



# **Landmark Commission**

**City Building**

222 Meigs Street  
Sandusky, Ohio 44870

**February 28, 2018  
1ST FLOOR CONFERENCE ROOM  
4:30 P.M.**

## **AGENDA**

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1. Meeting called to order – Roll Call
2. Review of minutes from the August 23, 17 and November 15, 17 meetings
3. Jeff Foster has submitted an application for exterior alterations to the Huntly Building located at 131 East Market Street.
4. Scott Thom & Ray Thom, Market 301 LLC, have submitted an application for exterior renovations to the building located at 301 E. Market Street.
5. Other Business
6. Adjournment

Landmarks Commission  
August 23, 2017  
Minutes  
"Draft"

The Chairman called the meeting to order at 5:50PM. The following members were present: Mr. David Miller, Mr. Jim Jackson, Mr. Pete McGory, Chairman Michael Zuilhof, Mr. Conor Whelan, Mr. Joe Galea and Mr. Wes Poole. Ms. Casey Sparks and Ms. Angela Byington represented the Planning Department; Mr. Justin Harris represented the Law Department and Debi Eversole, Clerk from the Community Development Department.

Mr. McGory moved to approve the minutes from the 4/26/17 meeting. Mr. Galea seconded the motion. With no further discussion, the motion carried with a unanimous vote.

Mr. Miller moved to approve the minutes from the 7/26/17 meeting. Mr. Poole seconded the motion. With no further discussion, the motion carried with a unanimous vote.

Ms. Sparks presented Jeff Foster, on behalf of Shoreline Building LLC has submitted an application for exterior alterations to the property located at **225 Water Street**, which is noted on the application as **222 Shoreline Drive**. The Chairman asked that the address 225 **West** Water Street be entered for the record. Ms. Sparks stated that the property is zoned as Downtown Business, within the Central Business District. The property is located within the National Register district, as such exterior renovations are required to be reviewed by the Landmarks Commission. The applicant has applied to remove and replace all of the existing windows. The application includes a full unit replacement with historically accurate, aluminum clad, wood windows with insulated glass. The applicant has indicated that the aluminum clad would be of a hemlock color. The ground level storefront entrance along Water Street will be painted including doors and framing. The cladding above the entrance doors along Shoreline Drive will be replaced with painted fiber cement. The previous owner did make some effort through the Design Review Committee to repair and replace some of the windows at this existing facility, however some of the windows were replaced with vinyl. The current owner has made a clear effort to preserve the historic character of the building while providing an upgrade. Staff would recommend approval of the proposed alterations to the building. Ms. Sparks stated that the applicant is present to answer any questions the Commission may have for him.

Mr. McGory moved to approve the application as submitted. With a lack of a second, the motion died.

Jeff Foster, Payto Architects 1220 West Sixth Street, Cleveland indicated that it would be a full replacement of the windows and that the previous owner did replace some of the windows with a vinyl replacement because the wood had deteriorated. Mr. Foster said that he is bidding out to 4 different contractors to do the full replacement and showed a sample to the Commission.

Mr. Poole asked what drove the applicant to replace what had previously been fixed by the prior owner. Mr. Foster stated that because the wood is deteriorated, the windows are leaking. Mr. Poole asked for comments regarding the outcome long term since the work deviated from the standard landmark historical requirements. Mr. Foster stated that the work that was done by the previous owner did not compromise the historical integrity. They can bring back the historical characteristics of the building. Mr. Poole asked if Mr. Foster had any experience with owners that did not follow the guidelines for historical buildings. Mr. Foster stated that the local tax credits are a major incentive that the building owners and surrounding properties should always keep in mind.

Mr. McGory asked if the arched windows will stay intact. Mr. Foster stated that they will find a window that will be inserted into the original archway frame.



Mr. Poole moved to approve the application. Mr. Jackson seconded the motion, which carried with a unanimous vote. Mr. Poole thanked Mr. Foster for his investment and that the Community will benefit from this project.

Ms. Sparks presented that Leisa Oakes-Davis has submitted an application for exterior alterations to the building located at **126 Columbus Avenue**. The property is located within the Central Business District and is zoned Downtown Business. The property is also located within the National Register district, as such, exterior renovations are required to be reviewed by the Landmarks Commission.

The applicant is requesting alterations to the rooftop. This would include the following:

- Cut opening in roof to accommodate new stairway and provide structural reinforcement as required
- Install new steel stairs and modify rail at the landing of the existing stairway
- Construct a new roof structure that is approximately 5' x10' long. The structure will be wood framed with vinyl siding and a sloped roof with asphalt shingles.

The applicant has applied for Economic Development funds for the exterior and interior repairs to the building. They have indicated that they would like to take full advantage of the views within the area. Staff would recommend approval of the alterations for the exterior of the building. The proposed alterations will not impact the historical character of the building. Ms. Sparks indicated that there was a similar application that came through the Landmarks Commission last month that was approved. She also stated that the applicant could not make the meeting tonight as they are out of town.

Mr. Miller asked if Ms. Sparks knew the intended use of the deck. Ms. Sparks stated that it would be for personal use and a viewing area. The applicant did not indicate whether there would be furniture or landscaping there. Chairman Zuilhof asked if the plan was recessed enough that you would not see from the street. Ms. Sparks indicated that the setback could be included as a condition within the motion.

Mr. Whelan asked that if the Commission approved the application, would the setback have to be what is indicated in the drawing or could they change the plan? Chairman Zuilhof stated that his understanding is that they would have to comply with what they submitted within the drawing. Staff could approve minor alterations at Staff level, but anything major would come back before the Commission. Ms. Sparks stated that Ms. Byington stated that it may be beneficial to move the structure ½ way back so that it would be more in the middle of the building. Mr. Poole asked if the structure should be moved if it is not viewed from the street anyway. Ms. Sparks stated that if it is clear within the motion that the structure not been seen from the street, the applicant would have to abide by that condition.

Sharon Tresk, Marous Brothers Construction indicated that it is common practice that if the property is within a block, you would go to the nearest intersection from the furthest vantage points. If you can't see the rooftop structure from the intersection vantage points or the street, it is ok.

Mr. Poole indicated that it appears that this application is being singled out for standards that don't exist within our ordinance and that other applications have not had to abide by certain conditions. What is the standard practice? Ms. Tresk stated that if it is within the National Registry, it would have to abide by the National Parks Service guidelines. Mr. Zuilhof stated that the ordinance states that applications must conform to the National Parks Service guidelines.

Mr. Whelan moved to approve the application as written. Mr. Poole seconded the motion. With no further discussion, the motion carried by a unanimous vote.

Chairman Zuilhof requested to hear item #5 next. Ms. Sparks presented that Chris Parthemore has submitted an application for exterior alterations to Sandusky State Theatre, located at **107 Columbus Avenue**. The



property is zoned as Downtown Business and is listed on the National Register district, as such, exterior renovations are required to be reviewed by Landmarks Commission. The application is to repaint a small section of western side of the building for a mural. The mural will be 30' x17' depicting scenes from Sandusky area. Staff believes the proposed alterations will protect and enhance the exterior of the property. It is important to know that this exterior wall has already been painted. This mural will be the initial pilot project for increasing public art that we will ideally see city wide in the coming years. This project also is in conjunction with our bicentennial year and staff believes that this is an appropriate way to celebrate the historic nature of the building and Sandusky. Staff has recommended approval and has provided comments to the artist in regards to the background colors being more historically appropriate and some minor to the proposed images. McKenzie Spriggs, representing our Bicentennial Commission and Chris Parthemore from Sandusky State Theatre are her on behalf of the application.

Mr. Poole asked what Landmark regulation applies to the application. Ms. Byington stated that the application is an artistic element to the building. Since the wall where the proposed mural will be placed has already been painted, there will be no change or alteration with the historic character of the building. The Secretary of Interior Standards states that you should not paint a building and since this one has already been painted, it is allowed to repaint for maintenance purposes. The color recommendations within the Secretary of Interior Standards are for facade, trim and windows, not an artistic element that is added on to the building. This will not change the historic character of the building and can be painted over at any time.

Chairman Zuilhof stated that this appears to be more of a sign or billboard to him rather than a mural. Is the sign ordinance in effect in this case? Ms. Byington stated that Staff does not consider this a sign or billboard, but an artistic element to the building. Mr. McGory asked if this mural will be changed on a monthly basis or painted once and left. Ms. Byington stated that the intent would be on a long-term basis. Chairman Zuilhof stated that if it were proposed to be changed, it would come again through Landmarks Commission.

Mr. Poole asked for clarity on the description of signs and billboards. Ms. Byington stated that a billboard is defined as off-premises advertising. Ms. Sparks recited section 1143.02 of the Zoning Code stating that:

- Any writing, pictorial representation, illustration, emblem, symbol, design, or other figure or similar character that is a structure or a part thereof, or is attached to or in any manner represented on a building, vehicle, or other structure, and is visible from any public right-of-way or any other lot or parcel, and is used for purposes of advertisement, announcement, declaration, demonstration, identification or expression

Mr. Galea and Mr. McGory stated that they feel that using this definition, the project seems like it is a sign. Ms. Byington stated that Staff would have to look at the dimensions and the project may require a variance. She added that she is not aware of regulations for a mural.

