

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held September 8, 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 AUGUST 11, 2025 MEETING MINUTES

Bob BredenbeckCorp moved to approve the minutes of the August 11, 2025, meeting as submitted. Seconded by Ms. Materni, 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 21-25

TYLER HOLT, ON BEHALF OF JUSTIN BLECHARCZYK, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE ROOF, GUTTERS, DOWNSPOUTS, SOFFITS, REBUILD AN EXISTING CHIMNEY, AND REMOVE A DORMER VENT. THE PROPERTY IS LOCATED AT 321 E. SECOND STREET.

Mr. Easterling reviewed Application 21-25. Justin Blecharczyk was present on behalf of the application and said that his primary request is to fix the roof while tearing it down to the sheeting and replacing it with architectural shingles and aluminum gutters. There was a brief discussion about the two flat roofs, and Mr. Judson noted that the era of the brick matters when replacing it. Mr. Blecharczyk added that the 1960s brick dimensions will match the western part of the home. There was further discussion about the chimneys, and Mr. Blecharczyk said that they are both currently painted white brick and are visible from the street.

Mr. MacPherson motioned to approve Application 21-25 as submitted. Seconded by Ms. French, and the application was unanimously approved (7-0).

APPLICATION 22-25

MARK AND ANGELA ELDEN ARE REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REPLACE 29 WINDOWS. THE PROPERTY IS LOCATED AT 409 W. SECOND STREET.

Mr. Easterling reviewed Application 22-25. Angel and Mark Elden were present on behalf of the application and said that Ondrus (Toledo, Ohio) is the window manufacturer and their windows are being installed in the Old West End. Ms. Elden added that the wood has become a full restoration, and the wood can be seen through the glass of the single storm windows. Mr. Elden noted that all windows inside the house have been rebuilt, and Mr. Judson confirmed that the interior windows are sealed.

Ms. French motioned to approve Application 22-25 as submitted. Seconded by Mr. Marchman, and the application was unanimously approved (7-0).

APPLICATION 23-25

KATE MACPHERSON, ON BEHALF OF ALEX AND EMILY SCHOEN, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW GARAGE. THE PROPERTY IS LOCATED AT 310 W. SECOND STREET.

Mr. Easterling reviewed Application 23-25. Architect Kate MacPherson and Emily Schoen were present on behalf of the application. Ms. MacPherson said that the original home was built in the 1930s and has never had a garage. She added that there is a solar array planned for the top of the asphalt roof of the garage that faces the alley, and said that they do not have specific materials available tonight. Mr. BredenbeckCorp asked if they had talked with the neighbors about the proposed solar panel work, and Ms. MacPherson noted that page six of the application features the western view toward the neighbor's house and garage. Mr. Judson noted the two different styles of fencing, and Ms. MacPherson confirmed that it would be a small picket material. Mr. Meier added that the driveway is outside of today's scope of review before the Commission, and Mr. Easterling said they have a few avenues to pursue. Mr. Judson asked about the proposed window materials, and Ms. MacPherson said they are all wood Marvin windows; she said they will look at an alternative if the Marvin windows are too expensive.

Mr. Marchman made a motion to approve Application 23-25 with the stipulation that the solar array be installed on the southern facade of the garage roof that faces the alley. Seconded by Ms. Materini. Ayes: BredenbeckCorp, French, Judson, Meier, Marchman, and Materni (6). Nays: (0). Abstain: MacPherson (1).

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:42 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.