



Landmark Commission

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

AGENDA

June 23rd, 2020

4:30 P.M.

Virtual Meeting Viewed on www.youtube.com/CityofSanduskyOH

-
- 1. Call to Order – Roll Call**
 - 2. Review of May 20, 2020 Meeting Minutes**
 - 3. Certificates of Appropriateness**
 - a. 138 East Market Street – Exterior Alterations
 - b. 503 Columbus Avenue – Exterior Alterations
 - 4. Staff Updates**
 - 5. Adjournment**

NEXT MEETING: July 15th, 2020

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

**Landmark Commission
May 20, 2020
Remote Meeting
Minutes**

Meeting called to order:

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

Review of minutes from April 15, 2020:

Mr. Galea motioned to approve the minutes and Mr. Griffiths seconded the motion. All members were in favor of the motion and the minutes were approved.

1st application:

Dr. Berkey stated that the first application on the agenda is for a Certificate of Appropriateness for an outdoor patio seating area for Vita Sandusky, located at 256 Columbus Ave (postponed from April 15th meeting).

Mr. Horsman stated that staff recommend approval as it meets the guidelines and realize that during these times outdoor dining is significantly important for business owners.

Mr. Zuilhof asked how wide the enclosure is.

Mr. Larry Knauer, representing the owner of Vita Sandusky, stated that the distance from the building to the edge of the curb is 14 feet and the area inside the fence is 9 feet, leaving 5 feet of sidewalk.

Mr. Horsman stated that it is a stipulation with engineering to make sure there is always 5 feet of clearance for the sidewalk, so the placement of the lamp posts and tree grades may not be accurate on the applicant's drawing.

Mr. Meinzer made a motion to accept the applicant's proposal.

Mr. Zuilhof stated that since he did not hear a second he said he would be more inclined if there was a condition on maintaining a five foot clearance for the sidewalk.

Mr. Griffiths stated he would second the motion.

Mr. Meinzer stated that this is to be reevaluated on a yearly basis, but that he could amend his motion to accept the proposal with the understanding that the applicant will maintain a five foot clearance for pedestrian traffic.

Mr. Griffiths seconded the motion. All members were in favor of the motion.

2nd application:

Dr. Berkey stated that the next application on the agenda is for a Certificate of Appropriateness for exterior storefront restoration and window replacement for 158 East Market Street.

Mr. Horsman gave a brief explanation of the history of the building and the work being proposed. He then stated that staff recommends approval of the application.

Dr. Berkey asked the Landmark Commission Members to make a motion on each of the four different components of restoration being proposed and asked them to start with reconstruction of the storefront.

Mr. Zuilhof stated that he noticed work has already began on the building and so the proper process has not been followed. However the design of the storefront looks nice and fits the guidelines. He then made a motion to approve the reconstruction of the storefront.

Mr. Galea seconded the motion. All members were in favor of the motion.

Dr. Berkey asked for the next item to be discussed is the window replacements of the other three sides of the building.

Mr. Nagel asked the applicant if this is a tax credit project.

Mr. Lynn Harlan stated that they are working on getting an OSDA energy loan, which is part of why they have the design they have and why the windows need replaced.

Mr. Mike Marous clarified that this is not a tax credit project.

Mr. Zuilhof stated that he feels strongly that the iron or steel framed windows contribute significantly to the character of the building.

Mr. Harlan stated that they are still going to be a metal window, with clear glass, but will not have all of the divisions in the windows that were there before. Before the middle sections of the windows were operable and they will no longer be operable due to all new heating and cooling being installed.

Mr. Marous stated that they also believe those who occupy that building would also much rather enjoy having a larger, clearer view out the windows, which would be obstructed by the divisions in the windows.

Mr. Lawrence asked the applicants if they considered replacing the current windows.

Mr. Harlan explained the current windows are in pretty bad shape as they are thin, rusted, and some of them are broken.

Mr. Marous added that they did price up all of the options available to restore the windows and it was just not feasible.

All members voted in favor of the window replacements on the sides and rear of the building

Dr. Berkey stated that the third item to be voted on is the proposed masonry work of the building.

Mr. Harlan stated that the masonry is in pretty good shape, but there will be a few bricks they have to replace and they have hired a company that will come in and do the restoration.

All members voted in favor of the proposed masonry work of the building.

Dr. Berkey stated that the fourth item to be voted on is the window replacement of the upper floors of the front of the building.

Mr. Harlan explained that the windows currently are wood, stained on the inside and painted on the outside. They are not in good shape as they do not seal correctly, they are single paned, and some of them are broken. They would like to put in a window that will look similar, but last a long time. The vertical divisions in between the windows will stay, but again, they will not be operable.

Mr. Lawrence mentioned that the second floor windows are a little different than the rest of the floors as they do not have a divider down the middle. He asked if that was going to stay the same or not.

Mr. Harlan stated that the second floor windows will match the rest of the floor's windows and have the divider down the middle.

Mr. Zuilhof stated that there is a discrepancy in how the windows currently look versus the illustration that is provided as there are more divisions in the windows currently.

Mr. Harlan stated that is correct, and that was an oversight in the illustration, but the same amount of divisions will be in the windows that are there currently so that the appearance will remain the same in the windows.

Mr. Zuilhof made a motion to approve the window replacement of the upper floors of the front of the building, with the condition that the divisions in all of the windows will be as they are now rather than how they are in the illustration provided. Also to clarify, that the divisions on the double hung windows will not be double hung windows, but will be divisions to simulate double hung windows.

Mr. Lawrence seconded the motion. All members were in favor of the motion.

Staff updates:

Mr. Horsman let the Landmark Commission know that there was administrative approval of the Firelands Credit Union wall sign and protruding sign on the Whitworth Building. The proposed signs met the zoning clearance and preservation guidelines.

Dr. Berkey stated that when Mr. Horsman brought this to his attention a couple of weeks ago, he wanted to have some discussion about it with the Landmark Commission since the commission is in the midst of adding some additional language to the signage guidelines.

Mr. Zuilhof asked if the applicant can verify that SHPO has approved the protruding sign.

