



Landmark Commission

City Building

City of Sandusky, Ohio 44870

**June 6th, 2019
1ST FLOOR CONFERENCE ROOM
4:30 P.M.
AGENDA**

1. Meeting called to order – Roll Call
2. Review minutes from the May 15th, 2019 meeting
3. Application for a new sign to be located at 305 E Water St.
4. Final approval of revised plans for exterior alterations to 123 & 131 E Water St.
5. Application for exterior alterations to 123 & 131 E Water St.
6. Other business
7. Meeting Adjourned

NEXT MEETING: July 17th, 2019

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

LANDMARK COMMISSION REPORT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS EXTERIOR SIGNAGE AND AWNING FOR 305 EAST WATER STREET

Reference Number: PLC 19-0005

Date of Report: May 30, 2019

Report Author: Tom Horsman, Assistant Planner



City of Sandusky, Ohio Landmark Commission Report

BACKGROUND INFORMATION

Kelly VanCauwenbergh has submitted a Landmark application for a Certificate of Appropriateness for exterior signage and awning at 305 East Water Street. The following information is relevant to this application:

Applicant: Kelly VanCauwenbergh
2713 Mudbrook Rd.
Huron, Ohio 44839

Owner: East Water Project, LLC
5235 Castle Hills
San Diego, CA 92109

Site Location: 305 East Water St.
Sandusky, Ohio 44870

Historic Status: Non-contributing building in National Historic District

Existing Uses: Juice Bar & Eatery

Proposed Use: Juice Bar & Eatery

Proposed Project: Exterior Signage & Awning

SITE DESCRIPTION

305 E Water



Rendering of Proposed Sign and Awning



DIVISION OF PLANNING COMMENTS

The applicant has submitted an application for a Certificate of appropriateness to install exterior signage and awning. The signage is for the Maca Root Juice Bar & Eatery which is housed in the north end of the building that also houses Paddle & Climb. The submitted materials state that the sign will be a projected double-sided sign that will be four square feet in area and one inch thick. The sign will be painted black with a white digitally printed logo and hang from a decorative scroll bracket that would be affixed to the wall.

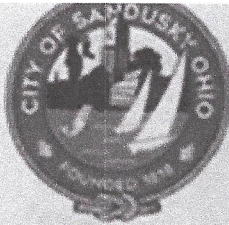
The awning will be black with white lettering and will be 27 square feet. It is described as an open ended, shed style awning and the bottom portion will project out one foot.

CONCLUSION/RECOMMENDATION

It is staff's opinion that the proposed signage 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.

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. The applicant must also obtain a sign permit from the Building Department.



CITY OF SANDUSKY
LANDMARK COMMISSION
222 Meigs St., Sandusky, Ohio 44870
Phone 419-627-5891

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Preparing Your Application:

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

Filing Your Application:

When completed, the attached application will initiate consideration of the granting of a Certificate of Appropriateness for a designated historic property. The application will enable the Landmark Commission to determine whether the proposed changes to the property meets the criteria for a Certificate of Appropriateness. The Landmark Commission will consider both the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Sandusky Preservation Design Guidelines when reviewing this application.

**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. Location

Building/Property Name (if applicable): Paddle & Climb (The Maca Root)
Street Address: 305 E. Water St. Sandusky, OH 4487
Parcel Number(s): _____

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

Name: Kelly & Brad VanCauwenbergh
Address: 2713 Mudbrook Rd.
Phone: Huron, OH 44839

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

Name:

Same

Address:

Phone:

419-357-2094

4. Scope of the Project

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 _____

5. Description of Work to be Done

Brady Signs to install a new 24" round
double sided 1" thick ~~black~~ sign. (Hanging)

also to install a new 9'w x 3'h x 1' open
ended, shed style awning. Black canvas
& white logo.

6. Supporting Documentation (attach to application on separate sheets, as applicable)

- A. New Construction
 - a. Scaled drawings
 - b. Site plan (site plan requirements are attached at the end of application)
 - c. Photographs
 - d. Material list
- B. Additions/Alterations
 - a. Scaled drawings
 - b. Photographs
 - c. Material list
- C. Signage
 - a. Scaled drawings
 - b. Location of sign
 - c. Photographs
 - d. Width of building
 - e. Lot frontage
- D. Demolition
 - a. A report as to the structural soundness of the building prepared by professionals experienced in preservation and rehabilitation
 - b. Estimates of the costs and income for rehabilitation of the building
 - c. Estimates of the costs and income for new development
 - d. Valuation of the property
 - e. Preliminary development plans

*Historic photographs of the structure/property may be requested by Planning Staff or the Landmark Commission

7. Signature

The owner of this building and undersigned do hereby certify that the information and statements given on this application, drawings and specifications are, to the best of their knowledge, true and correct. The owner and undersigned further understand that no work can begin until this application has been reviewed and approved. Any work done that has not been approved will be in violation of the City of Sandusky's Codified Ordinances.

Applicant/Agent: Keely Van Dyke Date: 5/17/19

Owner: Keely Van Dyke Date: 5/17/19



COMMERCIAL SIGN PERMIT APPLICATION

City of Sandusky, Department of Community Development, Divisions of Building Inspection, Planning & Zoning
222 Meigs Street, Sandusky, Ohio – (419) 627-5940 – building@ci.sandusky.oh.us

Submit one application for each building or structure. Please print or type. All sections must be completed.
All permit applications must be submitted with two (2) *sets* of construction drawings and two (2) *plot plans* showing the location of the sign from the property line and/or buildings.

Name of Project:		The Maca Root	
Exact address of project:		305 E. Water St Sandusky, OH 44870	
Owner of property:		East Water Project LLC	Attention:
Address:		5235 Castle Hills Dr San Diego CA 92109	
Phone:		<input type="checkbox"/> Send by E-mail:	
Leased by:		The Maca Root	Attention:
Address:		305 E. Water St Sandusky, OH 44870	
Phone:		<input type="checkbox"/> Send by E-mail:	
Name of Submitter:		Brady Sign Company	
Address:		1721 Hancock St Sandusky, OH 44870	
Phone:		4196265112	<input checked="" type="checkbox"/> Send by E-mail: Lindsay@Bradysigns.com
Is the sign located within the Downtown Design Review District? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, attach a copy of Certificate of Appropriateness.		Type of Sign:	<input type="checkbox"/> Marquee <input type="checkbox"/> Monument <input type="checkbox"/> Roof <input checked="" type="checkbox"/> Projection <input type="checkbox"/> Ground <input type="checkbox"/> Freestanding Wall <input type="checkbox"/> Canopy <input type="checkbox"/> Freestanding Pole <input type="checkbox"/> Banner
Scope of Work:		<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Alteration of Existing <input type="checkbox"/> Temporary	Please select:
Please select:		<input type="checkbox"/> Metal <input type="checkbox"/> Plastic <input type="checkbox"/> Wood <input type="checkbox"/> Other:	Please select:
Cost of work covered by this application:		\$ 3,570.00	Square footage of Sign: 4sq ft & 27 sq ft
Fee schedule: <i>New Construction, major alterations or additions to freestanding signs and wall signs larger than 24 sq. ft. require a plan review.</i>		I hereby certify that I am the (select one) <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent for the Owner and all information contained in this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the address shown above.	
Base Fee \$25.00		\$25.00	5/7/2019
Plan Review Fee \$100.00		\$100.00	
Sub-Total		\$125.00	
BBS fee (3% X sub-total)		\$3.75	Signature <i>Lindsay Babcock</i> Date
Total Fees to be paid		\$128.75	
If work is started prior to obtaining permit a 100% penalty will be charged.		Print or Type Name: Lindsay Babcock	
CONTRACTOR INFORMATION <i>All contractors are required to be registered with the Building Division office.</i>			
Company Name		Phone number	
Contractor Name		City of Sandusky Registration #	
OFFICE USE ONLY			
Received date:		Approval/Issue date:	Processed by:
Approved by:			

Circular Hanging Sign: Double Sided

OBC PLAN REVIEW

- ☒ Reviewed and found to be in compliance with the OBC as indicated on any document issued.
 - ☐ Partial/Conditional compliance with OBC as indicated on any document issued.
 - ☐ Reviewed and found NOT to be in compliance with the OBC as indicated on any correction letter/adjudication Orders issued.
- 05.15.19
 Date Reviewed
- Plans Examiner

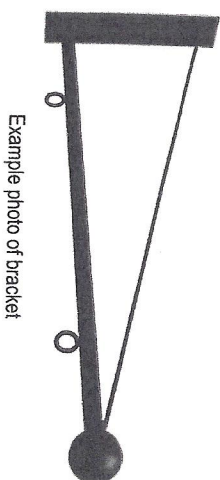
Newly Proposed Signage



24"

24"

BUILDING DIVISION
 MAY 14 2019
CITY OF SANDUSKY



Example photo of bracket



Fabrication Specs

- 1" Thick double sided PVC hanging sign painted black
- Logo to be digitally printed
- Mounted to decorative scroll bracket

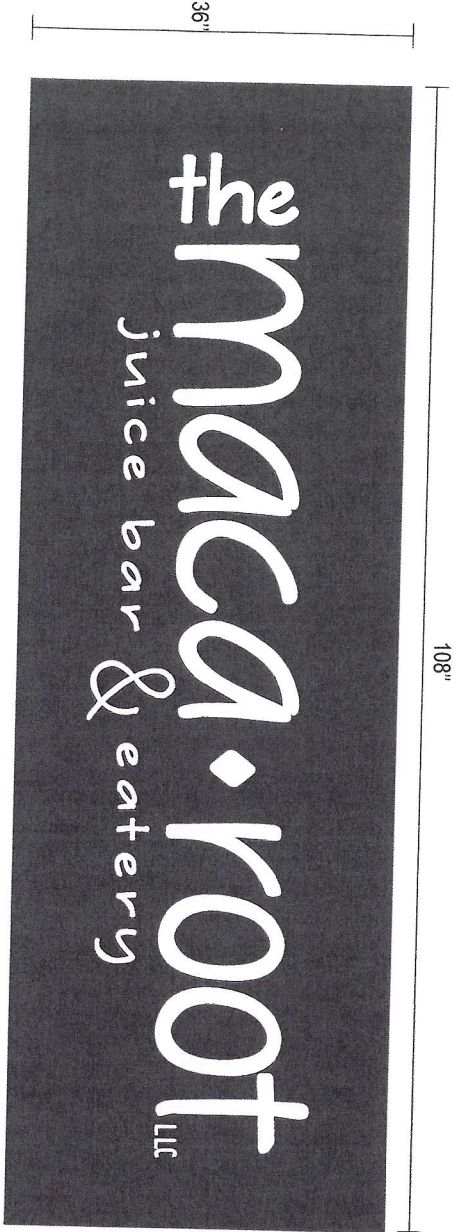


1721 Hancock Street
 Sandusky, OH 44870
 Phone: 419-626-5112
 Fax: 419-625-5985
 Web: bradysigns.com

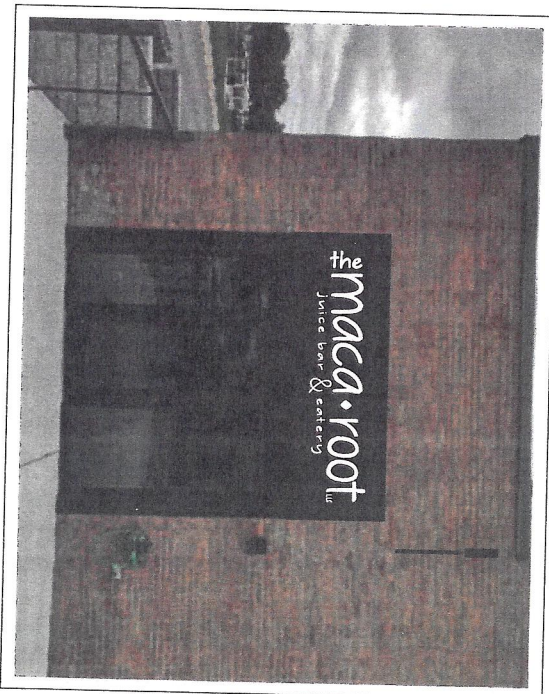
These drawings are the exclusive property of Brady Signs. They represent chargeable time spent. They are submitted for your personal use under the agreement that the use of this design in its entirety or any part will not be reproduced, copied, lent or used for any purpose without written consent from Brady Signs.

