

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held October 9, 2023

CALL TO ORDER - 7:00 PM

The meeting was called to order at 7:02 p.m. by Chairman John Meier.

ROLL CALL

Commission members present were Robert BredenbeckCorp, Drew Griffith, Dan Judson, Scot MacPherson, John Meier, Susan Rowland Miller, and Patrice Spitzer (7). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF SEPTEMBER 11, 2023 MEETING MINUTES

Ms. Spitzer moved to approve the September 11, 2023 meeting minutes as written. Seconded by Ms. Rowland Miller. Ayes: BredenbeckCorp, Griffith, Judson, Meier, Rowland Miller, and Spitzer (6). Nays: (0). Abstain: MacPherson (1).

PERMIT OBLIGATION

Mr. Grodi reminded the applicants that if their applications are approved, that they will need to obtain a permit from the Planning and Zoning office.

NEW BUSINESS

APPLICATION 14-23 (TABLED)

Justin Blecharczyk is requesting a certificate of appropriateness to construct an accessory structure. The property is located at 321 E. Second Street Avenue and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 14-23 (Tabled). Mr. Griffith moved to untable Application 14-23. Seconded by Mr. Meier, and it was unanimously approved (7-0).

Justin Blecharczyk was present, and noted that he is before the Commission today with more detailed building materials (windows, doors, roofing, and siding) for the construction of his proposed accessory structure. He added that the utility door has been scaled down to just one (1). There was a brief discussion about the cupola that was discussed at the September 2023 HLC meeting, and Mr. Blecharczyk said that he would like to go forward with the original design that he had submitted, and added that he will work with the manufacturer to scale down the design. Ms. Rowland Miller noted that this application is complete, and there was a brief discussion about the potential issue that the proposed aluminum doors could pose with regards to moisture.

Ms. Spitzer moved to approve Application 14-23 as submitted, including the cupola design that was previously proposed on September 11, 2023. Seconded by Mr. BredenbeckCorp, and it was unanimously approved (7-0).

APPLICATION 17-23

PflegMed is requesting a certificate of appropriateness to modify an existing sign. The property is located at 140 W. Front Street and is zoned OS (Office and Service).

Mr. Grodi reviewed Application 17-23. Charles Pflgebraar was present on behalf of PflegMed, and noted that this new verbiage on the sign is the same footprint as the original sign.

Mr. Griffith moved to approve Application 17-23 as submitted. Seconded by Ms. Rowland Miller, and it was unanimously approved (7-0).

APPLICATION 18-23

Richard Schurfeld is requesting a certificate of appropriateness to construct an addition. The property is located at 207 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 18-23. Rich Schurfeld was present. Mr. Meier noted that this application was previously approved by the Commission in early 2022, and that the request has not changed from Mr. Schurfeld's original submission. Ms. Rowland Miller confirmed that the addition is a bump out on the western facade of the home, and Mr. Schurfeld said that they are extending the roofline to construct a proper closet, and that the addition will have the correct footers below. He added that the architect, Mike Duket, has started the drawings, and Mr. Grodi noted that this application received a variance today from the Board of Zoning Appeals. Mr. Schurfeld confirmed that extending the existing roofline to the west will provide future stabilization for the footprint of the home. There was a brief discussion about building materials, and Mr. Schurfeld noted that the new addition will be cedar siding with a shingle roof. Mr. Griffith added that there is confusion born in the details provided, and Mr. MacPherson said that he would appreciate more details with this request.

Ms. Rowland Miller made a motion to table Application 18-23 so that Mr. Schurfeld could gain more details to present to the Commission tonight. Seconded by Mr. MacPherson, and the table was unanimously approved (7-0).

Mr. MacPherson made a motion to untable Application 18-23. Seconded by Ms. Rowland Miller, and the untable was unanimously approved (7-0). Mr. Schurfeld presented the Commission with concept design sketches of the proposed addition that noted the new cedar siding, and existing style gutters and shingles as materials to be used.

Ms. Spitzer moved to approve Application 18-23 as submitted. Seconded by Mr. BredenbeckCorp, and it was unanimously approved (7-0).

APPLICATION 19-23

Perrysburg First United Methodist Church is requesting a certificate of appropriateness

to modify the gable roof. The property is located at 200 W. Second Street and is zoned INS (Institutional Uses).

