

Landmark Commission

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

AGENDA

March 18th, 2020

4:30 P.M.

City Commission Chamber

1. **Call to Order – Roll Call**
2. **Review of February 19, 2020 Meeting Minutes**
3. **Welcome to New Member Commissioner Meinzer**
4. **Certificates of Appropriateness**
 - a. 256 Columbus Avenue – Outdoor patio seating area for Vita Sandusky
 - b. 115 W. Water Street – Exterior renovations, signage, & outdoor patio seating area for HDT's
5. **Preservation**
 - a. Inspection Request for 412 Columbus Ave. Cooke-Robertson House
 - b. Inspection Request for 301 West Water St.
 - c. Expectations for follow up inspection reports at April meeting
 - d. Future inspection requests
6. **Guidelines & Ordinances**
 - a. Updates to language pertaining to applications for demolition (attachment)
7. **Education & Awareness**
 - a. Mailing to property owners in historic districts and those individually listed
8. **Additions to Local Landmark/National Registry**
 - a. U.S. Route 6 – Grand Army of the Republic Highway
 - b. Other recommendations
9. **Staff Updates**

NEXT MEETING: April 15th, 2020

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

**Landmark Commission
February 19th, 2020
Meeting Minutes**

Meeting called to order:

The Chairman called the meeting to order at 4:31pm. The following members were present: Mr. Michael Zuilhof, Mr. Jon Lawrence, Mr. Joe Galea, and Dr. Tim Berkey, Mr. Alan Griffiths, and Mr. Ryan Nagel. Mr. Thomas Horsman represented the Planning Department.

Review of minutes from January 15th, 2019:

Dr. Berkey stated that he would like the clerk to add to the minutes that he abstained from voting on the application. Mr. Galea moved to approve the minutes with the one change Dr. Berkey mentioned. Mr. Griffiths seconded the motion. With no further discussion, all members were in favor to approve the minutes with the one change.

Administrative approval of signage per Section 1161.07(b) (1):

Dr. Berkey stated that he and Mr. Lawrence have been meeting with Planning staff and the City Manager to review the Landmark Commission goals for 2020. He said that he would like to see staff administratively approve signage applications as long as they are meeting all of the guidelines. If applicants are not meeting the guidelines, they can change what staff told them needs to be done, or if applicants are in disagreement with staff's decision, they can come to Planning Commission for approval. If administrative approval of the application is granted, at the next meeting it would then be reported on.

Mr. Zuilhof stated that he believes that is consistent with the ordinance.

Mr. Horsman explained that the Landmark Preservation Ordinance does specifically call out the Preservation Design Review Guidelines as criteria by which decisions are made. He then stated that what Dr. Berkey mentioned was made possible by a Landmark Ordinance that passed last year. The ordinance states that the Landmark Commission can delegate certain approvals by staff, with staff reporting those approvals at the next meeting. The ordinance also states that the Landmark Commission can rescind any approvals.

Mr. Griffiths moved to authorize staff to approve administratively all applications for signage that comply in all aspects with the Landmark Commission guidelines. Second, if staff are unclear on whether or not applicants meet the guidelines or what the applicants are asking for, those be referred to Landmark Commission. Third, staff will report all approvals at the next meeting.

Mr. Zuilhof seconded the motion. He then made a motion to amend the motion to also include that only when it conforms to the Design Review Guidelines as well as to the Landmark Ordinance, as those do overlap at the moment.

Mr. Lawrence seconded the motion.

Mr. Horsman stated that since the Landmark Ordinance does call out the Design Review Guidelines as criteria to follow, either way would work.

All members voted for both motions made.

Review of Landmark Commission goals for 2020:

Dr. Berkey said that he and Mr. Lawrence talked with the City Manager on what he thinks is possible with resources and time. He asked for Landmark Commission members to look back at the discussion in the October meeting minutes and review the goals for 2020, both provided at

today's meeting, and think where to go from here. The goals include: 1) Conduct training session of Landmark Commission, 2) Increasing education about historic preservation to the owners of designated historic properties, 3) Identify potential sites and/or districts in the city that are worthy of local landmark designation and begin the process of recommending to City Commission, 4) Build relationships with the Old House Guild of Sandusky and Erie County Historical Society to help promote historic preservation to the population of Sandusky, 5) Identify historic properties in disrepair and work to find ways to stabilize and restore them, 6) Update the Sandusky Preservation Design Guidelines and Landmark Preservation Guidelines. Mr. Horsman stated that in next month's meeting he intends to bring some language to present in regard to a document to send to property owners about regulations and rules. Also, staff did receive an application for a certificate of appropriateness, which will be presented at next month's meeting.

Dr. Berkey stated that if commission members are not able to be at a meeting, and there is an item on the agenda that someone wants to give input on, to contact Mr. Lawrence prior to that meeting. Also, since the agenda comes out a week before the meeting, he and Mr. Lawrence will be meeting with staff two weeks before the meeting to firm up the agenda. If anyone wants something on the agenda, just email them to let them know.

Mr. Zuilhof stated that regarding potential landmarks, he has made a list, which includes: The Pyramid, The Johnson House, the Boy with the Boot Fountain, Washington Park Clock Lighthouse, some of the schools, Tommy Boy landmarks, or other movie landmarks, U.S Route 6, U.S Route 250, some of the hotels including The Maples on Route 6.

Dr. Berkey stated that Mr. Zuilhof brings up a good point that with the construction coming up, to make sure that there are not any landmark properties in those areas.

Mr. Zuilhof stated that as of right now, per the Landmark Ordinance, the Landmark Committee is not able to designate a property without permission from the owner, which is something to keep in mind.

Meeting Adjourned to training session with the Ohio State Historic Preservation Office:

Mr. Zuilhof motioned to adjourn the meeting. Mr. Griffiths seconded the motion. All members were in favor to adjourn the meeting and the meeting adjourned at 4:56pm.

Approved by:

Kristen Barone, Clerk

Timothy Berkey, Chairman

LANDMARK COMMISSION REPORT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR OUTDOOR SIDEWALK PATIO AT VITA SANDUSKY (256 COLUMBUS AVENUE)

Reference Number: PLC 20-0005

Date of Report: March 11, 2020

Report Author: Thomas Horsman, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Mike Graley has submitted an application for a Certificate of Appropriateness for exterior an outdoor sidewalk patio at 256 Columbus Avenue. The following information is relevant to this application:

Applicant: Mike Graley
349 Kensington
Rocky River, OH 44116

Site Location: 256 Columbus Ave.
Sandusky, Ohio 44870

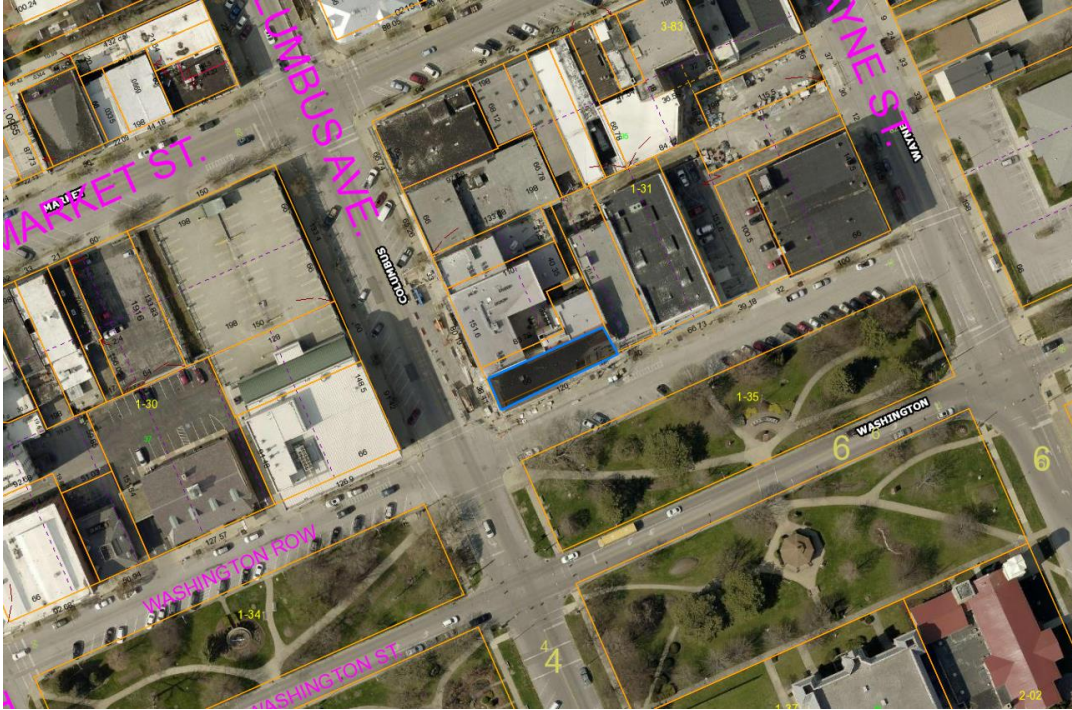
Historic Status: Individually listed building and contributing building in the Downtown Sandusky Commercial Historic District

Existing Uses: Commercial

Proposed Project: Outdoor sidewalk patio

SITE DESCRIPTION

Building location at 256 Columbus Ave.



Commercial Banking and Trust Building as it appeared in the 1924.



DEPARTMENT OF PLANNING COMMENTS

The building at 256 Columbus Ave. was constructed in 1923 for the Commercial Banking and Trust Company. It is unique in that it is the only Beaux-Arts style building in the city of Sandusky. The building was recently renovated and the top two floors now house offices for the City of Sandusky and the old bank lobby portion of the building is home the new Vita artisan grocery store.

The applicant has proposed adding outdoor dining patios along the Columbus Ave. front of the building, as well the side of the building along Washington Row. The fencing would protrude 7 feet out onto the sidewalk facing Columbus Ave, and 4 feet onto the sidewalk facing Washington Row. This would leave 10 feet and 9.5 feet respectively of clear sidewalk for pedestrian access.

The applicant provided example photos of types of proposed fencing and staff informed the applicant of the standards in the Preservation Design Guidelines regarding patio fencing. Staff has asked the applicant to provide more detailed information regarding the type of fencing, particularly regarding the material, the color, and the size.

