

## HISTORIC VERMILION DESIGN REVIEW BOARD

Meeting Minutes of February 8, 2022

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

Present: Pat Stein, Council Representative

### **CALL TO ORDER:**

Robbie Brown, Chairwoman called the meeting of February 8, 2022 to order at 6:00 p.m. at the Vermilion Municipal Court Complex.

### **APPROVAL OF MINUTES:**

**B. Miklos MOVED:** J. Doll seconded to approve the meeting minutes of January 5, 2022. Discussion: J. Williams complimented and thanked G. Fisher for her wonderful minutes. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

### **OLD BUSINESS:**

#### **(Commercial) Applicant: Patrick & Margaret Duffy – 5760 Liberty Avenue (Garage)**

Patrick Duffy presented to the board members a revised architectural rendering of a proposed garage. He explained the garage will be a two-car garage and the garage doors will be on the side, and the front of the garage will have a man door so they can fit two cars in sideways. The finish will be similar to the print with a Shake lap Gable and Lap siding on the side of the garage. He noted that everything will be color coordinated as mentioned at last month's meeting. He used these type of doors in Tremont as it gives the garage a more carriage house look. They have not decided on the actual cupola but provided three options to the board. The cupola will have windows and it will be sized to the garage as a formula is required so it is not over or undersized. He will be going before the Board of Zoning Appeals for a variance as required. They downsized the garage from last month's reporting from 20' x 26' to 20' x 24'. There will be storage up top, which is more constrictive from the previous design, but it will serve their purpose.

M. Suszko said she appreciated that they went back and considered the boards suggestions and acted upon them. She thought the new presentation keeps within what is happening in the neighborhood. At some point, she thought the board should take an inventory of all the different architectural styles they have in the historic district because there is no pure pattern as they have Italianate, Colonial, etc. She thought the board could have some guidelines for people who want to do projects like this before they get to the point where Patrick got. J. Doll said it should be considered on a site by site and then an overall historic. R. Brown concurred and appreciated him coming back before the board.

J. Doll noted that the cupola to the far right of the proposed rendering gives a nod to the Italianate. In looking at the façade on the structure, it gives a simple nod to what was there before. P. Duffy said he liked that particular design as well.

B. Miklos asked if they had other changes to their aesthetics as previously presented or is everything still the same. P. Duffy said there are some things he is reviewing with Frank in the building department, which refers to size criteria's and requirements on fire resistant materials.

J. Doll said she brought a couple of books that might be helpful to him as he proceeds forward.

**B. Miklos MOVED;** R. Brown seconded to approve the proposed plans as submitted and discussed for the garage. Discussion: B. Miklos said the board is very excited and appreciated him coming back. She said the board loves that the applicants are about community. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

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

Mark Wagner, Architect of Poulos Schmid Design Group said he has been involved in the creation of the Main Street Comfort Station. He thought the design was pretty spectacular. He explained the rendering submitted to the board members was 90% accurate. They did decide to not proceed with the railing around the Comfort Station. They will have steps and a raised sidewalk on the south side, but the north and west side will have two steps as well. The building will look pretty similar to the rendering as submitted. The flagpole will go away as this will be a turnaround. The materials used will be Fiber Cement Lap Siding and Azek trim, which is weather resistant. They are hoping to have an Imitation Slate Roof if the budget affords it, if not, they will go to a shingle that looks similar. J. Doll asked what the slate roof composition is. M. Wagner said it is PVC. R. Brown said the gazebo at Victory Park has this type of roof and she thought it was true slate. M. Wagner said it is hard to notice a difference and it's a lot lighter and durable.

R. Brown said she and Marilou Suszko will need to abstain from the vote as they both served on the committee for the Comfort Station. M. Suszko mentioned that Margaret Wakefield served on the committee as well and she did some good research around the neighborhood in picking up architectural details, including rooflines and heights. M. Wagner said they narrowed the windows to more of a time period when Harbourtown was thriving. The roof line decided upon really is to make it look more residential. The first rendition was more of a hip roof design and after discussions they changed it to make it fit in with the Harbourtown theme. He noted that Margaret was very helpful with this, and R. Brown agreed she was good.

