

HISTORIC VERMILION DESIGN REVIEW BOARD

Meeting Minutes of January 5, 2022 @ 6:00 pm

Roll Call: Robbie Brown, Judy Doll, Brenda Miklos, Marilou Suszko. Absent: Judy Williams

Gwen Fisher Certified Municipal Clerk called the Wednesday, January 5, 2022 meeting to order.

Nomination of Chair/Vice Chair:

B. Miklos MOVED, M. Suszko seconded to nominate Robbie Brown as Chairwoman for 2022. Roll Call Vote 4 YEAS. **MOTION CARRIED**.

R. Brown MOVED, M. Suszko seconded to nominate Brenda Miklos as Vice Chairwoman for 2022. Roll Call Vote 4 YEAS. **MOTION CARRIED**.

NEW BUSINESS:

(Commercial) Applicant: City of Vermilion – Main Street Beach Comfort Station (Roofing, Siding, Gutters, Doors, etc.)

This application was tabled until the February meeting.

(Commercial) Applicant: Patrick & Margaret Duffy – 5760 Liberty Avenue Landscaping, Fence, Garage, Exterior Painting)

Patrick and Margaret Duffy presented a visual aid of proposed opportunities they feel will enhance their property. P. Duffy showed the board the proposed projects they would like to do for the first year. He explained on the back corner of the property they would like to build a garage. He said the former owner wanted to do this and had permits, but he never built it. He provided a mockup for a proposed hi-loft garage that will be 20' x 26'. It will have two garage doors on the side and the side accessible will be facing their cottage on Liberty Avenue. They will have a man door and a functional barndoor on top for storage, and a window. They will also include a Cupola and they will run electrical. They also would like to paint the property and he showed the board the color schemes in Georgian Green with either Wind Swept or Navajo. The actual house was Navajo, so they haven't settled on that color, but the colors are very close. The garage and cottage will be painted the same color scheme so it will blend as one property. Currently, the main house is yellow, and the cottage is blue. They have been renovating old properties for about 10 years and they like the gas lanterns, which is functional. It hooks into the gas line much like an icemaker. They also want to do some landscaping and a raised rock garden with perennials and possibly an evergreen, blue spruce, or fir tree – something they can put Christmas lights on in the wintertime. They have a property in Sandusky where they use a fencing style from Menards, and he brought a sample of the style for the board. They would like to go around the property with the fencing and put gates where appropriate – on the driveways and walkways. They also might widened the brick path on the Perry Street side. He noted he built the fence on the property in Ohio City, and they cultivated the ground on both sides of the fence with a flowering plant on both side, so this is what they are planning on doing. M. Duffy said they want to enhance the property overall and

make it a nice bookend on Liberty Avenue and give it some vivacious appeal. They see the tree being a community landmark and they want to use the Bell House not only in its certain capacity, but also for community types of events. They are excited about the house along with the colors and the history. They think a few touches outside will help enhance it for the city and for the ride on Route 6.

R. Brown questioned the roofline of the garage and asked why they chose that style? P. Duffy said they feel it will blend in with the property. It would be up and over the cottage, and the part you would see open is the storage area. As opposed to a gable type garage to him this is a cookie cutter garage. Anything they do will not match the architecture unless... R. Brown said it goes behind the little cottage, so the garage doors would be facing Perry. P. Duffy said coming from Perry Street they would enter both garage doors. There is a setback that he would need approved on for the northern border. Normally it is 10', and Phil Laurien got approval on a setback 10 years ago, so he would have to reapply for that.

M. Suszko echoed what Robbie Brown said about the garage, but she loves how many times they expressed community. She said they have put a lot of thought into this, and it is a house that has been well taken care of as Phil left them something great, and she likes that they are improving it more. She said the house is very Italianate style, but the barn looks like a contrast to that. She asked if an architect was drawing the plans for this. P. Duffy said this is a kit that you can buy, and it is manufactured in Mid-Ohio. M. Duffy said they researched the garages for the Italianates, but they couldn't find anything with this age of a house, so esthetically they are fortunate to have this back corner so it can be tucked in. They are receptive to taking a look at scaling back. As far as research, she could hardly find a garage. M. Suszko asked if they looked at the neighborhood to see what other kind of garages are around. P. Duffy said not further than what is right behind them. R. Brown said there is nothing like this in Harbortown.

