

# **Minutes of Perrysburg Historic Landmarks Commission**

**Meeting Held July 8, 2024**

## **CALL TO ORDER - 7:00 PM**

The meeting was called to order at 7:00 p.m. by Chairman, John Meier.

## **ROLL CALL**

Commission members present were Bob BredenbeckCorp, Kate French, Dan Judson, Scot MacPherson, John Meier, and Susan Rowland Miller (6). Jan Materni was absent (1). Also present were Deputy Planning & Zoning Administrator, Mark Easterling, and Zoning Inspector, William Shuff.

## **APPROVAL OF MAY 13, 2024 MEETING MINUTES**

Ms. Rowland Miller motioned to approve the May 13, 2024, meeting minutes with the following condition: strike the word "suggestions" for the signage approval of Application 09-24 and replace it with "requirements". Seconded by Mr. MacPherson, and the minutes were unanimously approved (6-0).

## **APPROVAL OF JUNE 10, 2024 MEETING MINUTES**

Ms. Rowland Miller motioned to approve the submitted June 10, 2024, meeting minutes. Seconded by Mr. BredenbeckCorp. Ayes: BredenbeckCorp, Judson, Meier, and Rowland Miller (4). Nays: (0). Abstain: French and MacPherson (2).

## **PERMIT OBLIGATION**

Mr. Easterling reminded the applicants that if their applications are approved, they will need to apply for a permit from the Planning & Zoning office.

## **NEW BUSINESS**

### **APPLICATION 15-24**

SAINT ROSE PARRISH, ON BEHALF OF THE DIOCESE OF TOLEDO, REQUESTS A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND REPLACE THE EXISTING WALL AND WINDOWS ON THE EASTERN SIDE OF THE BUILDING. THE PROPERTY IS LOCATED AT 215 E. FRONT STREET.

Mr. Easterling reviewed Application 15-24. Hal Munger (Munger Munger + Associates Architects Inc.) was present on behalf of Saint Rose Parish. Mr. Munger added that they would like to replace the Linden Lane building facade, built in 1958, with an insulated brick wall and individual windows that will match the 1980s addition. He said that this renovation is long overdue and that they will bid out the work this fall and then begin construction in the summer of 2025. Mr. Munger noted that they will also be updating the HVAC units and added that the existing single-pane glass is a

disadvantage to the students. Mr. Meier said that he appreciates the renderings, and there was further discussion about the bidding and renovation process. Mr. MacPherson said that he was intrigued by the renovations and referenced The Secretary of the Interior's Standards for Rehabilitation (1997) with regard to the context of the campus and the curtain wall system. Mr. Munger noted that he looked at the architecture from the 1980s and added that currently, it makes sense to depart from the curtain wall for heating and cooling concerns as well as creating wall space for the teachers inside their classrooms.

Mr. Meier moved to approve Application 15-24 as submitted. Seconded by Mr. BredenbeckCorp, and the application was unanimously approved (6-0).

#### **APPLICATION 16-24**

PETER DEMCZUK REQUESTS A CERTIFICATE OF APPROPRIATENESS TO EXTEND AN EXISTING FENCE. THE PROPERTY IS LOCATED AT 3 MAPLE STREET.

Mr. Easterling reviewed Application 16-24. Peter Demczuk was present and stated that this fence extension was previously approved in 2017 but that the sixty-four (64) foot section was not completed at that time. He added that this application is to finish that section of fencing.

Ms. Rowland Miller moved to approve Application 16-24 as submitted. Seconded by Mr. MacPherson, and the application was unanimously approved (6-0).

#### **APPLICATION 17-24**

THE CITY OF PERRYSBURG REQUESTS A CERTIFICATE OF APPROPRIATENESS TO INSTALL TWO CONCRETE PICNIC TABLES. THE SUBJECT PROPERTY IS RIVERSIDE PARK.

Mr. Easterling reviewed Application 17-24. Judy Hagen, Chairperson of the Citizen's Park and Recreation Advisory Committee (PRAC), was present on behalf of the application. She said that PRAC proposes installing two concrete picnic tables with game tops at the far end of Riverside Park near the trees. Mr. Judson noted that the location is the turnaround spot for the refuse trucks and added that he's not sure whether that is the best location. There was a brief discussion about the extent of trees that would need to be cleared to install the tables, as well as the aesthetics in nature and the nearby sewer run-off. Mr. MacPherson asked if they had consulted with the original designer of Riverside Park for input. Ms. Hagen said they had pulled the aesthetic of the nearby stone benches to incorporate the concrete picnic tables. There was further discussion about the material and design options and Mr. MacPherson added that he is concerned with the placement of the tables, nearby sewage, the design, and the two concrete pads. He said that, theoretically, the plan is a nice idea, but the execution is not satisfactory and referenced the spirit of the park when considering other options. Ms. Rowland Miller said that she likes the idea of tables and

asked if the stylistic design options were limited due to the tabletop design. Mr. MacPherson stated that he would like the designer's input of Riverside Park.

