

HISTORIC LANDMARKS COMMISSION

OCTOBER 12, 2020

The meeting was called to order at 7:00 p.m. by Chairman Mark Weber. Commission members present were Scott Anderson, AJ Coleman, Susan Edinger, Jeff Oster, Victor Senn, Patrice Spitzer, and Mark Weber (7). Also present were Mark Easterling, Deputy Planning and Zoning Administrator, and Cody Grodi, Zoning Inspector.

Mr. Weber moved to approve the minutes of the August 10, 2020 meeting as written. Seconded by Ms. Edinger. Ayes: (7). Nays: (0).

APPLICATION 26-20 – Kelli Powell, on behalf of the Perrysburg DORA Committee is requesting permission to install DORA signage at the downtown DORA boundaries.

Mr. Easterling reviewed Application 26-20. Kelli and Gene Powell were present, and Ms. Powell noted that the boundaries are outlined in blue which was approved by City Council. She added that the markings with the “D” placement are where the DORA signage will need to be located, and added that she has also consulted with Police Chief Jones with regards to the locations of the proposed signage. Ms. Powell referenced page two of their application, regarding an installation option of posts in concrete bases, and added that this option would be helpful if the boundaries are ever expanded. There was a brief discussion about the font and colors of the signage with regards to visibility. Mr. Powell added that there is an option for a vinyl applique that would adhere to the sidewalks that would last for 1-2 years, and Mr. Weber and Ms. Edinger said that they are in favor of the sidewalk signage. Mr. Easterling clarified that the Commission needs to focus on the design and the type of signage. There was a brief discussion about the signage that the Toledo DORA utilizes on existing poles. Mr. Anderson noted that the sidewalk signage would not be conducive in every “D” location. Mr. Easterling noted that the locations of the signage will defer to the discussion with the Law Director and the Police Chief due to the legalities of the signage. There was a brief discussion about “historical” signage versus the modern (as proposed). Mr. Grodi added that it’s the Commission’s discretion as to whether utilizing existing City poles would be appropriate for the DORA signage. Ms. Powell confirmed that the sidewalk signage would match the standing pole signage. There were no further comments or questions from the Commission.

Mr. Oster moved to approve Application 26-20 with the black lettered signage. Seconded by Mr. Senn. Ayes: (7). Nays: (0).

APPLICATION 27-20 – Wettle Awning, on behalf of Spore, Orth, Domby, & Hart, is requesting a certificate of appropriateness to reface an existing awning. The property is located at 110 W. Second Street and is zoned C-2 (Central Business).

Mr. Easterling reviewed Application 27-20. Brent Wettle, Wettle Awning, was present via AT Teleconference, and John Spore was present in person. Mr. Wettle confirmed that the

awning will be the same color and lettering with a face change, and that it will be an umbrella fabric. There were no further comments or questions from the Commission.

Mr. Anderson moved to approve Application 27-20 as submitted. Seconded by Ms. Edinger. Ayes: (7). Nays: (0).

APPLICATION 28-20 – State Farm is requesting a certificate of appropriateness to install a window sign. The property is located at 221 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Easterling reviewed Application 28-20. Julie Spann Johnson, State Farm Agent, was present, and added that she has a vintage window sign that is on a timer, and she said that she didn't realize that she needed to come before the Commission. Mr. Anderson stated that he's concerned about the neon signage, and Ms. Johnson added that there are a few other locations downtown with neon signage like Swig and PerrysBurgers. Ms. Edinger and Mr. Senn referenced Guidelines 7 and 8 on page 79 that relate to neon signs. There were no further comments or questions from the Commission.

Ms. Edinger moved to approve Application 28-20 as submitted. Seconded by Mr. Weber. Ayes: (7). Nays: (0).

APPLICATION 29-20 – Jim Hodulik, on behalf of Swig Restaurant, is requesting a certificate of appropriateness to install a metal roof on a covered patio addition. The property is located at 219 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Easterling reviewed Application 29-20. Jim Hodulik was present, and clarified that they are requesting a change in material from vinyl to metal for their new roof, and that the metal will be identical to the City restrooms on Second Street. He added that the roof will be insulated on the inside and that they will also use a porch board which will cover the entire patio. Mr. Easterling noted that traditionally the exterior building materials are up to the jurisdiction of the Commission. Mr. Anderson confirmed that the size of the addition has already been approved, and Mr. Grodi noted that this application is simply a change in material. There were no further comments or questions from the Commission.

Mr. Anderson moved to approve Application 29-20 as submitted. Seconded by Mr. Coleman. Ayes: (7). Nays: (0).

