



Landmark Commission

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

**September 18th, 2019
4:30 P.M.
City Commission Chamber
AGENDA**

1. Meeting called to order – Roll Call
2. Review minutes from the July 17th, 2019 meeting
3. Application for exterior signage at 128 E. Market St.
4. Application for demolition of the Cooke Building at 150-162 Columbus Ave.
5. Application for exterior renovations to the Chesapeake Lofts building at 401 W. Shoreline Dr.
6. Application for exterior renovations to 221 E. Water St.
7. Application for exterior renovations to 216 Columbus Ave.
8. Staff updates
9. Meeting adjourned

NEXT MEETING: October 16th, 2019

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

Landmark Commission
July 17, 2019
Meeting Minutes

The Chairman called the meeting to order at 4:30PM. The following members were present: Mr. Jon Lawrence, Ms. Nikki Lloyd, Chairman Michael Zuillhof, Mr. Griffiths, and Dr. Tim Berkey. Mr. Greg Voltz, Angela Byington, and Mr. Horseman represented the Planning Department; Mr. Trevor Hayberger represented the Law Department. There were 5 voting members present.

June 19th meeting minutes were not yet ready for approval.

Application for exterior signage at 115 E. Washington Row:

Tom stated staff want to make sure preexisting sign is preserved. Sign was installed in 1974 or 75. Reviewed proposed signage.

Does not qualify as a historic sign, as it is less than 50 years old. Illumination is not part of guidelines. However, illumination will assist business in the winter when it is dark around dinner time. Font hard to read for drivers. Sign is intended for view of pedestrians. Recommend to play with wattage of illumination so it is not so overwhelming. Might be appropriate for staff to follow up later on to make sure they are comfortable with the level of lighting.

Mr. Lawrence, Dr. Berkey, Mr. Griffiths, and Ms. Lloyd voted to approve. Motion to pass.

Application for exterior signage at 125 E. Water St.:

Proposed signage on south and north façade. Signage would be similar to previous signage.

Using PVC board with raised letters. Conditional use permit through Planning Commission.

Signage has been placed in this location historically, so applicant feels it is appropriate to continue doing so. Only letters on the boarder will be covered in vinyl. There will be access to building from both sides of building.

All present members of board voted to approve. Application was approved.

Mr. Horseman: continuing to work with the owner of the Cooke building to find a pathway and to come up with a status of the building.

Ms. Byington: stated that she believes that the owners have their own engineer that they are having look at the building, but that the city is trying to get the city's engineer in there as well to have two opinions. The fire department does have concerns about people going in there.

Mr. Horseman: Doing training on public outreach. Recently became member of Heritage Ohio and hoping they will be a great resource to take advantage of.

The Commission decided to keep the regular scheduled meeting on August 21 at 4:30pm.

Mr. Lawrence made a motion to adjourn the meeting; Mr. Griffiths seconded the motion.



Kristen Barone, Clerk

Michael Zuillhof, Chairman

CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

LANDMARK COMMISSION REPORT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR SIGNAGE AT 128 EAST MARKET STREET

Reference Number: PLC 19-0010

Date of Report: September 10, 2019

Report Author: Thomas Horsman, Assistant Planner

SITE DESCRIPTION

Building location at 128 E. Market St.



Storefront and sign as it appeared in the 1990s (Image from the Sandusky Library)



DEPARTMENT OF PLANNING COMMENTS

The applicant is proposing two pieces of signage for the newly opened Balooka Balloons store on E. Market St. The first is a double sided sign that will reuse the projecting signage frame that currently exists. Staff is unaware of when that sign was originally installed, however it at least dates back to the 1990s as can be seen in the photo above for Faroh's Finest Chocolates. This sign would be internally illuminated with LED lights, but the main face will be opaque and only the balloon logos and the text will be illuminated. The sign will be 4' x 6' in size.

The second sign is a wall panel sign that will be made of aluminum composite material and will be 2' x 8' in size.

The signs conform with zoning regulations. The projecting sign face does exceed current size regulations, however, the Zoning Code allows for refacing existing legally non-conforming signs.

CONCLUSION/RECOMMENDATION

The Sandusky Preservation Design Guidelines state that internally illuminated signs are "inappropriate" for the downtown historic district. As a general rule, staff would recommend against internally illuminated signage. That being said, there have been others that have been approved in the past and this sign has similar characteristics to those that have been approved. First and foremost, this sign will be using infrastructure that is preexisting from a previous internally illuminated sign. Second, the main face of the sign will be opaque and only the logo and letters will be illuminated. Staff supports the Certificate of Appropriateness with the condition that the internally lighting be kept dim so that the light is not an overpowering presence on the street.



Visit BradySigns.com
1721 Hancock Street - Sandusky, Ohio 44870
Phone (419)626-5112

Proposal and Purchase Contract

THIS PROPOSAL IS VALID FOR 30 DAYS FROM THE DATE OF THIS PROPOSAL

CUSTOMER Balooka Balloons 128 E. Market St. Sandusky, OH 44870				PROPOSAL / JOB SITE Balooka Balloons 128 E. Market St. Sandusky, OH 44870 <i>New Sign Options</i>			
Proposal Date 7/24/2019		Drawing # Dwg75510A		Proposal # Quo75510A		Sales Executive Nathan Glass	

THIS PROPOSAL AND PURCHASE CONTRACT IS SUBJECT TO THE WARRANTIES, WARRANTY DISCLAIMER, TERMS AND CONDITIONS APPEARING HEREON, ON THE REVERSE SIDE HEREOF AND IN FINAL ORDER ACKNOWLEDGMENT, AND PURCHASER AGREES TO BE BOUND THEREBY. NO MODIFICATIONS OR ADDITIONS THERETO SHALL BE BINDING UPON BRADY SIGN COMPANY. UNLESS EXPRESSLY CONSENTED TO IN WRITING IN EITHER THE PROPOSAL OR THE FINAL ORDER ACKNOWLEDGMENT. ANY CONFLICTING WARRANTIES, TERMS AND CONDITIONS IN ANY OF PURCHASER'S DOCUMENTS ARE SPECIFICALLY REJECTED BY BRADY SIGN COMPANY.

Item	Description	Amount
1	Faces for Double Sided Sign - Produce and install (2) new 48" x 72" flat plastic sign faces in existing double sided projecting sign. New faces to be decorated vinyl or digitally printed vinyl graphics and are to have an opaque background leaving only the "Balooka Balloons" and "balloon logo" illuminated at night. See Dwg75510A for more details.	\$ 1,575.00
2	Single Sided Building Sign - Produce and install (1) new 24" x 96" panel sign. New sign to have vinyl or digitally printed vinyl graphics and is to be produced on 1/8" thick aluminum composite material.	\$ 725.00
3	LED Retrofit - Furnish and install an all new LED lighting system for the existing 4' x 6' double sided projecting sign.	\$ 595.00
	<p>*Project will require Landmark Commission application and approval from the board.</p> <p>**Permit fee's and fee's associated with Landmark Commision will be billed at cost on the final invoice.</p> <p>Lead Time: 3 - 6 weeks, commencement upon paid deposit, signed contract, finalized customer approved art work and zoning approval. Art work which may be required by customer or to satisfy zoning or landlord requirements will be billed as an additional item at \$75.00 per hour. Final connection to be made if electrical is within 5' of sign base. Electrical service is not part of this agreement and is the responsibility of the project owner.</p> <p>Permit, variance, and engineering fees billed additional at cost plus staff time on final invoice</p>	\$ -
	Sub total from above	\$ 2,895.00
	Sales tax percentage	6.75%
	Sales tax	\$ 195.41
	Total	\$ 3,090.41
	Downpayment due at time of Order	\$ 1,545.00
	Balance due upon completion of Contract	\$ 1,545.41

CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

LANDMARK COMMISSION REPORT

APPLICATION FOR DEMOLITION OF THE COOKE BUILDING AT 150-162 COLUMBUS AVE.

Reference Number: PLC 19-0011

Date of Report: September 9, 2019

Report Author: Thomas Horsman, Assistant Planner



City of Sandusky, Ohio Landmark Commission Report

BACKGROUND INFORMATION

Jeff Foster of Payto Architects, on behalf of Cooke Building, LLC, has submitted a Landmark Commission application for demolition of the Cooke Building at 150-162 Columbus Ave. The following information is relevant to this application:

Applicant: Jeff Foster
Payto Architects
1220 West Sixth St., Suite 405
Cleveland, OH 44113

Owner: Cooke Building, LLC
201 West Water St.
Sandusky, Ohio 44870

Site Location: 150-162 Columbus Ave.
Sandusky, Ohio 44870

Historic Status: Contributing building in a National Register Historic District

Existing Uses: Vacant

Proposed Use: Demolition and new construction

Proposed Project: Demolition and new construction

SITE DESCRIPTION

Cooke Building located at the corner of Columbus Ave and E. Market St.



Cooke Building c. 1900 (Image from the Sandusky Library)



Cooke Building as of September 9, 2019



DEPARTMENT OF PLANNING COMMENTS

The Cooke Building (or Cooke Block, as it historically had been called) has long been one of the most iconic buildings in downtown Sandusky. The northern portion of the building was constructed in the 1850s and was originally known as the Union Building. The southern portion of the building was constructed a few years later. That building was purchased by brothers George A. and Charles E. Cooke in 1866 (there is no evidence that the brothers were related to Jay Cooke, contrary the popular belief that the building is named for Jay Cooke). Around 1876, the two buildings were joined together and from then on jointly made up the building known as the Cooke Block. Countless commercial establishments and offices have called the Cooke home over the years, including the offices of the City of Sandusky from the 1850s to 1888. The Cooke has been a steady presence on Columbus Ave for over 150 years, even as much of the city around it has drastically changed.

