



Landmark Commission

City Building

222 Meigs Street
Sandusky, Ohio 44870

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

AGENDA

1. Meeting called to order – Roll Call
2. Rush Sloan House has submitted an application for exterior alterations to the building located at 403 E. Adams Street.
3. Other Business
4. Adjournment

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING



LANDMARK COMMISSION
REPORT

APPLICATION FOR EXTERIOR
RENOVATIONS TO
403 E. ADAMS STREET

Reference Number: LC-03-18

Date of Report: March 20th, 2018

Report Author: Casey Sparks, Chief Planner



City of Sandusky, Ohio Landmark Commission Report

BACKGROUND INFORMATION

Rush Sloane House has submitted an application for exterior renovations to the building located at 403 E. Adams Street. The following information is relevant to this application:

Applicant: Rush Sloane House
403 East Adams Street
Sandusky, Ohio 44870

Site Location: 403 E. Adams Street

Zoning: "R2F"/Residential Two Family

Existing Uses: Vacant

Proposed Uses: Bed and Breakfast

SITE DESCRIPTION

The site is zoned "R2F"/Residential Two Family by the Sandusky Zoning Code and is surrounded by other parcels zoned as R2F Residential Two Family and CS Commercial Service.

403 E. Adams Street



403 E. Adams Street



DIVISION OF PLANNING COMMENTS

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 Rush Sloane House is currently on the National Register. The property was once owned by Rush Sloane. Rush Sloane once served as Sandusky's Mayor, owner of Cedar Point, and President of the Sandusky- Dayton – Cincinnati Railroad. In 1954 the building was repurposed when the Ahner family purchased the property and converted into a rest home. It remained this way until Providence Hospital purchased for the bed licenses and shuttered the property. Ruth Frost Parker then purchased the property and began renovating it until her death. Her heirs sold the unfinished home to the Sloane House LLC to finish the work she began.

Sloane House LLC has placed quite a bit of work into the existing structure to bring it back to a functional use. The applicant is seeking approval of the exterior doors, alterations to the front porch, windows, and fencing.

Windows:

The Secretary of Interior Standards would encourage protecting and maintaining the wood and architectural metal which comprise the window frame sash, muntins. When doing replacement windows they should be replaced with compatible materials. Staff has requested additional information on the proposed windows to confirm the material type and which windows will be replaced.

Doors:

The Secretary of Interior Standards calls for identifying retaining, and preserving entrances and their functional decorative features, per the application the applicant is looking to bring back the historic entrance of the building. The Secretary of Interior Standards also encourages maintaining the wood and architectural material of the entrance, which the applicant is looking to do by proposing the wooden door. The Design Guidelines also state that it is important to consider the architectural style of a building when considering entrance doors. The applicant has provided written sketch and quotes for the doors, however a color image or spec sheet of the proposed doors is necessary for staff to determine if it meets the guidelines.

Front Entrances & Deck:

The applicant has provided sketches for the proposed deck and entrance feature. The applicant is proposing to install a railing and concrete stairs along the porch entrance, and a deck within the rear of the building. Per the application the proposed east porch and terrace will be a reconstruction of the original. The applicant has stated that they will be utilizing reproductions of the original posts, the entire porch floor will be precast concrete on columns and beams. The Design Guidelines state that the porches should be very simple in design and detail and should be preserved to their original historic form.

The applicant is also proposing a deck within the rear yard, the plans call for a composite material for the deck. The Secretary Interior Standards state that the material that are being utilized should be replaced with an in kind or constructed with a compatible substitute material with the existing historic structure. The applicant has proposed a railing system to match with the historical images, however the deck is proposed of a composite material. The applicant will need to provide a site plan indicating setbacks for both the entrance feature and the deck, as staff will need to review to assure all setbacks meet zoning requirements.

Fencing:

The applicant has provided a sketch of a 6' fence with openings that will contain a decorative feature. Staff has requested information from the applicant regarding what type of material the fence will be and a site plan indicating the proposed location. Staff will need to assure that the fence meets the zoning requirements in regards to height and location. The Design Guidelines state that traditional forms such as picket fence, plain board fences, and iron fencing in historic district are appropriate. Inappropriate styles would include chain link, stockade, shadow board, and other contemporary designs.

CONCLUSION/RECOMMENDATION

Planning Staff recognizes that the previous owner, Ruth Frost Parker and the existing owner have placed a great deal of effort into rehabbing the existing structure and have honored the historic integrity of the home. Planning Staff has reached out to the applicant to receive some additional information such as a color renderings of the doors and porch entrance, as well as specific information on the fence and windows. Staff is continuing to work with the applicant to render images of the proposed changes, as such Staff would recommend that the application be tabled until this information is provided.



