

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held February 13, 2023

CALL TO ORDER - 7:00 P.M.

The meeting was called to order at 7:00 P.M. by Zoning Inspector, Cody Grodi.

ROLL CALL

Commission members present were Robert BredenbeckCorp, Drew Griffith, Daniel Judson, and Susan Rowland Miller (4). Scot MacPherson arrived at 7:02 P.M. (1). John Meier and Patrice Spitzer were absent (2). Also present were Cody Grodi, Zoning Inspector, and Mark Easterling, Deputy Planning & Zoning Administrator.

ELECTION OF CHAIRPERSON

Ms. Rowland Miller nominated Mr. Meier to be Chairperson. Seconded by Mr. Griffith. Ayes: BredenbeckCorp, Griffith, Judson, and Rowland Miller (4). Nays: (0).

ELECTION OF VICE-CHAIRPERSON

Mr. Griffith nominated himself for Vice Chairperson. Seconded by Ms. Rowland Miller. Ayes: BredenbeckCorp, Griffith, Judson, and Rowland Miller (4). Nays: (0).

APPROVAL OF DECEMBER 12, 2022 MEETING MINUTES

Ms. Rowland Miller moved to approve the December 12, 2022 meeting minutes as written. Seconded by Mr. BredenbeckCorp. Ayes: (5). Nays: (0).

APPROVAL OF JANUARY 30, 2023 MEETING MINUTES

Ms. Rowland Miller moved to approve the January 30, 2023 meeting minutes as written. Seconded by Mr. Judson. Ayes: (5). Nays: (0).

PERMIT OBLIGATION

Mr. Grodi reminded the applicants that if their applications are approved, they will still need to apply for a permit from his office.

NEW BUSINESS

APPLICATION 01-23

Doug Dariano, on behalf of American Legion Post 28, is requesting a certificate of appropriateness to reface a sign. The property is located at 130 W. Indiana Avenue and is zoned INS (Institutional Uses).

Mr. Grodi reviewed Application 01-23. Doug Dariano, on behalf of American Legion Post 28, was present and said that they are updating the signage to reflect a few

changes. He added that the VFW no longer meets at this location, and that the American Legion's new meeting time will be reflected on the sign. Mr. Dariano said that the sign will be double-sided and that it will be the same size and colors as it previously was.

Ms. Rowland Miller moved to approve Application 01-23 as submitted. Seconded by Mr. MacPherson. Ayes: (5). Nays: (0).

APPLICATION 02-23

David Sperling and Erika DeWood are requesting a certificate of appropriateness to demolish the primary structure and to construct a new primary structure. The property is located at 331 W. Second Street and is zoned R-3 (Single Family Residential Use).

Mr. Grodi reviewed Application 02-23. Erika DeWood and David Sperling were present, and added that the home is not in great shape due to structural and foundational issues. Mr. Griffith referenced Chapter 1245.55 - Demolitions of the City of Perrysburg Codified Ordinances, and added that the preference is repair, restore, or rehabilitation. He asked if there was an estimated cost related to repairing the structure, and Mr. Sperling said that they just received the Engineering Field Report from Benchmark Engineering Group, Inc., and that an estimate was not received. Mr. Sperling added that Kime Design is the architect on this project, and Mr. MacPherson encouraged them to have their architect brief them on Chapter 1245.55. Mr. MacPherson said that the home has cultural and historical significance, and asked if there have been any repairs over the last seven years since they bought it. Mr. Sperling added that they have painted and replaced the shingles. There was a brief discussion about the low ceilings throughout the home, and Mr. MacPherson noted that there are a lot of cape cod-style homes with low seven (7) foot ceilings. Ms. DeWood noted that the proposed plans are designed to match the existing home. Mr. Judson referenced the restoration guidelines, and added that, as an engineer, he has not seen a foundation yet that cannot be fixed. He noted the character of the bungalow-style home, and recommended that they structurally restore the front of the home while maintaining the original structure, and add an addition to the rear of the structure. Mr. Judson added that settlement of the foundation is not uncommon. Mr. Griffith referenced Chapter 1245.55(c) noting the credible evidence that is needed in order for the Commission to review and/or approve a demolition within the Historic District. Mr. MacPherson stated that he prefers definitive plans that are to scale and that call out the exterior materials. Mr. Easterling gave the applicants a copy of Chapter 1245.55.

Mr. MacPherson moved to deny Application 02-23, due to the applicants not providing sufficient evidence to support the requirements associated with Chapter 1245.55 of the City of Perrysburg Codified Ordinances. Seconded by Mr. Griffith. Ayes: (5). Nays: (0).

APPLICATION 03-23

Michael and Trina McGivern are requesting a certificate of appropriateness to have a mural painted on their building. The property is located at 112 W. Second Street and is

zoned C-2 (Central Business).

Mr. Grodi reviewed Application 03-23. Michael McGivern was present, and added that he would like to beautify the Historic District with a mural on the rear of this building. He added that the muralist is the same one that recently completed the mural at Waterhouse Bath & Kitchen Studio on Indiana Avenue. The Commission noted that the picture presented is not proportionate to the building facade, and Mr. McGivern said that he could have the mural compacted onto the building with the rendering. Mr. Grodi noted that this request is the first step in the process of having this mural and location approved. Ms. Rowland Miller and Mr. Griffith referenced the commercial section of the Historic District Design Guidelines (pages 75-78) noting the detailed commentary in conjunction with this application. Mr. McGivern said that he is flexible with the colors and design of the mural.

Mr. Griffith moved to deny Application 03-23 due to the applicants not providing sufficient evidence to support the requirements associated with the commercial section of the Historic District Design Guidelines (pages 75-78), and encouraged the applicant to reapply with updated plans. Seconded by Mr. BredenbeckCorp. Ayes: (5). Nays: (0).

OTHER BUSINESS

The Commission briefly discussed the proposed draft letter to the Historic District residents and property owners, and referenced Chapter 1245.47.

The Commission also briefly discussed Chapter 1245.55, and Mr. Easterling confirmed that the code is due for a re-write and that it has been budgeted for this year, as there are deficiencies within the language.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:02 P.M.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

Next meeting is scheduled for Monday, March 13, 2023 at 7:00 P.M.