

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held January 8, 2024

CALL TO ORDER - 7:00 PM

The meeting was called to order at 7:01 p.m. by Zoning Inspector, Cody Grodi.

ROLL CALL

Commission members present were Robert BredenbeckCorp, Kate French, Dan Judson, Scot MacPherson, and Susan Rowland Miller (5). John Meier was absent (1). Also present was Zoning Inspector, Cody Grodi.

ELECTION OF CHAIRPERSON

Ms. Rowland Miller nominated Mr. Meier to be Chairperson. Seconded by Mr. MacPherson, and the nomination was unanimously approved (5-0).

ELECTION OF VICE-CHAIRPERSON

Mr. MacPherson nominated Ms. Rowland Miller as Vice-Chairperson. Seconded by Mr. BredenbeckCorp, and the nomination was unanimously approved (5-0).

APPROVAL OF DECEMBER 11, 2023 MEETING MINUTES

Ms. Rowland Miller asked that the December 11, 2023, meeting minutes be amended under "Other Business - Perrysburg Historic District Design Standards" to reflect the following language: Ms. Rowland Miller said that she has not had an opportunity to work on the design standards. Mr. MacPherson asked if he could 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 could see the draft when it is created so that she can begin to craft language for the standards to reference the revised application.

Ms. Rowland Miller moved to approve the December 11, 2023, meeting minutes as amended. Seconded by Mr. MacPherson, and the minutes were unanimously approved (5-0).

PERMIT OBLIGATION

Mr. Grodi reminded the applicants that if their applications are approved, they will still need to apply for a permit from the Planning & Zoning office.

NEW BUSINESS

APPLICATION 01-24

Frog Town Roofing, on behalf of Perrysburg Heritage LLC, is requesting a certificate of appropriateness to change the material of the roof. The property is located at 129 W.

Front Street and is zoned C-1 (Neighborhood Commercial).

Mr. Grodi reviewed Application 01-24. Andre Lemerand, Frog Town Roofing, was present on behalf of Key Bank for the property at 129 W. Front Street. Mr. Lemerand noted that the existing shingles are cedar type with an asphalt cap and that they would like to change the shingle material to a 3-dimensional asphalt shingle for the portico porch entryway. There was a brief discussion about the aesthetics of this change, and Mr. MacPherson said that it would be nice to dress up the shingles on the portico. Mr. MacPherson added that this home has been unattended for many years. There was further discussion about the fascia and moldings and color matching the proposed shingles to match the existing shingles. Ms. Rowland Miller said that she is hesitant to continue to allow historical materials to disappear from structures, and Mr. MacPherson noted that it is unfortunate that the owner of the trust wouldn't want to do something better for the front of the home.

Mr. Judson made a motion to approve Application 01-24 with the condition that the new asphalt shingles will match the existing roof shingles in color. Seconded by Mr. BredenbeckCorp. Ayes: French, Judson, and Rowland Miller (3). Nays: BredenbeckCorp and MacPherson (2).

OTHER BUSINESS

PERRYSBURG HISTORIC DISTRICT DESIGN STANDARDS

Ms. Rowland Miller referred to her January 8, 2024, email that she sent regarding updating the HLC Application and the written composition of the application. The Commission further discussed new structures versus an alteration or replacement, new construction, density, and changes in materials within the Historic District. Ms. Rowland Miller said that she would continue to work on drafting the design standards based upon previous discussions and research with the Commission, and added that she would follow up with Patrice Spitzer on her prior work with fences. Mr. MacPherson noted that the alleys throughout the neighborhoods set apart the Historic District. Mr. Grodi noted that residents are allowed to maintain their existing structures.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:42 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

The next meeting is scheduled for February 12, 2024, at 7:00 p.m.