McKenzie Spriggs, Bicentennial Coordinator for the City of Sandusky stated that the Greetings from Sandusky mural is intended to be an artistic element to the building. The Bicentennial Committee all agreed to prioritize city-wide beautification. Public Art was set aside in 2 sections of the Bicentennial Vision as a priority.

- Destination City describes utilizing public art as a lasting legacy. Work with local foundations to put together a public art program for the Bicentennial that includes neighborhood and the waterfront that utilizes murals and lighting elements to enhance and add a public art legacy.
- Celebrated City describes utilizing public art as a legacy project to complete lasting community improvements to neighborhood parks, public art and the waterfront.

Chris Parthemore, Director of Sandusky State Theatre stated that there are a lot of advantages to this project. One is marketing, particularly on social media. The "Greetings From ..." murals are all over the United States and people use these for photos opportunities and tag them on social media. He added that the wall space is



currently not being utilized and he is not in favor of the current paint on the wall. The State Theatre Board voted unanimously to approval putting the mural on that underutilized wall. They believe that being influential in the Art Community of all Erie County, it is important in being a leader in this Public Art initiative. Mr. Parthemore continued to say that the photos that have been provided this evening are examples of other cities and that the artist is currently making changes to Sandusky's art.

Mr. Poole likes the idea of murals and public art within the community and that the content is not what really matters. He wonders if it has been determined if this would be considered a sign or a mural. Mr. Harris stated that if it is a sign, that would be a zoning issue and is not part of the Landmarks Commission decision process. The Landmarks Commission is to determine if this public art conforms to the Landmarks Ordinance.

Mr. McGory stated that while he appreciates the concept and supports artists, this particular design looks cheap in nature. He feels that something like faux columns and archways that would make it look like the wall were part of a coliseum rather than what appears to be a billboard, with colors that scream out at you.

Mr. Jackson stated that he feels that the purpose of this is to highlight the values of Sandusky and show them to the public and tourists. Ms. Spriggs stated that this was only a first draft of what was given to them to highlight the assets in the historic downtown area, waterfront, parks, etc. The colors as well as content may be changed prior to painting. The interpretation is still being approved with the artist.

Mr. Galea stated that the guidelines for Certificate of Appropriateness follow the Department of Interior Standards and wondered if the Department of Interior Standards speaks in any fashion with what the Sandusky City Zoning Code defines as a sign. If the Commission grants a Certificate of Appropriateness for this mural, going on an already painted structure, will this open up for other properties to apply to have a painted sign on their building stating artist merit and not a commercial aspect and then citing the State Theatre for the mural after Landmarks approval.

Chairman Zuilhof wondered if it is determined that the mural is considered a sign, would a Certificate of Appropriateness even be necessary. Mr. Harris stated that Certificate of Appropriateness for signs are approved at staff level.

Ms. Sparks stated that the historic nature of the building will not be compromised. That proposed portion of the building has already been painted and the mural will be painted over that.

Mr. Poole stated that he is in favor of murals. However, this sign, whether the building is already painted or not, is being considered on a landmarked building and we are being asked to approve the nature of the mural. He stated that he is not prepared to vote on a conventional design.

Mr. McGory stated that since this is part of the Landmarks Commission, he felt that the overall concept is that to try to make the area classy and historical area. If the goal is to just add something to a flat wall, he stated that he felt a more appropriate art concept would be maybe a street scene with silhouettes of people enjoying the downtown area. He does not feel good about having a bright colored billboard in the downtown historic area. It would be better in an area outside the landmarks district.

Mr. Miller stated that he has full appreciation of the historic character of the downtown district. He stated that he understands that this photo opportunity is something that the kids do now and he doesn't think that there will be any permanent degradation to this particular wall that is modern brick and that is a new addition to the building. He added that if you paint it and don't like it, you can repaint over it.

Mr. Whelan wondered if the Landmarks standards has a definition regarding signs. Mr. Harris deferred to Sharon Trsek with Marous Brothers Construction. She stated that if it had historic signage on the facade, you can put new signage on that facade in a similar location. As long as the historic architecture is preserved, there should not be an issue. This seems easily reversible. Mr. Whelan stated that the job of the commission not to approve what they like, it is to protect the historic integrity of the buildings in the district.



Mr. Poole stated that he is not comfortable voting on a conceptual drawing where he does not know if the design will change or if bright colors will be used that may not be appropriate.

Mr. Parthamore stated that the State Theatre Board voted unanimously for the mural because it was not an abstract drawing. It is not open to interpretations or opinions. This is something that is all over the country. He further stated that the wall was added in 2005 and the paint is scheduled for repainting in the spring regardless if it is a mural or not. He added that he was not sure if the fact that the particular wall was an addition in 2005 mattered or not. The wall is not the original historic façade.

Ms. Byington stated that Staff was not aware that this wall was part of an addition but the fact that it is attached to a historic building means that it has to come through the process. You may view what's going on with the addition differently than if it was going on the original façade.

Mr. Miller moved to approve the application. Mr. Whelan seconded the motion. Mr. Miller agrees that the commission has concern and interest about color and images. He stated that he believed that prior to about 1890 or within that era, paint was not dull and boring. Houses were natural wood with yellows and reds, much brighter pigments. He felt that buildings do not have to be kept boring to remain historical. Ms. Trsek stated that color palette in which Mr. Miller referenced would be for the surface of a building, not specific signage or art.

Mr. Poole stated that since Mr. Parthamore stated that the building was scheduled to be repainted in the spring, we have time to deal with the questions and concerns. He is not comfortable approving this application without knowing what it will look like. The colors used on this building will be what others may see as guidelines. The color and images selected will all impact downtown.

Mr. Poole asked the applicant if they could bring this back at a later time with a more definite version of what the mural will look like. Ms. Spriggs stated that the artist is scheduled to be here September 17, 2017 and will not be back until 2019. Sandusky's dates with the artist are September 17 – 26, 2017.

Mr. Galea moved to call the question. Hearing no second, Mr. McGory stated that whatever happens, the wall can always be painted over. Whatever goes on the wall does not have to be forever.

Mr. Miller stated that this proposal has unanimous endorsement through the board of the Sandusky State Theatre.

With no further discussion, roll was called on the motion and second to approve the application. The motion carried with a 4/3 vote; Mr. McGory, Mr. Zuilhof and Mr. Poole voting no.

Ms. Sparks excused herself from the meeting. Ms. Byington will present the next item.

Mr. Poole moved to approve the next item on the agenda (historic district expansion within the central downtown area). Mr. Jackson seconded the motion. With no discussion, the application was approved with a unanimous vote.

Mr. McGory moved to adjourn the meeting. Mr. Galea seconded the motion. The meeting adjourned at 6:12PM.

APPROVED:

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Debi Eversole, Clerk

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Michael Zuilhof, Chairman



Landmarks Commission  
November 15, 2017  
Minutes  
"Draft"

The Chairman called the meeting to order at 5:45PM. The following members were present: Mr. David Miller, Mr. Jim Jackson, Mr. Pete McGory, Chairman Michael Zuilhof, Mr. Conor Whelan, Mr. Joe Galea and Mr. Wes Poole. Ms. Angela Byington, Ms. Casey Sparks and Mr. Greg Voltz represented the Planning Department; Mr. Trevor Hayberger represented the Law Department and Debi Eversole, Clerk from the Community Development Department.

Ms. Sparks presented that the Sandusky Library and Follett Museum Foundation had applied for a Certificate of Appropriateness for demolition of the property at **417 Columbus Avenue**. The current site is zoned as General Business. The applicant had indicated the purpose is to expand the existing reading garden on site.

The building is a unique Italianate Victorian architecture and the owners of the structure included John Godfrey, a local business owner and Leonard Johnson the owner of Johnsons Island.

The library and Follett Museum purchased the property in 1999 to assist with the Library's expansion project. The library utilized the property as a rental property but, per the Library, it became too cost prohibitive to continue with necessary maintenance.

The library provided quotes for repair of the structure that totaled \$761,917.50 to \$1,069,132.50. The library also offered the property to the Old House Guild and stated on the application that they could move it to another site, however the plan was not feasible due to the condition of the building.

The purpose of the Secretary of Interior Standards is to encourage preservation of buildings that are located on the National Register. The Secretary of Interior Standards provides alternatives to repair buildings which may be damaged or deteriorated.

The City understands the financial position of the library and respects the continued efforts to beautify the property.

The City has placed great effort into preserving our historic buildings by achieving the Certified Local Government status and expanding the existing downtown historic district. Staff believes that demolishing this structure would be contrary to the Secretary of Interior Standards and could also negatively impact the City's efforts to preserve our historic properties.

Chairman Zuilhof stated that he will recuse himself from voting to avoid the appearance of conflict due to his involvement in trying to find solutions to save the building.

Mr. Poole requested that the attached correspondence e-mail from Landmarks consultant Sharon Trseck be read into the record. (see pages)

Ms. Sparks clarified to the Commission that although Ms. Trseck consulted Staff on the expansion of the downtown historical district project, she is not a consultant for the Landmarks Commission. The e-mail was sent professional to professional as she had great knowledge of Sandusky's historical landmarked buildings. She was asked her opinion on the project. Additionally, the attachment that was sent with the e-mail was a demolition review process that other cities had utilized and would not be relevant to our requirements. Staff felt it was important to forward her comments given the amount of information and history that she was able to provide, Staff though would be helpful to the Commission members.

