

1HISTORIC VERMILION DESIGN REVIEW BOARD
Minutes of October 4, 2017 @ 6:30 pm ~ Municipal Complex

Roll Call: Chairman D. Volak, J. Kernell; J. Underwood. Excused: C. Riddle; S. Opperman.
Also Present: *J. Forthofer, Council Representative (Non-Voting Participant)*

APPROVAL OF MINUTES:

D. Volak MOVED; J. Kernell seconded to approve the minutes of September 6, 2017. Vote 3 YEAS. **MOTION CARRIED.**

OLD BUSINESS:

(Residential) – 792 Exchange Street – Dennis Painter (Roofing)

D. Volak noted per his visit today that no construction is in progress. Due to the fact that this is the second consecutive month this homeowner has not appeared the application is denied.

(Commercial) – 5541 Liberty Avenue – Bob Geib (Signage/Exterior Painting)

D. Volak pointed out that the Symphony's Massage & Spa window signs are beautiful. Rachele Conrady stated she had a paint consultation with Sherwin Williams and they chose Acier (lighter color) as their color for the trim, Roycroft Pewter (gray) to replace the existing lighter green color on the building, and the Tricorn Black which will be used on the front doors. The board was impressed with their color choices. R. Conrady received a \$4,000 estimate for a lighted sign, so for a year or so she would like to use one of the light boxes and center it on the building. They will use the same style font on the lettering and there will be no logo. D. Volak suggested they hang on to the second sign in case another tenant takes up half the building later on. R. Conrady said they are utilizing the whole building. J. Kernell was impressed with not using two colors on the doors as it would appear too busy. The solid black doors will stand out.

D. Volak MOVED; J. Underwood seconded to approve the project at 5541 Liberty Avenue as described. Vote 3 YEAS. **MOTION CARRIED.**

(Residential) – 5781 Huron Street – Delane Nagel (Windows)

D. Nagel said she is replacing her white 1956 windows with a combination of picture windows and double hung windows. The intent is to install white vinyl replacement windows with the same proportions as the existing windows and to remove the storms. These windows are high efficiency and double pane. D. Volak asked if the intent is to keep the picture window in the middle and the double hung windows on each side. D. Nagel said the existing windows are encasement windows and this particular company installs a sliding window. It will look the same but it won't crank out anymore. D. Volak asked if there will be any internal/external grids on the windows and D. Nagel replied no. They are replacing all the windows with the exception of the basement windows.

J. Underwood MOVED; J. Kernell seconded to approve the window project at 5781 Huron Street as submitted. Vote 3 YEAS. **MOTION CARRIED.**

(Residential) – 5620 South Street – Marc & Kim Zander (Doors, Entrances, Partial Façade Restoration, Siding)

D. Volak said per last month's meeting the board approved the patio door that was already installed. Marc Zander explained for the siding they are using Cypress (green) on the main house, Colonial white on the windows, and Autumn Red for the shutters and doors. D. Volak asked him what was decided on with the siding on the front porch. M. Zander said because the siding is not going on the house until next year, he will most likely go with the T1-11 and will paint it white. He said they are researching prices on the shaker siding, but if it's not going to be the shaker than it will follow the rest of the house. D. Volak

said there are some fiber cement products that look like a cedar shake which appears to be more affordable than the vinyl version and they paint easily. M. Zander said he would look into this too. D. Volak said the storms appear to be a simple white aluminum and will go into the same area where the existing screens are. He asked if the intent was to put square lattice back up underneath the porch. M. Zander said they are not putting square lattice back up as it will either be sealed up, or they are looking to put up vinyl stone to match the rest of the sandstone look.

D. Volak MOVED; J. Kernell seconded to approve the project as described and the temporary siding fix on the front porch (T1-11). D. Volak suggested running the siding on the front porch horizontally. Vote 3 YEAS. **MOTION CARRIED**.

NEW BUSINESS:

(Residential) – 5655 Huron Street – John & Monica Cook (Fence)

D. Volak stated per the Cook's original presentation to the board earlier this year, the fence was included in his plan and he is now asking for approval of gates on either side of the fence. J. Underwood said they have done a first class job and feels the board can be confident on this project.

J. Underwood MOVED; D. Volak seconded to approve the project as submitted at 5655 Huron Street. Vote 3 YEAS. **MOTION CARRIED**.

