



Landmark Commission

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

AGENDA

October 21, 2020

4:30 P.M.

**Virtual Meeting Via Microsoft Teams and
Live Streamed on www.youtube.com/CityofSanduskyOH**

1. **Call to Order – Roll Call**
2. **Review of September 16, 2020 Meeting Minutes**
3. **State Theatre Reconstruction Update**
4. **Applications for a Certificate of Appropriateness**
 - a. **138 E. Market St. – Exterior painting and storefront alterations**
 - b. **125 E. Water St. – Construction of a rooftop bar**
5. **Amendments to the Landmark Preservation Ordinance**
6. **Staff Updates**
7. **Adjournment**

NEXT MEETING: November 18, 2020

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

LANDMARK COMMISSION REPORT

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

Reference Number: PLC 20-0020

Date of Report: October 14, 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:	Painting the entire front face of the building and adding metal cover trim under existing store front windows

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 constructed 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 received a Certificate of Appropriateness in June 2020 to replace the 3rd and 4th story windows with new fixed, thermal pane, clear anodized aluminum windows and to re-roof and paint the entrance canopy.

This current application is seeking approval to paint the front façade of the building and add metal over the tile below the windows in the storefront. The bulk of the façade will be painted grey, and the window trims will be painted navy blue and white. The applicant submitted an elevation drawing showing the location of the colors, as well as color samples, all of which have been included with this application.

CONCLUSION/RECOMMENDATION

Staff believes that the applicant's proposed alternations are appropriately in line with 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: 138 East Market StreetName of Property Owner: Chris RuffMailing Address of Property Owner: 138 East Market StreetCity: Sandusky State: Ohio Zip: 44870Telephone #: (216) 860-3968 Email: cr.floormaster@yahoo.comIf same as above check here ☐Name of Applicant: Janotta & Herner Inc. (Ryan Bickley)Mailing Address of Applicant: 309 Monroe StreetCity: Monroeville State: Ohio Zip: 44847Telephone #: (419) 465-2593 Email: Ryan@janottaherner.com**Description of Work to be Done:**

Paint the entire front face of building and adding metal cover trim under existing store front windows.



Signature of Property Owner

10-8-20

Date



Signature of Authorized Agent

10-07-20

Date

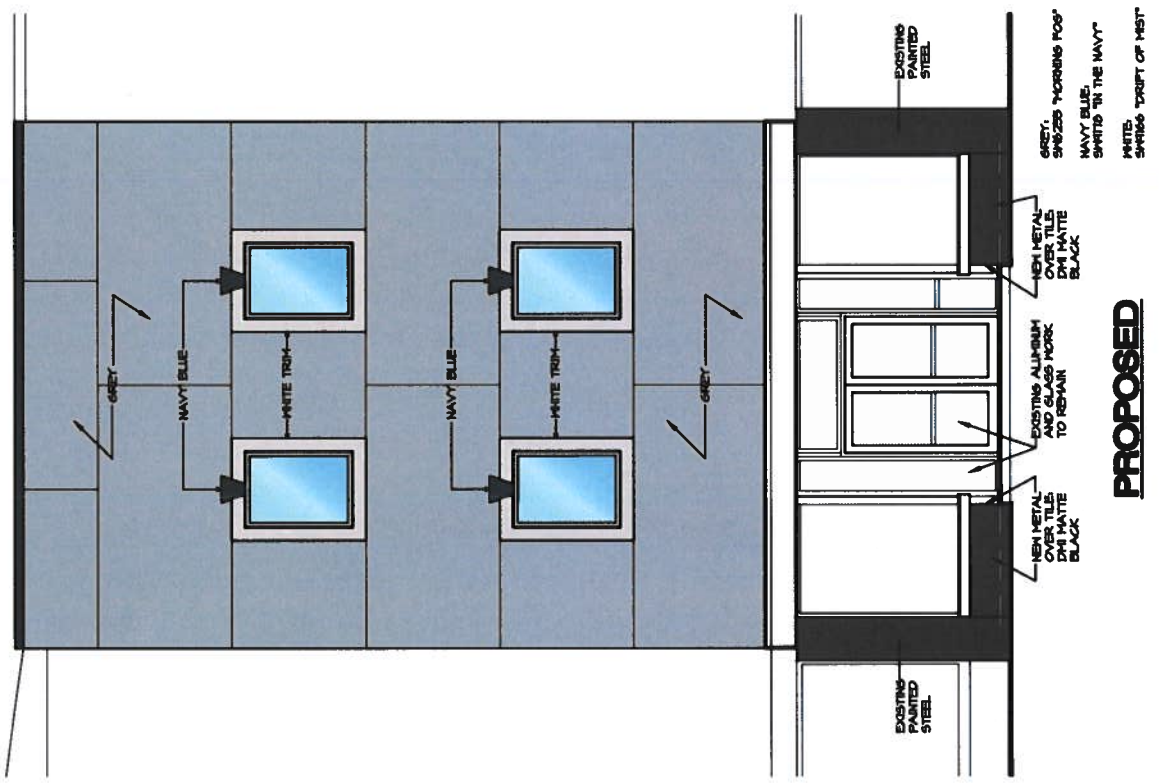
REVISIONS	
date	description
0-0-00	REVISION
10-1-00	REVISION
10-1-00	REVISION

