Minutes of Perrysburg Historic Landmarks Commission

Meeting Held December 11, 2023

CALL TO ORDER - 7:00 PM

The meeting was called to order at 7:01 p.m. by Chairman John Meier.

ROLL CALL

Commission members present were Robert BredenbeckCorp, Drew Griffith, Dan Judson, Scot MacPherson, John Meier, and Susan Rowland Miller (6). Patrice Spitzer was absent. Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF OCTOBER 9, 2023 MEETING MINUTES

Ms. Rowland Miller moved to approve the minutes of the October 9, 2023 meeting as submitted. Seconded by Mr. MacPherson. Ayes: (6). Nays: (0).

APPROVAL OF NOVEMBER 13, 2023 MEETING MINUTES

Mr. Griffith moved to approve the minutes of the November 13, 2023 meeting as submitted. Seconded by Mr. MacPherson. Ayes: BredenbeckCorp, Griffith, Judson, MacPherson, and Meier (5). Abstain: Rowland Miller (1).

PERMIT OBLIGATION

NEW BUSINESS

APPLICATION 23-23

Gary and Michelle Cole are requesting a certificate of appropriateness to construct an addition, and to replace the roof with a new material. The property is located at 203 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Meier said that the applicant has changed what they were going to do since the last meeting. Mr. MacPherson said that it is unfortunate that the applicant was not present, and that there is not enough information in the application. He said that they need elevation drawings. Mr. Judson said that they reference the height and length of the awning structure, but not the width. Ms. Rowland Miller said that from what she's seen the materials are not problematic, but she can't tell the slope of the roof. Mr. Judson said from an engineering standpoint, he's not sure the balcony can support the structure. Mr. MacPherson questioned whether they are going to attach to the walls, and he said he's concerned about water damage. He said they are installing beautiful doors and he doesn't want to see them damaged.

Ms. Rowland Miller made a motion to table Application 23-23 and request that the

applicant provide additional information as to the awning design including elevation details, scale drawing, attachment details, and a visual representation to show what the awning will look like. Seconded by Mr. Griffith. Ayes: (6). Nays: (0).

OTHER BUSINESS

PERRYSBURG HISTORIC DISTRICT DESIGN STANDARDS

Ms. Rowland Miller said that she has not had an opportunity to work on the design standards. Mr. MacPherson asked if he can give the information for the revised application to the Planning and Zoning office for them to create a draft of the application document, and Mr. Grodi said that is fine. Ms. Rowland Miller asked if she can see the draft when it is created so that she can begin to craft language for the standards to reference the revised application.

409 E. FRONT STREET (BREDENBECKCORP)

Mr. BredenbeckCorp presented preliminary plans for a project at his residence at 409 E. Front Street to get input from the Commission. He explained that he wants to add two garage doors to the Maple Street side of the carriage house because right now it is not a usable garage. Mr. Griffith asked if he has any other garage space, and Mr. BredenbeckCorp said he does not. Mr. MacPherson said it is more handsome as is, but it is what it is and he has no particular problem with it. Mr. Grodi noted that since the plans show alterations to his driveway which is non-conforming because it has two access points, he would need to request a variance from the Board of Zoning Appeals. Mr. BredenbeckCorp said he will submit his application for the next meeting.

Mr. Grodi stated that the terms of Mr. Griffith and Ms. Spitzer are up at the end of the year. He thanked them for their service to the City. Mr. Griffith thanked Ms. Rowland Miller for reworking the standards, and he presented a card about Historic Fremont and said that perhaps something like that for Perrysburg would be a good idea.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:36 p.m.

Respectfully submitted,

Mary Jo Sutton
Recording Secretary

Next meeting: Monday, January 8, 2024 at 7:00 p.m.