

Landmark Commission

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

AGENDA

March 17, 2021

5:00 P.M.

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

- 1. Call to Order – Roll Call**
- 2. Review of February 17, 2021 Meeting Minutes**
- 3. Applications for a Certificate of Appropriateness**
 - a. 125 E. Water St. – Biemiller Rooftop Bar**
 - b. 301 W. Water St. – Federson Building Renovation**
 - c. 202 Columbus Ave. – Small City Taphouse Façade Restoration**
 - d. 333 W. Market St. – Hemminger Saloon Renovation**
- 4. New Business**
- 5. Report from Staff**
- 6. Adjournment**

NEXT MEETING: April 17, 2021

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

**Landmark Commission
February 17, 2021
Remote Meeting
Minutes**

Meeting called to order:

Chairman Dr. Berkey called the meeting to order at 4:34pm. The following members were present: Mr. Jon Lawrence, Commissioner Mike Meinzer (joined after the first meeting), Mr. Alan Griffiths, Mr. Joe Galea (left after the first meeting), Mr. Ryan Nagel, and Mr. Ryan Whaley. Mr. Thomas Horsman represented the Planning Department and Mr. Brendan Heil represented the Law Department. Clerk Kristen Barone, Community Development Director Jonathan Holody, and City Manager Eric Wobser were also present

Review of minutes from January 20, 2021:

Mr. Griffiths made a motion to approve the minutes as submitted and Mr. Whaley seconded the motion. All members were in favor of the motion and the minutes were approved.

Applications for a Certificate of Appropriateness:

1) 216 East Water Street

Mr. Horsman stated that this application is for the Maca Root Juice Bar & Eatery, which is relocating from the Paddle and Climb building to this location. Maca Root would like to move their awning and sign that was previously approved from the Commission, from their current location to 216 E. Water Street. They would also like to replace the metal siding above and below the windows with wood panels painted black. He stated that staff believe the proposed changes are in line with the Design Guidelines and recommends approval with the condition that the applicant provide specific specifications of the replacement material be submitted to staff for final approval before installation. Mr. Lawrence made a motion to approve the application as recommended by staff and Mr. Nagel seconded the motion. All members were in favor of the motion except for Mr. Whaley, who abstained from the vote. The application was approved.

2) 101 & 109 East Water Street

Mr. Horsman stated that this application proposes to use the vacant lot at 109 East Market Street for an outdoor dining facility for Landmark Kitchen and Bar, which is the adjacent building at 101 E. Water Street. The owner has stated in the application that this proposal is intended to be a temporary use of the land and it is in the longer term plans to eventually construct a building on this lot. He stated that staff strongly believes it is important for a new structure to be built on this parcel that follows a similar built form to the adjacent buildings on the block. However, staff believes this is an appropriate short-term use for the parcel, as it has been vacant since 2015. Staff believes that the proposal is in line with the Sandusky Preservation Design Guidelines and recommends approval of the Certificate of Appropriateness. Dr. Berkey stated that he is in disagreement that the application is in line with the Preservation Design Guidelines, as the guidelines say "a property should be used for it's historic purpose or be placed in new use that requires minimal change to the defining characteristics of the building, its site, and its environment. He said that he believes that the proposed use for this lot goes against this standard. While he wants to see the applicant's business continue to grow and see this parcel cleaned up and used, the Landmark Commission's interest is to preserve, protect, and enhance historic properties within the historic district. In order to create a situation where everyone wins (the owners, the City, and the Landmark Commission), a thought he had, would be to approve a temporary Certificate of Appropriateness for a period of two years, where upon the owners could reapply. He said that even that proposal is not in line with the guidelines, but would give the owners some time to generate some income and use the space. Dr. Berkey said he thinks there will be a lot of good changes over the next two years, with the plan to put apartment units in the Feick building, the Cedar Point Sports Complex

expanding, the BGSU school downtown, etc. Mr. Foster stated that they did take into consideration the Landmark Commission's interests and preserving the character of the surrounding properties. He said that is why they pulled the structures back from the street edge and proposed everything in way that is able to be easily reversed. Mr. Whaley stated that he agrees with Dr. Berkey that there should be a timeframe on the temporary Certificate of Appropriateness but that two years does not sound like enough time to him, particularly in the business world. He also mentioned that he has seen in historic districts in other cities where they have used empty lots for temporary food truck use, so he thinks this would be a great way to continue to stimulate the economy and downtown during the COVID-19 Pandemic. Mr. Griffiths stated that he would be in support of this, but agrees with Mr. Whaley that two years may not be a sufficient amount of time for the temporary certificate and would propose five years. He then asked if the owners have a time frame in mind on when they would like to build and also if the law director is able to comment on whether or not a time limit is able to set by the commission and enforced. Dave and Dawson Bier, owners of the property stated that they are not comfortable giving a timeframe on when they would start to build, given the impact that the Pandemic has had on their business, and the uncertainty of what is yet to come, and how expensive building materials are currently. Furthermore, they are not sure if they will even build the temporary outdoor dining if they have to get it reapproved every so often. He said that they do not want to spend hundreds of thousands of dollars to build this to be told a few years from now that they can't do it anymore. Dr. Berkey stated that he believes the commission would be negligent if they did not give a timeframe, and just because a timeframe is given does not mean the Certificate of Appropriateness would end at that timeframe, it just means that they will have a meeting to discuss progress and determine if the certificate could be reapproved or not. City Manager Eric Wobser stated that while he looks forward to a building going up in this location, he does not want to rush that and get a building that is less than what this location deserves. He said that he is not sure what the timeframe should be for the temporary outdoor dining facility but does want to give the owners time to recoup their investment and to prepare for the long term plan. Commissioner Meinzer stated that he likes the idea of a two year timeframe, but is not sure the owners could recoup their costs in two years. He asked if the law director was able to comment on whether or not the commission can enforce a set time frame. Law Director Brendan Heil stated that he would like to look further into this and get back with the commission. Jeff Foster of Payto Architects, authorized agent for the owners, asked what exactly is the hesitation in regards to this application, because there are several other outdoor dining patios and decks in downtown Sandusky. Dr. Berkey stated that the difference in this case is that a building used to be in that location, and in order to stay within the guidelines, he believes a building needs to go back. Mr. Griffiths asked the owners if there was a timeline that they would feel comfortable with. Dave and Dawson Bier stated that they did not come prepared to answer that question today but if they have to throw out a number they would say 10-15 years. Mr. Griffiths then moved to approve the Certificate of Appropriateness, subject to it being reviewed 10 years from now and subsequently every 5 years thereafter, and during those reviews a vote will be needed to disapprove the application in order to end the Certificate of Appropriateness, all of which is subject to review by the law director and City Commission. Mr. Lawrence seconded the motion. All voting members were in favor of the motion.

Staff updates:

Mr. Horsman stated that there were no staff approvals to inform the commission about since the last meeting. Dr. Berkey then stated that at the last meeting it was mentioned that the City Commissioners wanted all boards and commissions to consider starting at a later time in order to give the public and those on the boards and commissions who work, time to get off work and get to the meetings in time. He stated that Mr. Nagel said it would be easier for him to make the 5:00 meetings when/if in person meetings resume due to him working in Cleveland. Mr. Meinzer then made a motion to change the start time of the meetings to 5:00pm moving forward. Mr. Whaley seconded the motion. All voting members were in favor of the motion.

Meeting adjourned:

Mr. Meinzer made a motion to adjourn and Mr. Griffiths seconded the motion. The meeting ended at 6:08pm.

Approved by:

Kristen Barone, Clerk

Timothy Berkey, Chairman

LANDMARK COMMISSION REPORT

APPLICATION FOR CONSTRUCTION OF AN EXTERIOR STAIRWELL STRUCTURE AT 125/131 E. WATER ST.

Reference Number: PLC21-0011

Date of Report: March 15, 2021

Report Author: Tom Horsman, Assistant Planner



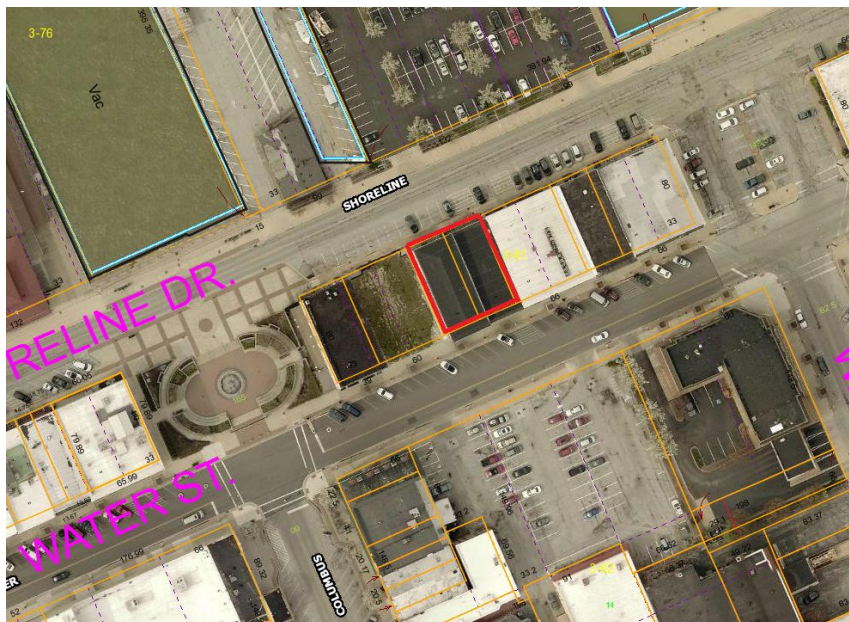
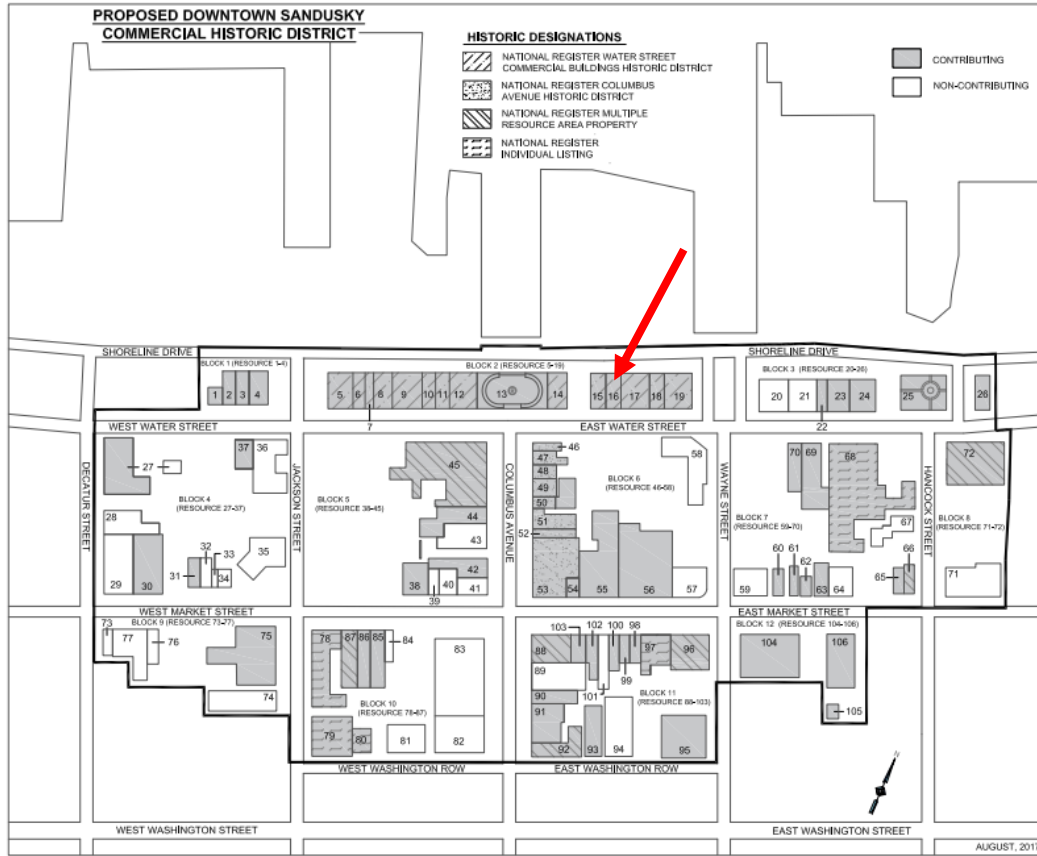
City of Sandusky, Ohio

Landmark Commission Report

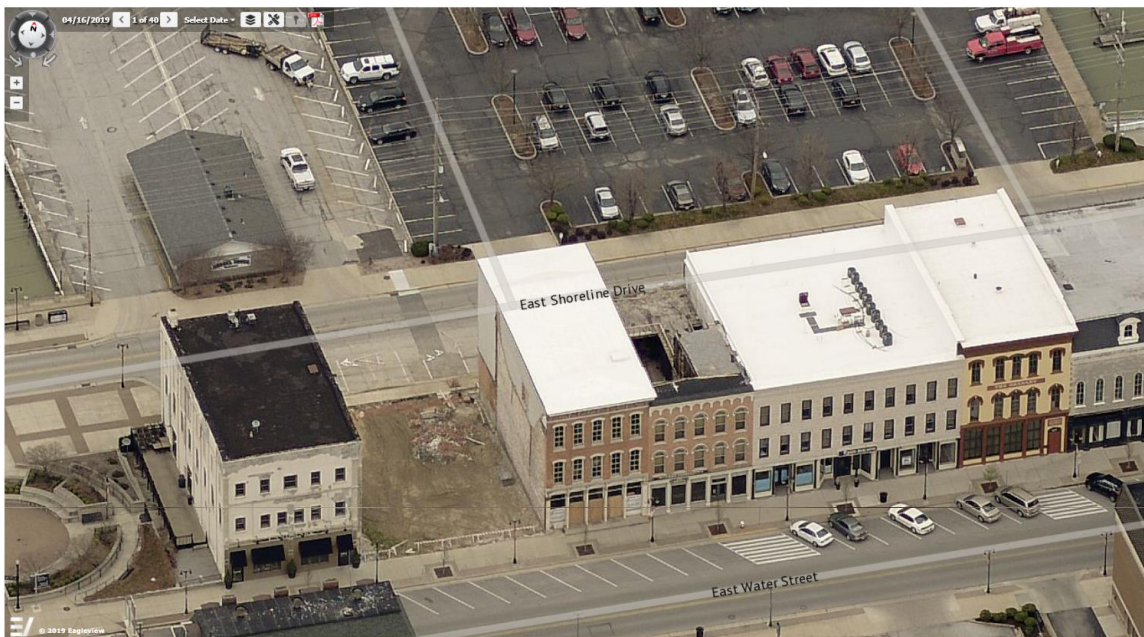
BACKGROUND INFORMATION

Applicant:	Bryan Kasper 2007 Cedar Point Rd. Sandusky, OH 44870
Owner:	Renaissance Too LLC PO Box 1070 Sandusky, Ohio 44870
Site Location:	125 & 131 E. Water Street
Historic Status:	Weeden-Reber Building – Contributing Building to the Downtown Sandusky Commercial Historic District
Zoning:	“DBD”/Downtown Business District
Existing Uses:	Office and residential
Proposed Project:	Addition of an external stairwell structure to connect to the previously approved proposed rooftop bar

SITE DESCRIPTION



Aerial View of the property from spring 2019



DEPARTMENT OF PLANNING COMMENTS

In October 2020, the Landmark Commission approved the construction of a rooftop bar on top of the Biemiller Building at 125 E. Water St. Subsequent to that approval, the design team discovered an issue with a building code requirement that mandates two points of egress, thus necessitating an additional stairwell. This also requires the relocation of the restroom facilities to the southeast corner of the structure, and thus one of the glass panels on the southern wall is being proposed to be opaque instead of the previously approved glass. The stairwell will connect to the rooftop structure and then extend out in front of the penthouse level on the Weeden-Reber Building. This structure will not be setback from the front cornice, but will be built in line with it. The materials and colors would be in line with the existing newly constructed penthouse structure.

The Sandusky Preservation Design Guidelines do not specifically address additions built on top of historic buildings. The National Park Service's ITS 47 brief, Rooftop Additions on Mid-Size Historic Buildings, of the Secretary of the Interior Guidelines states:

"A successful rooftop addition does not significantly impact the character of the historic building. It is subordinate to the historic building in size and design, and compatible with its massing, scale, materials and features. It must be set far enough back from the primary elevation(s) of the building — usually at least one bay, so that it is not highly visible from the public right-of-way. In most cases, rooftop additions should not be more than one story and, generally, they are not appropriate for buildings consisting of three stories or less."

CONCLUSION/RECOMMENDATION

Staff supports this project and believes that this type of use is appropriate due to the unique nature of the buildings sitting along the waterfront. Ideally, any rooftop addition would be setback from the front building line, as to minimize its visibility from the street and surrounding area. However, staff recognizes that this modification is being driven by code requirements and options are limited. Staff has no objection to the granting of the Certificate of Appropriateness.



5 STREET VIEW
A231 NO SCALE



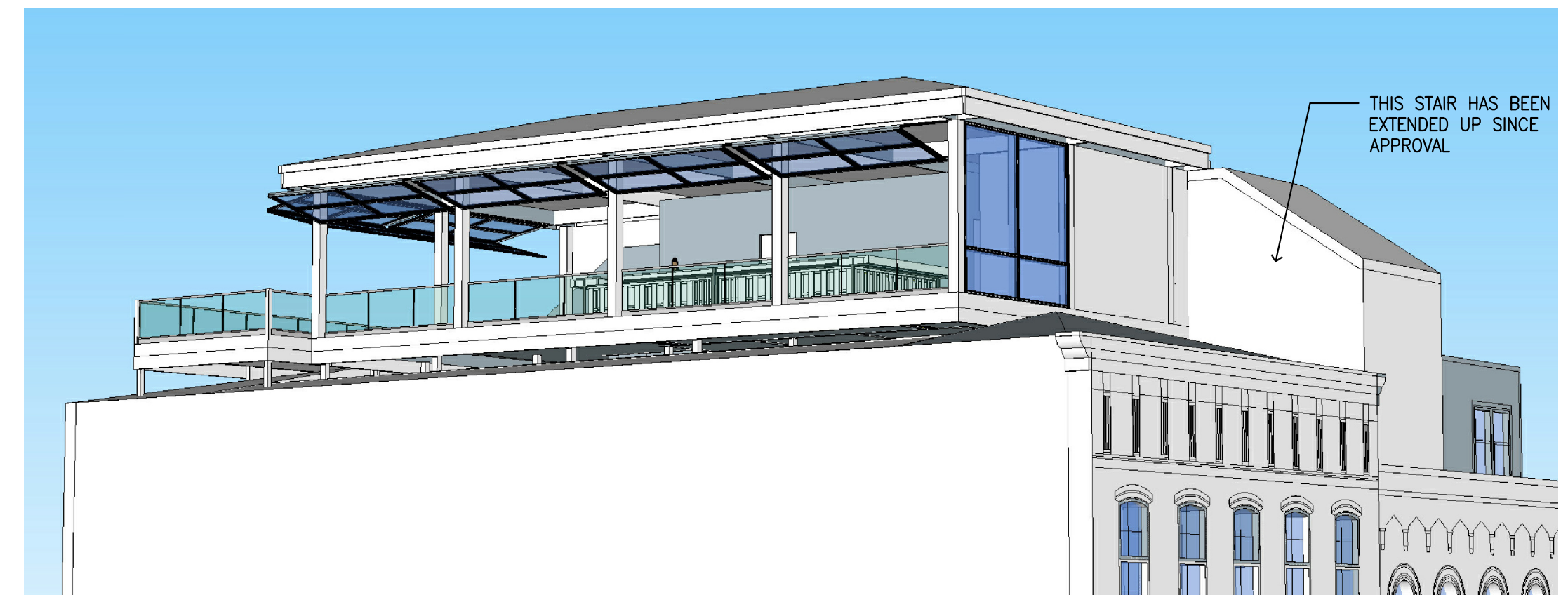
4 SOUTH WEST BIRDS EYE VIEW
A231 NO SCALE



3 SOUTH EAST BIRDS EYE VIEW
A231 NO SCALE



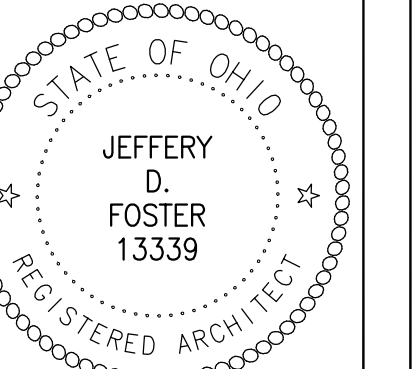
2 NORTH EAST BIRDS EYE VIEW
A231 NO SCALE



1 VIEW FROM COLUMBUS AVE.
A231 NO SCALE

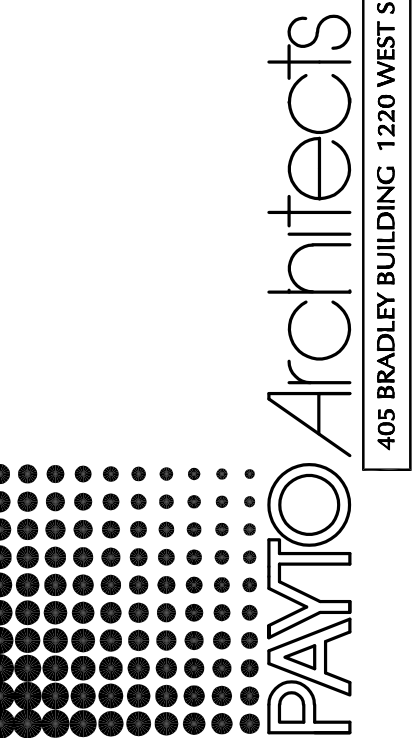
ISSUE DATE: 02.19.21

PRINTS FULL SCALE
ON 24"X36" SHEET



JEFFERY FOSTER, LICENSE 13339
EXPIRATION DATE: 12/31/21

**THE BIEMILLER &
WEEDEN-REBER BUILDINGS**
ROOFTOP BAR - PACKAGE #4
125 E. WATER ST., SANDUSKY, OH 44870



EXTERIOR RENDERED
VIEWS

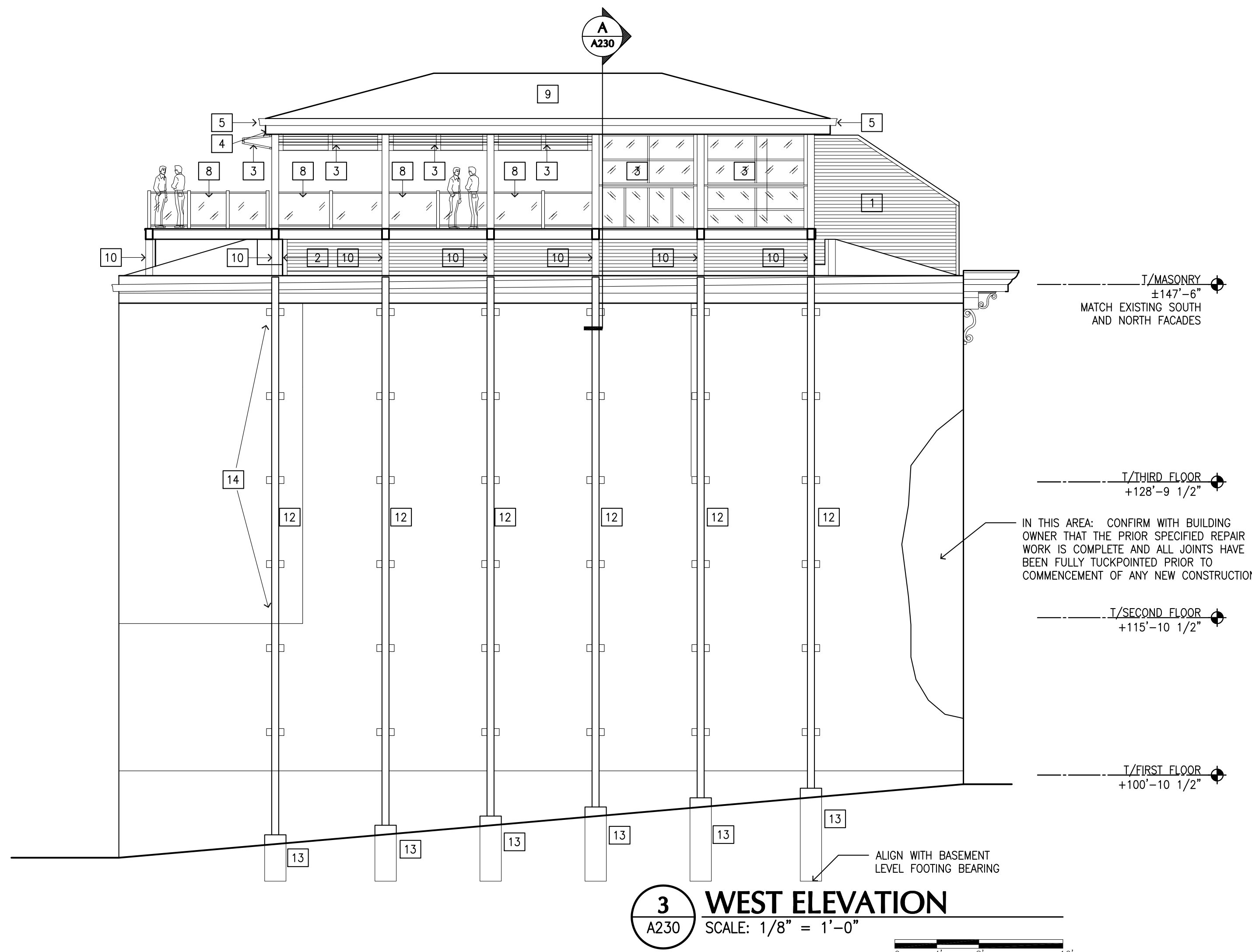
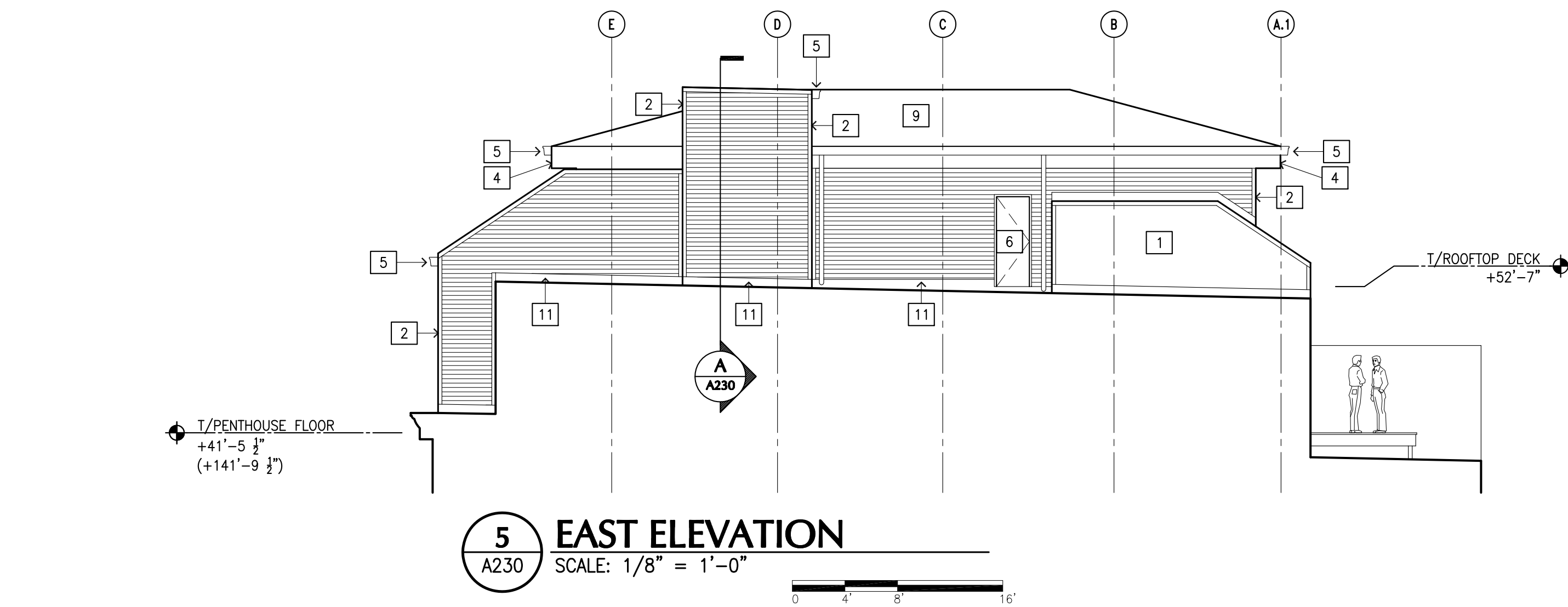
PA PROJECT NO. 2019-07
CURRENT DATE: 02.19.21

