

VILLAGE OF EPHRAIM

FOUNDED 1853



Historic Preservation Committee Meeting Minutes Tuesday, December 17, 2024 – 6:30 PM

Present: Kenneth Nelson-Chair, Kathy Pentler, Amy Russell, Cody Schreck

Absent: Marilyn Cushing

Staff: Brent Bristol- Administrator, Andrea Collak – Clerk/Treasurer

Guests: Mike Tomasian, Shannon Tomasian, Jack Opitz, David Green, Rick Hoyerman, BD Thorp, Matt Meacham, Michael Larsen, Michael McCutcheon, Andrew Bartelt, Grace Held, Kelsey Stone, Monique McClean, Susie Samson, Scott Pearson

1. **Call to order:** The meeting was called to order by Ken Nelson -Chair at 6:30 PM.
2. **Quorum:** A quorum is present for this meeting.
3. **Changes in Agenda:** None
4. **Visitors' comments:** None
5. **Previous minutes:** Minutes from 10/29/2024

Russell moved, Nelson seconded to approve HPC minutes from October 29, 2024, as presented, all ayes, and the motion carried.

6. **RaeAnne LLC – 9922 Water St – Accessory Structure/Railing**

Bristol said that the application was before the committee a few times. The last time, some work was done (railing and pergola erected) without permitting. The applicant wanted to replace the wood picket fence with an aluminum railing and add the accessory structure—an aluminum pergola—to the north side of the building. The application was denied, and the applicant was asked to present the committee with different material options for the railing and pergola. The committee had some concerns relative to the use of metal for both structures.

Mike and Shannon Tomasian suggested that since the pergola is already white and set back on the side of the building, they would like to apply wood-grain PVC to the face of the pergola. The front part that is seen would be covered in PVC wood-grain boards. This wood-grain PVC is the exact material that is on the building itself and will blend in much better than the smooth white it came with.

Committee members agreed that wood-like material would look more historic. Russell noted that the pergola is off to the side and not visible. Russell commended the applicant on coming back with the solution.

Russell moved, Schreck seconded, to recommend the approval of the Accessory Structure/Pergola application to the Plan Committee for RaeAnne LLC at 9922 Water Street, covering six posts and the horizontal roof line with wood-like material, all ayes, and the motion carried.

Pentler questioned whether the pergola will be a new acceptable norm now. Nelson believes that each application needs to be judged on its own merits. Russell agreed.

Tomasian mentioned that when it comes to commercial state-approved ADA powder-coated railing, they tried to model their railings after the black railings at the Historic Village Hall. In the beginning, they were told that black and white were acceptable, and as they drove around the village, they

noticed the black and white street signs as well as the new black lighting. They especially liked the black railings at the village hall and how they contrasted with the buildings, stone, etc. This contrast is what looked so appealing to them, especially since the railings were safely separating patrons from the parking lot. Their main goal was safety and not having white railings blend in with the white building, so cars could see the divide. Many children and families will be sitting on the patio, and the black railings were a much safer choice. However, if too much black is not approved, they can do a few things to whiten things up even more.

1. They can apply more of the wood grain PVC boards to the face of the railings. This would cover most of the black.
2. In the Spring they can install white flower boxes. This will be very vibrant and colorful, and the greenery will fall over and cover much of the black.
3. The bushes are in their infancy but once they grow and the flowers bloom, much of the bottom will block the black as well.
4. Painting/spraying the railing white.

Russell asked whether the railing was necessary. She would prefer natural boundaries like planters rather than railings. Tomasian noted that the building used to have a wooden railing around it, but it was all rotten. The area gets busy in the summer, and it can be dangerous. They put a curb in so cars do not bump into the railing. The railing is set three feet back, so when the cars hit the curb, they do not hit the railing and endanger the customers.

Pentler noted that the applicant worked so hard, and they did a really good job with the building itself. However, the black railing is not acceptable. It has a modern look in the historic area. Maybe they could paint it white and put shrubs up to block it. Schreck agreed. It does not fit the historic district ordinance. The look is significantly different from the railings in that area. Railings in that area are cedar. It stands out.

Tomasian has no issue painting/spraying the railing but is not sure whether the paint would stick. If the paint peels it will end up looking worse.

Russell noted that she would prefer that people come before the committee first. This situation puts the committee in an awkward position. However, the applicant made a great attempt. If they apply more of the wood grain PVC boards to the face of the railing to make it appear more wood-like she can live with it.

Schreck moved, Russell seconded to recommend the approval of the Accessory Structure/Railing application to the Plan Committee for RaeAnne LLC at 9922 Water Street, covering outside main horizontal and vertical posts of the railing with wood-like material as presented, Russell aye, Schreck nay, Pentler nay, Nelson aye, and the motion failed.

7. Julia Uihlein – 10239 Water Street – Design Review

Bristol noted that the committee will consider a request from Julia Uihlein relating to the use of metal roofing on the porch of a cottage renovation project located in the historic district.

The applicant will be lifting the 2 log cabins that are on the property and building a new foundation under the existing cottages. The main cottage will remain in the same location and have the same elevation. The second smaller cottage will be moved slightly North at least 10' from the property line to make the structure compliant with the side yard setback. The elevation will remain.

The exteriors of both buildings will stay the same unless necessary replacements are needed. New roofing on both buildings; standing seam copper roof on porch and western red cedar shingles elsewhere. There will be no added decks or patios. Minimal finished grading will be required as the grades will not be changing.

Nelson referred to the Historic District ordinance 17.26.11(b) regarding metal roofing. *“Metal roofs are allowed only by application for a special exception. Unfinished or galvanized metal siding or roofing is highly discouraged.”*

Pentler noted that the copper awning would give the structure an interesting look.

Schreck moved, Russell seconded to recommend the approval of the Design Review/Metal Roofing application to the Plan Committee for Julia Uihlein at 10239 Water Street, as submitted, all ayes, and the motion carried.

8. Julia Uihlein – 10235 Water Street – Design Review of New SFR

Bristol said that the committee will consider a request from Julia Uihlein relating to the use of metal roofing on the accent roof of the new home located in the historic district.

Bristol noted that it is a large home, but he worked at length with David Green, a representative from DeLeers Construction, on-site planning and dimensional work. The project meets all the dimensional standards.

The applicant would like to build a new residence. It would be a wood-framed 2-story residence with an unfinished basement and attached garage. The building will have gray stained cedar siding, gray or brown synthetic cedar shake roof, and natural masonry. Also, will be used a natural copper roof and flashings that will patina to a natural bronze tone. The material on the new structure will match the material of existing properties. This is a new building that is meant to look old/historic. The applicant would like to preserve the existing topography.

Materials were provided. David Green explained that it is the content of the copper that predicts whether it would patina to brown or green color.

Committee members suggested wood or wood-looking material for railings.

Schreck moved, Russell seconded to recommend the Design Review of the New SFR application to the Plan Committee for Julia Uihlein at 10235 Water Street, as presented, Nelson aye, Russell aye, Schreck aye, Pentler abstained, and the motion carried.

Nelson commended the applicants on the completeness of their submittal.

9. New Business for Next Meeting: None

10. Adjournment

Russell moved, Schreck seconded to adjourn the Historic Preservation Committee Meeting at 7:18 PM, all ayes, and the motion carried.

Recorded by, Andrea Collak- Clerk/Treasurer

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