Janotta & Bernier
DESIGN BUILD CONSTRUCTION
100 Brown St. Cleveland, Ohio 44117 Tel: (216) 462-4471 Fax: (216) 462-4488



SANDUSKY ARTISTS
BUILDING ALTERATION FOR
100 EAST MARKET STREET
SANDUSKY, OHIO 44870

drawn by:	gao
JHI Job No.	2004-448
sheet:	A-1



EXISTING

REVISIONS

date	description
10-1-20	REVIEW
10-2-20	SUBMITTAL
10-7-20	SUBMITTAL

Janotta & Herner
DESIGN BUILD CONSTRUCTION
 A III GROUP COMPANY

300 Monroe St. Marietta, Ohio 44047 www.janottaandherner.com Ph (419) 465-4911 Fax (419) 465-2888



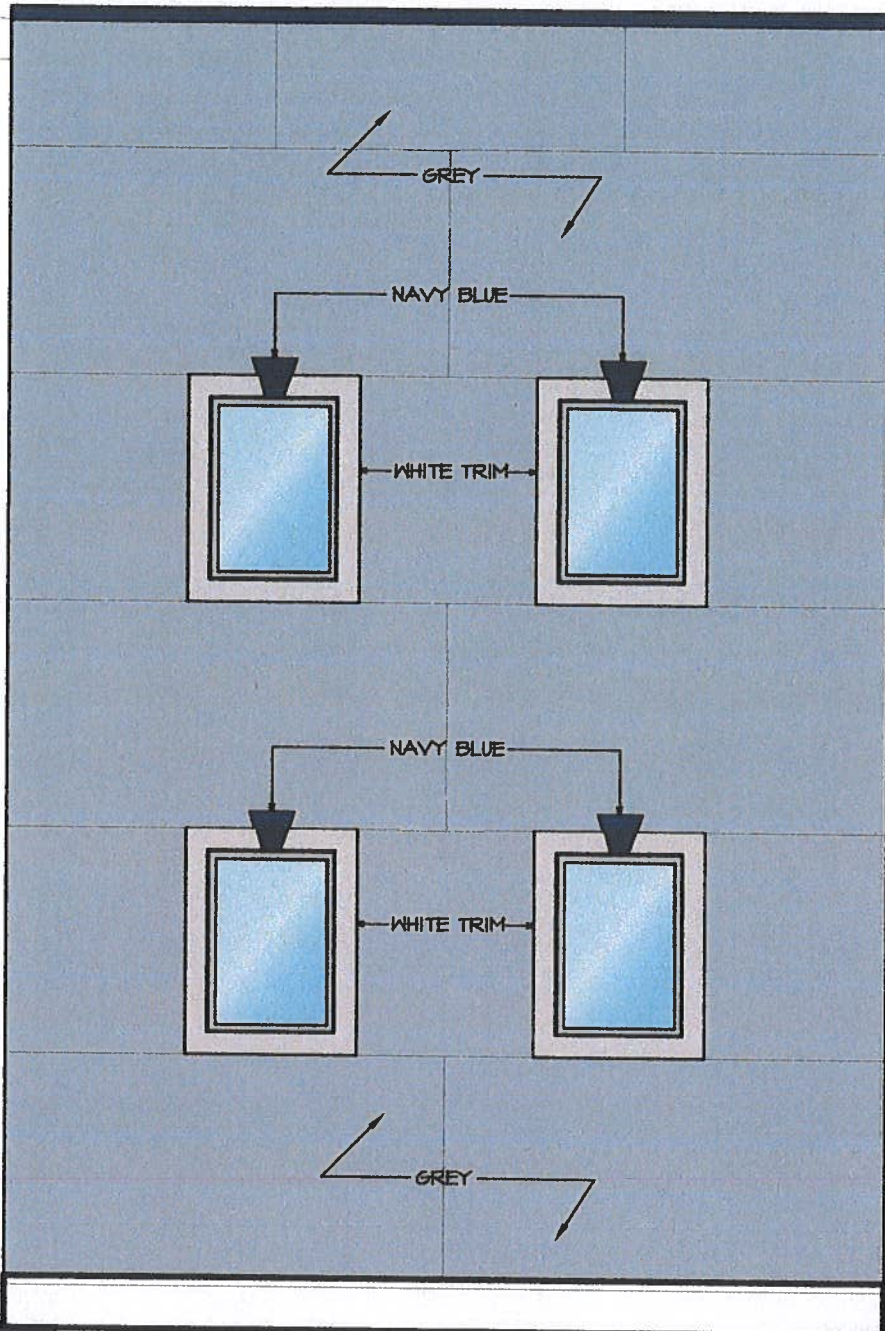
BUILDING ALTERATION FOR:
SANDUSKY ARTISANS

