

HISTORIC LANDMARKS COMMISSION

MAY 14, 2018

The meeting was called to order at 7:25 p.m. by Chairman Rick Butera. Commission members present were Dennis Barrett, Rick Butera, Colleen Boff, Judy Justus, Patrice Spitzer, and Mark Weber (6). Alex Heard was absent. Also present was Zoning Inspector, Cody Grodi, and Deputy Planning and Zoning Administrator, Mark Easterling.

APPROVAL OF MINUTES

Mr. Barrett moved to approve the minutes of the March 12, 2018 meeting as written. Seconded by Mr. Weber. Ayes: Barrett, Butera, Justus, and Weber (4). Abstain: Boff and Spitzer (2).

APPLICATION 7-18 –Tiffany Holdgate and Tony Lockard, on behalf of Haven Perrysburg, are requesting a certificate of appropriateness to install a new awning sign on the building. The property is located at 123 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 7-18. Tiffany Holdgate, the applicant, was present. Ms. Holdgate said that she is requesting approval for new awnings with less graphics and white lettering. Mr. Barrett confirmed the colors of the awnings and the lettering. There was no further discussion or questions from the board.

Mr. Butera moved to approve Application 7-18. Seconded by Ms. Justus. Ayes: (6). Nays: (0).

APPLICATION 8-18 – Brodin Walters, Planning and Zoning Administrator, on behalf of the City of Perrysburg, is requesting a certificate of appropriateness to replace an existing retaining wall with a Redi-Rock retaining wall located at Hood Park. The property is located northwest of the intersection at Louisiana Avenue and Front Street and is zoned P (Park).

Mr. Grodi reviewed Application 8-18. Brody Walters, Planning and Zoning Administrator, was present on behalf of the City of Perrysburg. Mr. Walters noted that the materials are widely featured at Riverside Park, and they are a natural concrete color, made of cut limestone. He added that this request is to replace the first, lower tier, at ground level to four (4) feet in height. Mr. Walters stated that a portion has been pushed into the hillside, and will be replaced with a modular block system featuring a pre-finished cap. Ms. Spitzer asked about the pre-finished cap on top, and Mr. Walters stated just like the retaining walls at Riverside Park. There was discussion about the phases of replacement going forward, as the existing portions start to fail. Mr. Weber asked about the piers near the stairway with the ornamental pieces, and Mr. Walters added that the Redi-Rock walls will butt up to the existing columns. Ms. Spitzer confirmed that the pillar will stay, and asked if the pieces will be uniform to match. Mr. Walters stated the idea is

to match at street level for consistency. Mr. Barrett confirmed that it will match the materials at Riverside Park. Mr. Weber asked about future plans, and Mr. Walters added that long term they would like to have consistency.

Mr. Barrett moved to approve Application 8-18. Seconded by Ms. Boff. Ayes: (6). Nays: (0).

APPLICATION 9-18 – Brodin Walters, Planning and Zoning Administrator, on behalf of the City of Perrysburg, is requesting a certificate of appropriateness to install several benches at Riverside Park. The benches will be located on the designated concrete pads that were poured to accommodate the benches. The property is on West Front Street and is zoned P (Park).

Mr. Grodi reviewed Application 9-18. Brody Walters, Planning and Zoning Administrator, was present on behalf of the City of Perrysburg. Mr. Walters add that currently the upper plaza area has six concrete pads, and the city is requesting to install five or six benches. He stated that an eagle scout would like to purchase a thirty (30) foot flag pole that may be installed behind the Blue Star Memorial, but that decision has not been finalized yet. Mr. Walters said that the benches will have a similar color tone to the rest of Riverside Park, and be grey in color, to blend in with the surroundings. He noted that these benches are unique in nature because the back slats are horizontal to match the railing, as well as being center-mounted on the concrete portion of the pad. Mr. Barrett asked if the color will be silver, Mr. Walters confirmed that they will be grey. Mr. Walters added that there will be foot stools to match the benches, which will set in front of the benches. Mr. Weber asked about the distance between the benches and the footstool, and if there are possible ADA restrictions. Ms. Spitzer asked about the comfort level, and Mr. Walters said that he spoke with the manufacturer, and it was noted that the spacing of the bars are close enough horizontally that they are not uncomfortable. Ms. Boff asked who makes the decision to have five or six benches, and Mr. Walters added that it will likely be an administrative decision. Ms. Boff said that she anticipates that the benches will be popular. Mr. Walters added that this is one part of the request to complete the look at Riverside Park, and that there will be other seating opportunities presented in the future at the lower level.

