

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held May 13, 2024

CALL TO ORDER - 7:00 PM

The meeting was called to order at 7:00 p.m. by Chairman, John Meier.

ROLL CALL

Commission members present were Robert BredenbeckCorp, Kate French, Dan Judson, Scot MacPherson, and Susan Rowland Miller (5). Jan Materni was absent (1). Also present was Deputy Planning & Zoning Administrator, Mark Easterling.

PERMIT OBLIGATION

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

NEW BUSINESS

APPLICATION 09-24

PETE HUFFMAN IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REMOVE AN AWNING AND INSTALL A WALL SIGN ABOVE THE FRONT EXTERIOR DOOR OF THE OFFICE. MR. HUFFMAN WOULD ALSO LIKE TO REPLACE THE THREE REAR EXTERIOR WINDOWS. THE PROPERTY IS LOCATED AT 105 LOUISIANA AVENUE.

Mr. Easterling reviewed Application 09-24. Pete Huffman, of 105 Louisiana Avenue, was present on behalf of the application and said that he is leasing the space, which will be a construction showroom. He added that the sign will be affixed to the building's brick facade and that he plans to remove the awning to open up the windows out front. Ms. Rowland Miller noted that, from a historical perspective, placing holes in the brick is not acceptable, but stated that holes are allowed in the mortar. She said that the metal/steel sign is not historic and not in proportion to the other signs along Louisiana Avenue. Mr. MacPherson stated that he looked at the facade of the building and that he would have liked to have seen the proposed signage in context with the neighbors down the street.

The Commission further discussed the (4) proposed rear windows and (1) exterior rear door and Mr. MacPherson noted that the Commission is looking at the windows from a historical perspective. Ms. Rowland Miller asked if there were window specifications and Mr. Easterling noted that the Commission can make a conditional approval. Mr. BredenbeckCorp asked about the existing storm door, and Mr. Huffman confirmed that he plans to eliminate the storm to provide more light into the building at the rear. There was a brief discussion about the materials of the proposed rear door, and Mr. Huffman

said that it would be aluminum on the exterior.

Mr. MacPherson made a motion to approve the signage with the following conditions:

1. Stay away from the soldier coursing above and below the sign.
2. Attach the signage to the mortar instead of the brick.
3. When necessary, clean up the brick.
4. Remove the awning and repair the facade.

Seconded by Mr. BredenbeckCorp. Ayes: BredenbeckCorp, French, Judson, and MacPherson (4). Nays: Rowland Miller (1).

Mr. MacPherson made a motion to approve the (4) rear windows and (1) exterior rear door with the following conditions:

1. Install (3) rear windows open in wood (double hung aluminum clad).
2. Install (1) rear window awning replaced with same material back in the same location.
3. Install (1) rear exterior wood door with the same opening (wood aluminum clad with 3/4 glass lite).

Seconded by Ms. Rowland Miller, and the (4) rear windows and (1) exterior rear door were unanimously approved (6-0).

APPLICATION 10-24

RICH SCHURFELD IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE WINDOWS ON THE REAR ADDITION OF THE HOME. THE PROPERTY IS LOCATED AT 207 W. FRONT STREET.

Mr. Easterling reviewed Application 10-24. Rich Schurfeld, 207 W. Front Street, was present on behalf of the application. He added that he is proposing floor-to-ceiling windows and lap siding, and noted that the footprint of the structure is not changing. Mr. MacPherson noted that the specification list for the windows lists "vinyl" and Mr. Schurfeld confirmed that the quote is an error with that material.

Ms. Rowland Miller moved to approve Application 10-24 as submitted with the following details:

1. Replace and install the rear windows with aluminum-clad.
2. Replace and install the siding with lap hardy siding.

Seconded by Mr. BredenbeckCorp, and the application was unanimously approved (6-0).

APPLICATION 11-24

STEPHEN FOWLER IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO RECONSTRUCT THE STAIRS AT THE FRONT OF THE BUILDING. THE PROPERTY IS LOCATED AT 111 E. SECOND STREET.

Mr. Easterling reviewed Application 11-24. Stephen Fowler, Puffin Properties LLC, was present via Zoom on behalf of the application. Mr. Fowler confirmed that he investigated the previous ADA request from the Commission and said that he had not found ADA requirements for the entrance to their building. Mr. MacPherson asked if Mr. Fowler had looked at the Ohio Building Code, and Mr. Fowler said that he consulted with an architect and added that Wood County Building Inspection provided no direction for their investigation. There was a brief discussion about painting the proposed treated lumber steps, and Mr. Fowler said that he would be happy to do so. Mr. MacPherson said that he hopes to see the project continue with an addition out front, and asked Mr. Easterling if there is a statute if the project does not proceed. Mr. Easterling told Mr. MacPherson, that would be a question for the Law Director. Mr. Meier said that he is fine with the request, and noted that there is downtown scrutiny over accessibility concerns. There was a brief discussion about the landscaping shown, and Mr. Fowler said that the landscaping is intended to make the building look nice while also being low maintenance for the future tenant to keep. Ms. French asked if they were planning to paint the treated lumber, and Ms. Rowland Miller said that she would prefer a darker color.

Ms. Rowland Miller made a motion to grant conditional approval of Application 11-24, with the conditions that the treated lumber stairs be painted within twelve (12) months of completion with dark treads, white risers, and a handrail. Seconded by Mr. Meier. Ayes: BredenbeckCorp, French, Judson, Meier, and Rowland Miller (5). Nays: MacPherson (1).

APPLICATION 12-24

JOEL AND CAROLYN IMEL ARE REQUESTING A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A DECK IN THE REAR OF THE HOME. THE PROPERTY IS LOCATED AT 432 W. FRONT STREET.

Mr. Easterling reviewed Application 12-24. Joel Imel was present on behalf of the application and said that they would like to install composite decking off the rear of the home. He added that there is a nearby sewer line, so concrete is not an option, and noted that the existing pergola will be removed.

Ms. Rowland Miller made a motion to approve Application 12-24 as submitted with the confirmation that composite decking will be installed. Seconded by Ms. French, and the application was unanimously approved (6-0).

OTHER BUSINESS

PERRYSBURG HISTORIC DISTRICT DESIGN STANDARDS

Ms. Rowland Miller referenced a few updates that she had made to the draft language of the Perrysburg Historic District Design Standards. Mr. Easterling confirmed that there is a thirty-five (35) foot height restriction by code for residential and commercial properties. Ms. Rowland Miller noted that she would like to see that signage only be allowed to be installed into the mortar of a building and not the brick facade. She added that she will bring the final draft to the June HLC meeting, and then anticipates that this document will go on to City Council for their approval.

Mr. Meier made a motion to approve the update to the Perrysburg Historic District Design Standards. Seconded by Mr. MacPherson, and the update was unanimously approved (6-0).

DOWNTOWN REVITALIZATION PROJECT

Mr. MacPherson asked if there was a follow-up to the Commission's request for trees down the Louisiana Avenue corridor for the Downtown Revitalization Project. Mr. Easterling said that he was not sure of the specifics and that he could follow up with Planning & Zoning Administrator, Brody Walters, for clarification.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:11 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

The next meeting is scheduled for June 10, 2024, at 7:00 p.m.