Jim Miller, member of the Library Foundation stated he is familiar with the property and is very involved in the history of the community. He added that the letter that was sent seemed verbatim to the book written by Helen Hansen and Jenny Steinemann. He stated that the history of the property was that it was a house in



Sandusky. Godfrey built it in 1854 and sold it in 1855 to John Bean. 1860 the property was sold to Steed, who sold it to Latham in 1863. During Mr. Latham's 7 years in Sandusky, he formed the reading room, which was part of an early library association. When Mr. Latham left for Baltimore, he rented the house to Johnson, who resided there for 28 years. Mr. Miller stated that while Johnson has some notoriety for having Johnson's Island, nobody of great historical stature had this house. From 1937 on, it was apartments. The house is a maintenance challenge. It was finally closed up due to the challenges of keeping it open. The foundation had been trying to find a buyer for the building and nobody wants it. He stated that if Marous Brother's wants the building to restore it, they could have it and as a historian, he is usually the last one in favor of tearing something down, but this one is not worth keeping anymore.

Mr. McGory asked if he understood Mr. Miller to say that if Marous wanted the building they could have it. Mr. Miller stated that was only his opinion and he no power over the board, but he doesn't think anyone would put the money needed into it as they would never get their money out of it.

Lee McDurmond, 2408 Deerpath Dr. and President of the Foundation stated that the Foundation is willing to part with the building but not the land. The property is crucial to the access of parking to the Library. Selling the land would take away 1/2 of the parking on the front portion of the lot and narrow the driveway. They would like to keep that property for those reasons and also for future Library expansion.

In 2001 the Library undertook an extensive expansion and remodeling of the original Carnegie library built thru the generosity of Andrew Carnegie. That expansion involved acquiring the old Erie County Jail, connecting the two buildings and creating an addition to the original library building along its Columbus Avenue side. Since 417 Columbus Avenue was not to be a part of the actual library building, but due to the fact that the land on which the building on 417 was situated was needed for access to the Library's expanded parking lot, the Foundation took title to and still owns the Property.

At that time, the building on the diminished property was remodeled to retain five apartments which were rented out until 2012 when the Foundation determined the building was no longer fit for habitation and the cost of rehabilitation was prohibitive. Several years ago, the Foundation concluded the building could not be rehabilitated on anything approaching a financially reasonable basis and that it (the building) was not needed (and, in fact, was determined to be a detriment to) fulfilling the mission of the Library. He added that this project may be for preservation, but the building has no purpose. The property at 417 Columbus Avenue will not be sold. They do not have the money to restore the building.

Mr. McDurmond added that he wanted to clarify something that may have been misinterpreted in the Staff Report. "The Library and Foundation are requesting to demolish this structure to expand the existing reading garden." Mr. McDurmond stated that their intent is the reverse. He felt that they have made a responsible and difficult determination that the building, because of the cost of restoration, far exceeds any reasonable amount and needs to come down. The expansion of the reading garden is simply meant to lessen the esthetic effect of the removing the building. It is not the main purpose of the application. The Library's mission is giving all people opportunities to enrich their lives and the Foundation's mission is to support the Library in fulfilling its mission. The Foundation believes that focusing their resources on the Library, Jail and Follett House enriches people's lives than does restoring rental property. They have found themselves in a conundrum. They need the property at 417 Columbus Ave to provide access and parking for the Library, but do not have a foreseeable need or use for the building and cannot justify the expense of restoring it. The Library and Follett House have a to do list that is approaching 2 million dollars. They must prioritize the order in which they tackle that work and balance which properties are more important. The balance clearly falls in favor of the Library and Follett House.

Jim Sennish, 1316 Columbus Ave stated that he is the President of the Library Board and speaking on their behalf. He added that they are unanimous in support of the Foundation's recommendation for 417 Columbus.



He stated that he cares deeply for Sandusky and preservation of property as he owns a house built in 1905. He added that the discussion of the 417 Columbus Avenue property was in great detail. Options were considered and ruled out. The conclusion is that there is no clear purpose for the building and no money to restore it. Not every property can be saved. The land however has a purpose. It will remain part of the Library campus.

John Hildebrant, Vice President of the Foundation stated that this is a very important issue. He has a longtime interest in the community. He feels that preservation is about choice. What should be preserved and protected and what should be given over for new uses. The care and preservation of the Library and Follett House are higher priority for the funding than 417 Columbus Avenue.

Mr. Galea asked the applicants if this property had been offered for sale or marketed. Mr. McDurmond responded that it was offered to the Old House Guild to move the structure. Mr. Galea asked if this is the position of the foundation because the parcel is needed for parking. He added that if the property were offered for sale, the Library could maintain a permanent easement for any area in that lot that the library would need for parking. Mr. McDurmond stated that the option had been discussed and the conclusion was that the Library cannot part with the land. The land is critical to the library campus.

Mr. Poole asked what circumstances would cause the need for expansion. Mr. McDurmond stated he cannot tell the future, but they need the property for future access. Mr. Poole addressed Staff to question if there is grant money available to help preserve this house. Ms. Byington stated that Staff had not looked into it but she is sure that there would be some funding available. Mr. Poole addressed the applicant to ask why they bought a house with historical value and are not willing to restore it. He added that the Landmarks Commission's responsibility is to try to preserve. Ultimately, it will be City Commission's decision. He stated that the reason of not wanting to spend the money to restore is not a reason for this Commission to approve to demolish. Mr. McDurmond stated that when they purchased the property and building, they had no intent on keeping the building. A benefactor stepped in and offered to make some improvements to the building, but at this time, they cannot spend the money to restore it.

Rick Scheel, 1415 Columbus Avenue stated that as a Board Member of the Old House Guild, the Library had been offered funding to stabilize the building. He added that the Library had not responded to the offer as of yet. He stated that the building is still salvageable but further neglect will cause deterioration. This building could be incorporated with the library as a teaching or learning center among other things. This is a gateway to Downtown among many beautiful homes. He asked the board to reject the application and stated he felt there were ways to raise the funding needed to stabilize the building.

Sharon Johnson, 1139 Fifth Street stated that this is a bad situation and feels that the building should be demolished. She stated that she frequents the library often and asked to not put a garden there, but expand the parking.

Mr. Miller moved to approve the application for demolition. Mr. McGory seconded the motion for discussion purposes.

Mr. McGory stated that as a history major in college, he does not accept the historical significance of this house from the number of people that have lived there. He does see an architectural significance. He understood the Library's position that they cannot justify spending the money on this building. He stated that he also understood that the library is functioning without additional parking and they don't need an expanded reading garden. It comes down to in the future; they could use the land for additional parking or a library expansion. He added that if one owns something, shouldn't they be able to get rid of it?

Mr. Jackson stated that the library doesn't want anything to do with this building. So if the Commission does not approve this application and the building just sits there, what good are we doing the community?



Mr. Miller stated that the Landmarks Commission is not here for preservation only. They are here to exercise their judgment. He has experience with the National Historical Register when his job required him to get approval to demolish buildings on the Historic Register. He considers himself to have historic sensibilities, but not everything is worth saving. His opinion is that if the Library never requested any State or Federal money for this property, then it should be their choice whether to preserve the structure or not especially since it is not in the Downtown Historic District.

Mr. Galea stated that when he received the application he was very conflicted. Hearing from the applicants clarified whether this was the right thing to do or not. His intent is to vote no on the application for demolition.

Mr. Whelan stated that he agreed with Mr. Miller in that it is not that we can never tear down historic buildings. He felt that there would be someone that would step up and fix the building if given the opportunity. He added that they may even be willing to split the lot so that the Library could still have space for additional parking.

Mr. Poole stated that the city clearly supports the concepts of keeping old buildings. This building is historically landmarked. The Landmarks Commission cannot insert their judgment as to how important this building is. The Landmarks Commission's goal is to help applicants restore their properties. He stated that if an outside consultant stepped in and reviewed the situation, maybe there is a solution. The current parking is adequate. The applicant had not explored possibilities of getting money from the state to make improvements. He stated that his vote will be no because there is nothing to justify demolishing the building.

Mr. McGory asked Staff if they could explore options with the Foundation for further possibilities. Ms. Sparks stated that with the direction of the Foundation, Staff would be happy to explore further options.

Mr. Miller stated that he had an experience at the Ohio Veterans Home where several cottages that were maintained for over 100 years had outlived their purposes. In order to negotiate approval for these properties to be demolished, it required that the parties involved entered into an agreement where the owner would seek alternative uses for the buildings as a condition for approval for demolition. If the application is denied, it would be nice to have a timeframe as the demolition protocol as mentioned a 6 – 24 month period of time to undertake the efforts for alternative use or a buyer that will accept the building without the property or easements needed for Library.

Mr. Galea stated that his intent to vote no is not to create a hurdle for the foundation, but he believes the building could be saved from further deterioration and stabilized at a cost less than what was submitted with the application. Assistance could be gained in that regard and a plan developed with the city or other stakeholders.

Mr. Hayberger clarified that since there will be only 6 votes, a tie would result in denial. Chairman Zuilhof stated that he understood.