Customer:	Rooted	Date:	12/10/18
Location:	305 E. Water St. Sandusky, OH	File Name:	Dwg75404A
Client Approval:	Title: _____ Date: _____		

Wall Sign: Main Entrance

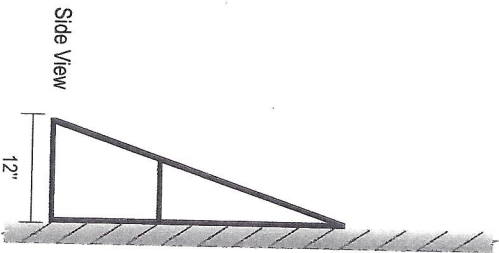


Newly Proposed Signage

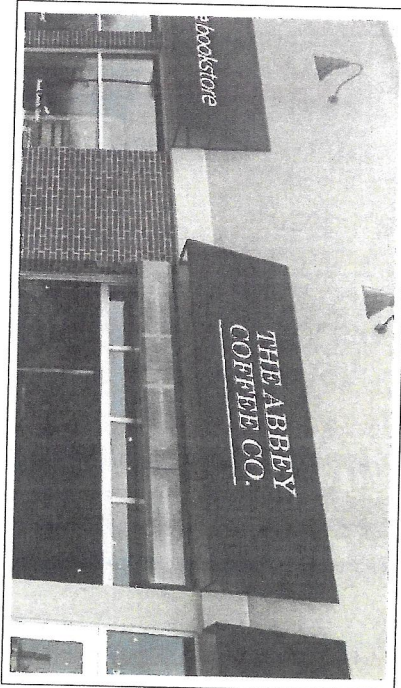


Fabrication Specs

9' wide x 3' rise x 1' projection, open ended, shed style awning.



Example Photo



1721 Hancock Street
Sandusky, OH 44870
Phone: 419-626-5112
Fax: 419-625-5985
Web: bradysigns.com

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Customer:	Rooted	Date:	12/10/18
Location:	305 E. Water St. Sandusky, OH	File Name:	Dwg75404A
Client Approval:	Title: _____ Date: _____		

CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

LANDMARK COMMISSION REPORT

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

Reference Number: LC-04-19

Date of Report: May 31, 2019

Report Author: Tom Horsman, Assistant Planner

AMENDMENT TO STAFF REPORT – MAY 31, 2019

The applicant has submitted updated plans as requested by the Landmark Commission at the May 15th meeting. The updated plans incorporated the conditions that were recommended by staff and imposed by the Commission when approving the Certificate of Appropriateness. Staff recommends granting final approval for the Certificate of Appropriateness based on the resubmitted plans.



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

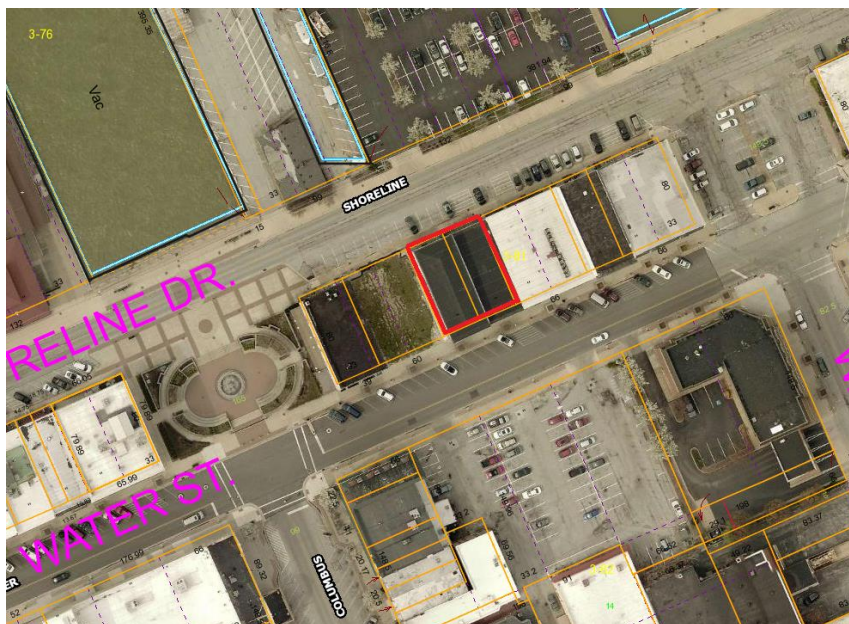
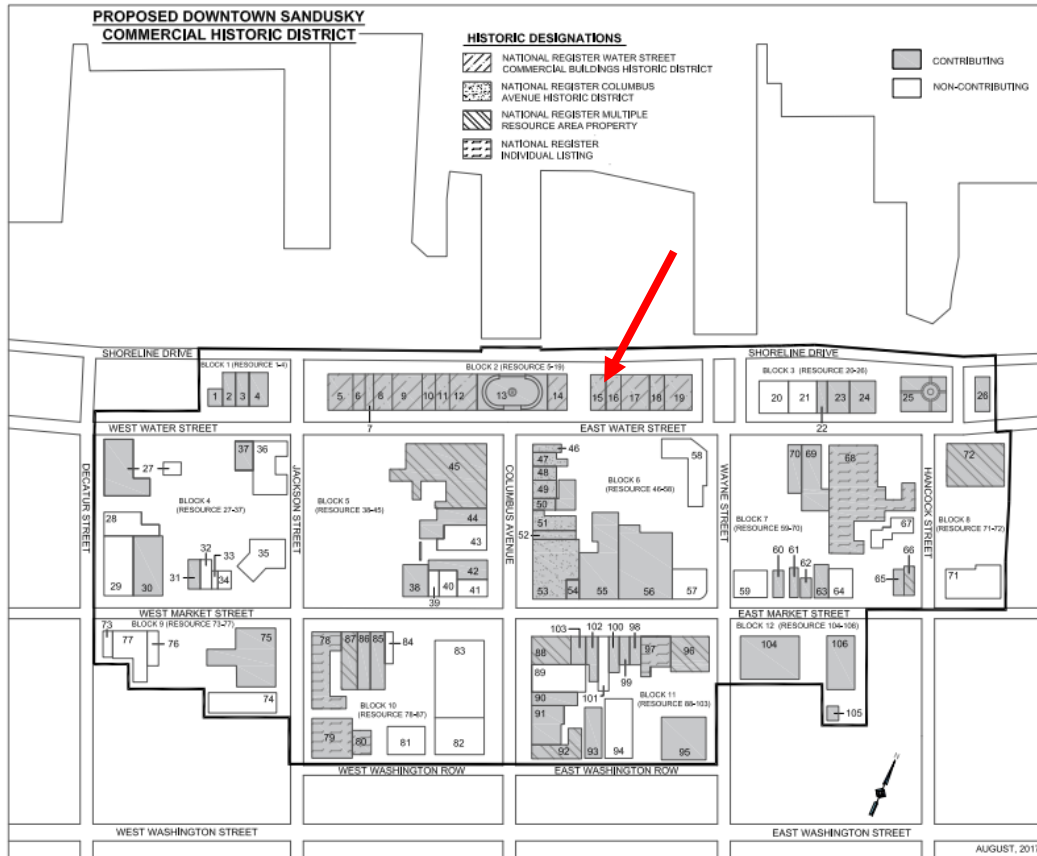
Site Location: 125 & 131 E Water Street

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, ¼" 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, ¼" 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 on 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:

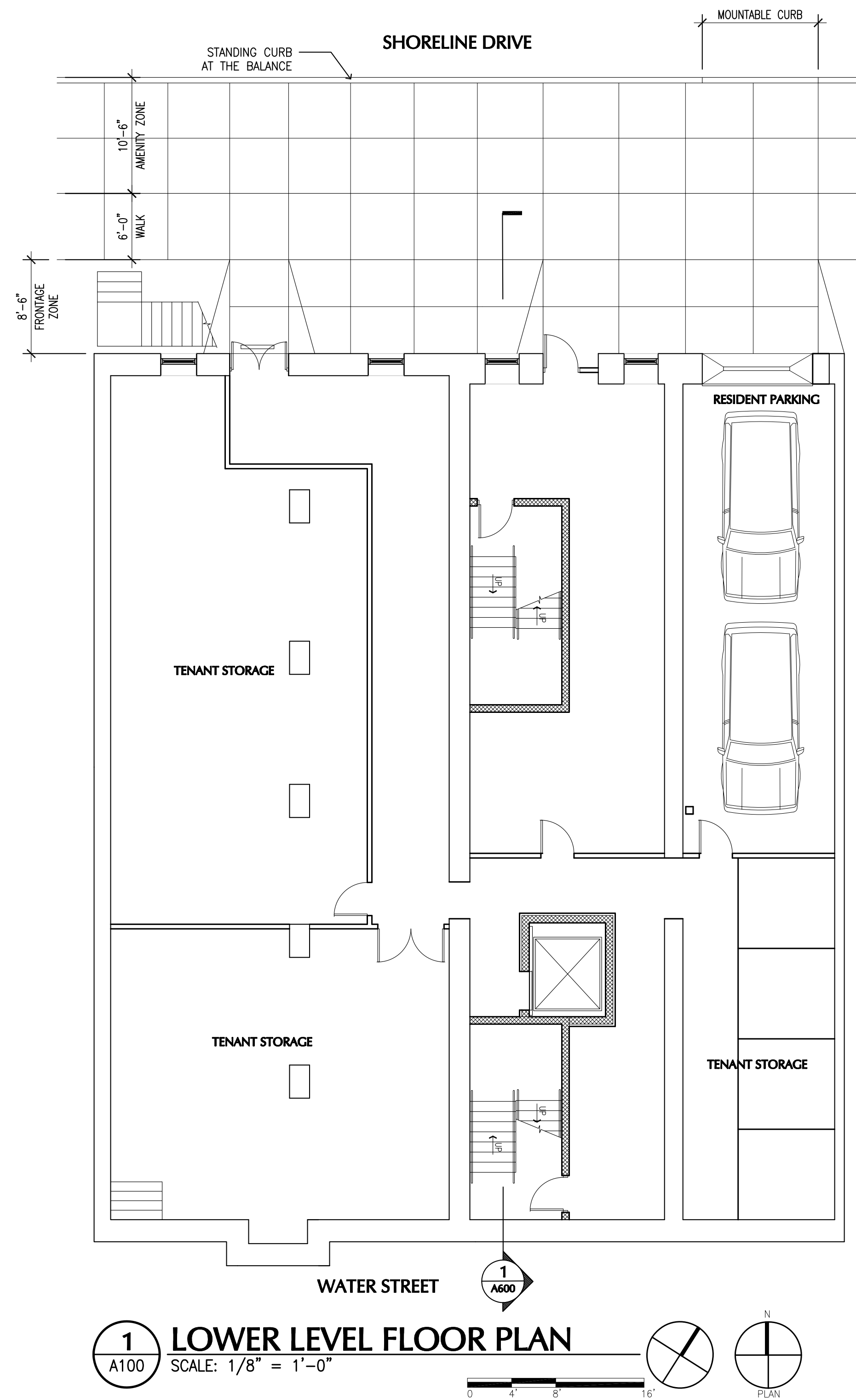
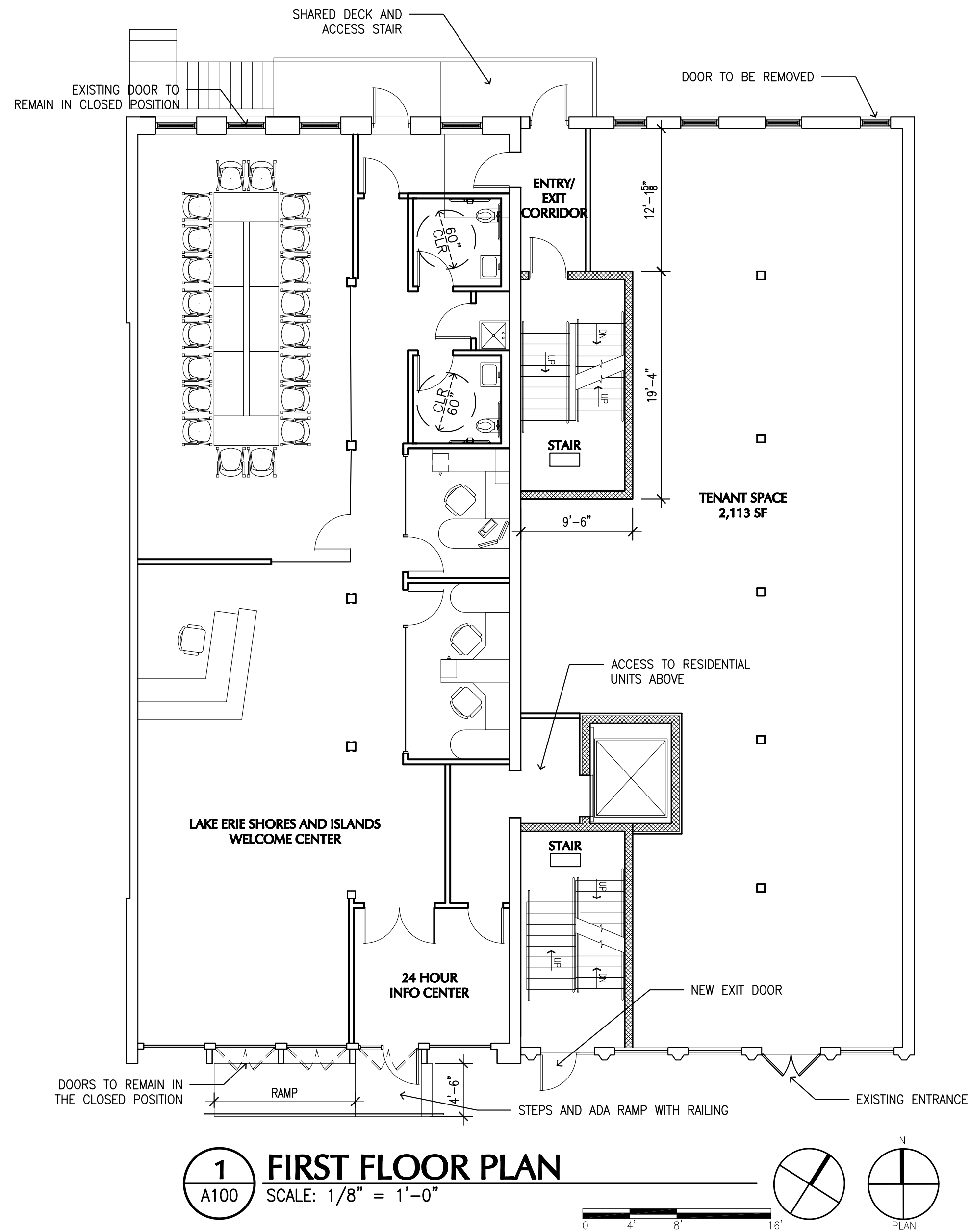
- The new door on 131 – Is there a reason that the door does not match the existing double doorway?
- Clarification on the materials of the windows on the north wall of 125.
- The material and color of the railing in the front entrance of 125

- 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

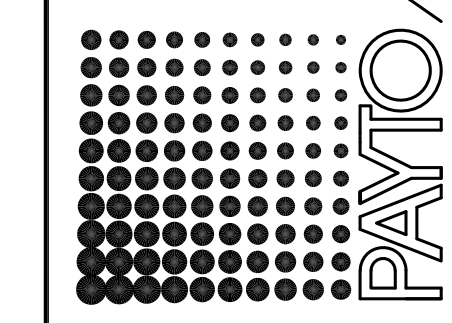
CONCLUSION/RECOMMENDATION

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.



BIEMILLER - WEEDON BUILDINGS
ELEVATOR, STAIR AND STRUCTURAL PACKAGE
125 - 131 EAST WATER STREET
SANDUSKY, OH 44870



LOWER LEVEL &
FIRST FLOOR
PLANS

PA PROJECT NO. 2019-07
CURRENT DATE: 05.30.19

A100

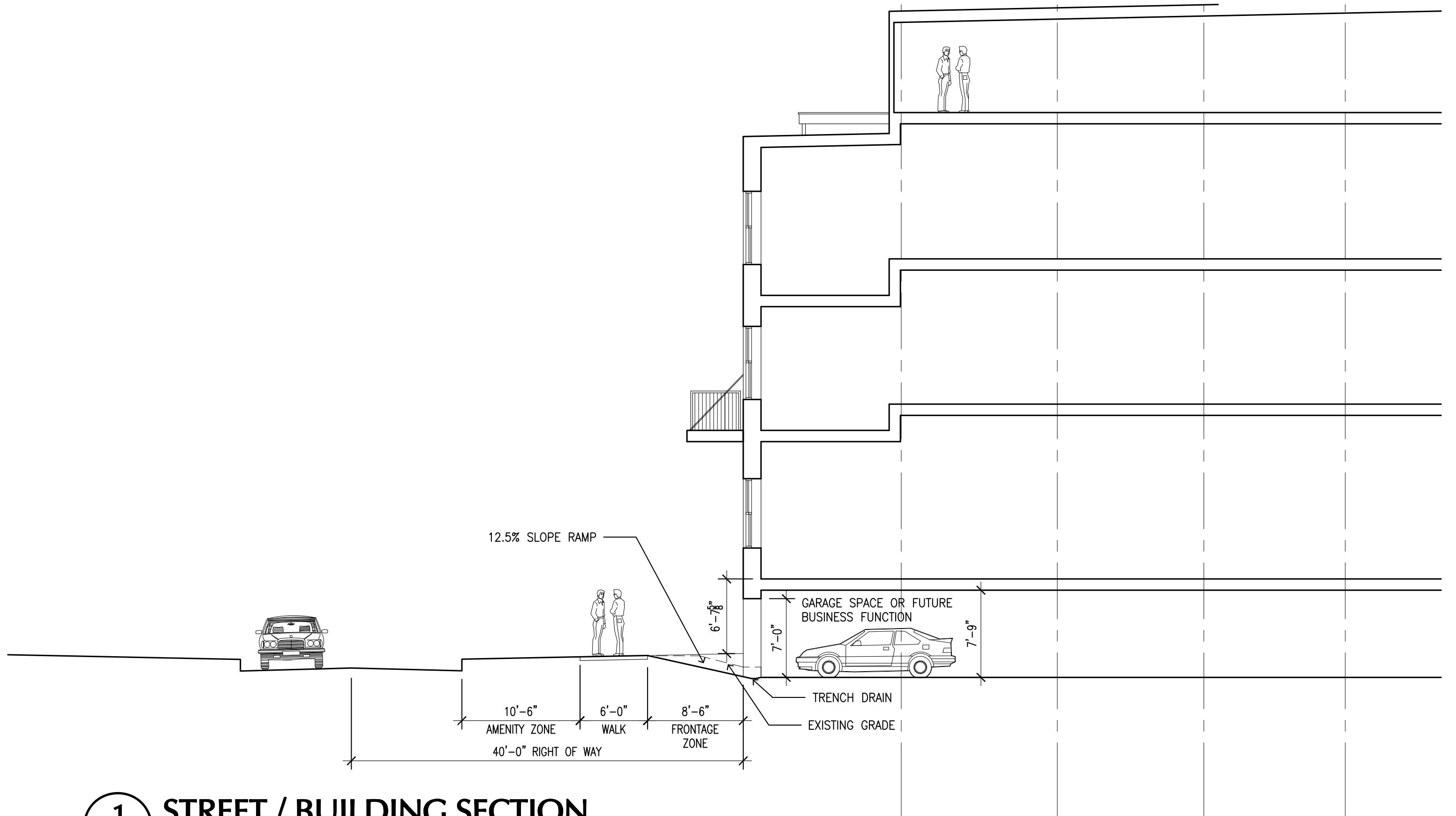
LANDMARKS COMMISSION
SUBMISSION

ISSUE DATE: 05.30.19

PRINTS FULL SCALE
ON 24"X36" SHEET

Copyright © 2019 Payto Architects Inc.

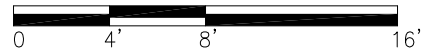
405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113
PHONE: (216) 241-6800
WWW.PAYTOARCHITECTS.COM



1
SKA-1

STREET / BUILDING SECTION

SCALE: 1/8" = 1'-0"



PRINTS FULL SCALE
ON 11"X17" SHEET



405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113

THE BIEMILLER -WEEDON BLDGS.