A231-R1

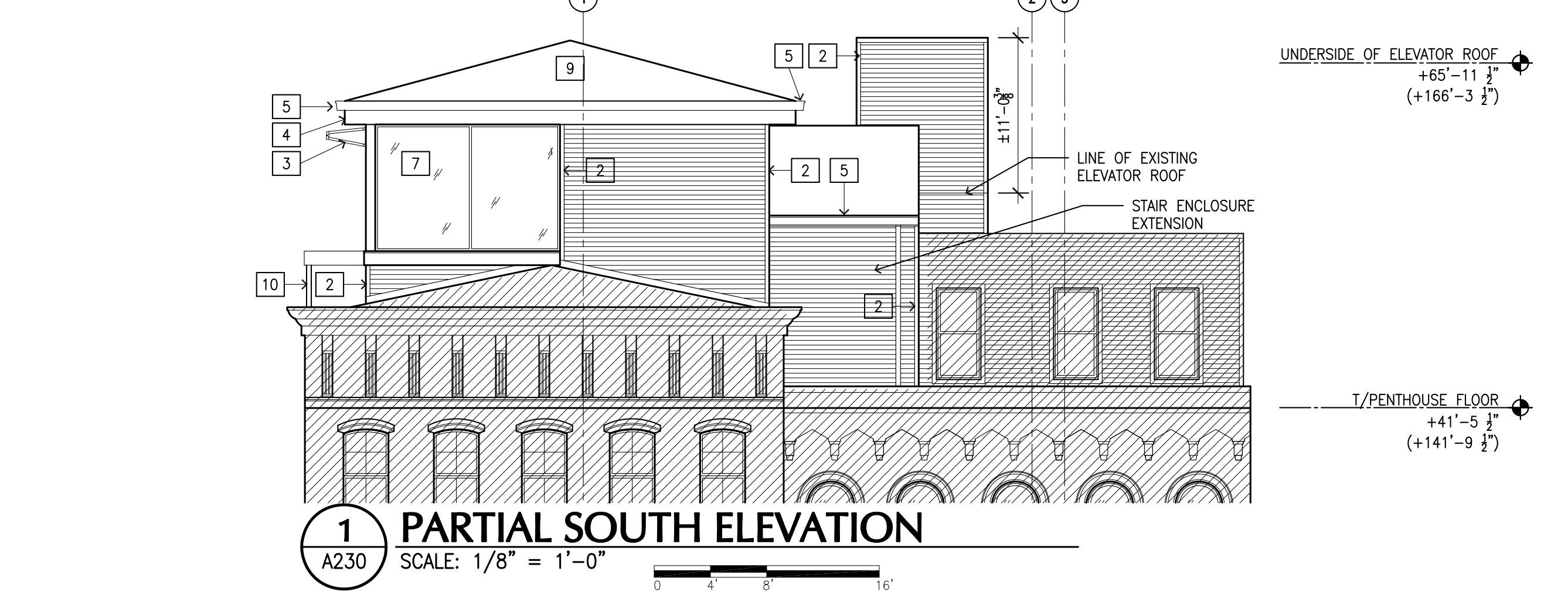
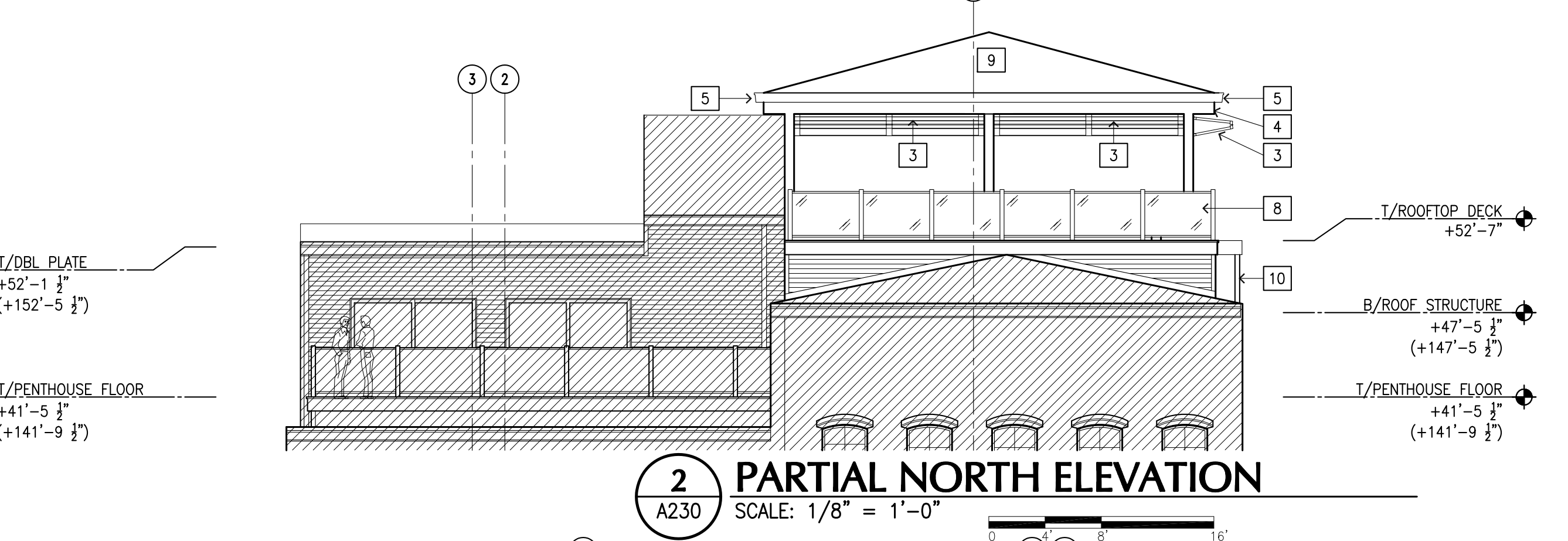
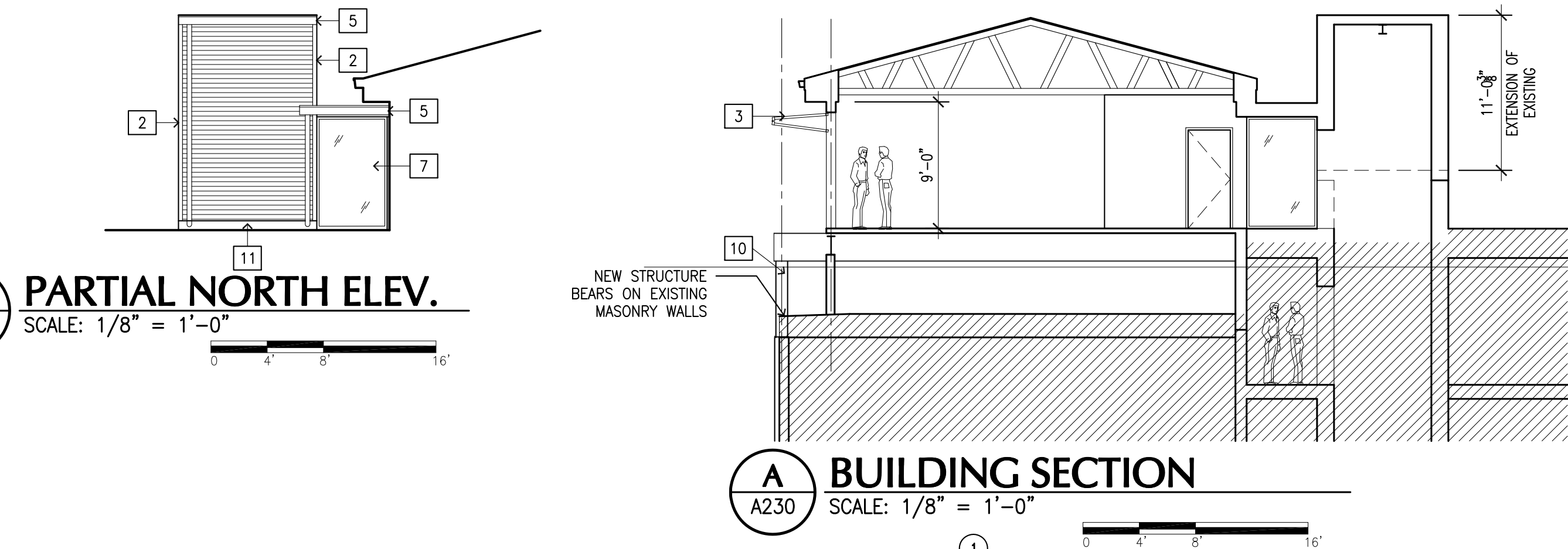
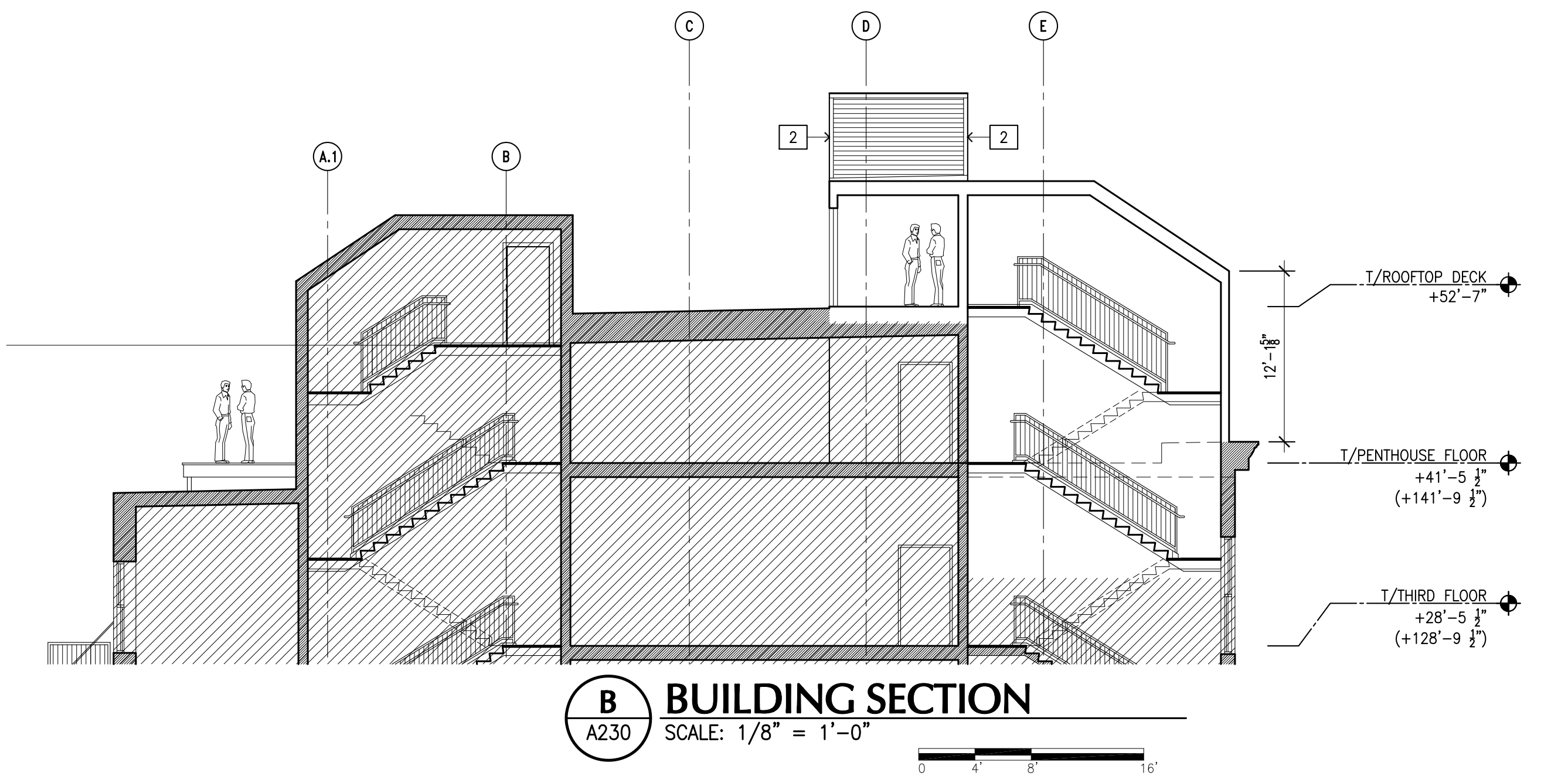
PERMIT & CONSTRUCTION
DOCUMENTS

Copyright © 2021 Payto Architects Inc.

405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113
PHONE: (216) 241-6800
WWW.PAYTOARCHITECTS.COM



KEYNOTE LEGEND - ELEVATIONS			
1 CEMENT BOARD SIDING, 6" REVEAL TO MATCH EXISTING WITH PAINTED FINISH.	8 TEMPERED GLASS RAILING SYSTEM. SEE TYPICAL DETAIL AND SPECIFICATIONS FOR ADDITIONAL.	13 1'-4" X 2'-8" CONCRETE FOOTINGS IN DEPTH AS REQUIRED. (4) #6 VERTICAL WITH #3 TIES AT 12" O/C VERTICAL. DOWEL AND EPOXY INTO EXISTING STONE OR MASONRY WALL WITH #4 HORIZONTAL AT 12" O/C VERTICALLY. TAPER TOP OF CONCRETE TO SHED WATER WHERE EXPOSED.	
2 1X3 NOMINAL COMPOSITE CORNER BOARDS PAINTED TO MATCH SIDING.	9 ASPHALT SHINGLE ROOF. SEE ROOF PLAN.	14 PATCH AND REPAIR EXISTING EIFS AT INSTALLATION OF NEW STRUCTURAL STEEL MEMBERS.	
3 STRAP LIFT ELECTRICALLY OPERATED TEMPERED GLASS DOORS.	10 EXPOSED STRUCTURAL STEEL FRAMING WITH GALVANIZED FINISH.		
4 COMPOSITE WOOD OR PVC TRIM AT FASCIA. TREATED 2X FASCIA BOARD BEHIND ALL GUTTERS, WRAPPED WITH BREAK METAL.	11 EXTEND ROOF MEMBRANE UP SIDEWALL A MIN. OF 8" AND FINISH WITH TERMINATION BAR BEHIND SIDING. DETAIL TO MAINTAIN EXISTING ROOF WARRANTY.		
5 6" FORMED METAL GUTTER WITH DOWNSPOUT LEADERS. COORDINATE LOCATIONS WITH ROOF PLANS.	12 TS8X4X8" WITH L6X4X8" AT 8'-0" CENTERS EACH SIDE. SEE PLAN FOR ADDITIONAL ATTACHMENT DETAILS. GALVANIZED FINISH.		
6 HOLLOW METAL DOOR IN HOLLOW METAL FRAME WITH PAINTED FINISH.			
7 4" THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM WITH WHITE KYNAR FINISH. GLASS TO BE 1" TEMPERED INSULATED UNITS.			
			EXISTING CONSTRUCTION TO REMAIN



ISSUE DATE:02.19.21

PRINTS FULL SCALE ON 24"X36" SHEET

STATE OF OHIO
JEFFERY D. FOSTER
REGISTERED ARCHITECT
13339
JEFFERY FOSTER, LICENSE 13339
EXPIRATION DATE: 12/31/21

THE BIEMILLER & WEEDEN-REBER BUILDINGS
ROOFTOP BAR - PACKAGE #4
125 E. WATER ST., SANDUSKY, OH 44870

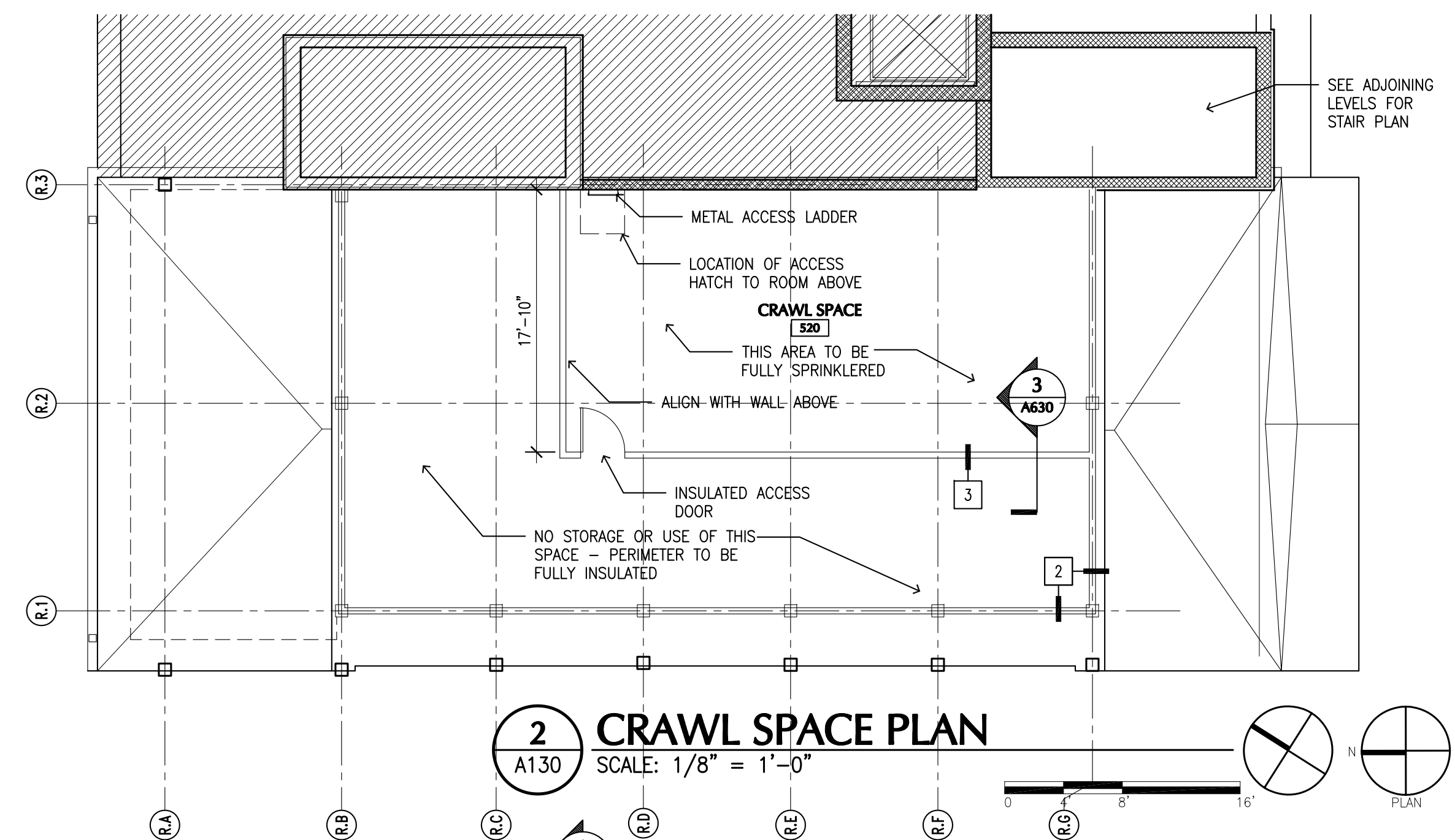
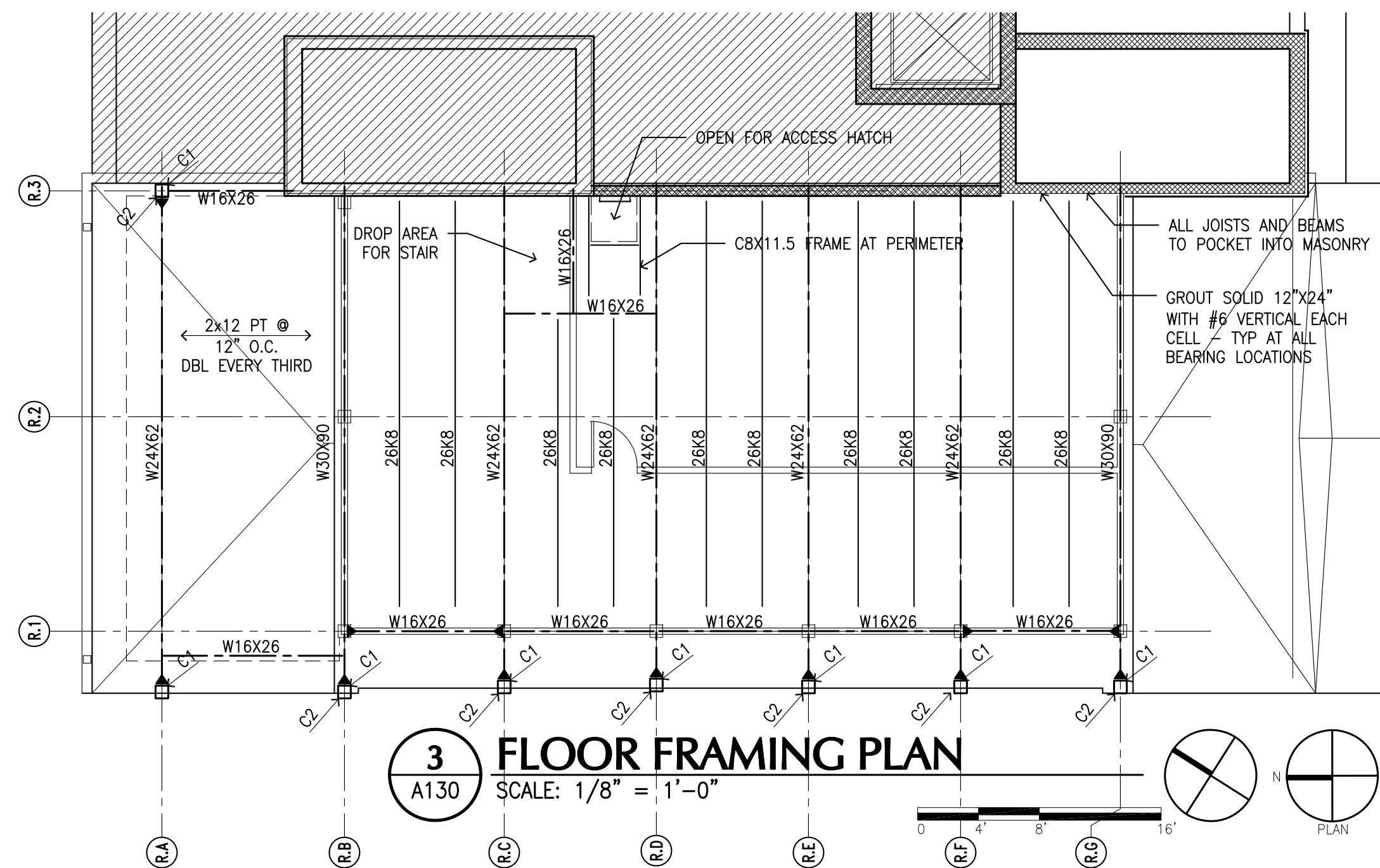
Payto Architects
405 BRADLEY BUILDING, 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113
PHONE: (216) 241-6800
WWW.PAYTOARCHITECTS.COM

EXTERIOR ELEVATIONS AND BUILDING SECTIONS

PA PROJECT NO. 2019-07
CURRENT DATE: 02.19.21

A230

PERMIT & CONSTRUCTION DOCUMENTS







KITCHEN EQUIPMENT LIST:		
ITEM #:	DESCRIPTION:	COMMENTS:
1	KEG COOLER & TOWER DISPENSER	PROVIDE POWER AND CONDENSATE DRAIN.
2	BAR SINK	TO BE PROVIDED BY OWNER, INSTALLED BY PLUMBING CONTRACTOR
3	HAND WASH SINK	TO BE PROVIDED BY OWNER, INSTALLED BY PLUMBING CONTRACTOR
4	POINT OF SALE SYSTEM (POS)	PROVIDE POWER AND DATA ROUGH IN.

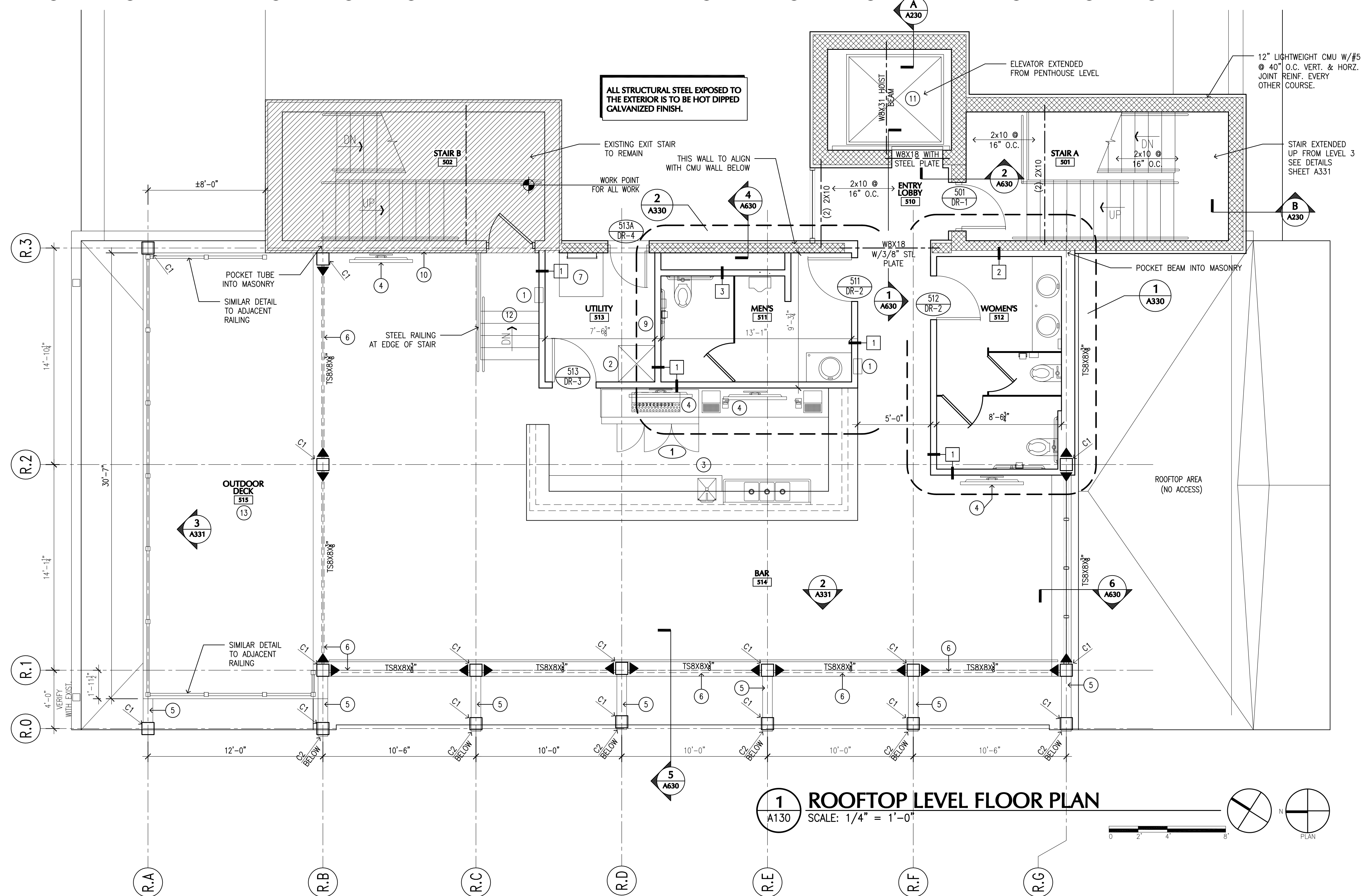
<p>GENERAL EQUIPMENT NOTES:</p> <p>1. ALL KITCHEN AND BAR EQUIPMENT TO BE PROVIDED AND INSTALLED BY OWNER UNLESS OTHERWISE NOTED. PROVIDE PLUMBING, POWER AND DATA AS REQUIRED. COORDINATE EXACT REQUIREMENTS WITH OWNER PRIOR TO ROUGH IN.</p>	
--	--

KEYNOTE LEGEND - FLOOR PLAN

- 1 SEMI-RECESSED FIRE EXTINGUISHER CABINET EQUAL TO J.L INDUSTRIES ACADEMY SERIES, BRUSHED ALUMINUM FINISH WITH ROUNDED TRIM TO FIT NOMINAL 4" STUD WALL. PROVIDE 10# ABC HANDHELD EXTINGUISHER.
- 2 NO SINK WITH FRP ON BACK & SIDE WALLS.
- 3 BAR & RELATED TO BE PROVIDED BY THE TENANT.
- 4 WALL MOUNTED VIDEO MONITOR. PROVIDE BLOCKING AS REQUIRED.
- 5 EXTERIOR STEEL COLUMNS AND BEAMS TO HAVE HOT DIPPED GALVANIZED FINISH.
- 6 UPLIFT GLASS DOOR SYSTEM. SEE DOOR TYPE 5 (DR-5) ON SHEET A430 FOR DETAIL.
- 7 ALUMINUM FLOOR HATCH, 36" X 36", RATED FOR 300# per sf, EQUAL TO MODEL BA-FA-300-36 BY BEST ACCESS DOORS. PROVIDE BOX OUT IN WOOD FLOOR AS REQUIRED.
- 8 PROVIDE METAL LADDER RUNGS ABOVE FLOOR OPENING TO ALLOW FOR ACCESS TO METAL ACCESS LADDER BELOW FLOOR. PROVIDE CLEARANCE FOR ACCESS PANEL OPERATION.
- 9 HOT WATER TANK. SEE PLUMBING FOR ADDITIONAL.
- 10 EXISTING FIBER CEMENT SIDING TO REMAIN. PATCH AND REPAIR AS REQUIRED FOR INSTALLATION OF NEW WORK.
- 11 ELEVATOR TO BE EXTENDED UP ONE LEVEL FROM PENTHOUSE LEVEL. ELEVATOR IS A KONE MRL UNIT. CONTACT NICK MOHLER AT KONE ELEVATOR, NICK.MOHLER@KONE.COM FOR PRICING AND DETAILS. PROVIDE ALL NECESSARY EMBEDS, ANCHORS AND ATTACHMENT POINTS.
- 12 STEEL PAN STAIR WITH STEEL RAILINGS. SEE A331 FOR TYPICAL DETAILS.
- 13 DURADEK VINYL MEMBRANE, SLOPE TO DRAIN AT EDGES.