Ms. Rowland Miller made a motion to table Application 17-24. Seconded by Ms. French, and the table was unanimously approved (6-0).

#### **APPLICATION 18-24**

JASON JONES, ON BEHALF OF ANDREW AND ROCHELLE SCHAEZKE, REQUESTS A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND REPLACE A FENCE. THE PROPERTY IS LOCATED AT 439 E. SECOND STREET.

Mr. Easterling reviewed Application 18-24. Andrew Schaezke and Jason Jones were present on behalf of the application. Mr. Schaezke stated that the request entails removing the existing dilapidated fence and replacing it with a new custom wood fence. Mr. Jones confirmed that the replacement fence will be six (6) feet in height, and Mr. Schaezke noted that the neighbors have a similar fence. Ms. French asked about the arborvitaes in the alley, and Mr. Schaezke said that they are looking to stake and pull those back as he would like to keep them. Mr. Easterling confirmed that the proposed fence height meets the zoning code. There was a brief discussion about switching from an open fence to a privacy-style fence, and Mr. Schaezke noted that it's currently privacy.

Mr. BredenbeckCorp made a motion to approve Application 18-24 as submitted. Seconded by Mr. Meier, and the application was unanimously approved (6-0).

Ms. Rowland Miller noted that the Commission needs to further discuss approved fence heights within the Historic District.

#### **APPLICATION 19-24**

ALYSSA TAYLOR, ON BEHALF OF MATT SKOTYNSKY, REQUESTS A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND REPLACE AN AWNING, PAINT THE EXTERIOR OF BOTH PROPERTIES, REMOVE AND REPLACE THE FRONT ENTRY DOOR AT 215 LOUISIANA AVENUE, AND REMOVE AND REPLACE REAR DOORS AND WINDOWS. THE PROPERTIES ARE LOCATED AT 213 AND 215 LOUISIANA AVENUE.

Mr. Easterling reviewed Application 19-24. Alyssa Taylor (Miller Diversified) and Matt & Lea Skotynsky were present on behalf of the application. Ms. Taylor noted that the Skotynsky's recently purchased the two-story building next door (formerly Edward Jones) and added that they are working with The Collaborative on the design for both buildings with a focus on a commercial appearance on the lower level. Mr. Judson asked if there was a stairway to the second-floor egress and Ms. Skotynsky added that the rear unit windows open upwards to the roof. Mr. Skotynsky said that they could include a second access for fire safety. Ms. Rowland Miller said that she is struggling with the application and would prefer proof of documentation of the original state of the

two business storefronts and added that these are two unique buildings. She added that she is concerned about the proposed changes not aligning with the design standards. Mr. BredenbeckCorp and Ms. French both stated that they are concerned with the proposal of painting the brick, and Mr. Skotynsky noted that the existing facades are already painted and have been for ten years. Mr. Judson said that he is concerned with making the two distinct buildings monolithic, and Mr. Skotynsky said that they could leave the brick natural along the Swig alley. Ms. Rowland Miller added that painting the brick is problematic and that she can support the alcove with documentation. Ms. Skotynsky referenced 215 Louisiana Avenue and added that on Exhibit A - notation (f) they would like to remove the south side entry door as the architect confirmed they could lose this door. There was a brief discussion about the proposed replacement windows and Ms. Taylor said that they will stick with wood and Mr. Meier referenced the wood-aluminum-clad windows.

Mr. MacPherson moved to table Application 19-24 so that the applicants could provide more specific details of their storefront improvements. Seconded by Ms. Rowland Miller, and the table was unanimously approved (6-0).

### **OTHER BUSINESS**

The Commission briefly discussed Section 10.11 (Fencing) from the recently updated Perrysburg Historic District Design Standards, and Ms. Rowland Miller confirmed that they discussed fence heights at three different meetings. The Commission agreed that a six (6) foot fence in the side yard would be acceptable with lattice.

Ms. Rowland Miller asked about the possibility of electronic Agenda packets going forward, and Ms. Alfaro confirmed that is possible and will start from here on out.

There was a brief discussion about the future downtown project with regard to when the Historic District was originally recorded, and Ms. Rowland Miller confirmed that she has that date from the National Registry.

Mr. Easterling referenced the upcoming proposed Code Amendment that will go for review to the Planning Commission on July 25, 2024, to start the process of adding the updated Perrysburg Historic District Design Standards as a living document to the HLC section of the Codified Ordinances.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:24 p.m.

Respectfully submitted,

Heather Alfaro  
Zoning Clerk

The next meeting is scheduled for August 12, 2024, at 7:00 p.m.