COMPREHENSIVE RENOVATIONS
125 & 131 EAST WATER STREET
SANDUSKY, OH 44870

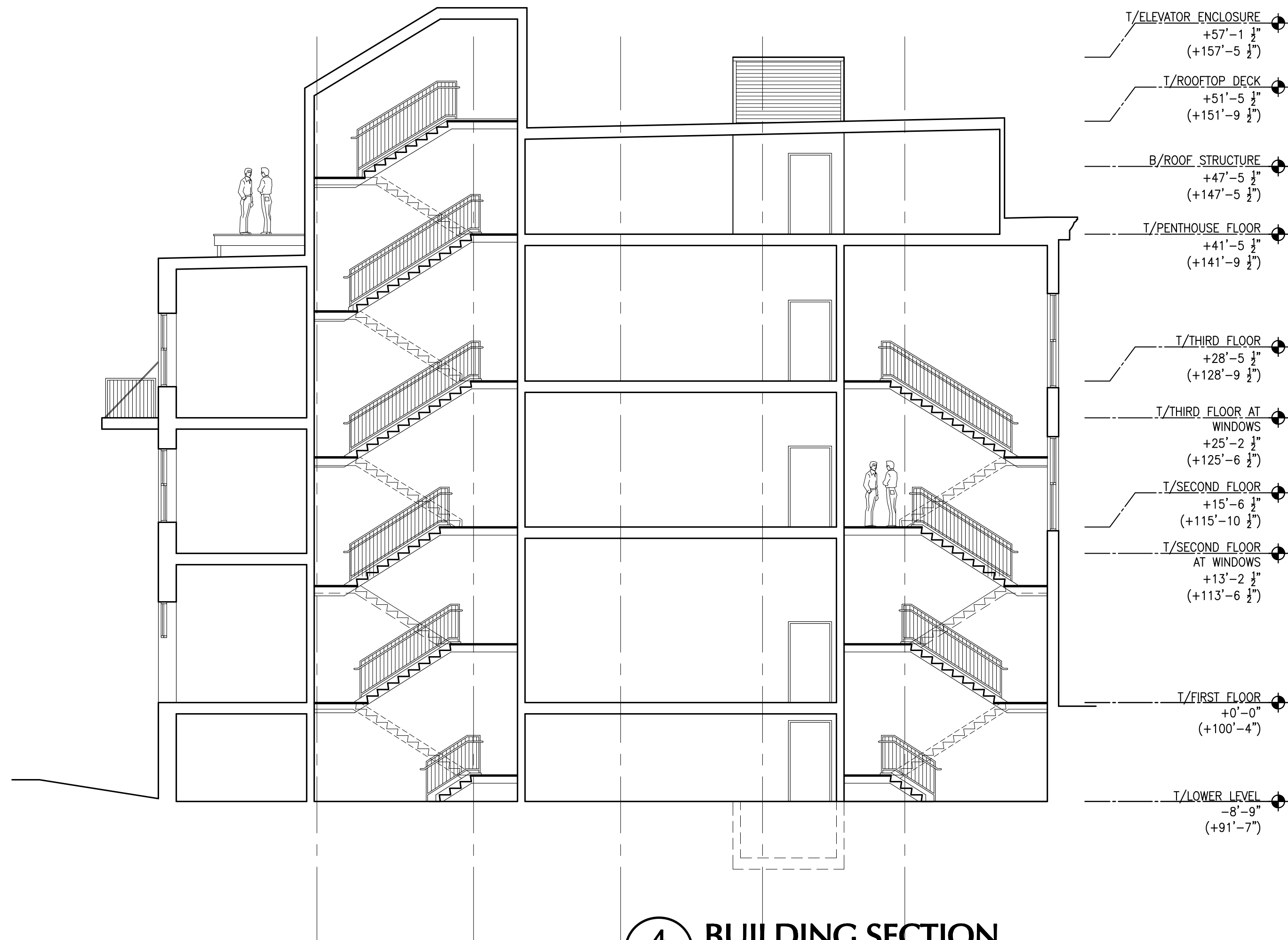
PROJ. NO. 2019-07
DATE 05.30.19

SKA-1

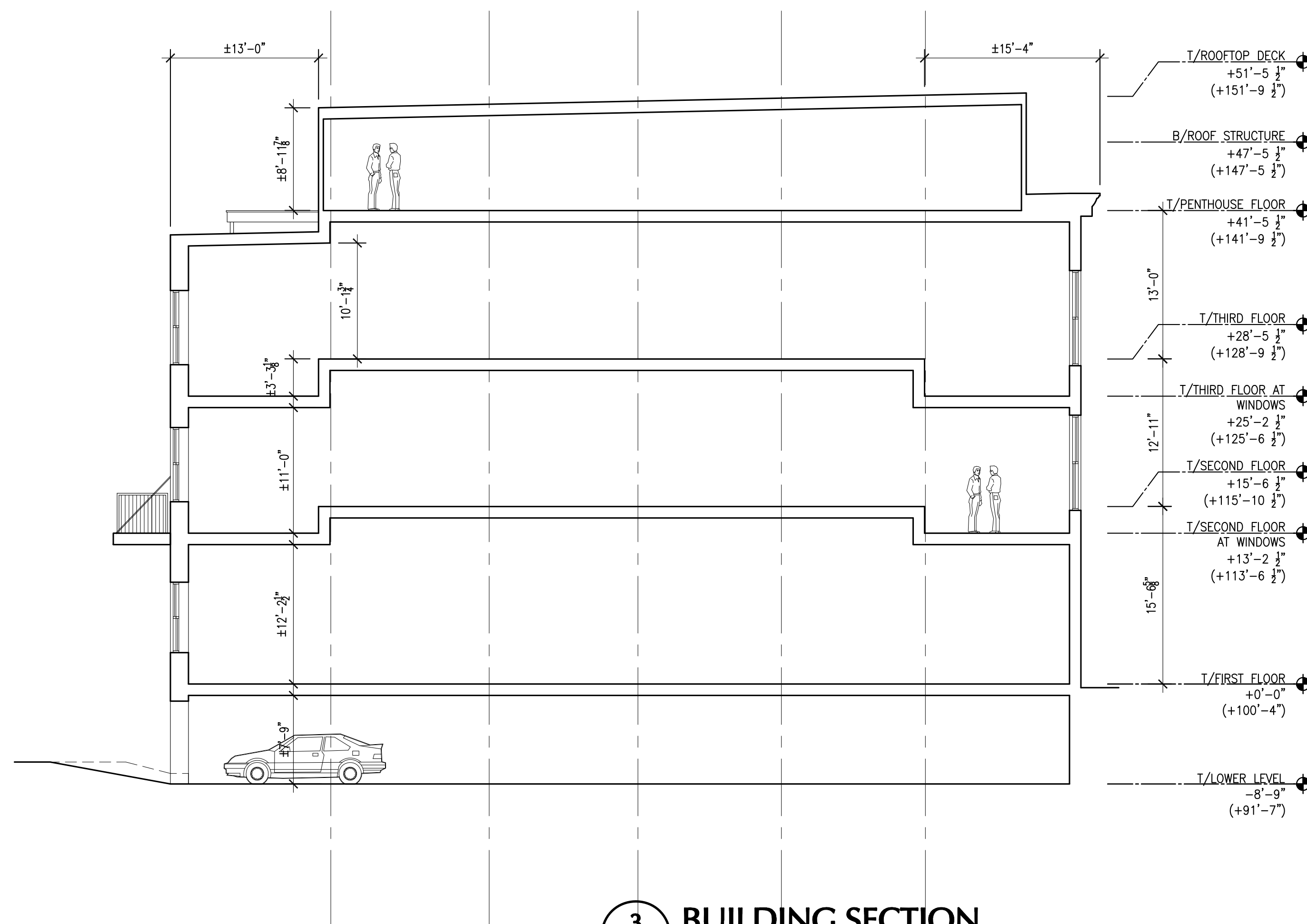
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PHONE : (216) 241-6800

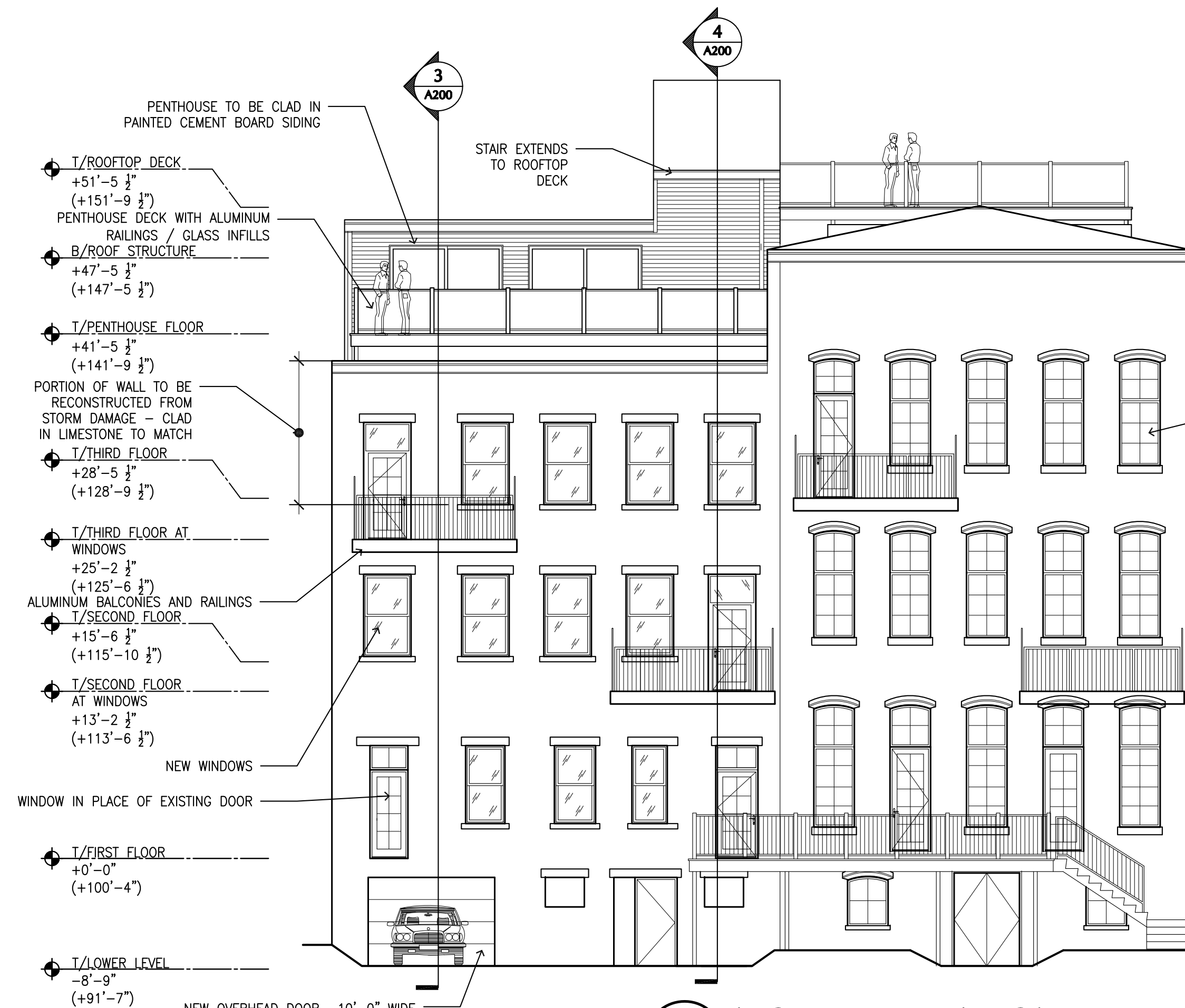
WWW.PAYTOARCHITECTS.COM



4 BUILDING SECTION
A200 SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
A200 SCALE: 1/8" = 1'-0"

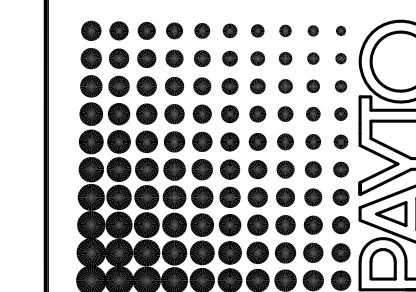


2 NORTH ELEVATION
A200 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
A200 SCALE: 1/8" = 1'-0"

BIEMILLER-WEEDON BUILDINGS
ELEVATOR, STAIR AND STRUCTURAL PACKAGE
125 - 131 EAST WATER STREET
SANDUSKY, OH 44870



ELEVATIONS &
BUILDING SECTIONS

PA PROJECT NO. 2019-07
CURRENT DATE: 05.30.19

A200

LANDMARKS COMMISSION
SUBMISSION

ISSUE DATE: 05.30.19

WWW.PAYTOARCHITECTS.COM

PHONE: (216) 241-6800

405 BRADLEY BUILDING, 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113

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CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