CITY OF SANDUSKY
LANDMARK COMMISSION
222 Meigs Street - Sandusky, Ohio 44870
Phone (419) 627-5832

LANDMARK DESIGNATION &
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: _____ Rush Sloane House _____

Current Name: _____ Rush Sloane House _____

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: _____ 403 East Adams Street _____

City/Town/Jurisdiction: _____ Sandusky _____

PIN Number: _____ 56-01187.000 _____

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

Name: _____ Sloane House LLC _____

Address: _____ 403 East Adams Street, Sandusky, Ohio _____

Phone: _____ 419-656-5188 _____

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

Name: Chris Wiedle

Address: 667 North County Road 294, Clyde, Ohio 43410

Phone: 419-656-5188

5. General Data/Site Information

A. Date of construction and major additions/alterations: 1850 by Samuel Torrey, builder;
8 x 30 addition pre 1865; 20x20 pre 1865; 3rd floor post 1865; 20x20 3 stories post 1865; 20x20
with porch post 1865; additional porch post 1865.

B. Number, type and date of construction of outbuildings: -0-

C. Approximate lot size or acreage: 0.4477

D. Architect, builder, carpenter, and/or mason: Samuel Torrey, Builder, Mason

E. Original use: Single Family Home

F. Present use: Single Family Home/Bed & Breakfast

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 Converted to Italianate Architect; Stacked Stone/Stucco
Structures construction; 10,000 square foot, 3 story mansion;
Objects Documented Underground Railroad House.
Sites _____

D. Previous field documentation (when and by whom): _____

Ruth Frost Parker

E. National Register status and date (listed, eligible, study list): _____

National Register of Historic Places February 24, 1975

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 at 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.

7. D. Historical significance (Applies to all classifications)

Home was purchased by Rush Sloane, a young native son lawyer, in 1854. At that time, the building closely resembled the current Cooke-Dorn House on Columbus Avenue.

Rush Sloane was known as an abolitionist, and was convicted under the Fugitive Slave Act. His fine was paid by the free blacks of Sandusky.

Rush Sloane was politically active in the Fledgling Republican Party. Upon President Lincoln's election he received a political appointment to the Chicago Post Office. While there he amassed a real estate fortune.

Upon returning to Sandusky, Rush Sloane continued to build his stature in the community as well as the size and grandeur of his residence.

His notable activities included being a judge, serving as Sandusky's Mayor, owner of Cedar Point Peninsula, Erie County real estate owner, President of the Sandusky-Dayton-Cincinnati Railroad (A successor to the Mad River), and building the Sloane House Hotel at the corner of Columbus Avenue and Washington Row.

The property was repurposed again with the purchase in 1954 by the Ahner family and converted into a rest home. It remained so until 1998 when The Providence Hospital purchased it for the bed licenses and shuttered the property.

After two additional owners, Ruth Frost Parker purchased the dilapidated structure. She began the renovation by replacing the aging roof, removing and replacing all of the exterior stucco, and filling eight dumpsters with interior contents. Upon her death, her heirs sold the unfinished home to The Sloane House LLC, to finish the work she had begun.

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

This home was transformed from a two story Greek Revival into a three story, ten thousand square foot Italianate mansion by Rush Sloane during its previously chronicled additions. It is notable that the embellishments to the exterior to accomplish this are not as they appear. While the porches are trimmed with wood, the windows, doors, facades and chimneys Italianate features are not stone and mortar. They are fabricated sheet metal.

After purchasing this property from Ruth Frost Parker's Estate, an additional four dumpsters were filled removing interior alterations installed by previous owners. No original walls were removed.

The features of The Sloane House include the following:

- First and second floor foyers
- Three First Floor Parlors
- Dining Room 16 x 48'
- Library
- Kitchen
- Laundry Room
- Two Half Baths
- Day Room with handicapped full bath

On the second floor are six bedrooms and baths. The bedrooms, as with the rest of the house, will be furnished with mainly pre 1890 furniture. The six bathrooms will be equipped with a pedestal sink, pull chain toilet, and copper bathtubs.

On the third floor is:

- A master bedroom, bath, and walk-in closet
- A large two leveled bedroom/play area
- A central great room with dining and kitchen
- Additional full bathroom
- Office

Atop the third floor is a stair cased widow's walk with a panoramic view of Sandusky.

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

The Sloane House property boundaries are the same as when it was inhabited by Rush Sloane.

