

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held April 14, 2025

CALL TO ORDER - 7:00 PM

The meeting was called to order at 7:01 p.m. by Chairman John Meier.

ROLL CALL

Commission members present were Bob BredenbeckCorp, Kate French, Dan Judson, Scot MacPherson, Patrick Marchman, Jan Materni, and John Meier (7). Also present was Deputy Planning & Zoning Administrator Mark Easterling.

APPROVAL OF MARCH 10, 2025 MEETING MINUTES

Mr. Meier motioned to approve the minutes of the March 10, 2025, meeting as submitted. Seconded by Ms. French, and the minutes were unanimously approved (7-0).

PERMIT OBLIGATION

Mr. Easterling reminded the applicants that if their request was approved, they would still need to obtain a permit from the Planning and Zoning Division.

NEW BUSINESS

APPLICATION 05-25

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

Mr. Easterling reviewed Application 05-25. Mary Beth Byrd and Doug Seadin (Doug's Glass & Screen) were present on behalf of the application. Mr. Seadin noted that the existing storm windows are single-pane aluminum windows that are large, flimsy, and old (estimated installation in the 1950s or 1960s). He said that he could replace the windows with the same material, but that the framing isn't substantial enough to match the old windows with the new ones. Mr. Seadin said that they would like to install aluminum windows with double-pane glass, as the single-pane storm windows cost considerably more. He added that the new windows are all sliders, featuring wood trim and screens on the exterior of the windows.

Ms. Materni motioned to approve Application 05-25 as submitted. Seconded by Mr. MacPherson. Ayes: French, MacPherson, Marchman, Materni, and Meier (5). Nays: BredenbeckCorp and Judson (2).

APPLICATION 06-25

CATHY DEMIDOVICH, ON BEHALF OF AMERICAN SIGN STUDIO, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO INSTALL TEMPORARY SIGNAGE IN

THE WINDOWS OF THE PROPERTY. THE PROPERTY IS LOCATED AT 202 LOUISIANA AVENUE.

Mr. Easterling reviewed Application 06-25. Cathy Demidovich, American Sign Studio, was present virtually via Teams on behalf of the application. She stated that they are proposing temporary window graphics that cover less than 25% of the windows with a light gray laminated temporary vinyl material. Ms. Demidovich noted that the graphics will be installed as soon as possible and will remain installed for 30–60 days. She confirmed that the only permanent signage would be the graphics on the door. The Commission discussed the 60-day timeframe stipulation.

Mr. BredenbeckCorp motioned to approve Application 06-25 as submitted and to allow for the temporary window graphics to remain installed for 60 days. Seconded by Ms. Materni, and the application was unanimously approved (7-0).

APPLICATION 07-25

HEATHER WETTLE, ON BEHALF OF WETTLE CORP., IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO INSTALL AWNINGS ON THE PROPERTY. THE PROPERTY IS LOCATED AT 202 LOUISIANA AVENUE.

Mr. Easterling reviewed Application 07-25. Brent Wettle, Wettle Corp., was present on behalf of the application and said that they are removing the existing awnings and recovering them with the same fabric but a solid black. He added that the graphics will be printed on the awnings in white. The Commission noted that the building was built in the early 1900s, and Ms. French added that black seems appropriate for this building. Mr. Easterling noted that Planning & Zoning Administrator Brody Walters is currently working on an appropriate color palette for use within the Historic District.

Mr. BredenbeckCorp motioned to approve Application 07-25 as submitted. Seconded by Mr. MacPherson. Ayes: BredenbeckCorp, French, Judson, MacPherson, Meier, and Marchman (6). Nays: Materni (1).

APPLICATION 08-25

JOHN RAY IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REPLACE A FENCE, INSTALL NEW FENCING, AND PAINT THE PRIMARY STRUCTURE. THE PROPERTY IS LOCATED AT 552 W. FRONT STREET.

Mr. Easterling reviewed Application 08-25. John Ray was present and presented the Commission with additional pictures to support his request. He noted that his home was built in the 1920s and said that there is an existing foundation from the original structure before then. He added that he would like to replace the existing six (6) foot fence in the front yard with a three (3) foot-tall wooden picket fence that would barely be visible from the street. Mr. Ray said that he would also like to replace the existing six (6) foot fence in the rear yard with the same height, which is wood-stained. He also provided the Commission with a variety of swatches on a color palette with the request to repaint the

house. Mr. Ray confirmed that he went to the library and dug through the archives to find more information on his home, but that his search was unsuccessful. The Commission agreed that they appreciated the nine different color samples, and Mr. Ray said that he prefers Cloudburst.

Mr. Meier motioned to approve Application 08-25 with a three (3) foot fence in the front yard and a six (6) foot fence in the rear yard. Seconded by Ms. Materni, and the fencing was unanimously approved (7-0).

Ms. French motioned to approve Cloudburst as the color to paint the home for Application 08-25. Seconded by Mr. BredenbeckCorp, and Cloudburst was unanimously approved (7-0).