LANDMARK COMMISSION REPORT

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

Reference Number: LC-06-19

Date of Report: May 31, 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

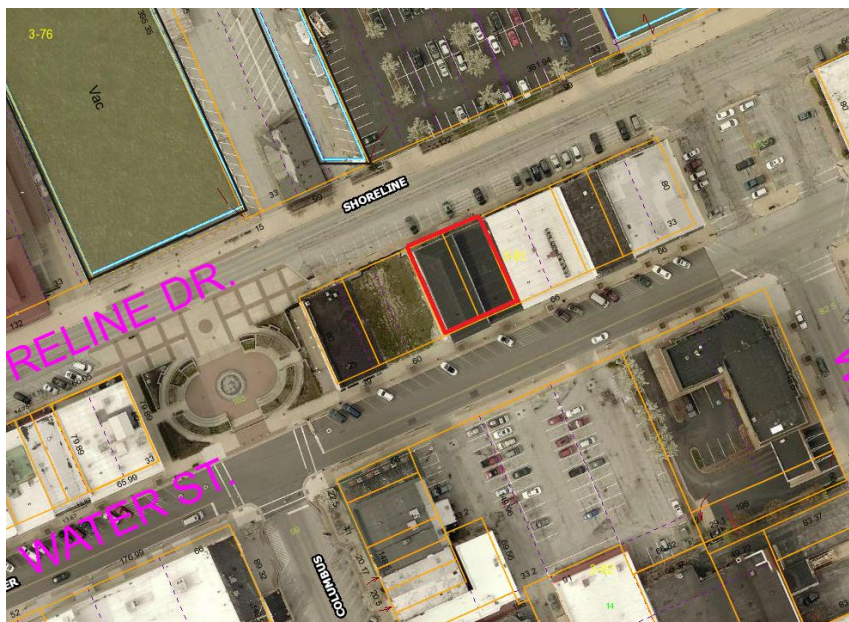
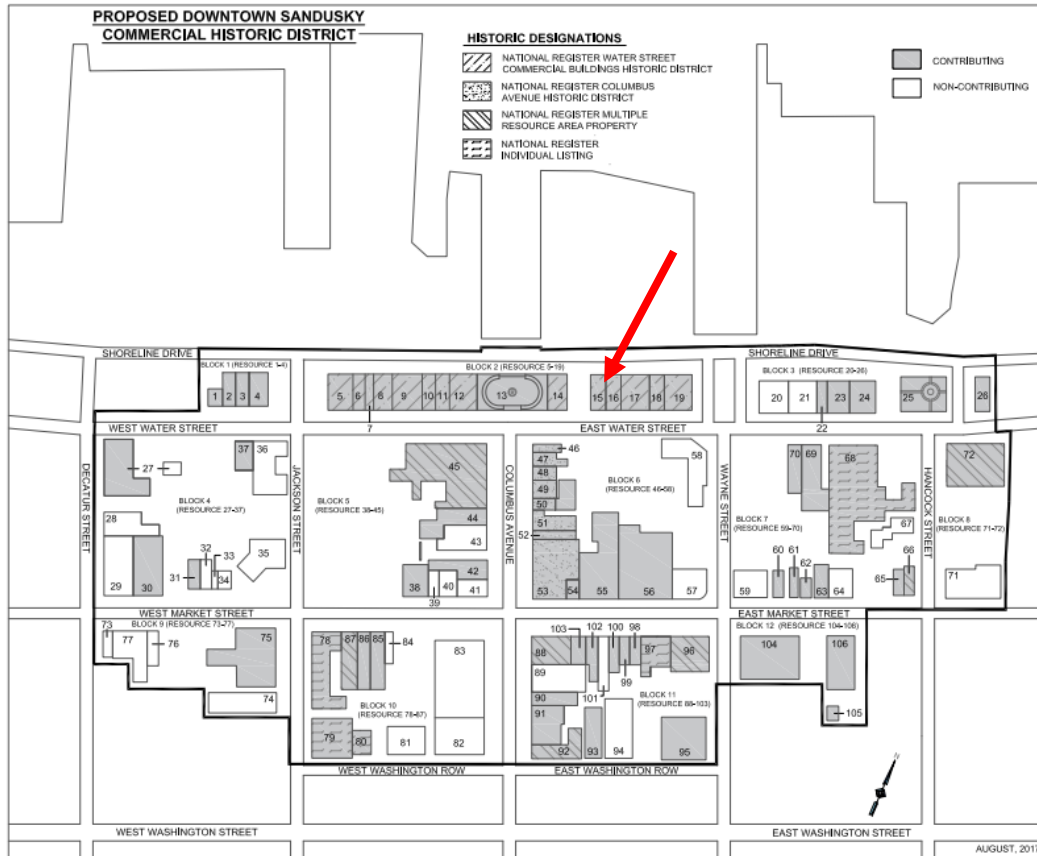
Site Location: 125 & 131 E Water Street

Zoning: "DBD"/Downtown Business District

Existing Uses: Vacant

Proposed Uses: Office/Retail/Residential

SITE DESCRIPTION



DIVISION OF PLANNING COMMENTS

This application is nearly identical to the revised application number LC-04-19 that was originally heard and approved with conditions by the Landmark Commission on May 15th, 2019. One such condition that was placed on that approval was that the garage doors on the north side of the buildings be reduced from four down to two and that the door be no greater than 10 feet wide. This application is requesting a Certificate of Appropriateness to include two garage doors on the 131 East Water building.

CONCLUSION/RECOMMENDATION

Staff recommends approval of all items for the Certificate of Appropriateness with the exception of the two garage doors on the north side of the 131 East Water Building. Staff's recommendation remains the same as it was for the LC-04-19 application.



CITY OF SANDUSKY
LANDMARK COMMISSION
222 Meigs St., Sandusky, Ohio 44870
Phone 419-627-5891

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Preparing Your Application:

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

Filing Your Application:

When completed, the attached application will initiate consideration of the granting of a Certificate of Appropriateness for a designated historic property. The application will enable the Landmark Commission to determine whether the proposed changes to the property meets the criteria for a Certificate of Appropriateness. The Landmark Commission will consider both the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Sandusky Preservation Design Guidelines when reviewing this application.

**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. Location

Building/Property Name (if applicable): BIEMILLER / WEEBER-REBER BUILDINGS

Street Address: 125 AND 131 E. WATER ST.

Parcel Number(s): 56-01387.000, 56-00170.001

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

Name: RENAISSANCE TOO LLC

Address: C/O 212 E. WATER ST. SANDUSKY, OH 44870

Phone: 419-277-0815

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

Name: ROBERT W. HARE, MANAGER

Address: 212 E. WATER ST.

Phone: SANDUSKY, OH 44870 419-277-0815

4. Scope of the Project

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_

5. Description of Work to be Done

SEE ATTACHED DESCRIPTION

6. Supporting Documentation (attach to application on separate sheets, as applicable)

- A. New Construction
 - a. Scaled drawings
 - b. Site plan (site plan requirements are attached at the end of application)
 - c. Photographs
 - d. Material list
- B. Additions/Alterations
 - a. Scaled drawings
 - b. Photographs
 - c. Material list
- C. Signage
 - a. Scaled drawings
 - b. Location of sign
 - c. Photographs
 - d. Width of building
 - e. Lot frontage
- D. Demolition
 - a. A report as to the structural soundness of the building prepared by professionals experienced in preservation and rehabilitation
 - b. Estimates of the costs and income for rehabilitation of the building
 - c. Estimates of the costs and income for new development
 - d. Valuation of the property
 - e. Preliminary development plans

*Historic photographs of the structure/property may be requested by Planning Staff or the Landmark Commission

7. Signature

The owner of this building and undersigned do hereby certify that the information and statements given on this application, drawings and specifications are, to the best of their knowledge, true and correct. The owner and undersigned further understand that no work can begin until this application has been reviewed and approved. Any work done that has not been approved will be in violation of the City of Sandusky's Codified Ordinances