CONCLUSION/RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness contingent upon the applicant providing more detailed information on the type of fencing to be installed and that the fencing meets the guidelines. The applicant would also need an encroachment permit from the Division of Engineering.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

Filing Date: _____ Hearing Date: _____ Reference Number: _____

Address of Property for Certificate of Appropriateness: 256 COLUMBUS AVEName of Property Owner: MIKE GRALEYMailing Address of Property Owner: 349 KENSINGTONCity: ROCKY RIVER State: OHIO Zip: 44116Telephone #: 216-548-0343 Email: MGRALEY@SBCGLOBAL.NETIf same as above check here ☒

Name of Applicant: _____

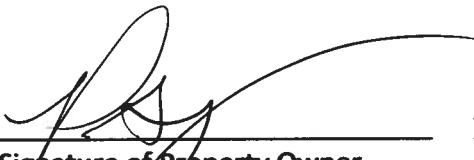
Mailing Address of Applicant: _____

City: _____ State: _____ Zip: _____

Telephone #: _____ Email: _____

Description of Work to be Done:

PATIO - SOUTHSIDE
PATIO - WESTSIDE

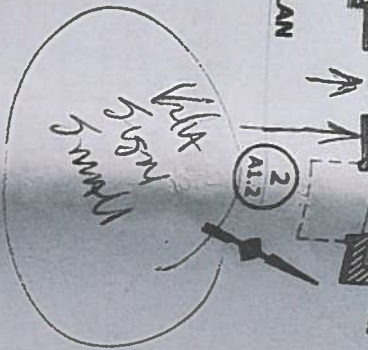


Signature of Property Owner2/4/2020

Date_____
Signature of Authorized Agent_____
Date

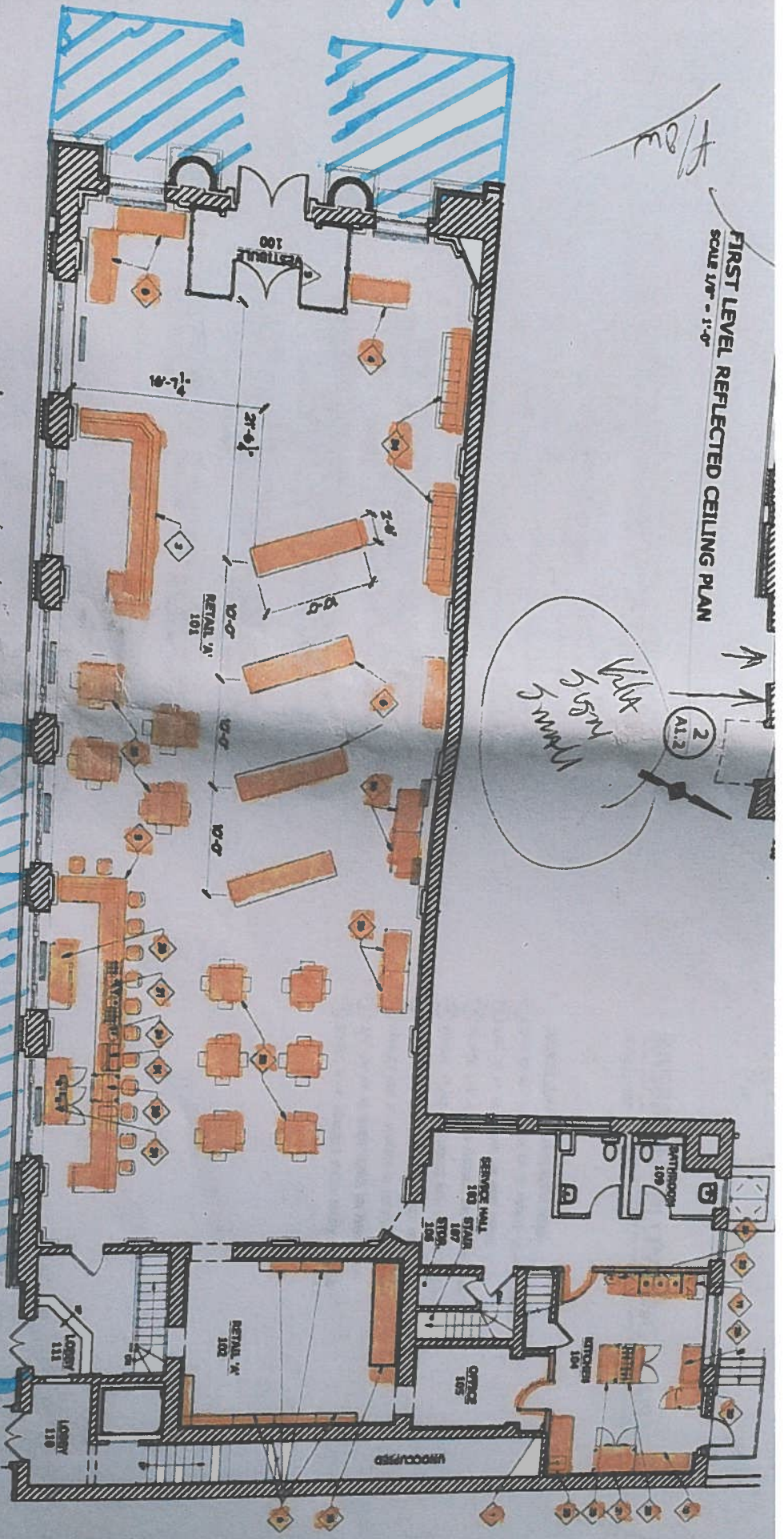
FIRST LEVEL REFLECTED CEILING PLAN
SCALE 1/8" = 1'-0"

h/2w



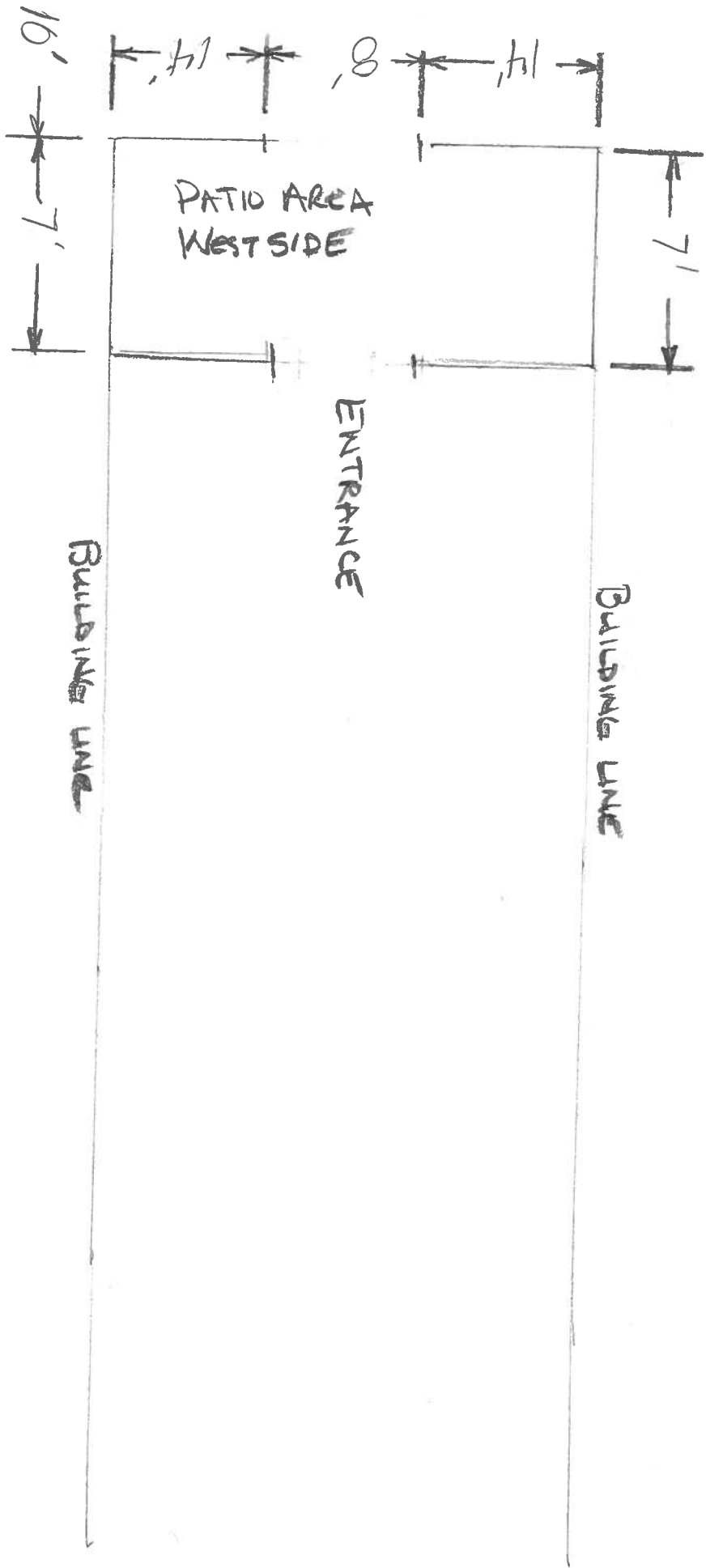
FIRST LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