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

Awnings/ Shutters - INTERIOR

Signage

Roofing - completed

Landscaping - Boulevard Trees

Rear Access

Parking Lot Layout

Siding

Energy Conservation ←

Doors, Windows, Entrances ←

Complete Façade Restoration - completed

Partial Façade Restoration ← Porches

Exterior Painting (Commercial) completed

Fences ←

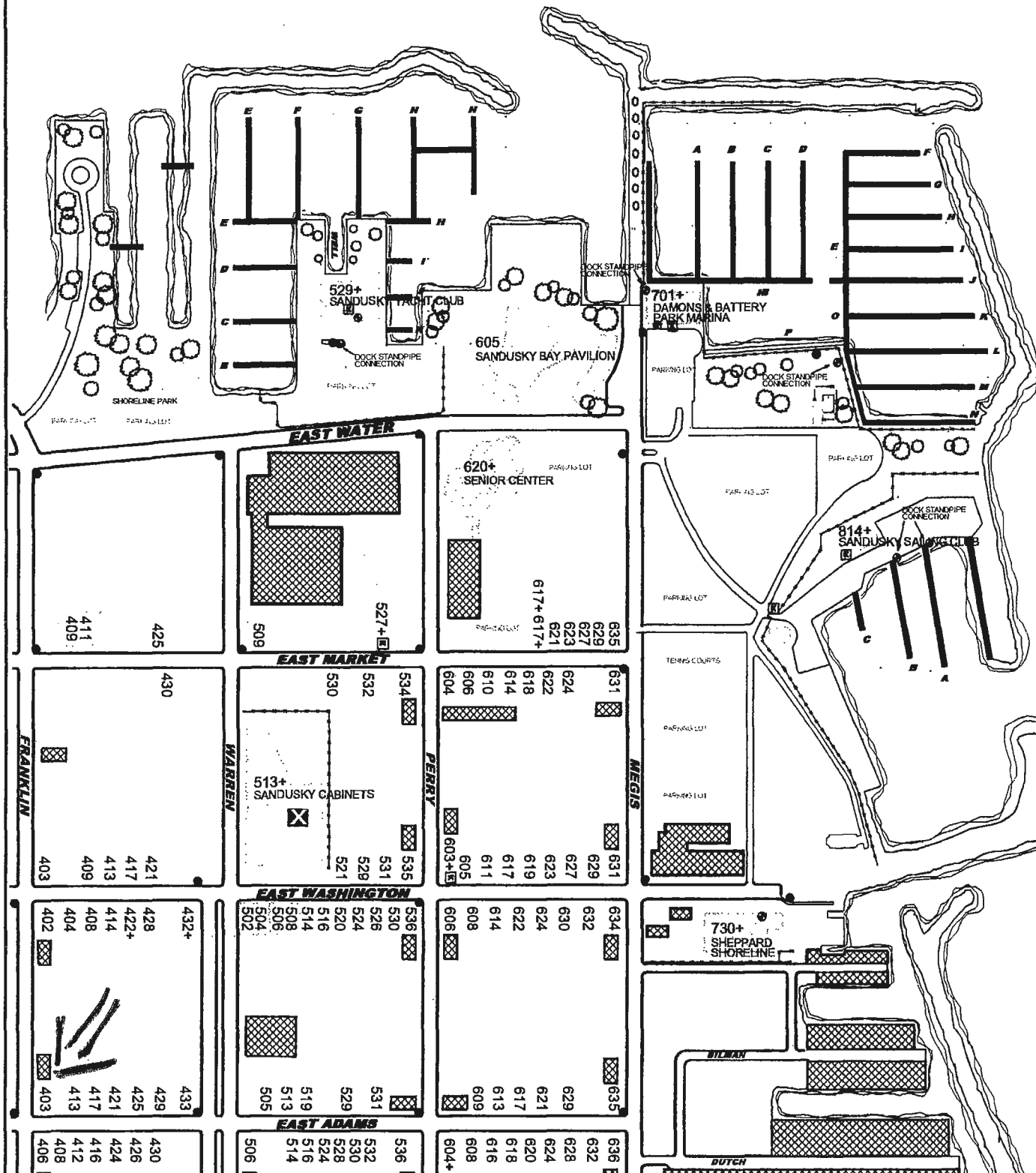
Other _____