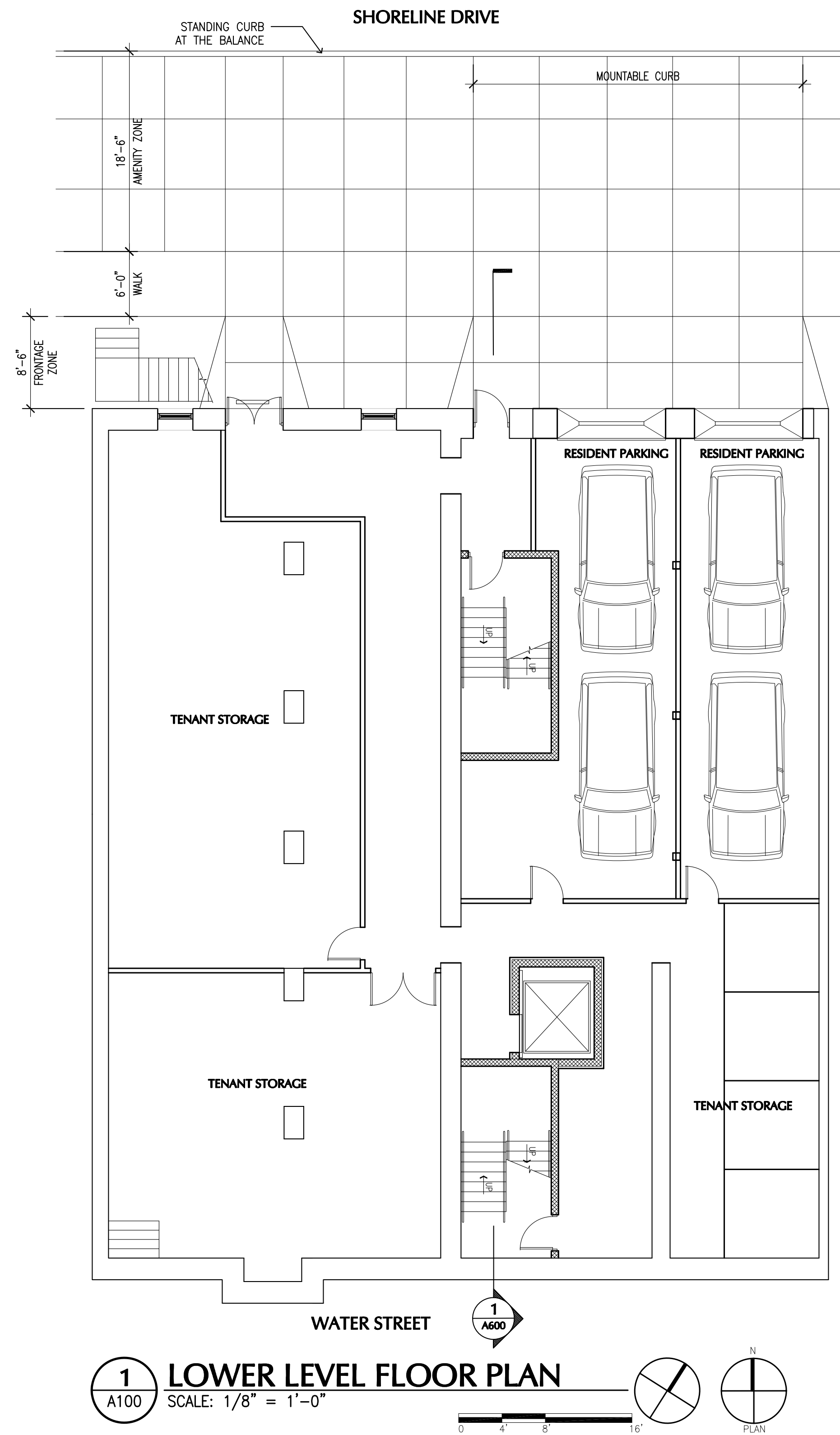
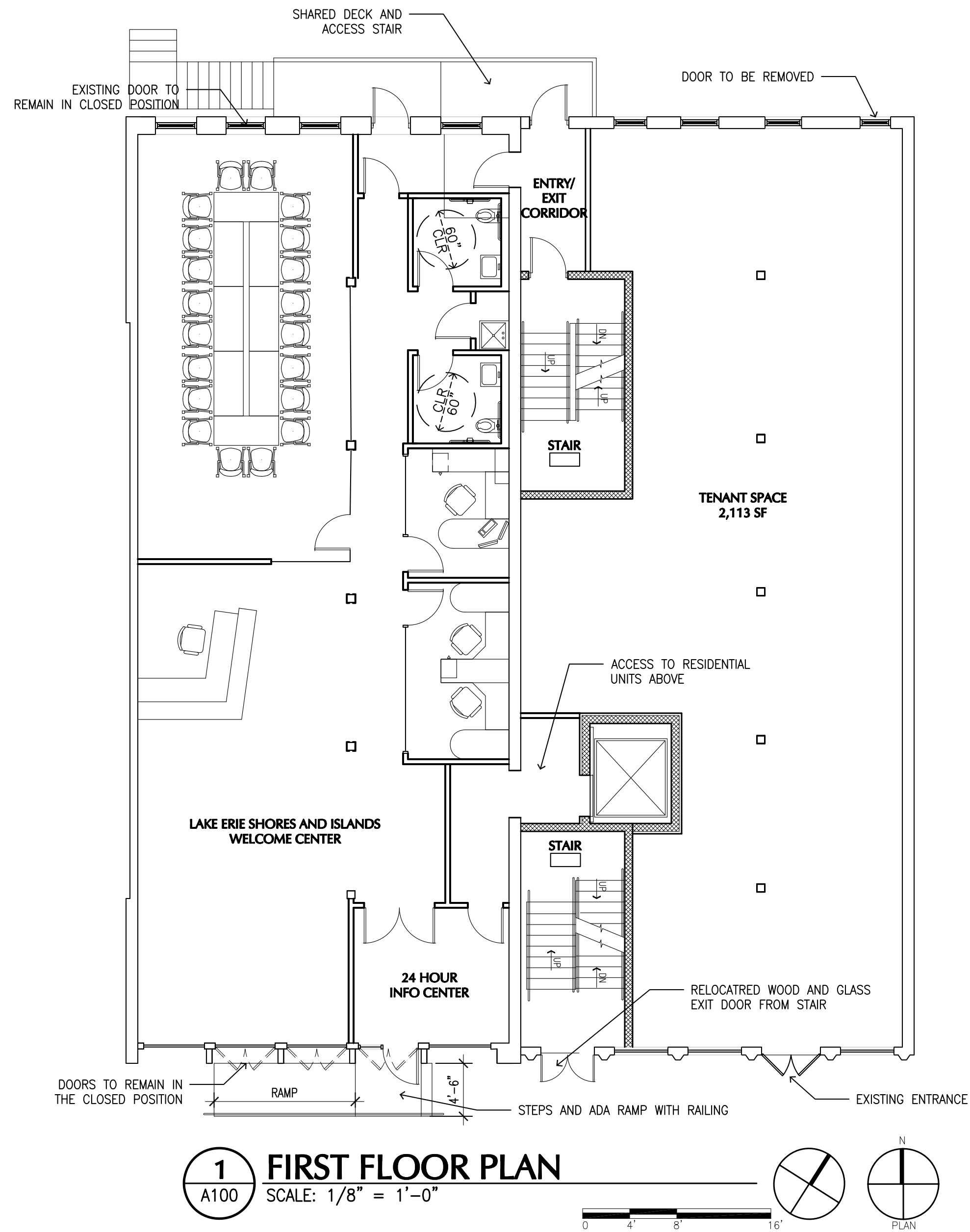
Applicant/Agent: _____