INSIDE
h/2w
h/2w

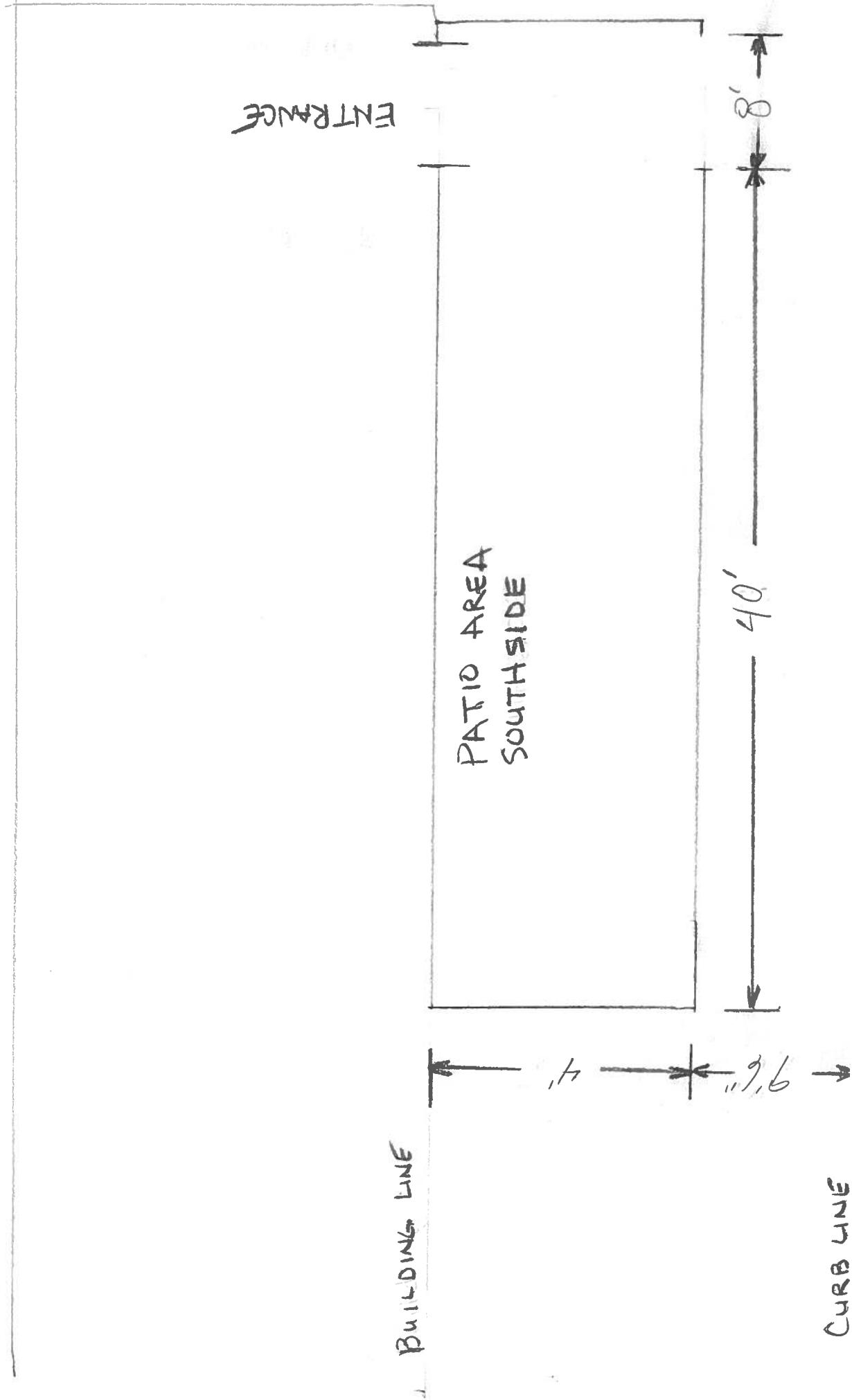


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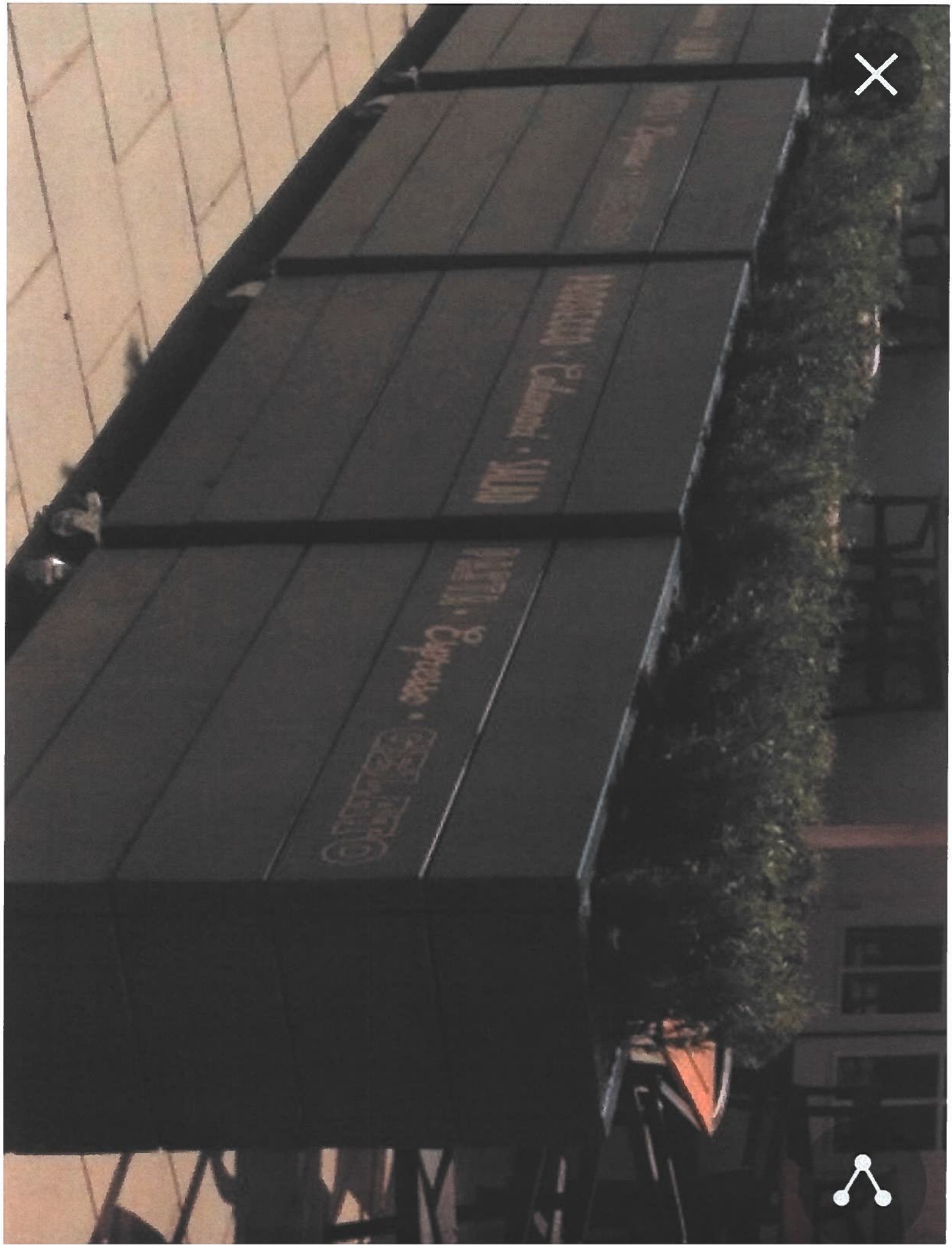
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LANDMARK COMMISSION REPORT

APPLICATION FOR A CERTIFICATE OF
APPROPRIATENESS FOR EXTERIOR RENOVATIONS,
OUTDOOR SIDEWALK PATIO, AND SIGNAGE AT 115
WEST WATER STREET.

Reference Number: PLC 20-0004

Date of Report: March 11, 2020

Report Author: Thomas Horsman, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Greg Schmid of Poulos + Schmid Design Group, as an authorized agent of Anthony J DeRiso II, has submitted an application for a Certificate of Appropriateness for exterior renovations, an outdoor sidewalk patio, and signage at 115 West Water St. The following information is relevant to this application:

Applicant:	Greg Schmid Poulos + Schmid Design Group 1717 E. Perkins Ave. Sandusky, OH 44870
Owner:	Anthony J. DeRiso II, MD Alpha Omega Development Company, LLC 703 Tyler St., Suite 252 Sandusky, OH 44870
Site Location:	221 E. Water St. Sandusky, Ohio 44870
Historic Status:	Contributing building in the Downtown Sandusky Commercial Historic District
Existing Uses:	Commercial
Proposed Project:	Exterior renovations, outdoor dining sidewalk patio and bar, signage

SITE DESCRIPTION

Building location at 115 West Water St.



Building as it appeared in the 1970s. Older historical photos were not available.



DEPARTMENT OF PLANNING COMMENTS

The building at 115 W. Water St. is known as the Stiles E. Hubbard Building and it was originally constructed in 1856, making it one of the oldest buildings in downtown Sandusky. It was listed on the National Register of Historic Places in 1975 as a contributing building in the Water Street Historic Buildings historic district. It was also included as a contributing building in the Downtown Sandusky Commercial Historic District, which was added to the National Register in 2017. The application for National Register designation in 2017 states the following regarding the building:

The property is a three-story Romanesque Revival style building. The arcaded first floor repeats the arches of the adjacent storefront at the corner of Columbus Avenue & Water Street. The upper floor window openings feature a stilted arch masonry treatment and pronounced stone sill. The rounded intersecting arcade muntin patterning exists within each tall narrow window opening location. Substantial brackets exist at roof line and are painted with more prominence than the projecting relatively flat cornice and molded brick string course existing below the brackets. Only minimal alterations have occurred and they do not diminish the simple elegance of this building, retains historic integrity.

The main occupant of the building is HDT's, a bar and restaurant that occupies the entirety of the first floor. The application for a Certificate of Appropriateness contains a wide range of items to restore and renovate the building. The plans included with this staff report detail items for interior renovations as well, however, the Landmark Commission only has purview over the exterior changes.

The exterior changes include a few items on the north and south elevations. The items are listed below by type:

Windows: Replacing the windows on the north and south elevations. The window specs were provided by Pella Window and Door Co. and Weather Shield Windows & Doors (specs are included with this staff report). The windows would be aluminum clad and rectangular. The arches at the top of the windows would be filled in with azek trim. The door that currently is located in the middle of the top row of the north elevation would be replaced with a slightly larger version of the same windows.

Staff has expressed concern to the applicant that the Preservation Design Guidelines call for preserving historical wooden windows when possible, as well as maintaining the shape of replacement windows. However, there have been other cases in the downtown where arched windows were replaced with rectangular windows that used a trim to fill in the arch.

Masonry and Gutters: Cleaning and sealing the exterior stone window sills as well as cleaning, restoring, tuck-pointing, and sealing the exterior masonry. The gutter and two downspouts on the north elevation will be replaced and the new gutter and downspouts will be aluminum in color to blend with the limestone.

Storefront: Removing the western recessed entry door on the south elevation and installing a storefront window that is in line with the existing storefront windows. The existing vinyl awnings will also be replaced. Staff has expressed concern about removing the recessed doorway, as the Guidelines recommend maintaining historical entryways with fixed doorways if use of the entrance is discontinued. Staff was not able to locate a historical photo that clearly shows the recessed entryway is an original feature, however, Sanborn maps show that the building was historically home to two different storefronts, so it likely is historical.

North Elevation Deck and Patio: The wooden deck will be restored and a 42" black steel guardrail system will be placed around the deck. Stairs will lead from the deck to the sidewalk and a dugout bar will be installed under the deck. An outdoor dining patio will be installed on a seasonal basis, with a 5-foot clear between the patio and the back of the deck/dugout bar. The fencing around the patio will be black steel and 36 inches high. Base plates will hold the system in place and it will be dismantled and stored inside during the winter. A retractable awning will be installed above the deck (details in General Keynote #13 on the plans). These items are in line with the standards in the Preservation Design Guidelines.

