

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held February 12, 2024

CALL TO ORDER - 7:00 PM

The meeting was called to order at 7:02 p.m. by Vice-Chairperson, Susan Rowland Miller.

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 Planning & Zoning Administrator, Brody Walters.

APPROVAL OF JANUARY 8, 2024 MEETING MINUTES

Mr. Judson made a motion to approve the January 8, 2024, meeting minutes as submitted. Seconded by Mr. BredenbeckCorp, and the minutes were unanimously approved (5-0)

PERMIT OBLIGATION

Mr. Walters 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 02-24

WETTLE CORP, ON BEHALF OF LUPITA'S CANTINA, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO INSTALL AN AWNING. THE PROPERTY IS LOCATED AT 209 LOUISIANA AVENUE AND IS ZONED C-2 (CENTRAL BUSINESS).

Mr. Walters reviewed Application 02-24 and noted that this application also includes window graphics as was submitted by the applicant. Haley Wilkins, Winged Design, and Carlos Mendez, of Lupita's Cantina were present on behalf of the application for Lupita's Cantina at 209 Louisiana Avenue. She said that the awnings will help with the sun issues at this location, concerning the heat and climate. Ms. Wilkins noted that there is a tree in front of the restaurant that blocks a portion of the view of the awning sign, so they are proposing visual window graphics that further help to identify the restaurant, especially for foot traffic. Mr. Walters added that the code allows for temporary graphics to be installed for less than one year. There was a brief discussion about the size of the proposed awning, and Mr. MacPherson asked if a shadow study had been completed. Mr. Mendez said that they removed the old film on the windows, installed new glazing and four new air conditioning units, and added that the building is still hot at seventy-eight (78) to seventy-nine (79) degrees Fahrenheit. There was a

brief discussion about how the awning is mounted, and Ms. Wilkins stated that they may be applying it to the top of the window frame. Mr. Judson suggested that the applicants be mindful of the wind loads with the proposed awning. Mr. Walters noted that there are three separate banks of framing, and noted that by code the proposed awning could be three separate awnings with signage on two of the awnings. He added that the Downtown Revitalization project is forthcoming along Louisiana Avenue in the next few years. There was further discussion about the proposed timeline for the installation of this project, and Ms. Wilkins said that she could come back to the March HLC meeting and provide confirmed details concerning the awning (wind consideration and bracket install) and window graphics. Mr. Walters asked that the applicant confirm the facade width and length of the first floor storefront that the tenant occupies. Mr. MacPherson referenced the pull down shades in the art museum in Chicago, and asked if that could be an option for Lupita's Cantina.

Mr. MacPherson moved to table Application 02-24 so that further information could be provided and confirmed for this application. Seconded by Kate French, and the table was unanimously approved (5-0).

APPLICATION 03-24

ROBERT AND JULIE BREDENBECKCORP ARE REQUESTING A CERTIFICATE OF APPROPRIATENESS TO INSTALL TWO GARAGE DOORS AND REPLACE A DOOR ON AN ACCESSORY BUILDING. THE PROPERTY IS LOCATED AT 409 E. FRONT STREET AND IS ZONED R-1 (SINGLE FAMILY RESIDENTIAL).

Mr. Walters reviewed Application 03-24. Bob BredenbeckCorp was present on behalf of the application and noted that the proposed doors will match the existing carriage house structure. There was a brief discussion about the existing arch, and Mr. BredenbeckCorp confirmed that they will rebuild the wall due to a structural crack in the steel beam. Mr. BredenbeckCorp said they plan to add a stub to reconfigure the driveway and that the apron would be asphalted up to the door. He confirmed that the man door to the carriage house would match the current materials, and added that Pella produces new doors.

Mr. MacPherson made a motion to approve Application 03-24 as submitted. Seconded by Ms. French. Ayes: French, Judson, MacPherson, and Rowland Miller (4). Nays: (0). Abstain: BredenbeckCorp (1).

APPLICATION 04-24

PUFFIN PROPERTIES IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO INSTALL A RAMP, STEPS, AND A DECK PLATFORM ON THE FRONT OF THE BUILDING. THE PROPERTY IS LOCATED AT 111 E. SECOND STREET AND IS ZONED C-2 (CENTRAL BUSINESS).

Mr. Walters reviewed Application 04-24. Ryan and Steven Fowler, Puffin Properties,

were present via Zoom. Ryan Fowler noted that the scope of the proposed work is to install a ramp up to the building for a future tenant and added that the posts of the structure will be supported in concrete. He added that Phase 1 of this project is only electrical and plumbing which has been approved by Wood County Building Inspection. Steven Fowler stated that the power is on in the building and that the mechanical cannot be approved without HLC's ramp approval. Ryan Fowler noted that currently there is a rear entrance. Mr. Walters advised the Commission to specify their motion about permissible materials.

Ms. Rowland Miller made a motion to approve Application 04-24 for the installation of a ramp, steps, deck platform, and latticework with painted treated lumber in front of the building at 111 E. Second Street, and to include appropriate landscaping. Seconded by Mr. Judson, and the application was unanimously approved (5-0).

OTHER BUSINESS

APPLICATION 23-23 (TABLED)

GARY AND MICHELLE COLE ARE REQUESTING A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AND REPLACE A ROOF WITH NEW MATERIAL. THE PROPERTY IS LOCATED AT 203 W. FRONT STREET AND IS ZONED R-3 (SINGLE FAMILY RESIDENTIAL).

Application 23-23 (Tabled) was moved to the March 11, 2024, Historic Landmarks Commission meeting.

PERRYSBURG HISTORIC DISTRICT DESIGN STANDARDS

The Commission briefly discussed their work thus far in updating the Perrysburg Historic District Design Standards and further discussed signage and whether to include building and paint colors in their review/approval process. Mr. Walters noted that up until 2012 building colors were reviewed under the previous Administration.

Mr. Walters said that he will be bringing forward the City's ADA plan to the Commission at their March meeting, which will include making building doorways accessible.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:50 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

The next meeting is scheduled for March 11, 2024, at 7:00 p.m.