186 EAST MARKET STREET
 SANDUSKY, OHIO 44870

FRONT ELEVATION

drawn by:
 SRD

JHI Job no.
 2019-496



NEW METAL
 OVER TILE:
 DMI MATTE
 BLACK

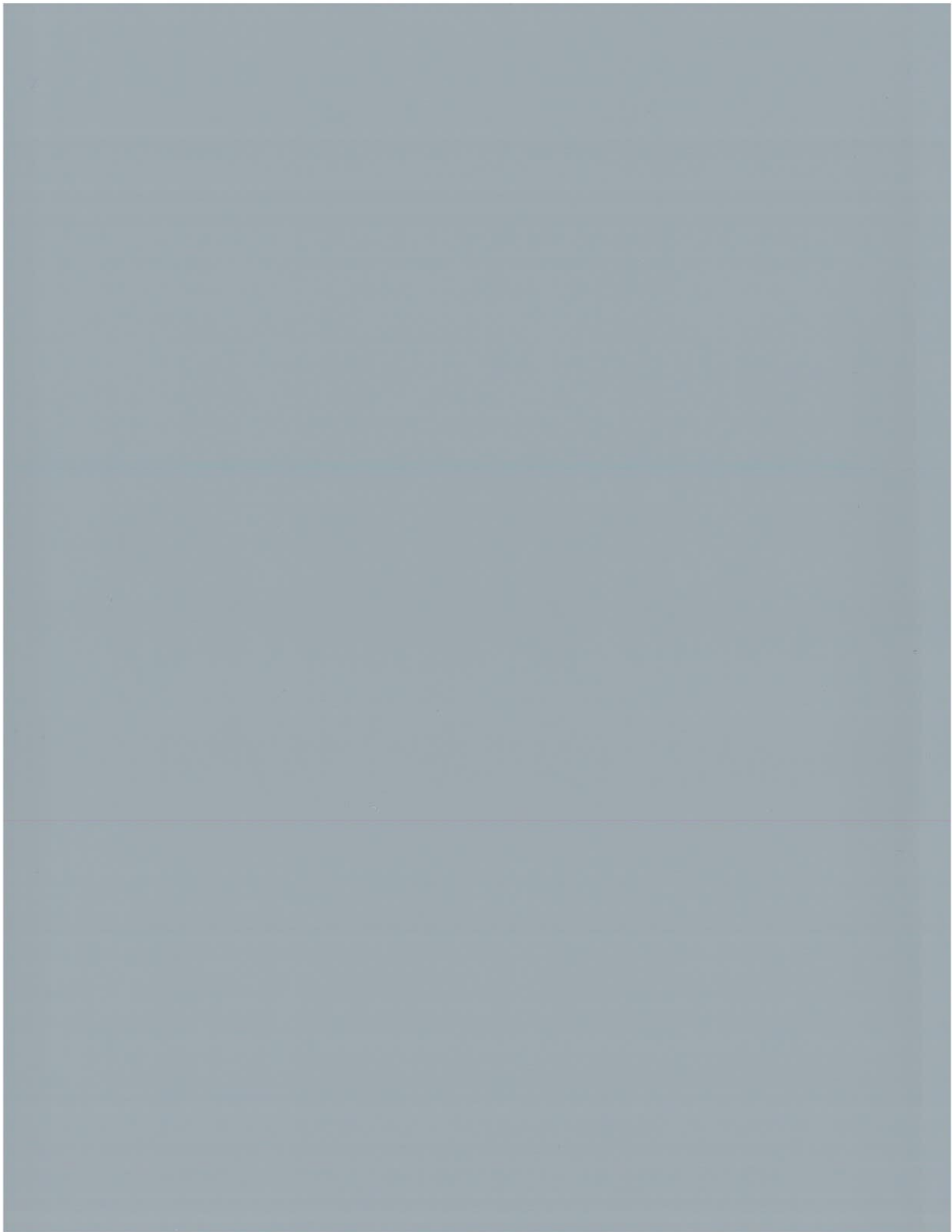
EXISTING ALUMINUM
 AND GLASS WORK
 TO REMAIN

