



# **Landmark Commission** **City Building**

222 Meigs Street  
Sandusky, Ohio 44870

**July 18<sup>th</sup>, 2018**  
**1ST FLOOR CONFERENCE ROOM**  
**4:30 P.M.**

## **AGENDA**

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1. Meeting called to order – Roll Call
2. Robert W. Hare, on behalf of Renaissance Too LLC, has submitted application for approval for exterior renovations to 125 E. Water Street.
3. Jami Tallman has submitted an application for approval for exterior alterations to 123-125 W. Market Street.
4. Other Business
5. Adjournment

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF PLANNING

# LANDMARK COMMISSION REPORT

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## APPLICATION FOR COMPREHENSIVE EXTERIOR RENOVATIONS TO 125 E WATER STREET

Reference Number: LC-05-18

Date of Report: July 9, 2018

Report Author: Greg Voltz, Planner



# City of Sandusky, Ohio

## Landmark Commission Report

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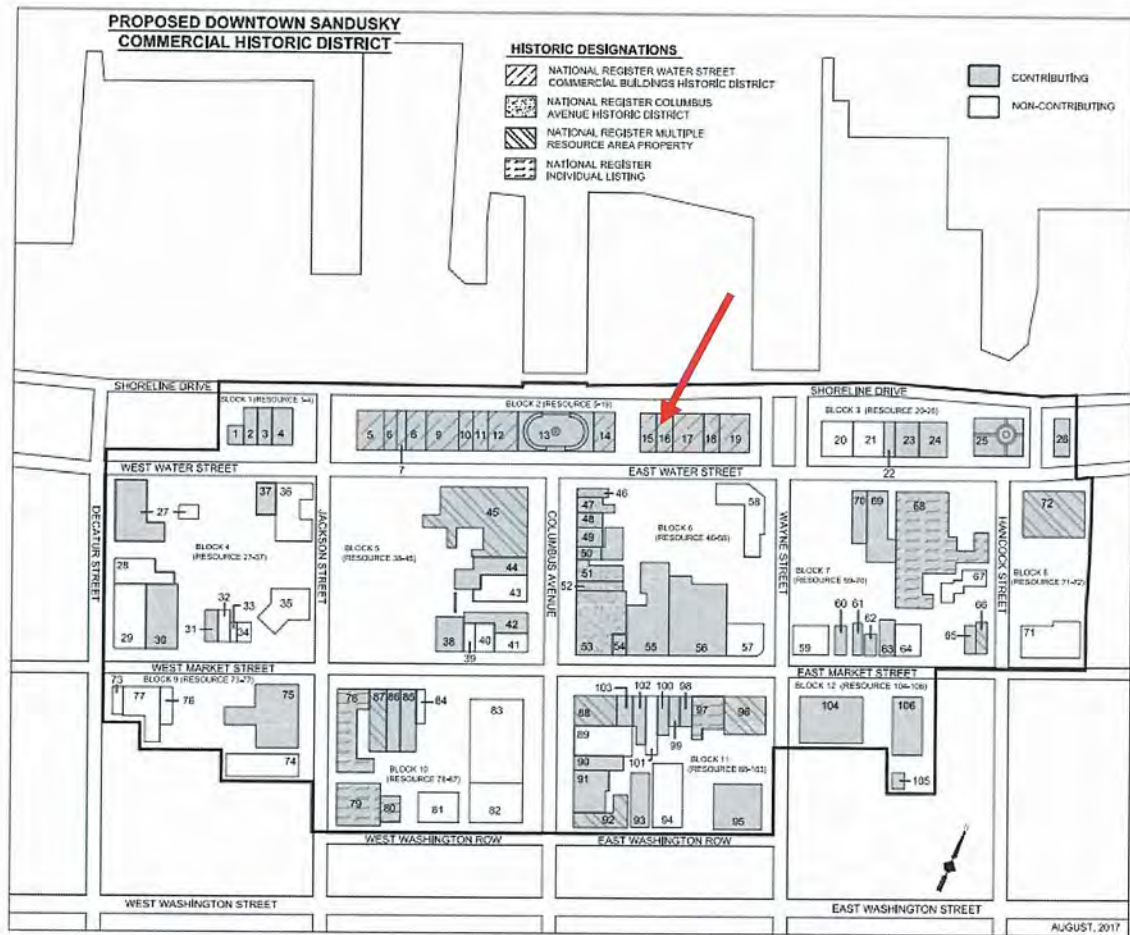
### BACKGROUND INFORMATION

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Robert W. Hare has submitted an application, on behalf of Renaissance Too LLC, for exterior renovations to the Biemiller Building located at 125 E Water Street. The following information is relevant to this application:

Applicant:	Renaissance Too LLC PO Box 1070 Sandusky, Ohio 44871-1070
Project:	Comprehensive Exterior Renovations
Site Location:	125 E Water Street
Zoning:	"DBD"/Downtown Business District
Existing Uses:	Vacant
Proposed Uses:	Office/Residential

## SITE DESCRIPTION



125 E Water Street





125 E Water Street



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#### DIVISION OF PLANNING COMMENTS

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The property located at 125 E Water Street is located within the Downtown Sandusky 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 property was recently awarded Ohio Historic Preservation Tax Credits through the Ohio Development Services Agency (ODSA). Many of the comments below were informed from the applicant's application to ODSA.