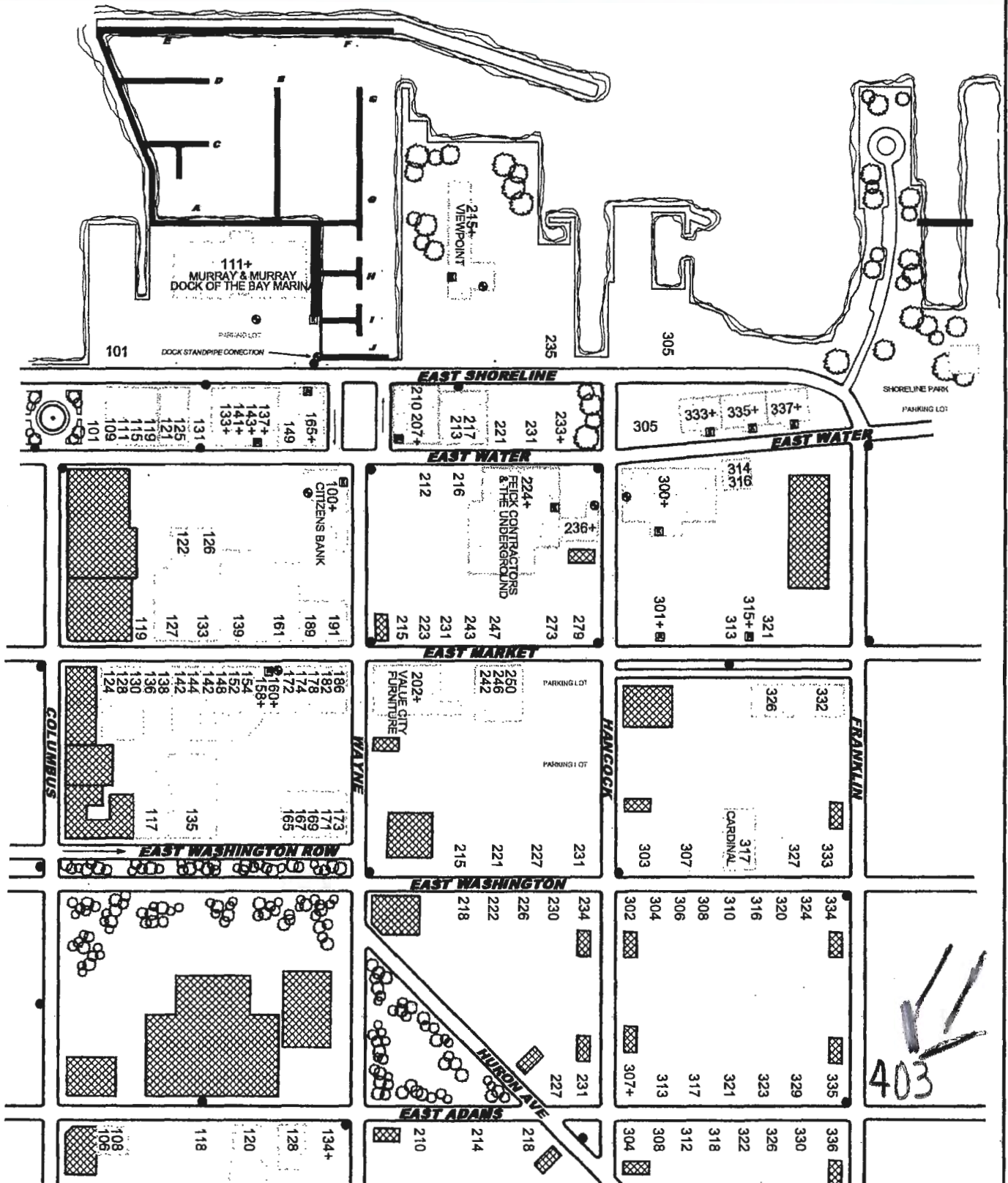
9. Signatures

Applicant: _____ **Date:** _____

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:** _____



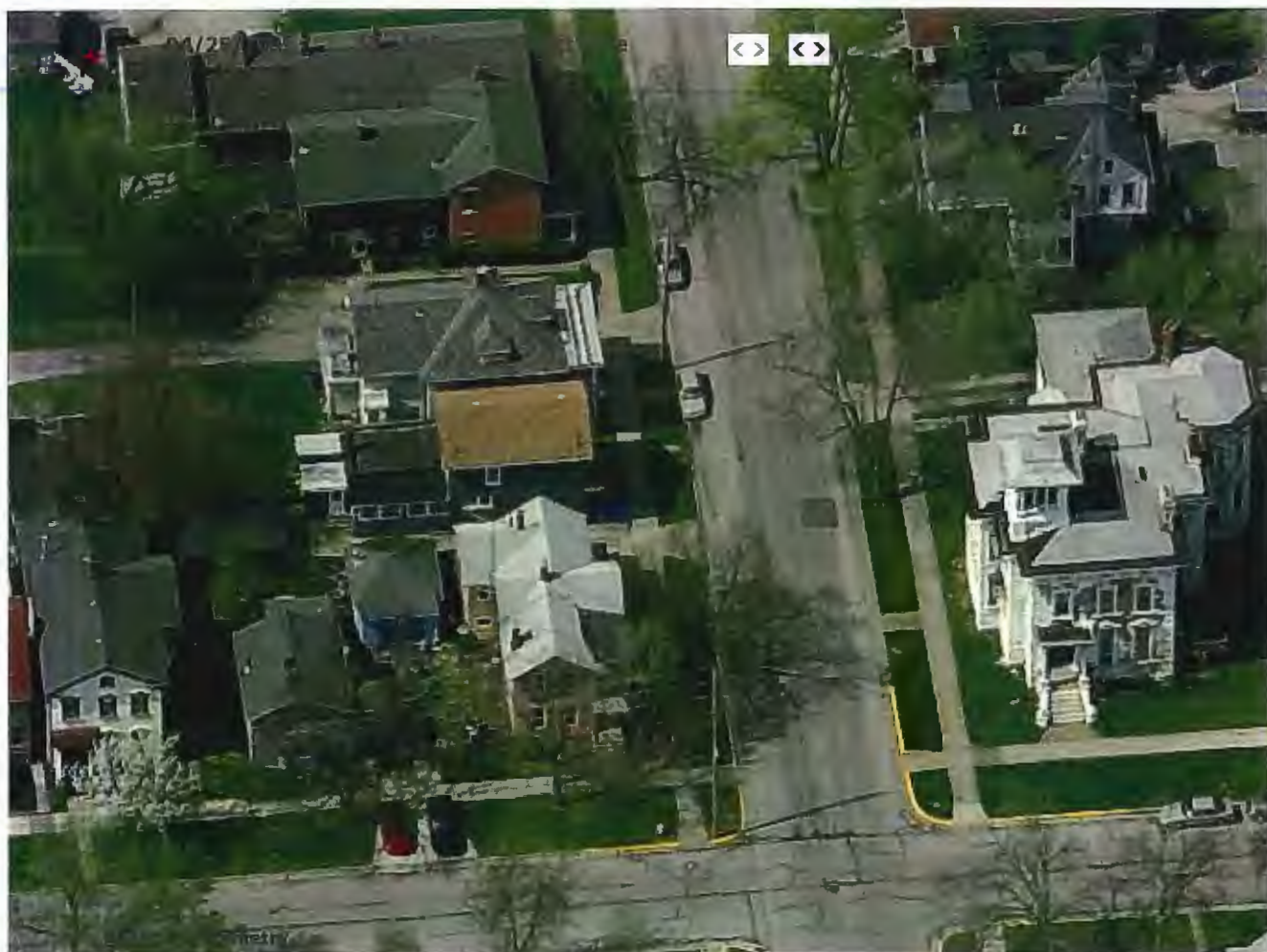


ERIE COUNTY SHERIFF'S OFFICE

DDTI Map Image

Printed On: 07/26/2016 at 10:45 AM





Data For Parcel 56-01187.000

Land Data

Parcel: 56-01187.000
Owner: SLOANE HOUSE LLC
Address: 403 ADAMS SANDUSKY OH 44870



[+] Map this property.

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
F - FRONT LOT [DEPTH]	0.1136	25	25	198	113%	350	350	395.5	\$9,890.00
F - FRONT LOT [DEPTH]	0.3341	107	107	136	98%	350	350	343	\$36,700.00

*If this is a Commercial, Industrial or Exempt property, the land area (acreage or front and depth) information can be found by looking at the "Commercial/Industrial" tab and then selecting the "View Commercial/Industrial Record Card" link.