 = PARTITION TYPES - SEE DETAIL SHEET A930

COLUMN SCHEDULE:	
	TSS 10X10X $\frac{3}{8}$ " WITH $\frac{1}{2}$ " CAP AND $\frac{1}{2}$ " BASE PLATES.
	8X4X $\frac{3}{4}$ " EXTENDED DOWN SIDE WALL OF BUILDING TO FOOTINGS. ATTACH TO SIDE WALL WITH 16X4X $\frac{3}{8}$ LH EACH SIDE AT 8'-0" O/C. ATTACH TO MASONRY WALL WITH $\frac{1}{2}$ " DIA EPOXY ANCHORS AND HILTY HY 70 ADHESIVE.
	<p>▲ DENOTES THIS CONNECTION TO BE DETAILED AS MOMENT FRAME CONNECTION. SEE DETAILS FOR ADDITIONAL.</p>



LANDMARK COMMISSION REPORT

APPLICATION FOR RENOVATION OF THE FEDERSON BUILDING AND ADJOINING BUILDING AT 301 W. WATER ST.

Reference Number: PLC21-0011

Date of Report: March 15, 2021

Report Author: Tom Horsman, Assistant Planner



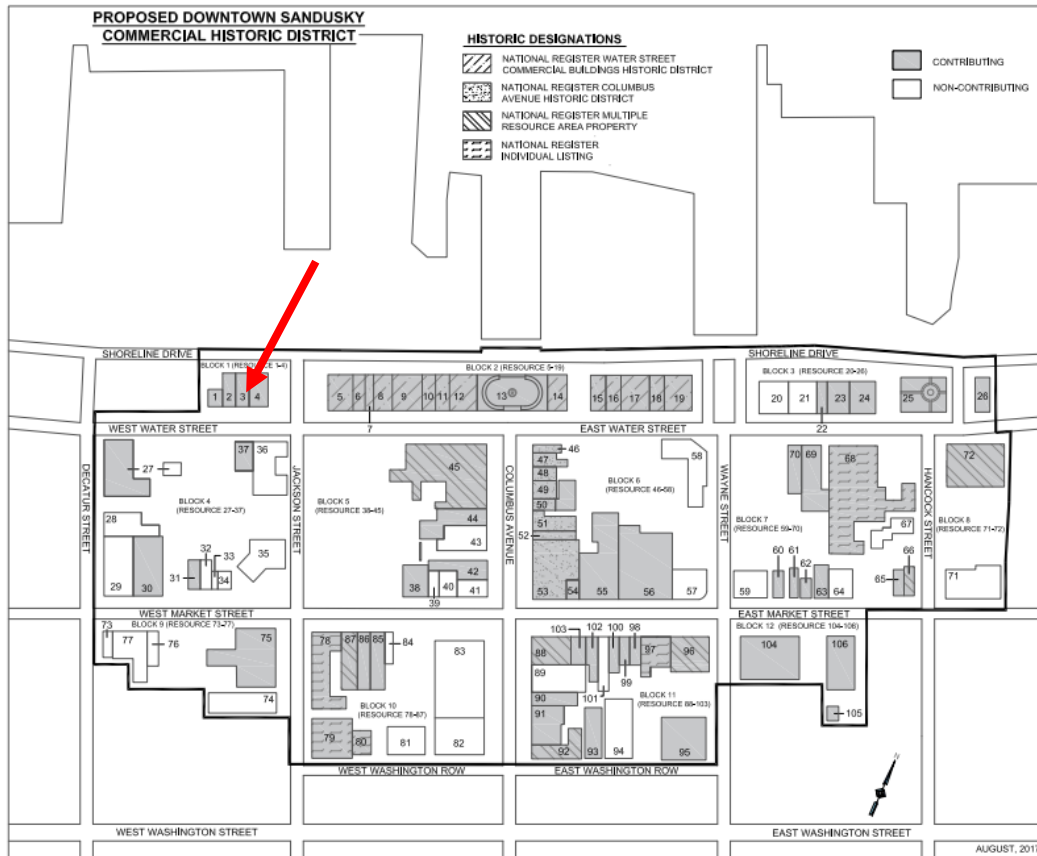
City of Sandusky, Ohio

Landmark Commission Report

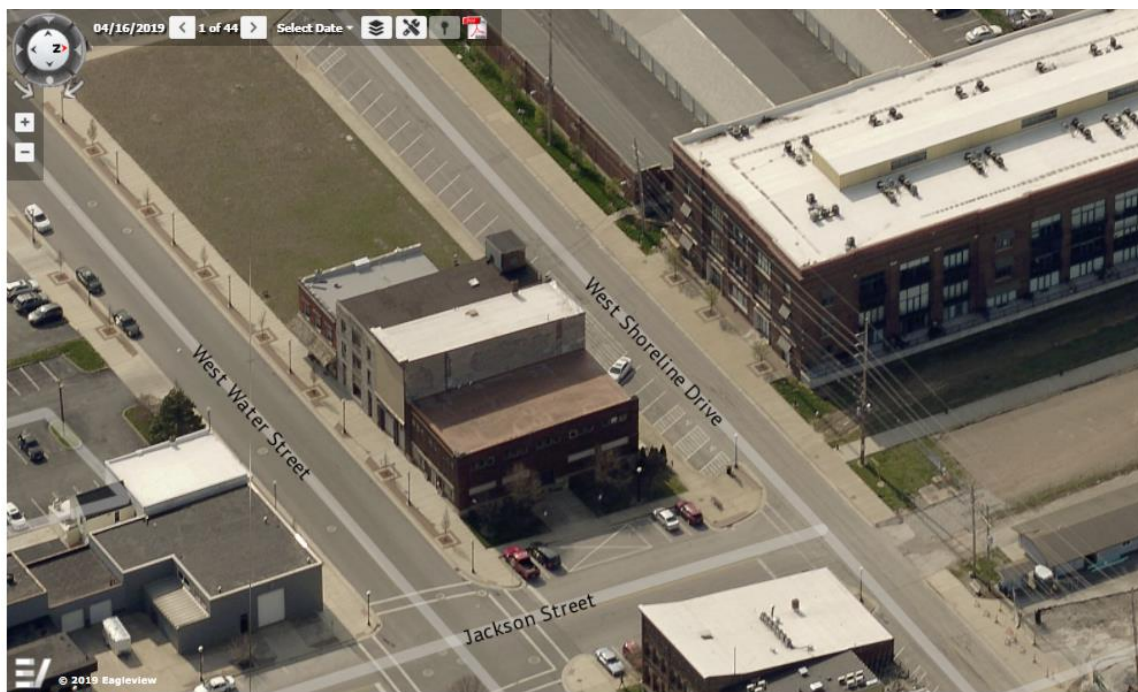
BACKGROUND INFORMATION

Applicant:	Jeff Foster of Payto Architects 1220 W. 6 th St. Cleveland, OH 44113
Owner:	WWM Investments 1338 E. Perkins Ave., Suite 102 Sandusky, Ohio 44870
Site Location:	125 & 131 E. Water Street
Historic Status:	Federson Building (aka Sandusky Butter & Egg Co) at 301 W. Water St. Commercial Building at 303 W. Water St. Both are contributing buildings to the Downtown Sandusky Commercial Historic District
Zoning:	"DBD"/Downtown Business District
Existing Uses:	Vacant
Proposed Project:	Comprehensive interior and exterior renovations of the buildings into a new restaurant and event venue.

SITE DESCRIPTION



Aerial View of the property from spring 2019



DEPARTMENT OF PLANNING COMMENTS

The building commonly known as the Federsen Building was constructed in 1920 and is a contributing building in the Downtown Sandusky Commercial Historic District. The National Register nomination form describes the building as follows:

“The present two-story building features a three-part façade with brick pilasters capped by stone at the outermost portions of the facade. The building has a concrete water table, exquisite masonry detailing throughout the façade in a variety of symmetrical and deliberate patterning including basket weave and checkerboard bonding patterns. Storefront modification has occurred with the installation of a more contemporary system within masonry openings. Louvered metal panels have been installed along a side elevation within masonry openings previously displaying windows. Associated hardware for signage and awnings and metal roof flashing have all been installed, yet the historic front façade is still able to be appreciated in its current form. Although the building has been modified it retains its historic integrity and exceptional masonry brickwork.”

The adjacent building was constructed in 1858 and is described as follows:

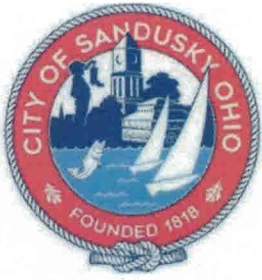
“A three-story timber framed building, built by Smith & Parsons, features an arched cast iron storefront at street level, stone foundation and wall construction with stucco wall finish and decorative metal bracketed cornice. Exterior metal panels currently conceal a large portion of the stucco façade while the storefront and cornice are still visible. Although the building is partially concealed by contemporary metal panels it retains its historic integrity.”

The applicant is proposing to restore much of the original historic integrity of the 1858 building and rehabilitate the Federsen Building, which will include significant structural work. The major modifications to the Federsen Building will be installing windows significantly larger than the historic windows that were in the building. Due to the location of the building along the waterfront, and due to the fact that the proposed use will be much more public in nature than its previous use, staff believes this is appropriate and does not deem it detrimental to the historic nature of the building.

CONCLUSION/RECOMMENDATION

Staff's opinion is that the proposed renovations of both buildings are in line with the Sandusky Preservation Design Guidelines and the Secretary of the Interior Standards for Rehabilitation and supports the Certificate of Appropriateness.

Final approval of the first floor deck rests with the Division of Engineering and the City Commission, as it would be an encroachment into the public right-of-way.



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: 301 West Water Street
Name of Property Owner: WWM Investments - Attn: Jim West
Mailing Address of Property Owner: 1338 E Perkins Ave, Suite 102
City: Sandusky State: OH Zip: 44870
Telephone #: 419-502-2020 Email: jim@westinsurance.biz

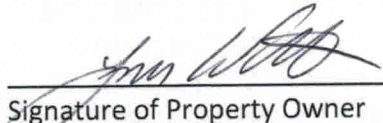
If same as above check here ☐

Name of Applicant: Jeff Foster, Payto Architects
Mailing Address of Applicant: 1220 West Sixth Street, Suite 405
City: Cleveland State: OH Zip: 44113
Telephone #: 216-241-6800 Email: jfoster@paytoarchitects.com

Description of Work to be Done:

Interior and exterior renovation of the existing Federson Building and adjoining 3 story structure into a new restaurant and event venue. Work includes a full interior renovation, extensive exterior masonry restoration and repair, new windows, doors and storefronts and a new deck on the east side. The rear of the 3 story building collapsed years ago and it being re-constructed. The facade is being uncovered and the existing stone veneer is being repaired and re-pointed. the interior floors are severely damaged and are being re-framed. New stairs and an elevator are being installed.

Please note that the east facade of brick, facing Jackson street, is delaminated from the substrate and needs to be re-set along the entire length. This includes new lintels, flashings and anchors. Existing brick will be salvaged and re-set in patterns replicating the existing where possible. New openings are as shown. All of the work proposed maintains the defining historic characteristics of the structure and improvements are consistent with NPS guidelines for historic renovations.



Signature of Property Owner

2/22/21

Date



Signature of Authorized Agent

2/22/21

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.

BIDDING & CONSTRUCTION DOCUMENTS FOR:

THE FEDERSON BUILDING

RENOVATION

301 WEST WATER STREET

SANDUSKY, OH 44870



405 Bradley Building 1220 West Sixth Street Cleveland, Ohio 44113 (216)241-6800 WWW.PAYTOARCHITECTS.COM

STRUCTURAL ENGINEER: OREVEC DESIGN BUILD
9329 RAVENNA RD. SUITE E
TWINSBURG, OH 44087
(330) 552-8211

MEP/FP ENGINEER: DENK ASSOCIATES
503 EAST 200TH STREET
CLEVELAND, OH 44119
(216) 531-8880

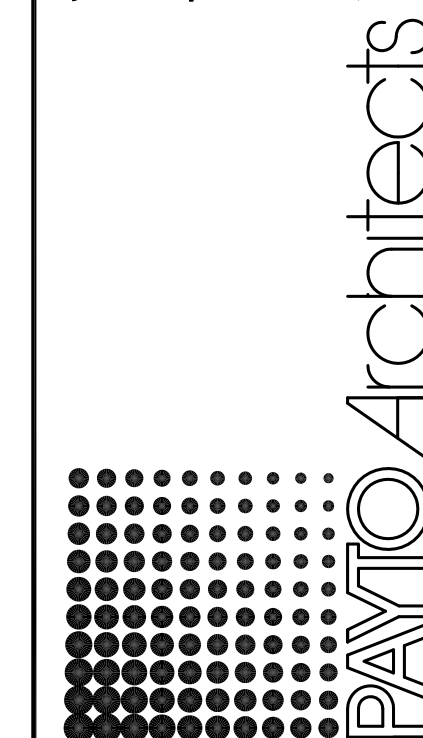
GENERAL CONTRACTOR: TUSING BUILDERS
2596 US HIGHWAY 20, EAST
MONROEVILLE, OH 44847
(419) 465-3100

ISSUED FOR LANDMARKS APPROVAL:
FEBRUARY 22, 2021

ISSUE DATE: 02.22.21

PRELIMINARY
NOT FOR CONSTRUCTION
PRINTS FULL SCALE
ON 24"X36" SHEET

WWM INVESTMENTS
THE FEDERSON BUILDING
301 WEST WATER STREET
SANDUSKY, OH 44870



TITLE SHEET

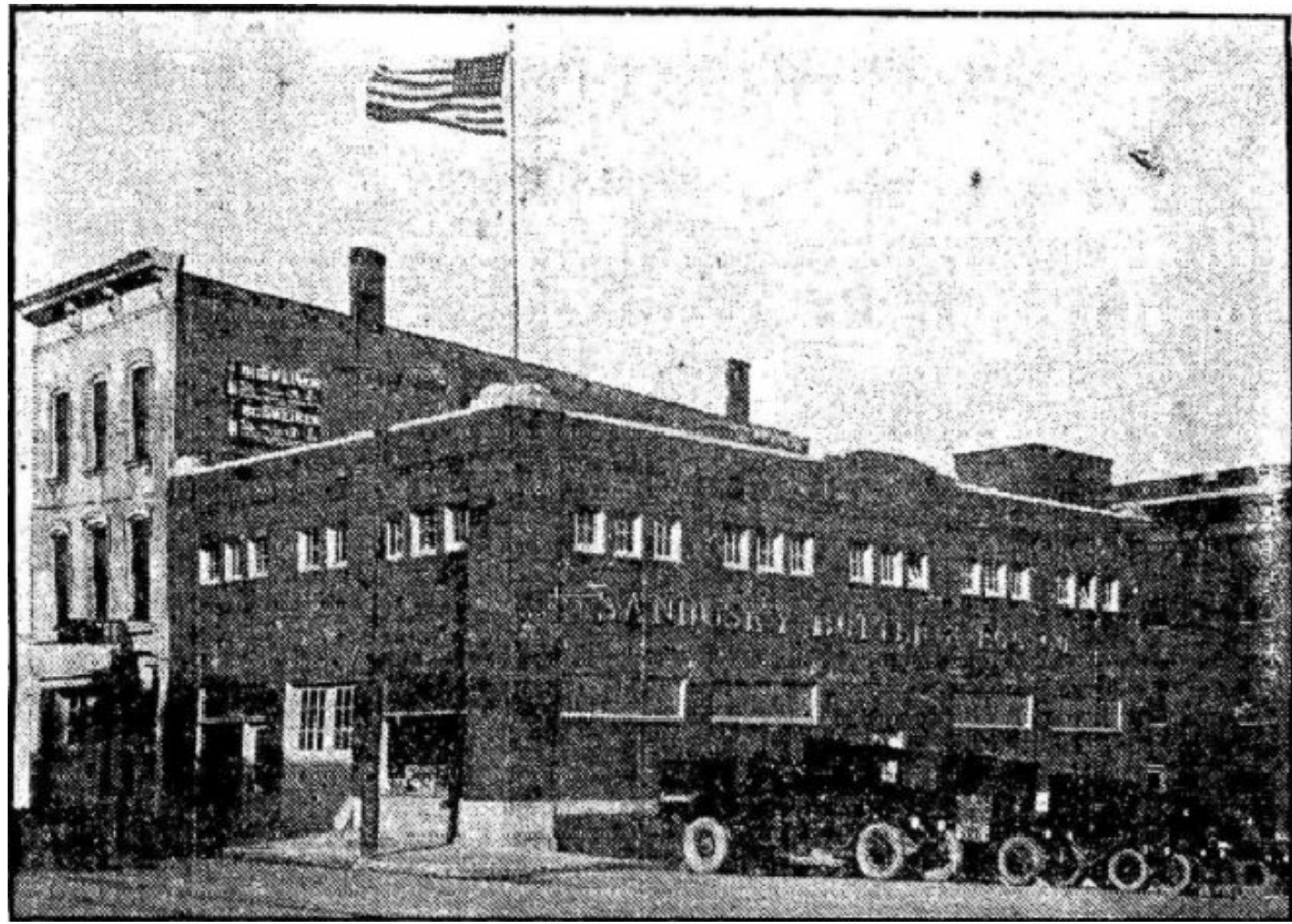
PA PROJECT NO. 2020-33
CURRENT DATE 02.22.21

TS100

LANDMARKS SUBMISSION
DOCUMENTS

Copyright © 2020 Payto Architects Inc.

405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113 PHONE : (216) 241-6800 WEB : WWW.PAYTOARCHITECTS.COM



2
A001 HISTORICAL REFERENCE PHOTOS
NO SCALE

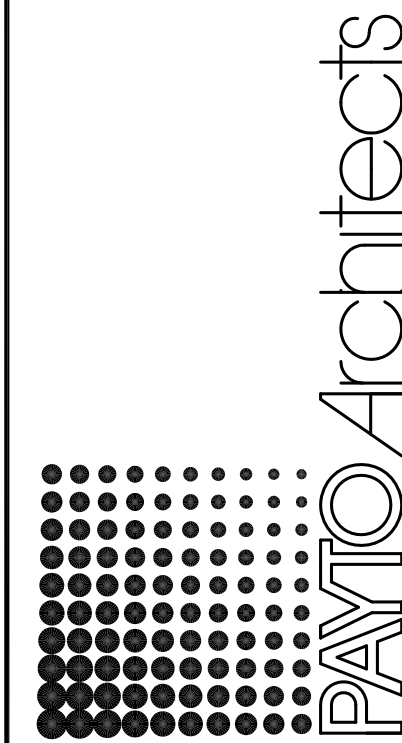


1
A001 EXISTING EXTERIOR PHOTOS
NO SCALE

ISSUE DATE:	02.22.21

**PRELIMINARY
NOT FOR CONSTRUCTION
PRINTS FULL SCALE
ON 24"X36" SHEET**

WWM INVESTMENTS
THE FEDERSON BUILDING
301 WEST WATER STREET
SANDUSKY, OH 44870



PHOTOS OF EXISTING

PA PROJECT NO.	2020-33
CURRENT DATE	02.22.21

A001

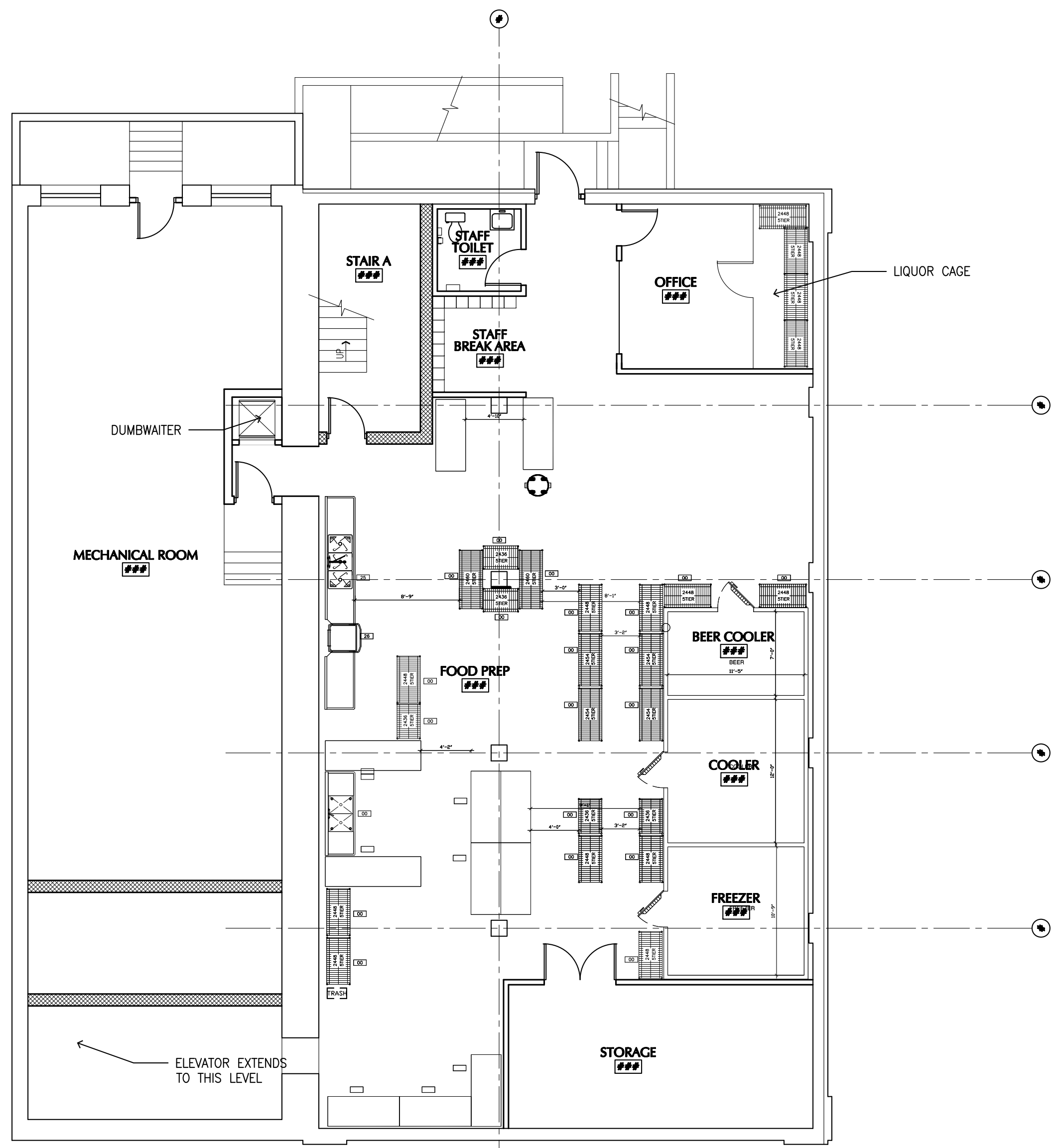
**LANDMARKS SUBMISSION
DOCUMENTS**

Copyright © 2020 Payto Architects, Inc.

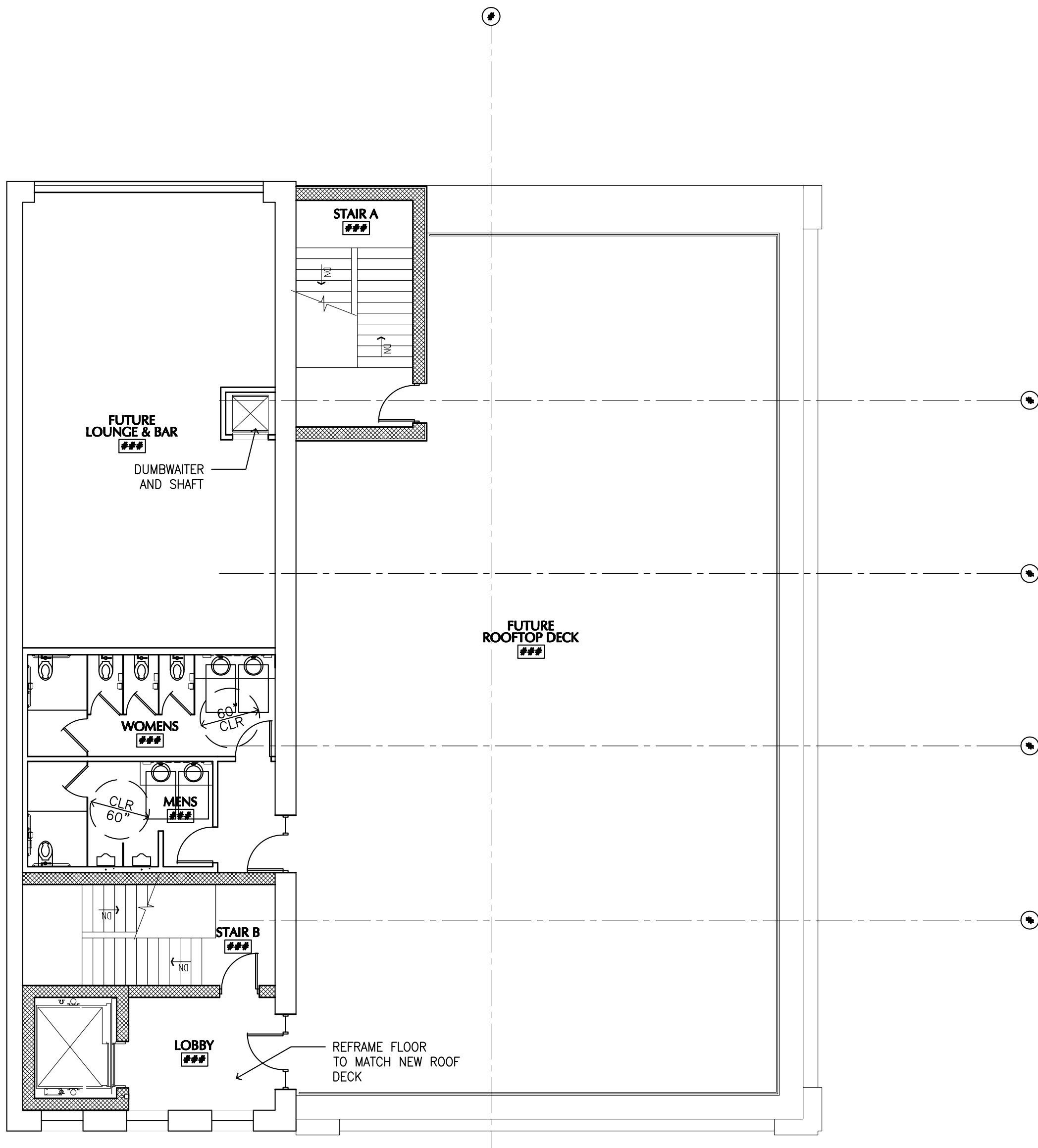
405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113 PHONE : (216) 241-6800 WEB : WWW.PAYTOARCHITECTS.COM