The City of Sandusky adopted our Landmark Preservation ordinance in order to ensure that historically significant buildings like the Cooke would be able to be preserved for future generations. Any building that is listed on the National Register of Historic Places, is located in a National Register Historic District, or is designated as a local Landmark by the City Commission is afforded certain legal protections by the Landmark ordinance. Over the past decades, many historic buildings in downtown Sandusky were lost to demolition, and many of those were simply replaced by parking lots. Since the creation of the Landmark Commission, no building that is located in the Downtown Sandusky Commercial Historic District can be demolished without approval of the Landmark Commission. Furthermore, in March 2019, the City Commission amended the Landmark ordinance and added additional criteria that must be met in order for a demolition application to be approved. The City of Sandusky has made historic

preservation a priority and recognizes that Sandusky's historic urban fabric is one of its greatest assets. Any decisions regarding the demolition of historic buildings are not made lightly.

The current owners bought the Cooke in 2017 for approximately \$600,000 and in August 2018, the Landmark Commission granted a Certificate of Appropriateness to Cooke Building, LLC to conduct a comprehensive renovation to the building. Construction began over the winter and as portions of the building were deconstructed, many structural issues were brought to light. According to the applicant, the owners have already invested \$1,000,000 into the project to date, not including construction. As required by the Landmark ordinance, the applicant provided a report on the structural conditions of the building as part of the demolition application. Additionally, the City commissioned Sixmo, Inc, an architectural and engineering firm based in Cleveland, to conduct a second structural assessment. That assessment is also included as an attachment to this staff report. Sixmo reached the following conclusion:

Based on the requirements to construct a structure within the walls of the existing structure, the reinforcement or replacement of all structural members, and the quantity of repairs that would still be required, it is the opinion of Sixmo Inc. that the building is beyond its useful life. Presently, we are concerned that the deteriorated columns at the southwest corner of the building may continue to deteriorate and fail, leading to a catastrophic failure of the exterior walls.

The applicant stated in his report that the cost of mitigating the structural issues, along with the cost of general construction, would be \$7,595,000 and that the owner had an original construction budget of \$5,000,000. As of the writing of this report, the applicant had not yet submitted estimated costs for demolition, but stated he would provide that to the Landmark Commission by the time of the meeting. As required by the Landmark ordinance, the applicant also provided preliminary new development plans (included as an attachment to this report) that would cost about \$5,000,000 to construct. The preliminary plans show a 2-story structure that consists of retail on the first floor and office or residential on the second floor. Of the new structure the applicant stated, "The sensibility of the design team will be respectful of the context in terms of proportion, scale and material and will be consistent with the downtown context."

CONCLUSION/RECOMMENDATION

Staff's strong preference would be for the Cooke to be preserved and rehabilitated, as it is an iconic structure in the core of downtown Sandusky. However, considering the dire structural state of the building as detailed in the two reports, along with the likely economic infeasibility of rehabilitation, staff recommends approval of the demolition. The central location of the Cooke Building in downtown is one of the most visible and prominent sites in the city of Sandusky. It is important that any redevelopment on that site is appropriate in size and scale. As part of staff's recommendation for approval of the demolition, staff also proposes the following conditions:

- 1) New development on the site must consist of a building at least 3 stories tall or alternatively, a building that has a façade that approximately matches the height of the current Cooke Building.
- 2) New development must conform with the Sandusky Preservation Design Guidelines.

- 3) The property may not be utilized as a parking lot, neither permanent nor temporary.
- 4) A redevelopment plan must be approved by the Landmark Commission within 90 days from the date demolition commences.
- 5) Construction of a Landmark Commission approved building must commence within 180 days from the date demolition commences.



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): The Cooke Building

Street Address: 150 - 162 Columbus Ave & 119 E. Market Street

Parcel Number(s): 56-00527, 56-00528 and 56-00528

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

Name: Cooke Building LLC

Address: 201 West Water Street, Penthouse Apartment, Sandusky, OH 44870

Phone: 617-817-3261

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

Name: Jeff Foster, Payto Architects

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

Phone: 216-241-6800

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 Building Demolition

5. Description of Work to be Done

Demolition of the existing Cooke Building as a pre-cursor to re-development of the site with
a new, 2-3 level building. Development plans are currently being created and will be presented
to the board as soon as possible. Due to the extensive structural deterioration and damage
that was uncovered within the building and with its exterior, the building is at risk of partial
collapse at the corner of Columbus Ave and Market Street. The sheer magnitude of the work
required to salvage the existing building is significantly beyond the assumed renovation scope
and does not make reasonable financial sense.

With this work the building will be demolished, foundations removed, utilities capped, and
the site filled for spring construction to commence on the new structure.