J. Doll encouraged them to go to some other area villages where there are Italianate homes. There are some very good examples of them. She said they will find there are carriage houses, but they have all turned into garages and this hipped roof is out of the vernacular of what they are doing. She said what they are doing is fabulous and they are happy to have that. However, in putting all the effort they are into the project, she suggested they take a second look at this particular design. Also, if they would have a site plan that would show the board the relationship of the garage with the cottage. P. Duffy asked if she was looking for a survey site plan. J. Doll said just a rendering from a draftsman or an architect, or someone that has skill to show them what the relationship is and how they are going to egress and get into the garage and be able to move about on the property.

M. Suszko said that 5332 South Street has a garage in back with the hipped roof. It is much smaller than what they are doing, and it is an old carriage barn. She suggested they look at this. She didn't know if she objected to the contrast between architectural styles, but she believed Judy was saying is they can't see the scale. R. Brown said to look at the house and cottage you're going to see the garage and it may stick out like a sore thumb.

P. Duffy said they mentioned a carriage house and they did one in Tremont where they put carriage style doors for the car. R. Brown said her question is on the shape and style. P. Duffy said there is more storage in the second loft as there is not a lot of

storage on the property. They will probably accumulate Christmas things and tents. J. Doll thought they could achieve this in a better fashion, which would be more complementary. With it being on Liberty and them wanting it to be a prominent she thought they could put a little more thought into this and massage the concept. As suggested earlier, she felt they should take a drive around some villages, such as Tremont, Lakewood, Milan, and Huron.

M. Suszko said with living in Vermilion and paying attention to the end of Liberty she wanted to point out that this is a gateway into Vermilion and there are three existing houses that stand out (Bell House, Pelton Place, and Old Jibs) and some are not being taken care of. She thought what they are doing should set the pace for whatever everyone else is doing and she hated putting this responsibility on them, but they do not have anything on this side of town anymore. These are three big beautiful painted ladies out there. M. Duffy said as they go through COVID people are looking for the Vermilion type of life and others who are interested in renting the space for weddings and different things are from all over and they have friends all over the United States and are told people are interested in any properties that come up. She thinks it is the cutting edge of what could be happening. J. Doll told the Duffy's they have done projects and they understand what the board is discussing. R. Brown said they want the house to be their focal and if this garage was behind there now this would be her focal.

Mayor Forthofer asked the Duffy's if they were planning on living at the house. P. Duffy said maybe eventually but they intend to operate it as a Bed & Breakfast for starters, but it could always change. He said since Phil is out of the fourth unit they will utilize the four units to rent out. M. Duffy said the demand is such that she hurried up and got this suite ready for last weekend. She said they live in Lakewood presently and their house was in HGTV, so they are confident they know what they are doing.

P. Duffy reviewed the exterior paint colors for the house, cottage, and fence. They are leaning towards Georgian Green and the lighter colors being either Navajo White, Windswept, or Capri. The fence will be that same neutral color and it is made out of cedar.

The board said they would like the garage resubmitted showing a different style. P. Duffy thought a different style would take away their storage. J. Doll said not necessarily because it is the way they design it. They can design it with the same square footage of storage except have a different façade. M. Suszko understands a part of this is the cost because they were using a kit. P. Duffy said there will be a big cost between talking with an architect and a kit. He said carriage styles can be expensive and elaborate. J. Doll thought they could take this as a clue and as she suggested they should look at some that are similar. She is aware they can take photographs to people in the Amish Country that will do the drawings and provide estimates and they do not charge you. She said she could provide the Duffy's with some names.