The applicant, Robert Hare, has provided an application to do extensive work on the exterior of the property including work on the existing windows which includes; repairing with like materials, cleaning and re-glazing with new 1/4" clear single pane glass, and then caulked and painted appropriate colors. New weather stripping will not be visible from the exterior. All other repairs will be painted with Sherwin Williams SW-2859. Former window areas that have been bricked in will not be unbricked as part of this project

Other alterations proposed by the applicant include replacing the non-historic plywood window bulkhead on the west storefront display window and will be replacing with a solid plywood veneer, which will match the existing east display window bulkhead. Both bulkheads will remain without decorative detail and be painted appropriately. The remaining wood, metal and glass details on the storefront will be cleaned, repaired, or replaced (if necessary). The broken glass window on the western most front entry door will have to be replaced.

The first floor exterior doors will be repaired using like materials, cleaned, caulked and repainted appropriately. The basement doors are in poor condition and will have to be replaced. The new doors will be made of wood and the door jamb and trim will be repaired using like materials. The rear concrete approach will be demolished and reinstalled to allow for the installation of steps to the basement that do not interfere with the operation of the doors.

New roof ventilations will be incorporated and will be no more than 6-8" above the existing roof surface near the peak. No venting will be visible from the public way below.

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## CONCLUSION/RECOMMENDATION

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Staff recognizes that the applicant is taking great care to follow guidelines set forth by the Secretary of Interior Standards. The Secretary of Interior Standards state that the windows should be replaced with a window that matches the previous material, design, and texture. The standards also state that the wood and architectural features which comprise the window frame, sash, and muntins should be preserved.

In regards to the remaining exterior of the structure the Secretary of the Interior Standards state that it is desired that original components are identified, trained and preserved. However if necessary components are able to be repaired and replaced when necessary. It is evident from the applicant's application to the Ohio Development Services Agency that they intend to adhere to the standards throughout the project. This will be done by property cleaning and repairing exterior wood, metal, and other components.

In conclusions, staff recommends the granting of a certificate of appropriateness for work to be performed at 125. E. Water Street.





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: BIEMILLER BUILDING

Current Name: BIEMILLER BUILDING

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: 125 E. WATER ST.

City/Town/Jurisdiction: SANDUSKY, OH 44870

PIN Number: \_\_\_\_\_

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

Name: RENAISSANCE TOO LLC

Address: PO Box 1070, SANDUSKY, OH 44871-1070

Phone: 419-277-0815

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

Name: ROBERT W. HARE, MGR.  
Address: 212 E. WATER ST. SANDUSKY, OH 44870  
Phone: 419-277-0815

5. General Data/Site Information

- A. Date of construction and major additions/alterations: 1866, NONE  
B. Number, type and date of construction of outbuildings: N/A  
C. Approximate lot size or acreage: 33 x 80'  
D. Architect, builder, carpenter, and/or mason: UNKNOWN  
E. Original use: GERMAN TURN-~~VERE~~ VEREIN  
F. Present use: VACANT, UNIMPROVED, INTERIOR STRIPPED

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.

	<u>Contributing</u>	<u>Non-Contributing</u>
Buildings _____	1	0
Structures _____	0	0
Objects _____	0	0
Sites _____	0	0

D. Previous field documentation (when and by whom): SEE ATTACHED  
OHPO APPL.

E. National Register status and date (listed, eligible, study list): \_\_\_\_\_  
SEE ATTACHED NPS DETERMINATION  
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)

SEE ATTACHED PART 2 APPLICATION

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 1/4 "X 2 1/2". 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: \_\_\_\_\_ 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: \_\_\_\_\_

[Print](#) | [Back](#)

Erie County GIS



Notes  
125 E Water Street

Rec'd 5-6-18  
Quitt

REC'D BY OHPO FEB 28 2018



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014

NPS

NPS Project Number  
38319

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Biemiller Building

Street 125 E. Water Street

City Sandusky

County Erie

State OH

Zip 44870-1000

Name of Historic District Water Street Commercial Buildings, #75001392

☒ National Register district ☐ certified state or local district ☐ potential district

2. Nature of request (check only one box)

- ☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.  
☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
☐ certification that the building does not contribute to the significance of the above-named district.  
☐ preliminary determination for individual listing in the National Register.  
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name \_\_\_\_\_ Company \_\_\_\_\_  
Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
Zip \_\_\_\_\_ Telephone \_\_\_\_\_ Email Address \_\_\_\_\_

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☐ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1061, which, under certain circumstances, provides for imprisonment of up to 5 years.

