

HISTORIC LANDMARKS COMMISSION

October 14, 2019

The meeting was called to order at 7:00 p.m. by Judy Justus. Commission members present were Scott Anderson, Dennis Barrett, Colleen Boff, Susan Edinger, Judy Justus, and Patrice Spitzer (6). Rick Butera was absent (1). Also present were Cody Grodi, Zoning Inspector, and Mark Easterling, Deputy Planning and Zoning Administrator.

APPROVAL OF MINUTES

Mr. Barrett moved to approve the minutes of the September 9, 2019 meeting as written. Seconded by Ms. Edinger. Ayes: Anderson, Barrett, Edinger, Justus, and Spitzer (5). Nays: (0). Abstain: Boff (1).

Ms. Edinger moved to approve the minutes of the September 23, 2019 meeting as written. Seconded by Mr. Barrett. Ayes: Anderson, Barrett, Edinger, and Justus (4). Nays: (0). Abstain: Boff and Spitzer (2).

APPLICATION 26-19 – John Naylor is requesting a certificate of appropriateness to remove the aluminum siding from the front façade of the building and restore it to its original brick façade. The property is located at 101 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 26-19. Mr. Naylor was present, and added that the aluminum siding was put on in the 1950's because the bricks were deteriorating. He added that he has found a local contractor to restore the bricks, and will start with the front façade while calculating a cost estimate of the project. There was a brief discussion about the color of the bricks, and the bricks on the storefronts of the surrounding buildings. Mark Elden, 409 W. Second Street, presented the Commission with pictures of the project. There was a brief discussion about the concerns for the cost of the project, and any possible damage to the bricks beneath the aluminum siding. Mr. Naylor noted that Ohio Restoration did work on the other side of Louisiana Avenue, and that their work seems to be holding up. Mr. Anderson encouraged Mr. Naylor to amend his application so that he can explore the scope of the project. Mr. Naylor added that a little more research needs to be done regarding the sealant for the bricks, in order to keep them from deteriorating. Ms. Spitzer made a motion to remove a partial piece of the aluminum without damaging the brick, and then withdrew her motion. Ms. Boff suggested that Mr. Naylor first remove a different part of the building, other than the front to research the scope of the project. Mr. Elden added that they removed the siding off the rear of the building about five or six years ago, and painted the bricks white. Ms. Spitzer applauded the proposal of façade changes. There was a brief discussion about the changes to the façade, and the paint and repair process. Mr. Naylor added that that he would like to paint the bricks a brick color, and he added that the Elden's would rather paint it white to match the rear. Mr. Easterling stated that the Commission cannot regulate the color of the paint, and Mr. Anderson referred to page 4 of the "Secretary of the Interior's Standards for

Rehabilitation of Historic Buildings” where it notes that paint color is to be approved by the Commission. Mr. Anderson moved to approve Application 26-19 with the following conditions: (1) to remove the aluminum siding, (2) to restore the damaged bricks, and (3) to submit an application in the future to determine the paint color. Seconded by Ms. Boff. Ayes: Anderson, Boff, Edinger, Justus, and Spitzer (5). Nays: (0). Abstain: Barrett (1).

Mr. Easterling confirmed that Mr. Naylor will need to re-apply to the Commission to restore the façade to the aluminum siding, if there is architectural damage, and if it is needed.

