

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held September 9, 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, Jan Materni, and Susan Rowland Miller (7). Also, present was Mark Easterling, Deputy Planning & Zoning Administrator.

APPROVAL OF AUGUST 12, 2024 MEETING MINUTES

Ms. Materni made a motion to approve the August 12, 2024, meeting minutes as submitted. Seconded by Mr. BredenbeckCorp, and the minutes were unanimously approved (7-0).

PERMIT OBLIGATION

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

NEW BUSINESS

APPLICATION 20-24

RICHARD JAMBOR IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REMOVE AN EXISTING SUNROOM AND BUILD A TWO-STORY ADDITION AT THE REAR OF THE HOME THAT WOULD CONNECT TO THE EXISTING GARAGE. THE ADDITION WOULD ALSO INCLUDE A COVERED DECK IN THE REAR. THE PROPERTY IS LOCATED AT 432 E. FRONT STREET.

Mr. Easterling reviewed Application 20-24. Rich Jambor and Trisha Darr were present on behalf of the application. Mr. Jambor said that their addition began out of necessity and grew in size due to zoning regulations. He added that the existing foundation is settling due to a lack of footers and noted that the detached garage is outside the fire code. Mr. Jambor noted that a two-story addition will be built in place of the existing sunroom, and it will connect the existing home and garage structures. There was a brief discussion about the proposed windows and Mr. Jambor referenced aluminum-clad Marvin windows that would mirror the size of the existing windows on the home. Ms. Rowland Miller noted that the design fits well with the existing house, that the scale is good, and that the roofline seems to match for a cohesive look. She added that the Commission looks for dimensional architecture with shingles, and Mr. Jambor said that they haven't decided on those specifics yet.

Ms. Rowland Miller made a motion to grant conditional approval of Application 20-24, with the following conditions:

1. Aluminum-clad windows for the new structure match the existing primary windows.
2. Confirm the roofing materials at a future date, as the Commission doesn't normally approve flat shingles.

Seconded by Mr. BredenbeckCorp, and the application was unanimously approved (7-0).

APPLICATION 21-24

TIMOTHY AND JOSETTE MCCARTHY REQUEST A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND REPLACE A FENCE ALONG THE REAR AND EAST SIDE OF THE PROPERTY. THE PROPERTY IS LOCATED AT 139 W. SECOND STREET.

Mr. Easterling reviewed Application 21-24. Tim McCarthy was present on behalf of the application and said that they would like to replace an existing six (6) foot fence along the rear and eastern side of their property next to the office building at 133 W. Second Street. Mr. Meier noted that the fence would look like the Corrigan's fence at 223 W. Second Street and Mr. McCarthy added that the fence was a recommendation from Marleau-Hercules Fence Company. Ms. Rowland Miller referenced the updated standards that allow for a six (6) foot fence to be lattice-topped, and Mr. McCarthy said that his wife does not want lattice. Ms. Rowland Miller noted that visibility is a concern without the lattice and Mr. McCarthy clarified that the six (6) foot fence on the office building side is a compromise between both property owners and that there are huge bushes at the rear of the property. Mr. Judson asked if the fence would be stained or painted, and Ms. Rowland Miller added that the fence preference is to be stained or painted and not to be left untreated.

Ms. Rowland Miller made a motion to approve Application 21-24 as submitted while making an allowance for the six (6) foot fence to be constructed without lattice along the side yard of 133 W. Second due to the office building and the six (6) foot fence in the rear to be constructed without lattice due to the arborvitaes in the rear yard along the alley. Seconded by Ms. French, and the application was unanimously approved (7-0).

APPLICATION 22-24

TIMOTHY MCCARTHY, ON BEHALF OF DONALD MONTELEONE AND JOHN GORDON, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND REPLACE A FENCE ALONG THE WEST AND NORTHWEST SIDES OF THE PROPERTY. THE PROPERTY IS LOCATED AT 133 W. SECOND STREET.

Mr. Easterling reviewed Application 22-24. Tim McCarthy (139 W. Second Street) was present on behalf of the application and said that the owners would like to replace an

existing six (6) foot fence along the western and northwestern side of the property next to the home at 139 W. Second Street. Mr. McCarthy added that the fence was a recommendation from Marleau-Hercules Fence Company. Ms. Rowland Miller referenced the updated standards that allow for a six (6) foot fence to be lattice-topped. Ms. Rowland Miller noted that visibility is a concern without the lattice and Mr. McCarthy clarified that the six (6) foot fence in the side yard is a compromise between both property owners. Ms. Rowland Miller confirmed that it is preferred that the fence be stained or painted and not left untreated.

Ms. Rowland Miller made a motion to approve Application 22-24 as submitted while making an allowance for the six (6) foot fence to be constructed without lattice along the side yard of 139 W. Second due to the neighboring home and the six (6) foot fence in the rear to be constructed without lattice due to the arborvitaes in the rear yard along the alley. Seconded by Ms. French, and the application was unanimously approved (7-0).

OTHER BUSINESS

Mr. BredenbeckCorp asked if there was an update on the Skotynsky building, and Mr. Easterling noted that an appeal had not been filed.

Mr. MacPherson asked if there was an update to the downtown masterplan, and Mr. Easterling said that Planning & Zoning Administrator, Brody Walters, would be bringing forward more information. Mr. Meier confirmed that the 300-block will be the first part of the design and update to the downtown streetscape.

Ms. Rowland Miller stated that she and Mr. Judson attended the July 25, 2024, Planning Commission meeting where the update to the Historic District Design Standards was reviewed and recommended that all updates be approved by City Council. She added that she attended the Public Hearing on September 3, 2024, and added that one person spoke in opposition. Ms. Rowland Miller encouraged the Commission to attend the upcoming Planning & Zoning Committee meeting on September 24, 2024, for further discussion on this matter.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:32 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

The next meeting is scheduled for October 14, 2024, at 7:00 PM in the Municipal Building at 201 W. Indiana Avenue.