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

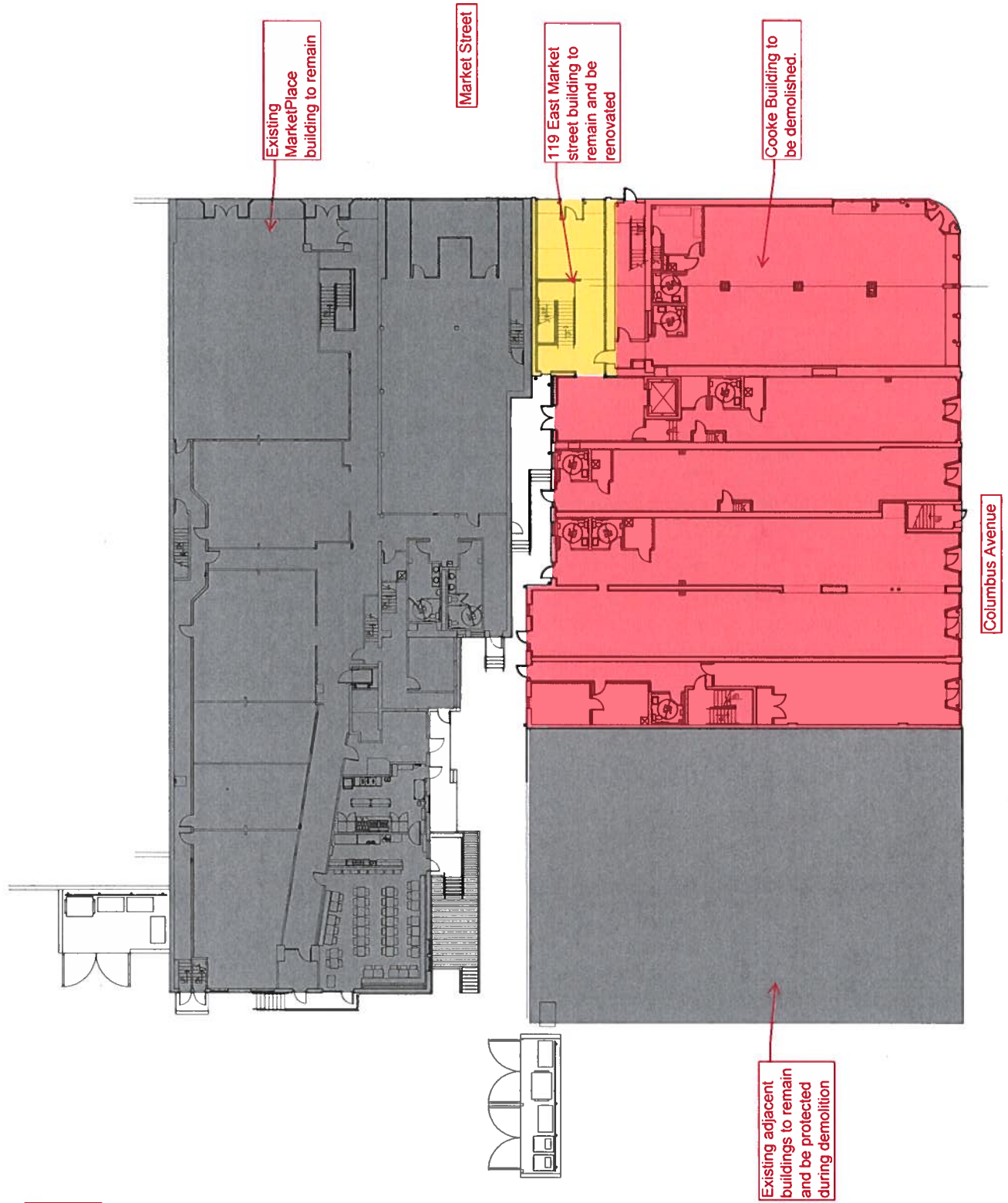
Applicant/Agent: _____

Date: 08/14/19

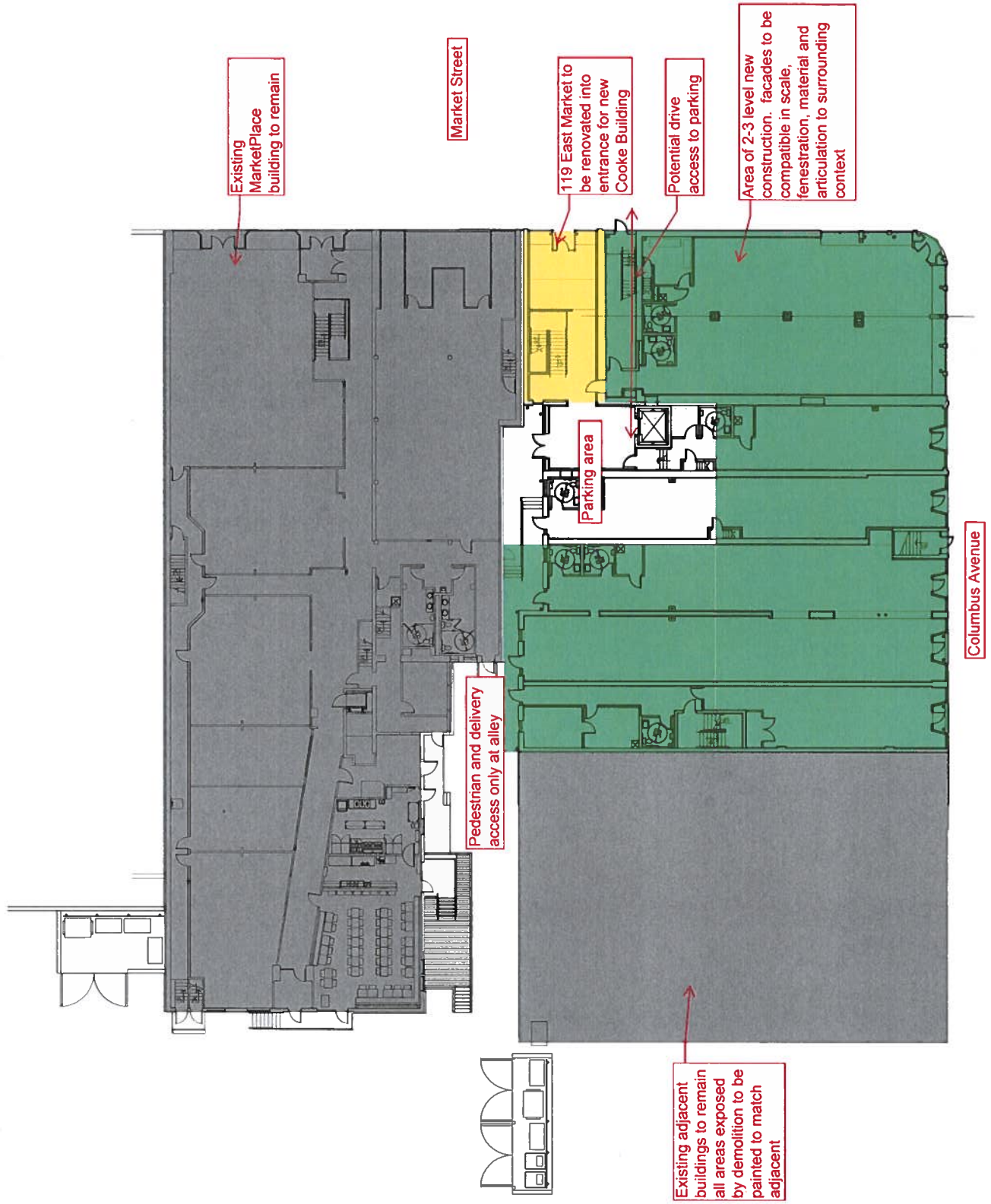
Owner: _____

Date: 08/13/19

Overall site plan - Demolition
and existing to remain
August 8, 2019
No scale



Schematic re-development
diagram
August 8, 2019
No scale





September 3, 2019

The Cooke Building Conditions and Project Summary

Payto Architects has been involved as the Architect for the renovations of the Cooke Building since Mid-2017, when we were first approached by the H2 properties team. In summer of 2017, our team executed a feasibility assessment of the building to determine its best use and to develop an overall plan for renovations. This planning evolved into a full A/E contract in January 2018 and bidding documents were developed, which were bid to GC's bid in fall of 2018. A contract was awarded early 2019 and construction began in March 2019.

The lead architect and project lead is myself, Jeffery D. Foster. I have been practicing architecture for 21 years, 16 of which as a registered architect. I have had extensive experience in the renovation of historic buildings, most recently the Schmidt Building in Sandusky and the \$32M Center for The Visual Arts for Kent State University, which involved the conversion of a 1916 steam heating plant building, a 1950's classroom building and new construction into a center for the University's School of Art. I currently serve as the section 106 historic preservation reviewer for the City of Lakewood as well as planning commission chairman for the City of Bay Village. This combined with my architectural experience on hundreds of other projects makes me well suited to provide this project assessment.

Current Status and Value

Currently the project site is in a farrow state with protected provided for the surrounding areas. Due to its current condition, it is the recommendation of the design and construction team that it be demolished as soon as possible.

The owner purchased the properties in 2017 for approximately \$600,000 and has invested over \$1,000,000 to date into the project, not including construction. Due to its condition, there is no way to realistically place a current value on the property.

Feasibility Study Investigation and Discoveries

As part of our mid 2017 feasibility assessment, our design and engineering team identified and investigated settlement at the radius corner of the building at Columbus Avenue and Market Street. The basement level foundations were in tact with no visible signs of settlement, leading us to believe the damage was on the ground level. The entrance doors worked smoothly with no binding or evidence of settlement inboard of the exterior wall or in the floor framing.

At the time, we had no documentation of the existing construction so it was unknown how the building was constructed. In order to maintain storefront integrity of the storefronts and safety of the adjacent sidewalks, we did not do destructive testing on the corner and left the plywood enclosures intact. From our interior observation, and the patterns of settlement, it was clear that the columns at the first level had deteriorated to some degree, resulting in the visible sag and settlement. The upper levels appeared to be stable with exterior masonry fully engaged with the surrounding stone members, albeit with visible cracks on the interior and exterior.

Elsewhere in the building, the interior construction was all still intact, prohibiting any visibility of the underlying structure or its condition. Minor structural deficiencies were apparent but nothing out of the ordinary for a building dating to the 1850's.

Pre-construction Discoveries

Prior to commencing design, the project team decided to pursue state and federal historic tax credits. This process included submission and approval of NPS Part 1 and Part 2 documentation, both of which were obtained. State tax credits were not awarded in the first submission in round 21. After consultation with the SHPO representatives in the program, the team was informed that we had received the highest score possible as a project but had a very poor score relative to economic impact. This made it clear to the team that it was not worth pursuing another round of state tax credits, of which must be obtained prior to starting construction, and further underscored the poor economic return of the project.

During the design process, which occurred through 2018, additional interior selective demolition was undertaken to remove non-historically significant interior construction. This enabled the design team to identify the following noteworthy deficiencies, of which corrective measures were designed and incorporated into the construction documents. This is not intended to be an exhaustive list of the scope of the renovation, mainly a summary of the most significant scope of work items related to the building structure.

1. All of the exterior stucco on the south façade and a majority of the west façade had completely failed and was in need of removal and replaced. Likewise, the stone substrate had significant mortar failure and needed to be fully re-pointed.
2. Visible bowing had occurred in the west façade due to water infiltration and a lack of bracing to the building structure. This was to be reconstructed completed at the second floor.
3. All roofs were failing and in need of replacement. Roofing members do not meet current loadings but were treated as a pre-existing condition. Mechanical equipment was strategically placed so as not to impact the existing structure.

4. There were no interior HVAC, Plumbing or Electrical Systems that were salvageable or serviceable. They were all in need of replacement.
5. There were no egress stairs within the building, only 1 interior communicating stair which was not any were close to meeting current codes.
6. First level floor framing was insufficient for current building code loadings. Additional structural framing was added to the basement level.
7. Second and third floor framing were insufficient for current building code loadings. These members were to be supplemented from above so that historic ceilings could remain intact per SHPO requirements.
8. All windows were beyond repair or restoration and were a full frame and unit replacement.
9. Ground level storefronts were in varying states of failure and were to be fully removed and re-constructed.
10. The portion of the building, located along Market street between the Cooke and 119 E market buildings was to be fully demolished due to major deterioration and water infiltration.
11. There were no underground storm water connections.

Total construction contract value at award: \$6,200,000

Construction Stage Findings

Through the competitive bidding process, a construction contract was awarded to Regency Construction Services or Brookpark Ohio. Regency has been a general contractor working throughout Ohio for the past 25 years and has extensive experience in the renovation of historic buildings. Work began in March of 2019. The following is a summary of the findings and discoveries uncovered during construction. This is also not an exhaustive list but covers the large-scale items and the associated costs anticipated for each. Cost data is either from actual change order pricing or construction cost estimates.