APPLICATION 27-19 – Robert Hohler, on behalf of Saint Rose, is requesting a certificate of appropriateness to demolish the residential house and garage in order to install a parking lot. The property is located at 227 E. Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 27-19. Robert Hohler, Business Manager of Saint Rose was present. He presented and showed slides of the current parking lot to the Commission, and added that parking is a challenge, and that it's limited for the needs of the church and school. Mr. Hohler stated that in 2017 the property at 227 E. Front Street was acquired by Saint Rose. He said that the home was built in 1924, and added that it is not registered as a historic property, and that it does not have the architectural features as listed by Historic Perrysburg Inc. Mr. Hohler stated that it is his request on behalf of Saint Rose to either demolish the home or to move the property in order to develop a parking lot for Saint Rose. He added that Saint Rose is willing to assume the ownership and the upkeep of Linden Lane if that is the desire of the City of Perrysburg. Mr. Hohler introduced Corinne Lochtefeld, DGL Consulting Engineers, and added that DGL has been enlisted to help complete this process. Ms. Lochtefeld referenced the site plan that was included in the application, and added that it proposes twenty-two (22) parking spots. Mr. Hohler noted that fifteen to twenty-five percent more people would be able to park on the property with this proposal. Ms. Justus clarified that a bungalow style home is in fact historic, and Ms. Edinger referenced the Code which states that detailed reports of the building to be demolished are needed. Ms. Justus added that the Commission needs a report from a registered architect or a structural engineer to justify the need to demolish a home. There was a brief discussion about the other alternatives to parking. Ms. Spitzer added that she is a neighbor to Saint Rose, and that she welcomes parishioners to park in front of her property. Ms. Boff recognized that this home is zoned Single Family Residential, and that the zoning would need to be changed for it to become a parking lot. Ms. Edinger noted that this will set a precedent in the Historic District. Mr. Barrett added that twenty-five (25) years ago the church moved a house off of their property to a location on Second Street. There was a brief discussion about the interest in relocating the house, and Mr. Hohler added that it is a difficult estimation. Mr. Anderson and Ms. Edinger stated that more information is needed to make an informed decision on this application; such as cost of moving the home, other plans, brainstorming, and more options that could be considered for this scope of work. Ms. Lochtefeld stated that she looked at updating the existing parking lots to potentially provide more parking, and that due to City standards that it is not an option, with regards to drainage and green spaces. Ms. Spitzer briefly spoke to the early history of the City of Perrysburg. Mr. Anderson referenced the Codified

Ordinance that states the baseline significance of a historic home, being just forty years old. Ms. Boff stated that in her opinion the home is viable, and structurally sound, as Saint Rose has not provided any other information otherwise. Mr. Grodi noted that this parking lot will have to go to the Planning Commission if it is approved, and that in order to meet Code standards, after ten parking spots there will have to be landscape islands. Ms. Edinger made a motion to deny Application 27-19 based on the need to meet the Code as listed in Chapter 1245.55 Demolitions. Seconded by Ms. Spitzer. Ayes: Anderson, Boff, Edinger, Justus, and Spitzer (5). Nays: Barrett (1).

OTHER BUSINESS

Mr. Easterling distributed information to the Commission, and introduced the Gold Star Memorial which will be installed at the upper part of Riverside Park. He added that the Gold Star Memorial will be a tribute to families who have lost loved ones that have served, and that it is a National Monument. There was a brief discussion about the location and layout of the monument, and Ms. Spitzer asked if any other locations were considered other than Riverside Park. Ms. Justus added that there are other families dating back to the Civil War that have lost loved ones. Ms. Spitzer asked which Committee approved this, and Mr. Anderson confirmed that he had emailed the Law Director about this, and it was his impression that it is within the scope of review of the HLC. The Commission stated that their main concern with the monument is the view of the river being blocked. Mr. Easterling confirmed that the ground breaking is scheduled for this Friday, October 18, 2019. Brody Walters, Planning & Zoning Administrator, called into the meeting and explained that the location has been established with City Administration and the Gold Star Memorial Committee. Ms. Spitzer added that the monument blocks the river, and asked if it could be moved to be perpendicular to the river. Mr. Walters said that the silhouette of the soldier has a cut-out and that it has been purposefully placed so that the river can be a backdrop to the monument. Mr. Anderson asked if this is an actual application, and Mr. Walters stated that this is not an application, and added that this is generally outside of the authority of the Historic Landmarks Commission. Mr. Walters confirmed that because this monument is within the Historic District that they wanted the HLC to be made aware.

There being no further business, the meeting adjourned at 8:12 p.m.

Respectfully submitted,

Heather Alfaro