

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held November 18, 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 Bob BredenbeckCorp, Kate French, Dan Judson, Scot MacPherson, John Meier, and Jan Materni (6). Susan Rowland Miller was absent (1). Mark Easterling, Deputy Planning & Zoning Administrator, was also present.

APPROVAL OF OCTOBER 14, 2024 MEETING MINUTES

Ms. Materni motioned to approve the October 14, 2024, meeting minutes as submitted. Seconded by Ms. French, and the minutes were unanimously approved (6-0).

PERMIT OBLIGATION

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

NEW BUSINESS

APPLICATION 25-24

JOHN SACHS IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A FENCE BETWEEN THE HOME AND THE GARAGE. THE PROPERTY IS LOCATED AT 402 E. FRONT STREET.

Mr. Easterling reviewed Application 25-24. John Sachs was present and said that he plans to install a four (4) foot white picket fence with pressure-treated wood for a classic look. Mr. MacPherson reminded Mr. Sachs to position the fence so that the structural elements face toward his property.

Mr. BredenbeckCorp motioned to approve Application 25-24 as submitted. Seconded by Ms. Materni, and the fence was unanimously approved (6-0).

APPLICATION 26-24

AJ COLEMAN, ON BEHALF OF THE CITY OF PERRYSBURG, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND REPLACE A SET OF STAIRS AT RIVERSIDE PARK. THE PROPERTY (RIVERSIDE PARK) IS LOCATED AT 245 W. FRONT STREET.

Mr. Easterling reviewed Application 26-24. AJ Coleman, Deputy Director of Public Utilities, was present on behalf of the application and noted that there are steps at

Riverside Park that are in disrepair that lead to the top of a manhole structure. He added that the city would like to replace the stairs for the safety of employees accessing the structure each month. Mr. Coleman confirmed that the stairs will be galvanized steel and will match Riverside Park. There was a brief discussion among the Commission about the location of the stairs, and Mr. Easterling clarified that the HLC cannot regulate location. There was a brief discussion about the proposed railing material and Ms. French said that the railing looks similar to the overlook at Riverside Park. Mr. Coleman noted that at the top of the stairs, there would be a concrete pad to tie into the fencing.

Mr. BredenbeckCorp motioned to approve Application 26-24 as submitted. Seconded by Ms. French, and the application was unanimously approved (6-0).

APPLICATION 27-24

DAVID AND MARY HEATHER MUNGER ARE REQUESTING A CERTIFICATE OF APPROPRIATENESS TO BUILD A FENCE ALONG THE WEST SIDE OF THE PROPERTY. THE PROPERTY IS LOCATED AT 408 W. FRONT STREET.

Mr. Easterling reviewed Application 27-24. David Munger was present and said that they are proposing a six (6) foot, pressure-treated pine dog ear stockade fence on the western side of the property.

Ms. Materni motioned to approve Application 27-24 as submitted. Seconded by Mr. MacPherson, and the fence was unanimously approved (6-0).

APPLICATION 28-24

MILLER DIVERSIFIED, ON BEHALF OF MATT SKOTYNSKY, REQUESTS A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND REPLACE THE ROOF AND PAINT THE EXTERIOR OF BOTH PROPERTIES. THE PROPERTIES ARE LOCATED AT 213 AND 215 LOUISIANA AVENUE.

Mr. Easterling reviewed Application 28-24. Alyssa Taylor (Miller Diversified), Kurt Miller (Miller Diversified), and Matt Skotynsky (Skotynsky Financial Group) were present on behalf of the application. Ms. Taylor stated that they are asking for reconsideration about painting the brick facade at 215 Louisiana Avenue and added that they have provided seventeen exhibits around downtown Perrysburg where the brick facades are already painted. Mr. Judson noted that painting brick is a last resort and said that doing so loses a lot of the historical character of the building. Mr. BredenbeckCorp referenced the Historic District Guidelines which note that brick should not be painted, and it was mentioned that the Commission are stewards of the historic district. Ms. Taylor added that this structure is a soft brick, and painting it would help with moisture issues. Mr. Meier asked about the option of painting the one-story at 213 Louisiana Avenue to match the brick facade at 215 Louisiana Avenue. Mr. Meier confirmed that the Commission's goal is to enforce the standards, and Mr. Skotynsky noted that red is not a part of their color scheme. Ms. Taylor asked about the published guidelines, and Mr.

BredenbeckCorp confirmed that not painting the brick is located in the old and new standards.

Ms. Taylor noted that item #2 is a roof structure replacement at 213 Louisiana Avenue. She said that the building has some roof leaks and moisture infiltration where water has not been properly draining off of the building. She added that the new system would allow for water to flow from Louisiana Avenue to the rear of the building, while also providing a cleaner roof system inside the building. Ms. Taylor showed a work-in-progress view to the Commission. Mr. Miller noted that a structural engineer had looked at the ledger and frame wall.

Mr. MacPherson asked about the redundancy of doors, awnings, and signage, and Mr. Judson added that two storefronts present a different scenario.

Mr. MacPherson motioned to approve the roof structure replacement at 213 Louisiana Avenue for Application 28-24 as submitted. Seconded by Ms. Materni, and the roof replacement was unanimously approved (6-0).

Ms. French motioned to deny painting the front facade of 215 Louisiana Avenue for Application 28-24 and cited Section 9.4 (page 21) of the Historic District Design Standards as the reason for the denial. Seconded by Mr. BredenbeckCorp, and the denial was unanimously approved (6-0).

OTHER BUSINESS

APPLICATION 17-24 (TABLED)

THE CITY OF PERRYSBURG REQUESTS A CERTIFICATE OF APPROPRIATENESS TO INSTALL TWO PICNIC TABLES. THE PROPERTY (RIVERSIDE PARK) IS LOCATED AT 245 W. FRONT STREET.

Mr. Easterling reviewed Application 17-24 (Tabled). Mr. Meier motioned to untable Application 17-24 (Tabled). Seconded by Ms. Materni, and the untable was unanimously approved (6-0). Judy Hagen, Chair of the Citizen's Park and Recreation Advisory Committee, was present on behalf of the application. She said that she met with Tim Bockbrader (EDGE) for a new proposal of two picnic tables at Riverside Park that are the same color and finish as the benches at the park. Ms. Hagen confirmed that the Department of Public Service will clear off the surrounding scrub brush with the installation of the picnic tables in the summer of 2025.

Mr. BredenbeckCorp motioned to approve Application 17-24 with the two updated picnic tables as submitted. Seconded by Mr. MacPherson, and the application was unanimously approved (6-0).

ADJOURNMENT

There being no further business, the meeting adjourned at 7:44 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

The next meeting is scheduled for December 9, 2024, at 7:00 p.m. in the Municipal Building at 201 W. Indiana Avenue.