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## Landmark Commission

240 Columbus Ave  
Sandusky, Ohio 44870

419.627.5715

[www.cityofsandusky.com](http://www.cityofsandusky.com)

### **AGENDA**

**January 15<sup>th</sup>, 2020**

**4:30 P.M.**

#### **City Commission Chamber**

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1. Meeting called to order – Roll Call
2. Review minutes from the December 18<sup>th</sup>, 2019 meeting
3. Election of Landmark Commission officers
4. Certificate of Appropriateness: Godfrey-Johnson House 417 Columbus Ave. – Soffit and Fascia Restoration
5. 2019 Landmark Commission Annual Report
6. Discussion of topics for training with the State Historic Preservation Office
7. Meeting adjourned

**NEXT MEETING: February 19<sup>th</sup>, 2020**

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

**Landmark Commission  
December 18th, 2019  
Meeting Minutes**

**Meeting called to order:**

The Chairman called the meeting to order at 4:00pm. The following members were present: Ms. Nikki Lloyd, Chairman Michael Zuilhof, Mr. Alan Griffiths, Mr. Ryan Nagel, Mr. Jon Lawrence, and Dr. Tim Berkey. Mr. Thomas Horsman represented the Planning Department; Mr. Trevor Hayberger represented the Law Department.

**Review of minutes from November 20th, 2019:**

Mr. Griffiths moved to approve the minutes as written. Dr. Berkey seconded the motion. With no further discussion, all members were in favor to approve the minutes.

**1<sup>st</sup> application on agenda:**

Mr. Zuilhof stated that the first item on the agenda is a Certificate of Appropriateness for 300 E. Water Street for an aluminum rooftop awning.

Mr. Horsman stated that this building is individually listed on the National Register and is also located in the Downtown National Historic District. The application is for an awning that will be over the rooftop deck and will be about 576 square feet in size. The highest beam of the structure is about 9 feet above the deck. The setback is about 22 feet from the Water Street edge of the building and just over 25 feet from the Hancock side of the building. Staff believe the addition of the awning would not be obtrusive and not visible from the right-of-way. In staff's opinion, the proposed awning meets the Secretary of the Interior's Standards and the Sandusky Preservation Design Guidelines, and thus recommends approval of the Certificate of Appropriateness.

Angelo M. Scozzarella, whom submitted the application on behalf of the owner, showed some pictures of what the awning will look like with color and also showed a sample of the product. He stated it is aluminum framed with polycarbonate panels. The polycarbonate blocks UV rays and is designed for the area's wind and snow loads.

Dr. Berkey made a motion to approve the application.

Mr. Griffiths seconded the application.

Mr. Griffiths stated that his only question is on the structural integrity given the site location.

Mr. Horsman stated that this was submitted to the building department and they will review this also.

With no further discussion, all members were in favor of approving the application as submitted.

**Staff updates:**

Mr. Horsman stated that staff received a letter yesterday from Payto Architects, regarding 125 & 131 East Water Street. He stated that Mr. Hare and the architect received a Certificate of Appropriateness a few months ago for rebuilding the third story back wall at the address. The wall was destroyed as a result of a storm in July of 2018. It was going to be rebuilt with a

limestone veneer to carry the look of the stone wall from the bottom floors. Due to structural issues found in the stone on the second floor, those walls are also going to be taken down and rebuilt similar to the third floor. Staff do believe the look is similar to what has been approved in the Certificate of Appropriateness and therefore do not believe a new application is needed.

He then stated that staff will be preparing an annual report to present to the Landmark Commission with work that has been done over the last year. Training with the State Historic Preservation Office is scheduled for the February 19<sup>th</sup> meeting date. Staff will also be meeting in January to talk about signage issues that the Commission has discussed in previous months, and then will bring some things back to present to the Commission.

Mr. Griffiths stated that he just wanted to remind everyone that this is Commissioner Lloyd's last meeting.

**Meeting Adjourned:**

Ms. Lloyd motioned to adjourn the meeting. Mr. Lawrence seconded the motion. The meeting was adjourned at 4:17pm.

**Approved by:**

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Kristen Barone, Clerk

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Michael Zuilhof, Chairman

# LANDMARK COMMISSION REPORT

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## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS TO THE GODFREY-JOHNSON HOUSE AT 417 COLUMBUS AVE.