Signage: Signage would be installed above the third floor on the north elevation. The sign would be 10 feet by 2.5 feet and read "HD Tony's" in reverse fabricated aluminum channel letters. The sign would be painted black and halo lit with backlighting, similar to the recently approved Water Street Financial signage on 301 East Water Street. The Guidelines typically recommend against placement of a sign not at the pedestrian scale, however, precedent has been set with similar signs, noting that Shoreline Drive is a unique situation and this signage is meant to be visible from Sandusky Bay.

CONCLUSION/RECOMMENDATION

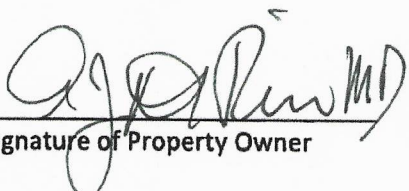
The Stiles E. Hubbard Building is an important building in Sandusky's Downtown Commercial Historic District, and it retains many historical features. Staff is appreciative of the owner's and applicant's efforts to restore the building and also liven up the public realm on Shoreline Drive. As noted above, staff has expressed slight concern over a few of the proposed changes that conflict with the Sandusky Preservation Design Guidelines. Overall, staff is supportive of the project and supports the granting of the Certificate of Appropriateness.

STAFF USE ONLY:

Filing Date: _____ Hearing Date: _____ Reference Number: _____

Address of Property for Certificate of Appropriateness: 115 W. Water Street, SanduskyName of Property Owner: Anthony J. DeRiso II, MDMailing Address of Property Owner: 703 Tyler St., Suite 252City: Sandusky State: OH Zip: 44870Telephone #: 419.366.3613 Email: drderiso@gmail.comIf same as above check here ☐Name of Applicant: Poulos + Schmid Design GroupMailing Address of Applicant: 1717 E. Perkins Ave.City: Sandusky State: OH Zip: 44870Telephone #: 419.625.0009 Email: greg@psdg.us**Description of Work to be Done:**

Exterior masonry restoration, replace windows with energy efficient vinyl clad windows from Pella/Weathershield/Andersen, new retractable awning along Shoreline Dr., replace vinyl awnings along Water St., new storefront windows/doors along Water St., new sign at top of wall along Shoreline Dr., new deck w/steel railings/posts/beams (painted black); new dugout bar along Shoreline Dr., and portable railing system around new concrete patio along Shoreline Dr.


Signature of Property Owner 2/19/20
Date

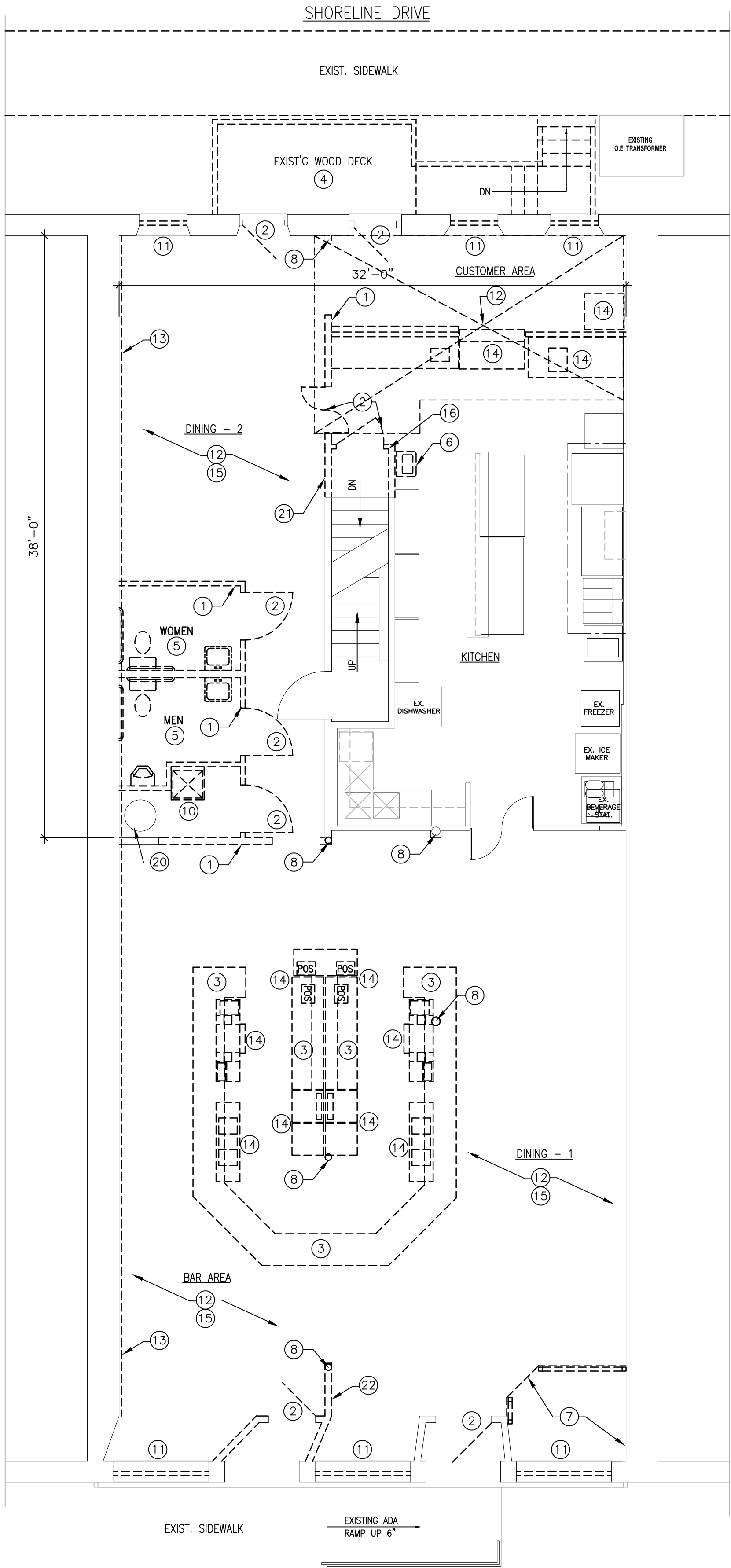

Signature of Authorized Agent 2/19/20
Date

ARCHITECT:
POULOS + SCHMID
DESIGN GROUP

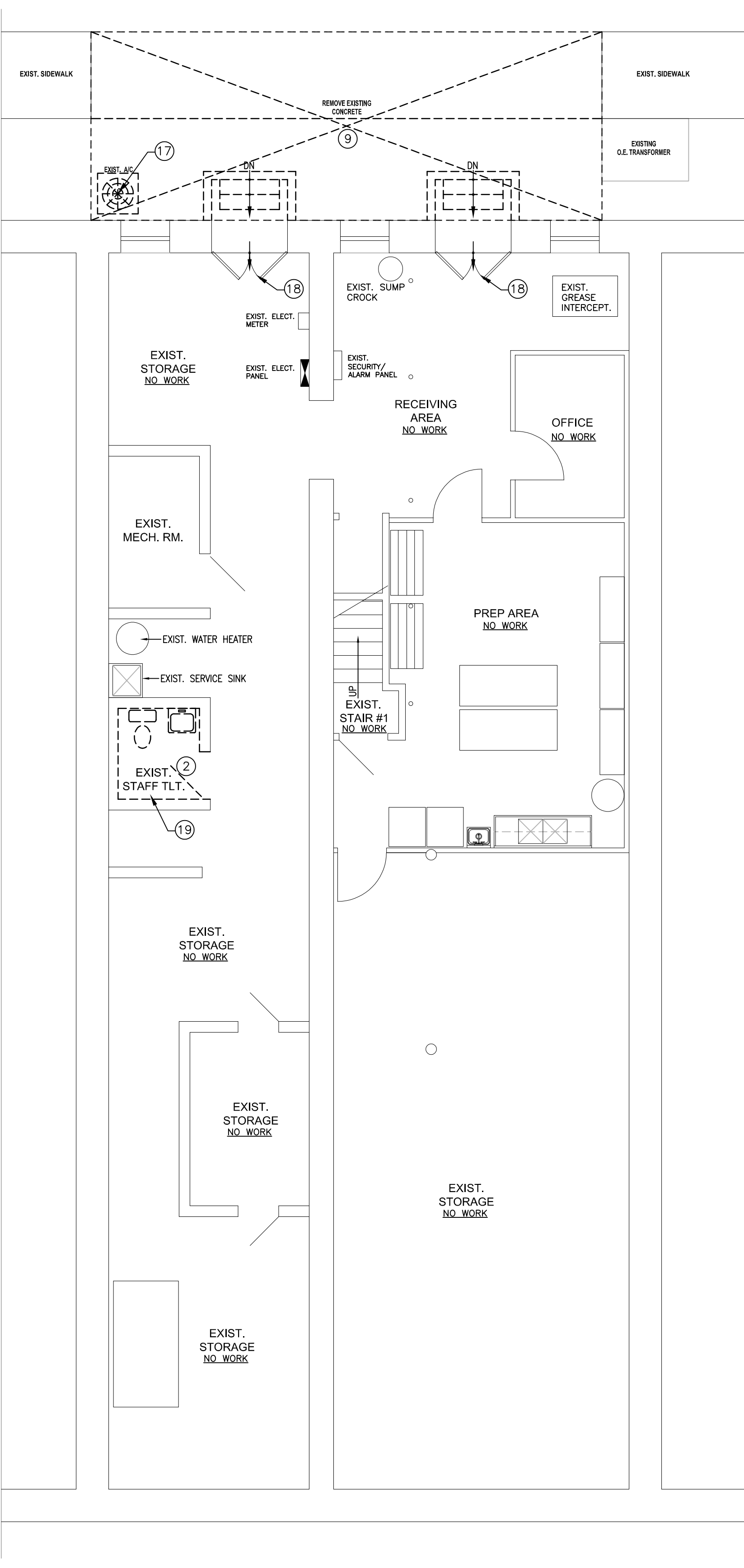
KITCHEN EQUIPMENT:
BRECKENRIDGE KITCHEN
EQUIPMENT & DESIGN

NORTH

[illegible]



WATER STREET
**FIRST FLOOR
DEMOLITION PLAN**
SCALE: 3/16" = 1'-0"



**BASEMENT
DEMOLITION PLAN**
SCALE: 3/16" = 1'-0"

DEMOLITION NOTES

- JOB CONDITIONS
 - LOCATE, PROTECT, AND MAINTAIN ACTIVE UTILITIES TO REMAIN. REPAIR ANY DAMAGED UTILITIES AT CONTRACTOR'S EXPENSE.
 - PERFORM DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ADJACENT OCCUPIED OR USED FACILITIES.
- INSPECTION
 - MAKE PRE-BID SITE INSPECTION TO ESTABLISH EXTENT OF WORK, CONDITION OF STRUCTURES, AND VALUE OF SALVAGE MATERIAL, IF ANY.
- PREPARATION
 - OBTAIN PROJECT REPRESENTATIVE'S CONFIRMATION OF EXTENT OF DEMOLITION BEFORE PROCEEDING WITH DEMOLITION.
- DEMOLITION
 - PERFORM DEMOLITION, BY METHOD OF CONTRACTOR'S CHOICE, WITHIN LIMITATIONS OF OWNER'S REQUIREMENTS.
 - REFER TO GENERAL NOTES ON TITLE PAGE FOR ADDITIONAL REQUIREMENTS AND RESTRICTIONS.