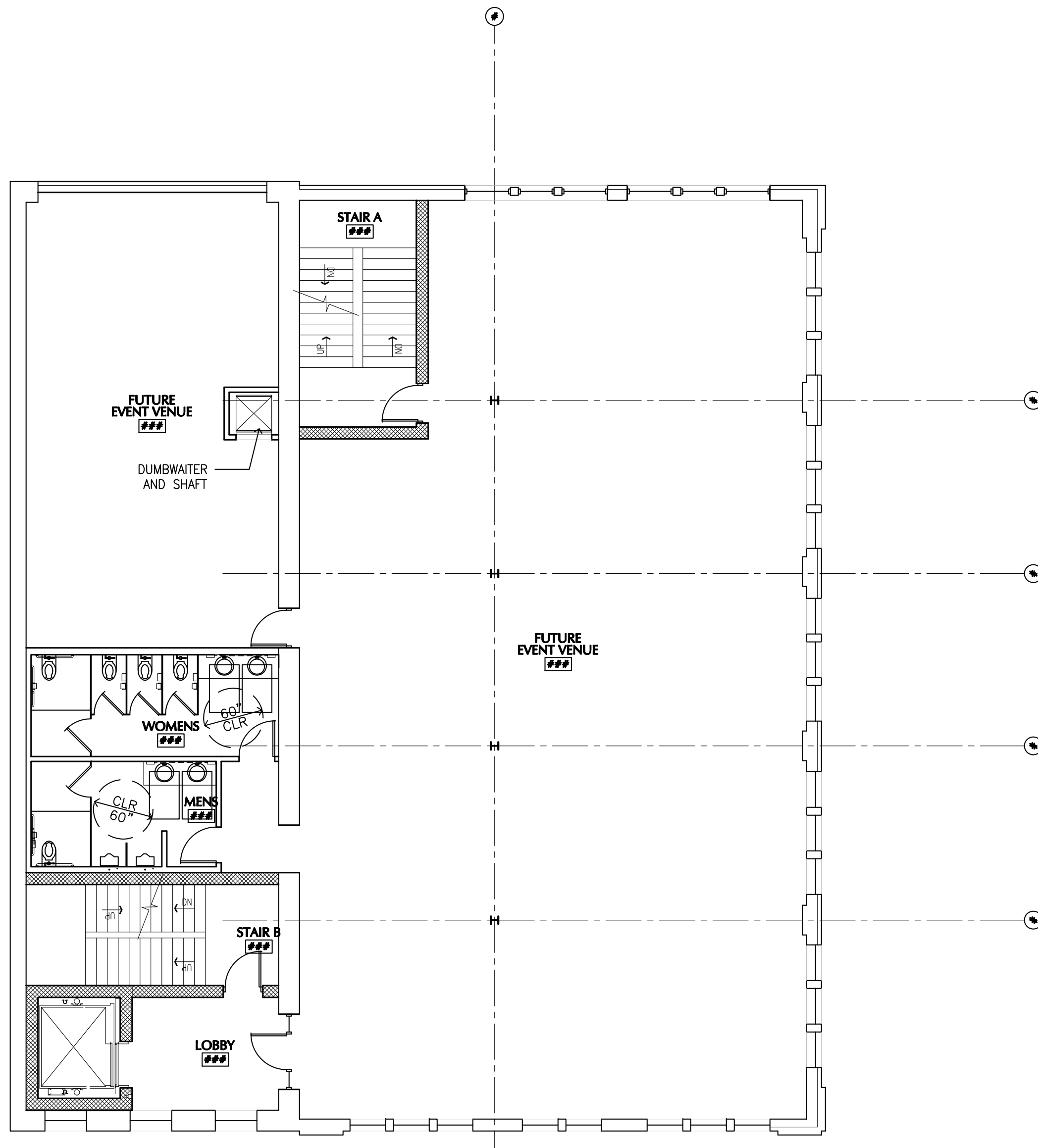
2 FIRST LEVEL PLAN
A101 SCALE: 1/8"=1'-0"
0 4' 8' 16' COMPASS PLAN



1 LOWER LEVEL PLAN
A101 SCALE: 1/8"=1'-0"
0 4' 8' 16' COMPASS PLAN



2 THIRD LEVEL PLAN
 A102 SCALE: 1/8"=1'-0"
 0 4' 8' 16' COMPASS PLAN

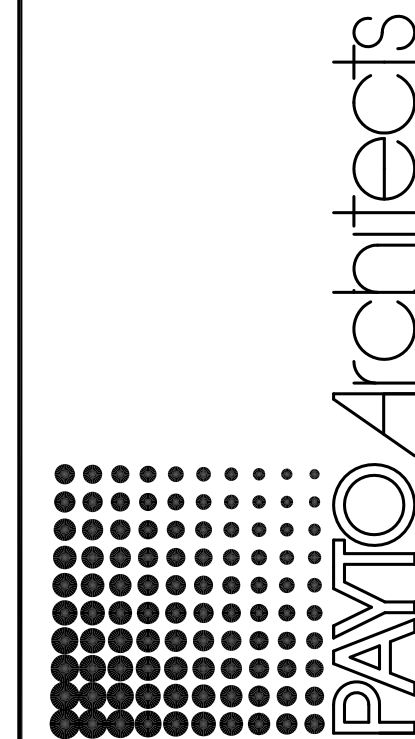


1 SECOND LEVEL PLAN
 A102 SCALE: 1/8"=1'-0"
 0 4' 8' 16' COMPASS PLAN

ISSUE DATE: 02.22.21

PRELIMINARY
 NOT FOR CONSTRUCTION
 PRINTS FULL SCALE
 ON 24"X36" SHEET

WWM INVESTMENTS
 THE FEDERSON BUILDING
 301 WEST WATER STREET
 SANDUSKY, OH 44870



**SECOND & THIRD
 LEVEL FLOOR PLANS**

PA PROJECT NO. 2020-33
 CURRENT DATE 02.22.21

A102

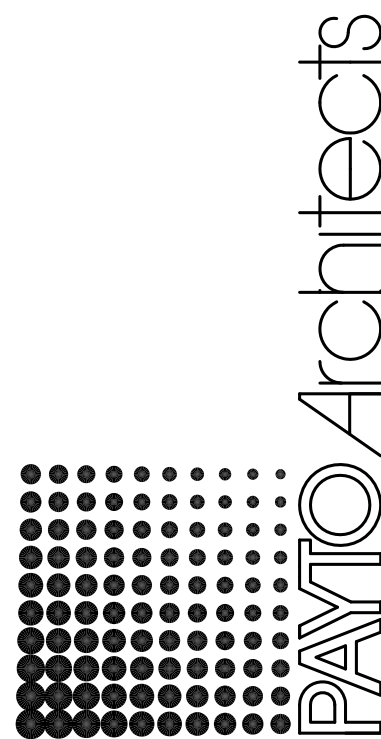
LANDMARKS SUBMISSION
 DOCUMENTS

Copyright © 2020 Pavito Architects, Inc.

405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113 PHONE : (216) 241-6800 WEB : WWW.PAVITOARCHITECTS.COM

**PRELIMINARY
NOT FOR CONSTRUCTION
PRINTS FULL SCALE
ON 24"X36" SHEET**

WWM INVESTMENTS
THE FEDERSON BUILDING
301 WEST WATER STREET
SANDUSKY, OH 44870



EXTERIOR ELEVATIONS

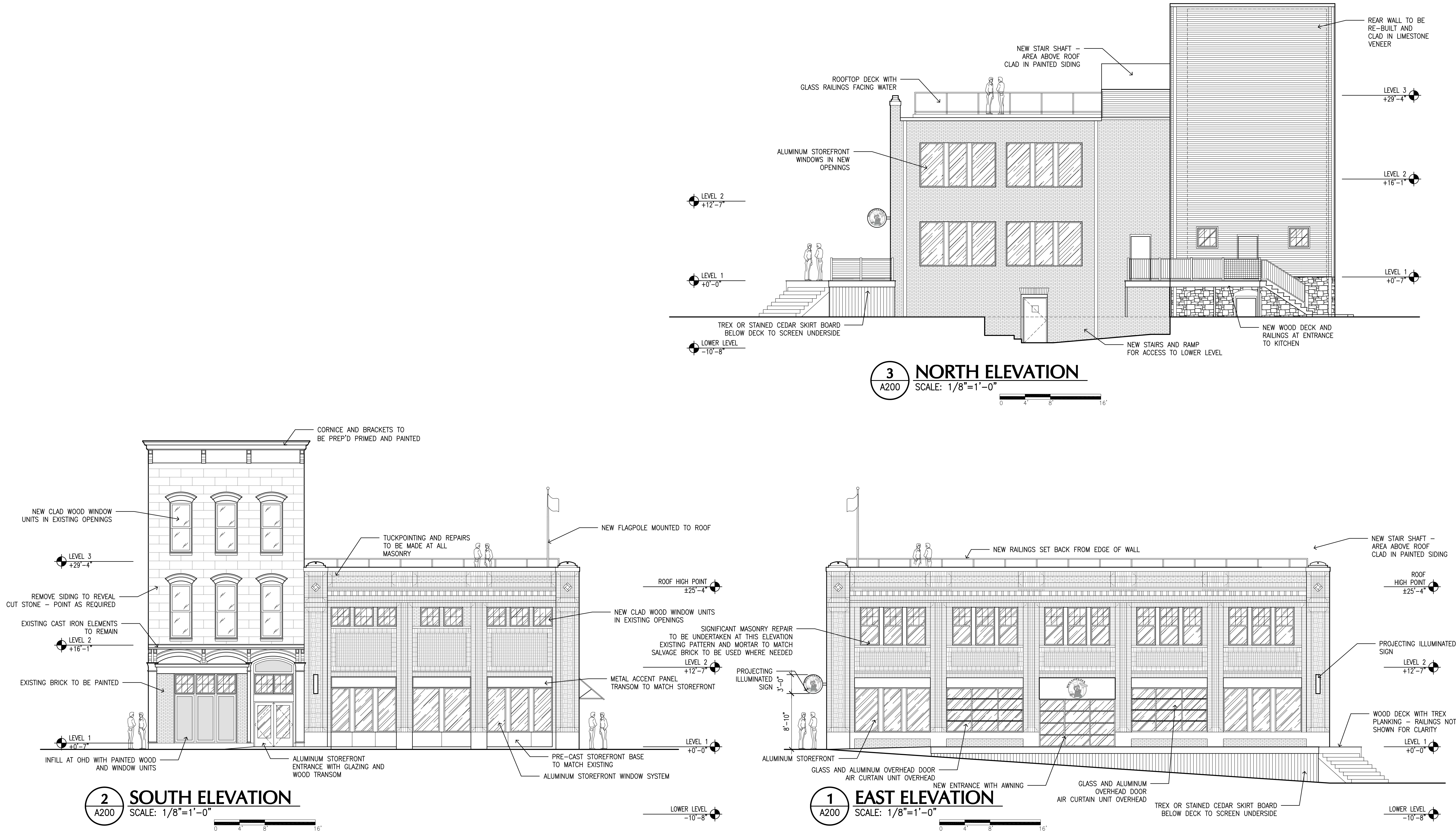
PA PROJECT NO. 2020-33
CURRENT DATE 02.22.21

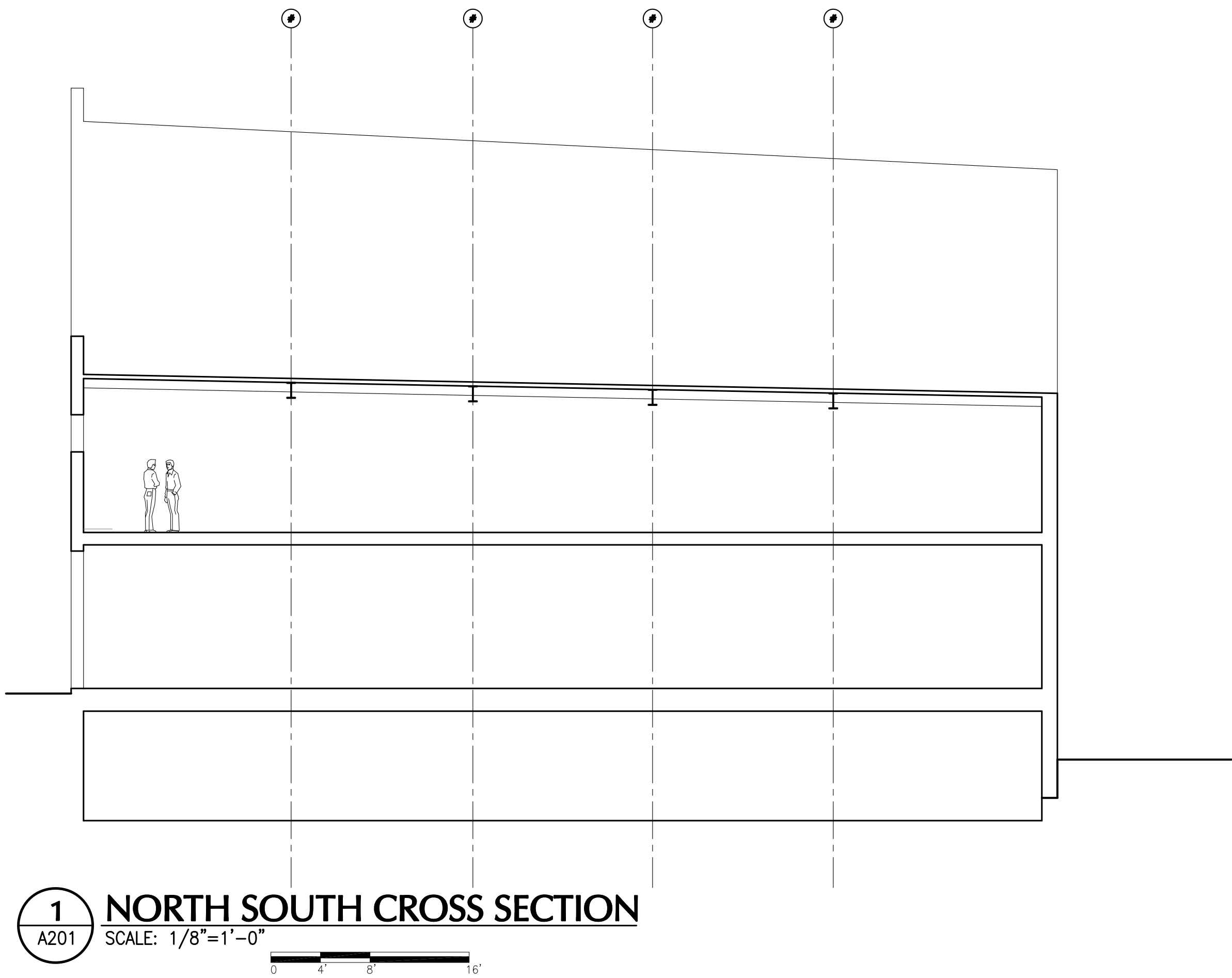
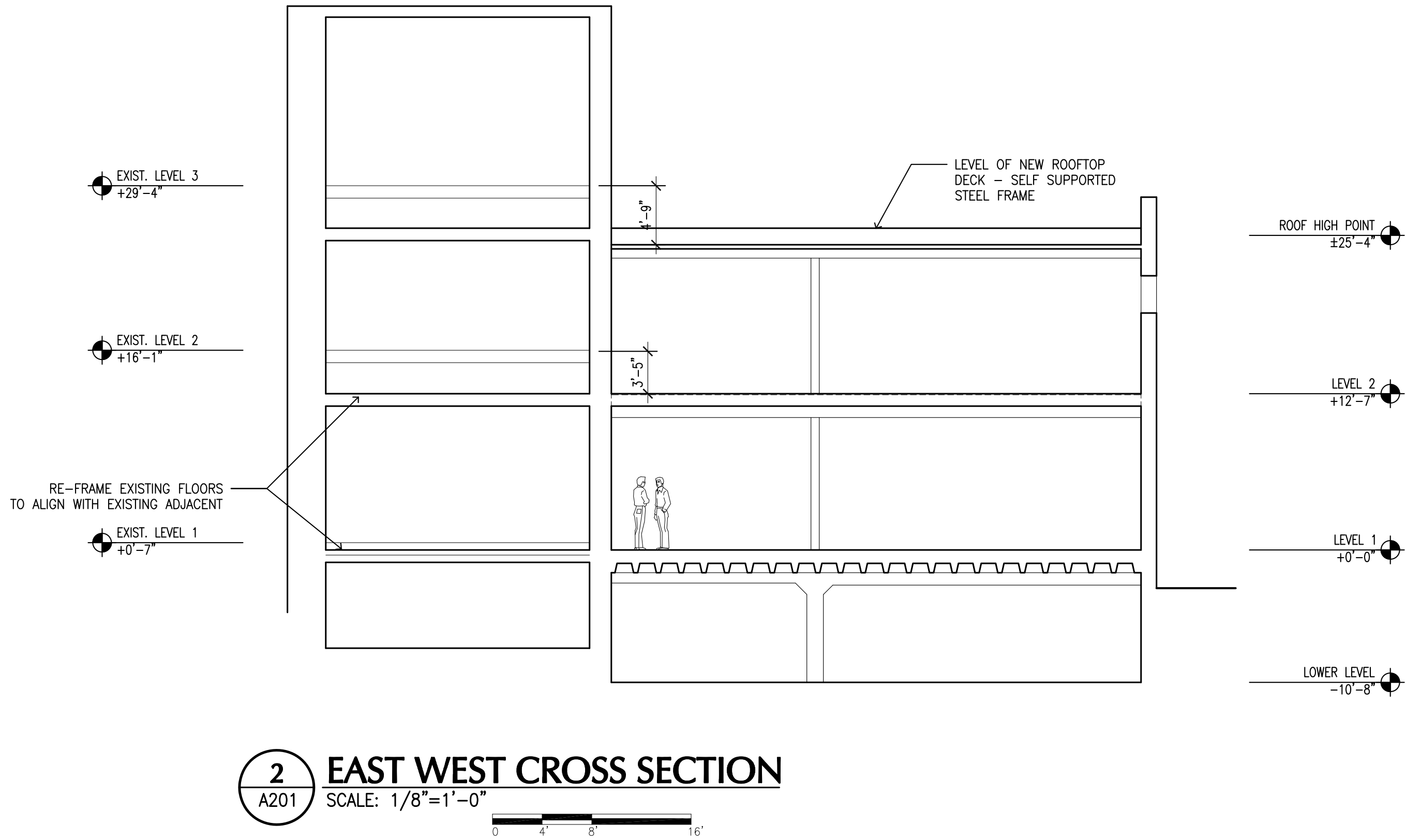
A200

LANDMARKS SUBMISSION
DOCUMENTS

Copyright © 2020 Payto Architects Inc.

405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113
PHONE : (216) 241-6800
WEB : WWW.PAYTOARCHITECTS.COM







4 SHORELINE DRIVE FACING NORTH EAST
A210 NO SCALE



3 WATER STREET AT JACKSON STREET
A210 NO SCALE



3 BIRDS EYE VIEW WATER STREET AT JACKSON STREET
A210 NO SCALE



1 WATER STREET AT JACKSON STREET
A210 NO SCALE

LANDMARK COMMISSION REPORT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS EXTERIOR RENOVATIONS AND SIGNAGE AT 202 COLUMBUS AVE.

Reference Number: PLC 21-0010

Date of Report: March 15, 2021

Report Author: Tom Horsman



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Applicant:	Rob Decker 1106 Taylor Rd. Sandusky, Ohio 44870
Owner:	Cattien, LLC 202 Columbus Ave. Sandusky, Ohio 44870
Site Location:	202 Columbus Ave. Sandusky, Ohio 44870
Historic Status:	Stone's Block Building - Contributing building in a National Register Historic District and individually listed on the National Register of Historic Places
Existing Uses:	Restaurant
Proposed Use:	Restaurant
Proposed Project:	Exterior renovations and signage

SITE DESCRIPTION

202 Columbus Ave.



Photo of the Stone's Block ca. 1910



DIVISION OF PLANNING COMMENTS

The Stone's Block building was originally constructed ca. 1870 and is both individually listed on the National Register and a contributing building to the Downtown Sandusky Commercial Historic District. The National Register nomination form describes the building as follows:

"This commercial building listed on the National Register in October 1982, under Criterion C. A large, ornate cornice with brackets at the roof line is interrupted in the center of the Columbus Avenue façade by an ornate gable. The second and third floors have tripled windows with arched tops in some instances and pointed in others. There is a fire escape on the West Market façade. The storefront has been altered; however, the building still retains historic integrity. This building was the first station for the Lake Shore Electric's interurban cars, as well as for the city's streetcar lines. This building was later the site of S.S. Kresge five-and-ten cent store."

This historic building still retains its historic integrity, however, there have been many inappropriate modifications made to its façade over the years. Staff has been working with the applicant and building owner for a long period of time to ensure that this renovation is carried out in a historically appropriate manner, while also being feasible. This renovation includes restoring the building façade, replacing windows, repairing masonry and paint, and adding awnings and signage.

CONCLUSION/RECOMMENDATION

Staff supports the granting 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: 202 Columbus Ave., Sandusky, OH. 44870
Name of Property Owner: Cattien, LLC, Huong Bui & Kha Khet
Mailing Address of Property Owner: 202 Columbus Avenue
City: Sandusky State: OH Zip: 44870
Telephone #: (419) 502-0099 Email: clagbrewingco@gmail.com

If same as above check here ☐

Name of Applicant: Rob Decker, Agent for Owner
Mailing Address of Applicant: 1106 Taylor Road
City: Sandusky State: OH Zip: 44870
Telephone #: (419) 357-2152 Email: rdecker@bex.net

Description of Work to be Done:

The scope of work for the facility's facade restoration includes: New windows and full exterior weatherproofing, all surfaces to be cleaned and recoated, mortar repointed as required, replication and restoration of ornamentation and architectural details as needed. Improvements will also include the addition of awnings, signage, and other architectural elements to compliment the historic character of scale, presence and commercial appeal for the SCTH and Sandusky's commercial core. The "SCTH Restoration Presentation" attachment will illustrate the full intent of the exterior rehabilitation for review.



Signature of Property Owner 3/5/21
Date



Signature of Authorized Agent 3/5/21
Date

City of Sandusky, Ohio - Landmark Commission Submittal

Stone's Block - Small City Taphouse Renovation - 202 Columbus Avenue



Historic Reference and Development Intent for the Façade
Restoration at 202 Columbus Avenue, Sandusky, Ohio



Application for Certificate of Appropriateness 02.26.21

City of Sandusky, Ohio - Landmarks Commission Submittal

Stone's Block - Small City Taphouse Renovation - 202 Columbus Avenue

CONTENTS

Design Intent – Strategic Planning	2 - 4
Site Location – Historic District	5
Historical Background – Photographs/Descriptions	6 - 12
Design Intent – Restore the façade	13 - 14
Scope of Work - Façade Restoration, Window Replacement, Masonry Repair & Paint, Awnings, Signage	15 - 22
Conclusion	23

This proposal outlines the intent to substantially rehabilitate the historic Stone's Block building facade to become more attractive, for the SCTH to remain economically viable, and grow visitation through the appeal of beer-restaurant and craft brewery tourism market for Sandusky, Ohio.

Owner/Operator: Cattien, LLC; Kha Khet Small City Taphouse (SCTH & CLAG Brewing Co.)

Agent for the Owner: Rob Decker, dba RAD Design + Planning, LLC

Original Property Name: Stone's Block

Address: 202 Columbus Avenue

City, State: Sandusky, Ohio

National Register Ref. No.: 82001445NR
Listing Date: 10/20/1982

Significant Date: 1870

Area of Significance: Architecture



This image depicts the current condition of the Stone's Block, a historic structure in Sandusky, Ohio occupied and operated as the Small City Taphouse.

Design Intent – Strategic Planning

The owners of SCTH are currently drafting a new strategic plan to guide the business in response to the increasing popularity of Sandusky's downtown revitalization and craft brewery tourism.

The Owner's recognize the City's continued efforts for retention of historic buildings and a decade of renewed enthusiasm for downtown development.

The applicant's restoration proposal will establish a new baseline for the facility's second century that will result in a welcoming, inspiring place where people can gather and connect with others attending from a broader region.





Image provided by the City of Sandusky / City Architecture

This image depicts the design intent to restore the building's façade and reestablish a welcoming appearance within the Downtown Historic District while meeting the commercial needs of the business owner.

Design Intent – Strategic Planning

The SCTH is recognized nationally by craft beer charts and is honored to receive Ohio's #1 "Beer Restaurant" recognition.

It is the owner's objective that the SCTH will continue to welcome the newly-defined target audiences, foodies and craft brew enthusiasts, who are locals and out-of-towners seeking unique experiences.

The SCTH is eager to do their part with this restoration of their historic property, to dovetail with the City's vision and continue to draw patrons downtown. We are proud to take this step forward.





The City of Sandusky
Downtown Historic District

The Stone's Block Building
202 Columbus Avenue



Property Information - Site Location

Parcel: 56-00615.000

Owner: CATTIEN LLC

Property Address: 202 COLUMBUS
SANDUSKY OH 44870

Land Use: 430 - RESTURANT
AND/OR BAR

Legal Description: 8 COLUMBUS AVE
W 96' & N .74' OF L10; 68.996'X96'.

Acreage: 0.1454 ac.



Historical Background

The Stone's Block has been a vital part of downtown Sandusky for over a century. According to the Ohio Historic Inventory for Erie County, Stone's Block was built in the High Victorian style. Its features include ornate cornices and ornamentation on the centered gable, and the windows have cut stone lintels.

The Stone's Block development began at the southeast corner of Columbus Avenue and East Market Street in 1870 when local attorney Walter F. Stone constructed a frame building for stores. After Walter's death, his widow Cordelia Stone inherited the property and in 1882-1883 built the Stone Building on this site.



Corner of Columbus Ave. and E. Market St. known as *Stone's Block*, ca. 1910. Historic images are the courtesy of Sandusky Library Archives Research Center





This view depicts the Stone Block at the north end of the block on Columbus Avenue between Washington and Market Streets.

Historical Background

This postcard was created by noted photographer Louis James Pesha in the early 1900s. The eastern side of Columbus Avenue is pictured in what was Sandusky's busy downtown district. The Cooke building, with a flagpole atop a decorative tower, can be seen at the northeast corner of Columbus Avenue and Market Street.





View of Columbus Avenue,
from Interurban Station,
Sandusky, Ohio.

Historical Background

As this postcard's color rendered image depicts, in the late 1800s and early 1900s the red brick walls and galvanized iron cornice along its roof created a striking appearance. The first floor generally housed retail stores and the façade changed appearances with the commercial needs of the ownership.

For instance, The Lake Shore Electric Railway Company operated its ticket office here for several years, as did an ice cream parlor, but the building is best remembered as the home of the S. S. Kresge Company which opened its first Sandusky store here in 1920. During this time, the popular 5 and 10 stores anchored the center of commerce for the City. There were assorted tenants on the upper floors, too.

The postcard above refers to the Interurban Station in the building.



Historical Background

As an example, from the 1880s until 1908, the M. and A. Lebensburger men's clothing store was in business at the street level and about 1910 to 1919, the Lake Shore Electric Railway had offices at the Stone Block.

C.F. Denzer Books & Gifts, Geo. F. Windisch, Christian Science Reading Room, and Ueberle Brengartner & Co. are depicted with signage and advertising in the images to the left.



As depicted above, many business occupants modified the building to meet their own business needs including the retrofit storefronts, signage, and sunshade devices.



Jupiter Store, 1965 – 1987. The façade was painted to reflect the Jupiter store colors. Also, the window type changed to a divided light double hung unit.

Historical Background

Kresge's eventually took over the entire first floor of the Stone Building around 1940 and the business was renamed the Jupiter Discount Store in 1965 when the Kresge Corporation began to focus more heavily on its new Kmart stores. Kmart was S.S. Kresge's discount store concept.

It is said that Jupiter Stores painted the building in the mid-60's to reflect their corporations store colors. This is the first coating of paint we could discover from historic accounts and photographs.





Note the deterioration of the exterior with changes in coloration indicating faded paint and missing ornamentation at the cornice and gabled centerpiece. Windows were removed at some point and the openings covered with temporary particle board enclosures.

Historical Background

Jupiter closed in July of 1987 and the building remained vacant for several years until the first floor was redeveloped into the short-lived Bourbon Street bar and restaurant.

Based on pure speculation, a vacant building of this age and type could have suffered rapid deterioration without ongoing maintenance and care.

The business known as Cabana Jacks took over the building in 2002 and operated there until 2014.





This image depicts the condition of the building approximating the time of purchase by its current owner in 2014. A monotone paint color canvasses the masonry, cornices and boarded-up window remained as enclosures.

Historical Background

Kha Khet, owner opened the Small City Tap House in the building on June 25, 2014.

It is the intent of the current owner to restore the façade.





Design Intent – Existing Conditions

The brick structure and façade elements on the building received paint over its masonry and metal cornice areas dating back to 1965 through several ownership generations.

All upper story windows had been removed.

The roofing and gutter systems have failed and are currently being replaced.





Design Intent – Façade Restoration

The Design Intent for the facility's restoration includes: New windows and full exterior weatherproofing of, with replication and restoration of ornamentation and architectural details.

Improvements will also include the addition of awnings, signage, and other architectural elements to compliment the historic character of scale, presence and commercial appeal for the SCTH and Sandusky's commercial core.



68' – 8"



Scope of Work - Façade Restoration

Area and scope for restoration and reconditioning include all previously painted masonry surfaces, soffit, fascia, window trim, doors, and any previously painted surfaces.

New window units one-over-one to match the original unit type. (See detail sheet.)

Restore masonry wherever necessary. Tuck pointing may be required.

New canvas awning to be differentiated from the old and placed over the existing fascia to not alter the integrity of the historic façade, property, or environment. Screen printed letters over awning fabric are scaled for pedestrian viewing.

New column cover to match existing and a unifying restoration of the storefront condition as required.



96' – 0"



Scope of Work - Façade Restoration

Historic fire escape to be retained and restored.

New signage to be direct print over metal, attached directly to existing metal fascia, and externally lit with gooseneck light fixtures and 2700K (warm temperature) illumination.

Service door opening to receive new façade materials and trim in keeping with the building's massing, scale, and architectural features. Repair, replace service gate as needed.

42' – 0"



Scope of Work – Window Replacement

The primary improvement for the restoration is the installation of new windows on the upper two stories. The units will be a match at 1:1 in the same shape and size to the original façade.

Using historic photos as a guide defines the replacement window types as they would have originally appeared on the building, but with the use of a modern window with protective technology and strength.



Historic image



Example

The historic image illustrates the original double hung window type, with arched transom shapes, and stained-glass accents. The “example” image illustrates a matching window replacement type for historic buildings.



