



# **Landmark Commission**

City Building

City of Sandusky, Ohio 44870

**May 15th, 2019  
1ST FLOOR CONFERENCE ROOM  
4:30 P.M.  
AGENDA**

---

1. Meeting called to order – Roll Call
2. Review minutes from the April 24<sup>th</sup>, 2019 meeting
3. Application for a new sign to be located at 127 East Market St.
4. Application for exterior alterations to 123 & 131 E Water St.
5. Other business
6. Meeting Adjourned

**NEXT MEETING: June 19<sup>th</sup>, 2019**

**Please notify staff at least 2 days in advance of the meeting if you cannot attend. Thank you.**

Landmark Commission  
April 17<sup>th</sup>, 2019  
Meeting Minutes

The Chairman called the meeting to order at 4:30PM. The following members were present: Mr. Jon Lawrence, Chairman Michael Zuilhof, Mr. Joe Galea, Mr. Griffith, and Dr. Tim Berkey. Ms. Byington, Mr. Greg Voltz and Mr. Horsman represented the Planning Department; and Casey Sparks, Clerk. There were 5 voting members present.

Mr. Galea moved to approve the minutes from February 20<sup>th</sup>, 2019 meeting; Dr. Berkey seconded the motion.

Mr. Horsman stated that the application is for a Certificate of Appropriateness for exterior signage for Dandelion Shop at Hotel Kilbourne, 223 West Water Street. The proposed signage is less than 14 square feet, the letters are raised yellow weathered wood with black matte sheet of aluminum. The letters will be fastened to the back with bolts. Mr. Horsman discussed the surrounding signage within the area. Mr. Horsman stated that staff recommends approval for the sign as it conforms to the following Secretary of Interior Standards and the Sandusky Preservation Design Guidelines:

- The sign should not dominate the façade
- Good quality designs with simple graphics and simple messages are encouraged.
- Signage color schemes should be simple
- Wood signs should be painted as the use of natural wood in signage downtown should be avoided as it is not appropriate to the area's architectural character.

Mr. Galea ask staff to confirm that there is no illumination proposed with the signage.

Mr. Horsman stated that this is correct.

Mr. Griffith motioned to approve the proposed signage for 223 W. Water Street; Mr. Lawrence seconded the motion.

Mr. Zuilhof stated that the sign is understated and professionally done, as well as a blend of contemporary and historic look. Mr. Zuilhof ask if the Certificate of Appropriateness requires design review as well.

Mr. Horsman stated it is located within the downtown landmark historic district as such it does not need to be reviewed by the Design Review Committee.

Ms. Lloyd stated that these applications may be something that staff could review in the future to simplify the process.

Mr. Zuilhof ask Ms. Lloyd if the review process was difficult.

Ms. Lloyd stated the application process was quite difficult, she stated that the application should be made digital and it should not be necessary to complete all of the required historic information for a signage application.

Mr. Horsman stated that staff has created a new application for Certificate of Appropriateness and a separate application for a landmark designation.

Mr. Lloyd stated that the design review committee will only be necessary for a few properties that are not in the Landmark area.

Mr. Griffith ask if there is an argument to having only one authority.

Ms. Byington stated that our Law Department is currently discussing this option.

Mr. Zuilhof stated that it may be beneficial to keep it down to one forum for review and staff should also look into finding ways to notify property owners that they are within the district to make them aware.

With no further discussion the motion passed unanimously.

Mr. Galea made a motion to adjourn the meeting; Mr. Griffith seconded the motion.

The meeting was adjourned at 4:50PM.

---

Casey Sparks, Clerk

---

Michael Zuilhof, Chairman

CITY OF SANDUSKY, OHIO  
PLANNING DEPARTMENT

# LANDMARK COMMISSION REPORT

---

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS EXTERIOR SIGNAGE FOR 127 EAST MARKET STREET

Reference Number: LC-02-19

Date of Report: May 7, 2019

Report Author: Tom Horsman, Assistant Planner



# City of Sandusky, Ohio

## Landmark Commission Report

---

### BACKGROUND INFORMATION

---

Ryan Whaley has submitted a Landmarks application for a Certificate of Appropriateness for exterior signage at 223 West Water Street. The following information is relevant to this application:

Applicant:	Ryan Whaley 316 E. Water St. Sandusky, Ohio 44870
Owner:	H2 Property Management 225 ½ W. Water St. Sandusky, Ohio 44870
Site Location:	127 E. Market St. Sandusky, Ohio 44870
Historic Status:	Located in National Historic District
Existing Uses:	Axe Throwing Bar
Proposed Use:	Axe Throwing Bar
Proposed Project:	Exterior Signage

---

## SITE DESCRIPTION

---

127 E Market



Rendering of Proposed Sign and Current Adjacent Sign



---

## **DIVISION OF PLANNING COMMENTS**

---

The applicant has submitted an application for a Certificate of appropriateness to install exterior signage. The signage is for an axe throwing bar as part of the Marketplace at the Cooke on East Market Street. The submitted materials state that the sign will be a blade sign mounted to the existing façade wall with a spade scroll bracket.

The bracket will extend 48” off the façade of the building and the 8.75 square foot blade sign will hang four inches below the bracket. The sign will have the words “Noble Axes – Axe Throwing” surrounding an image of an axe. The sign is made of maple wood coated by a polyester epoxy resin. The letters are made of marine grade birch plywood and they are painted white.

---

## **CONCLUSION/RECOMMENDATION**

---

It is staff’s opinion that the proposed sign meets the Secretary of the Interior’s Standards and the Sandusky Preservation Design Guidelines. Specifically, the following:

- The sign should not dominate the façade.
- Good quality designs with simple graphics and simple messages are encouraged.
- Signage color schemes should be simple.
- Wood signs should be painted as the use of natural wood in signage downtown should be avoided as it is not appropriate to the area’s architectural character

Staff believes the sign to be of the appropriate style and size and believes it complements the architecture of the building. Staff recommends approval of the certificate of appropriateness.