Date: _____

Owner: _____

Date: 5-29-19

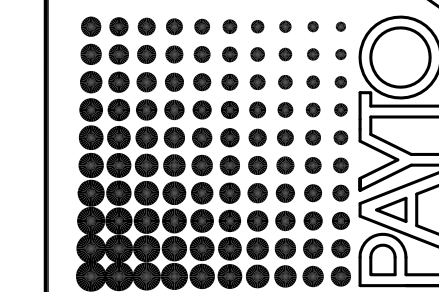
Managing Member



ISSUE DATE: 05.21.19

PRINTS FULL SCALE
ON 24"X36" SHEET

BIEMILLER - WEEDON BUILDINGS
ELEVATOR, STAIR AND STRUCTURAL PACKAGE
125 - 131 EAST WATER STREET
SANDUSKY, OH 44870



LOWER LEVEL &
FIRST FLOOR
PLANS

PA PROJECT NO. 2019-07
CURRENT DATE: 05.21.19

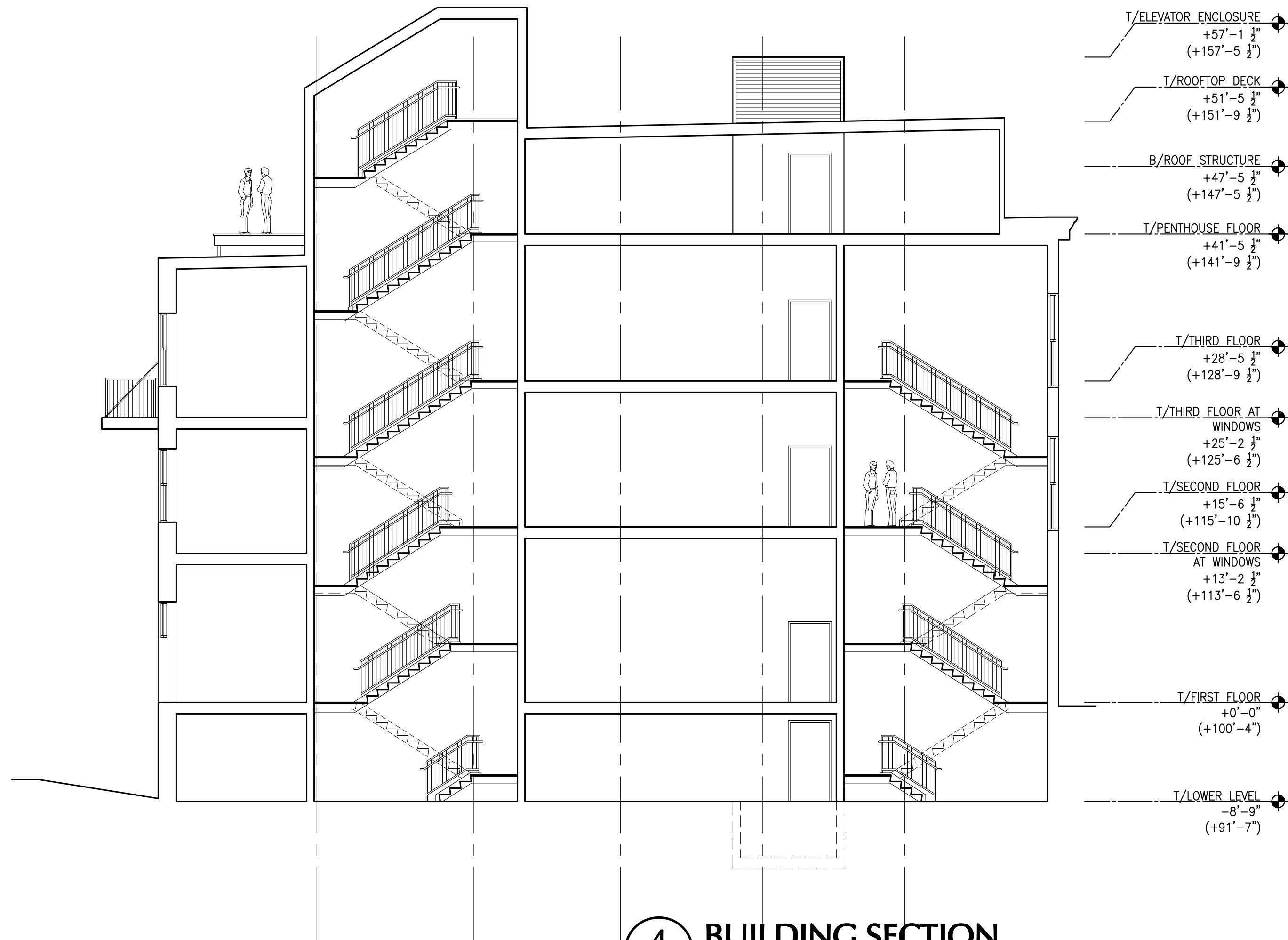
A100

LANDMARKS COMMISSION
SUBMISSION

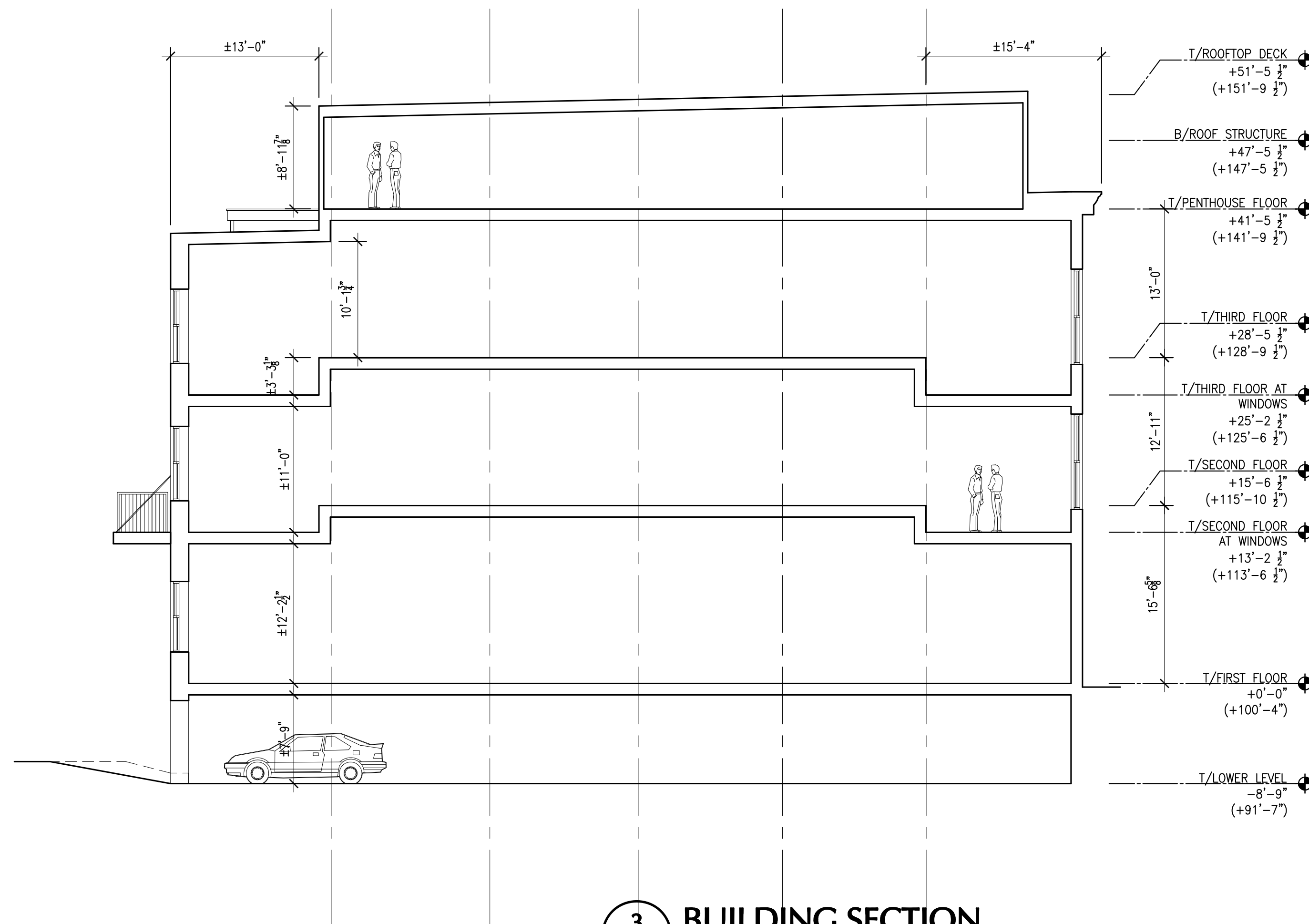
WWW.PAYTOARCHITECTS.COM

PHONE: (216) 241-6800

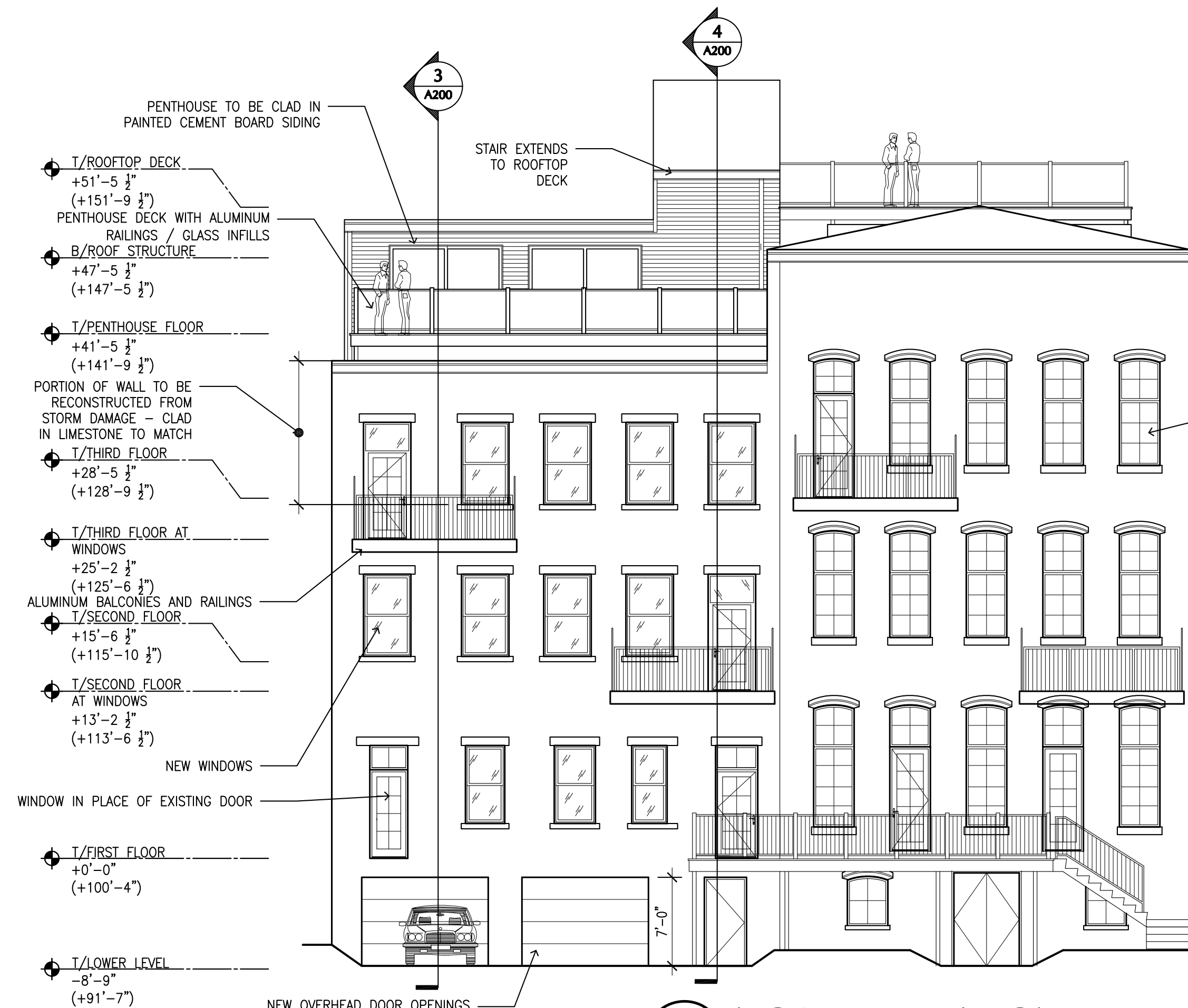
405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113



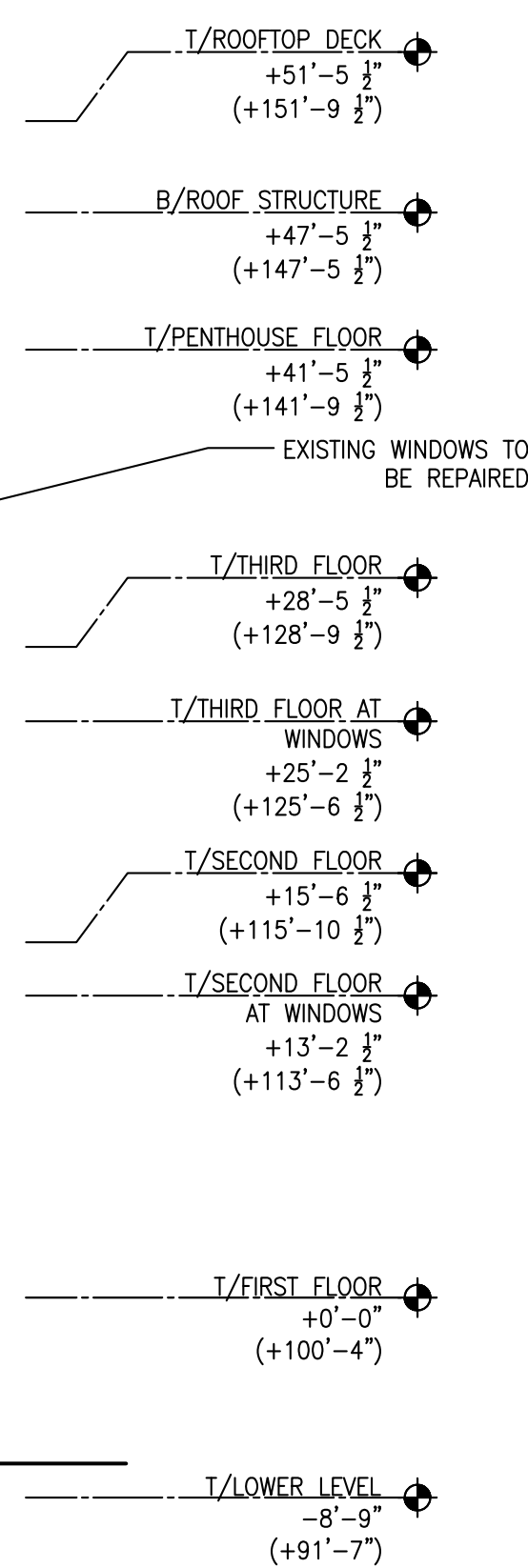
4 BUILDING SECTION
A200 SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
A200 SCALE: 1/8" = 1'-0"

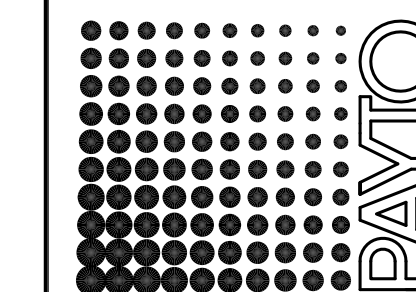


2 NORTH ELEVATION
A200 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
A200 SCALE: 1/8" = 1'-0"

BIEMILLER-WEEDON BUILDINGS
ELEVATOR, STAIR AND STRUCTURAL PACKAGE
125 - 131 EAST WATER STREET
SANDUSKY, OH 44870



ELEVATIONS &
BUILDING SECTIONS

PA PROJECT NO. 2019-07
CURRENT DATE: 05.21.19

A200

LANDMARKS COMMISSION
SUBMISSION

ISSUE DATE: 05.21.19

WWW.PAYTOARCHITECTS.COM

PHONE: (216) 241-6800

1220 WEST SIXTH STREET CLEVELAND, OHIO 44113

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Landmark Commission Application
Biemiller Building – 125 E. Water St.
And
Weeden-Reber Building – 131 E. Water St.
Sandusky, OH

PROJECT SUMMARY (revised 5/30/19)

Introduction

The project involves the rehabilitation of two existing 3-story masonry buildings for the following uses:

125 E. Water – first, second floors – commercial; third floor two residential units; roof top deck

131 E. Water – First floor commercial; second, third, penthouse residential

Per the Old House Guild Downtown Walking Tour Pamphlet, 125 E. Water Street was originally built by German Turn-Verein in 1868. This building had some exterior restoration performed in the late 1980s to early 1990s which is evident in the condition of the masonry features of the building. The building has been vacant with no utilities connected since at least that time period.