Reference Number: PLC 20-0001

Date of Report: January 10, 2020

Report Author: Thomas Horsman, Assistant Planner



## City of Sandusky, Ohio Landmark Commission Report

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### BACKGROUND INFORMATION

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The Old House Guild of Sandusky has submitted an application for a Certificate of Appropriateness for exterior renovations to the Godfrey-Johnson House at 417 Columbus Ave. The following information is relevant to this application:

Applicant/Owner: The Old House Guild of Sandusky  
1415 Columbus Ave.  
Sandusky, OH 44870

Site Location: 417 Columbus Ave.  
Sandusky, OH 44870

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

Existing Use: Vacant

Proposed Use: N/A

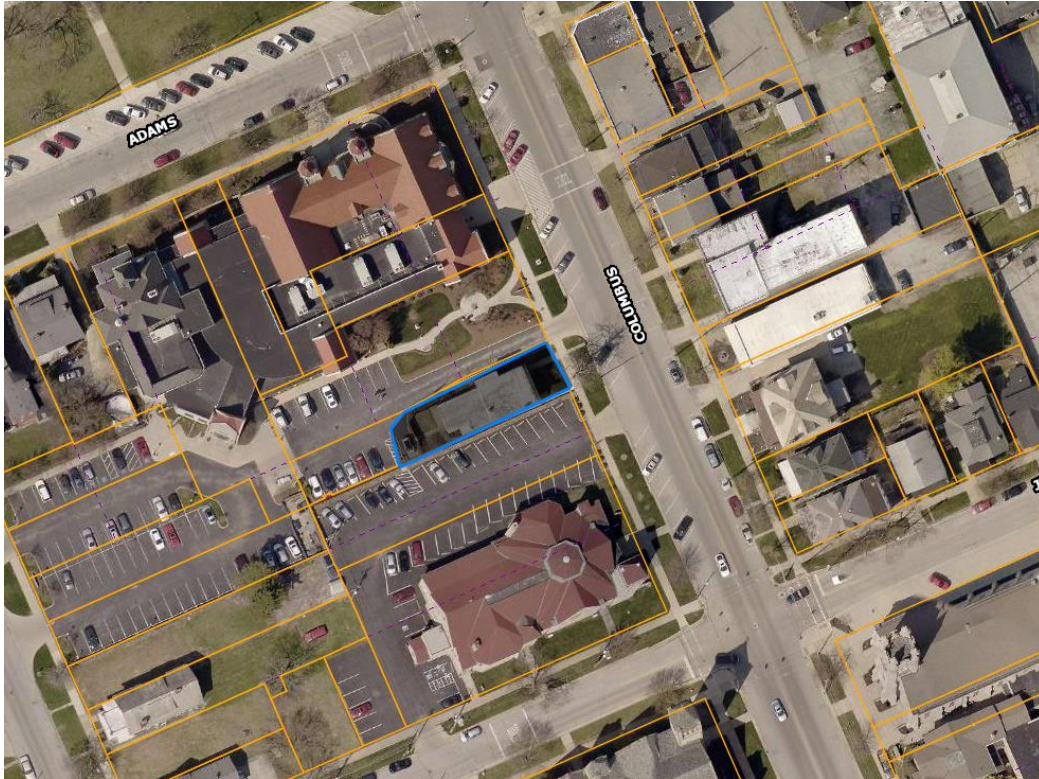
Proposed Project: Restoration of the roof, fascia, and soffit

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**SITE DESCRIPTION**

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**Subject Property Outlined in Blue**



**Godfrey-Johnson House as it appeared in 1958**



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#### DEPARTMENT OF PLANNING COMMENTS

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The Godfrey-Johnson House was constructed in 1854 by John Godfrey, who was an insurance agent in Sandusky. Leonard Johnson, the owner of Johnson's Island in Sandusky Bay, owned the property in the late 1800s. The house was constructed in the Italianate-Victorian style and its most defining architectural feature is the decorative wrought-iron porch, which is unique among houses in Sandusky. The house was added to the National Register of Historic Places in 1982.

The house was purchased by the Sandusky Library in 1999 and it was used as a multi-family residence until 2012. Due to the building's deteriorated state and the projected cost to bring it up to a state of good repair, the Library submitted an application for demolition to the Landmark Commission in 2017. The Landmark Commission voted to not approve the demolition request and the City Commission subsequently upheld the demolition denial.

In 2019, the Old House Guild of Sandusky purchased the property with the intent of preserving the house and then finding an appropriate use for the building. In order to preserve the house, the Old House Guild is replacing the roof, upgrading electrical systems, and restoring heat to the interior of the building. Part of the exterior soffit and fascia also needs to be replaced due to it having deteriorated significantly. The contractor hired by the owner stated that the soffit and fascia will be replaced with lumber that is sized as closely to what was originally installed and will very similar in appearance to the original.