Scope of Work – Window Replacement

Recommendation:

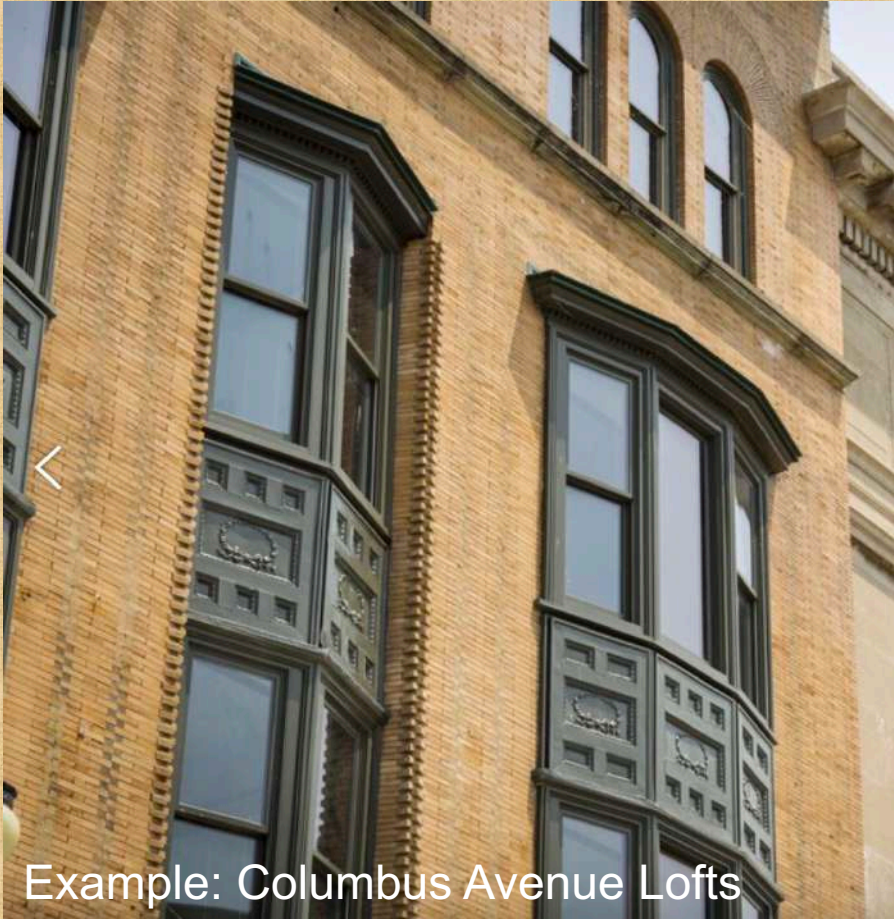
Modernize the the performance of the existing building with new manufactured windows to improve energy efficiency, extend the life of the building, lower long-term maintenance, while replicating the original design.

Specification:

Weathershield Premium Series

Double Hung Windows

High-End, Traditional Wood Clad replacement windows with historic profiles.



Example: Columbus Avenue Lofts



Replacement windows will match the original double hung window type, (matching what was installed at the neighboring Columbus Avenue Lofts.)





Scope of Work - Masonry Repair

Carefully inspect, repair and restore existing historic cornice and flashing as required. Missing details will be replicated to match their existing counterparts.

Repair mortar joints where mortar has failed and has been exposed after cleaning of masonry. Caulk all voids, cracks, and penetrations where water can intrude using 100% acrylic caulk.

The brick molding, the wood casing at the window surround, will be repaired where possible or replaced with similar materials in shape and size.

The image on the left illustrates the effects of moisture penetration causing walls to deflect, bricks to spall with peeling paint, and mortar to crumble.



Scope of Work - Repair & Paint

Surface cleaning shall be undertaken with the gentlest means possible in order to remove any loose paint, dirt, oxidation, and loose contaminants to prevent damage to brick while containing and controlling paint residue.

Paint colors will be selected in earth tones from “heritage color” reference for the turn of the century time period.

Prime masonry: SW Loxon Masonry Conditioner

Prime metal: SW Pro-Cryl Primer

Finish masonry: SW Loxon XP Masonry Coating

Finish trim: SW Super Paint 100% Acrylic Premium Exterior Coating



Cornice

Body



Considering:
SW2833 Roycroft Vellum - “Body”
SW0011 Crewel Tan - Cornice.



The outline indicates position and shape of new awnings to be added on the western façade above the storefront.

Scope of Work - Other Improvements

New additions such as awnings will be designed to match spatial relationships that characterize the property and will be placed to not alter or destroy historic materials,

The new work shall be differentiated from the old. For instance, the new awnings are proposed to become a unifying element, with segmented sections positioned across the historic building and adjacent CLAG Brewery building to create a cohesive commercial property without altering the historic aesthetic of the Stone's Block.





Scope of Work - Signage

New signage will be attractive commercially and in keeping with the requirements of the City...

Sign #1: to be 48"H x 60"W = 20 SF, to be direct print of the SCTH logo, white on black reversed out, over metal, attached directly to existing metal fascia, and externally lit with gooseneck light fixtures and 2700K (warm temperature) illumination.

Sign#2: to be stenciled on the face of the awning, (canvas preferred over metal awning,) above the main entrance doorways reversed out with white letter on a black awning, 6" high serif font letter, style TBD and approved by the City.





Conclusion

We appreciate the City of Sandusky's supportive collaboration and the widespread participation by downtown property owners to make substantial improvements by building on our historic assets to cement in place high praise and recognition to become "American's Best Coastal Small Town."

It is our hope that this collaboration continues and for Sandusky to be unique and broadly appealing for generations to come.



LANDMARK COMMISSION REPORT

APPLICATION FOR RENOVATION OF THE HEMMINGER SALOON AT 333 W. MARKET ST.

Reference Number: PLC21-0006

Date of Report: March 15, 2021

Report Author: Tom Horsman



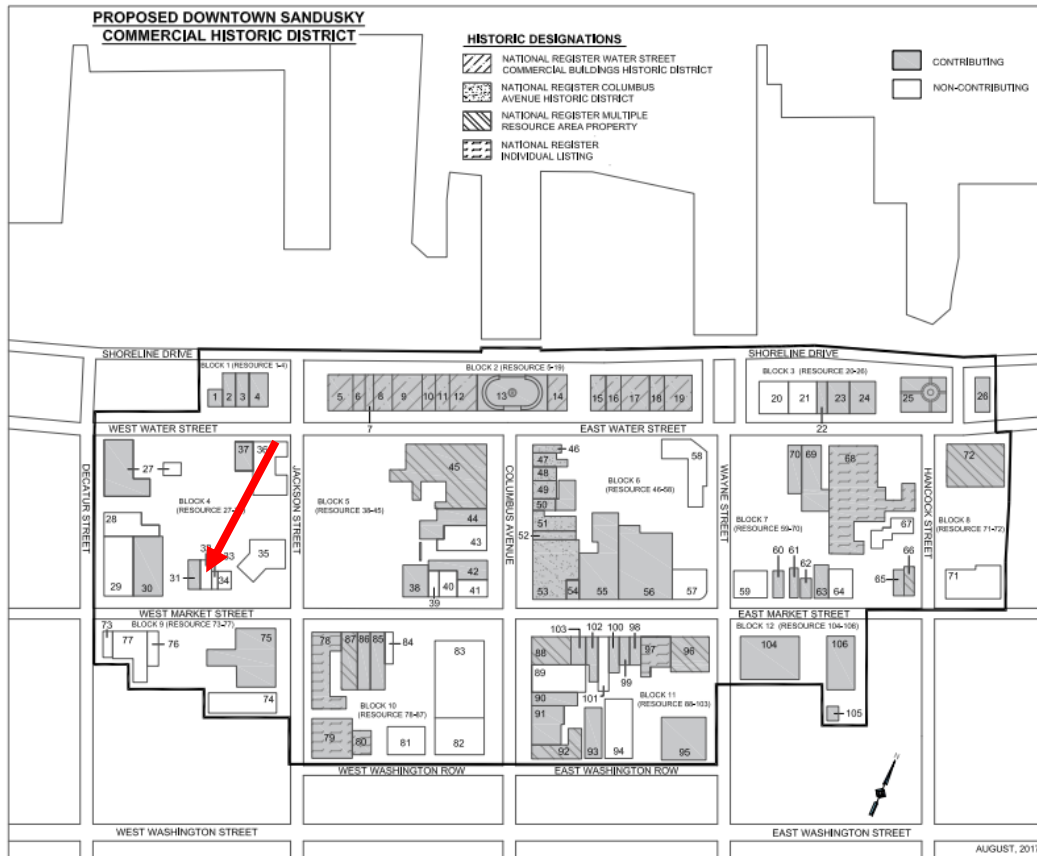
City of Sandusky, Ohio

Landmark Commission Report

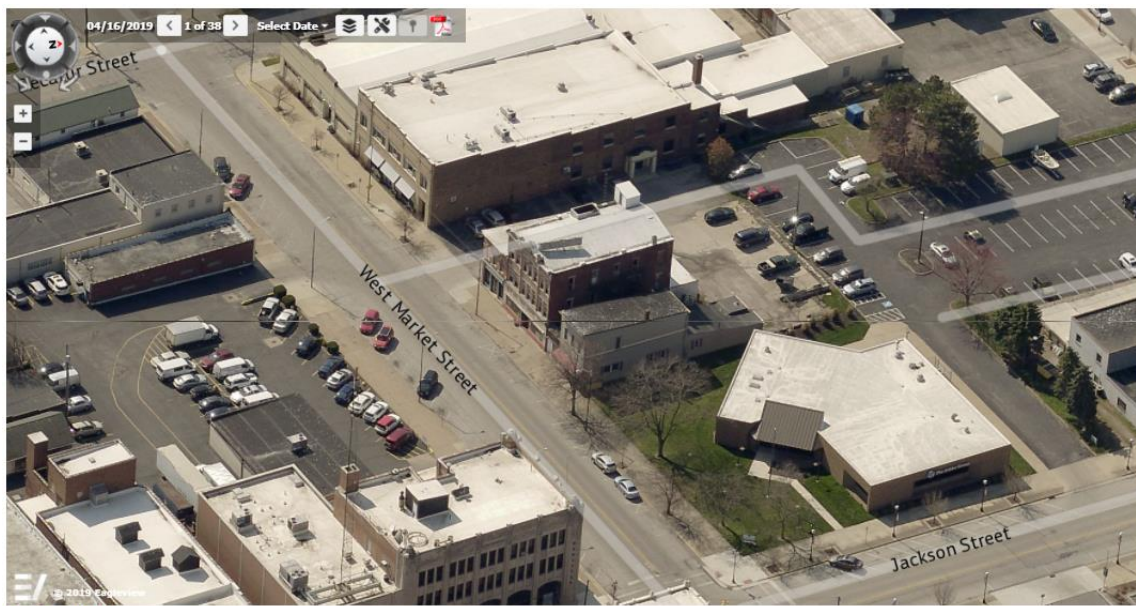
BACKGROUND INFORMATION

Applicant/ Owner:	Conor Whelan MAC Building and Development 333 W. Market St. Sandusky, OH
Site Location:	333 W. Market St.
Historic Status:	Hemminger Saloon – Individually listed on the National Register of Historic Places and a contributing building to the Downtown Sandusky Commercial Historic District
Zoning:	"DBD"/Downtown Business District
Existing Uses:	Vacant
Proposed Project:	Renovation into apartments and a brewpub on the first floor. Construction of a rooftop deck.

SITE DESCRIPTION



Aerial View of the property from spring 2019



DEPARTMENT OF PLANNING COMMENTS

The Hemminger Saloon was originally constructed between 1884-1886. It is listed individually on the National Register and also a contributing building in the downtown historic district. The downtown district National Register nomination form describes the building as follows,

“Listed on the National Register (Criterion C) in October 1982. This building was built in 1884-1886 for Jacob Hemminger for the purpose of a saloon. The Hemminger Saloon is a three-and-a-half story brick building with a stone foundation is designed in the High Victorian style and features a peaked tin cornice with brackets and a three-sided window with stone trim. The pilasters have carved stone trim. Windows have carved stone lintels in front; side windows have plain stone lintels. The first floor has a recessed door. A stone addition has been added in the rear. Although modified from its original design, it retains its historic integrity.”

The upper part of the façade retains most of its historic integrity, however, the first floor storefront has been heavily altered over the years. The applicant is proposing to reconfigure the first floor storefront, add balconies to the rear of the building above the first floor stone addition, and to construct a rooftop deck on top of the building. Work had commenced on a roof structure in late 2020, but has since been halted for review by the Landmark Commission. This structure encloses the staircase that leads to the roof.

The Sandusky Preservation Design Guidelines do not specifically address additions built on top of historic buildings. The National Park Service’s ITS 47 brief, Rooftop Additions on Mid-Size Historic Buildings, of the Secretary of the Interior Guidelines states:

“A successful rooftop addition does not significantly impact the character of the historic building. It is subordinate to the historic building in size and design, and compatible with its massing, scale, materials and features. It must be set far enough back from the primary

elevation(s) of the building — usually at least one bay, so that it is not highly visible from the public right-of-way. In most cases, rooftop additions should not be more than one story and, generally, they are not appropriate for buildings consisting of three stories or less.”

The Landmark Commission has recently approved a number of rooftop structures on buildings along Water Street and Shoreline Drive. The location of the buildings near the waterfront allows 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.

The location of this building on W. Market St. does slightly distinguish itself from the buildings on Water St. in that it is at least one story taller than adjacent buildings, which makes the rooftop addition more visible than some of the other ones that have been constructed downtown.

CONCLUSION/RECOMMENDATION

Staff supports this overall project and its proposed uses are in line with the recently adopted Downtown Sandusky Master Plan. This is a notable historic building, and staff supports its rehabilitation. Staff supports the proposed additions to the north façade of the building and on the first floor of the south façade, on the condition that the applicant provide more detailed information on the materials and any cut sheets of windows, doors, or awnings that are to be added. Staff generally supports the addition of rooftop decks, but does have some concerns about the scale of the existing rooftop structure. Based upon any feedback and/or decisions from the Landmark Commission, staff will work with the applicant to ensure the rehabilitation project is successful and in line with historic rehabilitation standards.



LANDMARK COMMISSION

Application for a Certificate of Appropriateness

Department of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891

Instructions to Applicants

www.cityofsandusky.com

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: 333 W Market St _____

Name of Property Owner: MAC Building and Development _____

Mailing Address of Property Owner: 333 W. Market St _____

City: Sandusky _____ State: OH _____ Zip: 44870 _____

Telephone #: 419-239-4877 _____ Email: _____

macbuilders96@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:

Phase 1: 2nd and 3rd floor remodeled into 3 apartments

Phase2: 1st floor Brewpub/ front facade

Phase 3: Roof top deck

_____ Conor J. Whelan _____ 2/17/2021 _____ Signature of Property Owner Date Signature

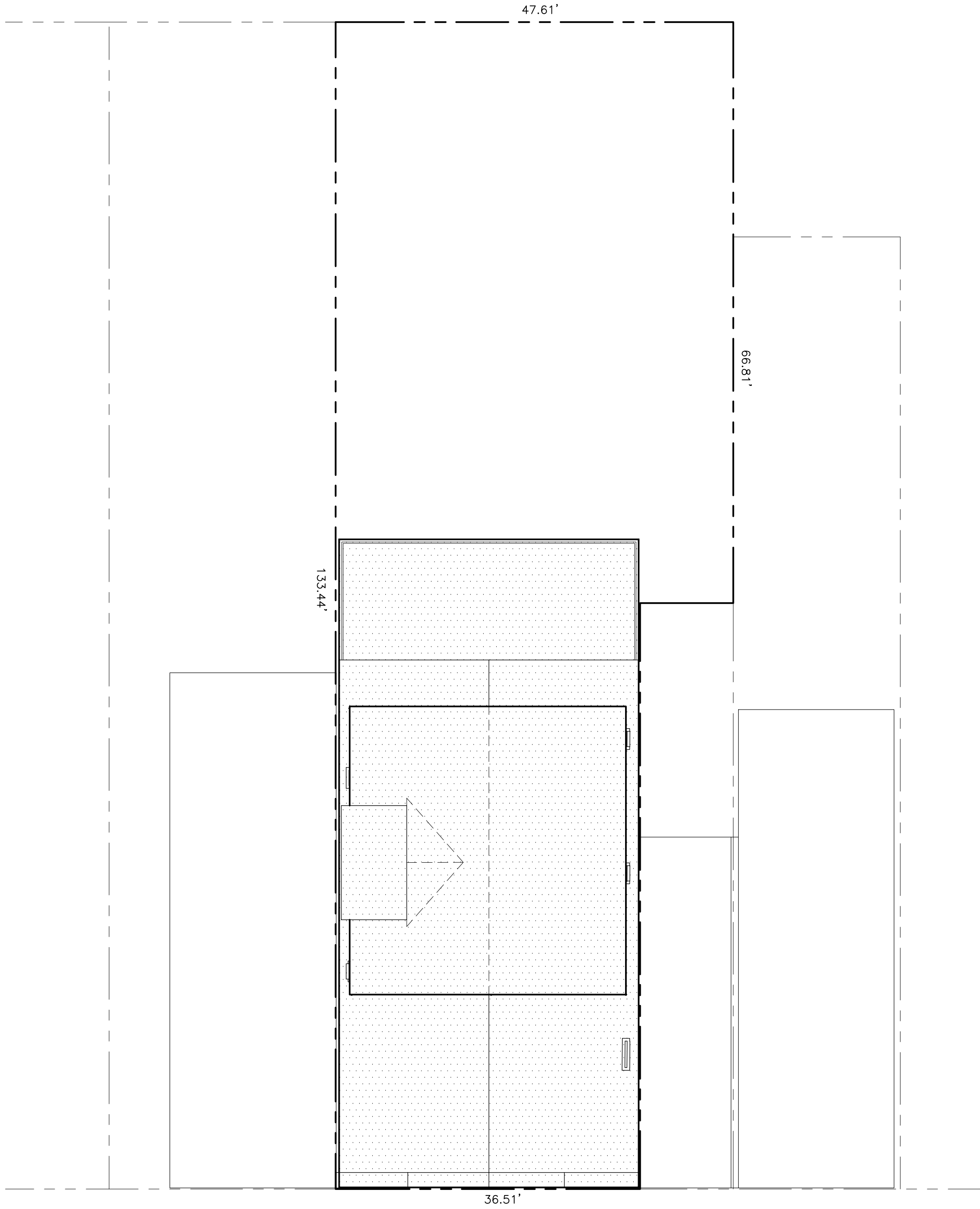
The Sandusky Preservation Design Guidelines

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.



MARKET STREET

SITE PLAN

SCALE: 1" = 10'-0"



Brewpub & Apartments Renovations

Phase I - 2nd & 3rd Floor Apartments

Phase II - 1st Floor & Basement

Phase III - Roof Deck

333 West Market Street Sandusky, Ohio

PHASE 1 OF THE PROJECT CONSISTS OF REMODELING THE EXISTING 2ND FLOOR & 3RD FLOOR APARTMENTS.
TO BE REVIEWED AS SECTION 3404 EXISTING BUILDINGS AND STRUCTURES - ALTERATIONS

CODE REVIEW

BASED ON 2017 OHIO BUILDING CODE WITH UPDATES
2017 OHIO PLUMBING CODE
2017 OHIO MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2009 ACCESSIBLE AND USABLE BUILDINGS (ICC A117.1)
2012 INTERNATIONAL ENERGY CONSERVATION CODE

CHAPTER 302 USE AND OCCUPANCY CLASSIFICATION

EXISTING: FLOOR 1 - M MERCANTILE, FLOORS 2 & 3 - R2 APARTMENTS
306.3 PHASE I - FLOOR 2 & 3; R-2 APARTMENTS, PHASE II - CHANGE OF USE FLOOR 1: A-2 BREWPUB
TABLE 503 ALLOWABLE BUILDING HEIGHTS AND AREAS

ACTUAL HEIGHT - 41'-4"
ACTUAL STORIES - 3 STORY
EXISTING AREA - FLOOR 1: 2540 SF,
FLOOR 2: 2078 SF, NEW 2ND FLR. DECK: 487 SF
FLOOR 3: 2078 SF, NEW 3RD FLR. DECK: 487 SF

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)
2 HOUR SEPARATION BETWEEN THE FIRST FLOOR AND 2ND FLOOR REQUIRED AND 2 HOUR PROVIDED

TABLE 602 & 601 CONSTRUCTION TYPE 3B,

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS
NONE REQUIRED OR PROVIDED

SECTION 906 PORTABLE FIRE EXTINGUISHERS - ORDINARY(MODERATE)HAZARD OCCUPANCY
ONE 10B 2-A PROVIDED AT EACH EXIT
MINIMUM RATED SINGLE EXTINGUISHER - 2-A
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER - 75 FEET ACTUAL 40 FEET

SECTION 907 FIRE ALARM & DETECTION SYSTEMS FLR 2 & 3 APTS: SMOKE DETECTORS PROVIDED

CHAPTER 10 MEANS OF EGRESS

TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
A2: 15/SF NET 1154/15 = 77 OCCUPANTS
R2: 200/SF GROSS FLR 2 - 1658/200 = 8 OCCUPANTS, FLR 3 - 1714 /200 = 8 OCCUPANTS

SECTION 1005 EGRESS WIDTH
REQUIRED WIDTH 43 X 0.2 INCH = 8.6 INCHES TOTAL PROVIDED = 36 INCHES

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

SECTION 1008 MEANS OF EGRESS ILLUMINATION
ILLUMINATION AND EMERGENCY POWER IS PROVIDED

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
r-2 = 200 FEET 85 FEET PROVIDED

GENERAL NOTES

- All work shall be constructed under City of Sandusky inspection. Materials and construction for storm & sanitary sewage, water and highway improvements shall meet all state and local codes. Building materials and construction shall meet Local Building and Zoning Codes and Ohio Building Code.
- All Proper permits must be obtained for all construction work (which has been approved by proper departments) prior to any construction. It shall be the responsibility of each individual contractor to secure and pay for all the required State and Local permits. Plumbing and Electrical Contractors to be responsible for their own permits, fees and ect.
- All contractors, including the General and his Subcontractors, Electrical, Plumbing, must be licensed to do work within the governing municipality.
- All materials to be new or unused quality and installed & finished per manufacturer specifications & industry standards.
- All Contractors shall visit the site and familiarize themselves with existing physical conditions. Before & during construction, contractors will verify all dimensions & elevations & conditions. Any discrepancies or unknowns found will be brought to the owner's representative before proceeding with work.
- Materials and arrangements neither shown nor noted, but obviously necessary to complete the work for proper performance and use, usually included in work of similar character, shall be furnished and installed without additional cost to the Owner.
- Any materials and/or equipment to be removed by contractors will be offered to the Owner after removal. Materials and/or equipment not wanted by the Owner shall be disposed, by the Contractor off the site.
- It is the Contractor's sole responsibility to follow all applicable safety codes and regulations during construction. Contractors will provide all necessary construction barriers to maintain Owner's safety.
- All construction materials, equipment & job trailers shall be stored only in areas designated by the Owner.
- General Contractor shall provide & maintain a refuse container for all construction debris. Contractors working on the site shall clean up work areas on a daily basis to the satisfaction of the Owner.
- Any damage by Contractors to existing surfaces, materials, equipment during construction will be repaired or replaced to Owner's satisfaction.

ABBREVIATIONS

AFF ABOVE FINISH FLOOR
ARCH ARCHITECT(URAL)
BLDG BUILDING
CJ CONTROL
CLG CEILING
CONC CONCRETE
CONT CONTINUOUS
C.T. CERAMIC TILE
DIA. DIAMETER
D.S. DOWNSPOUT
DWG DRAWING
(E) EXISTING
EA EACH
EJ EXPANSION JOINT
ELEC ELECTRICAL
EL ELEVATION
EQUIP EQUIPMENT
EWC. ELECTRIC WATER COOLER
F.D. FLOOR DRAIN

F.O.C. FACE OF CONCRETE
F.O.F. FACE OF FINISH
F.O.S. FACE OF STUD
F.R. FIRE-RETARDANT
GA. GAUGE OR GAGE
GC. GENERAL CONTRACTOR
G.I. GALVANIZED
GYP.BD GYPSUM BOARD
H.C. HOLLOW CORE
H.M. HOLLOW METAL
HORIZ HORIZONTAL
HT HEIGHT
I.D. INSIDE DIAMETER
JT JOINT
LAV LAVATORY
MAX MAXIMUM
MECH MECHANICAL
MFR MANUFACTURER
MIN. MINIMUM

M.O. MASONRY OPENING
(N) NEW
NIC NOT IN CONTRACT
NOM NOMINAL
NTS NOT TO SCALE
O.C. ON CENTER
O.D. OUTSIDE DIAMETER
OPG OPENING
OPP OPPOSITE
(P) PAINT
PR PAIR
R RISER
(R) REMOVE
RE: REFER (TO)
REQD REQUIRED
R.D. ROOF DRAIN
R.O. ROUGH OPENING
S.C. SOLID CORE
SF SQUARE FEET

SIM. SIMILAR
SPEC SPECIFICATIONS
S.S. STAINLESS STEEL
STD STANDARD
STR. STRUCTURAL
S.A.C SUSPENDED ACOUSTIC CEILG.
T TREAD
T.O.B. TOP OF BEAM-STEEL
T.O.C. TOP OF CONCRETE
T.O.W. TOP OF WALL
TYP TYPICAL
UNQ. UNLESS NOTED OTHERWISE
VCT. VINYL COMPOSITION TILE
W/ WITH
WC WATER CLOSET
WR WATER RESISTANT
WWF. WELDED WIRE FABRIC
MFR. MANUFACTURER
GWB GYPSUM WALL BOARD

FEICK DESIGN GROUP, INC.