The motion on the table is to approve the application for demolition. Roll call resulted in a denial of the motion. Yes: Mr. Miller, Mr. Jackson, Mr. McGory. No: Mr. Whelan, Mr. Galea, Mr. Poole. The Chairman abstained from the vote as previously mentioned.

Mr. Galea moved to adjourn the Landmarks Commission. Mr. McGory seconded the motion. The meeting was adjourned at 7:10PM.

APPROVED:

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Debi Eversole, Clerk

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Michael Zuilhof, Chairman





Mon 11/13/2017 12:13 PM

Casey Sparks

Landmarks Information

To mzuill@accelogy.com; Wes Poole; Conor Whelan; James Jackson; Joe Galea; David Miller; Pete McGory (margie@ohiolawfirm.com)

Cc Angela Byington; Debi Eversole

All,

We have reached out to Sharon Trsek of Marous Brothers regarding the library's request for demolition of 417 Columbus Ave. She responded with some very informative historical data as well as some information from the National Trust document that outlines demolition of historic structures. We wanted to make sure that you received this information for review before Wednesday's meeting. Please see Sharon's comments below.

*I would encourage you to propose enactment of a Demolition Review with interim protection included as part of that process. Attached is a National Trust document that helps outline Demolition Review Laws and how they can be utilized. In this case, while the Library Foundation has no use for this particular historic property and I am certainly sensitive to their financial position, demolition should be an absolute last resort. I would hope that an alternate building purchaser could be identified and funds eventually raised for the Godfrey-Johnson House's rehab.*

*While the rendering at the end of the document you forwarded is nice and the reading garden compliments the architecture of the Carnegie Library, the loss of the Godfrey-Johnson house for some bushes and benches would, in my opinion, be something that should be avoided and vehemently contested.*

*The application mentions discussion with the Old House Guild but there are additional local preservation societies that should be contacted. From a quick internet search, it appears there is an Johnson's Island Preservation Society and, given the historical significance of Leonard B. Johnson and the loss of all of the Civil War era structures on Johnson's Island they might have a genuine interest in this property. In any case, it's worthy of a discussion. Here's a link to their website <http://johnsonsisland.org/contact-us/>*

*Leonard B. Johnson was born in Ireland in 1807 and moved to Canada with his parents in 1822. In 1832, Johnson came to Sandusky and was a pioneer stove and tinware dealer in Northern Ohio. He also established a lime kiln as early as 1860... eventually becoming treasurer of the Sandusky Lime Co. (a combination of a number of local lime manufacturing plants – including L. B. Johnson & Co.). Lime kilns were located along the commercial downtown waterfront just east of the lumber yards (near the current site of the Jackson St. Pier). But I digress...*

*Most notable was Johnson's purchase of the 300 acre island from E.W. Bull of Danbury, Connecticut (previously referred to as Bull's Island) in 1852 which he renamed Johnsons Island. Once acquired, he cleared several acres for farming. By the fall of 1861, about 40 acres of the island was leased to the government for use as a new Civil War prison site and prisoners arrived as early as April 1862. Up until the time the prisoner of war camp was being built, the island's sole inhabitants were L.B. Johnson and his family. The Johnson family owned the island before and after the Civil War and continued use of the island for agricultural purposes after the war had ended and prison-related buildings had been decommissioned. Leonard Johnson died in 1898 at the age of 91 and the island was then sold.*



Here's a google books link with some Johnson Island history

<https://books.google.com/books?id=t6khDgAAQBAJ&pg=PT290&lpg=PT290&dq=leonard+b+johnson+sandusky+johnson+island+pleasure+resort&source=bl&ots=G0qfC70j0o&sig=6r19e68f3x1a7ySc3lX0cd6Hw8&hl=en&sa=X&ved=0ahUKEwiE3pThqrLXAhWMTCYKHcYcBUIQ6AEILjAB#v=onepage&q=leonard%20b%20johnson%20sandusky%20johnson%20island%20pleasure%20resort&f=false>

With regard to the residence at 417 Columbus Avenue (parcel 56-01148.000) – The original owner was John Godfrey (the house was built in 1854) and Godfrey's insurance office was located downtown on the second floor of the Hubbard Block along West Water Street (so that's historical in itself...) BUT I would like to point another noteworthy (rather ironic) owner prior to Johnson - Lester Latham. Latham was secretary and treasurer of the Sandusky, Dayton and Cincinnati Railroad. But he was more than just that... he was a leader in the community and was especially interested in a library for Sandusky. Several lecture societies had gradually evolved into a YMCA and in 1867 this association raised funds to establish a circulating library and reading room on the third floor of the First National Bank. This organization was known as the Young Men's Christian Library Association with Lester Latham serving as President and James Woolworth Vice-President. The library was not very successful and some people thought the word "Christian" led the public to believe that all of the books within the collection were theological. In any case, in 1870, the discouraged YMCLA offered their 400 books to a group of 12 ladies who established "The Library Association" (eventually resulting in the Carnegie Library you have today) and Lester Latham moved to Baltimore and began renting out his house to Leonard B. Johnson. L.B and family resided there for 28 years – beginning in 1870 (as renters) and in 1893 finally purchasing from Latham. In 1897, the 417 Columbus Avenue was acquired from the Johnson's by William L. Lewis. Lewis was born in Sandusky in 1854 and devoted many years to a grocery business. He died in 1928 and in 1937 his daughter sold to Karl and Anna Riedel, who remodeled the house into apartments. The Riedels lived here five years and then moved to a home on the Cedar Point chausee. Karl Riedel was vice-president of the Sandusky Lumber Co. and president of the Sandusky Development Co. In 1952 the house changed owners once more, this time it was bought by Mr. and Mrs. Robert Beachy who occupied one of the apartments. Unfortunately, the Erie County Auditor's site only shows me the 1999 sales (from Joseph & Mary Viviano to Thomsen Helmut and then from Thomson Helmut to The Sandusky Library) so there's a gap of time from the 1950's to 1990's I have no known ownership lineage – although that's easily retrievable from a deed search.

Architecture aside, I think the siting of the Godfrey-Johnson house right behind the library and its historical connection to Lester Latham and his love of books – eventually forming the YMCLA and later turning over that collection to the "The Library Association" is a place-making piece of history worth promoting and marketing to prospective building purchasers. I would also encourage Local Landmark designation for the residence to help raise public awareness of its century+ use and connection to persons of significance within the Sandusky community.

OK – back to the architecture. It is noted in Ellie Damm's book "Treasure By The Bay" (page 118) that the decorative wrought iron porch may have been added later but that it is one of only two such porches surviving in Sandusky. The house is an excellent example of Italianate style architecture. I would encourage the Landmark Commission to either obtain a copy of the full study including the existing condition photos which was produced by HBM Architects or request a site tour. I find it difficult to believe the restoration costs would be so high and would recommend that, instead, a financial figure be identified for the envelope enclosure and mothballing of the structure (that's something Marous could



*even do if need be through an estimating exercise) – and reach out to local foundations for emergency funding to cover those mothballing costs until such time that a future building purchaser can be found. That way, the building is not a financial burden to The Library Foundation and its demolition can be avoided or, at the very least, held off while the community has time to find a buyer.*

*Although no relevance to the preservation or proposed demolition of 417 Columbus Ave, I found it interesting to note that, according to a 1959 article in the Register, there were two other local houses that L.B. Johnson had actually erected himself. Both were double houses of stone. In 1846, he built the house at 414-416 West Market Street and sold to William A. Simpson. The other is at 312-314 Decatur Street which Johnson built around 1845. I don't know whether or not they still stand today... but, if a Local Landmark designation is sought for this residence, the connection to Johnson being noteworthy as part of its statement of significance, those other two residences (presuming they survive) may also be worthy of designation.*

Casey Sparks  
Chief Planner  
City of Sandusky  
222 Meigs Street  
Sandusky, Ohio 44870  
419-627-5715



CITY OF SANDUSKY, OHIO  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF PLANNING

LANDMARK COMMISSION  
REPORT

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APPLICATION FOR EXTERIOR  
RENOVATIONS TO  
127-134 EAST MARKET STREET

Reference Number: LC-01-18

Date of Report: February 21, 2018

Report Author: Casey Sparks, Chief Planner





## City of Sandusky, Ohio Landmark Commission Report

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### BACKGROUND INFORMATION

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Jeff Foster has submitted an application for exterior alterations to the Huntly Building located at 131 East Market Street. The following information is relevant to this application:

Applicant: Jeff Foster, Payto Architects  
1220 West Sixth Street  
Suite 405  
Cleveland, Ohio 44113

Site Location: 131 East Market Street

Zoning: "DBD"/Downtown Business District

Existing Uses: Vacant

Proposed Uses: Retail

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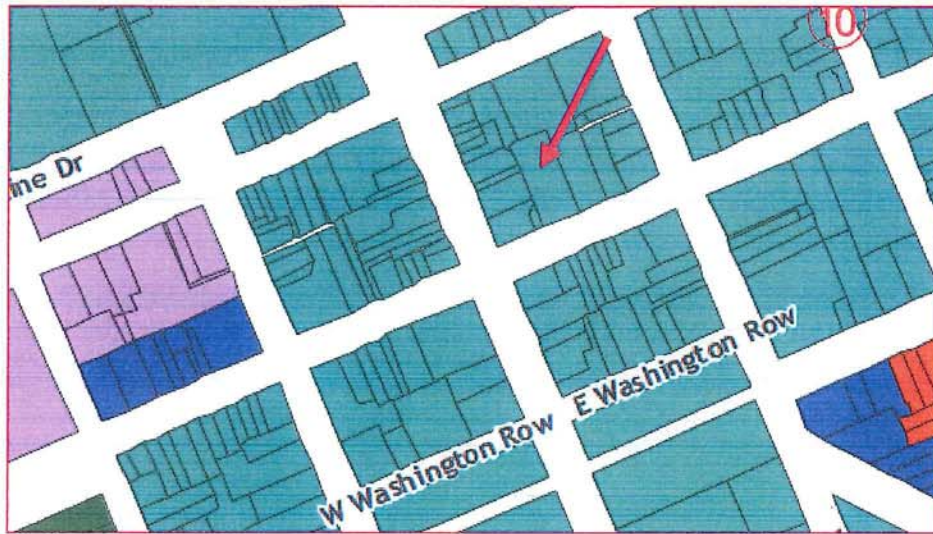
### SITE DESCRIPTION

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The site is zoned "DBD"/Downtown Business District by the Sandusky Zoning Code and is surrounded by other parcels zoned as downtown business.