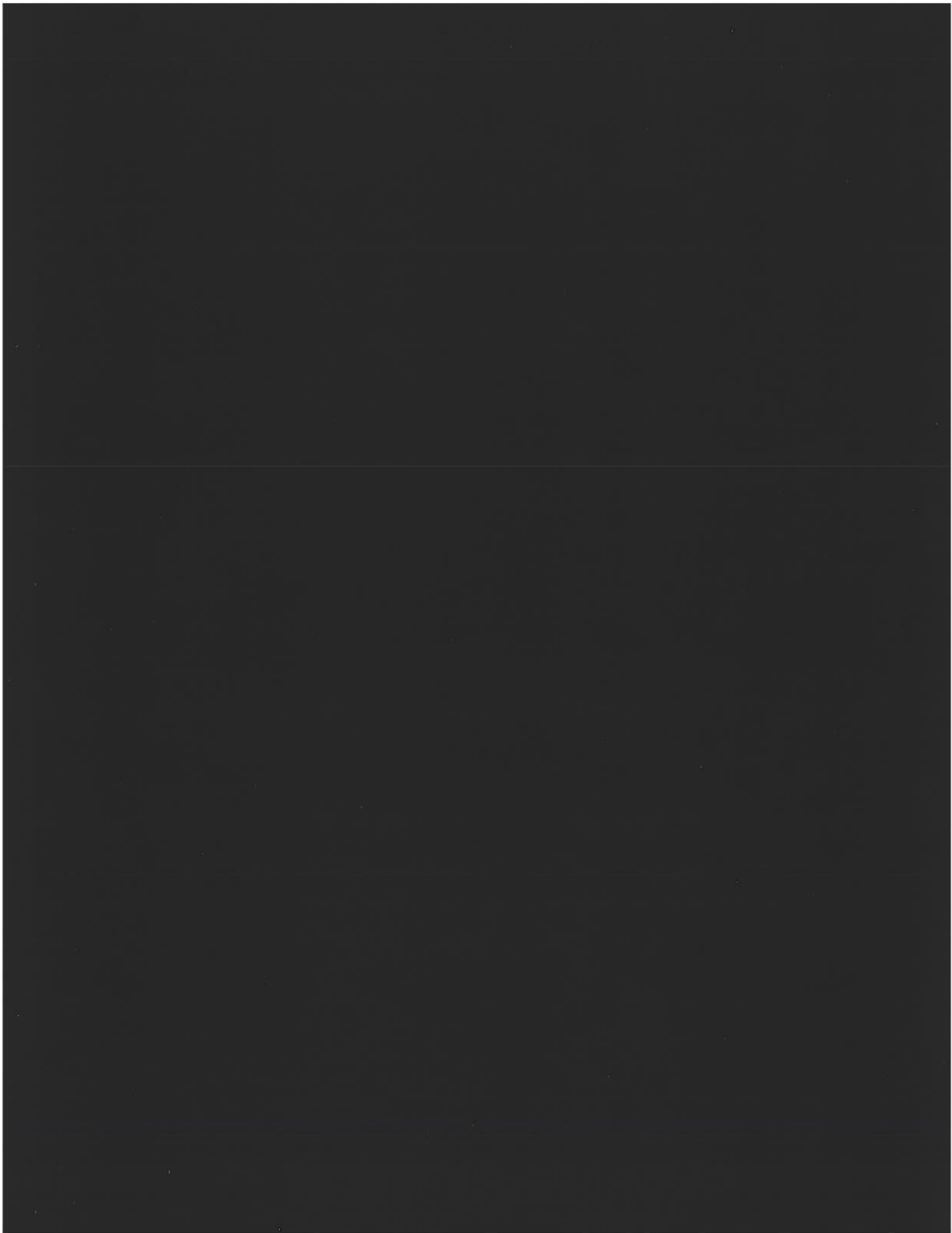
NEW METAL
 OVER TILE:
 DMI MATTE
 BLACK

GREY:
 SW6255 "MORNING FOG"

NAVY BLUE:
 SW9178 "IN THE NAVY"









LANDMARK COMMISSION REPORT

APPLICATION FOR CONSTRUCTION OF A ROOFTOP BAR ON 125 E. WATER ST.

Reference Number: PLC20-0021

Date of Report: October 14, 2020

Report Author: Thomas Horsman, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Bryan Kasper has submitted an application to constructed a bar on the rooftop of the Biemiller Building at 125 E. Water St. The following information is relevant to this application:

Applicant: Bryan Kasper
2007 Cedar Point Rd.
Sandusky, OH 44870

Owner: Renaissance Too LLC
PO Box 1070
Sandusky, Ohio 44870

Site Location: 125 E. Water Street

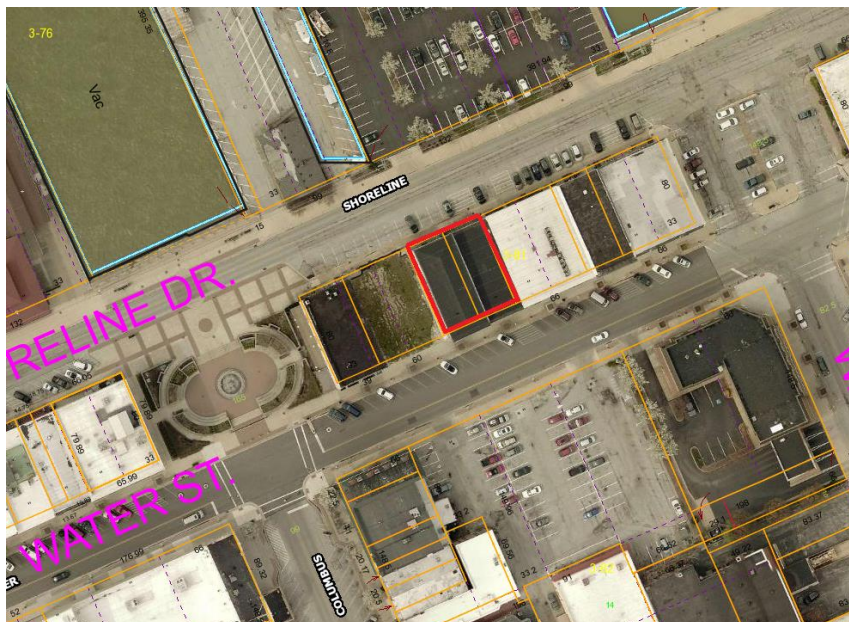
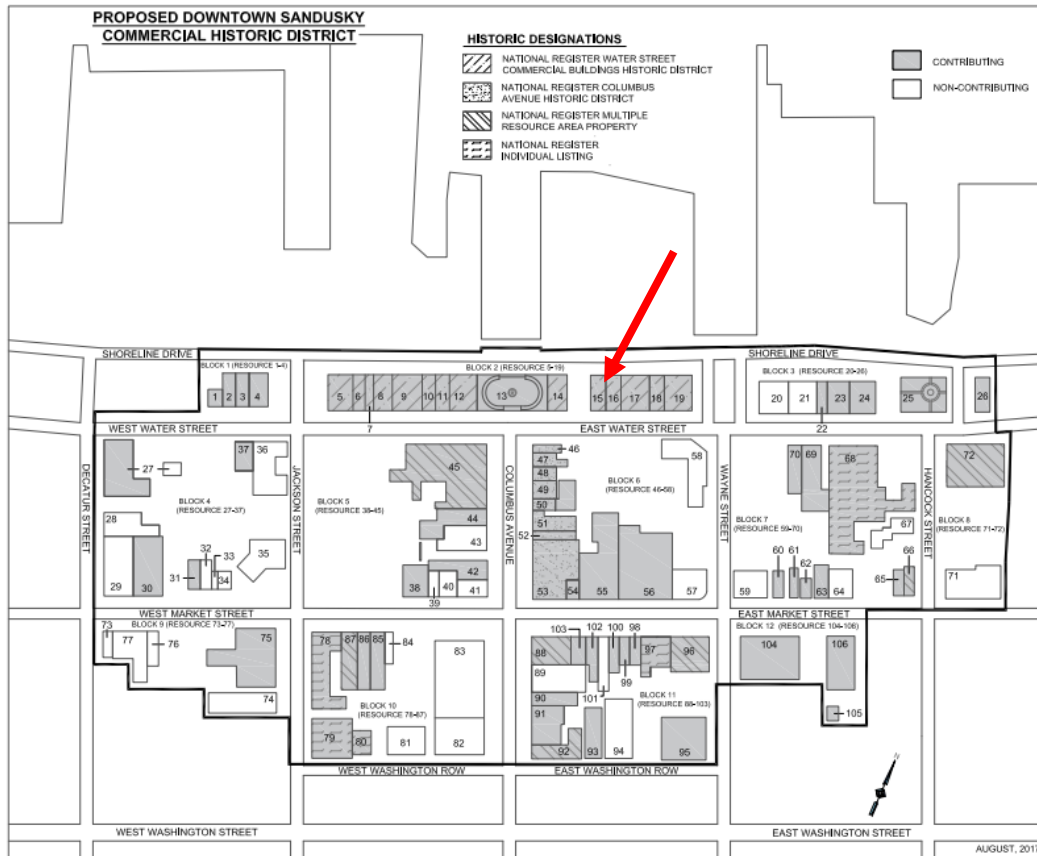
Historic Status: Biemiller Building – Contributing Building to the Downtown Sandusky Commercial Historic District