FEICK

BUILDING AMERICA SINCE 1852

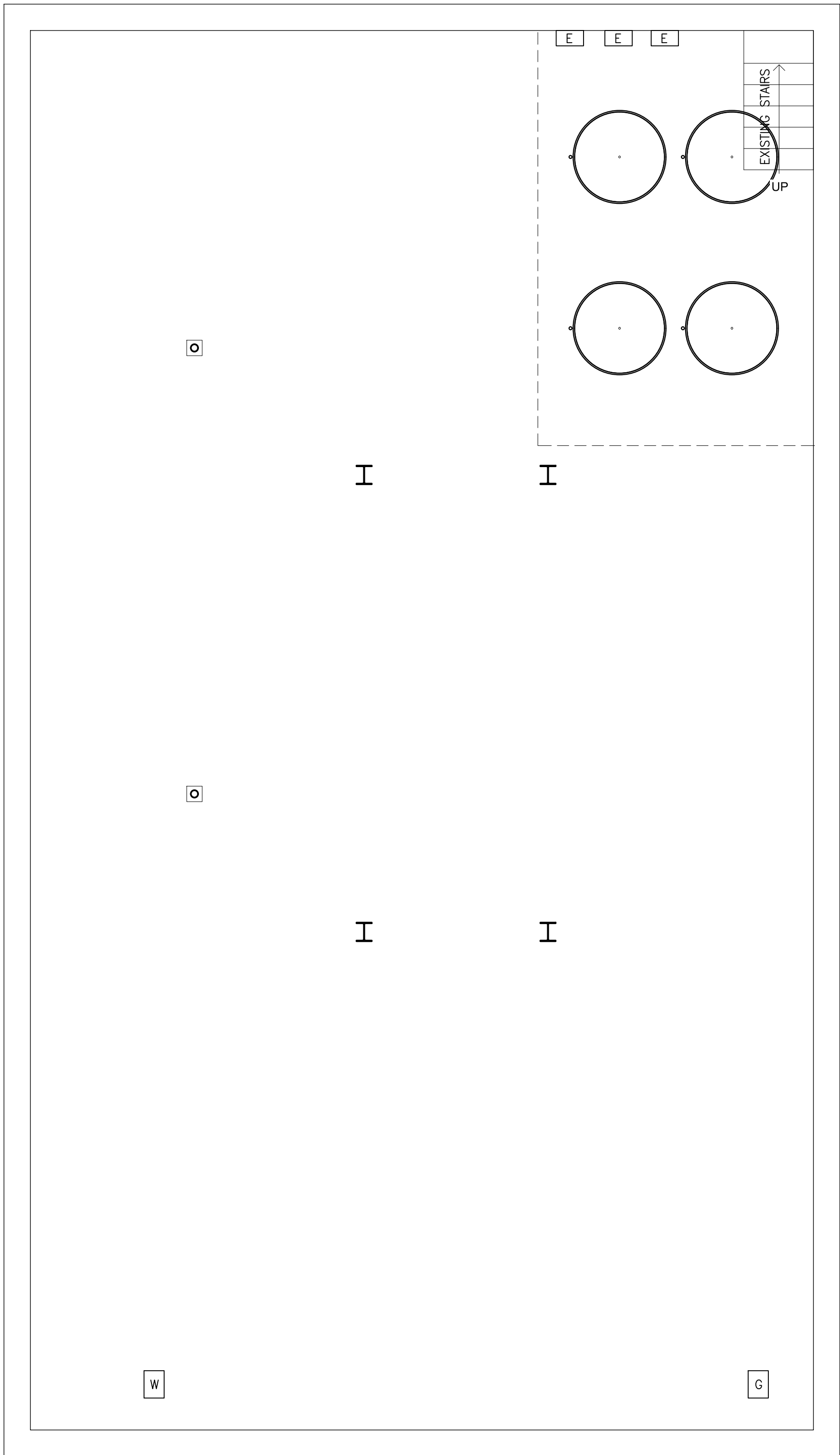
224 EAST WATER STREET
SANDUSKY, OHIO 44870
(419)-625-2554

DRAWING LEGEND

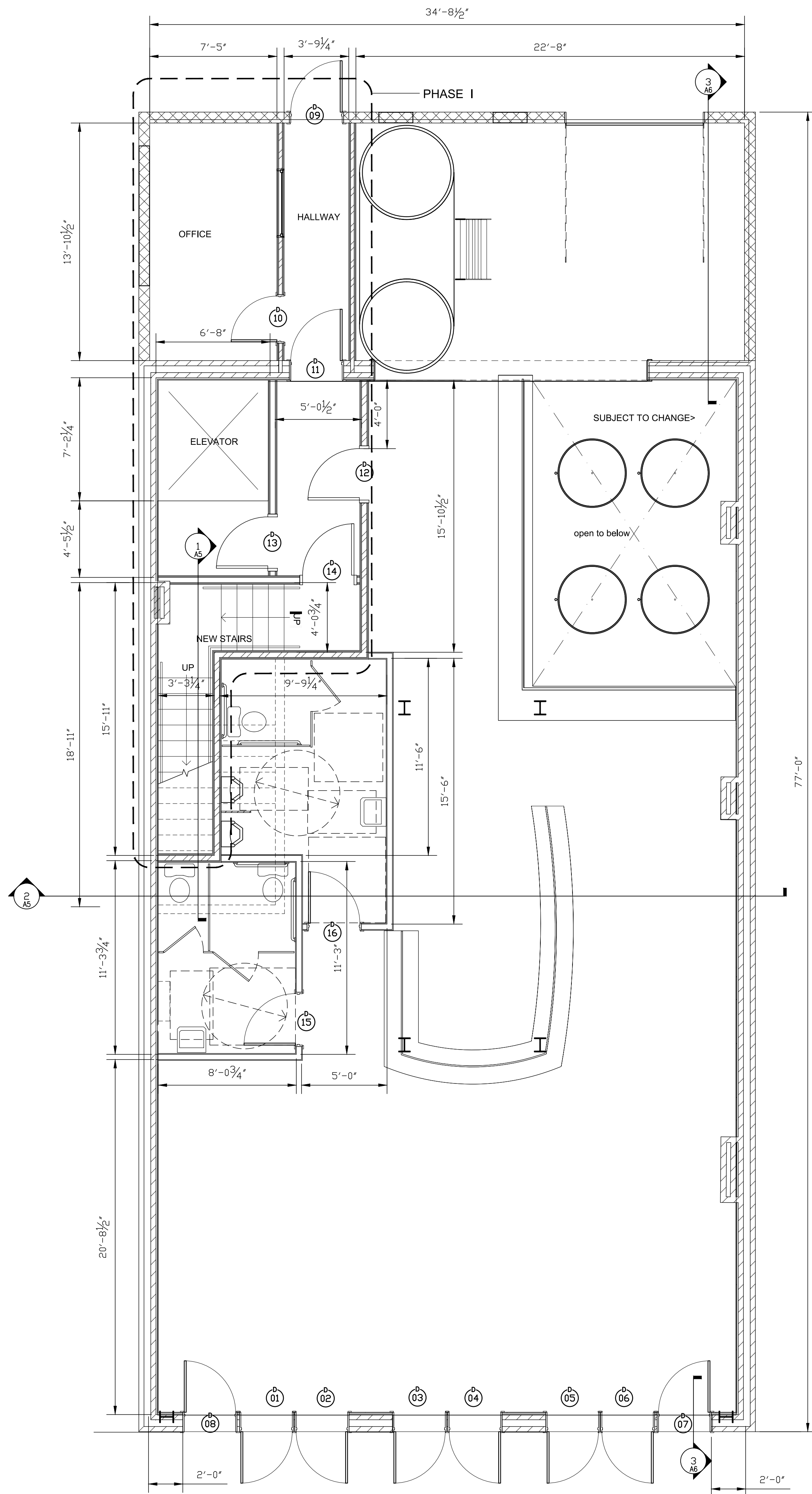
T-1 TITLE PAGE SITE PLAN
A-1 FLOOR PLAN 1 & BSMT
A-2 FLOOR PLAN 2 & 3
A-3 ELEVATIONS
A-4 ROOF PLAN
A-5 STAIR SECTIONS
A-6 SECTIONS, STAIR PLANS
A-7 SCHEDULES
S-1 STRUCTURAL PLANS
S-2 STRUCTURAL ROOF PLANS
P-1 PLUMBING PLANS
P-2 PLUMBING PLANS
M-1 MECHANICAL PLANS
M-2 MECHANICAL PLANS
E-1 LIGHTING/POWER PLAN
E-2 POWER SCHEDULES

Phase II
Basement Plan

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



- EXISTING MASONRY WALL
- GA FILE No. WP 4136
NEW WOOD FRAMED 2 HR RATED WALL 2x4
STUDS @ 16" C/C, (2) LAYERS 5/8" GWB
COMPLETE DESCRIPTION ON DWG. A2
- GA FILE No. WP 3241
NEW WOOD FRAMED 1 HR RATED PARTITION WALL
EACH SIDE 2x4 STUDS @ 16" C/C, (1) LAYERS 5/8" WITH
RESILIENT CHANNELS ON ONE SIDE. COMPLETE DESCRIPTION
ON SECTION 2 ON A5



Phase II
1st Floor Plan

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

FLOOR PLAN

Renovations
Brewpub & Apartments

333 WEST MARKET STREET SANDUSKY, OHIO

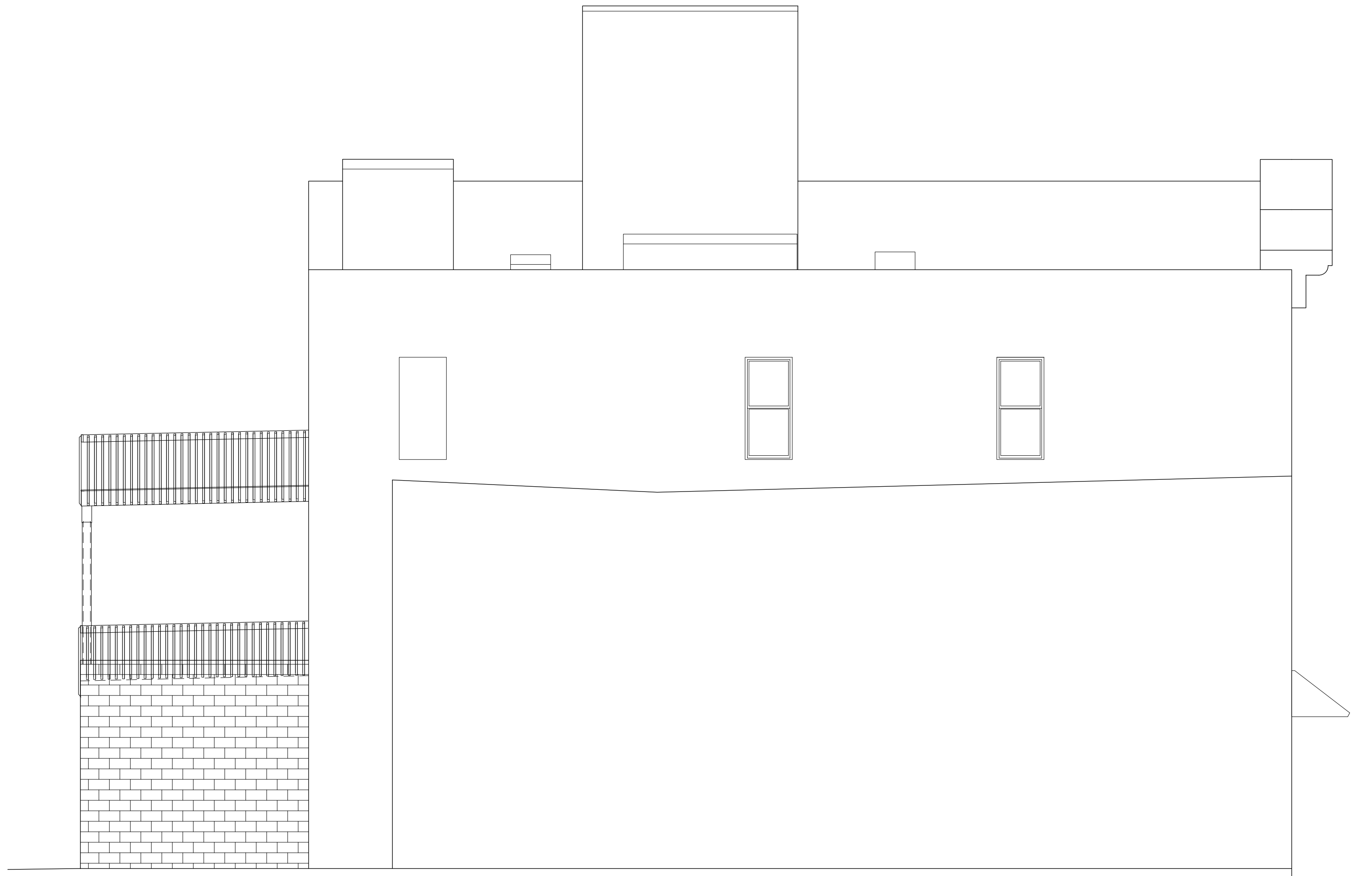
DATE	SEPTEMBER 10, 2020
DRAWN BY	
CHECKED BY	JAF
SHEET NUMBER	1
SHEET 2 OF	
PROJECT NO.	A020-016

FEICK DESIGN GROUP, INC.
JOHN A. FEICK ARCHITECT
224 EAST WATER STREET SANDUSKY, OHIO
(419)-625-2554



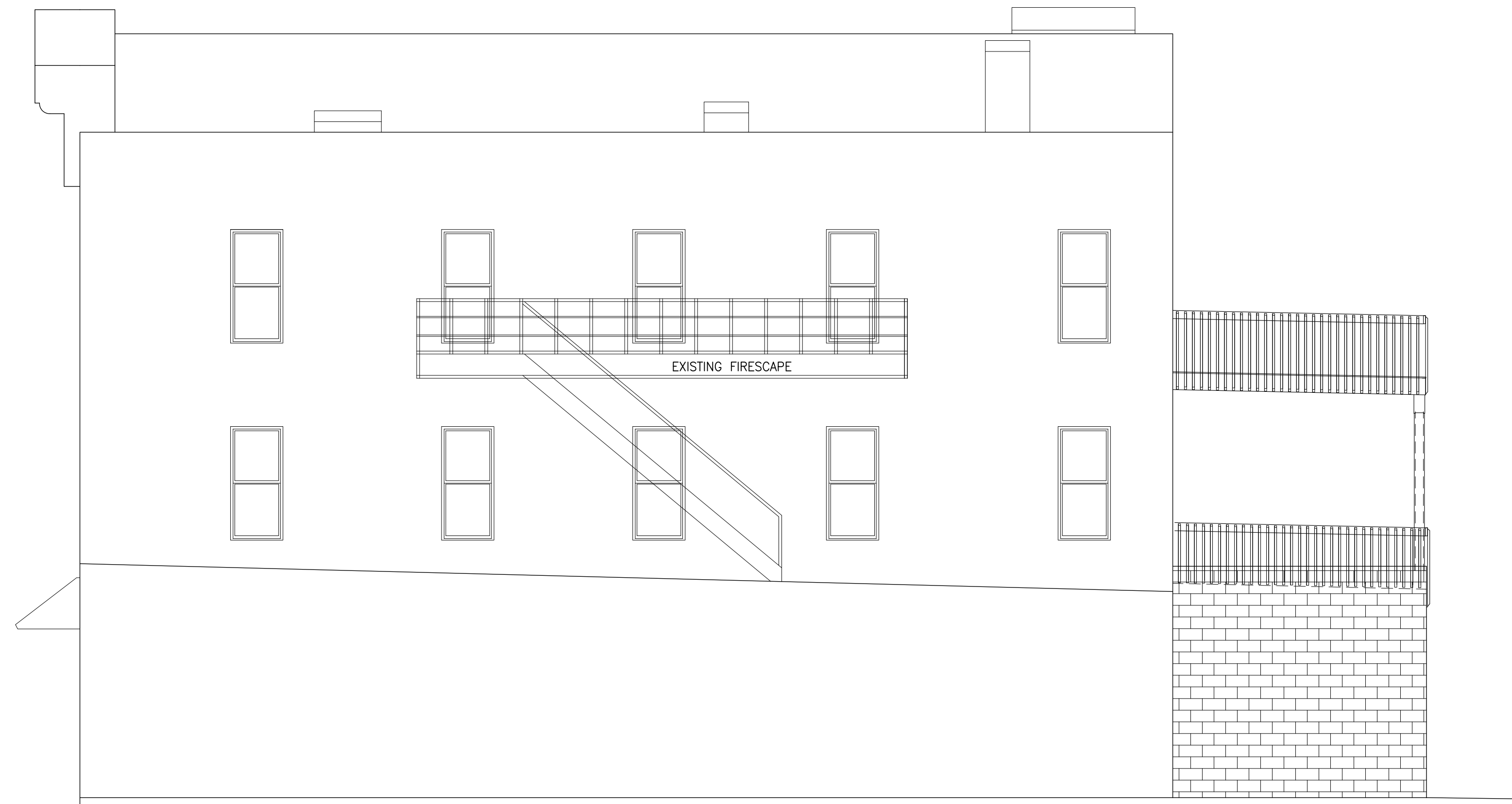
N Elevation

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



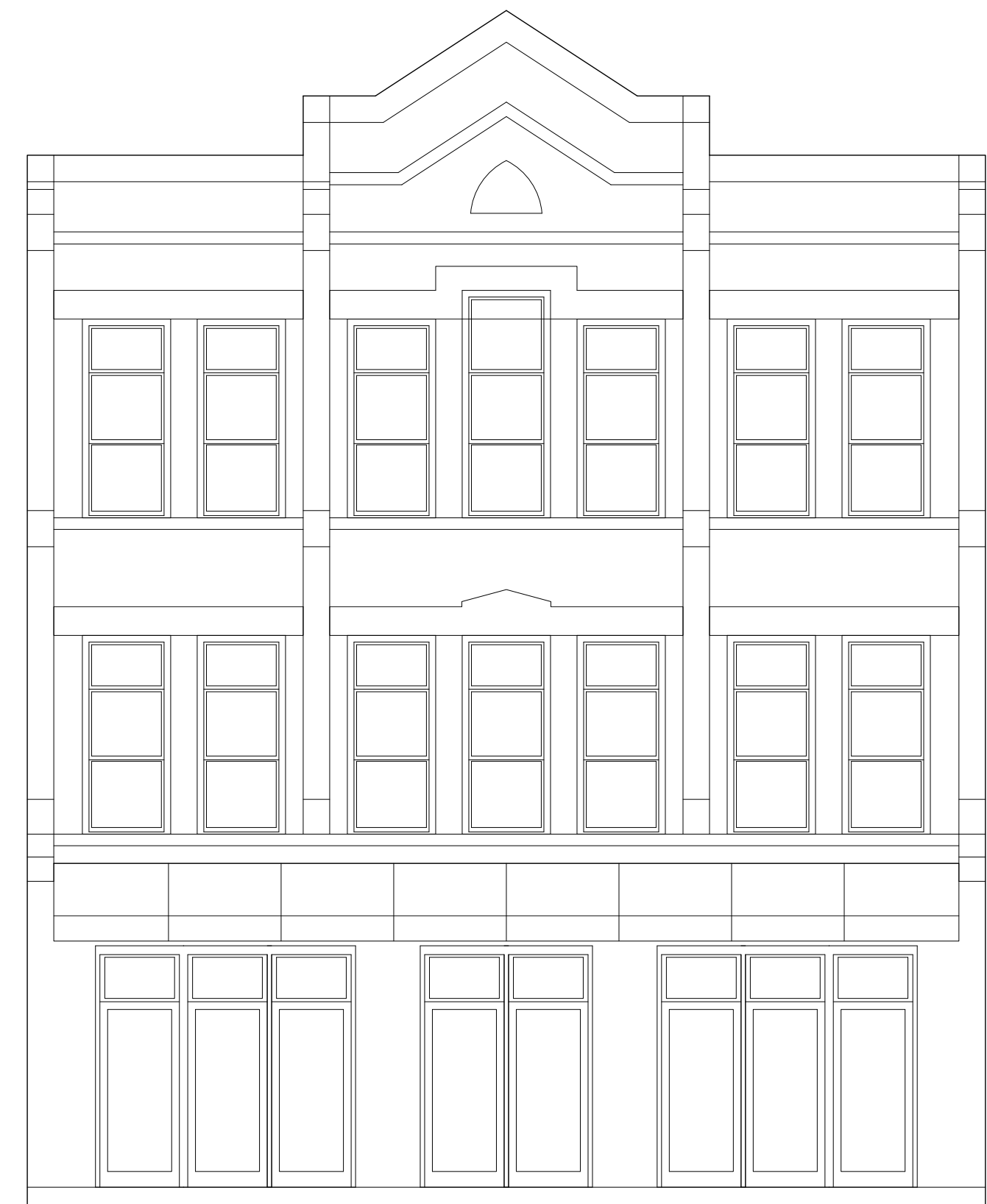
West Elevation

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



East Elevation

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



S Elevation

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

FEICK DESIGN GROUP, INC.
JOHN A. FEICK ARCHITECT
224 EAST WATER STREET
SANDUSKY, OHIO
(419)-625-2554

DATE REVISIONS

ALL DRAWINGS AND WRITTEN MATERIALS
APPEARING HEREIN CONSTITUTE THE ORIGINAL
AND UNPUBLISHED WORKS OF THE ARCHITECT
AND THE SAME MAY NOT BE COPIED, USED
OR DISCLOSED WITHOUT THEIR EXPRESS
WRITTEN CONSENT.
FEICK DESIGN GROUP, INC.
COPYRIGHT 2020

ELEVATIONS

Renovations
Brewpub & Apartments

333 WEST MARKET STREET SANDUSKY, OHIO

DATE SEPTEMBER 10, 2020

DRAWN BY

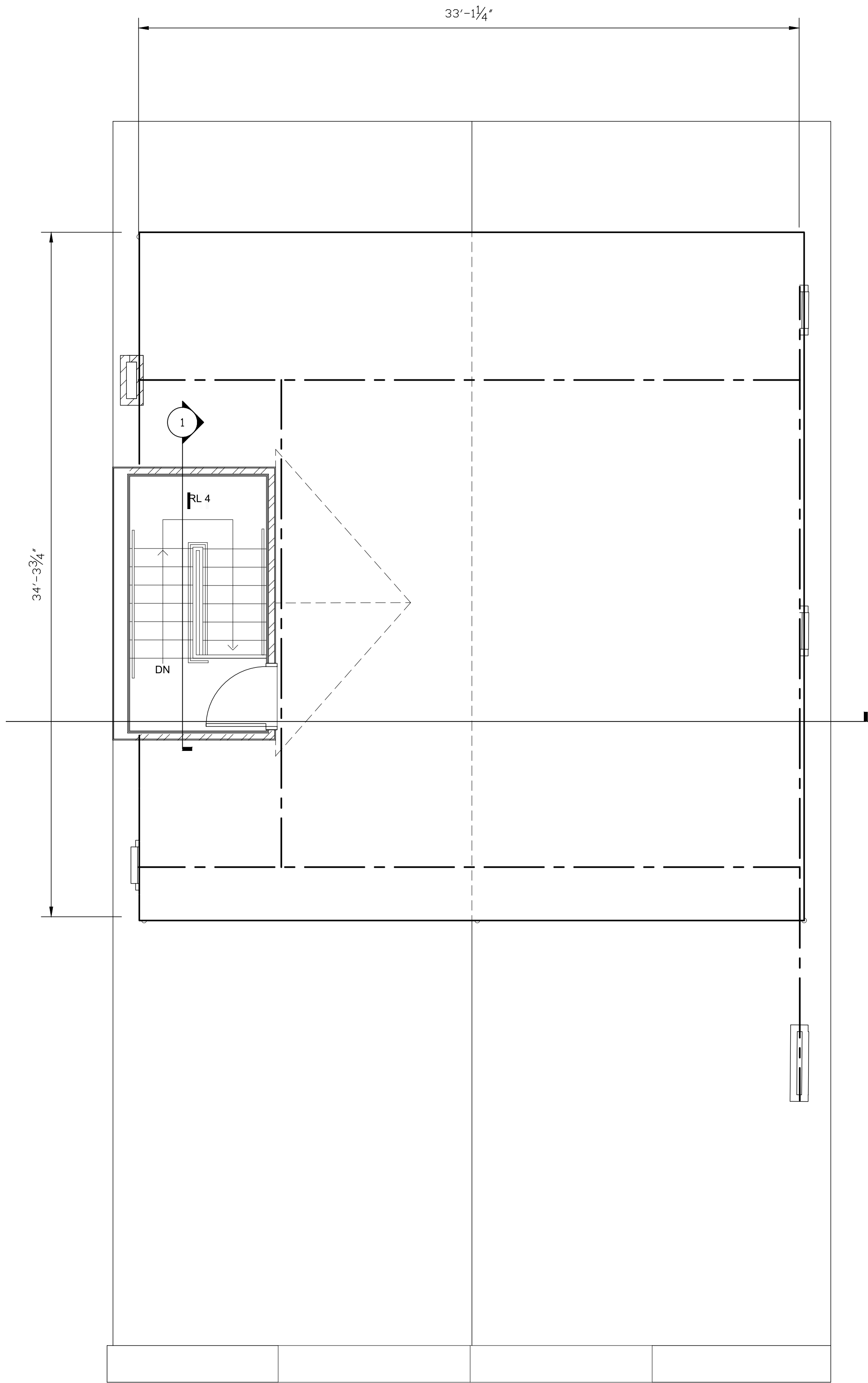
CHECKED BY JAF

SHEET NUMBER

A3

SHEET 4 OF

PROJECT NO. A020-016



Phase III
Roof Deck Plan

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

PRELIMINARY ROOF DECK PLAN

Renovations
Brewpub & Apartments

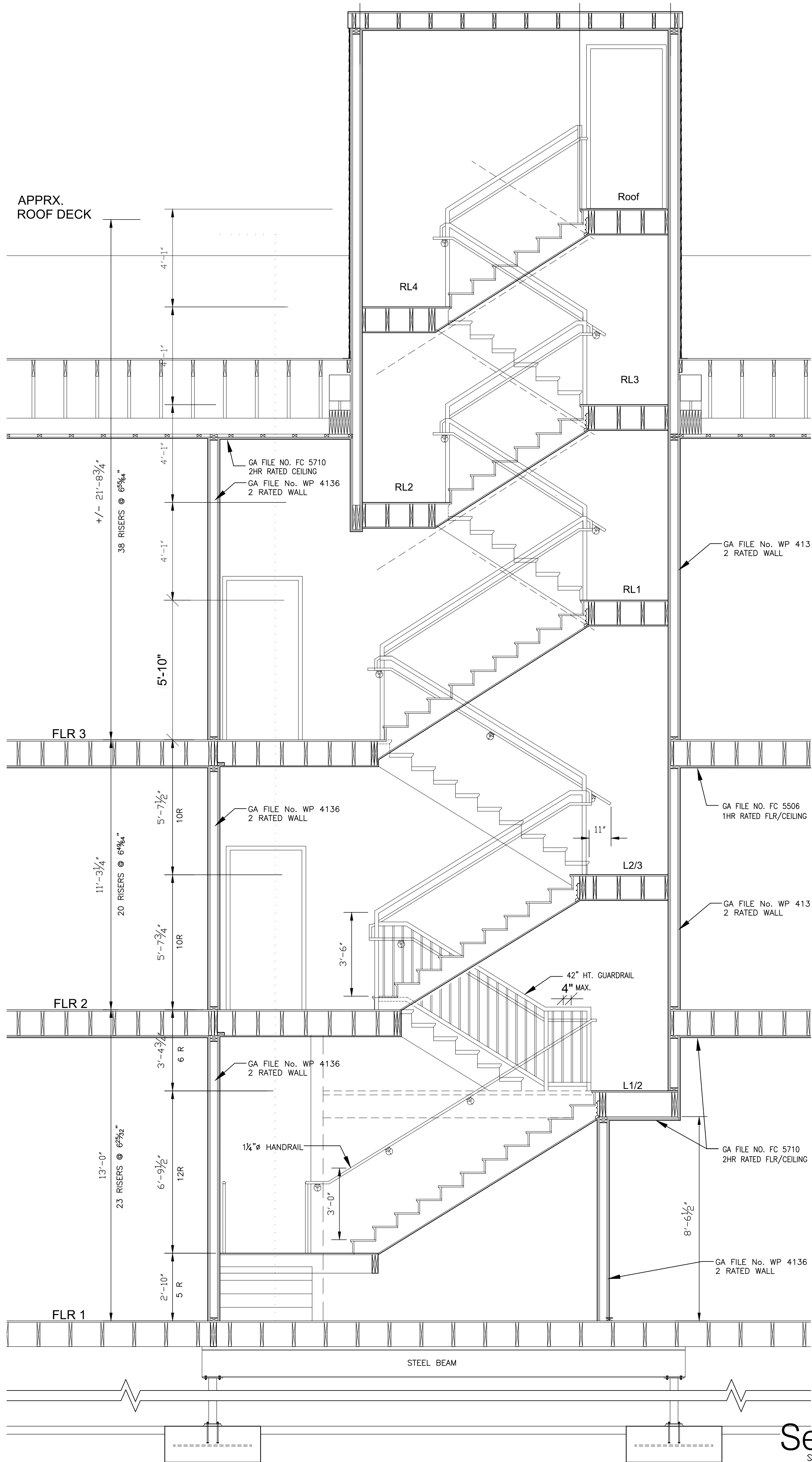
333 WEST MARKET STREET SANDUSKY, OHIO

DATE	SEPTEMBER 10, 2020
DRAWN BY	
CHECKED BY	JAF
SHEET NUMBER	A4
SHEET	5 OF
PROJECT NO.	A020-016

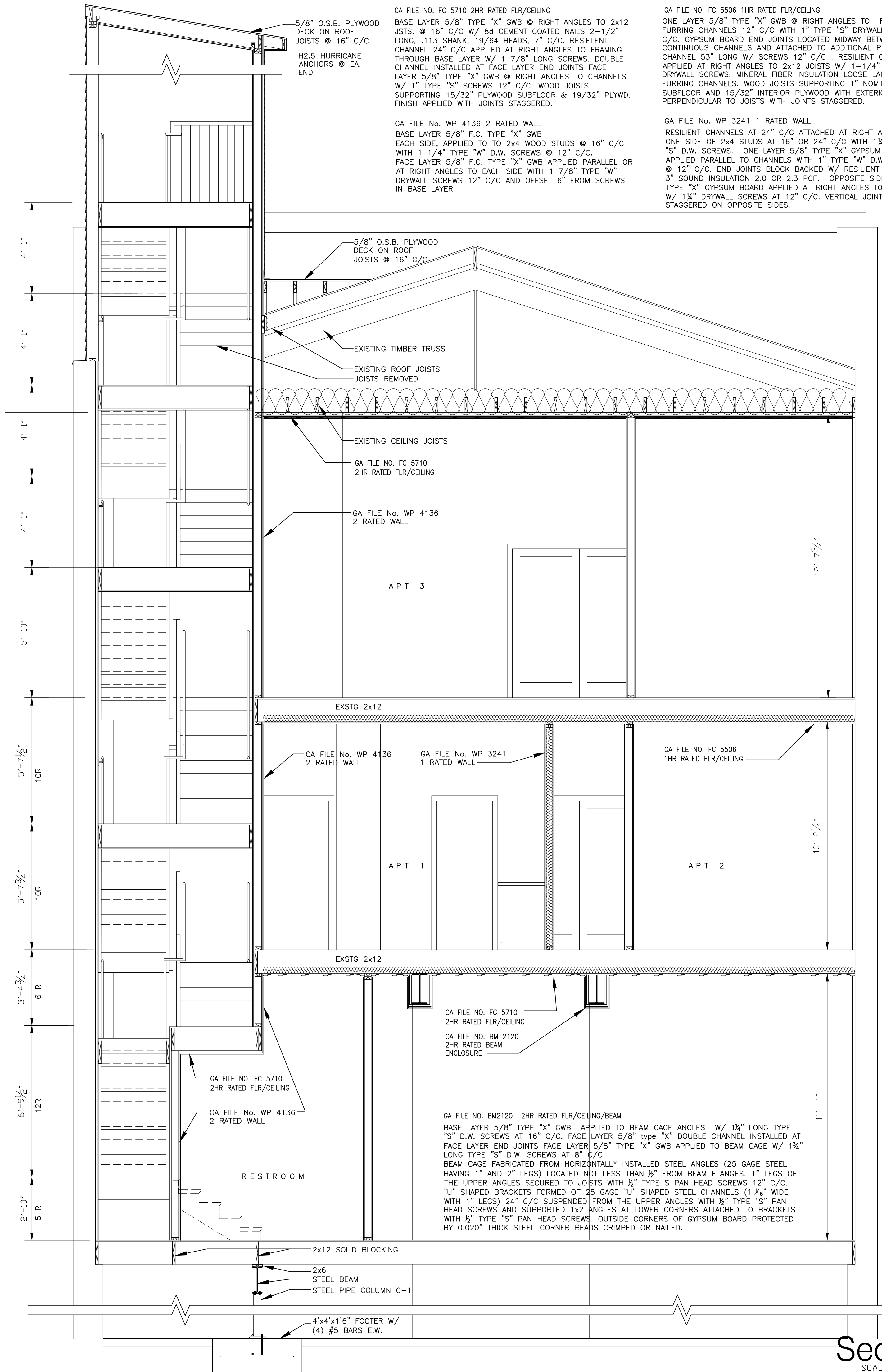
ALL DRAWINGS AND WRITTEN MATERIALS
APPEARING HEREIN CONSTITUTE THE ORIGINAL
AND UNPUBLISHED WORKS OF THE ARCHITECT
AND THE SAME MAY NOT BE COPIED, USED
OR DISCLOSED WITHOUT THEIR EXPRESS
WRITTEN CONSENT.
FEICK DESIGN GROUP, INC.
COPYRIGHT 2020

DATE	REVISIONS

FEICK DESIGN GROUP, INC.
JOHN A. FEICK ARCHITECT
224 EAST WATER STREET SANDUSKY, OHIO
(419)-625-2554



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



Section 2
SCALE: 3/8"=1'-0"

24x36

FEICK DESIGN GROUP, INC.