R. Brown MOVED, M. Suszko seconded to approve the landscaping, fence, lamp posts, and exterior painting colors as presented (Georgian Green, Windswept or similar colors as shown). The board asked the applicants to return to resubmit a different style for the garage as discussed. Roll Call Vote 4 YEAS. **MOTION CARRIED**.

(Commercial) Applicant: Margaret Wakefield – 727 Grand Street (Vermilion History Museum – Windows and Trim)

Margaret Wakefield representing the Vermilion History Museum said they are replacing nine windows which will be double hung vinyl clad. They are keeping the original wood trim. The board did not have a problem with replacing the same window style.

B. Miklos MOVED; J. Doll seconded to approve the windows as described. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

(Residential) Applicant: Adrian & Danielle Peffley – 5640 Ferry Street (Windows, Trim)

Kory Herchler representing the applicants explained they are looking to replace windows with a 400 Series Casement Windows, with aluminum casing on the outside as well.

M. Suszko said you do not see a lot of casement windows on any of the historic homes and wondered why they are going from the double hung to the casement. K. Herchler said the back two windows of the kitchen are double hung, which don't open and close very well, so the owner prefers the casement as opposed to the double hung.

J. Doll said she finds it difficult to align the casement concept with the historic district. She felt the double hung windows being new will go up and down very nice. She thought the casement would be objectionable and would highly suggest they look at the double hung.

M. Suszko noted that casement windows historically go way back, but typically they would have mullions in them and asked if the proposed have nothing. K. Herchler said they are plain for now and the homeowner intends to do these windows first and then the front porch to match, and then they will talk about doing the grids. M. Suszko said in reality this is a residential property and all the board can do is give suggestions. R. Brown said the board is really not crazy about this type of window, but again it is residential, and they can only suggest. No motion was entertained as the board is only advisory.

(Commercial) Applicant: Markos Paradissis – 691 Grand Street (Doors, Entrances)

M. Paradissis explained they need an egress entrance to enable them access to the basement. R. Brown asked if this was a usable basement. M. Paradissis said yes, and it is huge. R. Brown asked why he is doing this on the front of the Grand Street side. M. Paradissis said this is the only access point. R. Brown asked about the safety. M. Paradissis said he dropped his drawings off to the city engineer and everything was approved. He said the board is approving the color of the door. J. Doll asked if it passed code. M. Paradissis said it has been through every channel. R. Brown asked if the entrance would come out to the sidewalk. M. Paradissis said no as there will be steps going down. R. Brown said the street is where a lot of their festivals and people are, so is it protected so nobody can fall down it. M. Paradissis said yes it follows code and there will be a railing. J. Doll asked if he considered putting it in

another location. M. Paradissis said yes the architect looked at everything. J. Doll asked if they are able to enclose the stairway. M. Paradissis said there are railings going down and there is a door at the bottom. R. Brown said there are several homes in the historic area that are like that. The painted door will match his side door. M. Paradissis said the railings will be identical to a jail bar going down the side. J. Doll asked if there would be a gate at the sidewalk. M. Paradissis said no, and he has met code and it has been through the city engineer.

M. Suszko MOVED, B. Miklos seconded to approve the esthetic of the door and railing as submitted. Roll Call Vote 3 YEAS; 1 NAY (Doll). **MOTION CARRIED**.

M. Suszko advised the board that she passed along their names and email addresses to the National Alliance of Preservation Commissions, so they receive information relative to issues in the historic district, along with resources.

APPROVAL OF MEETING MINUTES:

B. Miklos MOVED, M. Suszko seconded to approve the meeting minutes of December 1, 2021. Roll Call Vote 3 YEAS. **MOTION CARRIED**.

ADJOURNMENT:

R. Brown adjourned the meeting upon no further discussion.

Next Meeting:

Wednesday, February 2, 2022 @ 6:00 p.m.
@ Vermilion Municipal Complex, 687 Decatur Street, Vermilion

Transcribed by: Gwen Fisher, Certified Municipal Clerk