Land Totals

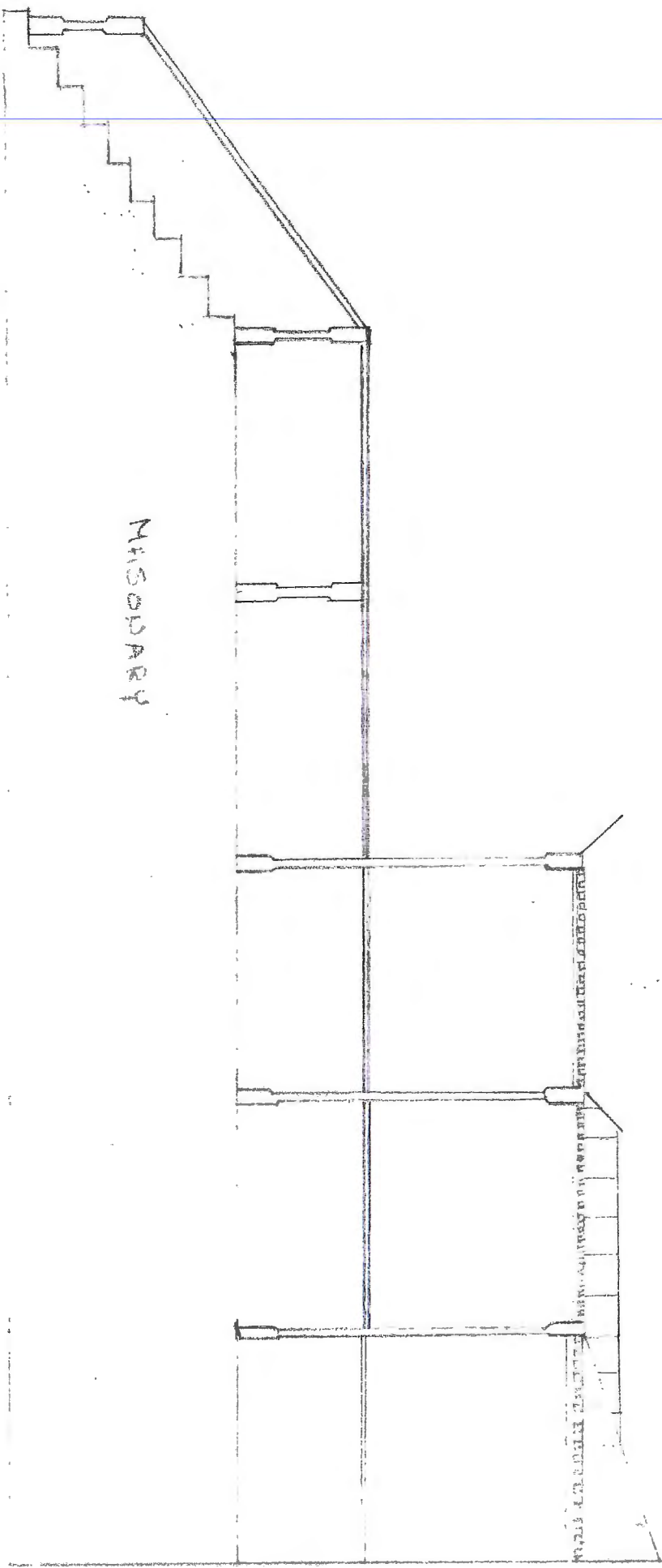
Deeded Acres: 0
Total Calculated Acres: 0.4477
Total Value: \$46,590.00

*If the Total Land Value listed is different than the Land Value on the Valuation page, please contact the Erie County Auditors office.

[Report Discrepancy](#)

GIS parcel shapefile last updated 7/25/2016 10:12:14 PM.
 CAMA database last updated 7/25/2016 9:02:40 PM.

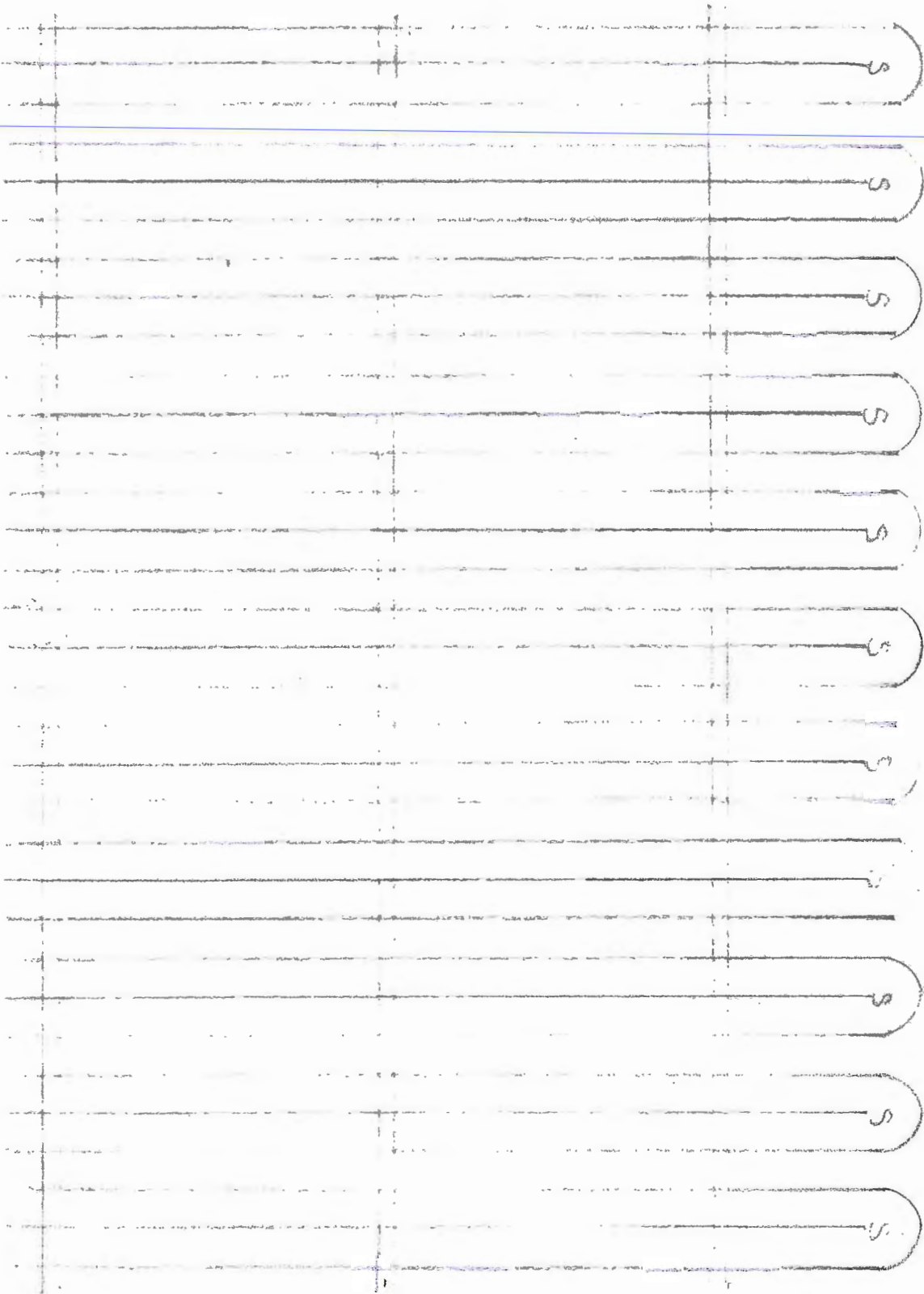
11. West Plaza - Stone House - 40' x 60' x 10'
 Posts are replicas of original Porcha Posts, complete with trim
 Folia is reproduction of original
 Porcha Rail 40' x 60'
 32' x 60' version of perimeter fence between Porcha Rail and concrete;
 openings under 4' x 60'