Name Robert W. Hare, Manager Signature [Signature] Date 2-27-18  
Applicant Entity Renaissance Two LLC SSN \_\_\_\_\_ or TIN 82-4067479  
Street P O BOX 1070 City Sandusky State OH  
Zip 44871-1070 Telephone (419) 277-0815 Email Address bharenet@gmail.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application -- Part 1 for the above-named property and has determined that the property:

- ☒ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.  
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.  
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.  
☐ does not appear to qualify as a certified historic structure.

Date 4/24/18 National Park Service Authorized Signature [Signature]

☐ NPS comments attached





Ohio Historic  
Preservation Office

### Legend

#### NR Listings



#### NR Determinations of Eligibility



0 0.05 0.11 Miles

1: 4,399

### Copyright/Disclaimer

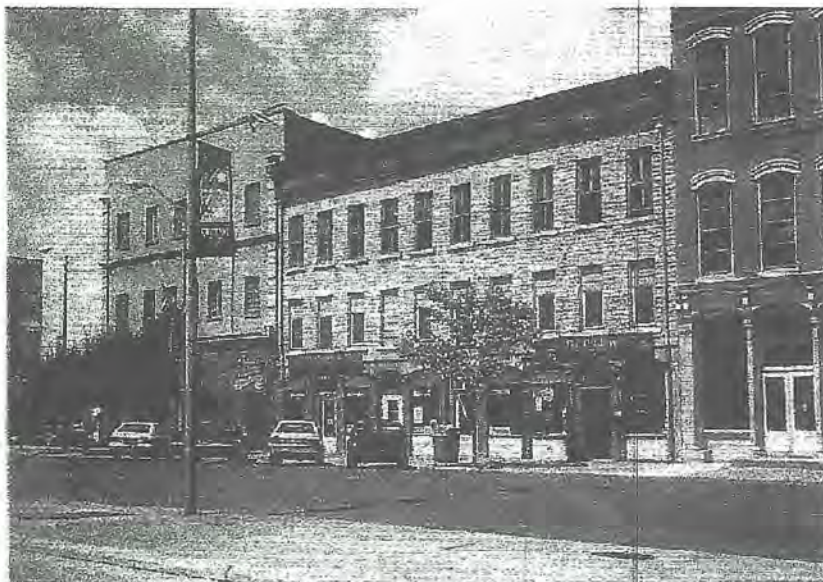
This map is a user generated end-product from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

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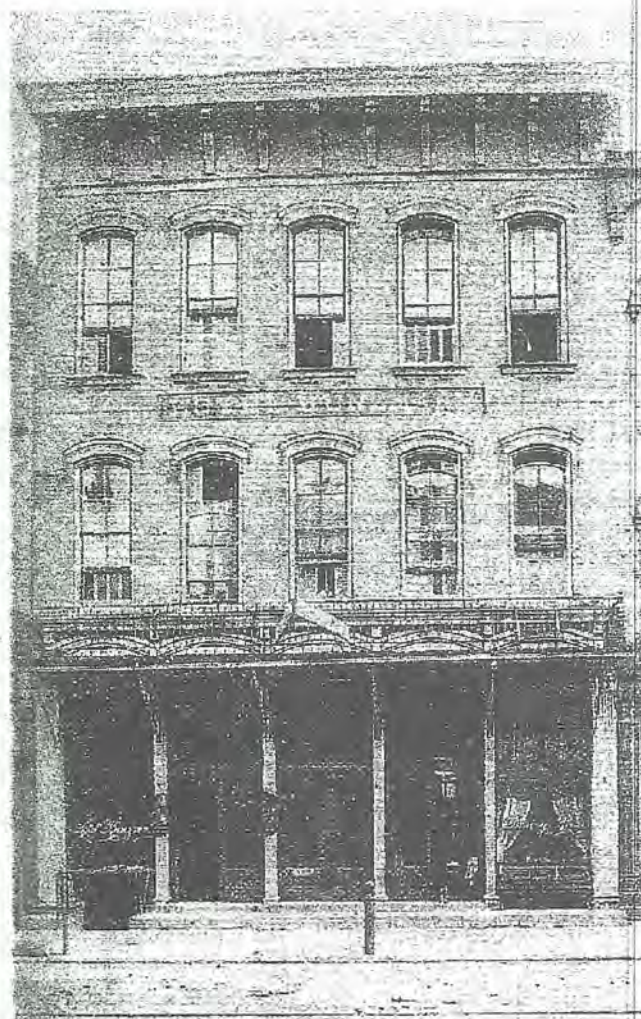






Photos - Follett House Museum

*The north side of E. Water Street as shown in a photo taken August, 1991.*



*The Andrew Biemiller Building looks much the same today as it did as the Kunzmann Hotel in 1903. It was built in 1866 and purchased by August Kunzmann in 1890.*

where they remained for many years. They altered the building, removing most of the decorative touches, making it very plain. Thomas Steinemann bought the building in 1978 and made many improvements including the removal of permastone from the first floor facade and replacing it with brick. Lee and Rita Baumeister bought the property in 1984 and they operated the Brass Pelican, a popular bar and grill.