DEMOLITION LEGEND

--- DASHED LINES INDICATE REMOVAL OF WALLS, DOORS, WINDOWS, CABINETRY, CONCRETE, DECK, FIXTURES, FINISHES AND EQUIPMENT. CONTRACTOR TO SALVAGE BAR AND EQUIPMENT THAT OWNER WOULD LIKE TO RE-INSTALL IN NEW LOCATION. ALL OTHER DEBRIS TO BE HAULED OFF SITE.

--- EXISTING TO REMAIN

DEMOLITION KEYNOTES

- DASHED LINES INDICATE REMOVAL OF EXISTING WALLS. E.C. TO DISCONNECT ALL OUTLETS & SWITCHES AND REMOVE WIRING FROM WALLS SCHEDULED FOR DEMO. COORDINATE WITH NEW FLOOR PLAN AND ELEC. DWGS.
- REMOVE EXISTING DOOR, FRAME, & HARDWARE; HAUL ALL DEBRIS OFF SITE.
- DISMANTLE EXISTING BAR AND SALVAGE FOR REINSTALLATION PER FLOOR PLAN.
- REMOVE EXISTING DECK IN IT'S ENTIRETY AND STAIRS/HANDRAILS.
- REMOVE EXISTING BATHROOM FIXTURES AND ACCESSORIES; HAUL ALL DEBRIS OFF SITE. P.C. TO DISCONNECT ALL PLUMBING FIXTURE. COORDINATE WITH NEW FLOOR PLAN AND PLUMBING DWGS.
- REMOVE AND RELOCATE HAND SINK PER PLUMBING PLAN
- REMOVE RAISED PLATFORM AND RAILINGS
- EXISTING STRUCTURAL POST TO REMAIN. FURNISH/ INSTALL NEW HEADER PER STRUCT. DWGS. FOR LOAD BEARING WALL PRIOR TO REMOVING STUDS.
- SAWCUT AND REMOVE EXISTING CONCRETE WORK IN THIS AREA; HAUL DEBRIS OFF SITE; SEE NEW FLOOR PLAN
- REMOVE AND RELOCATE EXISTING MOP SINK; REFER TO PLUMB. DWGS.
- REMOVE WINDOWS AND HAUL DEBRIS OFF-SITE. EXISTING WOOD FRAMES TO REMAIN, RE-STORED, PRIMED AND PAINTED PRIOR TO INSTALLING NEW WINDOWS. SEE WINDOW SCHEDULE FOR NEW WINDOWS.
- REMOVE EXISTING FLOORING AND PREPARE SUBFLOOR FOR NEW FINISHES PER FINISH FLOOR PLAN & SCHEDULE.
- REMOVE GWB, STUCCO AND PANELING IN ITS ENTIRETY DOWN TO EXISTING STONE. RESTORE, TUCKPOINT, CLEAN AND SEAL STONE PER NEW FINISH PLANS (TYP. OF MAIN WALLS FROM ORIGINAL BUILDING)
- OWNER TO REMOVE TABLE/CHAIRS, EQUIPMENT, ART WORK, ETC. AND SALVAGE FOR RE-INSTALLATION PER FLOOR PLANS
- E.C. TO DISCONNECT AND REMOVE EXISTING LIGHTING IN THIS AREA; SEE LIGHTING PLAN FOR NEW FIXTURES TO BE INSTALLED AT EXISTING FIXTURE LOCATIONS.
- REMOVE WALL AND DOOR; MODIFY EXISTING STRUCTURAL SUPPORT FOR STAIRS; SEE FLOOR PLAN FOR NEW WALL AND DOORS
- RELOCATE A/C CONDENSER PER MECH. DWGS.
- REMOVE AND REFINISH EXISTING WOOD DOORS - REINSTALL (TYP. OF 2)
- REMOVE WALLS DOWN TO STUDS, FLOORING, CEILING, LIGHTING, DOOR AND ALL FIXTURES. SEE NEW PLANS FOR RENOVATED STAFF TOILET ROOM
- EXISTING DUCT WORK TO REMAIN; REFER TO FLOOR PLAN FOR NEW WALLS AROUND CHASE
- REMOVE WALL FOR NEW DOOR/FRAME PER DOOR SCHEDULE
- REMOVE EXISTING WALL - 4" BRICK WITH 3/4" LATHE/PLASTER AND 5/8" GYPSUM BOARD ON EACH SIDE.

REVISIONS	
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POULOS + SCHMID
DESIGN GROUP

PS
ARCHITECTURE
ENGINEERING
CONSTRUCTION
MANAGEMENT

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WWW.PSDG.US • P: 419.625.0000

TITLE: BASEMENT AND FIRST FLOOR DEMO PLANS AND NOTES

RENOVATIONS TO:
HD TONY'S

115 W. WATER STREET SANDUSKY, OHIO

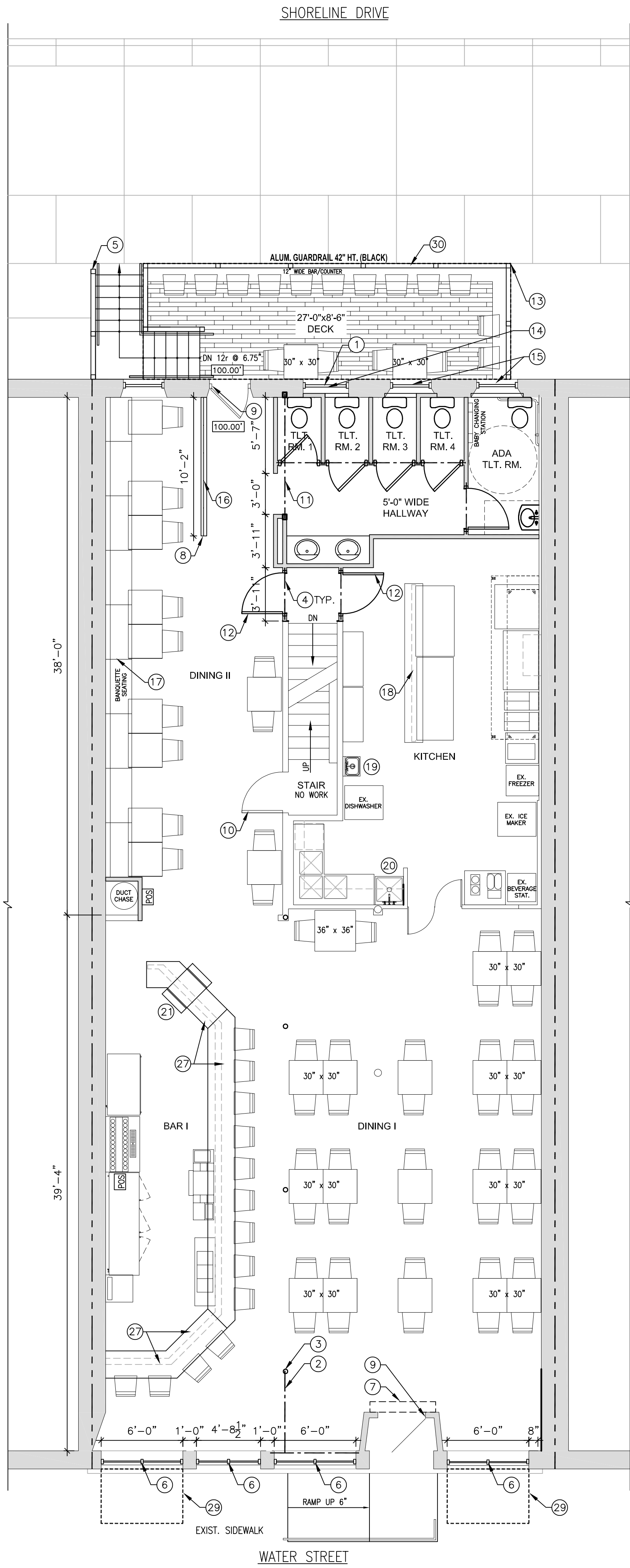
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DATE: FEB.19, 2020