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF PLANNING

# LANDMARK COMMISSION REPORT

---

## APPLICATION FOR COMPREHENSIVE EXTERIOR RENOVATIONS TO 125 & 131 E WATER STREET

Reference Number: LC-03-19

Date of Report: May 9, 2019

Report Author: Tom Horsman, Assistant Planner





# City of Sandusky, Ohio

## Landmark Commission Report

---

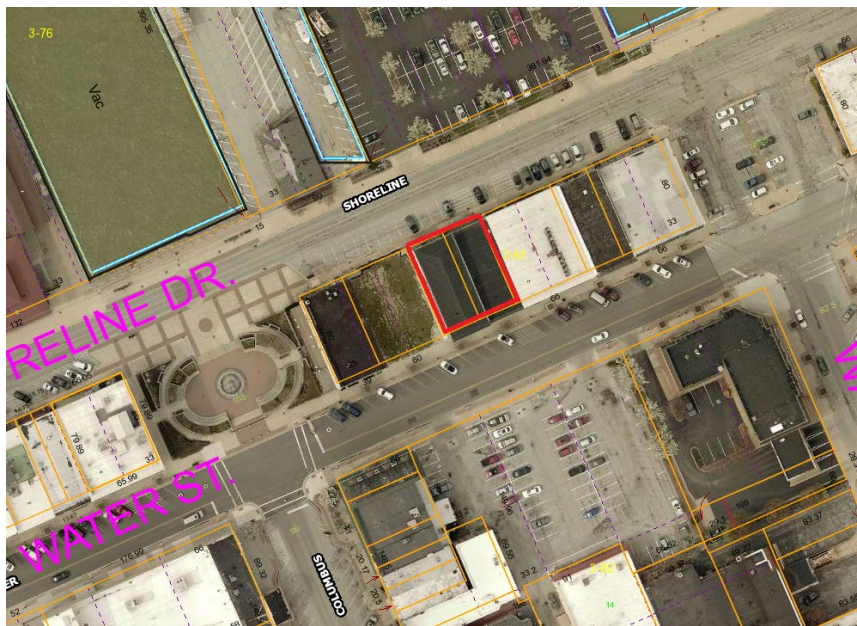
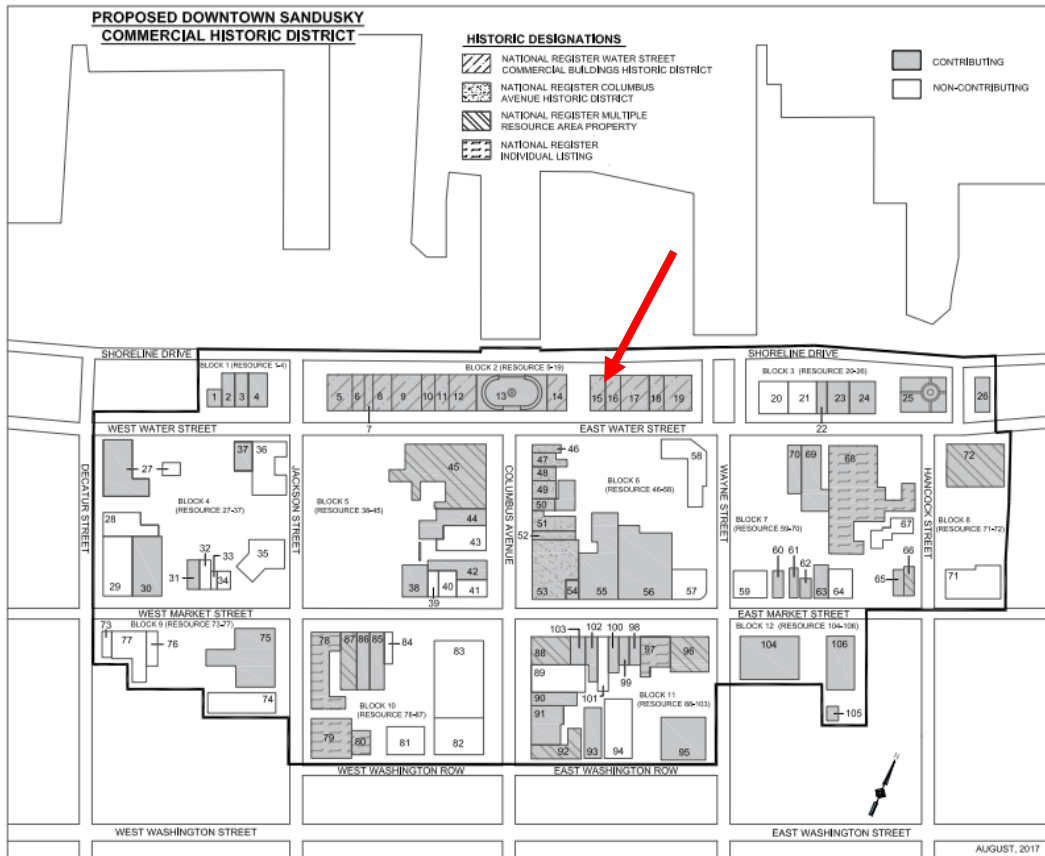
### BACKGROUND INFORMATION

---

Robert W. Hare, as the authorized agent of Renaissance Too LLC, has submitted an application, , for exterior renovations to the Biemiller and Weeber-Reber Buildings located at 125 & 135 E Water Street. The following information is relevant to this application:

Applicant:	Renaissance Too LLC PO Box 1070 Sandusky, Ohio 44870
Project:	Comprehensive Exterior Renovations
Site Location:	125 & 131 E Water Street
Zoning:	“DBD”/Downtown Business District
Existing Uses:	Vacant
Proposed Uses:	Office/Retail/Residential

SITE DESCRIPTION



---

## DIVISION OF PLANNING COMMENTS

---

The property located at 125 E Water Street is located within the Downtown Sandusky Commercial Historic District. Per Chapter 1161 of the Zoning Code, any property that is on the National Register of Historic Places or located within a national historic district is required to seek a Certificate of Appropriateness from the Landmark Commission for any renovations or additions.

The applicant, Robert Hare, has submitted a project summary that details the specific work to be done on the buildings. Also included with the application were pictures of the present condition of both buildings as well as drawings of the exterior and interior plans. These have been submitted to the Landmark Commission for review.

In determining whether to issue a Certificate of Appropriateness, Planning staff and the Landmark Commission consider both the Secretary of the Interior's Standards for Rehabilitation and the Sandusky Preservation Design Guidelines.