1. Partial collapse and structural failure at corner. Upon commencement of demolition of the plywood enclosures at the corner, the steel posts enclosed were rusted through entirely at the bottom 2". These members immediately buckled and settled causing all of the masonry and floor framing to become disconnected from the surroundings. The only solution is to remove entirely and re-construct. Total cost impact +/- \$500,000
2. Deterioration of floor framing at rear of first floor. After removal of the interior construction, the condition of the first floor framing revealed missing and broken floor members and a significant amount of deterioration. Being located over a crawl space, reinforcement was not an option as there was nothing but a dirt slab below. Full replacement was the only option. Bearing on the end masonry was also not possible due to deterioration and failure. Concrete foundation walls were to be poured to bear the floor framing. Total cost impact: \$150,000
3. Significant masonry deterioration and failure at interior bearing walls. The masonry bearing walls, supporting the second and third floor framing run from the bedrock up to the roof and third floors. These were covered with wood framing and drywall at each level prior to construction. After the drywall and

plaster were removed, it became apparent that there was no way to attach new floor framing for the second and third floors to these walls. The only solution was to construct new interior load bearing walls from the basement level all the way to the roof. Essentially a structure within the structure to carry the floor loads to bearing. Total cost impact: \$90,000

4. Foundation wall failure along Columbus Avenue. Demolition of the storefronts revealed the condition of the existing foundation walls. It was clear that the new masonry and storefronts could not be supported by the existing. A creative new design of cast in place concrete was established to account for this wall failure. Total cost impact: \$125,000
5. Rear wall masonry failure. As demolition continued at the rear of the ground floor retail, removal of the roof overbuilds uncovered the true condition of the existing east brick wall of the building. The wall no longer had any structural capacity and could literally be removed by hand. The most cost-effective solution was to re-construct this wall with CMU and brick facing. Total cost impact: +/- \$350,000
6. Bird droppings filling stud walls and attics. Demolition of interior drywall and plaster revealed that several third floor walls and the entire attic area above the north end of the building were filled with bird droppings, which are considered a carcinogen. These were to be removed by an environmental waste contractor. Total cost impact: \$15,000
7. Interior floor framing failures. Interior demolition uncovered floor failures at the second floor that had occurred decades ago and were simply covered over by the previous owner. These require full framing replacement as well as removal of historic pressed metal ceilings. Total cost impact: \$40,000
8. Insufficient prior structural modifications. Interior demolition uncovered structural openings that were previously created that were not constructed with proper structural support. These include openings with no lintels, columns with no bearing support, lintels insufficiently sized and poor workmanship throughout. Total cost impact: \$75,000
9. Failure of structural beams. The building was constructed with large scale wood beams supporting 2 levels of brick masonry above. These beams were uncovered during renovation and it revealed multiple large cracks, resulting in the need for immediate shoring support. The solution is to add structural steel below these beams and construct new masonry bearing where it has previously been removed. Total cost impact: \$50,000.

This is a list of items identified through the time construction was halted. The total cost of all of the above items is \$1,395,000. When combined with the total construction contract of \$6,200,000 you have a total construction cost of \$7,595,000. The owner's original construction budget for the project was \$5,000,000.

Proposed new Development

The intended budget for the new development is \$4,000,000 for the core and shell of the structure with \$1,000,000 for the interior. Preliminary cost estimates from the construction team equate this to a 2 level structure with a full site footprint for retail space. The second floor would be apartments or offices. The 119 E Market building will serve as the main entrance, similar to the intended Cooke redevelopment. The new development would maintain a similar proportion at the streetscape while introducing a modern, more flexible interior footprint which is more suited to current real estate demands. The sensibility of the design team will be respectful of the context in terms of proportion, scale and material and will be consistent with the downtown context.

Anticipated project schedule:

Complete demolition of the existing Cooke:	Before end of 2019
Completed design of replacement structure:	Early 2020
Begin construction on new structure:	Early summer 2020
Open new structure:	Late spring 2021

Although not completely exhaustive, this summary is based on our experience to date on the project. Every effort has been made to maintain the current structure and renovate it to a usable condition. The Cooke building was constructed over several phases, but the current poor condition was accelerated through poor initial construction and even worse additions and modifications. Unfortunately, decades of poor maintenance, vacancy and sheer neglect have left the structure beyond repair. Certainly anything can be restored but at what cost. The anticipated cost outlay on this property far exceeds its completed value.

Architecturally, the current structure, although dating to the 1850's and 60's does not have any distinct or irreplaceable architectural features. As a landmark, its prominence has been established through its position in the downtown fabric and its use over the years. It has been a backdrop to many memorable moments in the City's history and we feel confident that the new development will serve this role with equal prominence.

I would be glad to discuss this in further detail should you or any city representatives or boards should wish. Feel free to contact me via phone at 216-241-6800 or email at jfoster@paytoarchitects.com.

Sincerely,



Jeffery D. Foster, AIA, LEED AP
Project Manager / Architect
Payto Architects, Inc.



July 26, 2019

Mr. Matt Lasko
Chief Development Officer
City of Sandusky
222 Meigs Street
Sandusky, OH 44870

Re: The Cooke Building Structural Assessment

Mr. Lasko,

At the request of the City of Sandusky, Sixmo Inc. engaged to provide an independent structural assessment of the condition of the Cooke Building. The Cooke Building, 154 -162 Columbus Ave., is located on the northeast corner of Columbus Avenue and Market Street. The original building was first constructed in 1850. The corner building at 162 Columbus was constructed in 1866 and eventually added to the Cooke building. An adjacent building was built on Market Street in the 1890's. The building is immediately east of the original structure and was later incorporated into the Cooke Building.

The building along Columbus Ave. is a three-story structure. There is a partial basement towards the front of the building. At the back there is a crawl space. The building on Market Street is a two-story structure.

The exterior of the building was originally exposed brick with a decorative cornice that appears to be constructed with wood. At some point, a stucco finish was added to the exterior walls covering the brick. The stucco was coated with what appears to be an impervious paint.

The original building was framed with wood beams, lintels, floor, and roof joists with masonry bearing walls throughout. Wood beams support the exterior walls along Columbus Ave. The beams are presently shored up. The portion of the building at 162 Columbus Ave. is constructed with wood joists and some beams. Steel or cast iron columns and beams were also incorporated into the structure allowing for more open spans. The building on Market Street is constructed with wood framing and masonry bearing walls.

Architects + Engineers

Cleveland Office

28045 Clemens Road
Westlake, OH 44145
216-767-5400

Columbus Office

147 N. High Street
Gahanna, OH 43230
614-942-5500

Marietta Office

204 Front Street
Marietta, OH 45750
740-809-2400

The original building constructed in 1850 was built with wood beams supporting the masonry walls above the storefront windows at the first floor. The beams are in various states of decay and are presently being supported with temporary shoring. The masonry walls above are exhibiting various signs of deterioration. The stucco is cracked and delaminating from the brick in some areas. Cracks through the stucco and probably through the brick walls are evident. The window frames on the first and second floors all appear to be deteriorating.

The corner building constructed in 1866 used steel and iron for some of the structural support. The beams over the first floor windows are steel and are supported at the corner by two steel columns. The columns were covered with a plywood box. During renovations, the plywood was removed. We were informed the corner of the building settled approximately 1½" over the lunch hour after the plywood was removed. The base of the columns have rusted and have failed. The base of one of the columns supporting the corner has shifted approximately 1" – 1½" off its base plate.

Architects + Engineers

Cleveland Office

28045 Clemens Road
Westlake, OH 44145
216-767-5400

Columbus Office

147 N. High Street
Gahanna, OH 43230
614-942-5500

Marietta Office

204 Front Street
Marietta, OH 45750
740-809-2400

The original structure appears to have been built without anchoring the exterior walls to the floor and roof structures. The walls along Columbus Ave. are visibly bowing in many areas. At some point, steel straps and through bolts were added along the exterior wall in the attempt to stabilize the exterior structure and prevent movement and ultimate failure of the wall. The straps were anchored to new wood blocking installed along the top of the floor beams. The tiebacks appear to have varying levels of success anchoring the walls. It does appear they have helped prevent a catastrophic failure to this point.

Throughout the building, visual observations of floor failures having occurred are seen. Deterioration of the bearing conditions of the floor joists on the masonry bearing walls are also visually apparent. These conditions, along with others, resulted in apparent renovations to occur. The main method of levelling and/or replacing the floor structure was to add a new floor on top of the original and cover up the deteriorated and broken members, leaving the deteriorated wood in place. This was performed a minimum of two times in many locations. This "fix" did not address the deterioration but added unnecessary weight to the already failing structure.

The masonry bearing walls are in various states of deterioration. Bricks and mortar are missing or have deteriorated throughout the structure. Some of the masonry has been deliberately removed to create chases

and holes in the wall to install plumbing, duct work, and electrical conduits. Unfortunately, some of the locations the masonry was removed is directly below beam bearing locations. Large wood columns were installed next to the walls to support the beams. There does not appear to be any proper anchorage of the columns, relying on the weight of the structure above to prevent the columns from moving.

Most areas of the basement walls are deteriorating. The wall along Columbus Ave. has visible areas where the masonry has crumbled and fallen to the ground. The bearing walls supporting the first floor and upper levels are showing signs of deterioration and failure. The joist bearings are deteriorated as well as the masonry in general. Years of moisture and the lack of maintenance have contributed to the general deterioration.

At the crawl space on the east side of the main building, the floor joists have all deteriorated. The masonry knee walls have deteriorated and are in danger of structural failure.

Between two of the spaces in the original building, openings in the masonry walls were created. The walls above are supported on small steel beams and columns. A small section of masonry was left between some of the columns during demolition. In a few locations, the masonry was removed between the steel columns. One location has a wooden post and wood blocking supporting the masonry. Another location has wood blocking between the ends of the beams supporting the masonry above.

There are locations where the floor joists have failed or were notched on the bottom at the middle of the span and now are being temporarily supported by wood studs. There are locations where water damage has occurred from leaks over the years and damaged the joists. Many locations of failed joists on the first and second floors.

Based on our observations and review, it is the opinion of Sixmo Inc., with the exception of the two story structure on Market St., the building appears to be catastrophically failing. The existing wood structure appears to be under strength per the existing building codes. The renovation would require upgrading the structure to meet today's code requirements.

All floors in the building require replacement and/or reinforcement. The wood roof in need of replacement or reinforcement. Even the areas

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where some sound wood joists may be found would require reinforcement.

The masonry bearing walls are failing or have already failed. The walls would require replacement, bracing, or supplemental framing to support any new floor and roof structures. The foundation and basement walls would require replacement, bracing, or reinforcing. One proposal has new concrete walls formed against the existing brick to support and stabilize the existing basement and foundation walls.

The wood beams supporting the masonry walls above the first floor are deteriorating. The beams would require replacement. Supplemental support to remove the load from the masonry walls would be required.