Zoning: “DBD”/Downtown Business District

Existing Uses: Office and residential

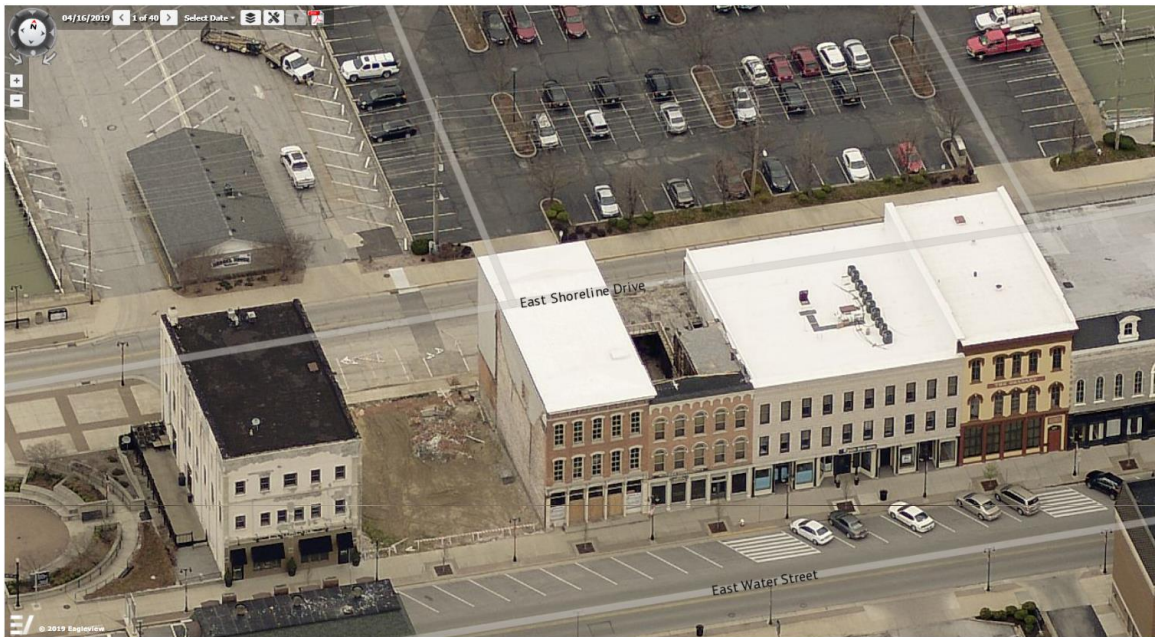
Proposed Project: Rooftop bar

SITE DESCRIPTION





The Biemiller Building as it appeared ca. 1880s when it was known as Hotel Kunzmann



Aerial View of the property from spring 2019

DEPARTMENT OF PLANNING COMMENTS

The Biemiller Building (125 E. Water) and the adjoining building (131 E. Water) have recently undergone extensive restoration. The Landmark Commission approved a Certificate of Appropriateness for the renovations in June 2019. As part of that project, a newly constructed penthouse addition was installed above the former roof level of the 131 E. Water building. The penthouse is finished with cement board siding and is painted grey. The south wall of the penthouse structure is set back 6.5 feet from the face of the south roof cornice.

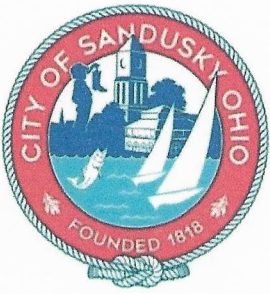
The Landmark Commission also approved the installation of a rooftop deck on the Biemiller Building. The deck was planned to be set back from the south roof cornice by about 16 feet. The proposed rooftop bar will maintain the footprint of the previously approved rooftop deck, but will add a vertical structure on top of the deck that includes a covered seating area with a capacity of 49 people, a bar with 16 seats, a storage room, men's and women's restrooms, and a connector to the elevator shaft. The material and colors of the structure would match that of the penthouse structure on top of 131 E. Water.

The Sandusky Preservation Design Guidelines do not specifically address additions built on top of historic buildings. The Secretary of the Interior guidelines generally discourage such additions on buildings under four stories. However, the Landmark Commission has recently approved a number of rooftop structures on buildings along Water Street and Shoreline Drive. The location of the buildings on the waterfront allow for a unique experience and having publicly accessible rooftop structures enhances the vibrancy of the downtown.

The Preservation Guidelines do speak more generally about additions to historic buildings and state that additions should be constructed in a way that it's clear that they are new additions and not meant to blend in with the historic building. This proposal is consistent with those guidelines.

CONCLUSION/RECOMMENDATION

Staff believes this proposal is in line with other approvals for similar structures in the past, and that the scale of the structure would not be detrimental to the character of the downtown historic district. Staff recommends approval of the Certificate of Appropriateness with the condition the final elevation drawings and material and color samples be submitted to Staff for final approval before construction.



LANDMARK COMMISSION

Application for a Certificate of Appropriateness

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

Instructions to Applicants

MEETINGS: 3rd Wednesday of each month at 4:30 P.M.* – City Commission Chamber, First Floor of City Hall.

**Meeting dates are subject to change. Please check www.cityofsandusky.com/Landmark for an updated schedule.*

DUE DATE FOR SUBMITTALS: Applications are due by 5:00 P.M. on the date of the preceding month's Landmark Commission meeting.

WHO MUST ATTEND: The property owner, or the authorized agent of the owner, must be present at the Landmark Commission meeting.

APPLICATION FEE: No Fee.

SUBMISSION REQUIREMENTS: Please provide either a hard copy or electronic copy of the following:

- 1) Completed application
- 2) Supporting documentation:
 - A. New Construction
 - a. Scaled drawings
 - b. Site plan
 - 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

Please note that the granting of a Certificate of Appropriateness is not a Building Permit. A separate Building Permit must be issued prior to all construction.

Submit application and materials to:

City of Sandusky
Department of Planning
240 Columbus Ave.
Sandusky, OH 44870

Contact Thomas Horsman, Assistant Planner, at 419-627-5715 or thorsman@ci.sandusky.oh.us with any questions.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 125 E Water St
Name of Property Owner: Bryan L Kasper
Mailing Address of Property Owner: 2007 Cedar Point Rd.
City: Sandusky State: Ohio Zip: 44870
Telephone #: 4192716411 Email: bkasper@kasperautogroup.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:

Construction of a partially enclosed roof top deck to be used as a bar. The structure would be up to 12ft higher then the existing aproved stucture. A deck was already approved for this stucture, I am requesting to amed the useage of the deck.