Mr. Grodi reviewed Application 19-23. Pastor Jim Jennings, First United Methodist Church, and Andrew Carnahan, W.R. Meyers Co., Inc. were present on behalf of the application. Mr. Jennings said that last winter there were water damage issues with the roof, and noted that pieces of concrete capstone were falling off. Mr. Carnahan said that he specializes in historical restoration, and said that they have already begun the roof restoration at the church with limestone caps that are of varying grades. He added that every original cap has degraded and that it's not feasible to replace it without a cap, noting that this is a 50-year solution that will solve the water issues. Mr. Carnahan noted that he has done extensive restoration work at Zoar Lutheran Church (314 E. Indiana Avenue) and presented pictures of past completed restoration work to the Commission. Mr. MacPherson added that this current and proposed work is not restoration, currently not a good solution, and added that he is not convinced that a mason couldn't properly restore. Mr. Jennings said that replacing the material with all capstone increases the cost 4–5 times the original quote. There was a brief discussion about other possible solutions, and Mr. Jennings said that a contractor out of Michigan wouldn't even quote the job due to the cost of the restoration. Ms. Spitzer said that she would prefer to see a close up of the finished product, and Mr. Griffith asked if the church is facing a safety issue with this water damage. Mr. Carnahan and Mr. Jennings agreed that safety is an issue. Mr. Jennings added that Phase (1) is quoted at \$75,000.00, and that he cannot afford to fix it with new concrete, as the worst deterioration is along Walnut Street. There was further discussion about the proposed material, as well as, the ability to match the color of the existing building. Mr. Grodi asked if they had sought out a grant for this restoration, and Mr. Jennings said that he asked about those options last spring and was unsuccessful. Mr. Jennings said that he contacted Mr. Carnahan in May 2023, and the work began in August/September 2023, and Mr. MacPherson added that it is unfortunate that the process has already started. Mr. Griffith referenced Chapter 1245.51(6) with regard to the guidelines for reviewing applications. He further discussed with the Commission consideration to table this application so that the applicant could do a rundown of other avenues, including: (1) quotes for limestone, (2) opportunity for grants, and Mr. MacPherson added (3) mason to review the work, as a reasonable request. Mr. Meier said that there are huge issues with letting this work go, and added that if repairs are delayed there is an increased liability. Mr. Carnahan noted that the loose material has been removed, that they cannot work into the winter, that they are already pushing the work as it exists, and that the caps are designed to be the exact shape as the existing stone.

Ms. Rowland Miller moved to approve only the three (3) large gables for Application 19-23, and cited Chapter 1245.54(c), while also noting approval of the work due to cost limitations, recognizing that no cost estimate was given, and that there is a significant liability with the project. Seconded by Mr. Griffith. Ayes: BredenbeckCorp, Griffith, Judson, Meier, Rowland Miller, and Spitzer (6). Nays: MacPherson (1).

APPLICATION 20-23

Robert and Julie BredenbeckCorp are requesting a certificate of appropriateness to replace 30 storm windows. The property is located at 409 E. Front Street and is zoned R-1 (Single Family Residential).

Mr. Grodi reviewed Application 20-23. Bob BredenbeckCorp was present, and noted that he would like to replace three styles of his storm windows from three different eras. He added that these are more historically approved, featuring a small profile that tucks in, and mounts to the house. Mr. BredenbeckCorp noted that these are going to be made custom for his home, and that they will be aluminum powder coated which will be painted white. He said that they will keep the current wooden windows as they are meant to stay flush to the house from the inside of their home.

Mr. MacPherson moved to approve Application 20-23 as submitted. Seconded by Ms. Rowland Miller, and it was unanimously approved (7-0).

OTHER BUSINESS

Perrysburg Historic District Design Standards

The Commission briefly discussed the continuation of their work thus far with regard to the Perrysburg Historic District Design Standards. Mr. MacPherson said that he is continuing to work on the Application portion. There was a brief discussion about whether the Commission should include details about paint colors in the guidelines, noting that some colors may not be appropriate and that will be dependent upon the time period of the home. Ultimately, the Commission agreed that they are in favor of adding paint color to the guidelines. There was a brief discussion about the process of submitting these updates to City Council. Ms. Rowland Miller noted the outstanding items, and Mr. BredenbeckCorp and Mr. MacPherson said that they would have their portions available for the November meeting.

Ms. Rowland Miller asked about the status of the East Second Street property, and Mr. Grodi said that there has been back and forth discussions with the Law Director.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:47 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

Next meeting is scheduled for November 13, 2023 at 7:00 p.m.