

HISTORIC LANDMARKS COMMISSION

JANUARY 9, 2017

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

Mr. Barrett nominated Mr. Butera as Chairman. Mr. Heard seconded and it was unanimously approved.

Mr. Seyfang nominated Mr. Heard as Vice-Chairman. Ms. Lucius seconded and it was unanimously approved.

Mr. Seyfang moved to approve the minutes of the December 12, 2016 meeting as submitted. Mr. Barrett seconded and they were approved 5-0. Ayes: Barrett, Butera, Heard, Lucius and Seyfang. Abstain: Justus and Weber (2).

APPLICATION, 1-17 – Tim Wise, 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 – Tim Wise, 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. Kate MacPherson, on behalf of the Perrysburg Boat Club, said that the Zoning Code supports a Boat Club, specifically a private boat club in this location. She said that they have the support of the Board of Zoning Appeals and City Council. She also called attention to letters of support from Chris and Susan Barry and Paul Belazis, copies of which are attached hereto and made a part of these minutes.

Ms. MacPherson said that the proposed buildings are not a fancy boating structure; they are utilitarian. Mr. Barrett asked if the new building was going to look like the old Boat Club building. Ms. MacPherson said that the historic guidelines say not to copy, but they are similar in concept which is their goal. She said that the Army Corps of Engineers has reviewed the plans. Ms. Justus noted that the roof is slanted. Ms. MacPherson said that is correct and the buildings will be white. There was discussion regarding the relationship between the two buildings. Mr. Seyfang said that the concrete apron ties them together

and he asked if the sidewalks can continue across. Ms. MacPherson said that she believes the multi-use path has to be contiguous.

There was discussion regarding what building materials will be used. Mr. Butera said that the elevations don't call out what materials will go where.

Ms. MacPherson said that the roof will be a standing seam roof in either a light silvery color or light grey. They have not chosen where they will get the roof from yet so they are asking the Commission to approve the concept.

Ms. MacPherson said the windows will be commercial polymer European windows. They will be heavy duty, good quality, white, and will meet all energy codes. She added that Kraig Mackett of Living Space Sunrooms is a Boat Club member and will be helping with the materials.

Ms. MacPherson stated that there are a couple of options they are exploring for the siding. They might go with cedar shingles stained white. The longevity is not great, but they are easy to maintain. Another option is wood planks with a horizontal pattern stained white. Ms. MacPherson briefly touched on the idea of using metal siding, but Mr. Easterling pointed out that metal panels are not permitted in Parks or C1 zoning classifications. Mr. Weber asked if the drawings show partitions attached to the building. Ms. MacPherson said that those are gates. They are porous metal, see through, and they are looking for an artistic finish for the top indicating what type of building it is. Mr. Easterling noted that the gates that are shown are too tall. Mr. Seyfang asked how the gates would slide and Ms. MacPherson said that would be on rollers. She said there would be a 4' fence around the property and a gate at the shower facility for visiting boaters. Ms. MacPherson asked the Commission if they cared if they went with the wood shingles or flat horizontal wood.

Mr. Heard said that he likes the image from the water side, but the view from Water Street is monolithic and uninteresting; it looks like a shipping container plopped on Water Street. Ms. Lucius agreed and added that she doesn't like the single windows and she wondered if they could be grouped on the south side of the clubhouse. Mr. Butera said it is a bit plain, more detail is needed and that 90% of the people who see the building will be seeing it from the multi-use path. Ms. Justus said there is nothing in front that catches your eye. Ms. MacPherson said that they added a flagpole but they don't think it should be too cute. Mr. Weber said that he does not see any mechanical rooms and he wonders where HVAC equipment will go. Ms. MacPherson said that it will be above the bathrooms, under the roof. Mr. Heard stated that they need to make the nautical connection on the street side. Mr. Butera said that they need to be very explicit about what they want the Commission to approve.

Dan Judson, owner of several properties along W. Front Street, said that he is glad the metal siding is not allowed but other than that he has no issues with the buildings.

Geoff Kies, W. Front Street, said that he is not a Boat Club member and he will be most affected by these buildings. He said that he is okay with it.

Ms. MacPherson asked for approval of the concept with the condition that they come back. Mr. Heard said that nothing would be accomplished by doing that.

Mr. Butera moved to table Applications 1-17 and 2-17. Mr. Barrett seconded and it was unanimously approved.

There being no further business, the meeting adjourned at 8:13 p.m.

Respectfully submitted,

Mary Jo Sutton

2017/1/8

341 West Front Street
Perrysburg
Ohio 43551
USA

To: Perrysburg Historic Landmarks Commission

Re: Perrysburg Boat Club Landmarks Commission Application

I am a retired professional engineer and a 30 year resident of West Front Street. My wife, Susan, and I have been deeply dismayed at the summary demolition of the Perrysburg Boat Club premises last year. While I am not a member of the club, I, and my children, have had frequent opportunity to enjoy the hospitality and amenities of the club when we have been sailing on the river. As has been stated many times, the people of Perrysburg need easy and ready access to the river. The Boat Club facilitated and encouraged such access in a safe, pleasant and ecologically sound manner.

I have examined the MacPherson Architects application for approval, dated 2016/12/28, and find it to be fully in keeping with the operation of a Boat Club, without interfering with the non-member citizen's use of the general area. I sincerely hope that the Landmark Commission will approve the proposed plans.

In summary, the boat club members understand the river, they understand what people want of the river, and not only do they know how to facilitate such usage but for long years they have supplied the labor, free of charge, to make it happen. We therefore respectfully request that Perrysburg Boat Club be given the needed permits to allow them to rebuild their premises.

Chris and Susan Barry

Kate MacPherson

From: Paul Belazis [belazis@maf-law.com]
Sent: Monday, January 09, 2017 4:12 PM
To: Katherine MacPherson
Subject: Boat Club Historic Landmark Application

Dear Members of the Historic Landmark Commission,

I write to express support for the Perrysburg Boat Club's pending application before the Perrysburg Historic Landmarks Commission to erect a new facility along the Perrysburg water front. I was one of many residents who was saddened by the demolition of the former water works building in which the Boat Club had been housed. However, I have had an opportunity to review the plans that have emerged for a new structure. The plans seem to make a strong and effective effort to meld the design of the old historic water work's building with contemporary features. I am also impressed by the sensitivity to surrounding residents that went into the planning and design process. As presently designed, I believe the new structures will add materially to the esthetic quality of the Perrysburg water front, including the park like features of the area where the new structures will stand. Although I am not a member, I believe the Boat Club is an important resource that provides access to the water for broad spectrum of our community. I hope the Commission will support the Boat Club's efforts to rebuild its presence.

Paul T. Belazis
503 W. Front Street
Perrysburg, Ohio 43551
Phone (419) 874-6066