At 109-119 E. Water Street stands the Phoenix Building, so named because it rose from the ashes of an earlier structure. This is the oldest building on the block, built about 1849 by W.H. Caswell. On the upper floor was Euterpean Hall, a theater which seated an audience of 600 who enjoyed seeing Uncle Tom's Cabin and other popular shows and listening to prominent speakers, such as P.T. Barnum

and Horace Greeley.

Through the years, under various ownerships such as Rush R. Sloane, Leo Finkler and John Nichols, offices, apartments and stores occupied the premises. Roberts Typewriter Service Inc. is on the west side where they have been for 40 years. The Silver Dollar Pawn Shop was on the east side for a long time.

In 1990, Gary and Jackie Finger purchased the building and opened the "On and Off Shore Shop" featuring casual sports clothing.

At 121-124 E. Water is the Andrew Biemiller building built 1866-67. Apparently it was built to accommodate the German Turn-Verein Association, a German organization which promoted gymnastics and athletic exercises and also the cultivation of speaking pure German. Mr. Biemiller was treasurer of the group and Henry Dehnelt was president. A hotel was established in the building called the Turner Hall Hotel with a restaurant and bar.

In 1890, Mr. and Mrs. August Kunzmann purchased the hotel and continued the business. Reportedly they served the largest beer in town for 5 cents and also had a remarkable free lunch.

The Volunteers of America bought the building about 1944 and used it as their store until Larry Bettcher became the new owner of the venerable building in 1989. He is painstakingly restoring the Italianate Style structure. ■

For details of architecture, see Ellie Damm's book "Treasure by the Bay. The Historic Architecture of Sandusky, Ohio."



# 19. Historic block once housed a newspaper, hotel and hospital



Photo - Follett House Museum

*In 1983, before it was restored, the Reber Block housed two shops on the first floor, with stairs at the center that led to the LaRoya Club. To the immediate left is the Weeden-Reber Building.*

**T**he north side of East Water Street, between Columbus Avenue and Wayne Street has been restored to much of its former beauty.

When most of these buildings were built in the middle of the 19th century, Sandusky was doing well in the fish business as well as the grain market. A variety of businesses were booming, taxes were low and the future looked bright.

In 1853, the Weeden-Reber building at 127-131 E. Water Street was built by John Weeden, but it was sold to George Reber in 1855 and became a part of the Reber Block. This lovely three-story Italianate style structure has pointed decorations along the roof line with a brick facade.

Since the turn of the century, there was a sheet metal shop here beginning with Reinheimer & Aish and later, Reinheimer & Simon, Sheet Metal Workers. By 1915 the busi-

ness was known as Simon & Herzog and remained in this location until Richard Barnes purchased the building in 1988. He remodeled the west side of the first floor for Barnes Companies.

In 1989, Gary Rose rented the east side for his life insurance agency. The upper floors were empty.

To the east is the Reber Block at 133-143 E. Water St. which was erected by George Reber in 1852. To accommodate his building, he razed the first frame building in the area. This was the White Store, established by Zalmon Wildman about 1817 and well-known throughout northern Ohio. Wildman also built the first dock in back of the store. Over the years the Reber Block was home to many businesses, insurance and attorney offices, etc.

By 1858, the German newspaper, *Das Intelligence Blatt* was published here by Hermann Ruess. Two other papers were also

-continued



# 18. A historic street preserved - Water Street



*Water Street as shown in a 1908 postcard included such businesses as the Franklin Brothers Saloon, Royal Theater, George Baldwin Island Exchange Saloon, Water Island House, American Express, John Stahl Saloon, Sandusky Printing and Kelley Bargain House.*

**T**he two blocks of Water Street east and west of Columbus Avenue have been placed on the National Register of Historic Places, honoring them as representative of the business architecture of the middle 19th century.

A study has been made of the businesses in these blocks and future articles will cover the subject, with the hope it will be appreciated by posterity.

Toward the middle of the 19th century, Sandusky was a flourishing port and Water Street, east and west of Columbus Avenue, was the center of town.