The steel columns at the corner of Columbus Ave. and Market St. have failed. New columns are required. The floors above will require jacking into place and may require replacement. We did not directly view the steel beams above the storefront windows. We anticipate they will also require replacement or reinforcement.

The exterior masonry walls are in poor structural condition. The complete extent of deterioration won't be identified until the stucco is removed. Extensive bracing and repairs will be required just from the observation that have be made. Replacement of large portions of the walls, if not total replacement, is anticipated.

Because of the amount of deterioration discovered during the start of renovations, it appears, the entire building requires massive bracing, reinforcing, or replacement. A new structure would be required to be constructed within the existing structure to make the building structurally safe for use.

Based on the requirements to construct a structure within the walls of the existing structure, the reinforcement or replacement of all structural members, and the quantity of repairs that would still be required, it is the opinion of Sixmo Inc. that the building is beyond its useful life. Presently, we are concerned that the deteriorated columns at the southwest corner of the building may continue to deteriorate and fail, leading to a catastrophic failure of the exterior walls.

The building on Market St. is in average structural condition. Repair and reinforcement of the structure has begun and this building appears to be stable and sound. We do not believe this building requires replacement.

Architects + Engineers

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Marietta Office

204 Front Street
Marietta, OH 45750
740-809-2400

Please review this document and feel free to contact me if you have any questions or comments in its regard. I am also normally available 8:30 - 4:30 EST at our office at 216-767-5400, extension 106, and I am also available via email at dhuffman@sixmoae.com.

Sincerely,



David E. Huffman, P.E.
Structural Engineer
Sixmo, Inc.



Architects
+ Engineers

Cleveland Office

28045 Clemens Road
Westlake, OH 44145
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Columbus Office

147 N. High Street
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PHOTOGRAPHS



Architects
+ Engineers

Market St. Building

Cleveland Office

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216-767-5400

Columbus Office

147 N. High Street
Gahanna, OH 43230
614-942-5500

Marietta Office

204 Front Street
Marietta, OH 45750
740-809-2400



Architects
+ Engineers

Columbus Ave. Elevation

Cleveland Office

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Westlake, OH 44145
216-767-5400

Columbus Office

147 N. High Street
Gahanna, OH 43230
614-942-5500

Marietta Office

204 Front Street
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Columbus Ave. Elevation

Architects + Engineers

Cleveland Office

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216-767-5400

Columbus Office

147 N. High Street
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Marietta Office

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Failing Masonry



Architects
+ Engineers

Failed Column

Cleveland Office

28045 Clemens Road
Westlake, OH 44145
216-767-5400

Columbus Office

147 N. High Street
Gahanna, OH 43230
614-942-5500

Marietta Office

204 Front Street
Marietta, OH 45750
740-809-2400



Failed Column Base



Architects
+ Engineers

Failing Bearing Wall

Cleveland Office

28045 Clemens Road
Westlake, OH 44145
216-767-5400

Columbus Office

147 N. High Street
Gahanna, OH 43230
614-942-5500

Marietta Office

204 Front Street
Marietta, OH 45750
740-809-2400



Failing Basement Retaining Wall

Architects
+ Engineers

Cleveland Office

28045 Clemens Road
Westlake, OH 44145
216-767-5400

Columbus Office

147 N. High Street
Gahanna, OH 43230
614-942-5500

Marietta Office

204 Front Street
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740-809-2400



Failing Masonry Walls



Deteriorating Masonry



Architects
+ Engineers

Removed Masonry Bearing Wall Location

Cleveland Office

28045 Clemens Road
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216-767-5400

Columbus Office

147 N. High Street
Gahanna, OH 43230
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Marietta Office

204 Front Street
Marietta, OH 45750
740-809-2400



Temporary Floor Joist Support

Architects
+ Engineers

Cleveland Office

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Columbus Office

147 N. High Street
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Notched Floor Joists



Ceiling and Roof Joists



Architects
+ Engineers

Deteriorating Masonry Wall

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Columbus Office

147 N. High Street
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Marietta Office

204 Front Street
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Water Damage to Roof Structure

Architects
+ Engineers

Cleveland Office

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Columbus Office

147 N. High Street
Gahanna, OH 43230
614-942-5500

Marietta Office

204 Front Street
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Multiple Floors

Architects
+ Engineers

Cleveland Office

28045 Clemens Road
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Columbus Office

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Marietta Office

204 Front Street
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740-809-2400



Retrofit Wall Tie

Architects
+ Engineers

Cleveland Office

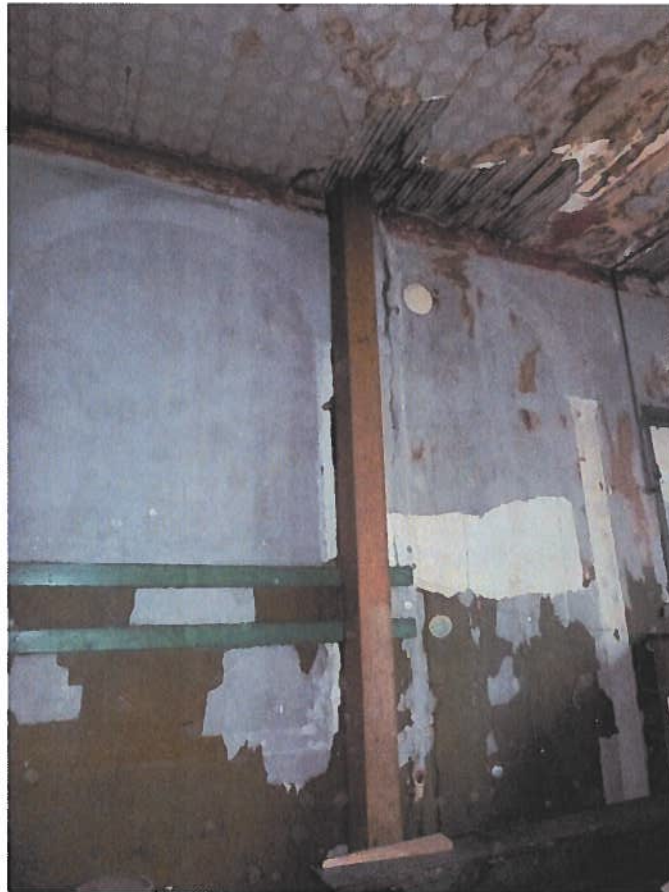
28045 Clemens Road
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Columbus Office

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Marietta Office

204 Front Street
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Supplemental Beam Support



Architects
+ Engineers

Buckling Wood Wall Slats

Cleveland Office

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216-767-5400

Columbus Office

147 N. High Street
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Marietta Office

204 Front Street
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Multiple Floor Layers



Architects
+ Engineers

Temporary Wood Beam Support

Cleveland Office

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Columbus Office

147 N. High Street
Gahanna, OH 43230
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Marietta Office

204 Front Street
Marietta, OH 45750
740-809-2400

CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

LANDMARK COMMISSION REPORT

APPLICATION FOR A CERTIFICATE OF
APPROPRIATENESS FOR EXTERNAL RENOVATIONS
TO CHESAPEAKE LOFTS AT 401 WEST SHORELINE
DRIVE

Reference Number:

Date of Report: September 10, 2019

Report Author: Thomas Horsman, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Mike Meyer, on behalf of the Chesapeake Lofts Condominium Association, has submitted a Landmark Commission application for a Certificate of Appropriateness for external renovations to 401 West Shoreline Drive. The following information is relevant to this application:

Applicant: Mike Meyer
401 West Shoreline Dr.
Unit 271
Sandusky, OH 44870

Owner: Chesapeake Lofts Condominium Association
C/o Northcoast Property Management Company
140 Buckeye Blvd.
Port Clinton, OH 43452

Site Location: 221 E. Water St.
Sandusky, Ohio 44870

Historic Status: Individually listed on the National Register of Historic Places

Existing Uses: Residential

Proposed Project: Restoration of the building's parapet

SITE DESCRIPTION

Building location at 221 E. Water St.



Building as it appeared in the 1918 (Image from the Sandusky Library)



Building as it appeared in the 1990s (Image from the Sandusky Library)



DEPARTMENT OF PLANNING COMMENTS

The Chesapeake Lofts building was originally built between 1917-1918 as part of the factory complex for the Hinde and Dauch Paper Company. After changing hands a number of times throughout the 20th Century, the factory closed in 1997. The building was converted to the Chesapeake Lofts condominiums in the mid-2000s. The building was added to the National Register of Historic Places in 1982.

The area of the building near the parapet is currently facing some structural issues that require attention before significant damage is caused. The applicant submitted building evaluation and scope of work summaries prepared by R.L. Seiler & Associates, a roofing firm based in Doylestown, Ohio. According to the report, there are three areas of concern: 1) Water leakage into residential units, 2) Loose bricks held together with only a layer of foam surfacing, and 3) The support steel holding up the brick work is deteriorating due to water damage.

The applicant is proposing to address these issues by removing the foam over the original brick and restore the upper parapet walls on the east, south, and west sides of the building. They propose doing this work in three phases. Phase 1: the east of the building (604 feet), Phase 2: South face of the building (124 feet) and restoring the original "Hinde and Dauch Paper Company" wording on the south parapet (as seen in photo on previous page and on the copy of the original blueprint attached to this report), and Phase 3: the southwest side of the building (102) feet.

To address the drainage issues, the applicant is proposing a sloped metal panel that will prevent water from entering the masonry below it. A diagram showing the current condition, the proposed condition, and a rendering of the proposed condition are all included as attachments to this report.

