

HISTORIC LANDMARKS COMMISSION

February 10, 2020

The meeting was called to order at 7:00 p.m. by Chairman Mark Weber. Commission members present were Scott Anderson, AJ Coleman, Susan Edinger, Jeff Oster, Victor Senn, and Mark Weber (6). Patrice Spitzer was absent (1). Also present were Mark Easterling, Deputy Planning & Zoning Administrator, and Cody Grodi, Zoning Inspector.

APPROVAL OF MINUTES

Mr. Oster moved to approve the minutes of the January 13, 2020 meeting as written. Seconded by Mr. Weber. Ayes: (6). Nays: (0).

APPLICATION 02-20 – Saint Rose de Lima Parish is requesting a certificate of appropriateness to remove and replace sixty-nine (69) wood and aluminum windows with sixty-nine (69) white vinyl windows. The property is located at 215 East Front Street.

Mr. Easterling reviewed Application 02-20. Charlie McDaniel, Saint Rose Parish, was present and added that they would like to update the property by replacing sixty-nine (69) windows from wooden and aluminum to white vinyl with beveled dividers in the windows. Mr. Weber asked if the current windows are beyond repair, and Mr. McDaniel added that they didn't want to change just a few but instead keep the consistency throughout the buildings. Mr. Weber asked if they had looked into wood clad windows, and Mr. McDaniel said that they chose the vinyl for the long term maintenance and upkeep. Mr. Weber added that the Historic District does not allow for vinyl windows, and Mr. McDaniel said that he was not aware of the restriction. Mr. Weber referenced the guidelines that the Commission follows as stated in The Secretary of the Interior's Standards and the Perrysburg Historic District Design Guidelines. He added that page 39 (#7) of the Historic District Guidelines identifies wood as the appropriate replacement for windows. There was a brief discussion about the zoning of the property. Mr. Coleman asked about the difference in cost between vinyl and wooden windows, and Mr. McDaniel said that he does not have that information. Mr. Senn asked why vinyl windows were chosen over wood windows, and Mr. McDaniel added that it's due to the maintenance. Mr. Weber clarified that wood clad windows are maintenance free. There were no further comments or questions from the Commission.

Ms. Edinger moved to deny Application 02-20. Seconded by Mr. Oster. Ayes: Edinger, Oster, Senn, and Weber (4). Nays: Anderson and Coleman (2).

Mr. Weber stated that the City will send a letter to the applicant stating the reasoning for the denial of Application 02-20.

APPLICATION 03-20 – Vivian Chidi is requesting certificates of appropriateness to remove and reconstruct the back porch, shorten the chimney stack, remove a window, and add a rear door. The property is located at 300 West Front Street.

Mr. Easterling reviewed Application 03-20. Ms. Chidi was present, and noted that the Commission has already approved the reduction of the chimney, removal of the window, and addition of the rear door. She stated that this application is solely for the removal and reconstruction of the back porch as it is dilapidated and rotted. Ms. Chidi referenced two addresses within the Historic District that have a similar pergola to the pergola addition that she is proposing at her home, both of which are identified in her application. Ms. Edinger asked if the pergola will extend past the porch, and Ms. Chidi said that it will remain with the dimensions that have already been approved. There were no further comments or questions from the Commission.

Mr. Anderson moved to approve Application 03-20. Seconded by Mr. Coleman.
Ayes: (6). Nays: (0).

APPLICATION 04-20 – Jim Hodulik, on behalf of Swig, is requesting a certificate of appropriateness to remove and replace current patio cover with larger cover of the same material that would cover the entire patio. The property is located at 219 Louisiana Avenue.

Mr. Easterling reviewed Application 04-20. Mr. Hodulik was present, and clarified that he would like to replace the vinyl walls with glass doors that retract from the covered patio. He added that they are on a track just like a garage door and that they go up and down. Mr. Weber and Mr. Anderson agreed that it will look better than the vinyl. There were no further comments or questions from the Commission.

Mr. Anderson moved to approve Application 04-20. Seconded by Ms. Edinger.
Ayes: (6). Nays: (0).

APPLICATION 05-20 – Jill Schumacher, on behalf of Elm House, Inc., is requesting a certificate of appropriateness to remove the wood siding and replace with vinyl siding for the two buildings that fall within the Historic District. The property is located at 230 Elm Street.

Mr. Easterling reviewed Application 05-20. Ms. Schumacher was present, and added that she is proposing vinyl siding to replace the current brick and wooden materials that are deteriorating on the properties at 230 Elm Street. She noted that two of the four buildings currently fall within the Historic District. Mr. Easterling added that he and Brody Walters, Planning & Zoning Administrator, have been researching this inconsistency between two of the parcels that comprise Elm House. He stated that it appears that there was an error dating back to the 2002 zoning map, and that the City is taking the proper steps to address this. Mr. Easterling addressed the Commission adding that they will want to still consider the application as submitted. There was a brief discussion about the process that the City will follow to address this error. Mr. Easterling stated that even if the Commission were to deny this application that Ms. Schumacher could still begin with replacing the siding on

the two eastern buildings that are not in the Historic District. Mr. Weber added that this is a tough decision with regards to the request to replace with vinyl siding. Mr. Easterling confirmed that the Planning & Zoning Division will contact Ms. Schumacher around June 1, 2020 with an update on the City's decision regarding the two western buildings that currently fall in the Historic District. There were no further comments or questions from the Commission.

Ms. Edinger moved to deny Application 05-20. Seconded by Mr. Oster.
Ayes: Coleman, Edinger, Oster, Senn, and Weber (5). Nays: Anderson (1).

OTHER BUSINESS

Karen Elwardany, 207 W. Front Street was present, and distributed a packet of information to the Commission regarding a patio that she would like to construct down by Water Street on her property. Mr. Easterling confirmed that this is not a formal request, and that Ms. Elwardany is interested in gaining information on historically appropriate materials.

There being no further business, the meeting adjourned at 7:36 p.m.

Respectfully submitted,

Heather Alfaro