JOHN A. FEICK ARCHITECT

224 EAST WATER STREET SANDUSKY, OHIO (419)-625-2554

DATE	REVISIONS

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORKS OF THE ARCHITECT, AND THE SAME MAY NOT BE COPIED, USED OR DISCLOSED WITHOUT THEIR EXPRESS WRITTEN CONSENT.

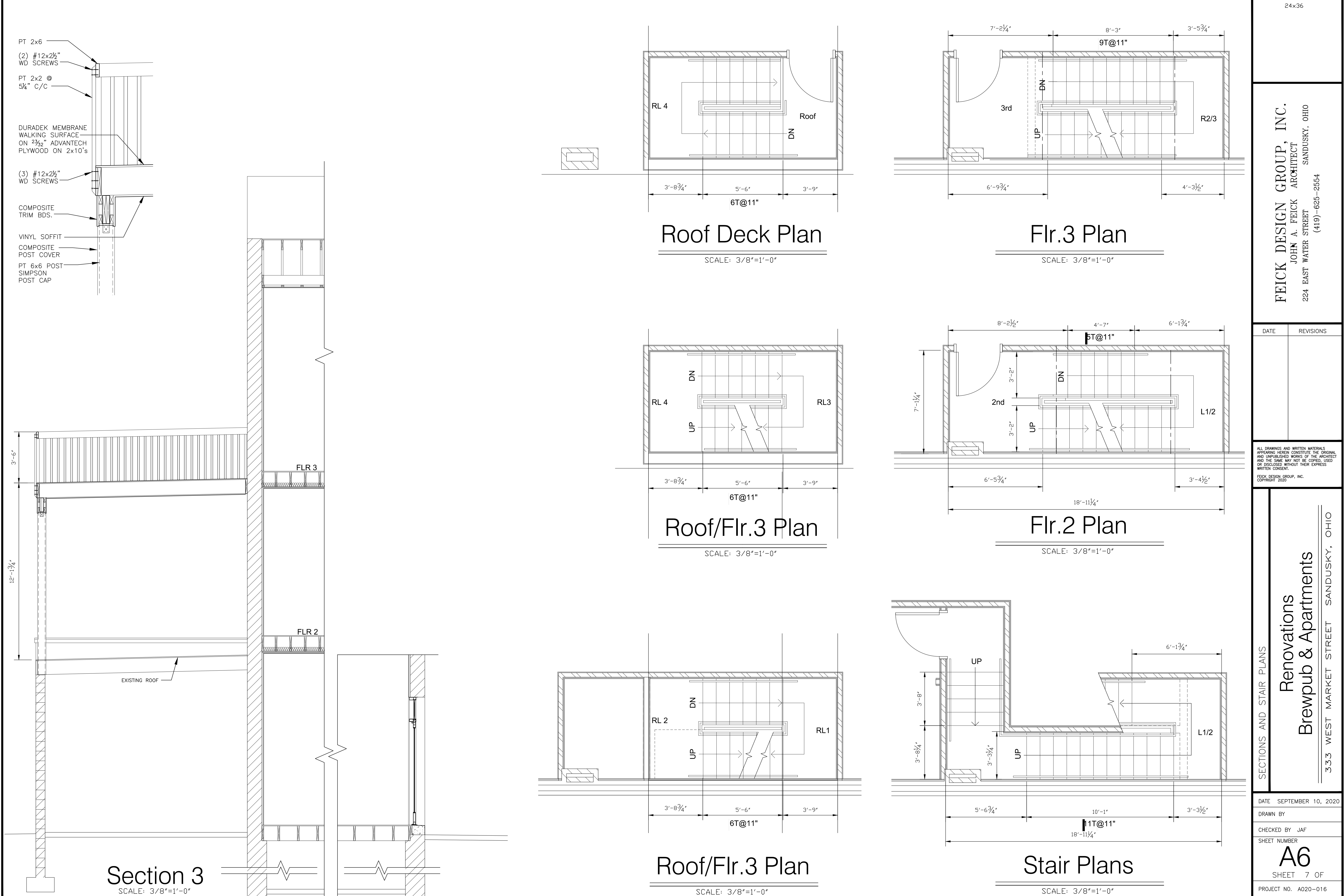
FEICK DESIGN GROUP, INC.
COPYRIGHT 2020

SECTIONS

Renovations
Brewpub & Apartments

333 WEST MARKET STREET SANDUSKY, OHIO

DATE	SEPTEMBER 10, 2020
DRAWN BY	
CHECKED BY	JAF
SHEET NUMBER	A5
SHEET	6 OF
PROJECT NO.	A020-016



24x36

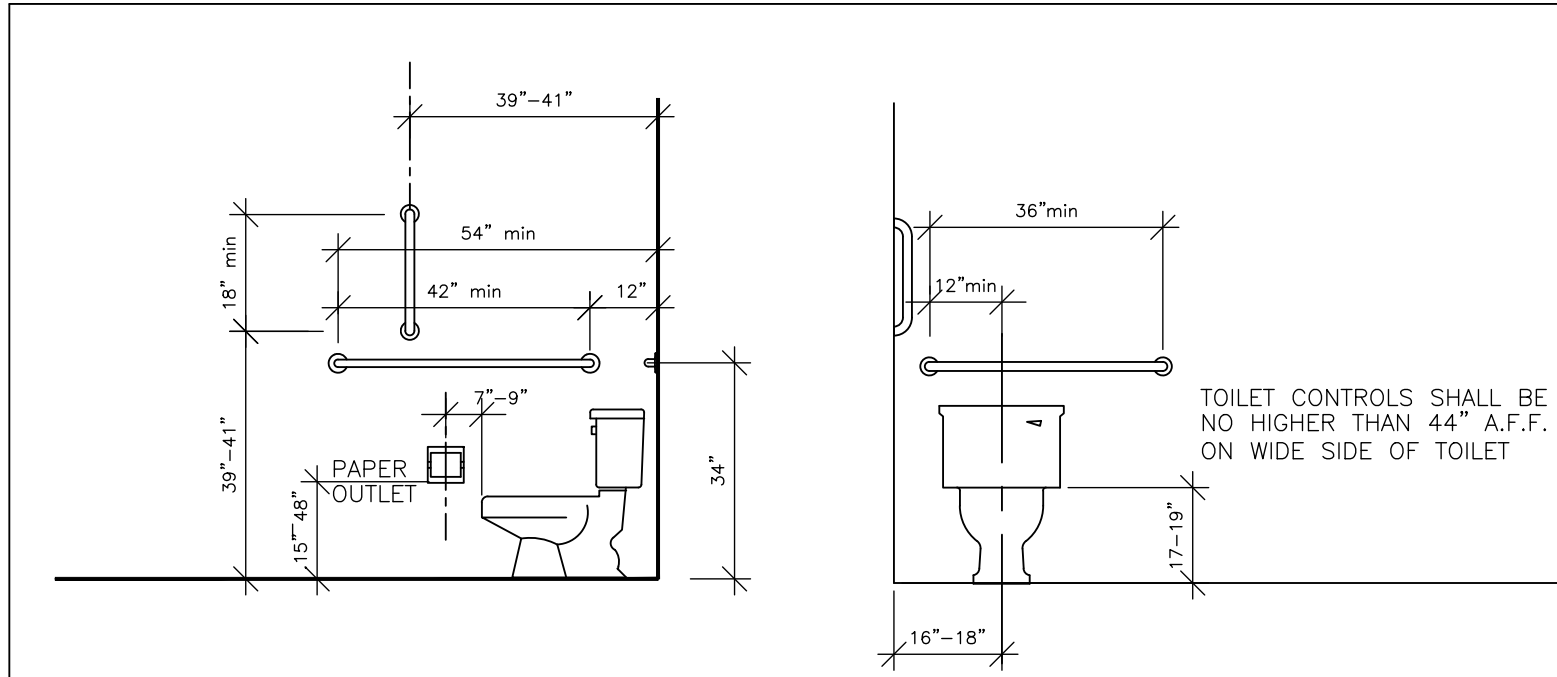
FEICK DESIGN GROUP, INC.
JOHN A. FEICK ARCHITECT
224 EAST WATER STREET
SANDUSKY, OHIO
(419)-625-2554

DATE	REVISIONS

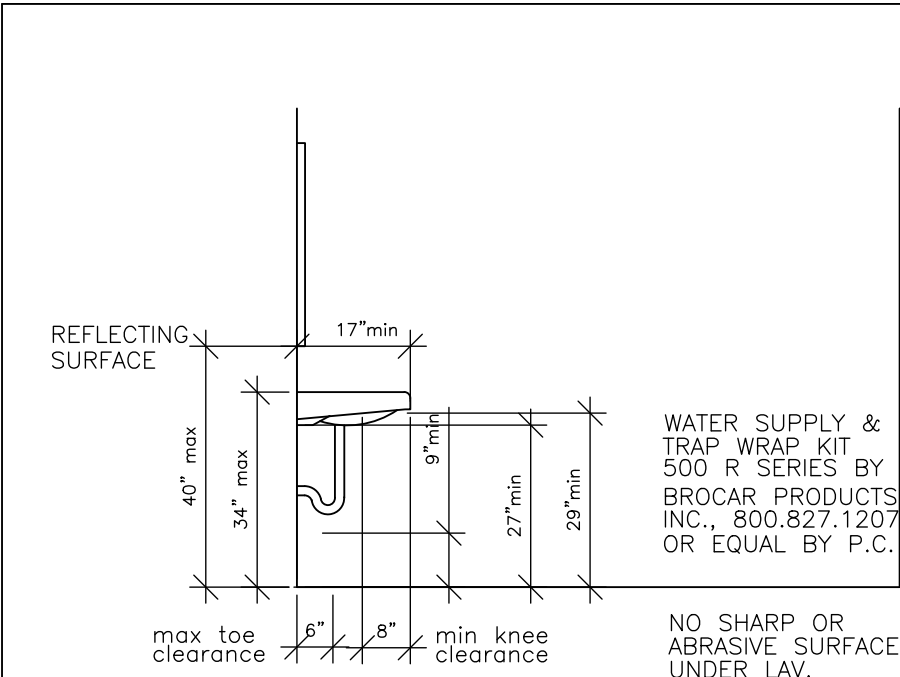
ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORKS OF THE ARCHITECT AND THE SAME MAY NOT BE COPIED, USED OR DISCLOSED WITHOUT THEIR EXPRESS WRITTEN CONSENT.
FEICK DESIGN GROUP, INC.
COPYRIGHT 2020

SECTIONS AND STAIR PLANS
**Renovations
Brewpub & Apartments**
333 WEST MARKET STREET SANDUSKY, OHIO

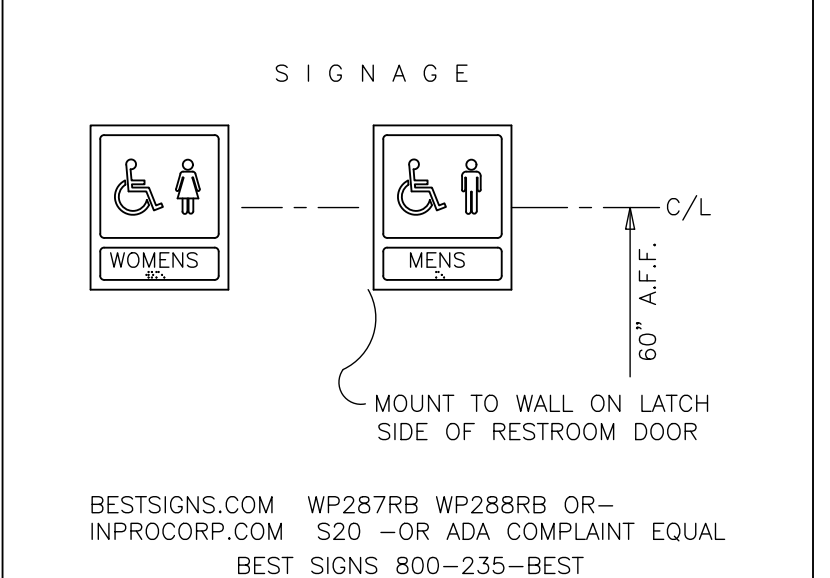
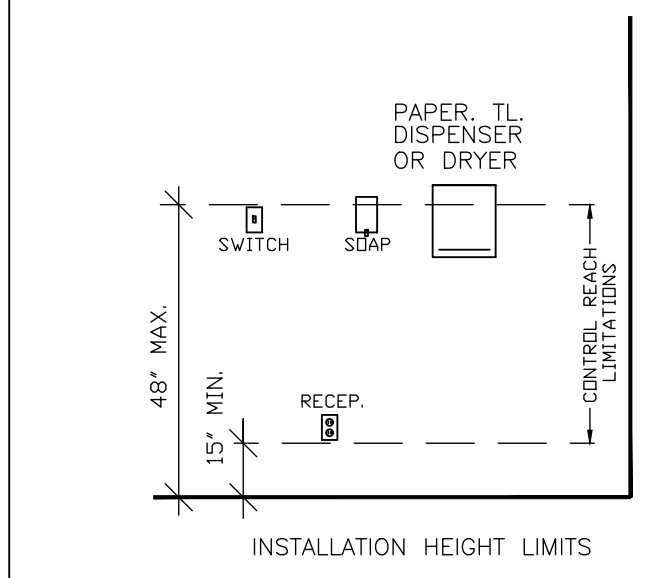
DATE	SEPTEMBER 10, 2020
DRAWN BY	
CHECKED BY	JAF
SHEET NUMBER	
A6	
SHEET	7 OF
PROJECT NO.	A020-016



ADA TOILETRM. ELEV. ADA TOILETRM. ELEV.

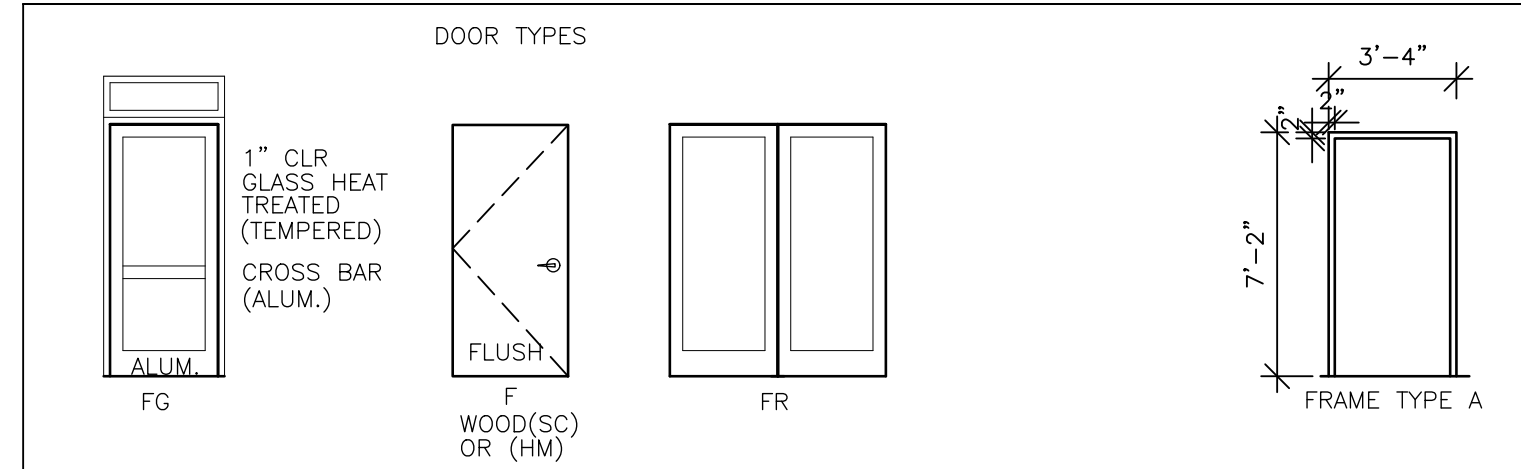


ADA TOILETRM. ELEV.



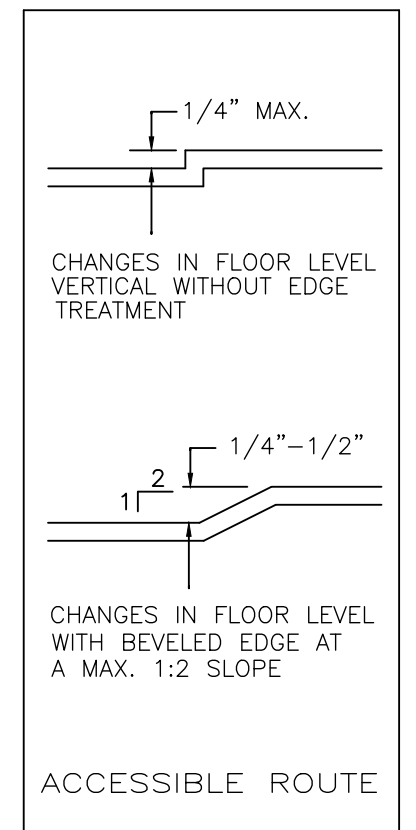
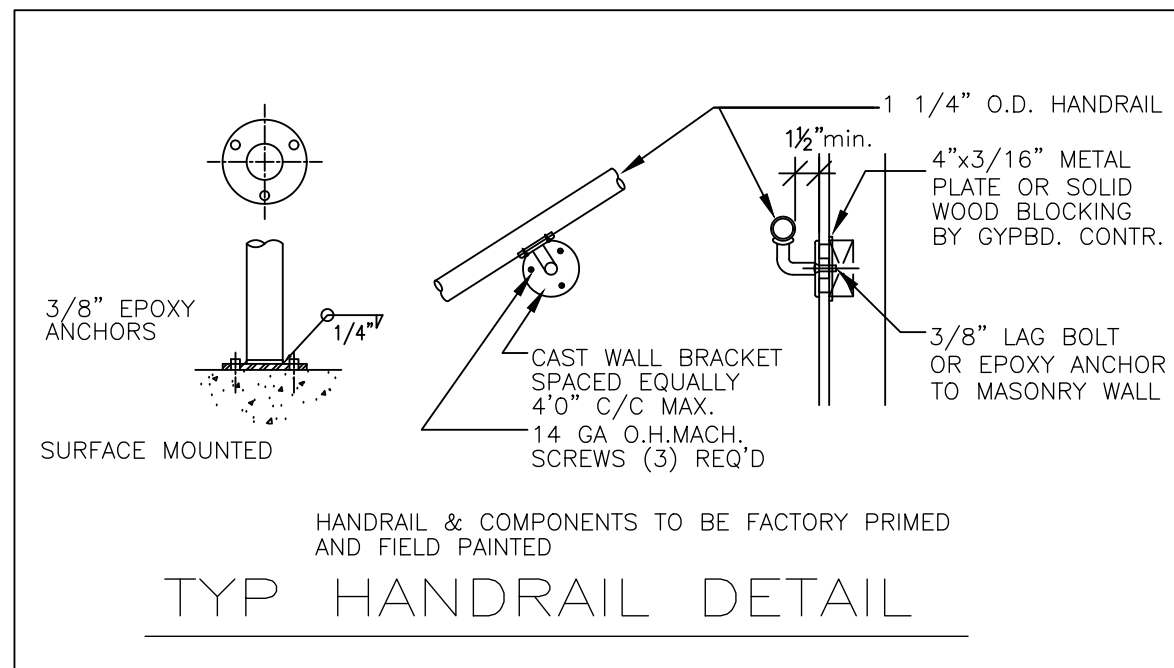
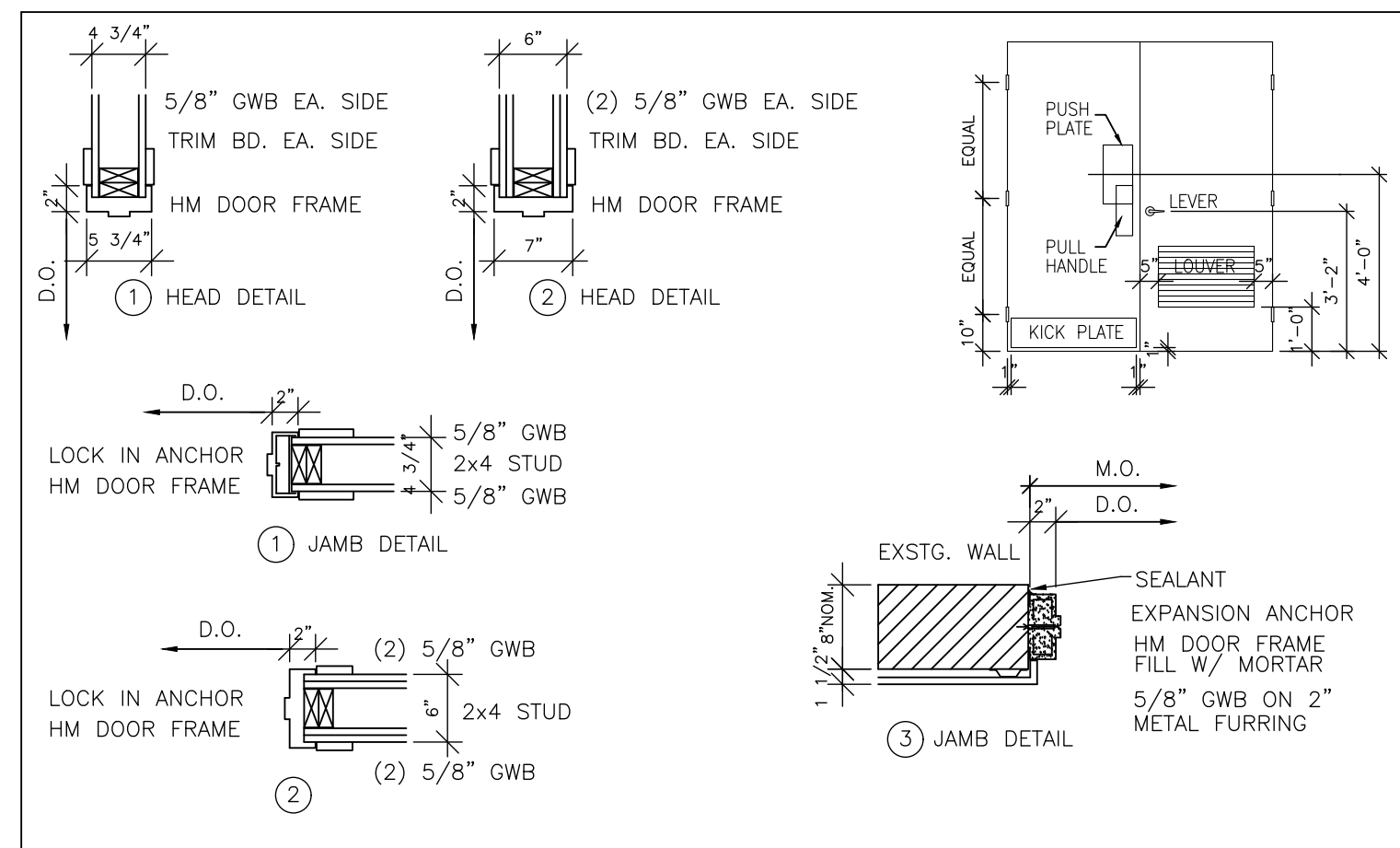
RESTROOM ACCESSORIES SCHEDULE		
(2) 36" GRAB BARS	MOUNT ABOVE TOILET TANK @ 36" A.F.F.	
(2) 42" GRAB BARS	MOUNT NEXT TO TOILET @ 36" A.F.F.	
(2) 18" GRAB BARS	MOUNT VERT. NEXT TO TOILET @ 39"-41" A.F.F.	
(2) 18x36 MIRROR	MOUNT ABOVE LAVATORY WITH REFLECTING SURFACE @ 40" A.F.F. BOBRICK B-165-1836	
(3) TOILET PAPER HOLDERS	MOUNT 36" FROM BACK WALL @ 19" A.F.F. BOBRICK B-66997	
(2) SOAP DISPENSER	MOUNT @ HT. TO MFR'S INSTRUCTIONS BOBRICK B-2111	
(2) PAPER TOWEL CABINET	BOBRICK B2621 MOUNT @ 40" SEE DIAGRAM	
(2) ELEC HAND DRYER	MOUNT @ HT. TO MFR'S ADA INSTRUCTIONS EXCEL DRYERS XL-BW, WHITE FIN.	
(2) PAPER TRASH CONTAINER	MOUNT @ HT. TO MFR'S ADA INSTRUCTIONS BOBRICK B-43644	

TOILET PARTITIONS
FLOOR MOUNTED/OVERHEAD BRACED SYSTEM OF HDPE MATERIAL BY "ASI" SOLID PLASTIC MATERIAL SHALL MEET NFPA CLASS B; NFPA 286 FIRE RESISTANCE STANDARDS; FLAME SPREAD 50; AND SMOKE DENSITY 450 PANELS 1" THICK, STILES & DOORS 1" THICK.; HARDWARE: 18-8, TYPE 304 STAINLESS STEEL WITH SATIN FINISH CONCEALED HARDWARE ON INSIDE OF COMPARTMENT EXCEPT ON OUT SWING DOORS



HARDWARE SCHEDULE	
SET.#	DESCRIPTION
1	LOCKSET HINGES BUMPER CLOSER SCHLAGE A53PD, SATURN (LEVER TYPE) 630 FINISH HAGER BB1279, 1-1/2 pr 4-1/2 x 4-1/2 SATIN CHR FIN. HAGER 236w SATIN CHROME FIN. LCN 4040 SUPER SMOOTHIE, ADJUST TO 5# PULL
2	PUSH/PULL PLATE HINGES BUMPER CLOSER HAGER BB1279, 1-1/2 pr 4-1/2 x 4-1/2 SATIN CHR FIN. HAGER 236w SATIN CHROME FIN. LCN 4040 SUPER SMOOTHIE, ADJUST TO 5# PULL
3	PANIC BAR HINGES CLOSER CONCEALED ROD PANIC DEVICE W/ CYLINDER & LEVER HANDLES, SATIN CHR. FIN. 1-1/2 pr BB BUTT HINGES LCN 4040 SUPER SMOOTHIE, ADJUST TO 5# PULL
4	LOCKSET HINGES BUMPER CLOSER SCHLAGE A10S, SATURN (LEVER TYPE), 630 FINISH HAGER BB1279, 1-1/2 pr 4-1/2 x 4-1/2 SATIN CHR FIN. HAGER 236w SATIN CHROME FIN. LCN 4040 SUPER SMOOTHIE, ADJUST TO 5# PULL
5	LOCKSET RESIDENTIAL LOCK OR PRIVACY LOCK AS REQUIRED (LEVER TYPE), 630 FINISH

DOOR SCHEDULE NOTES
a. WOOD, BIRCH VENEER, SOLID CORE
b. 1 COAT SEALER, TWO COATS FINISH, MATCH EXSTG.
c. 1 COAT PRIMER, TWO COATS FINISH
d. BACKSETS SHALL BE 2-3/4"
e. THRESHOLD, BOTTOM SWEEP AND WEATHER STRIPPING
f. KAWNEER TRIFAB 451T STOREFRONT FRAMING 2"x4 1/2" PROFILE; 350 MEDIUM STILE WITH 10" BOTTOM RAIL AND 1" GLASS STOPS. FINISH: BY OWNER, PAINTED. GLASS TO BE 1" CLEAR INSULATED, LOW-E, TEMPERED.



