

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held November 10, 2025

CALL TO ORDER - 7:00 PM

Chairman John Meier called the meeting to order at 7:00 p.m.

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 SEPTEMBER 8, 2025 MEETING MINUTES

Ms. Materni moved to approve the minutes of the September 8, 2025, meeting as submitted. Seconded by Mr. BredenbeckCorp, 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 24-25

KERI SUHY, ON BEHALF OF VIVIAN KATE, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REPLACE A WALL SIGN. THE PROPERTY IS LOCATED AT 102 LOUISIANA AVENUE.

Mr. Easterling reviewed Application 24-25. Keri Suhy was present on behalf of the application and added that they plan to replace the existing sign along the northern facade of the building, which faces West Front Street. She said that the sign is an aluminum composite and a little smaller than the existing "Positively Perrysburg" sign. Ms. Suhy noted that the new sign will feature the store name, website, and the proposed picture submitted in the application. Ms. Materni raised a concern as to how the proposed signage contributes to the downtown significance of historic Perrysburg. Ms. French asked if other downtown stores have signage on the side of their buildings, and Mr. Easterling added that he is not sure that many stores have a side facade. Mr. Easterling referenced the design and materials within the Historic sign standards, and Ms. Suhy said that she called the Planning & Zoning Division to make sure that the sign size fits and meets the guidelines. Mr. MacPherson asked if Ray Corrigan (building owner) would reinstall the previous window on the northern facade and then install the graphic inside the storefront window. Mr. Meier said that The Secretary of the Interior's Standards for Rehabilitation do not identify the graphic. Mr. Easterling confirmed that one wall sign is allowed on a total of two facades; he added that this sign is not a billboard and not a temporary sign in nature.

Mr. BredenbeckCorp motioned to approve Application 24-25 as submitted. Seconded by Ms. French. Ayes: BredenbeckCorp, French, MacPherson, Meier, and Marchman (5). Nays: Judson and Materni (2).

APPLICATION 25-25

DAKOTA & KILEY BICK ARE REQUESTING A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A FENCE. THE PROPERTY IS LOCATED AT 505 E. SECOND STREET.

Mr. Easterling reviewed Application 25-25. Dakota Bick was present on behalf of the application and added that twelve (12) feet of the yard is unsecured (without fencing). He said that they would like to install fencing in an L-shape to close off the garage for the safety of their dog and child.

Ms. French motioned to approve Application 25-25. Seconded by Ms. Materni, and the application was unanimously approved (7-0).

APPLICATION 26-25

WETTLE CORP, ON BEHALF OF ST. ROSE PARISH, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO INSTALL AN AWNING. THE PROPERTY IS LOCATED AT 215 E. FRONT STREET.

Mr. Easterling reviewed Application 26-25. Brent Wettle of Wettle Corp was present on behalf of the application and added that the proposed awning is to protect the egress and ingress of this portion of the building. He said that the awning is an aluminum structure that complements the color of the building and will attach to the existing overhang with a single slope away from the building. Mr. Wettle added that the awning will be a vinyl laminated fabric with a four (4) foot projection. Mr. MacPherson asked about the distance of the awning from the existing window and said that he does not like the structure, noting that it seems extremely incongruent. He added that he would have liked to have seen a dimensional drawing. Mr. Judson said that he is concerned with the snow and wind load of the awning structure. Mr. MacPherson drew a rendering to show Mr. Wettle how it would be problematic to keep the existing overhang to attach the awning to. Ms. Materni asked if black aluminum posts were considered and Mr. Wettle said those are proposed as a mill-finished aluminum color.

Ms. Materni motioned to approve Application 26-25 as submitted. Seconded by Ms. French. Ayes: Judson and Marchman (2). Nays: BredenbeckCorp, French, MacPherson, Meier, and Materni (5). The application was not approved.

APPLICATION 27-25

ROBERT & JULIE BREDENBECKCORP ARE REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REPLACE WINDOWS ON THEIR HOME. THE PROPERTY IS LOCATED AT 409 E. FRONT STREET.

Mr. Easterling reviewed Application 27-25. Bob BredenbeckCorp was present on behalf of the application. He stated that he is planning to replace seven (7) attic windows with Pella wood aluminum-clad windows with no fillers. Mr. BredenbeckCorp said that the existing windows are dead lights.

Mr. MacPherson motioned to approve Application 27-25 as submitted. Seconded by Ms. French. Ayes: French, Judson, MacPherson, Meier, Marchman, and Materni (6). Nays: (0). Abstain: BredenbeckCorp (1).

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

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