(Residential) 580 Main Street – Rebecca Langer (Shutters, Windows, Fence, Exterior Painting)

Rebecca Langer explained she is installing vinyl double-clad (white) replacement windows. Nothing will change as she is not getting grids. D. Volak asked if they can make the front picture window like-kind. R. Langer said this is her preference and she will ask, but their brochure shows it with the vertical lines in the top piece. She was going with a plain picture window with no grids. She thought about going with the prairie style window. J. Underwood said this style is very distinctive from a later period from what this home is, so he personally would rather see her do what they did have or have it all plain. He asked if she was planning on having shutters at this window and R. Langer said yes. J. Underwood asked if they would be proportionate to the size of the window and R. Langer said they will be the length of the window. J. Underwood said if they have narrow shutters for such a wide window it would look odd. R. Langer said she is not going with a real narrow shutter. J. Underwood pointed out the second floor windows could be narrow because there isn't a lot of room between the two windows. R. Langer said her intent is to use the Cedar Shutter Board and Batten style. D. Volak suggested not putting shutters on the door because this area will be too congested and R. Langer agreed.

R. Langer addressed the fence as she is trying to achieve the beach/cottage look, so she is looking at either the Canterbury or Belmont style. J. Underwood said his personal preference is the Canterbury style.

D. Volak addressed the exterior color choices of white flour and silvery sage and the board liked the color scheme.

J. Underwood MOVED; J. Kernell seconded to approve the project at 580 Main Street as discussed. Vote 3 YEAS. **MOTION CARRIED**.

(Residential) – 5653 Ohio Street – Michael Moes (Gutters/Downspouts)

Mike Moes stated his intent is to replace the gutters and downspouts of like-kind.

D. Volak MOVED; J. Underwood seconded to approve the project at 5653 Ohio Street. Vote 3 YEAS. **MOTION CARRIED**.

(Commercial) – 727 Grand Street – Richard & Georgia Tarrant (Chair Lift)

D. Volak stated the proposed chair lift is pursuant to an ADA accessibility issue which will be located on the back of the home and it is a type of modification that can be removed later on without impacting the integrity of the home itself.

D. Volak MOVED; J. Underwood seconded to approve the project at 727 Grand Street as submitted. Vote 3 YEAS. **MOTION CARRIED.**

(Residential) – 5743 Ohio Street – Ron & Carol Baaske (Front Porch)

D. Volak asked if the porch paint will be like-kind. Carol Baaske said it will be carpeted a grey color as they feel it keeps it warmer. They are replacing the columns, base, and spindles as they are all in bad shape. They can replace them with wood or fiberglass. D. Volak asked if they identified a product that is close as a match as possible to the existing columns. C. Baaske said they want it to look just like they have it now. She noted the Amish are making 42 custom made spindles. D. Volak said there are great fiberglass products both at Lowes and Menards which are very cost effective. He recommended that if in fact the contractor says the columns are not structurally sound and need to be replaced, that they should be allowed to replace them with like-kind by using either fiberglass or a wood material.

J. Underwood MOVED; J. Kernell seconded to approve the project as discussed at 5743 Ohio Street Vote 3 YEAS. **MOTION CARRIED.**

(Residential) – 756 Perry Street – Ed Schmitz (Garage) – Walk-in

D. Volak noted the previous owner put in a foundation for a garage and he currently has aluminum siding on the house and a newer roof. The plan is to side the house the same size lap of aluminum siding and paint it the exact same color. The siding will remain white until he is ready to paint the whole house which will be done in the spring of 2018. J. Underwood said choice of garage door is a beautiful door, but the only thing he noticed is that everything on the house is squared off, and he is proposing a semi-arch window in the door. E. Schmitz said he is flexible either way and can change this to rectangles. D. Volak said he is also proposing a typical treated lumber Dog ear privacy fence 24' x 64' x 54'. D. Volak said since all the trim on the house is white and the garage door will be white, he would suggest using an exterior white stain on the fence. E. Schmitz said he has no problem with this as he is strongly opposed to vinyl. D. Volak asked the intent of the man door on the Perry side of the house. E. Schmitz said they want to make this a white door with sandstone steps. D. Volak asked him to come back in the spring when he has the final plans on the door and steps.

D. Volak MOVED; J. Kernell seconded to approve the project as discussed at 756 Perry Street, and advised the property owner to fill out a Certificate of Appropriateness with the building department prior to beginning any work. Vote 3 YEAS. **MOTION CARRIED.**

Upon no further action, the meeting was adjourned by Chairman, D. Volak.

Next Meeting:
November 1, 2017 @ 6:30pm, Municipal Complex, 687 Decatur Street, Vermilion