Upon review, staff has determined that most of the proposed changes to the exterior of the building conform with both sets of guidelines. **Below are excerpts from the applicant's description that detail the most significant changes. The applicant's full comments are attached to this report.**

### 125 E. Water:

- The two rear doors will be removed and repaired with like materials and painted as existing. The west rear door will be re-installed as a fixed lite.
- Rear windows at 125 E. Water will be repaired with like materials. Insulated glazing will be replaced with clear, 1/4" single pane glass.
- A roof-top deck is planned for the roof that will be serviced from the elevator and north egress stairs located in the building at 131 E. Water. The roof top deck will not be visible from the adjacent public way below.

### 131 E. Water:

- The existing door opening at the first floor of 131 E. Water will be moved to the west window opening to allow the egress point from the internal stairs. The existing door will be replaced with fixed window having the same design/construction as the new north wall windows. The new door will be of flush steel construction. Rear windows at 125 E. Water will be repaired with like materials. Insulated glazing will be replaced with clear, 1/4" single pane glass.
- The north upper wall of 131 E. Water will be re-constructed to its original height using concrete block with windows matching the original openings and locations. The exterior of the repaired portion of the wall will be covered with a stone veneer using the stone that was removed from the wall. The remaining historic stone façade on the north wall of 131 has been repointed in the past with non-historic mortar and methods. The new veneer will be made to match the existing mortar as best as possible.

- The existing remaining windows at the north wall of 131 E. Water are double hung, non-historic and do not have a muntin or dividers of any kind. All windows on the north wall will be replaced with like windows of vinyl, or aluminum construction.
- G A “penthouse” addition will be installed above the former roof level of 131 E. Water as an additional residential unit. The addition will not be visible from the adjacent public way and will be finished with cement board siding painted a grey color to blend with the limestone.
- A small deck with aluminum posts and glass infills will be installed at the north end of the penthouse structure and will not be visible from the adjacent public way below.

Both buildings:

- Four (4) new garage door openings (two at 125 E. Water, two at 131 E. Water) will be installed at the north elevation to provide access to the lower level to accommodate tenant parking. Structural steel support will be installed on the interior and the exterior will remain clad in limestone. The doors will have vision lites at the upper panels for light infiltration and will be a grey color to blend with the limestone.
- Four new aluminum balconies of simple design painted black will be added to both buildings at the north side both buildings ( 2 on each building at second/third floors). Doors will be installed within existing window openings by altering the stone to create an opening for the door. All new doors at the north walls will be of modern construction, either steel, or fiberglass, 36" x 96" with 1/2 - 2/3 lites and two panels below the lite. The new basement egress door will be 36"x84", flush steel with no lite.

#### **Staff concerns and questions:**

Staff had some questions in reviewing the application and hopes they can be answered by the applicant either before or during the Landmark Commission meeting:

- The new door on 131 – Is there a reason that the door does not match the existing double doorway?
- Clarification on the materials of the windows on the north wall of 125.
- The material and color of the railing in the front entrance of 125
- The colors for the railings and doors on the exterior of the penthouse level
- The dimensions of the setbacks for the penthouse and rooftop deck.
- Concerns about the four curb cuts on Shoreline Drive. The Design Guidelines state that curb cuts should be minimized. This is especially true for Shoreline Drive, which is currently

being reconstructed to be more pedestrian friendly. Staff asked the applicant to work with his engineer to reduce the curb cuts and proposed a mountable curb sidewalk to maintain comfortable pedestrian flow

---

#### CONCLUSION/RECOMMENDATION

---

Staff enthusiastically supports the rehabilitation of historic buildings in Sandusky, especially two of our oldest buildings on one of the city's main commercial streets. Staff recommends approval of the Certificate of Appropriateness application with the following conditions:

- 1) Per guideline to reduce curb cuts in the Sandusky Preservation Design Guidelines, & with the recent investment in the reconstruction of Shoreline Drive, staff recommends that the curb cuts be eliminated and that the garage access points be reduced from four down to one.—with a maximum width of 10 feet. The north exterior stairwell must be oriented sideways so that its protrusion into the right-of-way is minimized.
- 2) The access to the garage not be via a curb cut, but a drive via a mountable curb over the sidewalk that should minimize the obstruction of the sidewalk. It should match the design and color of the new Shoreline Drive streetscape. A cross section shall be submitted to the Planning and Engineering Departments for approval.
- 3) The color of the penthouse addition on the 131 E. Water Building should more closely match colors on the respective facades.
- 4) The addition of a new door to the front of 131 E. Water should be a double door to match the existing door.