Imagine life as it was then – in 1853 Water Street was the first street to be paved and those who ventured out after dark had to carry lanterns. Sidewalks were uncommon and were made of wood. Business was brisk and one amazing fact emerges – most of the buildings in these two blocks are remarkably unchanged. We shall examine the north side of Water Street between Columbus Avenue and Wayne Street.

It must be remembered that Shoreline Drive did not exist, and the waters of Sandusky Bay came to the rear of the buildings. Lots on the

north side of the street were known as “Water Lots.” In 1853 a new street was completed on filled-in land north of Water Street, called Railroad Street, now Shoreline Drive. Railroad tracks were moved from Water Street to Railroad Street and Water Street was paved.

Starting at Columbus Avenue, 101-103 E. Water Street, the corner property was purchased by Halsey C. Post, Lucius W. Lewis and James B. Radcliffe in 1866. They built a lovely Romanesque Style building of limestone with a brick facade, to house their grocery and ship chandlery.

By 1869, Alfred Platte had his photography studio on the third floor. Post later started a fishery behind the building and Benjamin Dwelle and Lewis continued the ship chandlery. After A.C. Platte's death, Charles Wildenthaler had his photography shop in the same location.

By 1910, the Pabst Cafe and Dining Room, with Albert Lauber as manager, was here and the Royal Movie Theater was located on the first floor until 1916.

By 1919, the Loyal Order of Moose rented the top floors, later purchasing the entire building,

*-continued-*





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014

**HISTORIC PRESERVATION CERTIFICATION APPLICATION**  
**PART 2 – DESCRIPTION OF REHABILITATION**

NPS Project Number

**Instructions:** This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

**1. Property Name** Bicmillier Building

Street 125 E Water Street

City Sandusky County Erie State OH Zip 44870

Name of Historic District Water Street Commercial Buildings #75001392, 1975

☐ Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_

☒ Located in a Registered Historic District; name of district Water Street Commercial Buildings #75001392

☐ Part 1 – Evaluation of Significance submitted? Date submitted \_\_\_\_\_ Date of certification \_\_\_\_\_

**2. Project Data**

Date of building 1866/67 Estimated rehabilitation costs (ORE) \$738,000

Number of buildings in project 1 Floor area before / after rehabilitation 7,322 / 7,322 sq ft

Start date (estimated) 07/01/2018 Use(s) before / after rehabilitation hotel / bus./res.

Completion date (estimated) 03/01/2019 Number of housing units before / after rehabilitation 0 / 1

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

**3. Project Contact (if different from applicant)**

Name Robert W Hare Company Renaissance 100 LLC

Street P O BOX 1070 City Sandusky State OH

Zip 44871 Telephone (419) 277-0815 Email Address bharenet@gmail.com

**4. Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 38 CFR § 67.2 (2011), and/or (2) ☐ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 38 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 5 years.

Name Robert W Hare as Managing Member Signature \_\_\_\_\_ Date 02/27/2018

Applicant Entity Renaissance 100 LLC SSN \_\_\_\_\_ or TIN 82-4067479

Street P O BOX 1070 City Sandusky State OH

Zip 44871 Telephone (419) 277-0815 Email Address bharenet@gmail.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date \_\_\_\_\_ National Park Service Authorized Signature \_\_\_\_\_

☐ NPS conditions or comments attached

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF PLANNING

LANDMARK COMMISSION  
REPORT

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APPLICATION FOR A SIDEWALK PATIO  
FENCE AT  
123-125 W MARKET STREET

Reference Number: LC-06-18

Date of Report: July 10, 2018

Report Author: Greg Voltz, Planner



## City of Sandusky, Ohio Landmark Commission Report

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### BACKGROUND INFORMATION

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Jami Tallman has submitted an application for exterior alterations to 123-125 W Market Street. The following information is relevant to this application:

Applicant: Jami Tallman  
4316 Timber Lake Lane  
Sandusky, Ohio 44871-1070

Project: Sidewalk Patio Fencing

Site Location: 123-125 W Market Street

Zoning: "DBD"/Downtown Business District

Existing Uses: Bar/Dining

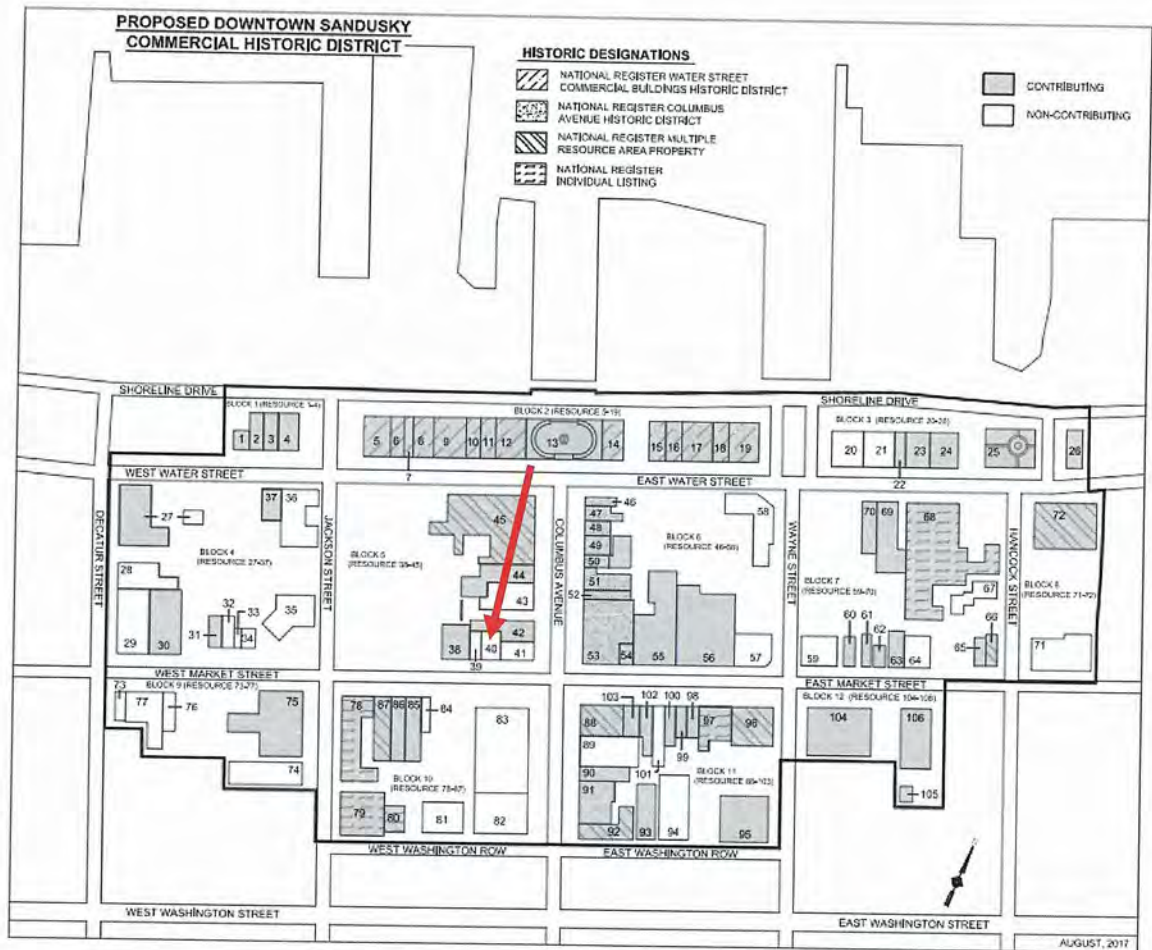
Proposed Uses: Sidewalk Patio Dining

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### SITE DESCRIPTION

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The property located at 123-125 W Market Street is a noncontributing building located within the Downtown Sandusky Commercial Historic District. The building is a three story stucco building with a dual storefront system.



123-125 W Market Street





123-125 W Market Street



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#### DIVISION OF PLANNING COMMENTS

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The property located at 123-125 W Market Street is a noncontributing building located within the Downtown Sandusky Commercial Historic District. Per Chapter 1161 Landmark Preservation, any property that is individually listed 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 is proposing a decorative wooden fence to provide an outdoor dining area in front of the building. No work is being performed on the building itself.

The Design Review Guidelines do mention that tradition forms of fencing are desired. The fence will be made of wood, with vertical posts, and copper post tops. The applicant has not stated that they intend to paint or stain the wood.

The Secretary of the Interior Standards state that it is desired that new exterior additions or alterations to the site be compatible with the historic character of the site and preserve the relationship between the building or buildings and the landscape. Staff believes that the style of fencing being proposed would adhere to the guidelines.

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#### CONCLUSION/RECOMMENDATION

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In conclusions, staff recommends the granting of a certificate of appropriateness for work to be performed at 125. E. Water Street.





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.*

---

**1. Name of Property**

Historic Name: \_\_\_\_\_

Current Name: JAX BAR

**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: 123 - 125 W. MARKET ST.

City/Town/Jurisdiction: SANDUSKY

PIN Number: \_\_\_\_\_

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

Name: JAMI TALLMAN

Address: 4316 TIMBER LAKE LN. SANDUSKY, OH. 44870

Phone: 419-656-0141



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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**5. General Data/Site Information**

A. Date of construction and major additions/alterations: \_\_\_\_\_

B. Number, type and date of construction of outbuildings: \_\_\_\_\_

C. Approximate lot size or acreage: \_\_\_\_\_

D. Architect, builder, carpenter, and/or mason: \_\_\_\_\_

E. Original use: \_\_\_\_\_

F. Present use: BAR

**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): ☒ 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 \_\_\_\_\_

Structures \_\_\_\_\_

Objects \_\_\_\_\_

Sites \_\_\_\_\_

D. **Previous field documentation (when and by whom):** \_\_\_\_\_

E. **National Register status and date (listed, eligible, study list):** \_\_\_\_\_

*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.