CONCLUSION/RECOMMENDATION

The foam that was installed to cover the deteriorating brick along the parapet of the building has altered the original look of the building and has also caused some structural issues. Staff supports removing the foam from the parapet and restoring the brick. Staff is also very supportive of the proposal to restore the portion of the façade containing the “Hinde and Dauch Paper Company” name. Staff has some concern about the addition of the sloped metal panels, as it would alter the look of the building from its original state. However, staff also recognizes that it is critical that further water intrusion be prevented or else the building may suffer more long lasting damage. In order to ensure the building’s structural integrity, staff recommends the Certificate of Appropriateness with the condition that the metal panels be painted to blend in with the surrounding masonry of the building and that its obtrusiveness is minimized.



LANDMARK COMMISSION

Application for a Certificate of Appropriateness

Department of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

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): Chesapeake Lofts Condominiums

Street Address: 401 West Shoreline Drive, Sandusky, Ohio

Parcel Number(s): See attached

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

Name: The Chesapeake Lofts Condominium Association, c/o Northcoast Property Management Company

Address: 140 Buckeye Blvd., Port Clinton, Ohio 43452

Phone: 419-734-6139

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

Name: Mike Meyer, Board of Directors President

Address: 401 West Shoreline Drive Unit 271, Sandusky, Ohio

Phone: 937-272-6215

4. Scope of the Project (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 _____

5. Description of Work to be Done

Removal of foam over original brick and restoration of upper parapet walls on east, south and west sides of building. See attached scope of work.

Project to be completed in 3 phases:

- I. East Side (604 lineal ft.)
- II. South building face (124 lineal ft.) includes restoration of original name of building occupant
"HINDE AND DAUCH PAPER COMPANY"
- III. Southwest side to be restored similar to east side (102 lineal ft.)

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:

Agent for Chesapeake Lofts Condominium Association

Date: 8/30/19

Owner:

*Chesapeake Lofts owner Assoc.
Board Directors*

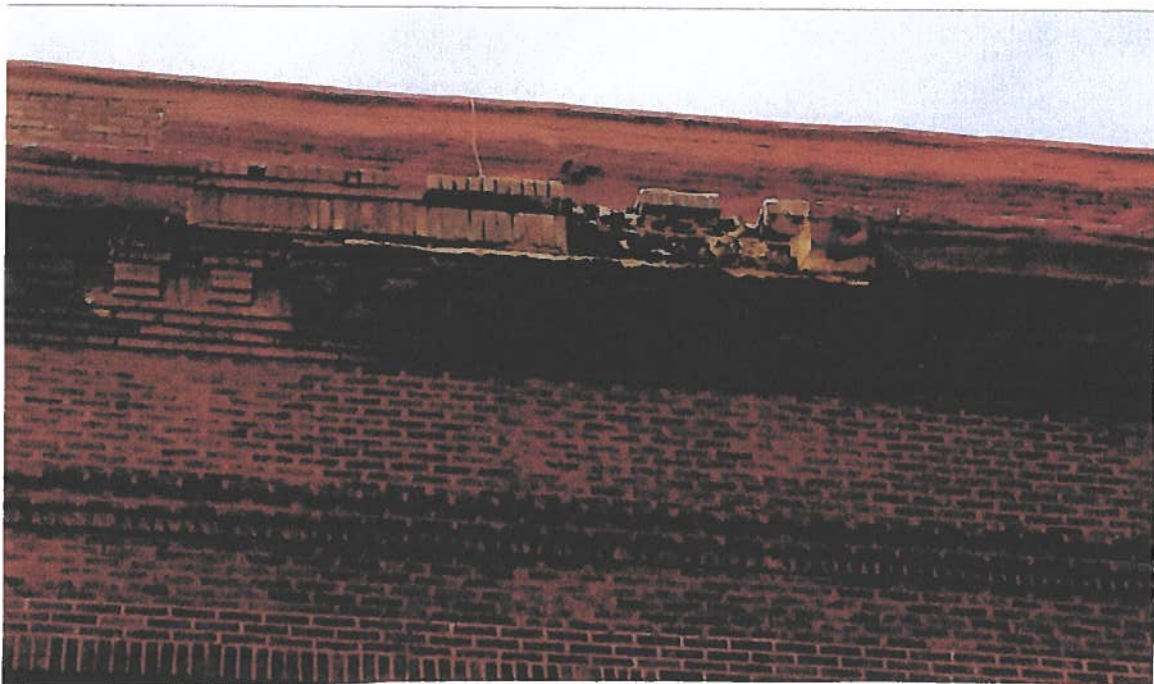
Date: 8/20/2019

CHESAPEAKE LOFTS – EAST UPPER WALL

CURRENT CONDITION:



RECENT SECTION OF FOAM REMOVAL AND BRICK REPAIR:





R. L. SEILER & ASSOCIATES, LLC
ROOFING CONSULTANTS & BUILDING EVALUATION
COMMERCIAL INDUSTRIAL INSTITUTIONAL

May 22, 2019

Mr. Bryan Baugh

North Coast Property Management LLC.
Port Clinton, Ohio

RE: Chesapeake Lofts Eastside Parapet Repair PHASE #1

I have found in the destructive inspection work last week that we have several issues of concern with this area.

- Leakage into below units
- Loose bricks held with only a layer of foam surfacing.
- Support steel wet and deteriorating holding up the brick work in question.

The leakage into the units is hidden under the foam the water can run on the steel framing and on the eyebrow top surface until it finds a deteriorated area for it to run into a wall area. This moisture is laying against the rusting deteriorating steel. The steel is a concern some areas of the steel surface have deteriorated as much as 30%. The steel integrity is still there but without cleaning the surface of rust and priming and applying a protective coating this will keep deteriorating. This steel is what is holding up the brick shelf and ties into your steel roof truss ends. Very important area.

The loose brick from deteriorated mortar is in a lot of area only setting on the inner steel. When this was original install the brick were laid with only masonry mortar and when the mortar deteriorated the bricks are only setting there. Mechanical ties would be incorporated into the repair which would be fastened into the steel for added support for the masonry.

Support steel needs the moisture to dry up to stop the deterioration and where the damage is severe surface cleaning of rust must be done and surface primed and sealed.

Scope Of Work

Masonry

Remove all the applied foam surfacing done to the existing masonry surface. Cut all masonry mortar joints above shelf and below in decorative brick so new high strength mortar can be repacked into every mortar joint. The horizontal mortar joint above the shelf will be cut out 3/4" in depth so a sloping metal cap can be installed to properly shed water off edge. On face of shelf the metal would also be secured into the top edge of the masonry face. The slurry concrete top surface, all the eyebrow brick shall be cut out and removed back to the steel lintel and plate and disposed of. Steel will be wire brushed of rust and primed and painted. By removing the masonry shelf you will remove over one hundred pounds in weight per foot of the structure.

PHASE I

Metal Work

After eyebrow brick and concrete has been removed and steel prepared a 6" metal stud will be formed to the existing eyebrow configuration and mechanically fastened to the existing steel and repaired masonry. The studs will have a concrete board fastened to metal studs. Over concrete board a formed metal panel to create a slope metal face to properly shed runoff water away from structure.

The sloped cap top over the removed shelf area is cut into the masonry wall and packed with mortar, secured with fasteners and sealed at the metal top. The bottom edge is secured into the newly repaired masonry with a metal cleat to provide a secure lock.

This describes the completed repair from end to end on the east side of structures upper walls.

I have calculated the cost to complete the above listed scope of work to the east side only of your structure. R. L. Seiler & Associates, LLC., have calculated co-ordination of different trades and project management for this completed project.

The labor and material cost for this work would be\$245,400.00

R. L. Seiler & Associates, LLC fees for project management would be 6% of construction totals.

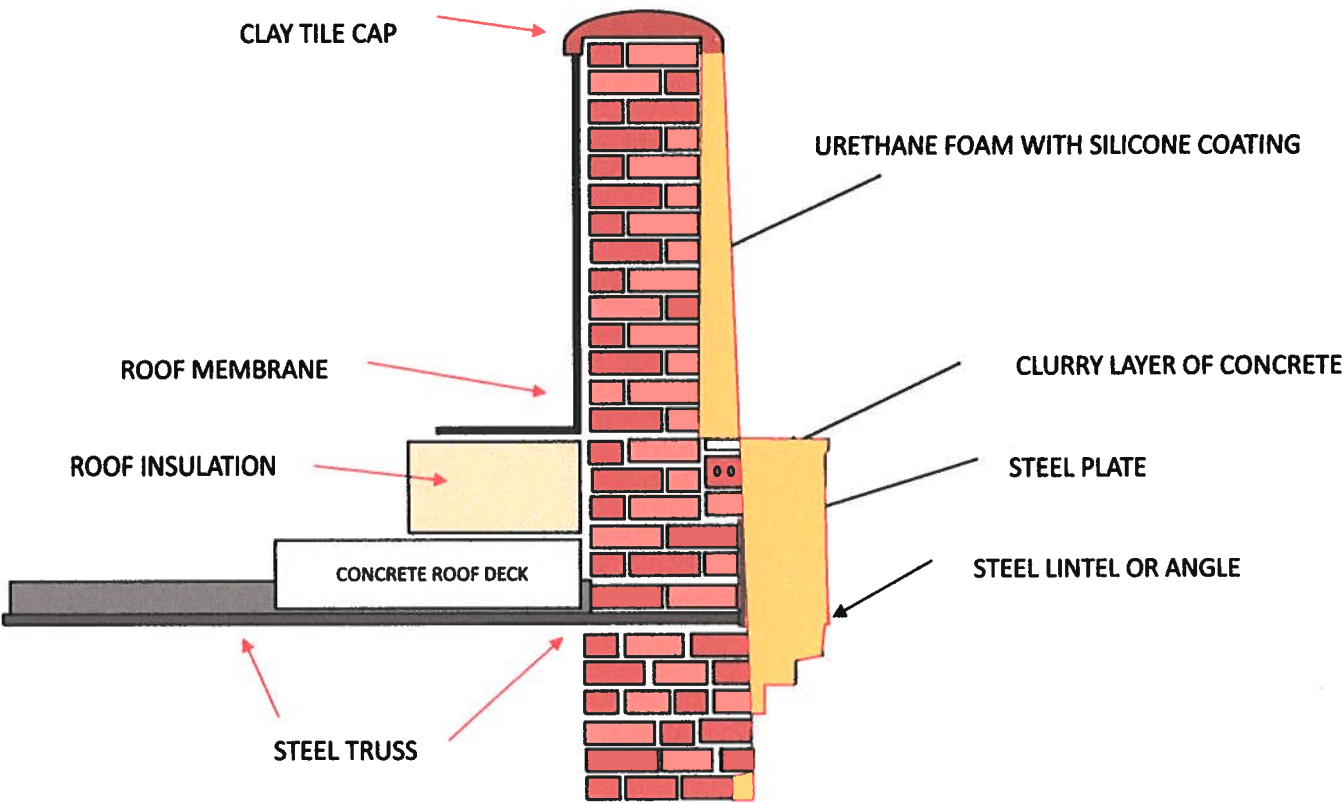
I would recommend, do to the amount of damage to not extend this more than two years to complete this.

