

HISTORIC LANDMARKS COMMISSION

FEBRUARY 13, 2017

The meeting was called to order at 7:00 p.m. by Chairman Rick Butera. Commission members present were Dennis Barrett, Rick Butera, Alex Heard, Judy Justus, Ruth Lucius, Robert Seyfang, and Mark Weber (7). Also present was Deputy Planning and Zoning Administrator Mark Easterling.

Mr. Seyfang moved to approve the minutes of the January 9, 2017 meeting as submitted. Mr. Barrett seconded and they were unanimously approved.

APPLICATION, 3-17 –Steven Kaminsky, on behalf of Artforms, A Perrysburg Gallery, is requesting a certificate of appropriateness to keep the existing window sign. The property is located at 108 E. Second Street and is zoned as “C-2” (Central Business).

Mr. Easterling reviewed Application 3-17. Mr. Kaminsky said that the sign is 20” by 24” and will be made of a resin that looks like wood with raised lettering. He said the decal in the window is temporary. Mr. Wagner asked if they will be using the existing post and Mr. Kaminsky said they will be. Mr. Seyfang asked if there will be an arm for the sign and Mr. Kaminsky said it is there now. Mr. Butera explained that the Commission needs to know exactly what the sign will be made of and what it will look like. Mr. Kaminsky said that it will be black letters on a white background. Mr. Seyfang said that he does not think the information proposed for the sign will fill 24” deep. He asked if Mr. Kaminsky could have someone do a graphic design layout because he would have trouble approving the sign without seeing the graphics.

Ms. Justus moved to table Application 3-17. Seconded by Mr. Seyfang. Ayes: (7). Nays: (0).

APPLICATION, 1-17 –Kate MacPherson and Jerry Abair, on behalf of the Perrysburg Boat Club, is requesting a certificate of appropriateness to construct a building on the north side of Water Street. The properties are identified as parcels Q61-000-901205003000, Q61-000-901205004000, Q61-000-901205004001, Q61-000-901205005000, and Q61-000-901205006000. The parcels are zoned “P” Parks.

APPLICATION, 2-17 – Kate MacPherson and Jerry Abair, on behalf of the Perrysburg Boat Club, is requesting a certificate of appropriateness to construct a building on the south side of Water Street. The properties are identified as parcels Q61-000-901206004001 and Q61-000-90120600500. The parcels are zoned “C-1” Neighborhood Commercial.

Mr. Easterling reviewed Applications 1-17 and 2-17. Jerry Abair, Kate MacPherson and Jaimie Deye were present on behalf of the applicant. Ms. MacPherson stated that in their revised submission they tried to incorporate a nautical theme without making the building look like a seafood restaurant. The siding will have a shingle wave pattern which will be

done by a specialist from Cleveland. She said that the canted roof monitor skylight is an expression of a companion way on a boat and they are making the building more transparent so you can see through to the water by using glass and enlarged windows. Mr. Heard said that he likes what they have done and the way the shingles connect to the ripple effect of the river. He said that he loves the roof element and opening up the building more which is more welcoming to the community. Mr. Butera said that they did a great job of taking the Commission's feedback and incorporating it into the design. Mr. Wagner said that previously the building was going to be white and he wondered if the cedar would be colored now. Ms. MacPherson said that it has not been decided and they would like the Commission to say that either the natural color or white would be acceptable.

Mr. Barrett asked if the Planning Commission could make them change building materials. Ms. MacPherson said they could, but they have done a chart and are in compliance with the Code except on Building 2. Ms. Deye said that wood and glass make up 75% of the building. She added that she is not sure if the retaining wall counts as a façade. Ms. MacPherson said that the retaining wall has to be strong concrete. Ms. Deye said there are stones that can be attached to the concrete and it depends on what City Council is willing to accept.

Ms. Lucius said that she really likes the windows and she would like to see the cedar not be painted and just allowed to weather. She asked about lighting for the buildings. Ms. MacPherson said that they have met with a lighting consultant and there will be LED recessed lights; they will light up the canopy and have in ground lights shining up on the building around the plantings. Mr. Seyfang suggested they look at bollards. Ms. MacPherson said on the water side they will have step lights. She added that the landscape plan will have nine street trees along the right of way that would be lit from below.

Ms. Justus asked about parking for the buildings. Mr. Abair said that is up for debate and he spoke of a gravel area that holds 31 vehicles. He added that he knows that the City is looking at additional parking along the riverfront. Mr. Heard asked if the Boat Club obtained a variance regarding the parking. Ms. MacPherson said they did, however it is up to interpretation because they believe that six spaces are required but the Planning and Zoning Division feels that more spaces are needed.

Mr. Wagner asked what the material of the canopy is on Building 2. Ms. Deye said that it is perforated metal.

Mr. Heard moved to approve Application 1-17 and Application 2-17 as submitted. Seconded by Mr. Barrett. Ayes: (7). Nays: (0).

Ms. MacPherson asked for input regarding the concrete for the retaining wall. Mr. Seyfang said he would go with poured form concrete. Mr. Butera agreed and Mr. Heard said that the aesthetics is what is important.

OTHER BUSINESS

Ms. Lucius asked about the process to have a structure added to the Historic Registry. She said that the house at 519 W. Indiana Avenue is for sale and she is concerned that a new owner may want to demolish the house and it should be saved and protected. Ms. Justus said that it would have to be 75 years old. Mr. Butera said that they will discuss the process at next month's meeting. Mr. Weber said that there is an Alcoa all-aluminum house built in 1957 in the Crandenbrook subdivision.

There being no further business, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Mary Jo Sutton