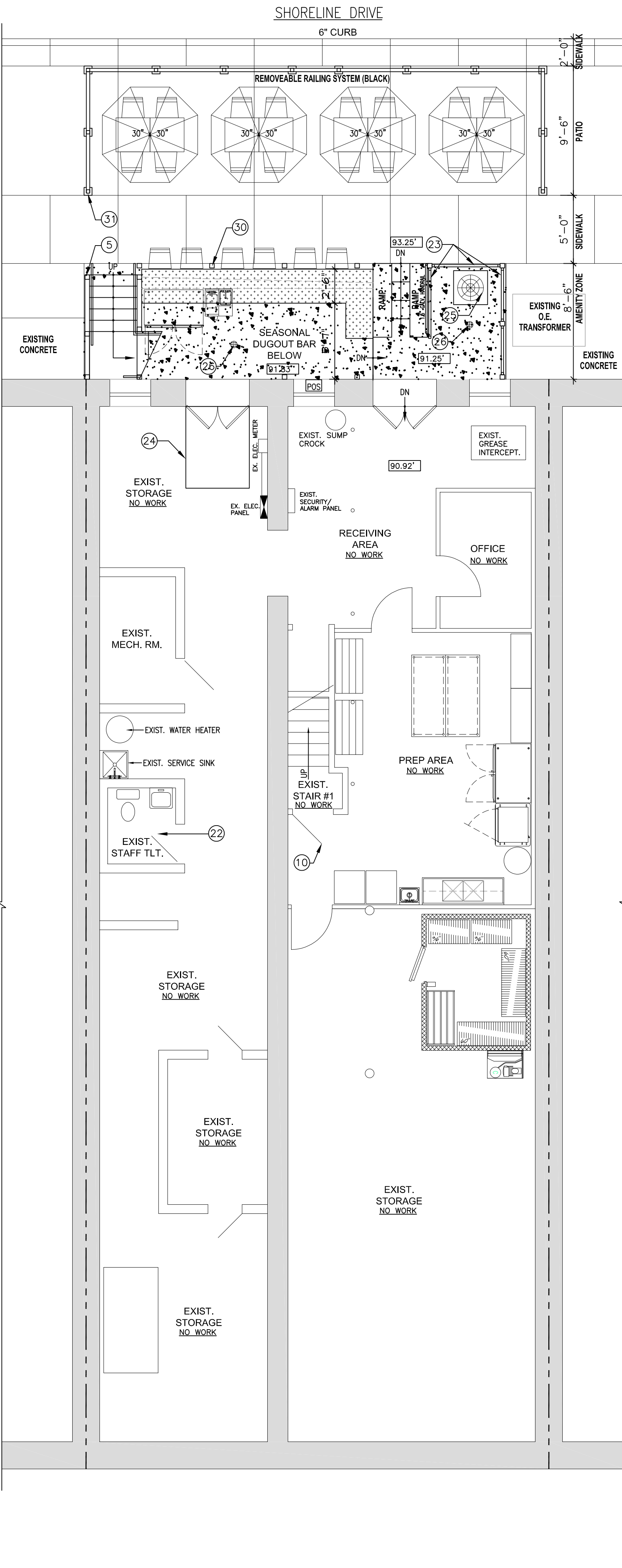
PROJ. NO. 7219

SHEET

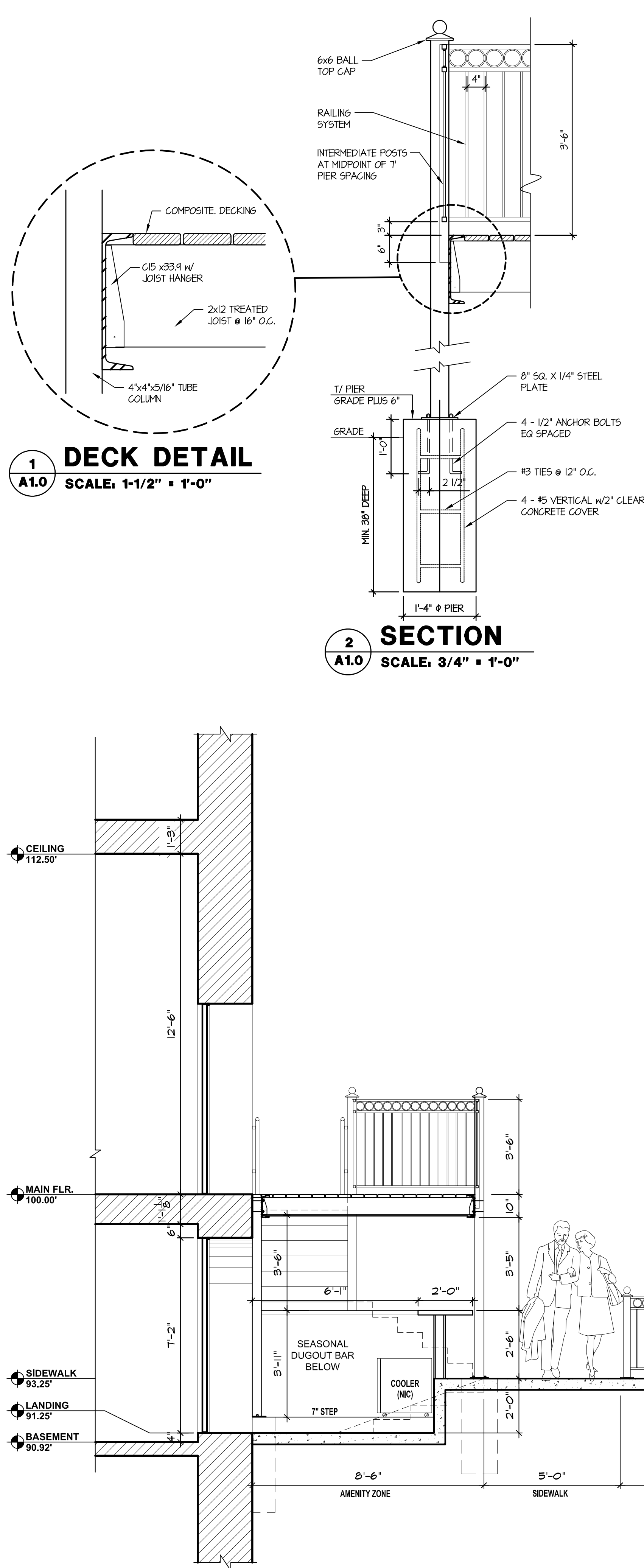
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FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"



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

- GENERAL KEYNOTES**
- EXISTING LOUVER TO REMAIN ABOVE DOOR PER MECH. DWGS. FROM 2011 RENOVATION PROJECT
 - PROVIDE 3.5"x11-7/8" LVL BEAM TO SUPPORT REMOVAL OF WALL BELOW. STRUCTURAL ENGINEER TO REVIEW END CONDITION ONCE GWB HAS BEEN REMOVED TO PROVIDE CONNECTION DETAIL OF NEW BEAM TO EXISTING HEADER ABOVE WINDOW.
 - FURNISH 4" Ø TUBE STEEL PIPE COLUMN TO SUPPORT EXISTING HEADER AND NEW BEAM.
 - PROVIDE DOUBLE 2"x10" HEADERS (TYPICAL ALL DOORS AND OPENING UP TO 4'-0" WIDE)
 - STAIRS CONSTRUCTED WITH STEEL CHANNEL STRINGERS, STEEL GRATE TREADS AND 42" HT. STEEL GUARDRAILING SYSTEM (PAINTED BLACK) ENGINEERED BY FABRICATOR PER OBC - PROVIDE SHOP DRAWINGS FOR APPROVAL BY ARCHITECT. MATCH RAILING STYLE FROM NEIGHBORING RAILING SYSTEMS. INCLUDE 34" STEEL HANDRAIL DOWN THE STAIRS w/SUPPORT BRACKETS AND 4" MAXIMUM SPACING BETWEEN BALUSTERS.
 - FURNISH/INSTALL NEW ALUM. STOREFRONT WINDOW SYSTEM THERMALLY BROKEN OR VINYL CLAD ENERGY EFFICIENT WINDOW SYSTEM (TYP. OF 4)
 - FURNISH/INSTALL HEAT CURTAIN ABOVE EXISTING DOOR PER MECH. DWGS.
 - G.C. TO PROVIDE SIMPSON HOLDDOWN ANCHORS (HDDQ14-SDS2.5) AT HALF WALLS. ONE AT EACH END AND AS REQUIRED AT INTERMEDIATE AREAS. INSTALL PER MANUF. RECOMMENDATIONS AND ALIGN WITH EXISTING FLOOR JOISTS FOR ANCHORING.
 - RE-WORK EXIST'G WOOD JAMB FOR NEW HINGES & STRIKE PLATES. PROVIDE NEW INSUL. H.M. OR INS. FIBERGLASS DOORS TO MATCH EXISTING DOOR STYLE. REFER TO SCHEDULE AND DOOR ELEVATIONS (TYP. OF 2)
 - EXISTING 45 MINUTE RATED, H.M. DOORS & FRAMES WITH CLOSERS ON ALL ENCLOSED STAIRS FROM BASEMENT TO ATTIC (THIRD LEVEL).
 - 3.5"x11-7/8" LVL BEAM TO SUPPORT REMOVAL OF EXISTING LOAD BEARING WALL w/TRIPLE 2x4 JACK STUD POSTS AT EACH END.
 - 2868 60 MINUTE RATED DOOR/FRAME WITH OFFSET HINGES PER DOOR SCHEDULE (TYPICAL OF 2)
 - FURNISH/INSTALL 27'-0" x 8'-6" RETRACTABLE AWNING w/FABRICS BY "SUNBRELA". ALTERNATE G-1: 27'-0" x 8'-6" FIXED AWNING w/FABRICS BY "SUNBRELA" OR "WEBLON VINYL". COLORS AND STYLE SELECTED BY ARCHITECT.
 - REMOVE DOOR AND INSTALL WINDOW w/OPAQUE GLASS WINDOWS w/6' HT. KNEEWALL ON INTERIOR; SEE FLOOR PLAN AND WINDOW SCHEDULE.
 - OPAQUE GLASS WINDOWS w/6' HT. KNEEWALL ON INTERIOR
 - 48" HT. PRIVACY WALL w/5 24"W x 36" HT. FROSTED GLASS PANELS SUSPENDED WITH CABLE SYSTEM PER "C.R. LAWRENCE"; SEE WINDOW SCHEDULE AND INTERIOR ELEVATIONS
 - BUILT-IN BANQUETTE SEATING w/CUSHIONS PER BANQUETTE DETAIL ON A3.0
 - REPLACE (3) HEAT LAMPS w/ONE LINEAR HEAT LAMP
 - RELOCATED HAND SINK PER PLUMB. DWGS.
 - RELOCATED MOP SINK PER PLUMB. DWGS.
 - NEW DOUBLE SIDED ICE BIN (24"x36") BY KITCHEN EQUIP. SUPPLIER AND PER PLUMB. DWGS.
 - NEW FIXTURES, ACCESSORIES, CEILINGS, WALLS AND FLOORING IN STAFF TOILET ROOM PER FINISH SCHEDULE, PLUMB. DWGS AND ELEC. DWGS.
 - 6'-0" HT. COMMERCIAL GRADE ALUM. PRIVACY FENCE AROUND DUMPSTER AND A/C UNIT (BLACK); MATCH STYLE OF NEW GUARDRAIL SYSTEM AROUND DECK; SEE EXTERIOR ELEVATION.
 - WOOD FRAMED SERVICE RAMP FOR STORING LARGE DUGOUT BAR EQUIPMENT INSIDE BASEMENT IN WINTER
 - RELOCATED A/C CONDENSER
 - NEW FLOOR DRAIN PER PLUMB. DWGS.
 - BAR TO BE DISMANTLED PER DEMO DWGS AND RELOCATED AT THIS LOCATION. MODIFIED COUNTERTOPS, TRIM AND FINISHES AS REQ'D.
 - REFER TO ELEVATION ON SHEET A2.0: FURNISH/INSTALL 10'-0" x 2'-6" "HD TONY'S" REVERSE FABRICATED CHANNEL LETTERS. NEW REMOTE CHANNEL LETTERS TO BE ALUMINUM CONSTRUCTION AND PAINTED BLACK WITH WHITE HALO LED ILLUMINATION.
 - FURNISH/INSTALL (2) 7' x 5' x 4' FABRIC ON EXISTING AWNINGS ON SOUTH ELEVATION. FABRIC TO BE "SUNBRELA" OR "WEBLON VINYL". REMOVE AWNING, INSTALL NEW FABRIC AND RE-INSTALL EXISTING ALUMINUM AWNING FRAMES.
 - 42" HT. STEEL GUARDRAILING SYSTEM (PAINTED BLACK) ENGINEERED BY FABRICATOR PER OBC - PROVIDE SHOP DRAWINGS FOR APPROVAL BY ARCHITECT. MATCH RAILING STYLE FROM NEIGHBORING RAILING SYSTEMS. INCLUDE 12" WIDE BUILT-IN BAR COUNTER ON TWO SIDES w/SUPPORT BRACKETS. 4" MAX. SPACING BETWEEN BALUSTERS AND STEEL POSTS w/ANCHOR PLATES AT BASE SET ON CONCRETE PIERS (ALL PAINTED BLACK)
 - REMOVABLE 36" HT. FENCE SYSTEM w/BASE PLATES TO HOLD THE FENCE SYSTEM IN PLACE (BLACK). ANCHORING INTO CONCRETE SLAB IS NOT PERMITTED. FENCE SYSTEM TO BE DISMANTLED AND STORED IN BASEMENT IN WINTER.

