

HISTORIC LANDMARKS COMMISSION

JULY 11, 2022

The meeting was called to order at 7:00 p.m. by Zoning Inspector, Cody Grodi. Commission members present were AJ Coleman, Scot MacPherson, John Meier, Jeff Oster, and Susan Rowland Miller (5). Victor Senn and Patrice Spitzer were absent (2). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF MINUTES

Mr. Oster moved to approve the minutes of the June 13, 2022 meeting as written. Seconded by Ms. Rowland Miller. Ayes: (5). Nays: (0).

APPLICATION 19-22 – PMBA Architects is requesting a certificate of appropriateness to replace the existing lamppost. The property is located at 114 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 19-22. Craig Pickerel, PMBA Architects, was present and said that they would like to replace two of their light posts on their property along Louisiana Avenue. He added that the new light posts will be a similar design to the existing to continue the traditional feel, that they will run power to the poles, and clean up the conduit. There were no further comments or questions from the Commission.

Mr. Coleman moved to approve Application 19-22 as submitted. Seconded by Mr. Oster. Ayes: (5). Nays: (0).

APPLICATION 20-22 – John Wellstein is requesting a certificate of appropriateness to install a fence. The property is located at 145 W. Second Street and is zoned OS (Office and Service).

Mr. Grodi reviewed Application 20-22. John Wellstein was present, and added that he will paint the fence to match the existing. There were no further comments or questions from the Commission.

Mr. Senn moved to approve Application 20-22 as submitted. Seconded by Ms. Rowland Miller. Ayes: (5). Nays: (0).

APPLICATION 21-22 – Matt Temby is requesting a certificate of appropriateness to install temporary signs. The property is located at 117 E. Second Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 21-22. Matt Temby was present, and said that he would like to install two temporary a-frame board signs for marketing; one at the corner of the drive off of West Second Street and the other at the far west corner of the property. There were no further comments or questions from the Commission.

Mr. Oster moved to approve Application 21-22 as submitted. Seconded by Mr. Coleman. Ayes: (5). Nays: (0).

APPLICATION 22-22 – Belinda and John Longmore are requesting a certificate of appropriateness to replace 20 windows, replace the side screen door, and install a new screen door on the front door. The property is located at 140 E. Second Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 22-22. Belinda Longmore was present, and said that they are proposing to use wooden Anderson windows as the current windows do not open. She added that the existing trim around the windows will not be disturbed. There was a brief discussion about the new front door, and Ms. Longmore said that they endure a lot of dust from the street which is why she selected a new screen door with a window at the top of the door. There were no further comments or questions from the Commission.

Mr. Oster moved to approve Application 22-22 as submitted. Seconded by Mr. Coleman. Ayes: (5). Nays: (0).

APPLICATION 23-22 – Toledo Sign, on behalf of Lupita's Cantina, is requesting a certificate of appropriateness to reface an awning sign. The property is located at 209 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 23-22. Jose Carlos, was present on behalf of Lupita's Cantina. There was a brief discussion about the proposed color scheme, and Ms. Rowland Miller referenced page 73 of the Perrysburg Historic District Guidelines, noting the appropriate time period colors from the 1900's. Mr. Carlos said that they are working with different shades of blue inside the restaurant, and Mr. Grodi noted that RiverFront Candle Co. at 105 Louisiana Avenue has a dark blue awning. There were no further comments or questions from the Commission.

Ms. Rowland Miller moved to approve Application 23-22 as submitted. Seconded by Mr. MacPherson. Ayes: (5). Nays: (0).

Mr. Carlos asked about the possibility for a design at the top of the windows, like a dark film to protect the inside of the business from the sun. Mr. Grodi noted that by Code no more than 25% of the windows can be covered, and Mr. Carlos said that he will continue with his design and reach out to Mr. Grodi to move forward.

OTHER BUSINESS

Planning & Zoning Administrator, Brody Walters, was present to present and discuss the Final Draft for Downtown ADA Improvements (dated April 25, 2022). He added that this is a two-stage issue related to sidewalks and curb ramps, and that the existing buildings are deficient by design. The Commission briefly discussed the two proposed concept options, and Mr. Walters said that he is taking opinions from the Commission,

Administration, etc. Ms. Rolwand Miller said that from a historic perspective she is concerned with the railings, and that she prefers concept #2 to maintain the character of the Historic District. Mr. Meier, Mr. Oster, and Mr. MacPherson agreed that they prefer concept #2 as well.

There being no further business, the meeting adjourned at 7:38 p.m.

Respectfully submitted,

Heather Alfaro