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#### CONCLUSION/RECOMMENDATION

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This property has a long history and is one of the few remaining antebellum structures remaining on this stretch of Columbus Avenue and the wrought iron porch gives it an appearance that is significant for its uniqueness in Sandusky. Staff commends the efforts of the Old House Guild to purchase the property and its work to preserve it. The proposed renovations are intended to bring the building back to a state of good repair and not to alter the appearance of the building. Staff believes the scope of the work is consistent with the Secretary of the Interior Standards and the Sandusky Preservation Design Guidelines and recommends approval of the Certificate of Appropriateness.

## Application for a Certificate of Appropriateness

### STAFF USE ONLY:

Filing Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_ Reference Number: \_\_\_\_\_

Address of Property for Certificate of Appropriateness: 417 Columbus Ave.

Name of Property Owner: The Old House Guild of Sandusky

Mailing Address of Property Owner: 1415 Columbus Ave.

City: Sandusky State: OH Zip: 44870

Telephone #: 832-215-3077 Email: timothy.berkey@gmail.com

If same as above check here ☐

Name of Applicant: \_\_\_\_\_

Mailing Address of Applicant: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

Description of Work to be Done:

*Enclosed*

*Richard Keller*  
*Pres. OHG of Sandusky 1.6.20*  
Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Signature of Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_





**FEICK CONTRACTORS, INC.**  
GENERAL CONTRACTORS      DESIGN/BUILD  
egast@feickcontractors.com

Phone 419.625.3241  
Fax 419.626.4414

### FORM OF PROPOSAL

DATE: December 2, 2019  
TO: Dr. Keller  
[Drkeller56@gmail.com](mailto:Drkeller56@gmail.com)  
PROJECT: Johnson House Fascia

FEICK CONTRACTORS, INC. having visited the site and examined the conditions affecting the work, hereby proposes to furnish labor and materials and the following scope of work for the sum of money as stipulated below:

#### Scope of Work

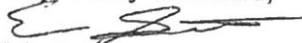
- Remove front fascia and soffit, salvage bracing
- Install new soffit plywood
- Install new fascia to match closely
- Prime paint before install

**Total Project Cost Valid For Thirty Days Of: \$ 5,200.00**

**Please Note:** Finish paint is not included in this proposal and can be reassessed when the weather allows

We have not included any allowance for any unforeseen conditions. No additional work will be performed until these conditions, if any, are assessed and any additional costs are approved.

Respectfully submitted,

  
Eric Gast,  
Project Manager

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#### TERMS and CONDITIONS:

This agreement is governed by the laws of the State of Ohio.  
Invoicing will be on a monthly basis, with progressive invoices furnished on or about the 25<sup>th</sup> of every month. All payments are due within fifteen days of date of invoice. Amounts unpaid thirty days after the invoice date are subject to 1.5% per month interest (18% per annum) on unpaid balance.

224 EAST WATER STREET \* SANDUSKY, OHIO 44870-2526

FEICK CONTRACTORS, INC.



**FEICK CONTRACTORS, INC.**

GENERAL CONTRACTORS  
egast@feickcontractors.com

DESIGN/BUILD

Phone 419.625.3241


Fax 419.626.4414

Dear Landmark Commission,

Recently I was requested to inspect some rotted wood on the Johnson house and come up with a price to fix the damage. What I discovered while I was there, was the fascia was almost completely rotted away along with the soffit and some of the decorative bracket's underneath.

We will remove the soffit and fascia from the front of the Johnson house and we will replace with lumber that is sized as closely to what was originally installed. We will also ensure that our installation will be suitable for the outdoor application. Some of the brackets may need to be removed and repaired, others maybe able to be repaired in place. We will not know until demolition has begun. Finally, we would just like to remind you that there maybe further damage that could not be seen at the time of inspection. We will bring to your attention any further issues we may discover.

Respectfully,

  
Eric Gast,  
Vice President

*Not dated; received  
1.8.20. PK*











# LANDMARK COMMISSION 2019 ANNUAL REPORT

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF PLANNING

## **Sandusky Landmark Commission Annual Report**

The Sandusky Landmark Commission was established to designate, preserve, protect and enhance current and future Landmark properties within the City of Sandusky; to foster civic pride in and consistent with established long term goals and policies of the city; to stabilize or improve the aesthetic and economic vitality and values of Landmark sites; to protect and enhance the city's attraction to tourist and visitors; and to promote the use of these sites for the improvements and objects for the education, invigoration, and welfare of the people of the city.