127-134 East Market Street



127-134 East Market Street



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## DIVISION OF PLANNING COMMENTS

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The property located at 127-134 East Market Street is a contributing building within the downtown commercial historic district. Per Chapter 1161 Landmark Preservation, any property that is on the National Register or located within a National Historic District is required to seek a Certificate of Appropriateness from the Landmarks Commission for any renovations or additions.

The applicant, Jeff Foster has submitted an application for exterior renovations for the Huntley Building. The building is a single story masonry building erected after the fire of 1939, the building was constructed in an art deco architectural style. The building was modified from its original design but does retain historic integrity specifically along the southern elevation. Staff believes that the majority of the historic architectural features are along East Market Street, the frontage facing Water Street was constructed to be the rear of the building. Staff does recognize that in the past this has been used as frontage for other businesses. It is staffs opinion that the northern façade was not constructed with the same architectural integrity as the southern façade.

### **North Elevation**

The applicant has proposed to repaint the exterior building. The original proposal had a very stark white for the majority of the building. Staff contacted the applicant and suggested a more muted color. The applicant has submitted a revised drawing which indicates a warmer cream color for the exterior, which is more appropriate for the historic district. The applicant has also provided a weathered wood rain screen wall cladding. The finish material will be windswept weathered wood. Per the application, the wall will be treated plywood and tyvek. The color will be barn gray and represents an earth tone color. Staff has requested the applicant provide a material sample for the meeting. The applicant has confirmed that the wood material will be installed over the existing wall with 4" wood studs.

Along the northern elevation, the applicant has proposed to replace aluminum storefronts within existing openings, however the applicant has proposed to increase the opening of two of the windows. The Secretary of Interior Standards discourages expanding existing window openings. The application indicates that the existing stone shall be painted which would be against the guidelines, however staff is unaware if this stone had been previously painted in the past or if the stone is original. The applicant has also proposed to install an azek exterior blue accent band along the northern elevation. This material was previously utilized on other buildings within the district as window trim. The material is made of PVC and is generally resistant to weather. Staff has recommended that the applicant bring a sample of the material. Although not directly permitted through the guidelines it has been previously approved at other building locations.

The remaining proposed changes also include removing a portion of the the existing canopy and replacing it with a metal roofing system. Staff believes that the metal awnings do not meet the intent of the historic standards, the applicant should look to alternatives. The applicant also proposes to place several wall mounted lighting fixtures along the northern elevation.

As previously stated, staff believes that this elevation was constructed as the rear of the building and for many years it did not necessarily operate as frontage, as such the historic integrity of the existing building is much different than the southern elevation of the building along East Market Street.



### **Southern Elevation**

Overall many of the elements of this elevation will not be altered. The applicant proposes to keep the existing cut stone veneer along this elevation and add the weathered wood screen within the panels above the storefront, as mentioned these would be installed with 4' wood screws. The applicant has indicated replacement of the existing aluminum storefront systems along this elevation. The drawings also indicate that the granite and cladding on the storefront is to remain. The remaining areas between the storefronts and the proposed wooden panel materials will be painted. The applicant has not provided a colored rendering of the southern elevation, however staff has requested this for the meeting.

The applicant has also proposed to remove the metal retractable awnings that appear to be an original part of the building, removing these fixtures would be against the guidelines.

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### **CONCLUSION/RECOMMENDATION**

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Staff believes that the applicant has made an effort to keep many of the existing historic elements along the southern elevation of the building intact. Staff would recommend approval with the following conditions:

#### **Northern Elevation:**

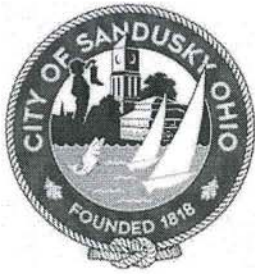
1. Alternative canopy material is submitted for staff's approval
2. The stone at the base of the building shall not be painted

#### **Southern Elevation:**

1. Retain existing copy hardware that is currently on the building.







CITY OF SANDUSKY LANDMARKS  
COMMISSION

222 Meigs Street - Sandusky, Ohio 44870

Phone (419) 627-5832

LANDMARK DESIGNATION AND  
CERTIFICATE OF APPROPRIATENESS

APPLICATION

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**Preparing Your Application:**

Please type or use black ink and use paper no larger than 11" x 17" for the required supporting information. City staff is available to advise in the preparation of applications.

**Filing Your Application:**

When completed, the attached application will initiate consideration of a property for designation as a local historic landmark. The application will enable the Sandusky Landmark Commission to determine whether the property qualifies for designation.

*\*The guidelines developed for this application are based on the evaluation process set forth in Chapter 1161 of the City of Sandusky's Code of Ordinances.*

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**1. Name of Property**

Historic Name: The Huntley Building

Current Name: 131 East Market Street

**2. Location**

Please include the full street address of the property, including its local jurisdiction. Parcel Identification Numbers (PIN) can be found by contacting the Erie County Auditor's office or website.

Street Address: 127-134 East Market Street

City/Town/Jurisdiction: Sandusky, OH 44870

PIN Number: 56-00816

**3. Owner Information** (If more than one, list primary contact)

Name: Huntley Building LLC

Address: 200 West Water Street, Penthouse Apartment, Sandusky, OH 44870

Phone: 617-817-3261

4. **Applicant/Contact Person** (If other than owner)

Name: Jeff Foster, Payto Architects

Address: 1220 West Sixth Street, Suite 405, Cleveland, OH 44113

Phone: 216-241-6800

5. **General Data/Site Information**

A. Date of construction and major additions/alterations: 1939

B. Number, type and date of construction of outbuildings: None

C. Approximate lot size or acreage: .4137 Acres

D. Architect, builder, carpenter, and/or mason: Unknown

E. Original use: -

F. Present use: Retail

6. **Classification**

A. Category (building(s), structure or site): \_\_\_\_\_

- Building - A "building," is created principally to shelter any form of human activity. (i.e.: house, barn, hotel, church, school, theater, stable)
- Structure - The term "structure" is used to distinguish from buildings constructions made usually for purposes other than creating human shelter (i.e.: tunnel, bridge, highway, silo)
- Site - A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure. (i.e.: battlefield, cemeteries, designed landscape)

B. Ownership (check one): \_\_\_\_\_Private \_\_\_\_\_Public



**8. Scope of the Project to Include: Please circle all that apply.**

Awnings/ Shutters

Signage

Roofing

Landscaping

Rear Access

Parking Lot Layout

Siding

Energy Conservation

Doors, Windows, Entrances

Complete Façade Restoration

Partial Façade Restoration

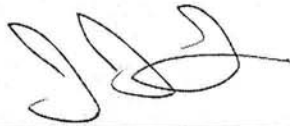
Exterior Painting (Commercial)

Fences

Other \_\_\_\_\_

**9. Signatures**

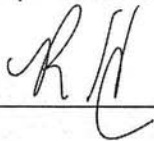
Applicant: \_\_\_\_\_



Date: 2/8/18

*I have read the general information on landmark designation provided by the City of Sandusky Landmark Commission and affirm that I support landmark designation of the property defined herein.*

Owner: \_\_\_\_\_



Date: 2/8/18

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF PLANNING

# LANDMARK COMMISSION REPORT

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## APPLICATION FOR EXTERIOR RENOVATIONS TO 301 EAST MARKET STREET

Reference Number: LC-02-18

Date of Report: February 21, 2018

Report Author: Casey Sparks, Chief Planner





## City of Sandusky, Ohio Landmark Commission Report

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### BACKGROUND INFORMATION

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Scott Thom & Ray Thom, Market 301 LLC, have submitted an application for exterior renovations to the building located at 301 E. Market Street. The following information is relevant to this application:

Applicant: Market 301 LLC  
P. O. Box 2293  
Sandusky, Ohio 4871

Site Location: 301 E. Market Street

Zoning: "DBD"/Downtown Business District

Existing Uses: Vacant

Proposed Uses: Storage

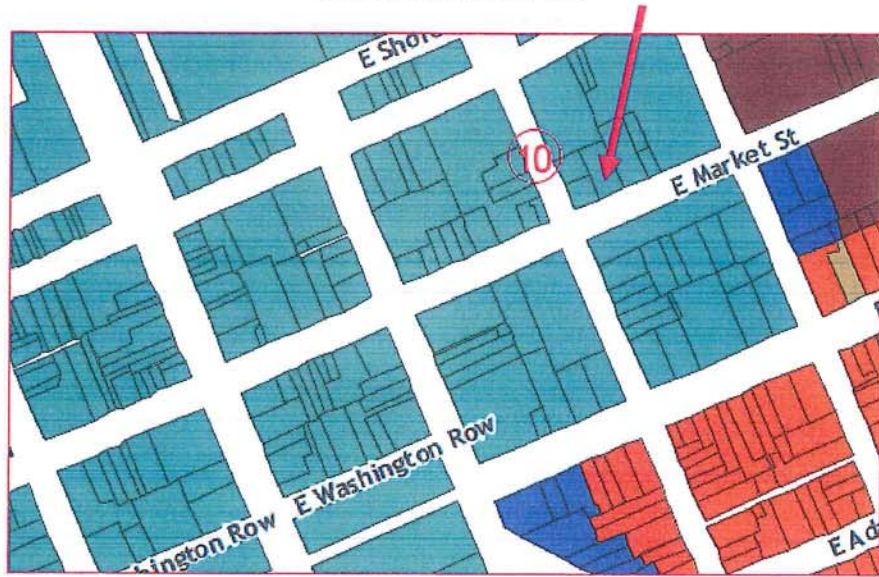
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### SITE DESCRIPTION

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The site is zoned "DBD"/Downtown Business District by the Sandusky Zoning Code and is surrounded by other parcels zoned as downtown business.

301 East Market Street



301 East Market Street





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#### DIVISION OF PLANNING COMMENTS

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The property located at 301 East Market is located within the downtown commercial historic district as a noncontributing property. Per Chapter 1161 Landmark Preservation any property that is on the National Register or located within a National Historic District is required to seek a Certificate of Appropriateness from the Landmarks Commission for any renovations or additions.

The applicants, Scott & Ray Thom have submitted an application for exterior renovations for the commercial building located along Market Street. The portion of the building along Market Street was constructed in 1890 and is a two-story brick masonry commercial building, constructed with Victorian styling. The portion along Hancock Street was constructed in the 1980's and does not contribute to the historic district. The applicant has proposed two openings for garage doors along the frontage on Hancock. The building will be utilized for a gym in the near future and the tenant would like to improve the general aesthetics of the building and increase ventilation. The doors will be glass, which will not only add ventilation within the space but increase natural light. The applicant has provided a proposed sketch of the changes.

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#### CONCLUSION/RECOMMENDATION

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The existing building is non-contributing to the district, this portion of the building was constructed in the 1980's and does not have historic relevance to the district. Any alterations to the portion along Market Street would be more concerning for staff. Staff would recommend approval of the proposed garage doors along the Market Street frontage.



CITY OF SANDUSKY LANDMARKS  
COMMISSION

222 Meigs Street - Sandusky, Ohio 44870

Phone (419) 627-5832

LANDMARK DESIGNATION AND  
CERTIFICATE OF APPROPRIATENESS

APPLICATION

---

Preparing Your Application:

Please type or use black ink and use paper no larger than 11" x 17" for the required supporting information. City staff is available to advise in the preparation of applications.

Filing Your Application:

When completed, the attached application will initiate consideration of a property for designation as a local historic landmark. The application will enable the Sandusky Landmark Commission to determine whether the property qualifies for designation.

*\*The guidelines developed for this application are based on the evaluation process set forth in Chapter 1161 of the City of Sandusky's Code of Ordinances.*

---

**1. Name of Property**

Historic Name: Formerly known as: Gallagher Central Feed & Supply Co.

Current Name: N/A

**2. Location**

Please include the full street address of the property, including its local jurisdiction. Parcel Identification Numbers (PIN) can be found by contacting the Erie County Auditor's office or website.

Street Address: 301 E. Market Street

City/Town/Jurisdiction: Sandusky, Ohio 44870

PIN Number: 56-00402.000, 56-00403.000, 56-00404.000

**3. Owner Information (If more than one, list primary contact)**

Name: Market 301 LLC., Contact: Scott Thom & Ray Thom

Address: P. O. Box 2293, Sandusky, Ohio 44871

Phone: (419) 656-2977 & (419) 656-3395



**4. Applicant/Contact Person** (If other than owner)

Name: Market 301 LLC., Scott Thom & Ray Thom

Address: P.O. Box 2293, Sandusky, Ohio 44871

Phone: (419) 656-2977 & (419) 656-3395

**5. General Data/Site Information**

A. Date of construction and major additions/alterations: Addition in 1986

B. Number, type and date of construction of outbuildings: Three attached, 50's & 80's

C. Approximate lot size or acreage: 0.4

D. Architect, builder, carpenter, and/or mason: Unknown

E. Original use: Longtime use was Gallagher Central Feed & Supply Co.

F. Present use: Church Thrift Store & Warehouse

**6. Classification**

A. Category (building(s), structure or site): Building

- Building - A "building," is created principally to shelter any form of human activity. (i.e.: house, barn, hotel, church, school, theater, stable)
- Structure - The term "structure" is used to distinguish from buildings constructions made usually for purposes other than creating human shelter (i.e.: tunnel, bridge, highway, silo)
- Site - A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure. (i.e.: battlefield, cemeteries, designed landscape)

B. Ownership (check one): X Private        Public

- C. **Number of Contributing and non-contributing resources on the property:** A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because it was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period.

Contributing

Non-Contributing

Buildings No historic significance known.

Structures

Objects

Sites No historic significance known.

D. **Previous field documentation (when and by whom):** Not known

E. **National Register status and date (listed, eligible, study list):** None

*Please contact the National Register Coordinator at the State Historic Preservation Office to determine National Register status.*

7. **Supporting Documentation** (attach to application on separate sheets)

A. **Required Documents**

- Eleven (11) copies of the application shall be submitted as well as one (1) digital application

B. **Required Photographs**

- Digital photographs shall be submitted. Please include a printout of the images. To save paper and ink, as many as nine images may be placed on a single 8 X 10 sheet of paper, though images should be a least 3 ¼ "X 2 ½". Proofs may be in black and white on regular paper.
- For buildings and structures, include all facades and at least one (1) photo of all other contributing and non-contributing resources. Also include at least one (1) photo that shows the main building or structure within its setting. For sites, include overall views and any significant details.
- Photos must be identified with the name of the property, its address or location, and the date.



### **C. Maps**

- Include two (2) maps; one (1) clearly indicating the location of the property in relation to the local community, and one (1) showing the boundaries of the property. Tax maps with the boundaries of the property are preferred, but survey or sketch maps are acceptable. Sketch maps should reflect, describe and label all buildings, structures, objects or sites, within the property boundary. Please show street names and numbers and all structures on the property. Mapping information may be obtained from the Erie County Auditor's website: [www.erie.iviewtaxmaps.com](http://www.erie.iviewtaxmaps.com)

### **D. Historical significance (Applies to all classifications)**

- Note any significant events, people, and/or families associated with the property. Please clearly define the significance of the property in the history. (For example, the property may have been the birthplace of an influential citizen, represent historical patterns of commercial or agricultural development, or served as an important center of community activity). Include all major owners.
- Please include a bibliography of sources consulted.

### **E. Architectural description, significance and integrity (Applies to buildings, structures and objects)**

- For buildings and structures, describe, including exterior architectural features, additions, remodeling, and alterations. Also describe significant outbuildings.
- Context of the history (For example, the building or structure might be one of a town's only surviving examples of a Greek Revival building, or it may be a unique local interpretation of the Arts and Crafts movement. An object might be a statue designed by a notable sculptor.)
- Include a statement describing how the building or structure currently conveys its historic integrity. For example, does it retain elements of its original design, materials, location, workmanship, setting, historic associations, or feeling, or any combination thereof?
- Please include a bibliography of sources consulted.

### **F. Property boundary, significance and integrity (Applies to all classifications)**

- Describe the land area to be designated, address any prominent landscape features.
- Clearly explain the significance of the land area proposed for designation and its historical relationship to the **building(s)** or **structure(s)** located within the property boundary or, in the case of sites, the historical event or events that make the land area significant. For **buildings** and **structures**, the designated land area may represent part of or the entire original parcel boundaries, or may encompass vegetative buffers or important outbuildings. For **sites**, the designated area may encompass a landscape that retains its historic integrity (i.e. a battlefield encompassing undisturbed historic view sheds).