APPLICATION 09-25

TED AND SHANNON ROGERS ARE REQUESTING A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW FENCING ON ONE SIDE OF THE PROPERTY. THE PROPERTY IS LOCATED AT 248 E. FRONT STREET.

Mr. Easterling reviewed Application 09-25. Aaron Downes, NexFence, was present on behalf of the application and said that they would like to install a single-panel cedar fence with lattice along the right side of the yard. He added that the fence would be a custom five (5) feet tall with an additional one (1) foot of lattice on top and would be unpainted cedar.

Mr. BredenbeckCorp motioned to approve Application 09-25 as submitted. Seconded by Ms. Materni, and the fence was unanimously approved (7-0).

APPLICATION 10-25

ANTONIO VILLARREAL, ON BEHALF OF CHANTEL GRAY, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND INSTALL A NEW ROOF. THE PROPERTY IS LOCATED AT 338 E. SECOND STREET.

Mr. Easterling reviewed Application 10-25. Antonio Villarreal, Jet Improvements, was present on behalf of the application and said that they are matching the shingles to surrounding homes with shingles by Owens Corning, as the previous shingles were three different materials (3-tab asphalt, slate tiles, and architectural asphalt). Ms. Materni confirmed that 3-tab shingles are not allowed. Msr. Villarreal noted that the fascia wood has rotted out and that the paint has bubbled, and Mr. Easterling confirmed that replacement work is considered maintenance and therefore would not need a Certificate of Appropriateness.

Ms. French motioned to approve Application 10-25 as submitted. Seconded by Mr. BredenbeckCorp, and the application was unanimously approved (7-0).

OTHER BUSINESS

APPLICATION 04-25 (TABLED)

JACOB GARLOCK, ON BEHALF OF GARLOCK BROTHERS, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO BUILD AN ADDITION TO 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 (Tabled). Mr. MacPherson motioned to untable the application. Seconded by Ms. Materni, and the application was unanimously untabled (7-0). Jacob Garlock, Garlock Brothers Construction, and Kate Lewis were present on behalf of the application. Mr. Garlock said that they have made several adjustments to the plans previously submitted. He added that they have increased the front window size and included shutters, and that they have added a full glass door to the patio from the mechanical room on the eastern facade. There was further discussion about whether the eave on the alley would slope up, as the 2-dimensional drawing does not match the 3-dimensional color rendering. Mr. Meier added that the windows are better now as proposed, and there was further discussion about the square footage of the addition compared to the existing home. Mr. MacPherson referenced the following sections from the 2024 Historic District Design Standards Update: Section 18.3, Section 18.14, Section 18.17, and Section 18.21 concerning the proposed addition. Ms. French said that she agrees with Mr. MacPherson, and she added that the addition doesn't fit with the original home, while maintaining the look and feel of the Historic District. Mr. Marchman noted the location of the trellis of the pergola in relation to the window spacing. Mr. MacPherson referenced the Meier's home at 220 W. Front Street, and said that the L-shape makes the statement with the landscaping.

Mr. Garlock said that he has spent plenty of time looking at the homes around the area and that he has tried to appease the Commission. Mr. Easterling noted that the Commission has a difficult task and that every submission presents a different point of view. He added that the HLC is tasked with determining how this addition fits within the Historic District. Ms. Materni referenced Section 10.18 from the 2024 Historic District Design Standards Update concerning landscaping. Mr. Garlock said that he understands the task of the HLC and added that they are trying to work with the existing lot in creating a home for a new young family; he noted that the existing second-story ceiling is six (6) feet tall. Mr. MacPherson said that he has lived in the District for twenty-five years and that he respectfully disagrees, noting that six (6) foot ceilings are workable.

Ms. Lewis asked for guideline renovations with the materials, and Mr. Easterling suggested a roofline transition. Mr. Easterling added that the Commission prefers detached garages as those abound within the Historic District, and he added that this was noted in the first HLC meeting. He recommended that they go back and watch the previous meetings on the city website and added that an architect and engineer could help with the design. Mr. Easterling also referenced 220 W. Front Street, adding that the house is symmetrical and that the L-shape looks natural and flows. He said that

there should be continuity with the structures and recommended that they walk the alleys to see that continuity. Ms. French said that she appreciates the work and design thus far. Mr. MacPherson noted the precedent that this addition holds as it is doubling in size.

Mr. BredenbeckCorp motioned to approve Application 04-25 as submitted. Seconded by Ms. French. Ayes: BredenbeckCorp (1). Nays: French, Judson, MacPherson, Marchman, Materni, and Meier (6). The motion did not pass.

OTHER BUSINESS

Mr. Easterling said that Planning & Zoning Administrator Brody Walters is working on compiling appropriate paint colors by style of home and time period for the District and that he will bring that with him to the May meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:35 p.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

The next meeting is scheduled for May 12, 2025, at 7:00 p.m. in the Municipal Building at 201 W. Indiana Avenue.