

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held May 11, 2026

CALL TO ORDER - 7:00 PM

The meeting was called to order at 7:02 p.m.

ROLL CALL

Commission members present were Bob BredenbeckCorp, Kate French, Dan Judson, Scot MacPherson, Jan Materni, and John Meier (6). Patrick Marchman was absent (1). Also present was Mark Easterling, Deputy Planning and Zoning Administrator.

APPROVAL OF APRIL 13, 2026 MEETING MINUTES

Ms. Materni moved to approve the minutes of the April 13, 2026 meeting as submitted. Seconded by Mr. BredenbeckCorp, 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 10-26

GRETCHEN VON SEGGERN IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO INSTALL TWO FENCE PANELS WITH A GATE IN THE REAR OF THE PROPERTY. THE PROPERTY IS LOCATED AT 320 W. SECOND STREET.

Mr. Easterling reviewed Application 10-26. Contractor Jason Jones was present on behalf of the application and brought additional information to share with the Commission. He confirmed that the new fencing will be a transparent stain, utilizing the same size gate, and will feature an addition of an arbor over the gate.

Ms. French made a motion to approve Application 10-26 as submitted. Seconded by Ms. Materni, and the application was unanimously approved (6-0).

APPLICATION 11-26

EMILY & ALEX SCHOEN ARE REQUESTING A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A DETACHED GARAGE IN THE REAR OF THE PROPERTY. THE PROPERTY IS LOCATED AT 310 W. SECOND STREET.

Mr. Easterling reviewed Application 11-26. Emily Schoen was present and stated that this is the same application previously approved in September 2025. She added that the exterior dimensions were changed to meet the 8% lot size approval for the Board of Zoning Appeals. Ms. Schoen confirmed that the materials will be the same as

previously submitted and approved.

Mr. BredenbeckCorp moved to approve Application 11-26 as submitted. Seconded by Ms. French, and the application was unanimously approved (6-0).

APPLICATION 12-26

JUSTIN AND JESSIE LOOS ARE REQUESTING A CERTIFICATE OF APPROPRIATENESS TO INSTALL AN IN-GROUND POOL IN THE REAR OF THE PROPERTY. THE PROPERTY IS LOCATED AT 228 E. FRONT STREET.

Mr. Easterling reviewed Application 12-26. Jessie Loos was present on behalf of the application and noted that the yard is already fenced in; she said that they will upgrade the gates with self-latching mechanisms. There was a brief discussion about the concrete discrepancy in the plans.

Mr. BredenbeckCorp moved to approve Application 12-26. Seconded by Ms. Materni, and the application was unanimously approved (6-0).

APPLICATION 13-26

ANDRE LEMERAND, ON BEHALF OF PERRYSBURG HERITAGE LLC, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND REPLACE A ROOF AND GUTTERS. THE PROPERTY IS LOCATED AT 240 E. SECOND STREET.

Mr. Easterling reviewed Application 13-26. Andre Lemerand, of Frogtown Roofing, was present on behalf of the application and brought a few roofing options to show the Commission. He said that Perrysburg Heritage LLC would like to install the black option, and the current tenants prefer the pewter (lighter option). The Commission agreed that both color options are fine. Mr. Lemerand confirmed that there will be no other changes to the property.

Mr. MacPherson moved to approve Application 13-26 as submitted and noted that either shingle color option (pewter or black) is approved. Seconded by Ms. French, and the application was unanimously approved (6-0).

APPLICATION 14-26

MAXIMILLIANO GORSKI IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND REPLACE A PORTION OF THE ROOF. THE PROPERTY IS LOCATED AT 345 E. FRONT STREET.

Mr. Easterling reviewed Application 14-26. Morgan Seymour, of Erie Home, was present on behalf of the application. He said that the asphalt shingles will remain on the top of the home, the flat rubber roof will remain on the back of the home, and the metal roof on top of the cupola will remain on the home. Mr. Seymour noted that all other standing seam metal roofing will be removed and replaced with stone-coated metal

roofing. He brought an example to show the Commission, and Mr. MacPherson noted that this option is very different than the existing shingles. Mr. BredenbeckCorp added that the standing seam would look more appropriate, and Mr. Seymour stated that the cost is a contributing factor to the change in material. Ms. Materni noted that the design standards call for a like-for-like material replacement. Mr. BredenbeckCorp and Mr. MacPherson shared various examples around the historic district featuring standing seam material. Mr. Easterling noted the historical context of the period of the home and the importance of providing consistency throughout the historic district.

Ms. Materni moved to approve Application 14-26 as submitted. Seconded by Mr. BredenbeckCorp. Ayes: (0). Nays: BredenbeckCorp, Judson, MacPherson, Meier, and Materni (5). Abstain: French (1). The application was not approved.

Mr. Seymour confirmed that the Commission recommends a standing seam material.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:31 p.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

The next meeting is scheduled for June 8, 2025 at 7:00 p.m. in the Municipal Building, 201 W. Indiana Avenue.