**8. Scope of the Project to Include: Please circle all that apply.**

Awnings/ Shutters

Signage

Roofing

Landscaping

Rear Access

Parking Lot Layout

Siding

Energy Conservation

Doors, Windows, Entrances

Complete Façade Restoration

Partial Façade Restoration

Exterior Painting (Commercial)

Fences

Other \_\_\_\_\_

**9. Signatures**

Applicant: Scott Thum Date: 02/07/2018

*I have read the general information on landmark designation provided by the City of Sandusky Landmark Commission and affirm that I support landmark designation of the property defined herein.*

Owner: Scott Thum Date: 02/07/2018



# 301 E. Market Street



04/11/2017







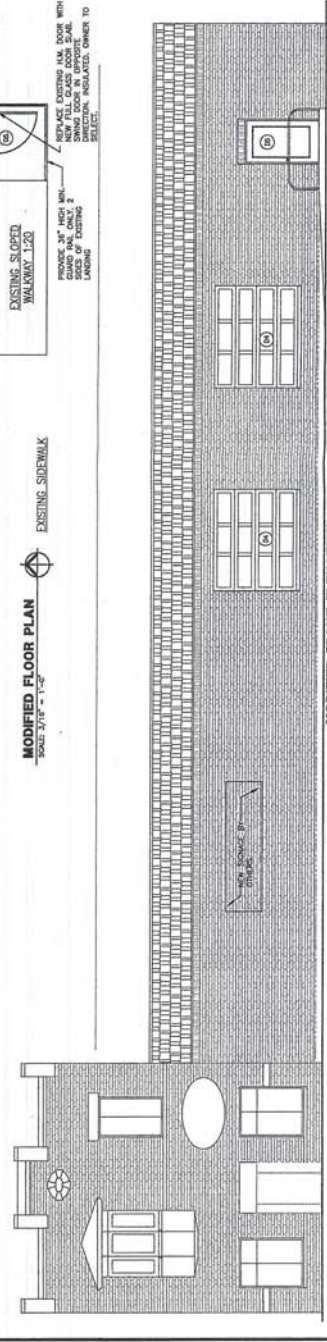
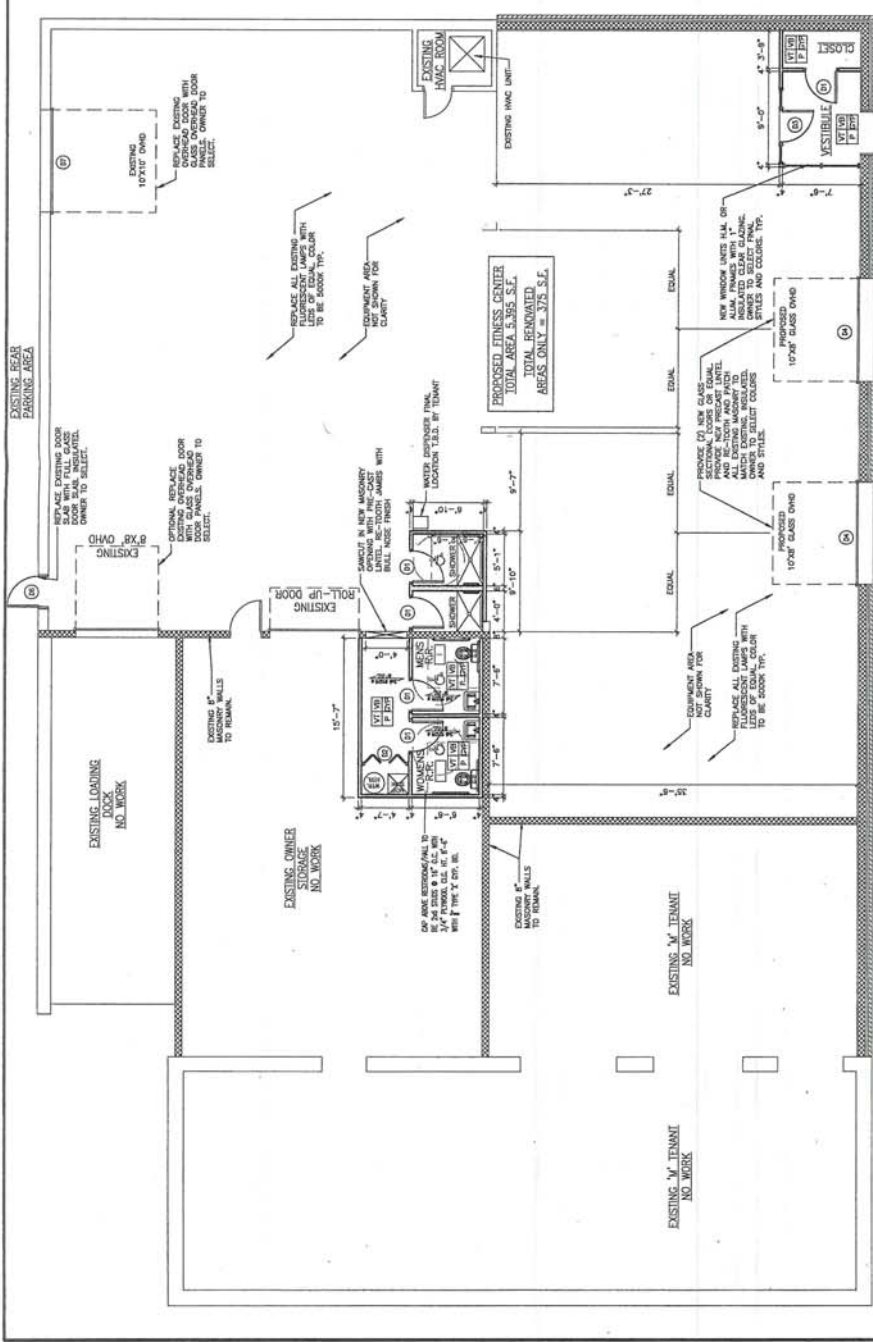












MODIFIED FRONT ELEVATION  
SCALE 1/8" = 1'-0"

### DOOR SCHEDULE

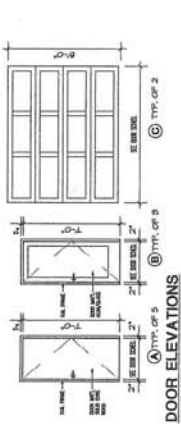
MARK	TYPE	MAT'L	WIDTH	HGT.	THICK	HEAD	JAMB	SILL	HOWE	REMARKS
1	A	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
2	B	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
3	C	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
4	D	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
5	E	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
6	F	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
7	G	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
8	H	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
9	I	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
10	J	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
11	K	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
12	L	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
13	M	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
14	N	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
15	O	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
16	P	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
17	Q	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
18	R	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
19	S	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
20	T	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
21	U	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
22	V	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
23	W	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
24	X	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
25	Y	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR
26	Z	ALUM.	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1	EXISTING DOOR

**DOOR NOTES:**

- ALL HANGING FINISHES SHALL BE 3/4" ALUM.
- ALL DOORS SHALL BE 3/4" ALUM.
- THE HANGING FOR ALL DOORS SHALL MEET THE REQUIREMENTS OF THE AND SHOWN ACCORDING TO CHARTS.
- THE HANGING FOR ALL DOORS SHALL MEET THE REQUIREMENTS OF THE AND SHOWN ACCORDING TO CHARTS.

### HARDWARE SCHEDULE

MARK	TYPE	WIDTH	HGT.	THICK	HEAD	JAMB	SILL	HOWE	REMARKS
1	A	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
2	B	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
3	C	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
4	D	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
5	E	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
6	F	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
7	G	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
8	H	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
9	I	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
10	J	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
11	K	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
12	L	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
13	M	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
14	N	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
15	O	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
16	P	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
17	Q	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
18	R	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
19	S	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
20	T	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
21	U	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
22	V	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
23	W	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
24	X	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
25	Y	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR
26	Z	3'-0"	7'-0"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	EXISTING DOOR



DOOR ELEVATIONS  
SCALE 1/4" = 1'-0"

**WALL LEGEND**

- INTERIOR WALL: 3" METAL STUDS AT 16" O.C. WITH 5/8" TYPE 'X' GYPSUM BOARD @ EACH SIDE AND 3/4" SOUND ATTENUATION INSULATION UNITS. 8'-0" TO TOP PLATE.

**ROOM FINISH REMARKS**

- VERIFY SELECTION OF ALL INTERIOR FINISHES WITH OWNER.
- PAINTING PER SPECIFICATIONS BELOW. PAINT SUPPLIER SHALL COMPLY WITH THE LATEST EDITION OF THE AND ACCORDING TO CHARTS BY OWNER.