REVISIONS	

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POULOS + SCHMID DESIGN GROUP

1717 E. PERKINS AVE. SANDUSKY, OHIO 44870
WWW.PSDG.US • 419.625.0009

PS ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT

**RENOVATIONS TO:
HD TONY'S**

TITLE: BASEMENT AND FIRST FLOOR PLANS, SECTION, NOTES

115 W. WATER STREET SANDUSKY, OHIO

DATE: FEB. 19, 2020

PROJ. NO. 7219

SHEET

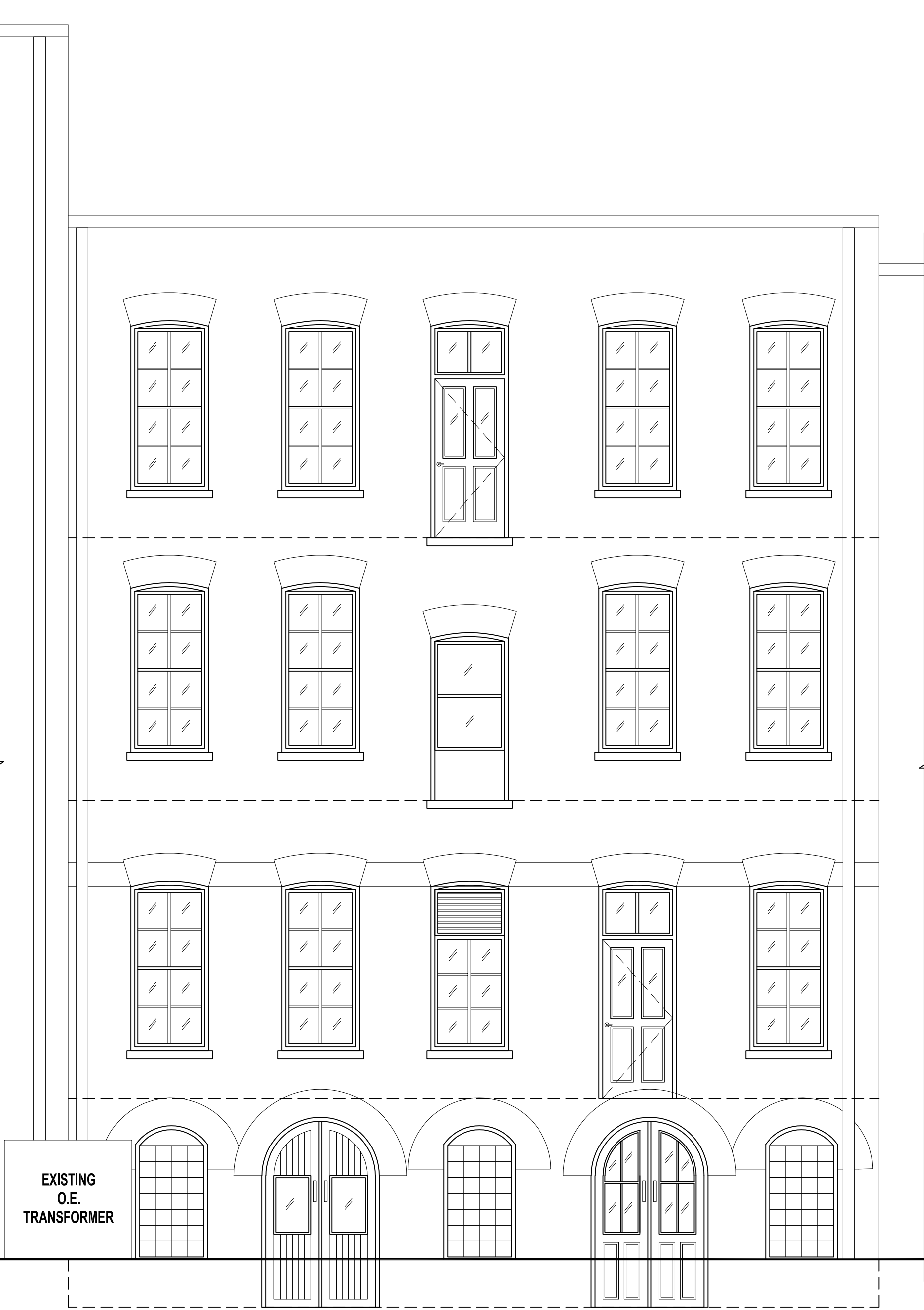
A1.0

(CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS)



SHORELINE DRIVE
EXISTING 2014 PHOTO

SCALE: 1/4" = 1'-0"



SHORELINE DRIVE
EXISTING NORTH ELEV.

SCALE: 1/4" = 1'-0"



WATER STREET
EXISTING 2019 PHOTO

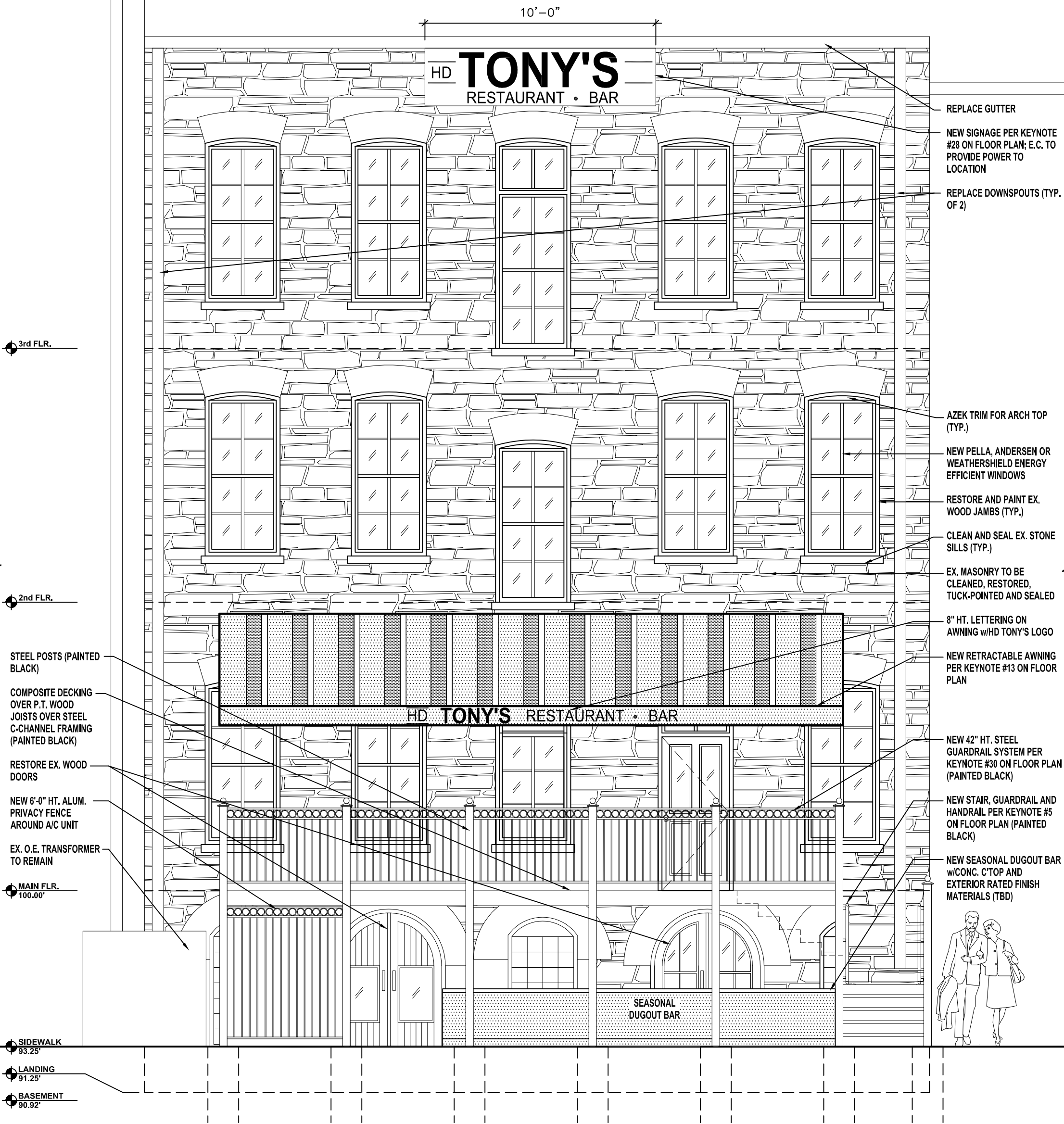
NOT TO SCALE

- AZEK TRIM FOR ARCH TOP (TYP.)
- NEW PELLA, ANDERSEN OR WEATHERSHIELD ENERGY EFFICIENT WINDOWS
- RESTORE AND PAINT EX. WOOD JAMBS (TYP.)
- EX. MASONRY TO BE CLEANED, RESTORED, TUCK-POINTED AND SEALED
- CLEAN AND SEAL EX. STONE SILLS (TYP.)
- REPLACE VINYL AWINGS PER KEYNOTE #23 ON FLOOR PLAN
- REMOVE RECESSED ENTRY DOOR AND INSTALL STOREFRONT WINDOW SYSTEM IN-LINE w/EX. STOREFRONT WINDOWS
- REMOVE/REPLACE WITH NEW STOREFRONT WINDOW SYSTEM PER KEYNOTE #6 ON FLOOR PLAN



WATER STREET
EXISTING 2011 PHOTO

NOT TO SCALE



SHORELINE DRIVE
PROPOSED NORTH ELEV.