Mr. Ryan Brady with Brady Signs stated that applicant Ms. Sharon Trsek has told him that SHPO has reviewed this and that they had comments about the overall project, but did not have any comments regarding the signage, which led her to believe that the signage was approved.

Mr. Meinzer stated that he does not think the picture of the sign fits with the character of downtown whatsoever.

Mr. Zuilhof stated that he agrees. He also explained that while the guidelines do not state where the locations of the protruding signs must be located on a building, normally they would go in the central location of the building instead of at the edge of the building. When signs are at the end of a building, they could potentially obstruct a neighboring building or signage. Also, a good amount of trouble has went into preserving that iron column and now they are going to be drilling into it to put up that sign.

Mr. Horsman stated that he wanted to note that Sharon commented in the Microsoft Teams chat that her microphone isn't working but that Sharon did tell him that the sign will be mechanically fastened and that there will be minimal impact on the storefront.

Mr. Brady stated that is correct, the column will not be disturbed more than needed.

Mr. Horsman stated he agrees that the historic guidelines need refinement and that there needs to be some discussion on what the look is everyone wants to see downtown in order to make some decisions.

Mr. Nagel stated that he wanted to let the applicant know that in his experience with working with historic tax credits and SHPO, that he would not assume that just because they did not hear any objections from SHPO regarding the sign, does not mean they will not come back later on with some objections. He advised to get them to sign off on approval before moving forward.

Meeting adjourned:

Mr. Lawrence made a motion to adjourn the meeting, and the meeting ended at 6:05pm.

Approved by:

Kristen Barone, Clerk

Timothy Berkey, Chairman

LANDMARK COMMISSION REPORT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR ALTERATIONS TO 138 EAST MARKET STREET.

Reference Number: PLC 20-0012

Date of Report: June 9, 2020

Report Author: Thomas Horsman, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Ryan Bickley of Janotta and Herner, Inc, on behalf of Chris Ruff of the Sandusky Artisans Cooperative, has applied for a Certificate of Appropriateness for exterior alterations to 138 East Market Street. The following information is relevant to this application:

Applicant:	Ryan Bickley Janotta and Herner, Inc 309 Monroe St. Monroeville, OH 44847
Owner:	Sandusky Artisans Cooperative (Chris Ruff) 138 E. Market St. Sandusky, OH 44870
Site Location:	138 E. Market St. Sandusky, Ohio 44870
Historic Status:	Non-contributing building in the Downtown Sandusky Commercial Historic District
Existing Uses:	Non-profit group
Proposed Project:	Replacing exterior 2 nd and 3 rd story windows on the north, south, and west walls, and re-roofing and painting the entrance canopy.

SITE DESCRIPTION

Building location at 138 East Market St.



138 East Market St. in 1938.



DEPARTMENT OF PLANNING COMMENTS

138 E. Market Street was originally construct ca. 1910 as a commercial space. This building is the only non-contributing building on the south side of the 100 block of E. Market St. At an unknown date, the original façade of the building was covered up and heavily altered. According to the building's entry in the Ohio Historic Inventory from 1979, the four windows on the north elevation did not exist at that time.

The applicant is proposing to replace the 3rd and 4th story windows with new fixed, thermal pane, clear anodized aluminum windows. Four will be on the north elevation, four on the west wall, and two on the south wall. They are also proposing to re-roof and paint the entrance canopy.

CONCLUSION/RECOMMENDATION

Due to the nature of the building's status as a non-contributing structure in the historic district, and the fact that the windows are not historic to the building's façade, staff believes that the applicant's proposed alternations are appropriate 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: 138 East Market Street

Name of Property Owner: Chris Ruff

Mailing Address of Property Owner: 138 East Market Street

City: Sandusky State: Ohio Zip: 44870

Telephone #: (216) 860-3968 Email: cr.floormaster@yahoo.com

If same as above check here ☐

Name of Applicant: Janotta & Herner Inc. (Ryan Bickley)

Mailing Address of Applicant: 309 Monroe Street

City: Monroeville State: Ohio Zip: 44847

Telephone #: (419) 465-2593 Email: Ryan@janottaherner.com

Description of Work to be Done:

Re-roof & paint entrance canopy
Replace existing 2nd. & 3rd. floor windows

Add: Sprinkler system throughout
A second exit at rear of building
L.U.L.A. Elevator
(2) code compliant stairways
Accessible restrooms

