

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held October 10, 2022

CALL TO ORDER - 7:00 PM

The meeting was called to order at 7:02 P.M. by Chairman Victor Senn.

ROLL CALL

Commission members present were Drew Griffith, Scot MacPherson, John Meier, Susan Rowland Miller, Victor Senn, and Patrice Spitzer (6). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF SEPTEMBER 12, 2022 MEETING MINUTES

Ms. Rowland Miller moved to amend and approve the September 12, 2022 meeting minutes by removing her name from the discussion under Application 25-22 regarding the aesthetics of the building. Seconded by Ms. Spitzer. Ayes: MacPherson, Meier, Rowland Miller, Senn, and Spitzer (5). Nays: (0). Abstain: Griffith (1).

PERMIT OBLIGATION

NEW BUSINESS

APPLICATION 27-22

Jim Seibold is requesting a certificate of appropriateness to install a wall sign and nameplates. The property is located at 122 W. Front Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 27-22. Jim Seibold was present, and added that the current signage is forty years old and that it's no longer functioning as needed.

Mr. MacPherson moved to approve Application 27-22 as submitted. Seconded by Ms. Rowland Miller. Ayes: (6). Nays: (0).

OTHER BUSINESS

APPLICATION 25-22 (Tabled)

Puffin Properties LLC is requesting a certificate of appropriateness to side the front façade, install three windows, install a door, install a ramp, and install an awning. The property is located at 111 E. Second Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 25-22 (Tabled). Mr. Meier moved to un-table Application 25-22. Seconded by Mr. Griffith. Ayes: (6). Nays: (0).

Stephen and Ryan Fowler, Puffin Properties LLC, were present via Zoom. Stephen Fowler noted that they have eliminated the awning from their most recent request, and that their current goal is to complete Phase 1 (to protect the building and the exposed siding) and Phase 2 (install a door and up to three windows) as submitted. He said that they are also removing Phase 3 from the current application for now as they discuss other options. Mr. MacPherson asked about a tentative timeline for the installation of Phase 2, and further details related to the proposed windows. He added that he does not prefer the snap-in windows, and Stephen Fowler said that if it's in the budget they are happy to take suggestions. Stephen Fowler added that landscaping is currently on hold until there is a finished product with Phase 3, and that they will clear the existing brush. Mr. Grodi clarified that if a third door is needed to meet the fire or building codes, Puffin Properties would need to bring that back to the HLC for a certificate of appropriateness. Ms. Rowland Miller noted that the proposed building materials meet the Historic District Guidelines. Mr. Griffith asked for further clarification from the Commission regarding the review of this application, and added that it is fair to protect the siding. Ms. Spitzer said that she fears that this work will be completed and that nothing else will happen at the property. Stephen Fowler said that they will appease the Commission by meeting the Historic District Standards, and work towards acquiring a tenant for the space, too. Mr. Senn noted that the Commission has the same autonomy in reviewing and/or approving the proposed work at 111 E. Second Street. Mr. Grodi confirmed that cement siding has been previously approved by the Commission in the Historic District. There was further discussion about the (3) windows as submitted, and Mr. MacPherson reiterated that he prefers that the windows not have snap-in mullions. Mr. MacPherson said that he would prefer more light through the door, and Stephen Fowler said that he will look for a door with more character that is also appealing to their future tenant.

Ms. Rowland Miller moved to grant conditional approval of Application 25-22 (Phase 1 & Phase 2), with the following conditions: (1) the windows feature grills between the glass, instead of snap-in windows, and (2) that Phase 3 with the ramp and awning be removed from the request. Seconded by Mr. Meier. Ayes: (6). Nays: (0).

APPLICATION 26-22 (Tabled)

Michael Stretavski is requesting a certificate of appropriateness to install a fence. The property is located at 146 W. Front Street and is zoned OS (Office and Service).

Mr. Grodi reviewed Application 26-22 (Tabled). Ms. Rowland Miller moved to un-table Application 26-22. Seconded by Ms. Spitzer. Ayes: (6). Nays: (0).

Michael Stretavski was present, and added that the old fence currently has the posts facing outward, and requested that the new fence be approved as such. Mr. Grodi and Ms. Spitzer noted that per the code, the new fence posts will need to face inward, rather than how it currently exists. Ms. Spitzer asked about the wrought iron fencing, and Mr. Stretavski confirmed that that style will remain. He added that the new fence

will be located in the rear of the property and a gate to the garage.

Ms. Spitzer moved to approve Application 26-22 as submitted. Seconded by Mr. Griffith. Ayes: (6). Nays: (0).

The Secretary of the Interior's Standards for Rehabilitation – Guidelines on Flood Adaptation for Rehabilitating Historic Buildings

Mr. Grodi referenced the letter from the United States Department of the Interior regarding The Guidelines on Flood Adaptation for Historic Buildings, and added that he wanted to make the Commission aware of the update.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Heather Alfaro