### INTERIOR FINISHES (CHAPTER 8)

ROOM	FINISH	DESCRIPTION	REMARKS
1	A	CEILING	EXISTING
2	B	WALL	EXISTING
3	C	FLOOR	EXISTING
4	D	DOOR	EXISTING
5	E	WINDOW	EXISTING
6	F	STAIR	EXISTING
7	G	ELEVATOR	EXISTING
8	H	MECHANICAL	EXISTING
9	I	RESTROOM	EXISTING
10	J	LOCKER	EXISTING
11	K	STORAGE	EXISTING
12	L	RECEPTION	EXISTING
13	M	OFFICE	EXISTING
14	N	CONFERENCE	EXISTING
15	O	TRAINING	EXISTING
16	P	GYMNASIUM	EXISTING
17	Q	POOL	EXISTING
18	R	SPA	EXISTING
19	S	SAUNA	EXISTING
20	T	STEAM	EXISTING
21	U	SHOWERS	EXISTING
22	V	LOCKERS	EXISTING
23	W	STORAGE	EXISTING
24	X	RECEPTION	EXISTING
25	Y	OFFICE	EXISTING
26	Z	CONFERENCE	EXISTING

### ROOM FINISH LEGEND

FINISH	DESCRIPTION	REMARKS
1	CEILING	EXISTING
2	WALL	EXISTING
3	FLOOR	EXISTING
4	DOOR	EXISTING
5	WINDOW	EXISTING
6	STAIR	EXISTING
7	ELEVATOR	EXISTING
8	MECHANICAL	EXISTING
9	RESTROOM	EXISTING
10	LOCKER	EXISTING
11	STORAGE	EXISTING
12	RECEPTION	EXISTING
13	OFFICE	EXISTING
14	CONFERENCE	EXISTING
15	TRAINING	EXISTING
16	GYMNASIUM	EXISTING
17	POOL	EXISTING
18	SPA	EXISTING
19	SAUNA	EXISTING
20	STEAM	EXISTING
21	SHOWERS	EXISTING
22	LOCKERS	EXISTING
23	STORAGE	EXISTING
24	RECEPTION	EXISTING
25	OFFICE	EXISTING
26	CONFERENCE	EXISTING

### ROOM FINISH KEY

FINISH	DESCRIPTION	REMARKS
1	CEILING	EXISTING
2	WALL	EXISTING
3	FLOOR	EXISTING
4	DOOR	EXISTING
5	WINDOW	EXISTING
6	STAIR	EXISTING
7	ELEVATOR	EXISTING
8	MECHANICAL	EXISTING
9	RESTROOM	EXISTING
10	LOCKER	EXISTING
11	STORAGE	EXISTING
12	RECEPTION	EXISTING
13	OFFICE	EXISTING
14	CONFERENCE	EXISTING
15	TRAINING	EXISTING
16	GYMNASIUM	EXISTING
17	POOL	EXISTING
18	SPA	EXISTING
19	SAUNA	EXISTING
20	STEAM	EXISTING
21	SHOWERS	EXISTING
22	LOCKERS	EXISTING
23	STORAGE	EXISTING
24	RECEPTION	EXISTING
25	OFFICE	EXISTING
26	CONFERENCE	EXISTING

**NOTES:**

- COORDINATE WITH OWNER ALL FINISH, CLAMP, ELEVATOR AND MATERIALS.

**PROPOSED PLAN AND ELEVATION MODIFICATIONS**

SANDUSKY, OHIO 44870

NOV. 30, 2017

**A-1**

20F3

**TIM DORSEY FITNESS**



- 1.) ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE N.E.C., UNDERWRITERS LABORATORIES, AND LOCAL, STATE AND FEDERAL CODES. ELECTRICAL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL SAFETY CODE, AND THE REQUIREMENTS OF THE APPLICABLE EDITION AND IS SUBJECT TO THE APPROVAL OF THE STATE ELECTRICAL INSPECTOR ASSIGNED BY THE DIVISION OF FACTORY BUILDING INSPECTION IN ACCORDANCE WITH SECTION 2701.1 OF THE DEC.
- 2.) ALL EQUIPMENT AND MATERIAL SHALL CONFORM TO U.S. AND NEMA STANDARDS.

FOR MOTION DETECTOR SWITCH (SIGNALS DE ES), M.H. 42"  
(WALL; FMS-COUNT-W & CEILING/WALL; FMS-COUNT-W)  
JUNCTION BOX FOR EQUIPMENT CONNECTION

- ALL CIRCUITS SHALL BE PROVIDED WITH A COPPER EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH ARTICLE 250 OF THE N.E.C.

EF-1 EVALUATE FAN UNIT  
PENN 100 CPM OR EQUAL, 110 V, 1/2 PROVIDE 4" INSULATED  
DISCHARGE THRU ROOF WITH CAP. THE 2 FANS TOGETHER WITH 4"  
DISCHARGE. 6" DISCHARGE IF ALL 4 FANS ARE CONNECTED. WHEN  
DISCHARGE. OPTION PER OWNER/NOTIFY AWAY FROM DOORS OR

FIGURE A: "DAYRITE FLOODSTREAM WINDUP" 4" LED  
BATTERY-OPERATED, 100% DIM-TO-DIM LIGHT

ALL DISCS SHALL BE PROVIDED WITH A COVER EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH ARTICLE 250 OF THE N.E.C.

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GENERAL CONDITIONS, THE REQUIREMENTS AS SET FORTH UNDER SPECIAL CONDITIONS, INSTRUCTIONS TO BIDDERS AND GENERAL REQUIREMENTS ARE A PART OF THIS CONTRACT.

- GENERAL NOTES:

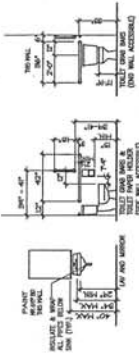
1. THE PLASMING COMPONENT MUST VERIFY THE LOGICNESS AND EXISTENCE OF ALL EXISTING UNDERPINNINGS (BASED AT 10-15 POINTS) IN CORRELATION WITH THE CURRENT CONSTRUCTION AND THE CORRELATED.
2. ALL PVE THROUGHPUT SHALL BE MATCHED WITH DATA NOT SMALLER THAN 10% OF THE VALUE OF THE PVE THROUGHPUT. THE PVE THROUGHPUT SHALL BE MATCHED WITH THE PVE THROUGHPUT OF THE PVE THROUGHPUT.
3. THE PVE THROUGHPUT SHALL BE MATCHED WITH THE PVE THROUGHPUT OF THE PVE THROUGHPUT.
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7. THE PVE THROUGHPUT SHALL BE MATCHED WITH THE PVE THROUGHPUT OF THE PVE THROUGHPUT.

8. PIONEER SILVER, CRYSTALLOID, ETC. WERE PIONEER FIRST TO MAKE FLUORIDE AND CHLORIDE.
9. ALL LATE PIONEER DENTALS ARE RELATED, THAT IS, CROWN, BRIDGE, PART, NO DENTURE PART IN A PIONEER PART AND DENTURE IN PART, CONSEQUENCE OF ALL EXPANSION.
10. PIONEER SILVER AND METALWORK WERE PIONEER FIRST TO MAKE TRANSDUCING SILVER DENTAL.
11. DENTURE STITCHES AND METALWORK WAS VIEWED AS WORK IN PART, PIONEER HOLLANDER WAS PROTECTED BY INVENTION TO THAT IT WAS NOT COMPROMISED IN TOTAL.
12. PIONEER HOLLANDER WAS NOT AS PIONEER DENTAL.
13. ALL NEW LATE DENTAL HAVE A PIONEER DENTAL AND INSTALLED IN THAT CASE IT WAS DENTAL OF A NEW DENTAL OF ALL NEW PARTS.
14. PIONEER A TRANSDUCING VALUE OF ALL PIONEER DENTAL AND HOLLANDER DENTAL TO A DENTAL USED THAT DENTAL PART.

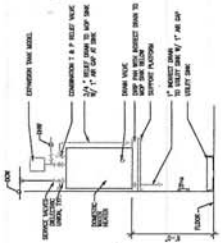
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**ADDITIONAL FINISHES:**  
 FLOOR: VINT. COMPOSITION TILE  
 BASE: 8" VINT. CONC. ANGLEPOUR (COLOR BY DUNCO) OR EQUAL, APPROVED BY ARCHITECT.  
 WALLS: PAINT (COLOR BY DUNCO)



## NOT TO SCALE

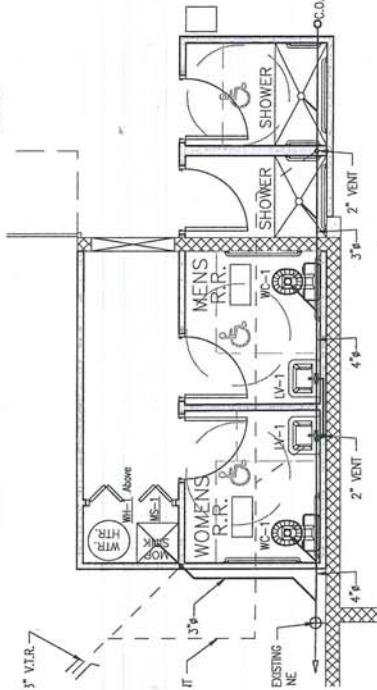


ALTERATIONS TO  
301 E. MARKET ST.  
SANDUSKY, OHIO 44870

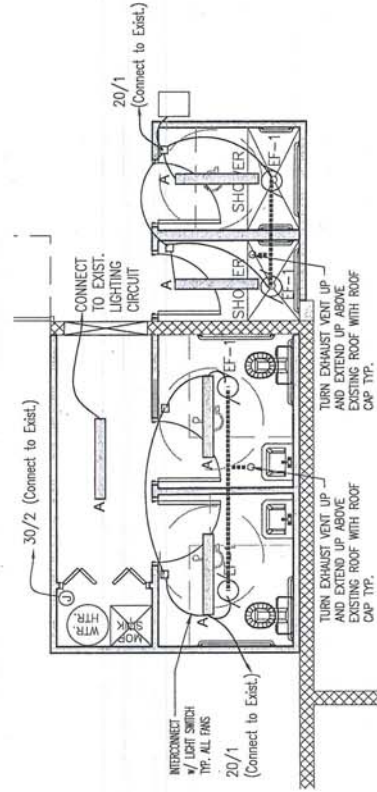
NOV. 30, 2017

EP-1

30F3



ENLARGED PLUMBING PLAN  
SCALE: 3/8" = 1'-0"



ENLARGED ELECTRICAL PLAN

TIM DORSEY FITNESS