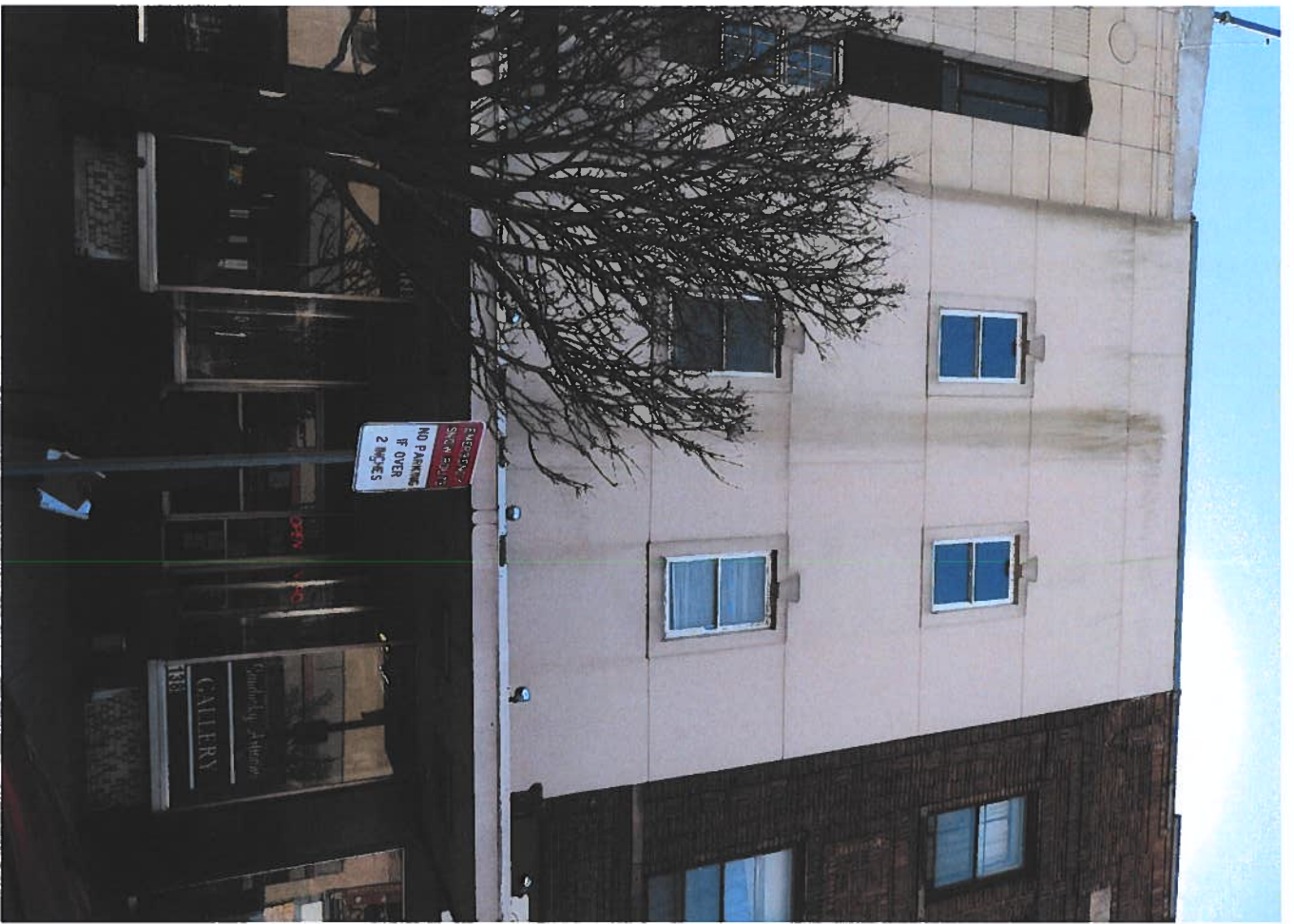
Upgrade: Electrical and HVAC systems


Signature of Property Owner

5-27-20
Date

Signature of Authorized Agent

5-27-20
Date



WINDOW SCHEDULE

WINDOW NUMBER		WINDOW SIZE	MATERIAL	TYPE	GLAZING	QTY.	REMARKS
A	3'-4" x 4'-9"		CLEAR ANODIZED ALUM. VINYL	FIXED DOUBLE HUNG	THERMAL PANE 1/4" TEMPERED	4	NORTH WALL @ 2ND. & 3RD. FL.
B	2'-8" x 4'-0"					2	WEST WALL @ 2ND. FL.
C	3'-0" x 4'-8"					1	SOUTH WALL @ 1ST. FL. REAR STAIRS
D	2'-8" x 4'-9"					2	WEST WALL @ 3RD. FL.
E	3'-6" x 7'-4"					1	SOUTH WALL @ 3RD. FL.