The Landmark Commission met 11 times in 2019, 10 of which were regularly scheduled monthly meetings and one was a special meeting called by the chair. The March and August monthly meetings were cancelled due to lack of applications.

As of December 31, 2019, the following people were serving as members of the Landmark Commission:

- Timothy Berkey
- Joe Galea
- Alan Griffiths
- Jon Lawrence
- Nikki Lloyd, City Commission liaison
- Ryan Nagel
- Mike Zuilhof, Chair

The Landmark Commission approved 16 Certificate of Appropriateness applications in 2019 and denied one. There were two demolitions approved in 2019 (both sections of the Cooke Building in the Downtown Commercial Historic District). Below is a summary of the applications that appeared before the Landmark Commission in 2019.

Certificates of Appropriateness				
Meeting Date	Address	Request	Scope	Approved or Denied
4/17/2019	223 W. Water St.	Signage	Wall sign for Dandelion gift shop at Hotel Kilbourne	Approved
5/15/2019	127 E. Market St.	Signage	Projecting sign for Noble Axes	Approved
6/6/2019	305 E. Water St.	Signage	Projecting sign for Maca Root	Approved
6/6/2019	125 & 131 E. Water St.	Exterior Renovations	Façade restoration, adding balconies to north side for residences, addition of doorway on 131 building, addition of rooftop deck and penthouse level, addition of two garage doors on north side of 131 building. Rebuilding of roof and north wall on 131 building.	Approved
6/19/2019	300 E. Water St.	Signage	Illuminated Wall Sign for Water Street Financial	Approved
6/19/2019	101 E. Water St.	Exterior Renovations & Signage	Exterior painting and wall signage on the north and south facades for Landmark Kitchen and Bar	Approved
7/17/2019	115 E. Washington Row	Signage	Re-facing the old Calvary Temple sign for Vita Urbana	Approved
7/17/2019	125 E. Water St.	Signage	Wall sign for Lake Erie Shores and Islands	Approved
9/18/2019	128 E. Market St.	Signage	Balooka Balloons Wall Sign	Approved

9/18/2019	150-162 Columbus Ave.	Demolition	Demolition of the 1850-built portion of the Cooke Building	Approved
9/18/2019	150-162 Columbus Ave.	Demolition	Demolition of the 1866-built portion of the Cooke Building	Approved
9/18/2019	401 W. Shoreline Dr.	Exterior Renovations	Restoration of the parapet on the Chesapeake Lofts building	Approved
9/18/2019	221 E. Water St.	Exterior Renovations	Addition of transom windows on the front façade and painting existing window frames	Approved
9/18/2019	216 Columbus Ave.	Exterior Renovations	Removing windows and replacing with a garage door on the front façade of the future CLAG Brewing facility.	Approved
11/20/2019	128 E. Market St.	Signage	Re-facing existing projecting sign for Balooka Balloons (Tabled from 9/18 meeting)	Denied
12/18/2019	300 E. Water St.	Exterior Alteration	Installation of an aluminum awning above the rooftop deck.	Approved



## **Other Activities**

The Landmark Preservation Ordinance was amended by City Commission in March 2019 to clarify language and add additional criteria for the granting of Certificates of Appropriateness and approving demolitions.

The Planning Commission approved changes to the Downtown Sandusky Design Review Guidelines and changed the name to the Sandusky Preservation Design Guidelines to align with language in the Landmark Preservation Ordinance.

The Landmark Commission held a work session at its regular October meeting to discuss potential policy and legislative changes that could help the Commission in carrying out its mission.

In September 2019, the Ohio State Historic Preservation Office completed its biennial evaluation of Sandusky's status as a Certified Local Government and no deficiencies were found.

## **Goals for 2020**

- Conduct a training session for the Landmark Commission with the State Historic Preservation Office (currently scheduled for February 2020)
- Increase education and awareness about historic preservation to the owners of designated historic properties in the city.
- Identify potential sites and/or districts in the city that are worthy of local landmark designation and begin the process of recommending their designation to the City Commission.
- Build relationships with the Old House Guild of Society and Erie County Historical Society to help promote historic preservation to the population of Sandusky
- Identify historic properties in disrepair and work to find ways to stabilize and restore them.
- Update the Sandusky Preservation Guidelines