**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:  Date: 6/26/18

*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: 6/26/18

City of Sandusky/Downtown Design Review District  
Application for Certificate of Appropriateness



Address of Property: 123 W. Market St.

Property Owner Name: Jami Tallman

Property Owner Address: 4316 Timber Lake Lane Sandusky Oh 44870

Property Owner Phone Number: (Phone): 419.456.0141 (FAX):

I have you reviewed the Downtown Sandusky Design Review Guidelines?

☒ Yes

☐ No

Is the building on the National Register of Historic Places?

☐ Yes

☒ No

Scope of project to include: (Please check appropriate items.)

☐ Awnings/Shutters

☐ Energy Conservation

☒ Fences

☐ Signage

☐ Doors, Windows, Entrances

☐ Siding

☐ Roofing

☐ Complete Façade Restoration

☐ Landscaping

☐ Partial Façade Restoration

☐ Rear Access

☐ Exterior Painting (Commercial)

☐ Parking Lot Layout

☐ Other: \_\_\_\_\_

Briefly explain the proposed work: (Attach extra sheets if necessary.)

4 foot wooden fencing in front of building. see attached



City of Sandusky/Downtown Design Review District  
Application for Certificate of Appropriateness, Page Two



Please submit the following information:

- One historical (if available) and one modern photograph of building
- Eight (8) copies of plans of proposed work, including color and/or material samples if appropriate.

Estimated total cost/budget for proposed project:

Do you have any questions or concerns?

I understand the criteria for this application, approval and reviews by the Design Review Board and agree to be subject to the Secretary of the Interior's Standards for the above described work in accordance with City ordinances.

Signed: \_\_\_\_\_

Property Owner

Date: \_\_\_\_\_

6/25/18

FOR OFFICE USE ONLY

Application Number: \_\_\_\_\_

Received By: \_\_\_\_\_

Date Received: \_\_\_\_\_

Date of Meeting: \_\_\_\_\_

Approved or Denied?: \_\_\_\_\_

Conditions of Approval or Reasons for Denial:







**CITY OF SANDUSKY**  
**Department of Public Works**  
**PRELIMINARY INFORMATION FORM**

**REQUEST FOR ENCROACHMENT INTO CITY OF SANDUSKY RIGHT-OF-WAY**

Please complete and/or submit the following information. Include site-specific plans and any other additional information (i.e. lot survey, photo) that you have available that might help depict your intended activity and how the end project will appear.

Date of Submission: <u>5/9/18</u>		Permit/Review Number:	
Exact Address of Proposed Project: <u><del>2246</del> Pipe St. 123 W Market St</u>		Lot Number	
Owner Name:		Phone	<u>419.656.0141</u>
Owner's Address: <u>4316 Timber Lake Lane</u>			
Applicant Name: <u>Jami Tallman</u>		Phone	
Applicant Address: <u>4316 Timber Lake Lane</u>			
Contractor Name: <u>Tallman Contractors LTD</u>		Phone	<u>419.656.8547</u>
Contractor Address: <u>PO Box 2144 Sandusky Oh, 44870</u>			

If this request is not being made by the property owner, attach documentation from the owner stating that the applicant is the "Approved Assignee" and has been given permission for this improvement.

Describe the improvements which you propose to install within the City of Sandusky's right-of-way. Attach drawing(s) of the improvement with dimensions and any other relevant information.

Patio fencing. Survey attached. The same as J. Bistro.

ENGINEERING DEPT.

MAY 18 2018

Please list building plan approval and/or engineering permit numbers for the proposed improvement if available:

Building CPA#	Engineering Permit #
---------------	----------------------

The following items will be required for approval of an encroachment license, please submit with this request:

1. Legal description
2. Survey of proposed Encroachment
3. Copy of the deed for the referenced property
4. Fees for the recording of the encroachment are the responsibility of the requestor.

If license is granted, you must agree to construct and maintain the encroachment solely at your expense and agree to indemnify and hold harmless the City of Sandusky for any and all loss, damage, expense, or liability arising from the creation or maintenance of the encroachment. The City of Sandusky may terminate the encroachment at any time if the above conditions are not met.

