

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held July 10, 2023

CALL TO ORDER - 7:00 PM

The meeting was called to order at 7:02 P.M. by Chairman John Meier.

ROLL CALL

Commission members present were Robert BredenbeckCorp, Drew Griffith, Dan Judson, John Meier, Susan Rowland Miller, and Patrice Spitzer (6). Scot MacPherson was absent (1). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF MAY 8, 2023 MEETING MINUTES

Ms. Rowland Miller moved to approve the minutes of the May 8, 2023 meeting as written. Seconded by Mr. Meier. Ayes: BredenbeckCorp, Griffith, Meier, and Rowland Miller (4). Nays: (0). Abstain: Judson and Spitzer (2).

PERMIT OBLIGATION

Mr. Grodi reminded the applicants that if their applications are approved, they will need to obtain a permit from the Planning and Zoning office.

NEW BUSINESS

APPLICATION 11-23

Dancer's Pointe is requesting a certificate of appropriateness to install two new signs. The property is located at 146 E. Second Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 11-23, and referenced the new materials that had been submitted for this application. Steve Kear, Dancer's Pointe, was present and noted that he is proposing an addendum to his original request, as the sign post is no longer in compliance. He said that he has moved this sign to the side of the house/store, and that the sign is Tiffany blue in color.

Mr. Griffith moved to approve Application 11-23. Seconded by Ms. Spitzer. Ayes: (6). Nays: (0).

OTHER BUSINESS

APPLICATION 10-23 (TABLED)

Gary and Michelle Cole are requesting a certificate of appropriateness to construct an addition and to replace the roof with a new material. The property is located at 203 W.

Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 10-23 (Tabled). Ms. Rowland Miller moved to untable Application 10-23. Seconded by Mr. Meier. Ayes: (6). Nays: (0).

Gary and Michelle Cole were present via Zoom on behalf of their application. Ms. Cole noted that the upper balconies have sustained significant water damage which is running into the first floor. She said that they are requesting an awning to existing posts, and proposing a metal roof that will last. Ms. Cole noted that the yellow house that is nearby has a metal roof, which she said will aid in preventing further water damage, as there is currently warped wood around the sliding glass doors. Mr. BredenbeckCorp asked how steep the pitch is on the proposed awning, and Ms. Cole said that they want it to have integrity with a porch-like look. Mr. Grodi noted that there are a lack of details with regards to the awnings, and asked if there will be dental molding. Mr. BredenbeckCorp noted that they are looking for more of an architectural rendering of the proposed changes, and Ms. Rowland Miller added that there were concerns with regards to the structural integrity of their previous application, noting that the Commission needs a rendering with a specific design and materials called out. Ms. Spitzer asked about their contractor, and if the contractor could present to the Commission related to these proposed changes. Mr. Judson noted the existing wrought iron railings, and said that the Commission needs more detail, and added that at sixteen (16) inches wide the metal roof could buckle. Mr. Griffith referenced Chapter 1245.54(a) of the code, noting that the issues with this application in relation to this chapter, and said that he is not against the proposed changes but that more detailed plans are needed for the Commission to act upon. Ms. Cole said that they love the aesthetics of the home, will continue with the dental molding, and that they are looking towards the best interests from a historical standpoint. The Commission agreed that they are not objecting to the project, but that more detailed specifications related to design and materials are needed before the HLC can approve the plans. Ms. Spitzer encouraged the Cole's to have their contractor contact the Planning and Zoning Division so that they can become more knowledgeable about the requirements. Mr. Meier reminded the applicants that they will also need the specific building details for Wood County Building Inspection, too.

Mr. Griffith made a motion to table Application 10-23, and asked that the applicants submit more specific design and material details for their request. Seconded by Ms. Rowland Miller. Ayes: (6). Nays: (0).

ORGANIZATIONAL DISCUSSION

Ms. Rowland Miller referenced the Historic District Standards that she had drafted based upon previous discussions with the Commission. The Commission agreed that these details should provide future HLC applicants with a clear understanding of the Historical Standards, and be easier to read. The Commission agreed to compile further research for recommendations of historically appropriate materials and options related to: windows, doors/screen doors, roofs, foundations, fences, walls, and siding. Mr. Meier asked if there is an option for different standards for fences compared to the

zoning standards, and Mr. Grodi said that he would check with the Law Director. Ms. Rowland Miller stated that this Agenda item will continue to be a standing item under Other Business until complete.

HLC APPEAL

Ms. Spitzer referenced the most recent HLC Appeal to City Council, noting that Council reversed the HLC's decision based on the failure of the Commission to consider the entire records presented to the Commission with respect to the application.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

Next meeting is scheduled for August 14, 2023 at 7:00 p.m.