Also, per the Old House Guild Pamphlet, 131 E. Water Street is an Italianate style building that was built c. 1853 and had been a sheet metal shop for almost 80 years.

Renaissance Too purchased the Biemiller building in early 2018. The Weeden-Reber building was purchased in January 2019 in virtually the same condition it was the day after the July 26, 2018 storm.

On 5/15/19 Landmark Commission considered a prior application for exterior rehabilitation of the subject properties. That application resulted in an approval of all exterior renovations with conditions, including one garage opening versus the requested four garage openings. This application is submitted only to request a revision to the prior approval to include two garage openings at the north wall of 131 E. Water St and to respond to the questions presented by staff on the prior application. All other prior rehabilitation details remain as previously requested/approved.

Siting

125 E Water Street and 131 E. Water Street are both 33'x80' buildings located just east of the foot of Columbus Avenue. The buildings are bounded by a concrete sidewalk and E. Water Street at the front (south) and a sidewalk and Shoreline Drive at the rear (north). There is an empty lot owned by others at the west side of 125 E. Water and the Reber Building to the east of 131 E. Water. The east wall of the Biemiller is a shared wall that is owned by the 131 E. Water St. building. The empty side lot is the result of a former historic building that required demolition due to a wall collapse in 2014. That demolition exposed the west wall of 125 E Water Street where it had been partially covered by the demolished building. There is partial existing "stucco" finish on the west masonry wall in areas not covered by the former building that was damaged by the July 2018 storm. There is no existing landscaping present at either building. The door well at the rear basement entry doors is currently installed such that the step

leading into the well interferes with operation of the basement doors and the doors cannot be opened completely. At the top of the basement entry steps there is a concrete surface that is lower than the main sidewalk and appears to have some buried utilities beneath. In addition, the lower concrete surface between the building and the sidewalk are in disrepair. The rear entry door appears to be non-historic in that neither a proper lintel, nor stone arch was employed to support the opening. There is a public sidewalk approximately 8-10 feet north of the north building wall.

Siting work planned includes installation of an ADA ramp/stair at the main entrance to 125 E. Water Street. The ramp/landing/stair will include code required railings of simple black steel construction so as to not detract from the historic features of the building façade. At the rear of the building ~~garage an~~ entry ~~aprons ramp~~ will provide access to the ~~planned garage existing~~ doorways and an elevated egress landing with stairs will be shared by both buildings to accommodate egress and rear access requirements to the first-floor doors. Deck construction details are below under “North Walls”. The ~~garage-entrance-aprons ramp~~ will be seamlessly integrated into the proposed new streetscape and will not detract from or obstruct the improvements in any way.

Planned Exterior Work

North Walls

No landscape is planned for the buildings. A ~~small~~ landing and rear stair will be shared between 125 and 131 E. Water at the back of the building that services an existing doorway at the back of 125 E. Water, and a relocated doorway at the back of 131 E. Water. The landing and stair will serve as egress from the buildings and provide access from Shoreline Drive. The stair and landing will be constructed using treated lumber which is consistent with all other building stairs along Shoreline Drive. The stair and landing will be of a simple design to avoid the impression of attempting to duplicate the historical architecture with simple 1x4 guards, square spindles, simple round hand rails and simple 4x4 posts/newels. Treads will be of treated lumber with several v-grooves cut along the length of the tread to promote shedding of water and better slip prevention. 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. The two rear doors at 125 E. Water will be removed and repaired with like materials and painted as existing. The west rear door at 125 E. Water will be re-installed as a fixed lite.

~~Four (4)~~ Two (2) new garage door openings ~~(two at 125 E. Water, two at 131 E. Water)~~ will be installed at the north elevation of 131 E. Water 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. The existing double door to the basement of 125 E. Water is not historical and has significant wood rot from years of neglect. These doors will be replaced with either steel, or fiberglass construction with ½ lites and a ramp from the north side of the sidewalk to basement level to enable the tenant to place large pallets of documents into the basement.

The north upper wall at 131 E. Water was partially demolished by others after the July 2018 storm due to stability concerns. 75% of the roof structure was blown off in the storm and the west half of floors 3 and 2 collapsed and were resting on the partition walls of the first floor.

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.

Windows at 125 E. Water will be repaired with like materials and painted as existing. Insulated glazing will be replaced with clear, ¼" single pane glass. These windows will have storm windows installed on the inside of each window to improve thermal efficiency and minimize visual impact on the existing windows from the adjacent public way.

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.

South Walls

125 E. Water and 131 E. Water have 2 stories of unpainted red/orange brick on the front wall above the first-floor storefront. The brick and mortar appear to be in excellent condition. At 125 E. Water A brick "recessed panel" exists above the second-floor windows that appears to be where the building proprietor's name was historically painted (See Exhibit 1). Any prior signs painted on the recessed brick have previously been removed. Lake Erie Shores (tenant) intends to use this brick sign indentation to install their new signage. The sign for the former Barnes Tax Service mounted to the façade of 131 E. Water will be removed. If another tenant sign is not installed in the same location, any exposed penetrations in the brick will be mortared. Mortared holes at a brick (not in the joint) will be painted to match the brick color.

The window trim at the south wall of 131 E. Water will be cleaned and painted as existing. The storefront at 131 will have ~~one new~~ new -door installed at the west existing storefront window to accommodate the new code required egress stairway inside. The new door will ~~be 36"x96" of flush steel construction~~ appear as a double door with ½-2/3 lite painted to match the existing front doors, but one of the doors will be a 36" door to meet code requirements and the other panel will be a fixed lite that looks like the operating door. 131 E. Water historically had two entry points on its storefront. The storefront was altered by the Barnes in the late 1980s.

Windows above the storefront of 125 E. Water will be repaired with like materials. The compromised insulated glazing will be replaced with clear, ¼" single pane glass. These windows will have storm windows installed on the inside of each window to improve thermal efficiency and minimize visual impact from the adjacent public way.

Stone and masonry on the exterior of both south walls that requires cleaning will be cleaned using low pressure (300 psi) water and light brushing such that no damage occurs to the existing stone materials.

No chemical cleaners are planned. At 125 E. Water the metal caps at the top of the stone corbels will be cleaned and painted to match existing. The two west corbels currently void of the caps will remain as they are. The existing chip in the storefront cornice will remain without repair to avoid the appearance of a poor attempt to make the repair.

All wood features of the storefront and roof overhang supports will be scraped/sanded cleaned, repaired with like materials, as necessary, and repainted as noted below. Window and storefront exterior wood surfaces will similarly be cleaned, repaired with like materials and painted in colors that match existing colors.

Both storefront structures require installation of stabilizing ties to prevent further movement of the storefronts as is evident by the bow in each of the walls. The system used to tie the wall back to the floor structures will be hidden within the floor structure on the inside. Any external attachments needed to implement this tie back will be simple in nature and will be painted to match existing stone/wood/metal colors.

All existing non-historic arched top windows will have the frames, sills, and sash repaired with like materials, cleaned and re-glazed with new ¼" clear single pane glass, then caulked and painted to match existing colors. Weather stripping to prevent penetration of wind and rain will be added to the window assemblies that require it within the sash tracks and will not be visible from the exterior of the building. All window sash, frames and arches will ultimately be painted to match existing colors, or not painted as they exist.

At 125 E. Water the non-historic delaminating plywood window bulkheads under the storefront display windows will be replaced with solid plywood veneer of a thickness necessary to result in a profile matching the existing bulkhead thickness and will be primed and painted to match existing.

All wood features of the storefronts, will be cleaned, repaired or replaced (if necessary) with like material, caulked and painted to match existing colors. The front doors of both buildings will be removed and rehabilitated to repair storm damage. The center and west double front doors will be secured as fixed lites, and the east double door set will be reinstalled as the main entrance doors. Hardware for the doors will be replaced with ADA compliant hardware. All remaining features of the existing historic storefront and cornice systems will remain in place.

At 125 E. Water the iron columns below the capitals will be scraped and sanded, primed, then painted to match existing color. The decorative attachments that remain on the capitals will be gently cleaned using sandpaper and light scraping to prevent damage. Prior to painting a rust stopping primer will be used to prevent further corrosion of the decorative attachments. All capitals with missing decorative attachments will be similarly cleaned and painted in their current un-repaired condition. The iron columns, capitals and cornice of 131 E. Water will be cleaned and painted with existing colors using the same procedures.

As the above work is performed, all historic features of the storefront and cornice systems will remain in place and any repairs made will be done to match existing materials in type and shape and without damage to historic materials.

West Wall (125 E. Water)

The City of Sandusky expects and desires to have a replacement building constructed in the current empty lot west of 125 E. Water Street. Given this, and the resulting storm repair that was completed,

the west wall of the building will be stripped of remnant stucco at the southwest corner. The stucco at the upper northwest corner will be repaired as needed with like material and finish. Excess masonry in brick areas will be removed and the remnants of the former chimney visible in the west wall will be filled-in by laying brick salvaged from the wall collapse. All brick and foundation areas will be re-pointed as necessary. Mortar will match the existing in color and texture and finish as best as possible. Once the above repairs are completed all surfaces above the stone foundation will be painted to match the historic brick color of the south (front) wall of 125 E. Water.

The stone damaged during demolition of the adjacent building at the northwest corner of 125 E. Water will be repaired or replaced using stone and mortar that matches surrounding materials in all respects. The stone/brick joint in the same area will be repointed with mortar of like color and texture and tooling.

The hole in the west foundation/basement wall will be filled with the stone removed that was removed and remains on the floor in the basement. Any additional stone needed will be of composition, texture, tooling, color and visual appearance as existing. Mortar used for the repair will match the existing in color, texture and finish as best as possible. Above work will not damage historic masonry.

East Wall (125 E. Water)

The remaining stucco at each end of the east wall will be repaired as needed. The remainder of the east wall will be hidden from view by a building addition to the adjacent building (see "Additions" section below).

Additions

A "penthouse" addition will be installed above the former roof level of 131 E. Water as an additional residential unit. The south wall of the penthouse will be 6'-6" back from the face of the south roof cornice, and the north wall will be 13'-0" back from the north historical masonry wall. The addition will not be visible from the adjacent public way below and will be finished with cement board siding painted a grey color to avoid any attempt to match the historic exterior nearby~~blend with the limestone.~~ Entry doors and windows will also be a complimentary gray color to the cement siding. The north and east exposed walls of the new penthouse will be of cement board siding painted a grey color to match the north wall and not attempt to match the appearance of the historic walls of the building.

A small deck with gray 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.

A roof-top deck is planned for the roof at 125 E. Water 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. The deck will have gray aluminum posts and gray balusters.