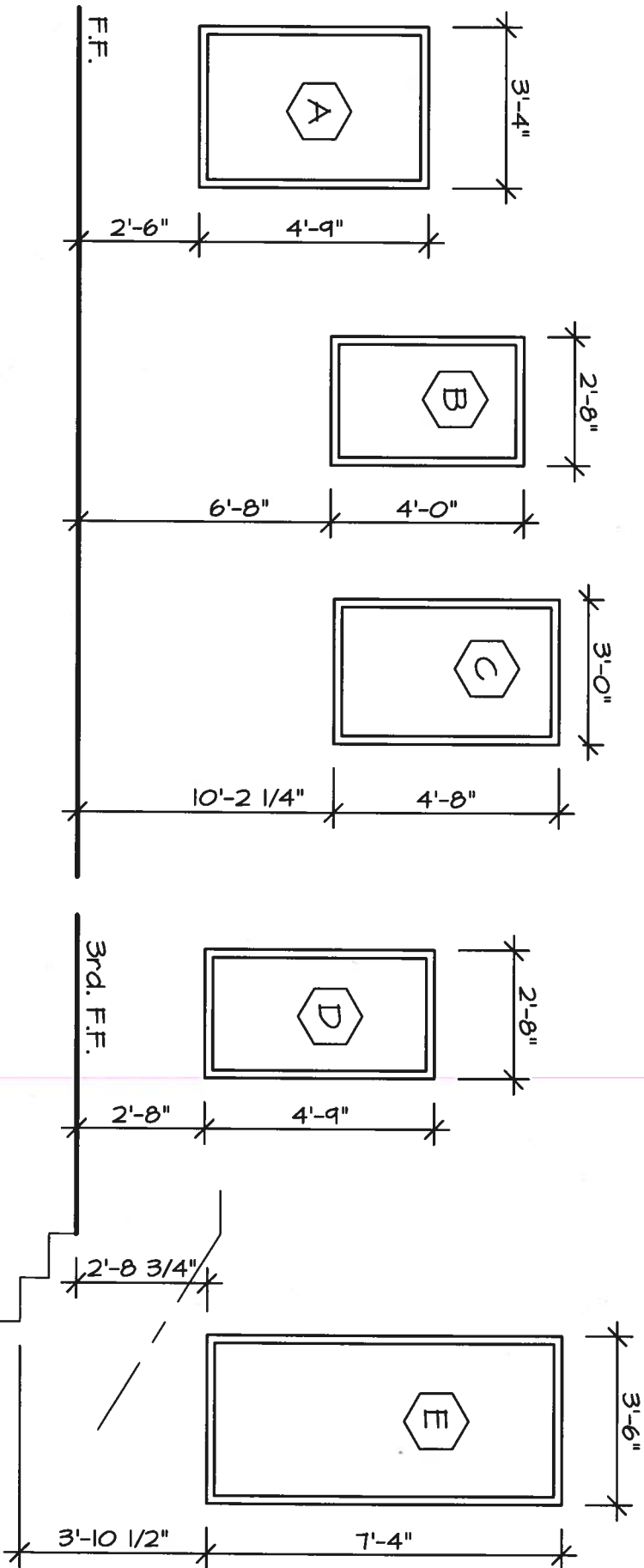
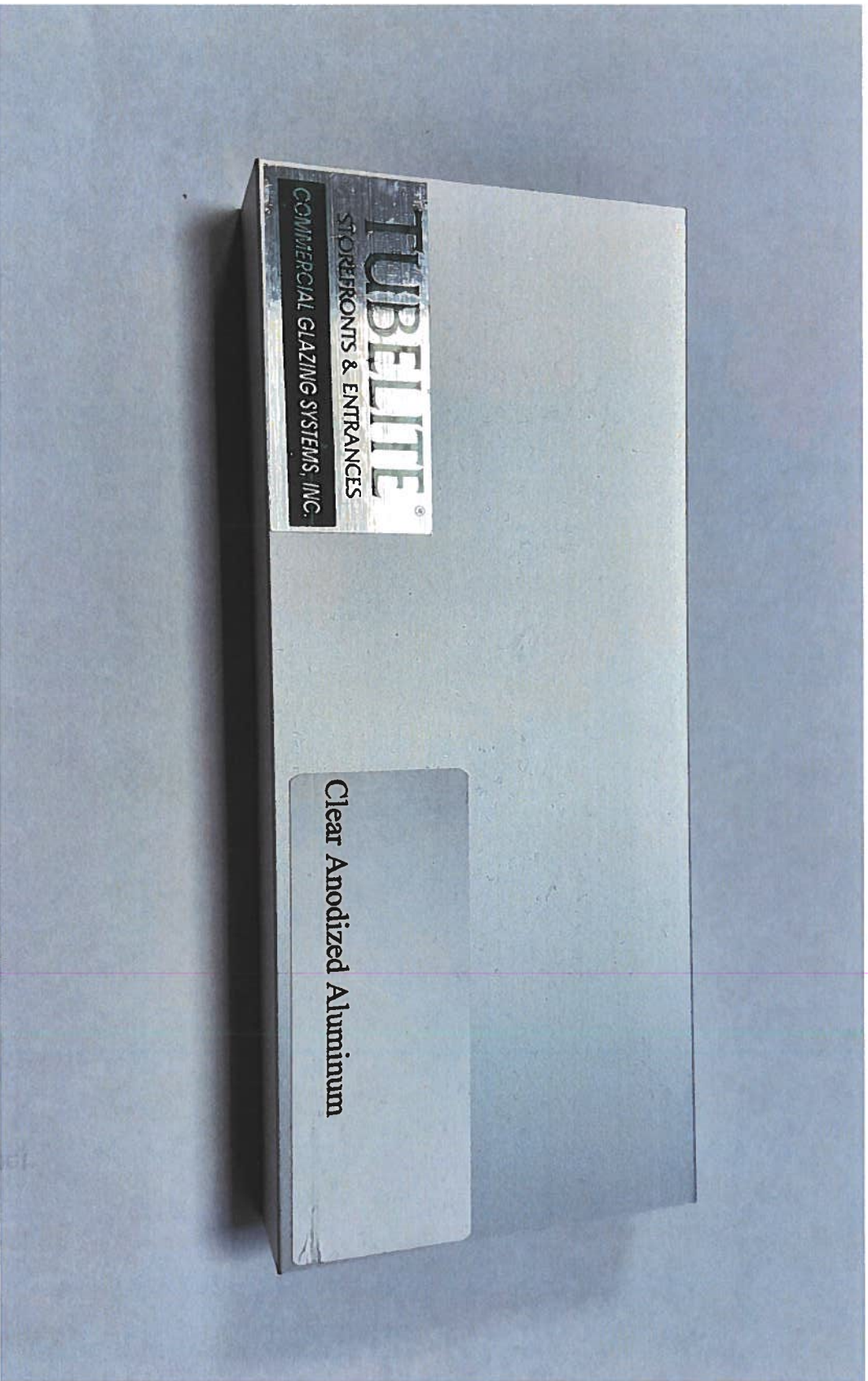


Photo of aluminum sample submitted by the applicant.



LANDMARK COMMISSION REPORT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR ALTERATIONS TO ZION LUTHERAN CHURCH AT 503 COLUMBUS AVE.

Reference Number: PLC 20-0009

Date of Report: June 9, 2020

Report Author: Thomas Horsman, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Greg Schmid of Poulos + Schmid Design Group, on behalf of Zion Lutheran Church, has applied for a Certificate of Appropriateness for exterior alterations to Zion Lutheran Church. The following information is relevant to this application:

Applicant:	Greg Schmid Poulos + Schmid Design Group, Inc. 1717 E. Perkins Ave. Sandusky, OH 44870
Owner:	Zion Lutheran Church 503 Columbus Ave. Sandusky, OH 44870
Site Location:	503 Columbus Ave. Sandusky, Ohio 44870
Historic Status:	Individually listed building on the National Register of Historic Places
Existing Uses:	Church
Proposed Project:	Exterior alterations to the church including moving signage location, adding a digital message board, replacing stairs & steel handrails along Columbus Ave & Jefferson St, new aluminum louvers and masonry in window openings on south elevation, and aluminum louvers covering former window openings on west façade.

SITE DESCRIPTION

Building location at 503 Columbus Ave.



Zion Lutheran ca 1900.



DEPARTMENT OF PLANNING COMMENTS

Zion Lutheran Church was constructed between 1898-1899 and was designed by notable Sandusky architect George Feick. The church was constructed primarily of limestone with sandstone quoins in the Victorian Romanesque style. The church was added to the National Register of Historic Places in 1982.