MISODARY

PROPOSED PERIMETER FENCE - STAND HORSE - 40' ELEVATION

1 FOOT MATERIAL 3/8 inch ROD MULTIPLE 8 FOOT SECTIONS 6 FOOT HEIGHT
OPENINGS ADDED 4 INCHES 2 inch CHANNEL 5 FILLS



PROPOSED EAST PORCH & TERRACE
RECONSTRUCTION OF ORIGINAL
POULAS & SCHMID DECKINGS INCLUDED FOR REFERENCE
EXCEPTIONS:

USING REPRODUCTIONS OF ORIGINAL POSTS
USING STRIKE RAILING AS ON WEST PORCH.
NOT USING FILL UNDER PORCH AS ORIGINAL DID NOT
ENTIRE PORCH FLOOR PRECAST CONCRETE AND CONCRETE COLUMNS & BEAMS
BUILDING MASONRY RETAINING WALL 4 FOOT FROM PORCH PERIMETER.
ALLOWS USE OF ORIGINAL STRIKE LOW RAILING ON TERRACE
TOPSOIL FILL BETWEEN RETAINING WALL AND TERRACE SURFACES
UNDER 30 inch VERTICAL FROM PORCH SURFACE TO TOPSOIL

Roberta Wiedle

From: Jessica Bower
Sent: Tuesday, July 26, 2016 12:53 PM
To: Roberta Wiedle
Subject: Sent from Snipping Tool



QUOTE/ORDER FORM

Weidle, Chris 419-656-5188 mark419-366-5810 rushslloanehouse@gmail.com



RH active all jams are knocked down for delivery

Note: All doors will be built using the specifications listed on this order sheet. This order sheet will supersede any other communications between the customer and Homestead Doors, so make sure you check every detail very carefully before signing.

All panels to be stopped in – No Brickmold -- All panels to be made with .4mm 2-ply mahogany veneers on 1" Extira exterior composite

Single In-swing Exterior doors – Quartersawn Sapele Mahogany

Qty	Door Width	Door Height	Door Hand	Jamb Width	Style # and door description	Lock Prep	Total Cost
1	3/0	6/8	RH	4-5/8	North Entry 2-1/4", FP-2070 full radius 2-panel with square sticking, 1" flat panels and perimeter flutes, ADA bronze threshold, no brickmold panels are 2ply veneer over 1" Extira, 3 hinges	Emtek Harrison mortise lock preps	1870
	Out to out Jamb Width	Out to out Jamb Height					
1	33.75"	113-1/8"	RH	4-5/8	South Parlor Entry 2-1/4", FP-2070 full radius 2-panel with square sticking, 1" flat panels and perimeter flutes, adjustable bronze/alum threshold, NO brickmold panels are 2ply veneer over 1" Extira, 4 hinges	Emtek Harrison mortise lock preps	3115
1	33.75"	111-7/8"	RH	4-5/8	Library Entry 2-1/4", FP-2070 full radius 2-panel with square sticking, 1" flat panels and perimeter flutes, adjustable bronze/alum threshold, NO brickmold panels are 2ply veneer over 1" Extira, 4 hinges	Emtek Harrison mortise lock preps	3115