APPLICATION 30-20 – Puffin Properties LLC is requesting a certificate of appropriateness to demolish the front portion of the building and replace with a similar style structure. The property is located at 111 E. Second Street and is zoned C-2 (Central Business).

Mr. Easterling reviewed Application 30-20. Ryan Fowler and Stephen Fowler, Puffin Properties, were present via AT Teleconference. Mr. Weber commended Puffin

Properties for creating the website (historicperrysburg.com) to coincide with their application, noting that it's thorough and has supporting photographs and videos for their request. Ryan Fowler stated that they originally purchased the property to use for their business, and now that they have moved out of state, the proposed use would be a return on their investment and an enhancement towards downtown. Ryan added that he is concerned with the safety of the current structure, and there was a brief discussion about salvaging the building, and the costs of renovation. Mr. Coleman asked who in the City would condemn a building, and Mr. Easterling said that would fall under the jurisdiction of Wood County Building Inspection. Ryan Fowler stated that the County was consulted within the last year, and they deemed the space useable for storage or an office, and added that ADA compliance was also an issue. Ms. Spitzer noted that she recently received a letter from anonymous Perrysburg residents regarding this property. Mr. Easterling reminded the Commission of their scope of the review for this application, being that it is to discuss the demolition of the current structure, and the replacement of the proposed building. Stephen Fowler noted that the state of the building has always been an issue, and Mr. Weber added that the Commission needs to look at the condition of the building and not just the size. Ms. Edinger noted the Planning and Zoning Code on demolitions related to the economic hardship and commended the owners within the Historic District for taking care of their properties over the years. Mr. Anderson reminded the Commission of the declaration of their purpose, and noted Chapter 1274.01. Ms. Edinger stated that the standards for demolition have not been met, and Mr. Weber noted their application website (historicperrysburg.com) and said that it seems that the Fowler's have met what was previously asked of them.

Mr. Weber reminded the Commission that this is a two-part application, and there was a brief discussion about the proposed design of the replacement building, and Stephen Fowler added that they are open to designs. Mr. Senn asked about reclaiming the red brick façade and running the material down the entirety of the building, and Mr. Weber stressed the importance of double-hung windows. Stephen Fowler said that the lower level will be retail style, and the second story will feature double-hung windows. There was a brief discussion about salvageable materials, and Stephen Fowler noted the proposed hybrid design. There was a discussion about composite siding and cement board materials being used, and Mr. Oster said that he agrees with the proposed design. Mr. Weber noted a few corrections for the timeline on the website (historicperrysburg.com), and the Fowler's agreed to make those changes. Mr. Senn stated that this vote does not set a precedent. There were no further comments or questions from the Commission.

Mr. Senn moved to approve Application 30-20 with the proposed demolition and design on the website (historicperrysburg.com) as submitted, and utilizing composite/lap-siding on the façade. Seconded by Mr. Coleman. Ayes: Anderson, Coleman, Oster, Senn, and Weber (5). Nays: Edinger and Spitzer (2).

APPLICATION 31-20 – Rae Ray's Décor and More is requesting a certificate of appropriateness to install a wall sign. The property is located at 218 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Easterling reviewed Application 31-20. Ashley McCormick, Rae Ray's Décor and More, was present and added that she is proposing a wooden sign with a stained frame that she's going to be creating herself. She said that she researched the past storefronts and will be using a font from a former business, The Palace. There were no further comments or questions from the Commission.

Ms. Edinger moved to approve Application 31-20 as submitted. Seconded by Mr. Weber. Ayes: (7). Nays: (0).

OTHER BUSINESS

It was noted that Perrysburg Heritage LLC is attempting to have the September 8, 2020 Appellant Court decision overturned.

Mr. Easterling shared with the Commission the inconsistencies that have recently been discovered within the Historic District Boundaries, and added that the Commission will have a chance to look over this documentation and provide feedback. Ms. Spitzer referenced some confusion with the boundaries dating back to 1997, and Mr. Easterling added that the legal description subscript notes that changes last occurred in 2010. Ms. Spitzer said that the Carranor Club would like to be in the district. Becky Williams, 421 E. Sixth Street added that if City Council had a previous ordinance regarding the boundaries that Dave Creps could look that information up. There was a brief discussion about 402 W. Second Street and Elm House with regards to the district. Mr. Easterling clarified that this is an extensive process, and that the Administration wants to be as accurate as possible for City Council to codify.

There being no further business, the meeting adjourned at 9:06 p.m.

Respectfully submitted,

Heather Alfaro