The applicant is proposing various exterior changes to the church building. The proposed changes are summarized below:

- 1) Deconstructing the sign that currently faces Columbus Ave and reconstructing it with both existing and new stone so that it is perpendicular to the front of the church with both faces visible to drivers and pedestrians on Columbus Ave.
 - a. Staff believes this is in line with the Design Guidelines, as it does not detract from the historic nature of the building. Historic photographs indicate that this sign is not an original feature of the building
- 2) Installing a two-faced digital message board sign. If approved, this sign would also need to receive a Conditional Use Permit from the Planning Commission.
 - a. The Guidelines do not recommend installing internally illuminated signs or digital message boards on historic buildings or in historic districts.
- 3) Replacing the handrails on the entrance stairs with new carbon steel handrails (painted black).
 - a. Staff believes this change is in line with the Guidelines. The current railings are not an original feature of the church.
- 4) Replacing existing stone entrance steps with new concrete steps.
 - a. The applicant has stated this is necessary to bring the steps up to current code and that the current stone steps are significantly worn down and not repairable. The Guidelines call for retaining original stoops and for them to be repaired to their original condition.
- 5) Replacing the sidewalks along Columbus Ave. and Jefferson St.
- 6) Removing lexan windows on the south façade and replace with staggered limestone veneer and install arched aluminum louvers at the top.
 - a. The Guidelines recommend keeping original window openings intact and staff is concerned about permanently altering the window openings. It is not immediately evident from the outside that the windows are opaque.
- 7) Cover stained glass window on south façade with vented aluminum louver.
 - a. This would also alter the window appearance in a significant way, although it would be easily reversible, unlike item 6.
- 8) Install aluminum louvers on the west façade portico window openings where windows no longer exist.
 - a. Staff believes that since these portico windows are on the rear of the church and are not as architecturally significant as the windows in items 6 & 7, and that they are currently covered up by a blank white material, that this would be an appropriate treatment and would be an improvement over the current situation.

CONCLUSION/RECOMMENDATION

Zion Lutheran Church is one of the most notable church buildings in the city of Sandusky and the City supports efforts to keep it well maintained. Staff recommends approval of the above items 1, 3, 5, and 8. Staff does not give a recommendation of approval for items 2, 4, 6, and 7.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