Mr. Weber moved to approve Application 9-18. Seconded by Ms. Justus. Ayes: (5). Nays: (0). Abstain: (1). Mr. Weber requested that at least one of the benches be installed without a footstool or to at least be ADA compliant.

APPLICATION 10-18 - Peter Demczuk is requesting a certificate of appropriateness to install a fence that would completely enclose the in-ground pool on the property. The property is located at 3 Maple Street and is zoned R-1 (Single Family Residential).

Mr. Grodi reviewed Application 10-18. Peter Demczuk, the applicant, was present. Mr. Demczuk added that the fence will enclose the remainder of the pool, and that it will be a simple black aluminum, four foot high fence. Mr. Barrett asked why the fence was not

included previously with the pool request. Mr. Demczuk added that it was in the original plans, but that he did not realize that it was not a part of the original request.

Mr. Butera moved to approve Application 10-18. Seconded by Ms. Spitzer. Ayes: (6). Nays: (0).

APPLICATION 11-18 – Dan Avalos is requesting a certificate of appropriateness to install sign graphics on the windows of the building. The property is located at 112 West Front Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 11-18. Nancy Avalos, the applicant, was present. She stated that the BZA variance for the window signs was just approved at the previous meeting. Ms. Avalos added that they just purchased the building and did not realize that they needed approval of the window signs before she put them up. She stated that she noticed the idea from the Perrysburg Messenger Journal windows. Ms. Avalos said that the signs serve a two-fold purpose as they are sun shades for the inside of the business, but also signs for the exterior. She added that she only originally needed one window sign due to a cooler being installed in front of that window, but that she added two window signs for the symmetry. Mr. Barrett asked if a fake window could be installed to match the building next door. There was further discussion about the existing windows. Mr. Butera added that he understands the purpose of the window signs and the symmetry, but that he has concerns with the colors and graphics. There was further discussion about painting the brick in the front, and Ms. Avalos added that the red in the window signs will match the brick once painted. Mr. Grodi confirmed that the window signs are an easily removable vinyl sticker, which is not painted on. Ms. Spitzer added that she would like to see something a little more subdued, and Ms. Avalos stated that before the window signage people did not know that the business was there. Mr. Weber confirmed that they do not have walk-in business, and the aesthetics of both windows for symmetry.

Ms. Justus moved to approve Application 11-18. Seconded by Ms. Spitzer. Ayes: (4). Nays: (2). Ms. Spitzer requested that when future improvements are made to this building that different signage be submitted. Ms. Avalos asked for a copy of the rules within the Historic District, and Mr. Grodi stated that he would follow-up with her.

APPLICATION 12-18 – David and Mary Heather Munger are requesting a certificate of appropriateness to install a fence that would completely enclose the in-ground pool on the property. The property is located at 425 West Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 12-18. David Munger, the applicant, was present. Mr. Grodi added that a fence was previously approved to enclose the pool, but that Mr. Munger would like to change the style. Mr. Munger added that originally a six (6) foot wooden fence was approved on the west end of the property. He stated that there was a grade change of twelve (12) to fifteen (15) feet from the pool to the fence, and that they decided on a simple gate by the garage door. Mr. Munger said that the fence will be in

the shrubs, so very little will be seen. He added that it will be an ornamental, black aluminum fence installed by Toledo Fence. Ms. Spitzer and Mr. Weber both agreed upon the improvement in style.

Mr. Butera moved to approve Application 12-18. Seconded by Mr. Barrett. Ayes: (6). Nays: (0).

There being no further business, the meeting adjourned at 8:01 p.m.

Respectfully submitted,

Heather Alfaro