Double In-swing Exterior doors -- Quartersawn Sapele Mahogany

Qty	Out to out Jamb Width	Out to out Jamb Height	Door Hand	Jamb Width	Style # and door description	Lock Prep	Total Cost
1	64-1/4"	98"	RH-active	4-3/4	Foyer Entry 2-1/4", FP-2070 full radius 2-panel with square sticking, 1" flat panels and perimeter flutes, adjustable bronze/alum threshold 4 hinges per door , T-astragal, NO brickmold (2) 24" Emtek surface mounted flush bolts shipped loose	Emtek Harrison mortise lock preps	4310
1	64"	97"	RH-active	7	Dining Entry 2-1/4", FP-2070 full radius 2-panel with square sticking, 1" flat panels and perimeter flutes, adjustable bronze/alum threshold with 1" extension 4 hinges per door , T-astragal, NO brickmold (2) 24" Emtek surface mounted flush bolts shipped loose	Emtek Harrison mortise lock preps	4310

Hinges: Emtek 4-1/2 x 4-1/2, #92015 heavy duty, plain bearing, square corner w/#97305 ball tips = 21 each included

Allow approximately 8 weeks for delivery from date payment **Subtotal: 16,720**

Jobsite Delivery: 100

Ohio Sales Tax: 1219.45

Prefinishing: Adds approx 2 additional weeks to the lead time **Optional pre-finishing:** Not included in quote

www.door.cc/Wood-Moldings.html for all molding selections **Optional door casing:** Not included in quote

any clerical errors are subject to change **Grand Total: \$18,039.45**

I have read and verified that all of the above information is correct and hereby give my approval to process this order. I understand that orders are non-cancelable. I have read and understand the Order/Quote Form, Warranty (no warranty on exterior doors), Handling & Finishing Instructions and the Delivery Acceptance Agreement (print from website or ask for copies) and agree to their terms. Unless prior arrangements are made, the doors will be delivered upon completion and upon receipt of final payment. If final payment is not made within 1 week of completion or if you cannot accept delivery within 1 week, a storage fee of \$50 per week will be incurred and all warranties will be voided.

Customer Name: _____ Customer Signature: _____ Date: _____

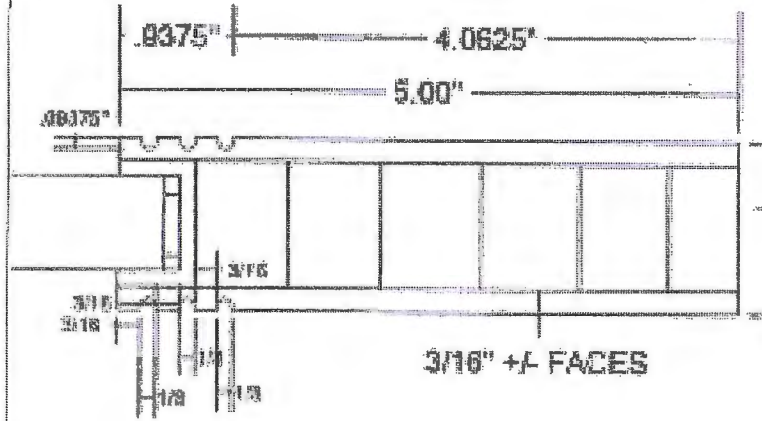
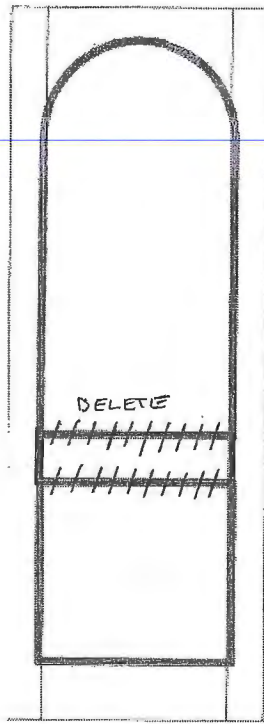
phone 419-684-9582

Homestead Hardwoods

fax 419-684-9712

SIGNATURE REQUIRED. Order on hold pending sign-off. Order not cancelable without written approval.

Quoted by: **BOB**



Panels to be 2-ply veneer over 1" Extira and to be stopped in with removable stop on inside of door
and secured with slotted flat head brass screws,
may not want panels siliconed in yet

Customer Signature: _____ Date: _____