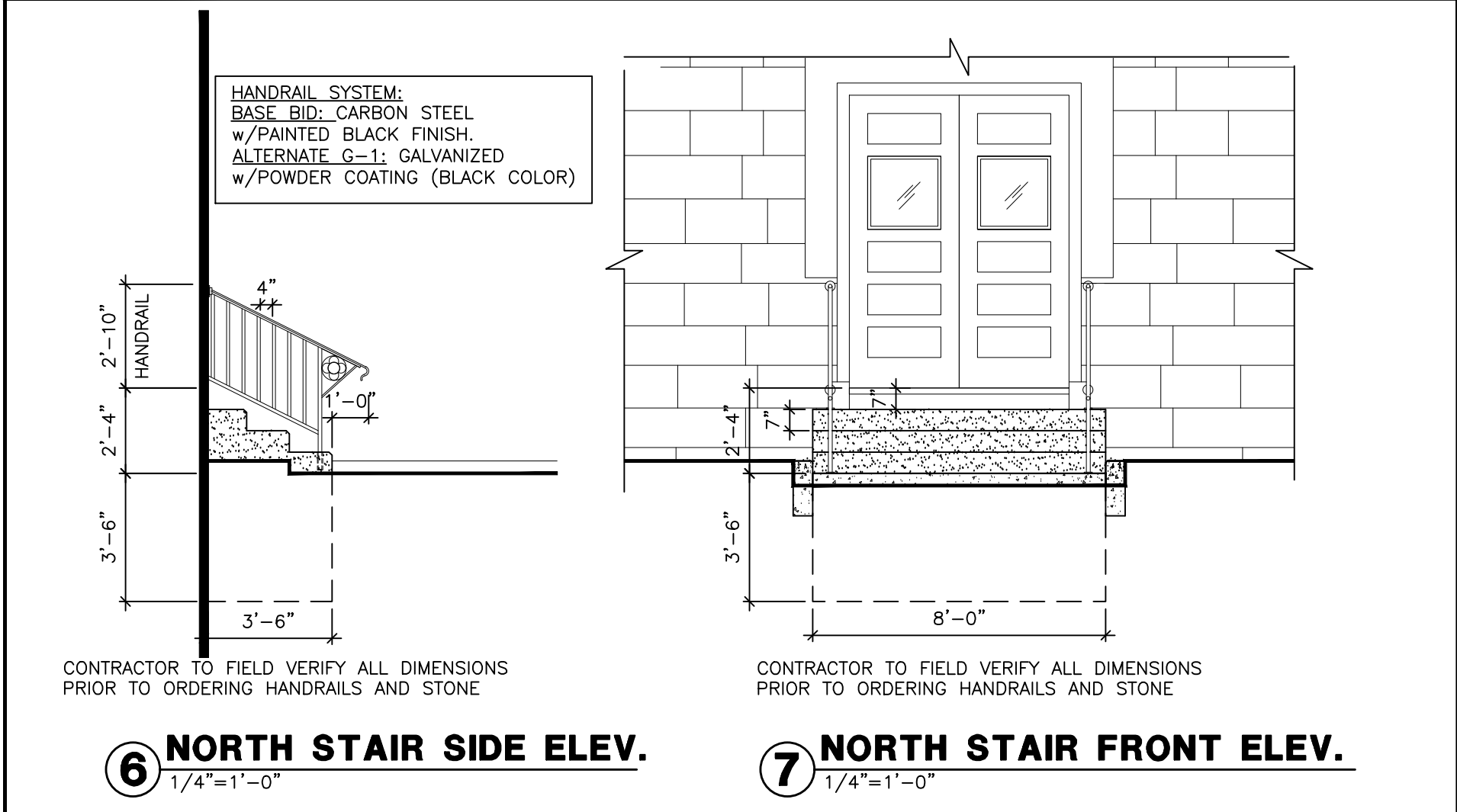
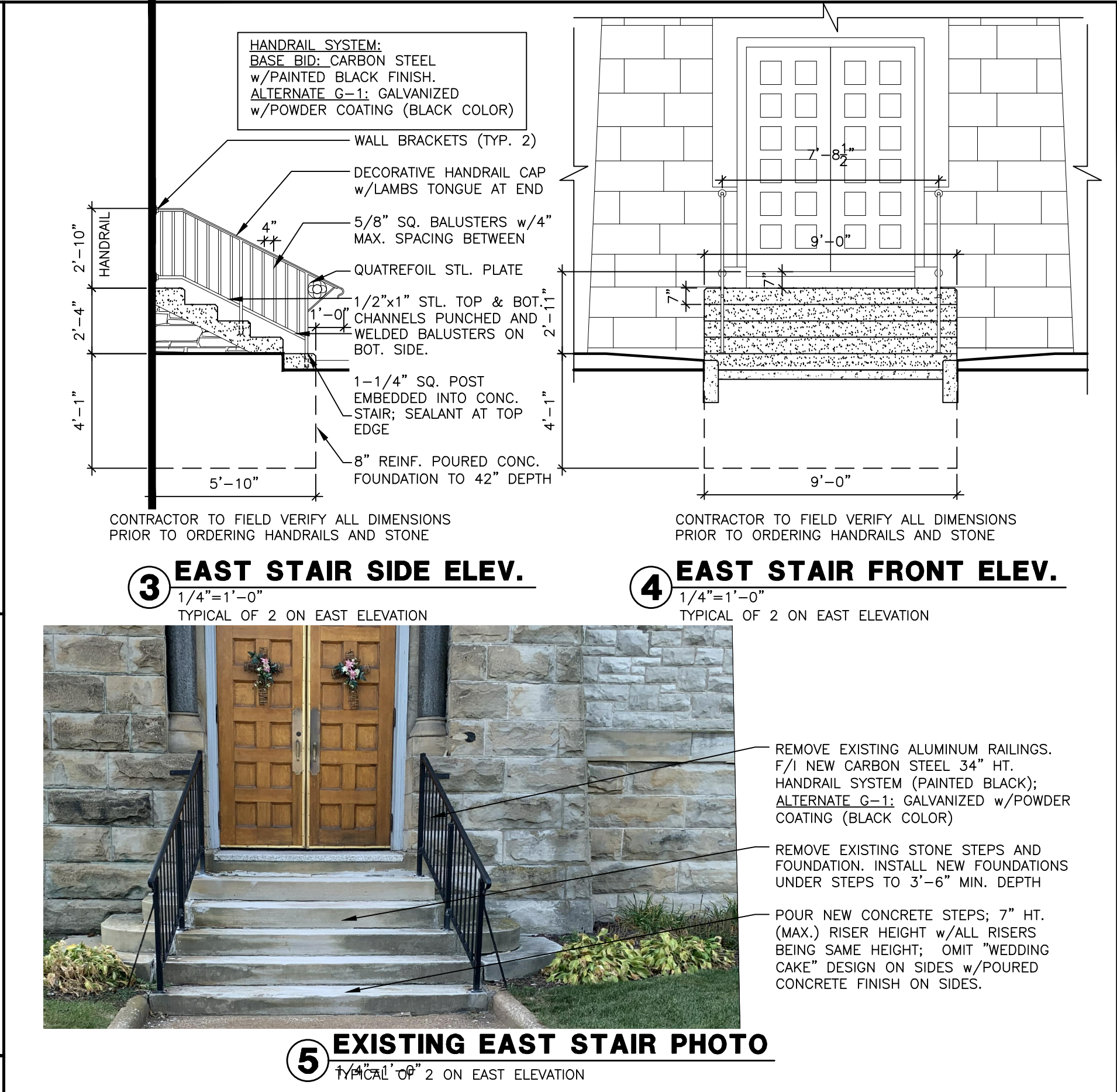
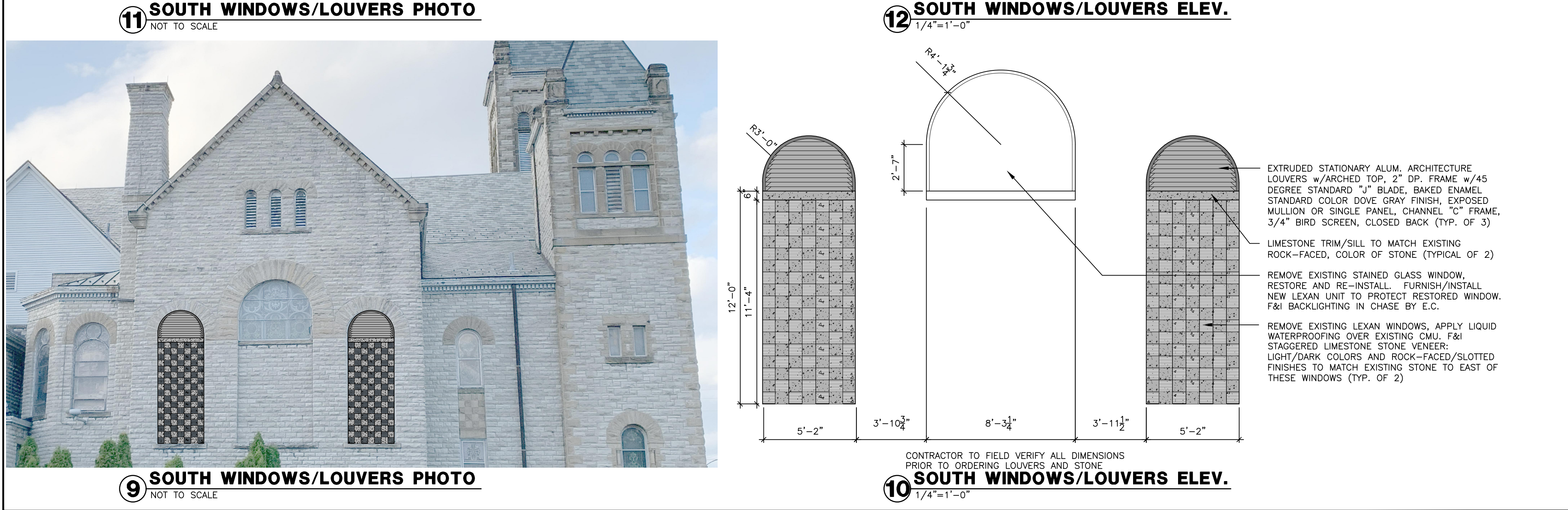
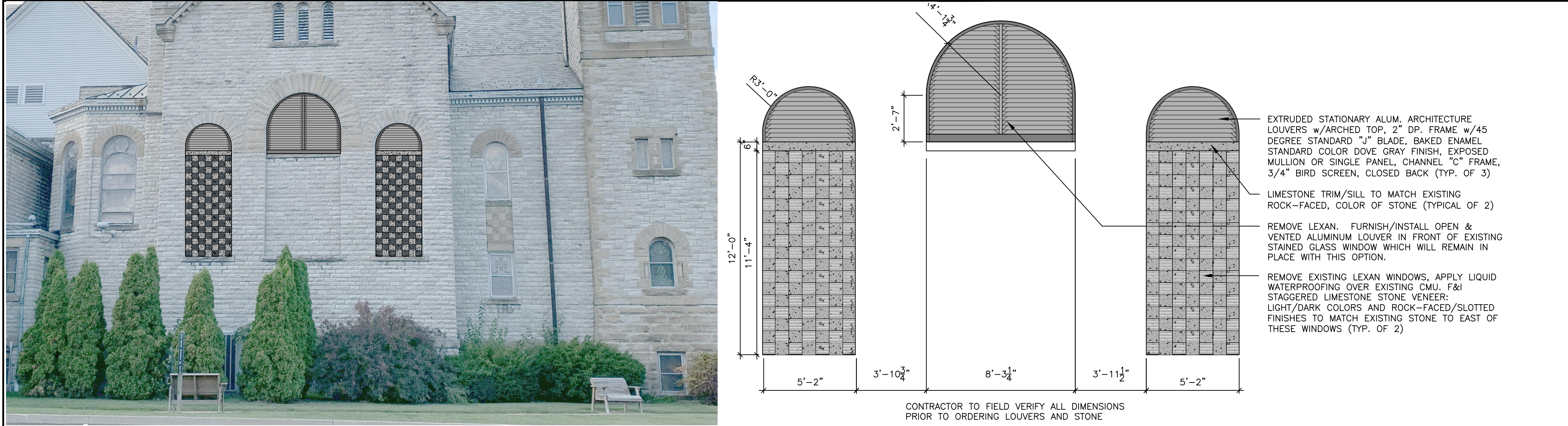
