mr. Weber stated that the signage looks appropriate, and he moved to approve Application 04-19. Seconded by Ms. Boff. Ayes: (7). Nays: (0).

APPLICATION 05-19 – Steve Kear, on behalf of The Dancers Point, is requesting a certificate of appropriateness to install a permanent wall sign. The property is located at 146 East Second Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 05-19. Mr. Kear was present, and stated that his business has recently moved locations. He added that the sign seems proportional to this new

location. Ms. Spitzer questioned if the sign is already up, and Mr. Kear confirmed that it is, but that it's not permanent. Ms. Boff moved to approve Application 05-19. Seconded by Ms. Edinger. Ayes: (7). Nays: (0).

APPLICATION 06-19 – Kevin and Tess Leininger are requesting a certificate of appropriateness to install a six (6) foot fence in the side and rear yard. The property is located at 221 East Second Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 06-19. Ms. Leininger was present, and added that the fence will be four (4) feet tall near the front and back to the patio, that it will cut through the brush, and extend to six (6) feet in the rear. Mr. Butera asked if the fence has already been installed, and Ms. Leininger said that she provided examples in her application. Mr. Barrett noted that the proposed fence is like many others in downtown Perrysburg. Ms. Spitzer added that she likes that the fence is lower in the front. Ms. Leininger added that anyone can currently see directly into the house from the alley, and so this new fence will provide some privacy. Mr. Butera and Mr. Weber thanked Ms. Leininger for requesting approval before installing the fence. Mr. Barrett moved to approve Application 06-19 as present. Seconded by Ms. Spitzer. Ayes: (7). Nays: (0).

APPLICATION 07-19 – PMBA Architects is requesting a certificate of appropriateness to construct a second story addition, change the material of the existing non-primary facades, and replace the existing store front windows. The property is located at 213 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 07-19. Andy Welch, PMBA Architects was present on behalf of the application, and stated that Skotynsky Financial would like to add on a second story addition to the building as they are running out of space on the first floor. Mr. Welch added that they are proposing a curtain wall structure consisting of glass and spangled panels, which will blend into the background. Ms. Justus noted that the glass looks dark, and Mr. Welch noted that the glass can be varied in color, and that they were proposing to tie in with the black awning directly below the proposed addition. Ms. Boff stated that she appreciates the style. There was a brief discussion about the fabrication in the rear, and Mr. Welch stated that it will consist of cement board siding as it is durable, but cost effective. Mr. Butera added that the cement board siding is solid, and durable. Matt Skotynsky, of Skotynsky Financial, added that they are out of space, and that they want to keep up with the integrity. He added that their first choice to expand is to add on a second story, but that there are other versions if needed. Mr. Skotynsky stated they need the durability in the rear with the trucks that are coming and going from the neighboring business. Ms. Justus confirmed that she does not like the dark window, and Mr. Butera asked about the other options. Leah Skotynsky, of Skotynsky Financial, pointed out the library remodel mainly consists of glass windows that create a beautiful statement to downtown. Ms. Skotynsky added that they are open to suggestions. Ms. Boff asked Mr. Welch why the darker glass was chosen, and if it's for functionality, or what the rationale was behind this choice. Mr. Skotynsky added that more light is needed in the office, and that the glass entity will bring in the natural light. There was further discussion

about the coloration of the glass being lighter in color. Ms. Spitzer asked if it would be possible for PMBA to come back to the Commission with a few lighter options, glass-wise.

Ms. Spitzer made a motion to table the application on the basis that the applicants return with lighter variations in color for the glass. Seconded by Mr. Butera. Craig Pickerel, PMBA Architects, asked the Commission if they would be willing to grant conditional approval so that they can stay on schedule. Mr. Butera reminded the Commission that there is a motion on the table, and added that the Commission could decide to deny the motion to table, and that another motion could be made, after such vote. Ayes: (0). Nays: Barrett, Boff, Butera, Edinger, Justus, and Spitzer (6). Abstain: Weber (1).

Ms. Boff moved to approve Application 07-19 as presented. There was no second on the motion.

Ms. Spitzer added that this application is too important to rush. Mr. Butera moved to grant conditional approval of Application 07-19 with a change in design of the glass tint. There was no second on the motion. The Commission agreed that they would prefer to see options before approving the application.

Mr. Welch provided the Commission with three more options of color variation with the glass. Ms. Spitzer asked if there is a greater probability of birds flying into the lighter colored glass. The Commission discussed the variations in color of the glass with option #1 being the lightest, option #2 being in the middle, and option #3 being darker. Ms. Spitzer moved to approve Application 07-19, option #3. Seconded by Mr. Barrett. Ayes: Barrett, Boff, Butera, Edinger, Justus, and Spitzer (6). Abstain: Weber (1).

OTHER BUSINESS

Stephen and Ryan Fowler, 111 East Second Street, were present to discuss a revitalization to the property in question. They added that the building is 130-140 years old, and that there are deficiencies in the building. Ryan Fowler added that they would like to propose a new building with historic charm. Mr. Butera strongly recommended that a new proposal would include a very solid case as to why demolition of the building is needed. There was further discussion about the dimensions of the current building. Stephen Fowler added that there are options for the new space with a commercial use downstairs, and a loft space upstairs. There was a discussion about relocating the building, or even donating the building. Stephen Fowler added that they are excited for the potential of this location.

Ms. Spitzer stated that she is concerned with City Council's decision to demolish the house at 120 W. Second Street. There was a brief discussion about proposing reports that could be required for the demolition of a structure within the historic district, and Mr. Butera noted that would require a code amendment. Mr. Butera added that he was disappointed in City Council's decision, and the lack of communication to the Commission regarding this process. Ms. Edinger added that it's important for the structural engineer to look at the facts, rather than fears. There was further discussion about the rationale of

the demolition, City Council's communication, and possible legal connections tied to this decision.

Mr. Weber thanked the Commission for their nomination of Mr. Weber to Chairman.

There being no further business, the meeting adjourned at 8:42 p.m.

Respectfully submitted,

Heather Alfaro