Please call with questions.

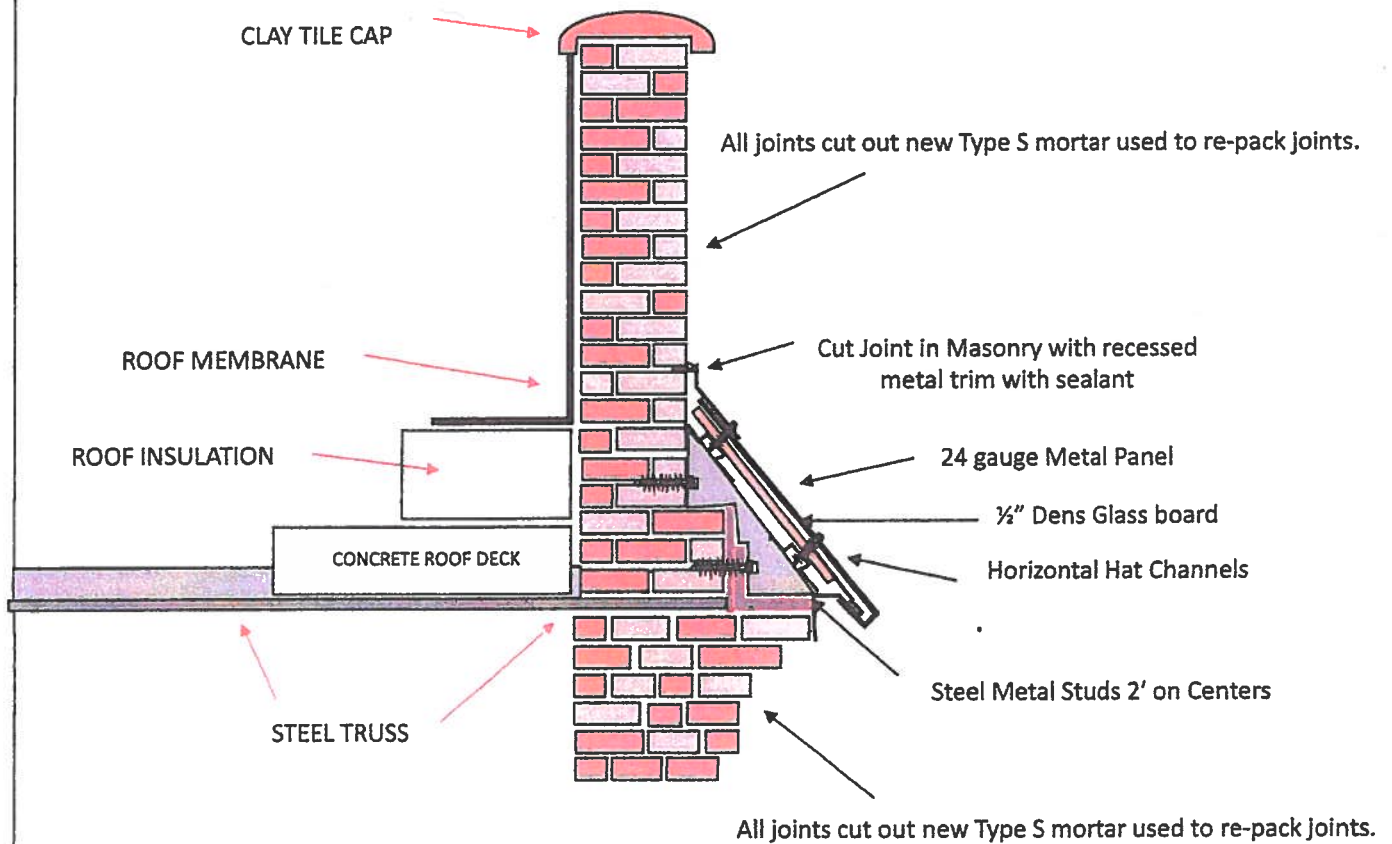
Sincerely,

Larry Villers GM

EXISTING CONDITION



PROPOSED CONDITION



CHESAPECKE LOFTS EAST SIDE PARAPET WALLS

This is not to scale and for explanation only

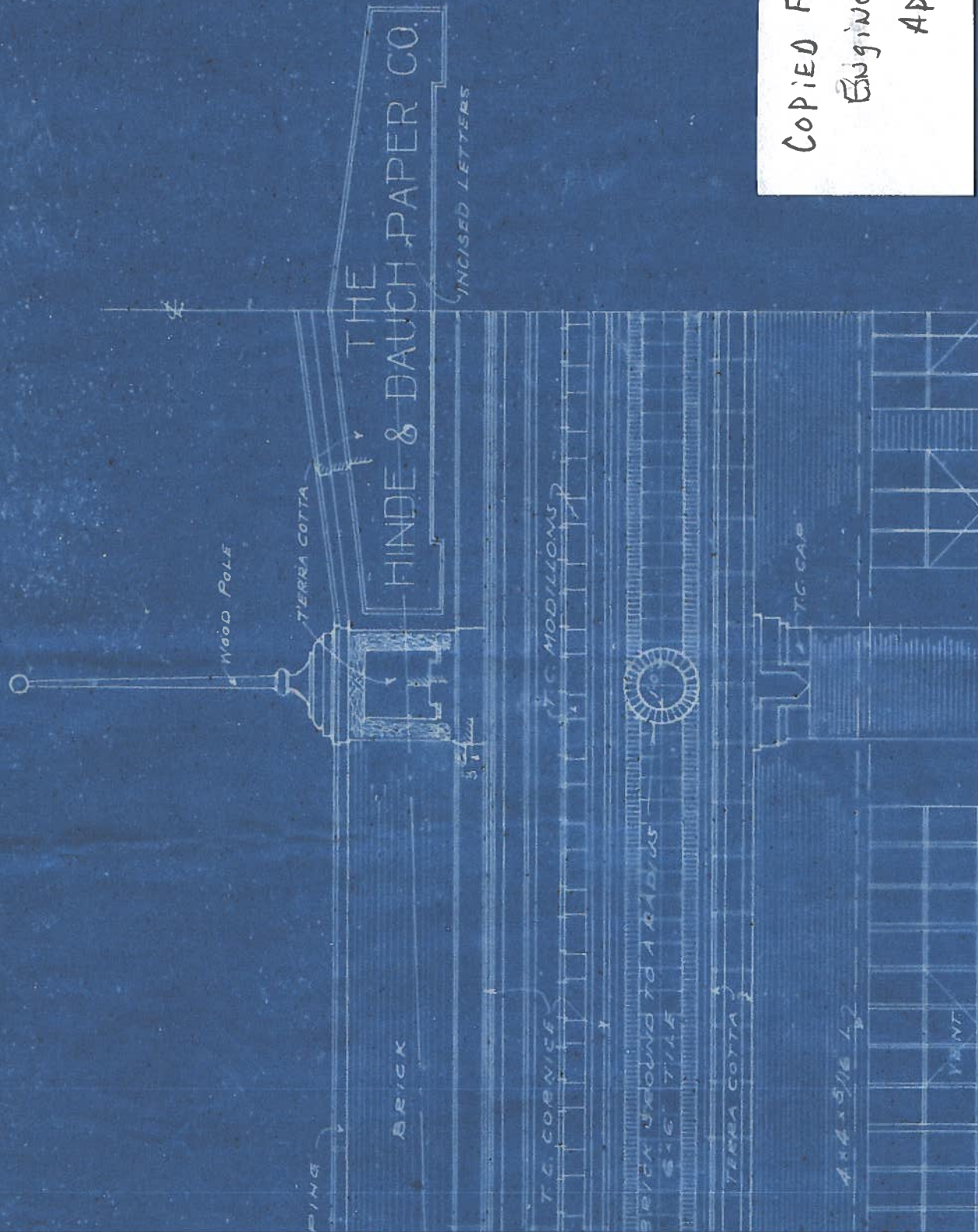
C. LOFTS EAST SIDE



CHESAPEAKE LOFTS – SOUTH BUILDING FACE

CURRENT CONDITION:





COPIED FROM ORIGINAL
 Engineer Drawings
 APR. 7, 1917



R. L. SEILER & ASSOCIATES, LLC
ROOFING CONSULTANTS & BUILDING EVALUATION
COMMERCIAL INDUSTRIAL INSTITUTIONAL

August 5, 2019

Mr. Bryan Baugh
Northcoast Property Management Co. LLC
140 Buckeye Drive
Port Clinton, Ohio

Mr. Mike Myer
Chesapeake lofts Condominium Association
401 W. Shoreline Drive
Sandusky, Ohio

RE: Chesapeake Lofts Front Upper Wall Repair **PHASE #2**

These repairs consist of the following:

- Removal of spray foam insulation
- Cleaning brick surface
- Cutting and cleaning existing mortar joints and applying new Type S mortar in joints.
- Cleaning decorative surfaces in area of repair
- Seal repaired surfaces after repairs were made with a clear siloxane sealer.