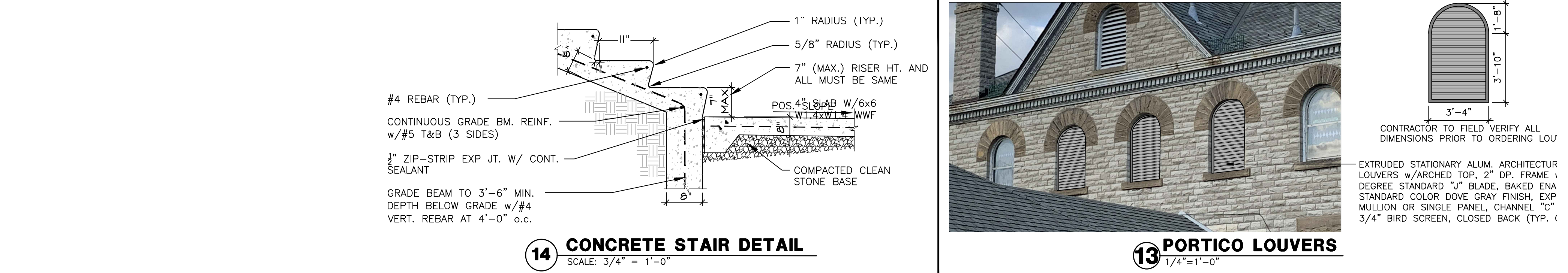
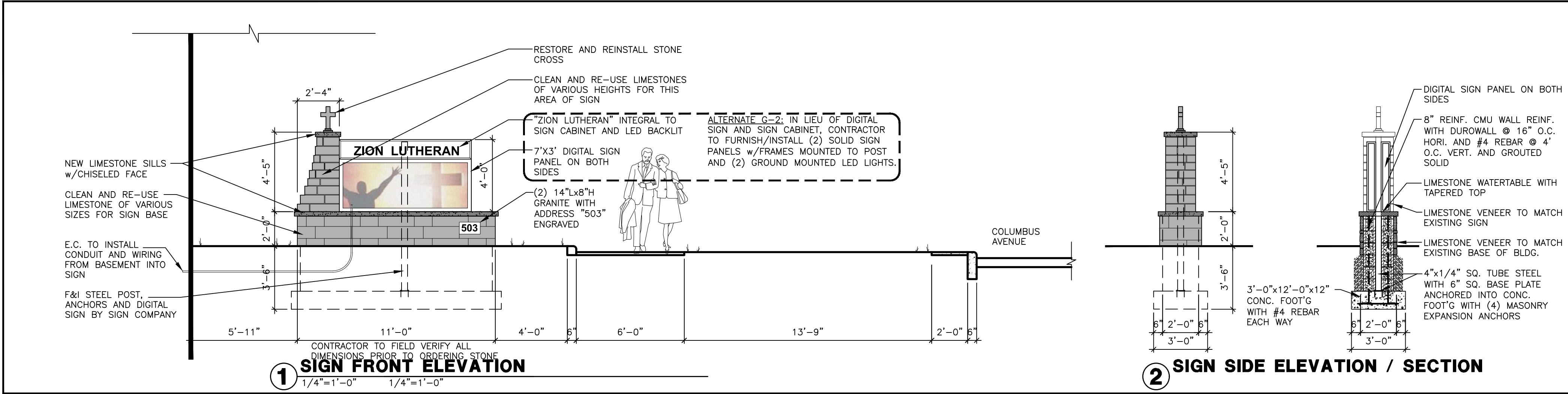
Filing Date: _____ Hearing Date: _____ Reference Number: _____

