Minutes of Perrysburg Historic Landmarks Commission

Meeting Held February 10, 2025

CALL TO ORDER - 7:00 PM

The meeting was called to order at 7:00 p.m. by Deputy Planning & Zoning Administrator, Mark Easterling.

ROLL CALL

Commission members present were Bob BredenbeckCorp, Kate French, Dan Judson, Scot MacPherson, and Jan Materni (5). John Meier and Susan Rowland Miller were absent (2). Mark Easterling, Deputy Planning & Zoning Administrator, was also present.

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Mr. MacPherson nominated John Meier to be Chairman. Seconded by Ms. Materni, and the nomination was unanimously approved (5-0).

Ms. Materni nominated Scot MacPherson to be Vice Chairman. Seconded by Ms. French, and the nomination was unanimously approved (5-0).

APPROVAL OF DECEMBER 9, 2024 MEETING MINUTES

Ms. Materni motioned to approve the December 9, 2024, meeting minutes as submitted. Seconded by Ms. French, and the minutes were unanimously approved (5-0).

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 01-25

ALEXIS PEREGOY, ON BEHALF OF NATURALLY ODD LLC., IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SIGN IN FRONT OF THE PROPERTY. THE PROPERTY IS LOCATED AT 111 E. SECOND STREET.

Mr. Easterling reviewed Application 01-25. Alexis Peregoy, Naturally Odd Shop, was present and added that her business is a retail shop that will also feature special events and classes. There was a brief discussion about the porch stairway and whether an ADA ramp would be installed. Ms. Peregoy added that she would like to install a freestanding signpost on the property consistent with the other businesses nearby. Mr. Judson noted the vinyl frame of the sign and Ms. Peregoy said that she could talk with Fast Signs regarding the material. Mr. Judson and Mr. MacPherson said that wood or

aluminum materials are more appropriate.

Mr. BredenbeckCorp motioned to grant conditional approval of Application 01-25, with the condition that the style of the sign be painted wood and not vinyl as proposed. Seconded by Ms. Materni, and the application was unanimously approved (5-0).

APPLICATION 02-25

KEN AND MARY BETH BYRD ARE REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND REPLACE THE WINDOWS IN THE REAR SUNROOM AND REPLACE A DOOR. THE PROPERTY IS LOCATED AT 341 E. SECOND STREET.

Mr. Easterling reviewed Application 02-25. Ken and Mary Beth Byrd were present and said that they would like to replace their sunroom windows with aluminum single-pane storms. She noted that the home was built in the 1950s with an addition in the 1960s. Mr. BredenbeckCorp asked if they are upgrading the porch, and added that they can install aluminum-clad windows as many different companies manufacture them. Mr. Judson confirmed that vinyl windows are not an appropriate material for the Historic District. Ms. Byrd noted that the existing door leaks when it rains and added that the proposed replacement is a full glass door. There was further discussion about the proposed windows and Ms. Byrd stated that the windows will slide, that they will not feature dividers, and that they are double-pane instead of single. Mr. Byrd asked if they were allowed to keep the aluminum storm windows and Mr. BredenbeckCorp encouraged them to get a price quote for wood, noting that it's worth their time.

Mr. BredenbeckCorp motioned to grant conditional approval of Application 02-25, with the condition that the windows be installed with a wood aluminum-clad material and that the new door be approved as submitted. Seconded by Ms. French, and the application was unanimously approved (5-0).

APPLICATION 03-25

DAVID NUNN, ON BEHALF GRASS ROOTS RECYCLING TO REUSE NETWORK, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SIGN IN FRONT OF THE PROPERTY. THE PROPERTY IS LOCATED AT 108 E. SECOND STREET.

Mr. Easterling reviewed Application 03-25. David Nunn, Grass Roots Recycling to Reuse Network, was present and noted that he is using reclaimed cherry wood for his new sign. He added that the location was previously approved by the BZA earlier tonight and that the sign will be routed with a painted logo and feature a thick acrylic coating.

Ms. Materni motioned to approve Application 03-25 as submitted. Seconded by Mr. BredenbeckCorp, and the application was unanimously approved (5-0).

APPLICATION 04-25

JACOB GARLOCK, ON BEHALF OF GARLOCK BROTHERS, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO BUILD AN ADDITION IN THE REAR THAT WOULD CONNECT THE HOME TO THE DETACHED GARAGE. THIS ADDITION WOULD INCLUDE WINDOWS, SIDING, SOFFITS, ROOFING, AND AN OVERHEAD DOOR. THE PROPERTY IS LOCATED AT 332 E. FRONT STREET.

Mr. Easterling reviewed Application 04-25. Jacob Garlock, Garlock Brothers, was present and said that they are planning to add onto the existing living space and garage. He added that the new windows are an aluminum series and that the siding on the back structure will be engineered wood that is maintenance-free. Mr. Garlock noted that they are utilizing the front and east foundations and that they are removing the existing slab. Mr. Easterling confirmed that Mr. Garlock received BZA approval earlier tonight with setback relief for one (1) foot off of the property line. There was a brief discussion about how the addition would look along the alley, the lack of windows, and how to gable from one structure to the next. Mr. MacPherson said that he was interested in seeing the manufactured siding and asked how the gables would telescope down. Mr. Garlock said that the existing second-story gable would tie into the first-story gable, and Mr. Judson noted that the ridge line would not match up. Mr. MacPherson stated that there was not enough information and the Commission agreed that they needed to see 3-D renderings of the proposed work, calling out the specs for windows, siding, foundation, access from the rear of the home to the yard, and an aerial from above and from Front Street.

Mr. BredenbeckCorp motioned to table Application 04-25 so that the applicant could present more supporting details and information. Seconded by Ms. Materni, and the application was unanimously tabled (5-0).

Mr. Easterling confirmed that the Commission has 90 days to render a decision on this application. There was a brief discussion about bringing actual siding samples to the next meeting. Mr Garlock sketched out ideas with the Commission, and Mr. MacPherson encouraged him to walk around the Historic District to gain insight. Mr. Easterling noted that this is an opportunity to re-plan the proposed work.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:05 p.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

The next meeting is scheduled for March 10, 2025, at 7:00 p.m. in the Municipal Building at 201 W. Indiana Avenue.