Bryan Kasper
Signature of Property Owner

10/6/20
Date

Signature of Authorized Agent

Date

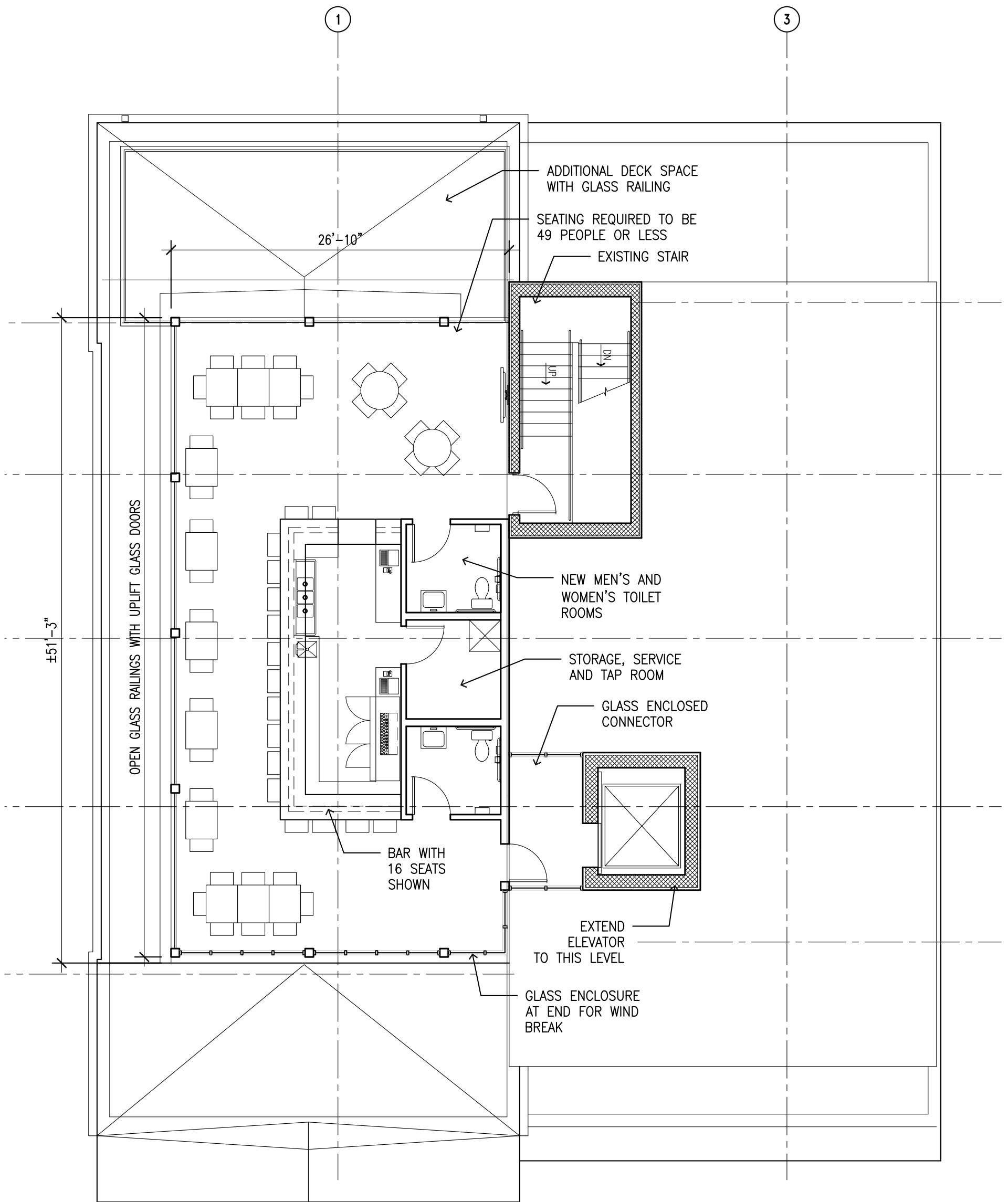
The Sandusky Preservation Design Guidelines

The guidelines can be found on the city's website at

http://www.cityofsandusky.com/residents/planning_and_zoning/historic_preservation.php

The Secretary of the Interior's Standards for the Treatment of Historic Properties

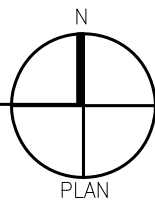
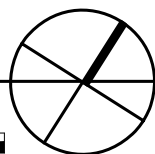
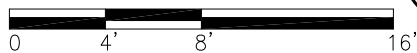
- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alternation of features and spaces that characterize a property shall be avoided;
- (3) 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;
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved;
- (6) 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;
- (7) 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;
- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;
- (9) 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
- (10) 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.