Address of Property for Certificate of Appropriateness: 503 Columbus Ave., SanduskyName of Property Owner: Zion Evangelical Lutheran ChurchMailing Address of Property Owner: 503 Columbus Ave.City: Sandusky State: OH Zip: 44870Telephone #: 419.625.2112 Email: dph@barneswendling.comIf same as above check here ☐Name of Applicant: Greg Schmid - Poulos + Schmid Design Group, Inc.Mailing 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:**

New sign/base along Columbus Ave., replace/new concrete sidewalks, stairs & steel handrails along Columbus Ave. & Jefferson Street, new alum. louvers/masonry in former openings on south side of building (facing parking lot).

 4/29/2020
Signature of Property Owner Date

 4/29/20
Signature of Authorized Agent Date



REVISIONS	
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POULOS + SCHMID
DESIGN GROUP

PS
ARCHITECTURE
ENGINEERING
MANAGEMENT

1493
WWW.PSDG.US

TITLE: EXTERIOR ELEVATIONS

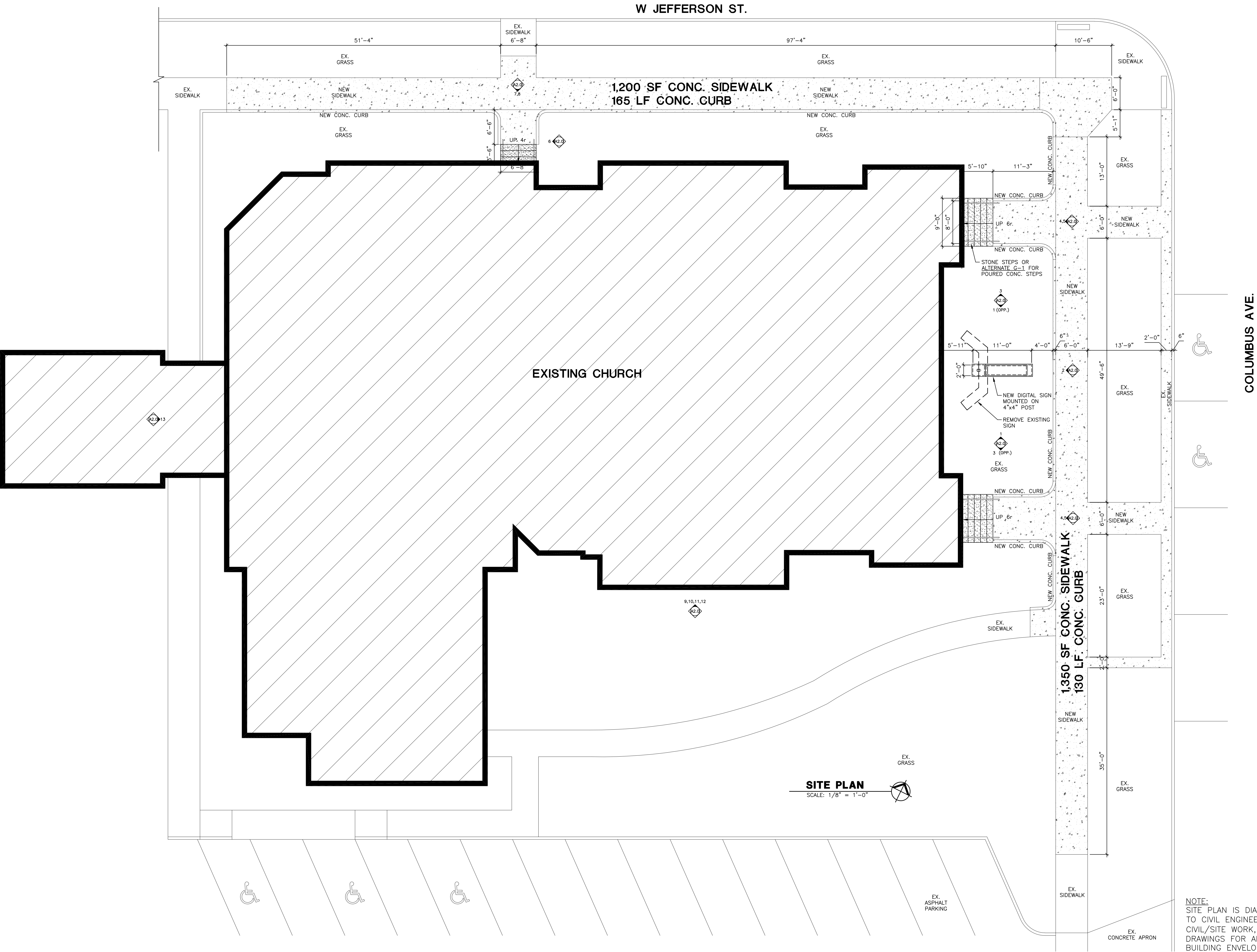
VARIOUS RENOVATIONS TO
ZION EVANGELICAL
LUTHERAN CHURCH BUILDING
503 COLUMBUS AVE., SANDUSKY, OH 44870

DATE: APR. 29, 2020

PROJ. NO. 2819

SHEET

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POULOS + SCHMID
DESIGN GROUP

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

PS

ARCHITECTURE
ENGINEERING
CONSTRUCTION
MANAGEMENT

TITLE: SITE PLAN

VARIOUS RENOVATIONS TO
ZION EVANGELICAL
LUTHERAN CHURCH BUILDING
503 COLUMBUS AVE., SANDUSKY, OH 44870

DATE: APR. 29, 2020

PROJ. NO. 2819

SHEET

SP1.0

NOTE:
SITE PLAN IS DIAGRAMMATIC ONLY. REFER
TO CIVIL ENGINEER'S DRAWINGS FOR ALL
CIVIL/SITE WORK, SURVEY AND TOPOGRAPHY
DRAWINGS FOR ALL WORK OUTSIDE THE
BUILDING ENVELOPE.