

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held August 11, 2025

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, Patrick Marchman, Jan Materni, and John Meier (7). Also present was Deputy Planning & Zoning Administrator, Mark Easterling.

APPROVAL OF JULY 14, 2025 MEETING MINUTES

Ms. Materni moved to approve the minutes of the July 14, 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 17-25

DEANNA SILLER IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO INSTALL TWO BLADE SIGNS AND PAINT THE EXTERIOR OF THE BUILDING. THE PROPERTY IS LOCATED AT 101 LOUISIANA AVENUE.

Mr. Easterling reviewed Application 17-25. Deanna Siller of Beehaus Blooms was present on behalf of the application and said that she is acquiring the business location of Angel 101. She said that she would be rebranding the business, adding two-blade signs for visibility, and painting the storefront a dark charcoal gray. There was further discussion about the storefront window along Front Street, and Ms. Siller confirmed that it would be trimmed in gray. There was a brief discussion about the option for signage in the windows, and Ms. Siller noted that there is so much window frontage and that she intends to use it to showcase plantings. Mr. Easterling added that this corner lot business allows for two signs, as outlined in Section 17.3 (City of Perrysburg Historic District Design Standards 2024).

Ms. French motioned to approve Application 17-25 as submitted. Seconded by Mr. BredenbeckCorp, and the application was unanimously approved (7-0).

APPLICATION 18-25

PETE HUFFMAN IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO INSTALL WINDOW VINYL SIGNAGE ON THE DOOR OF HIS BUSINESS. THE PROPERTY IS LOCATED AT 105 LOUISIANA AVENUE.

Mr. Easterling reviewed Application 19-25. Pete Huffman was present via conference call. The Commission did not have questions or concerns regarding the request.

Ms. Materni motioned to approve Application 18-25 as submitted. Seconded by Mr. Marchman, and the application was unanimously approved (7-0).

APPLICATION 19-25

JEREMY AND MELISSA BALLERT ARE REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REPLACE THEIR ROOF. THE PROPERTY IS LOCATED AT 202 W. FRONT STREET.

Mr. Easterling reviewed Application 19-25. Contractor Edward Rocco and homeowner Jeremy Ballert were present for the application. Mr. Rocco said that the structure currently has three different styles of shingles and that they would like to replace the roof with Owens Corning Duration asphalt shingles. Mr. Judson noted that the peppercorn color has a lot of grey. Mr. Ballert added that the garage is not included in the scope of work as it will not need a new roof for quite some time.

Mr. BredenbeckCorp motioned to approve Application 19-25 as submitted. Seconded by Mr. MacPherson, and the application was unanimously approved (7-0).

APPLICATION 20-25

KATE MACPHERSON, ON BEHALF OF M. JAFFE JEWELERS, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADA RAMP IN THE FRONT OF THE BUILDING, REPLACE TWO EXTERIOR DOORS, REPLACE WINDOWS, AND INSTALL A WALL SIGN. THE PROPERTY IS LOCATED AT 117 E. SECOND STREET.

Mr. Easterling reviewed Application 20-25. Architect Kate MacPherson and Michelle Jaffe were present on behalf of the application. Mr. MacPherson said that he would be recusing himself from this application. Ms. MacPherson said that the initial phase of exterior improvements includes: installing an ADA ramp at the front entry, installing storm windows to dress up the building, replacing the front and rear doors for ADA accessibility, and incorporating signage that is subtle and elegant at the front entry. She shared more visual updates with the Commission as she presented their proposal. Mr. Judson said that he would love to see historic lighting fixtures, and Ms. MacPherson referenced page 3 of 6 (graphics package) for further details. Ms. MacPherson stated that there are two options for the lighting: light that shines upwards, but then is a soft light, or wall washing with floodlights at night. She added that the existing lamppost fixtures shine up and reflect down. There was a brief discussion about the consideration of installing interior storms, and Ms. MacPherson stated that those are more difficult to install, whereas the exterior storms provide more protection outside and security. She added that the existing windows are not in great shape and noted that restoring the double-hung windows could be a future project. Mr. Meier added that the proposed

changes are very nice and classy. Ms. MacPherson noted that Toledo Sign is working on providing renderings for the signage. She added that there is no required parking for this site due to the C2 zoning district, but said they are installing an ADA parking spot. There was a brief discussion about the proposed dumpster enclosure, and Ms. MacPherson said that it would be comparable to the enclosure at the Way Public Library.

Ms. French motioned to approve Application 20-25 with the following proposed details: signage, lighting, dumpster enclosure, and storm windows. Seconded by Mr. Marchman. Ayes: BredenbeckCorp, French, Judson, Meier, Marchman, and Materni (6). Nays: (0). Abstain: MacPherson (1).

OTHER BUSINESS

Angel and Mark Elden, 409 W. Second Street, were present to briefly discuss their window replacement project and to gather clarification from the Commission. Ms. Elden said that they were planning to submit a formal application for the September HLC meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:07 p.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

The next meeting is scheduled for October 13, 2025, at 7:00 p.m. in the Municipal Building at 201 W. Indiana Avenue.