**I, THE UNDERSIGNED, BEING RESPONSIBLE FOR THE ABOVE DESCRIBED REQUEST UNDERSTAND THAT THE REQUEST IS SUBJECT TO AND MUST COMPLY WITH THE RULES AND REGULATIONS OF THE CITY OF SANDUSKY.**

Signature:  Date: 5/8/18

Title: ☒ Property Owner ☐ Applicant ☐ Contractor

☐ Other: \_\_\_\_\_

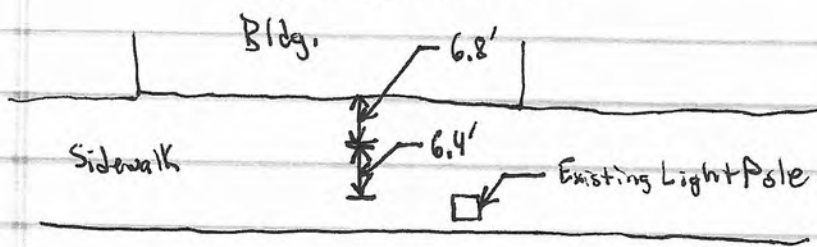
## 123 W Market Street



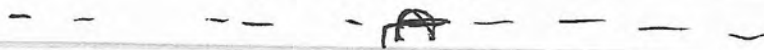
04/11/2017



(123 W. Market St.)



W. Market St.





**LEGAL DESCRIPTION  
ENCROACHMENT LICENSE AGREEMENT**

Situate in the State of Ohio, County of Erie, City of Sandusky, Ward 1, and being part of the northerly right-of-way of W. Market St. (82.50 feet in width), adjoining lands of Talldown Investments, LLC, RN 201505916, all references herein to the records of the Erie County Recorder's Office, more particularly described as follows:

Commencing, for reference, at a mag nail found marking the intersection of centerlines of Columbus Avenue (99 feet in width) and W. Market Street (82.50 feet in width); thence, South 62°00'00" West with the centerline of W. Market Street, a distance of 159.95 feet to a point; thence, North 28°00'00" West through the northerly right-of-way of W. Market Street, a distance of 34.45 feet to a point and the **TRUE POINT OF BEGINNING** for this description;

Thence, North 28°00'00" West, a distance of 6.80 feet to a point on the northerly right-of-way line of W. Market Street;

Thence, North 62°00'00" East along said right-of-way, a distance of 44.18 feet to a point;

Thence, South 28°00'00" East through said right-of-way, a distance of 6.80 feet to a point;

Thence, South 62°00'00" West through said right-of-way, a distance of 44.18 feet to the point of beginning, containing 300.42 square feet of land, more or less.

This description was prepared by John Hancock, PS No. 6918 from a survey conducted by James A. Resar PS No. 6361 in January, 2015. Bearings hereon are based upon an assumed bearing of South 62°00'00" West for the centerline of W. Market Street.

John Hancock & Associates, Inc.



John Hancock, P.S.

Date: APRIL 3, 2018



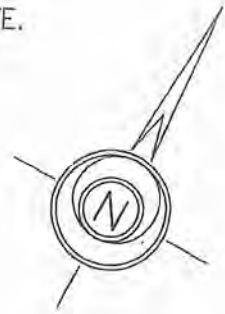
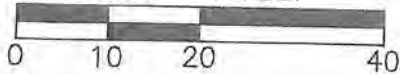
File server/projects/263518/2635-encroachment license.doc

# ENCROACHMENT LICENSE

123 W. MARKET ST.

NORTH SIDE OF W. MARKET ST., WEST OF COLUMBUS AVE.  
WARD 1, CITY OF SANDUSKY, ERIE COUNTY, OHIO

SCALE IN FEET



SCALE: 1" = 20'



ENCROACHMENT LICENSE = 300.42 SQ. FT.

LINE	BEARING	DISTANCE
L1	N 28°00'00" W	6.80'
L2	N 62°00'00" E	44.18'
L3	S 28°00'00" E	6.80'
L4	S 62°00'00" W	44.18'

BEARINGS HEREON ARE BASED UPON  
AN ASSUMED BEARING OF S 62°00'00" W  
FOR THE CENTERLINE OF W. MARKET ST.

I HEREBY CERTIFY THAT THIS PLAT WAS  
PREPARED FROM AN ACTUAL FIELD SURVEY  
OF THE PREMISES CONDUCTED BY ME PURSUANT  
CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

*John Hancock*  
JOHN HANCOCK, P.S.  
OHIO R.L.S. 6918



SURVEY FOR:  
JAMIE TALLMAN  
123 W. MARKET ST.  
SANDUSKY, OH 44870

DATE: APRIL 3, 2018 JOB NO.: 263518  
DRAWN: JKK

*John Hancock & Associates, inc.*  
ENGINEERS • SURVEYORS  
326 E. Market St. • Sandusky, Ohio 44870 • (419) 625-7838

\\JHSERVER\Company\dwg\263518\2635-ENCROACH.dwg