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SKA-1

ROOFTOP BAR PLAN

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



PRINTS FULL SCALE
ON 11"X17" SHEET

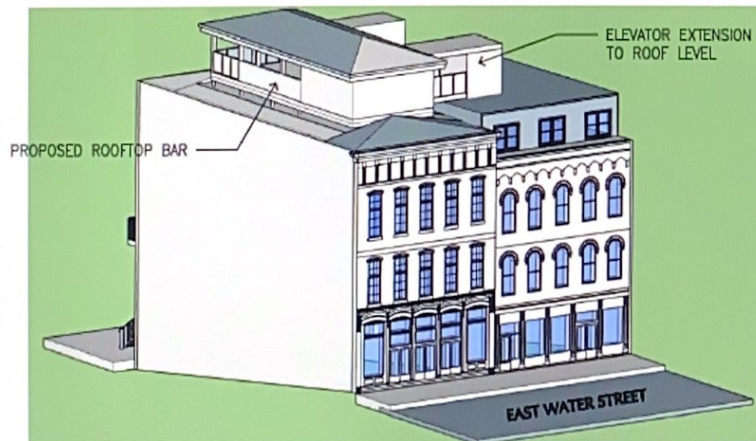
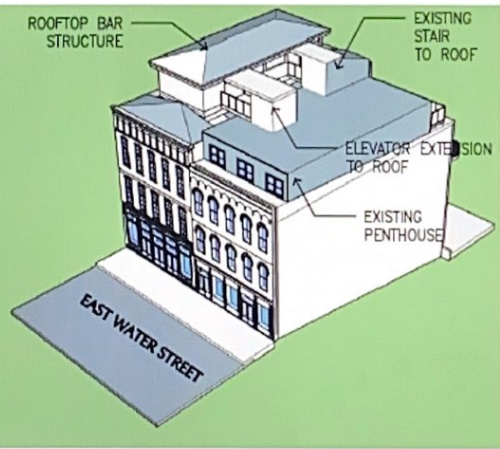
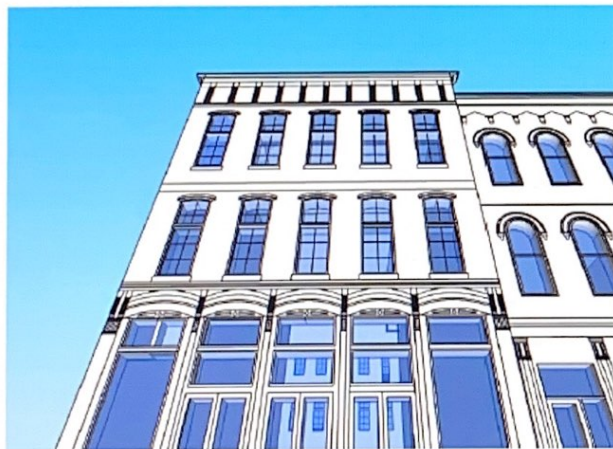
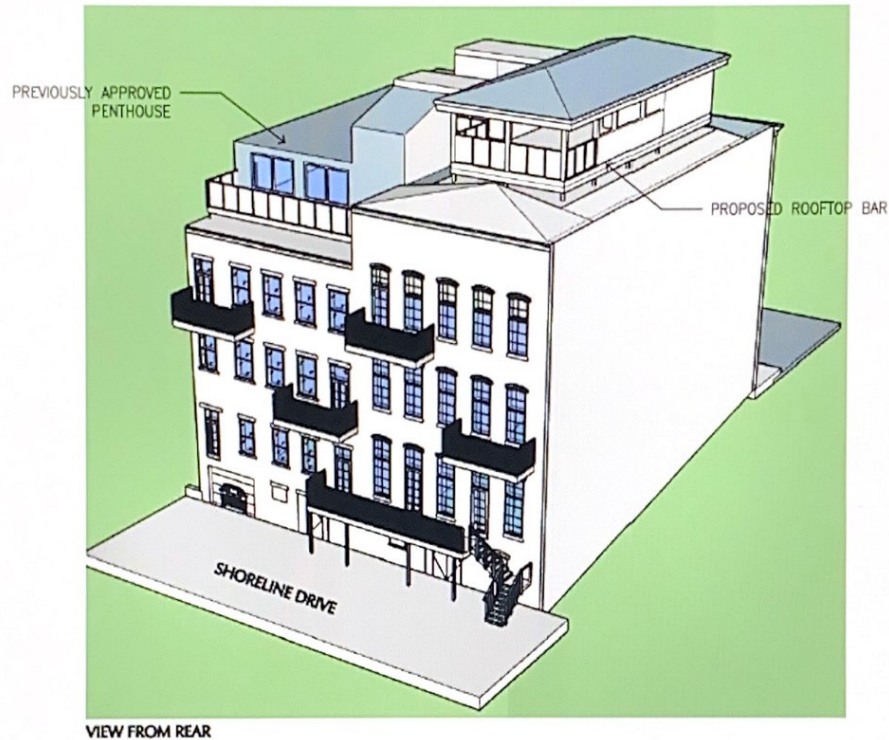


THE BIEMILLER & WEEDEN-REBER
APARTMENT LAYOUT PLANS
125 & 131 EAST WATER STREET
SANDUSKY, OH 44870

PROJ. NO. 2019-07
DATE 08.25.20

SKA-1

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PRINTS FULL SCALE
ON 11"x17" SHEET



THE BIEMILLER & WEEDEN-REBER
PROPOSED ROOFTOP DECK ADDITION
125 EAST WATER STREET
SANDUSKY, OH 44870

PRICE, INC. 2019-07
DATE 03.23.20

SKA-2

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