SCALE: 1/4" = 1'-0"

REVISIONS	
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PS

ARCHITECTURE
ENGINEERING
CONSTRUCTION
MANAGEMENT

TITLE: EXTERIOR ELEVATION

RENOVATIONS TO:
HD TONY'S

115 W. WATER STREET SANDUSKY, OHIO

DATE: FEB. 19, 2020

PROJ. NO. 7219

SHEET

A2.0

(CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS)



PELLA WINDOW & DOOR CO.

Trade Name of Gunton Corporation

PELLA WINDOW & DOOR CO.

26150 RICHMOND ROAD
BEDFORD HEIGHTS, OH 44146
PHONE: (216) 831-2420

SALESMAN: Carl Kerr, ext. 1032

COMMERCIAL QUOTATION/CONTRACT

To: Greg Schmid
Principal Architect
Poulos + Schmid Design Group
1717 Perkins Avenue
Sandusky, OH 44870
419-625-0009, ext. 19
greg@psdg.us

Date: January 7, 2020
Project: H.D. Tony's Restaurant & Bar
Location: 115 W. Water Street
Sandusky, OH 44870

We propose to furnish the following: Per Attached Take-Off

South Elevation

(10) PELLA ALUMINUM CLAD WOOD ARCHITECT SERIES RESERVE SPRINGLINE SINGLE HUNG WINDOWS

North Elevation

(13) PELLA ALUMINUM CLAD WOOD ARCHITECT SERIES RESERVE ARCH HEAD SINGLE HUNG WINDOWS

(2) PELLA ALUMINUM CLAD WOOD ARCHITECT SERIES RESERVE FIXED CASEMENT WINDOWS

Specifications for windows include:

- Pella EnduraClad Plus exterior aluminum clad color – 20 year warranty.
 - PLEASE NOTE: (2) colors per window – North Elevation – Frame and sash are different clad colors.
 - PLEASE NOTE: (2) colors per window – South Elevation – Frame and sash are different clad colors.
- Unfinished interior wood surface. See ADDS below for a Pella factory pre-finished stained or painted interior wood surface.
- Advanced Low 'E' argon-filled insulating glass. 20 year warranty.
- Integral Light Technology:
 - Exterior and interior applied muntins / Spacer bar between the glass / Interior applied wood muntins
- Standard color hardware: Champagne, White, Brown or Matte Black.
- Half screens.
- Installation:
 - Includes: Lift and scaffolding cost, demolition of existing sash and blind stops, set and shim new windows, foam insulation, exterior and interior caulk, interior trim and final cleaning.

MATERIAL AND LABOR TOTAL.....

VOLUNTARY ADDS

- To furnish windows with a factory pre-finished painted interior wood surface.....
 - Pella White, Bright White or Linen White
- To furnish windows with a factory pre-finished stained interior wood surface.....
 - Standard colors

VOLUNTARY DEDUCTS

- SOUTH ELEV. - DEDUCT Springline windows & furnish single hung windows with half round transoms.....
- NORTH ELEV. - DEDUCT Springline windows & furnish single hung windows with frame expander trim @ head.....

Greg,

Please call with any questions or comments. Office#: 216-831-2420, ext. 1032. Cell#: 216-402-0613.

Thanks, Carl

TERMS AND CONDITIONS ARE LISTED ON THE BACK OF THIS QUOTATION/CONTRACT

Accepted _____ 20 _____

By:

By _____


Sales Representative of

PELLA WINDOW & DOOR CO.

WEATHER SHIELD.


WINDOWS & DOORS

P.O. Box 309 Medford, WI 54451
weathershield.com

QUOTE

Printed: 01/30/2020 08:51 AM
Project Date: 01/28/2020

Quote #: 2302187
Quote Date: 01/28/2020
WSOneSource 1.0

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
2	2	<p>P.O.:</p> <p>Location: Rear 2nd</p> <p>Job: Poulos + Schmid/HD Tony's</p> <p>Price:</p>  <p>Premium Series Double Hung Tilt Eyebrow W/Legs 8109 1 Wide Complete Unit</p> <ul style="list-style-type: none"> — Mfg Date 1/14/2013 to Present — Frame Style Double Hung See weathershield.com for PG/DP information Sizing Method Jb to Jb/Frame Size - Even — R/O Size 35 1/2" X 90" X 85 11/32" R/O Radius 36.25 — Jamb Size 35" X 89 1/2" X 84 31/32" Jamb Radius 36" Glass Radius 33.96875 — Glass Size - Top 29 1/2" X 41 9/16" - Bottom 29 1/2" X 40 11/16" Operating Code - Operating Aluminum Clad - Putty Sash Profile - Jet Black - AAMA 2605 — Exterior Panel/Sash Color Jet Black — No Frame Nailing Fin 4 9/16" Jamb Depth - Pine - Golden Oak Stain and Seal Insulated Low E — W/Out Neat Clean Glass Glazing Bead Type - Colonial - Back Side Glizg Bd Match Interior Finish — W/Out Protective Film — Black Spacer — W/Inert Airspace Gas 2" - Pine - SDL W/GBG - Rectangular - All Sash - — Exterior Color SDL Bar Jet Black — Colonial Interior Bar Profile — Golden Oak Stain and Seal - — 2 W 2 H / 2 W 2 H / Tan - Contemporary Lock Single Lock - — Historic Finger Lift (Loose) — Sash Lift Quantity - Two W/Full Screen - Jet Black - NO-SEE-UM Mesh - Shipped Loose No Field Prepping 		

(Viewed from Exterior)

Rough Opening 35-1/2" x 90"
Overall Jamb 35" x 89-1/2"

CLEVELAND LANDMARKS COMMISSION

PROCESS REGARDING APPLICATIONS FOR A CERTIFICATE OF APPROPRIATENESS – DEMOLITION

§ 161.05 Regulation of Environmental Changes; Certificate of Appropriateness

No person owning, renting or occupying property which has been designated a landmark or which is situated in a designated landmark district shall make any environmental change in such property unless a certificate of appropriateness has been previously issued by the Commission with respect to such environmental change. The following procedures shall apply to all alterations, demolitions, removals or constructions of such property in the City:

(a) Any application to the Division of Building and Housing for a building permit for an environmental change shall also be deemed an application for a certificate of appropriateness, and shall be forwarded to the Commission, together with copies of all detailed plans, designs, elevations, specifications and documents relating thereto, within seven (7) days after receipt thereof. An application for a certificate of appropriateness may be filed by the applicant directly with the Commission at the same time that an application for a building permit is filed or in lieu of filing for a building permit, if no building permit is required for the proposed environmental change.

(b) The Commission shall evaluate applications to determine whether or not the environmental change proposed by the applicant will adversely affect any significant historical or aesthetic feature of the property and to determine whether or not the environmental change proposed by the applicant is consistent with the spirit and purposes of this chapter.

(1) In evaluating applications for alterations or construction of property, the Commission shall consider the following standards created by the U.S. Department of the Interior:

A. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;

B. The historic character of a property shall be retained and preserved. The removal of historic materials or alternation of features and spaces that characterize a property shall be avoided;

C. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken;

D. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;

E. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved;

F. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old

in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;

G. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;

H. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;

I. New additions, exterior, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and

J. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(2) In evaluating applications for demolition or removal of property, the Commission shall consider the following standards:

A. The architectural and historic significance of the subject building or structure;

B. The significance of the building or structure in contributing to the architectural or historic character of its environs;

C. In the case of a request to move a building or other structure, the relationship between the location of the subject building or structure and its overall significance;

D. The present and potential economic viability of the subject building or structure, given its physical condition and marketability;

E. If the demolition will remedy conditions imminently dangerous to life, health, or property, as determined in writing by the Division of Building and Housing, the Division of Fire or the Department of Public Health; and

F. The appropriateness of the proposed new structure or use and its impact on the surrounding community.

(c) If the Commission finds that the environmental change proposed by the applicant will not adversely affect any significant historical or aesthetic feature of the property and is appropriate and consistent with the spirit and purposes of this chapter, or will remedy conditions imminently dangerous to life, health or property, as determined in writing by the Division of Building and Housing or the Division of Fire or the Department of Public Health, then the Commission shall issue a certificate of appropriateness.

(d) If the Commission finds that the environmental change proposed by the applicant will adversely affect any significant historical or aesthetic feature of the property or is inappropriate or inconsistent with the spirit and purposes of this chapter, the Commission may either deny the application or delay action on the application. Any decision to delay action on the application

shall be by mutual agreement of the Commission and the applicant and shall be for a period not to exceed six (6) months. During the delay period, the Commission shall conduct further investigation with regard to the proposed environmental change, conduct negotiations with the applicant and any other party in an effort to find a means of preserving the property, or explore alternatives to the proposed environmental change. The Commission may also investigate the feasibility of all available ways and means of preserving the improvement, including without limitation, inducing by contract or other consideration the creation of covenants restricting the use of property, leasing and subleasing the property for the purposes of preservation and acquiring by eminent domain or contract or conveyance all or any part of or interest in the property.

(e) At the end of the delay period, the Commission shall either approve or deny the application, or delay action. A decision to delay action, at the end of one (1) delay period, shall be by mutual agreement of the Commission and the applicant and shall be for a period not to exceed six (6) months. The Commission shall only agree to a second and final delay period if the Commission determines that this additional time period may be useful in securing an alternative to the proposed environmental change. At the end of the second and final delay period, the Commission shall either approve or deny the application for a certificate of appropriateness.

(f) Upon the issuance, denial or a delay in the issuance of a certificate of appropriateness, the Commission shall give written notices of the issuance, denial or delay in the issuance to the applicant and the Division of Building and Housing. The Commission shall provide written notice of the issuance, denial or delay in the issuance of a certificate of appropriateness to the applicant and the Division of Building and Housing within forty-five (45) days of the receipt by the Commission of an application from either the applicant or the Division of Building and Housing.

(g) If no action has been taken by the Commission on an application for a certificate of appropriateness to approve, deny or delay action within forty-five (45) days after such application has been received by the Commission, the certificate of appropriateness shall be deemed issued.

(Ord. No. 1486-01. Passed 3-25-02, eff. 3-28-02)

When reviewing applications for demolition, in addition to the above, it is the policy of the Landmarks Commission to require the following:

- 1.) A site visit to the property in order to help the Commission evaluate the current condition of the property;
- 2.) An approved plan for the property subsequent to demolition, including, but not limited to, landscaping, site improvements, new construction, or other to replace the demolished building;
- 3.) Approval of the demolition may also include a requirement for photography or other documentation prior to demolition;
- 4.) Approval of the demolition may also include a requirement for a plan to salvage or repurpose significant architectural or other features prior to or as part of the demolition.