Note, these costs are based on the front sidewalks being in place and the lift costs are calculated from the height of the sidewalks. The price includes all materials and labor, lifts and needed equipment for the proper repair of this area. The labor and material cost is.....\$56,300.00

Also calculated is the southwest front corner of touch pointing that is uncompleted. This work would be from the ground level up to the base of the foam area not including the foam repair. This work can be completed at any time. The labor and material cost of this repair to be.....\$4,100.00

Also,
It would be very helpful to let me know your intent for starting these projects because of possible material cost increases, manlift availability, and timely scheduling of manpower.

Please call with any questions regarding these repairs. Thank you for considering R. L. Seiler & Associates, LLC for your building's improvement.

Sincerely,

Larry Villers Gm

P.O. Box 215 * Doylestown, Ohio 44230
Telephone 1-330-903-1607
Division of the Exterior Building Forensic Group



R. L. SEILER & ASSOCIATES, LLC
ROOFING CONSULTANTS & BUILDING EVALUATION
COMMERCIAL INDUSTRIAL INSTITUTIONAL

August 30,2019

Mr. Bryan Baugh

North Coast Property Management LLC.

Port Clinton, Ohio

RE: Chesapeake Lofts Southwest Parapet Repair PHASE #3

Bryan,

Here is the southwest upper parapet repair following the same scope of work as the eastside.

Scope Of Work

Masonry

Remove all the applied foam surfacing done to the existing masonry surface. Cut all masonry mortar joints above shelf and below in decorative brick so new high strength mortar can be repacked into every mortar joint. The horizontal mortar joint above the shelf will be cut out 3/4" in depth so a sloping metal cap can be installed to properly shed water off edge. On face of shelf the metal would also be secured into the top edge of the masonry face. The slurry concrete top surface, all the eyebrow brick shall be cut out and removed back to the steel lintel and plate and disposed of. Steel will be wire brushed of rust and primed and painted. By removing the masonry shelf you will remove over one hundred pounds in weight per foot of the structure.

Metal Work

After eyebrow brick and concrete has been removed and steel prepared a 6" metal stud will be formed to the existing eyebrow configuration and mechanically fastened to the existing steel and repaired masonry. The studs will have a concrete board fastened to metal studs. Over concrete board a formed metal panel to create a slope metal face to properly shed runoff water away from structure.

The sloped cap over the shelf is cut into the masonry wall and packed with mortar, secured with fasteners and sealed at the metal top. The bottom edge is secured into the newly repaired masonry with a metal cleat to provide a secure lock.

I have calculated the cost to complete the above listed scope of work to the southwest side only of your structure. R. L. Seiler & Associates, LLC., have calculated co-ordination of different trades and project management for this completed project.

The labor and material cost for this work would be \$49,380.00

R. L. Seiler & Associates, LLC fees for project management would be 6% of construction totals.

Please call with questions.

Sincerely,

Larry Villers Gm

P.O. Box 215 * Doylestown, Ohio 44230
Telephone 1-330-903-1607

CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

LANDMARK COMMISSION REPORT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERNAL RENOVATIONS TO 221 EAST WATER STREET.

Reference Number: PLC 19-0013

Date of Report: September 10, 2019

Report Author: Thomas Horsman, Assistant Planner



City of Sandusky, Ohio Landmark Commission Report

BACKGROUND INFORMATION

Ed and Steve Windau have submitted a Landmark Commission application for a Certificate of Appropriateness for external renovations to 221 E. Water St. The following information is relevant to this application:

Applicant: Ed and Steve Windau
221 E. Water St.
Sandusky, OH 44870

Owner: Windau Holdings, LTD
221 E. Water St.
Sandusky, OH 44870

Site Location: 221 E. Water St.
Sandusky, Ohio 44870

Historic Status: Contributing building in a National Register Historic District

Existing Uses: Commercial and residential

Proposed Project: Adding windows on the front façade and painting existing window frames

SITE DESCRIPTION

Building location at 221 E. Water St.



Building as it appeared in the 1960s with windows visible (Image from the Sandusky Library)



DEPARTMENT OF PLANNING COMMENTS

There were originally four transom windows located above the main window bays and doorway on 221 E. Water St. and the applicant informed staff that those windows were covered up in the 1980s with blue metal panels. The applicant is proposing to remove those panels and install new transom windows. Examples of the windows to be installed are included as attachments to this application. The frames of the new windows will be colored black to match the current windows which will also be painted black. Staff asked the applicant if they considered using new windows with grilles or muntins to match the style of the old windows they are replacing, but the applicant stated that since the other windows in the building do not have them, they did not want to include them on the transom windows in order for the windows to have a matching look.

CONCLUSION/RECOMMENDATION

Considering that these openings were originally used for windows, staff believes replacing the metal panels with the proposed new windows will better fit the character of the building and is in conformance with the Sandusky Preservation Design Guidelines and the US Secretary of the Interior Standards for Rehabilitation. Staff recommends approval of the Certificate of Appropriateness.



LANDMARK COMMISSION

Application for a Certificate of Appropriateness

Department of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

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): Windan Holding LTD

Street Address: 221 E Water ST

Parcel Number(s): 56-01285.000

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

Name: Ed Windan Steve Windan

Address: 221 E Water 221 E Water

Phone: 419 515-8407 419 656-0345

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

Name:

Ed Wurden

Steve Winkler

Address:

221 E Wata ST

221 E Wata

Phone:

419-515-8407

419-656-0345

4. Scope of the Project (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 _____

5. Description of Work to be Done

Opening up Existing under-mesh

Blue metal.

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: 9-4-19

2019 Landmark Commission Application Deadlines

<u>Due Date</u>	<u>Hearing Date</u>
December 19	January 16
January 16	February 20
February 20	March 20
March 20	April 17
April 17	May 15
May 15	June 19
June 19	July 17
July 18	August 21
August 22	September 18
September 19	October 16
October 17	November 20
November 21	December 18



Andersen Windows - Abbreviated Quote Report

Project Name: windau

Quote #: 1092

Print Date: 09/04/2019

Quote Date: 04/09/2019

iQ Ve

Dealer: Gordon Lumber Company
902 Taylor Ave
Huron, Ohio 44839
419-433-2442

Sales Rep: Administrator

Created By:

Customer: Doug Ehlert
Billing: 802 Franklin Drive
Address: Huron, Ohio 44839

Phone:
Contact: Doug Ehlert

Trade ID: 042756

Promotion



Viewed from Exterior

Item	Qty	Item Size (Operation)	Location
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0001	1	100REC5' 7 3/4" x 4' 0 1/2" (F)	
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RO Size = 5' 8 1/4" W x 4' 1" H Unit Size = 5' 7 3/4" W x 4' 0 1/2" H

100 Series

Unit, 1 3/8" Flange Setback, Black/Black, Low E Glass

Zone: Northern

U-Factor: 0.27, SHGC: 0.33, ENERGY STAR® Certified: Yes



Viewed from Exterior

0002	2	100REC6' 7 1/2" x 3' 3 1/2" (F)	
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RO Size = 6' 8" W x 3' 4" H Unit Size = 6' 7 1/2" W x 3' 3 1/2" H

100 Series

Unit, 1 3/8" Flange Setback, Black/Black, Low E Glass

Zone: Northern


U-Factor: 0.27, SHGC: 0.32, ENERGY STAR® Certified: Yes

Quote #: 1092

Print Date: 09/04/2019

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	Item	Qty	Item Size (Operation)	Location
	0003	1	100REC4' 2 1/8" x 3' 3 1/2"-100REC4' 2 1/8" x 3' 3 1/2" (F-F)	limits out at 96" size, wanted 1

RO Size = 8' 5 1/2" W x 3' 4 1/4" H

Unit Size = 8' 4 3/4" W x 3' 3 1/2" H

100 Series

Composite Unit, Black/Black, Low E Glass, No Grille, Mulling Location: Factory (Direct), Mull Type: 1/2" Fiberglass Vertical

Viewed from Exterior

Zone: Northern

Unit U-Factor SHGC ENERGY STAR® Certified

1	0.27	0.33	Yes
2	0.27	0.33	Yes



0004 1 100REC6' 7 1/2" x 3' 3 1/2" (F)

RO Size = 6' 8" W x 3' 4" H Unit Size = 6' 7 1/2" W x 3' 3 1/2" H

100 Series

Unit, 1 3/8" Flange Setback, Black/Black, Low E Glass, Divided Light with Spacer, Specified Equal Lite, 2w1h, Blac

Zone: Northern

U-Factor: 0.31, SHGC: 0.26, ENERGY STAR® Certified: No

Viewed from Exterior

Customer Signature

Total Load Factor

1.245

Dealer Signature

** All graphics viewed from the exterior

Quote #: 1092

Print Date: 09/04/2019

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