B. Miklos asked why they were eliminated the railing. M. Wagner said it was for ease of access and not restricting people from going in. The restrooms will have a raised sidewalk as the building sits like 20" above ground, so a railing is not necessary. He also noted it's additional money. R. Brown said it's also due to access to the Shore Thing. B. Miklos asked if they would be changing the landscaping. M. Wagner said the landscaping will disappear around the front, but it is on the side. M. Suszko said the aerial plan was recently in the Photojournal, so they can see the changes and how the landscaping is gone. J. Doll asked where the ADA access would be located. M. Wagner said it will be on the south side of the building.

J. Williams thought in the most recent edition of the Photojournal it showed the pervious pavement, but she didn't see it in the rendering she has. M. Wagner showed her a sheet that represents the pervious pavement. J. Williams asked how far west the turnaround goes – does it go behind Wakefield's house? M. Wagner said it won't go that far as it basically is where Main Street ends now. J. Williams asked if the little shed will be removed, and R. Brown said yes. M. Wagner said the pump station building will be painted to coordinate with the Comfort Station. R. Brown noted the pump station is under a lot of regulations, so it cannot be removed. The shed will be donated to the Pool.

P. Stein asked if they need a railing on what they're calling the ramp. M. Wagner said no because it's a sidewalk. A true ADA ramp is one foot of rise and 12' of length, and this is one foot rise and 20' of length. They will be conscious of the fact that it is raised, and they will have a curb on the end of it so people using a wheelchair or walker don't go off into the landscape bed that is on the side of it.

J. Williams asked if the only shower is going to be an outdoor shower. M. Wagner said this is correct. J. Williams asked if there were no changing rooms. M. Wagner said there are two changing rooms – one in each restroom. The large ADA compliant restroom is extra-large and will have a bench and hooks that can be used for changing. R. Brown said on the north side is where the Shore Thing will be located.

**B. Miklos MOVED;** J. Williams seconded to approve the plans as described above. Roll Call Vote 3 YEAS (Williams, Doll, Miklos); 2 ABSTENTIONS (Suszko, Brown). **MOTION CARRIED.**

### **MISCELLANEOUS:**

R. Brown said she would like a review of their handbook and materials, so she would like herself and M. Suszko to work as a subcommittee to review their guidelines. She said per the Sunshine Laws their subcommittee can only be two members and then they can get together as a board to review their suggestions. She said input from other members can be sent to the clerk. She said they will include non-members of the board to help with this review, along with the building inspector once appointed. She asked the board to provide the clerk with names of people they think would be interested. M. Suszko felt they should look at who the former board members were because Tom Bodde and Dave Volak would probably be good at looking at the guidelines. J. Doll asked if they were looking at getting people who have experience in other cities. R. Brown said today is the first time she started having this conversation and she contacted the mayor first because they are present at the pleasure of the mayor, so she wanted to make sure that he was okay with this, and he is more than willing to look at anything the board finds, and if necessary, take it to Council. She thought everyone would agree the guidelines are outdated. She noted the board is about the aesthetics and not about building – this is for the building department. For residential, they would like to be able to hand something to the people to help guide them. She said for commercial the signage has been huge and she has had some real issues with signage, so they want to address this.

J. Doll said she has served and worked with people who were consultants for the State House, German Village, Columbus, and Cleveland, and they are very helpful,

so she could ask someone to come to Vermilion to talk to the subcommittee. B. Miklos asked if German Village has strict laws, and do they have power because Vermilion is more of an advisory for residential. M. Suszko said Vermilion has the power to turn something down commercially, but not residential. J. Williams asked if this is something they can look at changing. R. Brown said not yet as they are to do what they are about currently. J. Doll said it may be helpful to see where others have progressed, and she could get the German Village guidelines. R. Brown said they haven't met yet to make a plan, but personally she would be open to this. M. Suszko thought this was a good idea because with her job at Main Street she always tries to find a community that mirrors Vermilion when looking at new things.

J. Williams said she has not received any emails from NAPC. M. Suszko said she would follow-up on this.

M. Suszko thought members of the board have reviewed the Secretary of the Interiors guidelines for historic preservation, and she thought she could use a refresher, so she would send a link to the clerk of these guidelines. She thought they should look at this because in Vermilion they are trying to preserve the historic integrity of the downtown. Can they preserve the buildings to the standards that German Village has – probably not because they are too far ahead of Vermilion. So, they have to figure out where they can draw the line. Upon further discussion, R. Brown said she will get with Marilou to start reviewing the guidelines.

### **ADJOURNMENT:**

R. Brown adjourned the meeting upon no further discussion.

#### **Next Meeting:**

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

*Transcribed by: Gwen Fisher, Certified Municipal Clerk*