D O O R							F R A M E									
DOOR NO.	TYPE	MAT.	FIN.	WIDTH	HT.	THICK	TYPE	MAT.	FIN.	JAMB	HEAD	SILL	FIRE RTG.	HDW GRP.	NOTES	
FIRST FLOOR	1	FG	ALM	PRE	PR3'-0"	7'-0"	1-3/4"		ALM	PRE	-	-	-	3	e,f	
	2	FG	ALM	PRE	PR3'-0"	7'-0"	1-3/4"		ALM	PRE	-	-	-	3	e,f	
	3	FG	ALM	PRE	PR3'-0"	7'-0"	1-3/4"		ALM	PRE	-	-	-	3	e,f	
	4	FG	ALM	PRE	3'-0"	7'-0"	1-3/4"		ALM	PRE	-	-	-	3	e,f	
	5	FG	ALM	PRE	3'-0"	7'-0"	1-3/4"		ALM	PRE	-	-	-	3	e,f	
	6	FG	ALM	PRE	PR3'-0"	7'-0"	1-3/4"		ALM	PRE	-	-	-	3	e,f	
	7	FG	ALM	PRE	3'-0"	7'-0"	1-3/4"		ALM	PRE	-	-	-		e,f	
	8	FG	ALM	PRE	3'-0"	7'-0"	1-3/4"		ALM	PRE	-	-	-		e,f	
	9	F	HM	PT	3'-0"	7'-0"	1-3/4"	A	HM	PT	3	3	-	3	c,d,e	
	10	F	WD	STN	3'-0"	7'-0"	1-3/4"		WD	-	-	-	-	1	c,d	
	11	F	WD	STN	3'-0"	7'-0"	1-3/4"		WD	-	-	-	-	3	c,d	
	12	F	HM	PT	3'-0"	7'-0"	1-3/4"	A	HM	PT	2	2	-	B 1½ HR	3	c,d
	13	F	HM	PT	3'-0"	7'-0"	1-1/4"	A	HM	PT	1	1	-	B 1½ HR		c,d
	14	F	HM	PT	3'-0"	7'-0"	1-3/4"	A	HM	PT	2	2	-	B 1½ HR		c,d
	15	F	WD	STN	3'-0"	7'-0"	1-3/4"		WD	PT	-	-	-	2	e	
	16	F	WD	STN	3'-0"	7'-0"	1-3/4"		WD	PT	-	-	-	2	c,d	
SECOND FLOOR	17	F	HM	PT	3'-0"	7'-0"	1-3/4"	A	HM	PT	1	1	-	B 1½ HR	4	a,b,d
	18	F	HM	PT	3'-0"	7'-0"	1-3/4"	A	HM	PT	1	1	-	B 1½ HR	1	a,b,d
	19	F	HM	PT	3'-0"	7'-0"	1-3/4"	A	HM	PT	1	1	-		1	a,b,d
	20	F	WD	STN	3'-0"	7'-0"	1-3/4"	A	HM	PT	1	1	-	1 HR	1	a,b,d
	21	F	WD	STN	3'-0"	7'-0"	1-3/4"	A	HM	PT	1	1	-	1 HR	1	a,b,d
	22	F	WD	STN	2'-6"	6'-8"	1-3/4"		WD	PT	-	-	-		5	a,b
	23	F	WD	STN	2'-6"	6'-8"	1-3/4"		WD	PT	-	-	-		5	a,b
	24	F	WD	STN	2'-8"	6'-8"	1-1/4"		WD	PT	-	-	-		5	a,b
	25	F	WD	STN	2'-6"	6'-8"	1-3/4"		WD	PT	-	-	-		5	c,d
	26	F	WD	STN	2'-6"	6'-8"	1-3/4"		WD	PT	-	-	-		5	e,d
	27	F	WD	STN	2'-8"	6'-8"	1-3/4"		WD	PT	-	-	-		5	a,b,d
	28	F	WD	STN	2'-6"	6'-8"	1-3/4"		WD	PT	-	-	-		5	a,b,d
	29	F	WD	STN	2'-8"	6'-8"	1-3/4"		WD	PT	-	-	-		5	a,b,d
	30	F	WD	STN	2'-6"	6'-8"	1-3/4"		WD	PT	-	-	-		5	a,b,d
	31	F	WD	STN	2'-6"	6'-8"	1-3/4"		WD	PT	-	-	-		5	a,b,d
	32	F	WD	STN	2'-8"	6'-8"	1-3/4"		WD	PT	-	-	-		5	a,b
	33	F	WD	STN	2'-6"	6'-8"	1-3/4"		WD	PT	-	-	-		5	a,b
	34	F	WD	STN	2'-6"	6'-8"	1-1/4"		WD	PT	-	-	-		5	a,b
	35	F	WD	STN	2'-6"	6'-8"	1-3/4"		WD	PT	-	-	-		5	c,d
	36	FR			PR3'-0"	6'-8"	1-3/4"									e
THIRD FLOOR	37	F	HM	PT	3'-0"	7'-0"	1-3/4"	A	HM	PT	1	1	-	B 1½ HR	4	c,d
	38	F	HM	PT	3'-0"	7'-0"	1-3/4"	A	HM	PT	1	1	-	B 1½ HR	1	a,b,d
	39	F	HM	PT	3'-0"	7'-0"	1-3/4"	A	HM	PT	1	1	-	1 HR	1	a,b,d
	40	F	WD	STN	3'-0"	6'-8"	1-3/4"		WD	PT	-	-	-		5	a,b,d
	41	F	WD	STN	3'-0"	6'-8"	1-3/4"		WD	PT	-	-	-		5	a,b,d
	42	F	WD	STN	2'-6"	6'-8"	1-3/4"		WD	PT	-	-	-		5	a,b,d
	43	F	WD	STN	3'-0"	6'-8"	1-3/4"		WD	PT	-	-	-		5	a,b
	44	F	WD	STN	2'-6"	6'-8"	1-3/4"		WD	PT	-	-	-		5	a,b
	45	F	WD	STN	2'-6"	6'-8"	1-1/4"		WD	PT	-	-	-		5	a,b
	46	F	WD	STN	3'-0"	6'-8"	1-3/4"		WD	PT	-	-	-		5	c,d
	47	F	WD	STN	3'-0"	6'-8"	1-3/4"		WD	PT	-	-	-		5	e
	48	F	WD	STN	2'-6"	6'-8"	1-3/4"		WD	PT	-	-	-		5	
	49	FR			PR3'-0"	6'-8"	1-3/4"									

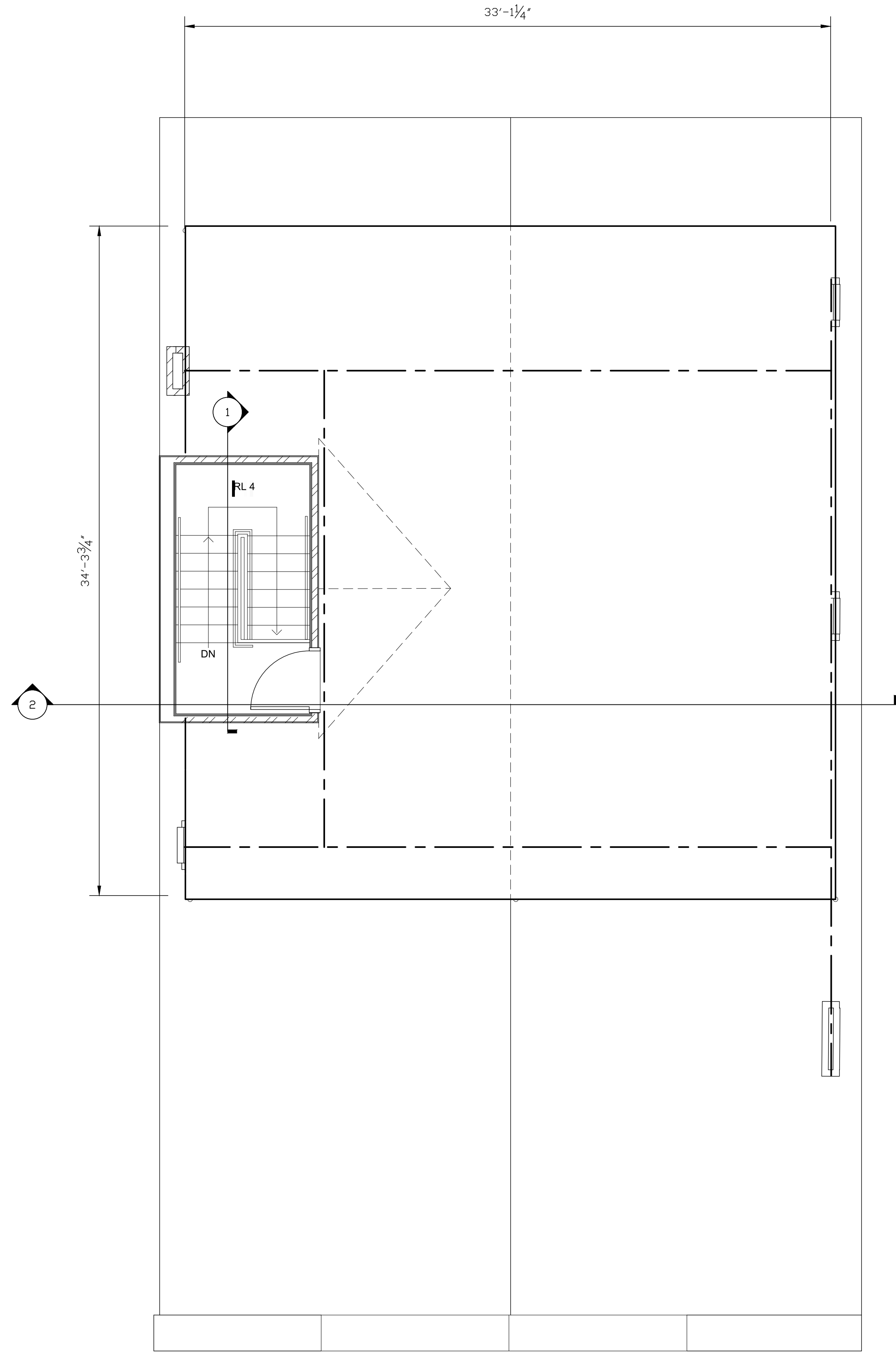
24x36

FEICK DESIGN GROUP, INC.
JOHN A. FEICK ARCHITECT
224 EAST WATER STREET
SANDUSKY, OHIO
(419)-625-2554

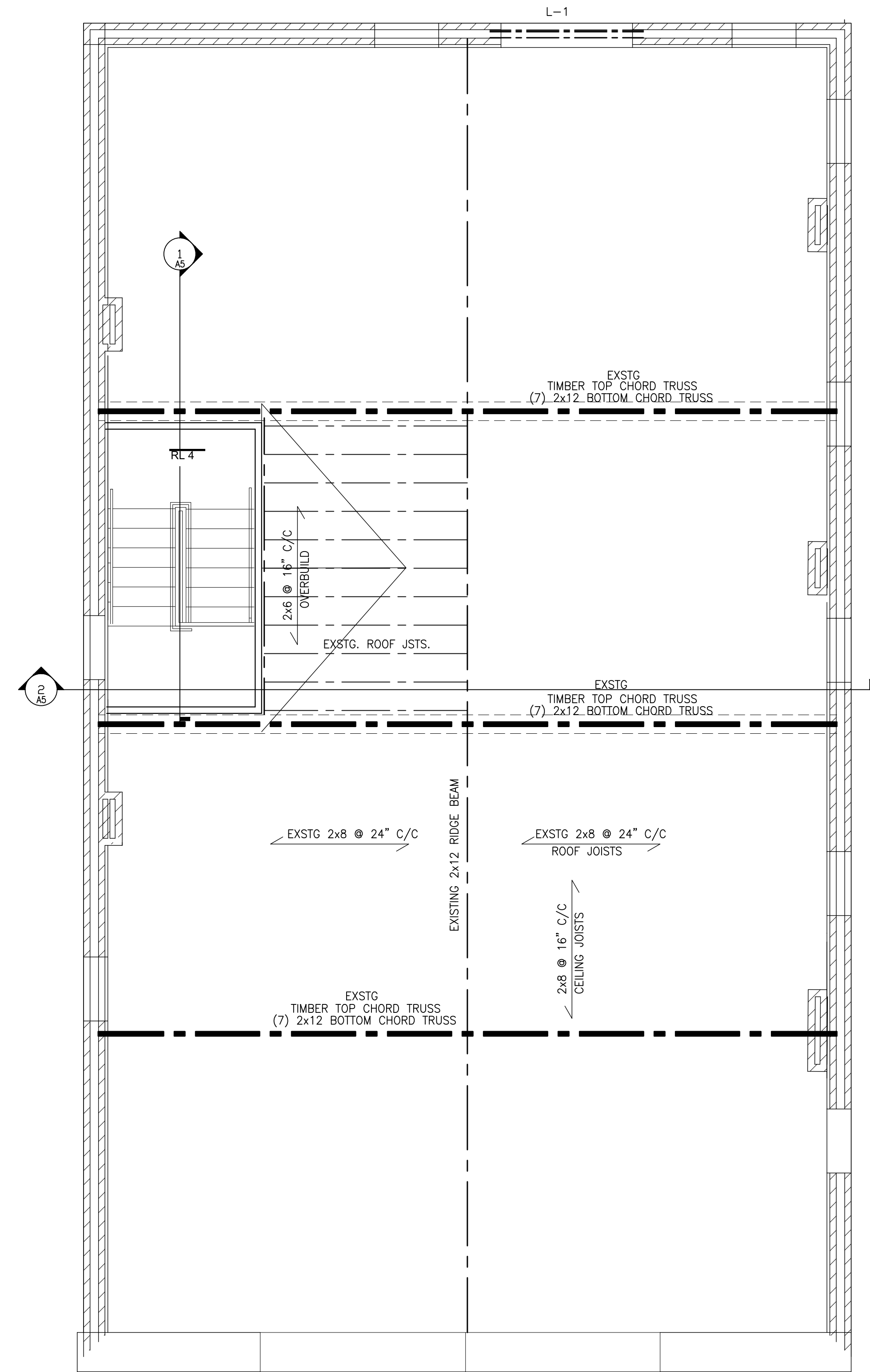
DATE SEPTEMBER 10, 2020
DRAWN BY
CHECKED BY JAF
SHEET NUMBER
A7
SHEET 8 OF
PROJECT NO. A020-016

SCHEDULES

Renovations
Brewpub & Apartments
333 WEST MARKET STREET SANDUSKY, OHIO



Phase III
Roof Deck Framing Plan



Roof Framing Plan

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

24x36

FEICK DESIGN GROUP, INC.
JOHN A. FEICK ARCHITECT
224 EAST WATER STREET
SANDUSKY, OHIO
(419)-625-2554

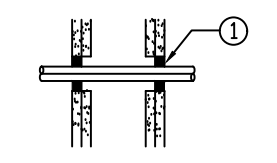
DATE	REVISIONS

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORKS OF THE ARCHITECT AND THE SAME MAY NOT BE COPIED, USED OR DISCLOSED WITHOUT THEIR EXPRESS WRITTEN CONSENT.

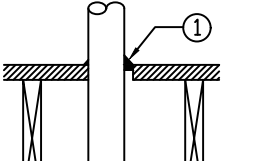
FEICK DESIGN GROUP, INC.
COPYRIGHT 2020

STRUCTURAL PLANS
Renovations
Brewpub & Apartments
333 WEST MARKET STREET SANDUSKY, OHIO

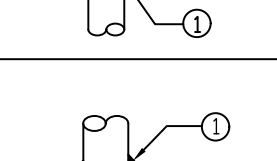
DATE	SEPTEMBER 10, 2020
DRAWN BY	
CHECKED BY	JAF
SHEET NUMBER	S2
SHEET	10 OF
PROJECT NO.	A020-016



◦ CABLE PENETRATIONS THROUGH RATED GWB WALLS SHALL BE SEALED W/ TREMCO'S "TREMSTOP 1A" UL SYSTEM # WL 3131 FOR ONE - TWO HOUR WALLS. ANNULAR SPACE MIN. 1/4" TO MAX. 1" MIN. 1/2" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH W/ BOTH SURFACES OF WALL.



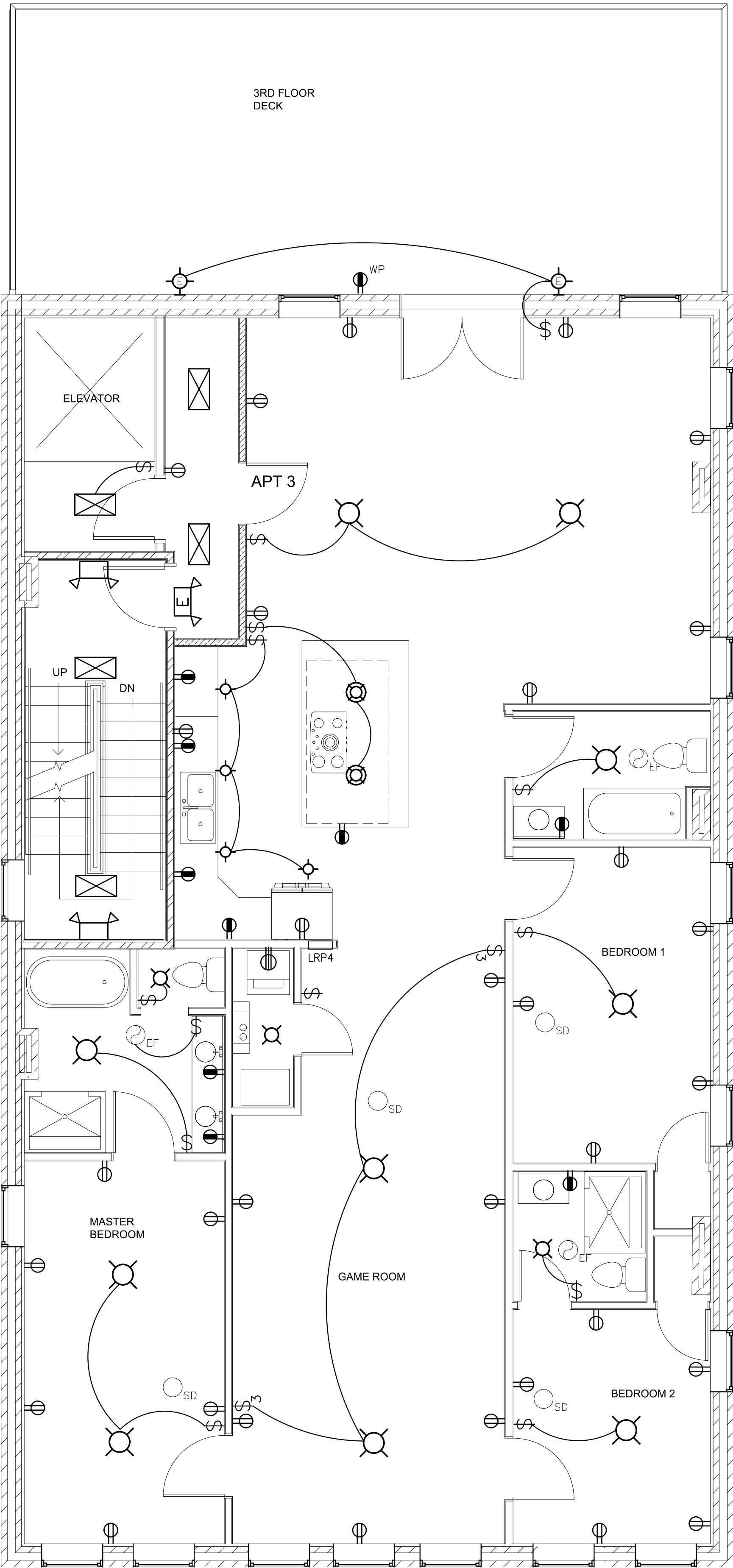
◦ ALL METAL PIPE PENETRATIONS THROUGH RATED FRAME FLOORS SHALL BE SEALED W/ TREMCO'S "TREMSTOP 1A/D" UL SYSTEM # FC-1050
① MIN. 1/2" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH W/ TOP SURFACE OF FLOOR AND BOTTOM OF FLOOR OR CEILING ASSEMBLIES.
INSTALL ADDITIONAL FILL MATERIAL SO THAT A MIN. 1/2" CROWN IS FORMED AROUND PENETRATING ITEM & LAPPING 1/2" BEYOND PERIPHERY OF THE OPENING AT TOP OF FLOOR AND UNDERSIDE OF CEILING OR TOP PLATE INTERFACE



◦ ALL PVC PIPE PENETRATIONS THROUGH RATED FRAME FLOORS SHALL BE SEALED W/ TREMCO'S "TREMSTOP 1A/D" UL SYSTEM # FC-2135
① AT CEILING MIN. 1/2" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS.
INSTALL ADDITIONAL FILL MATERIAL SO THAT A MIN. 1/2" CROWN IS FORMED AROUND PENETRATING ITEM AND DEVICE/WALLBOARD INTERFACE
② "TREMSTOP D" PROPERLY SIZED DEVICE WRAPPED AROUND PIPE AND SECURED USING A HOSE CLAMP AFTER SECURING, MECHANICALLY FASTEN TO CEILING ASSEMBLY

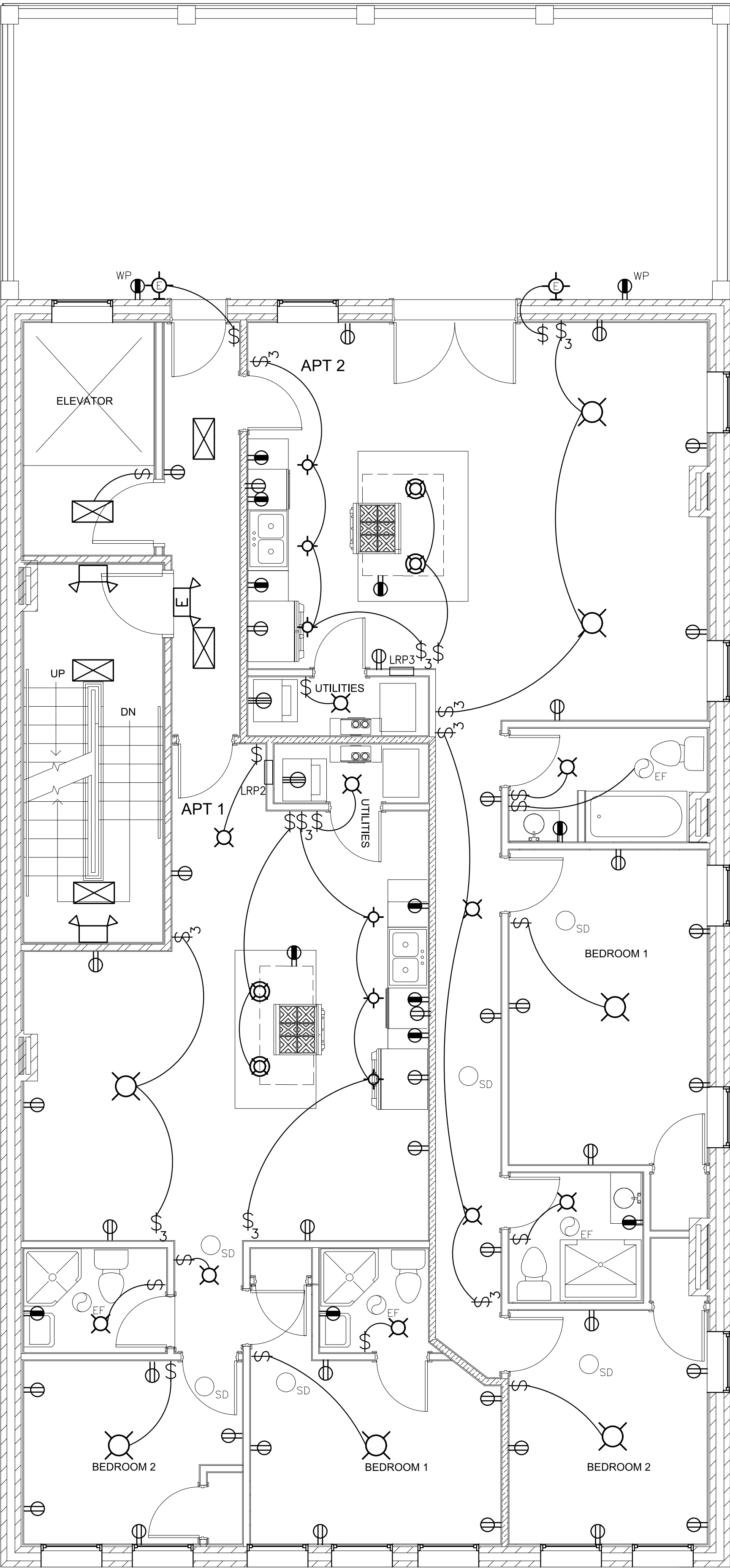
FIRE WALL OR CEILING MEMBRANE PENETRATION BY STEEL ELECTRICAL BOXES MUST BE U.L. LISTED FOR FIRE RESISTANCE. RATED ASSEMBLIES. ANNULAR SPACE BETWEEN BOX AND MEMBRANE NOT TO EXCEED 1/8". SUCH BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY ONE OF THE FOLLOWING:

1. BY THE HORIZONTAL DISTANCE SPECIFIED IN ELECTRICAL BOX LISTING;
2. BY SOLID FIRE BLOCKING PER OBC SECTION 718.2.1;
3. BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS.
4. BY OTHER LISTED MATERIALS AND METHODS.



Phase I
3rd Flr Ltg/Power Plan

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



Phase I
2nd Flr Ltg/Power Plan

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

24x36

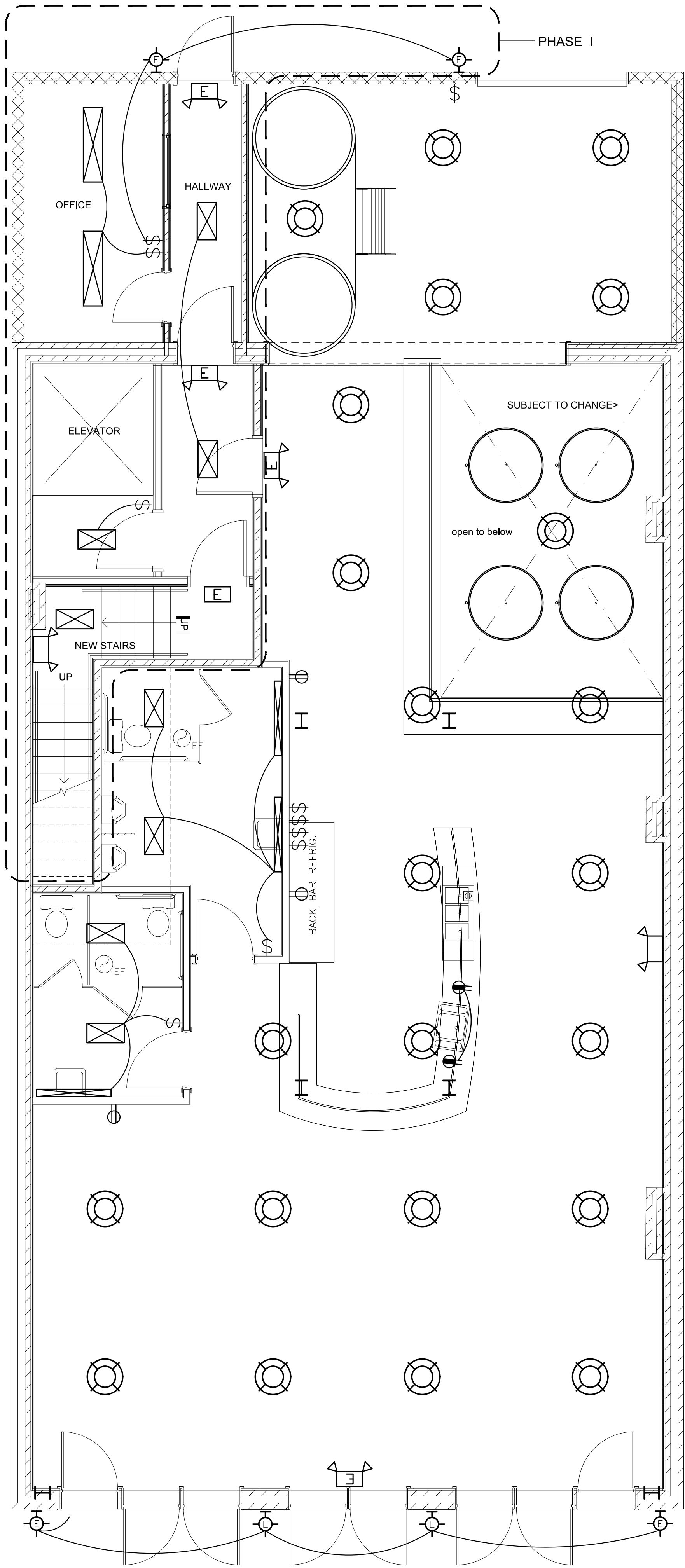
FEICK DESIGN GROUP, INC.
JOHN A. FEICK ARCHITECT
224 EAST WATER STREET
SANDUSKY, OHIO
(419)-625-2554

DATE	REVISIONS

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORKS OF THE ARCHITECT AND THE SAME MAY NOT BE COPIED, USED OR DISCLOSED WITHOUT THEIR EXPRESS WRITTEN CONSENT.
FEICK DESIGN GROUP, INC.
COPYRIGHT 2020

PRELIMINARY LIGHTING POWER PLAN
Renovations
Brewpub & Apartments
333 WEST MARKET STREET SANDUSKY, OHIO

DATE	APRIL 27, 2020
DRAWN BY	
CHECKED BY	JAF
SHEET NUMBER	E1
SHEET	1 OF 1
PROJECT NO.	A020-016

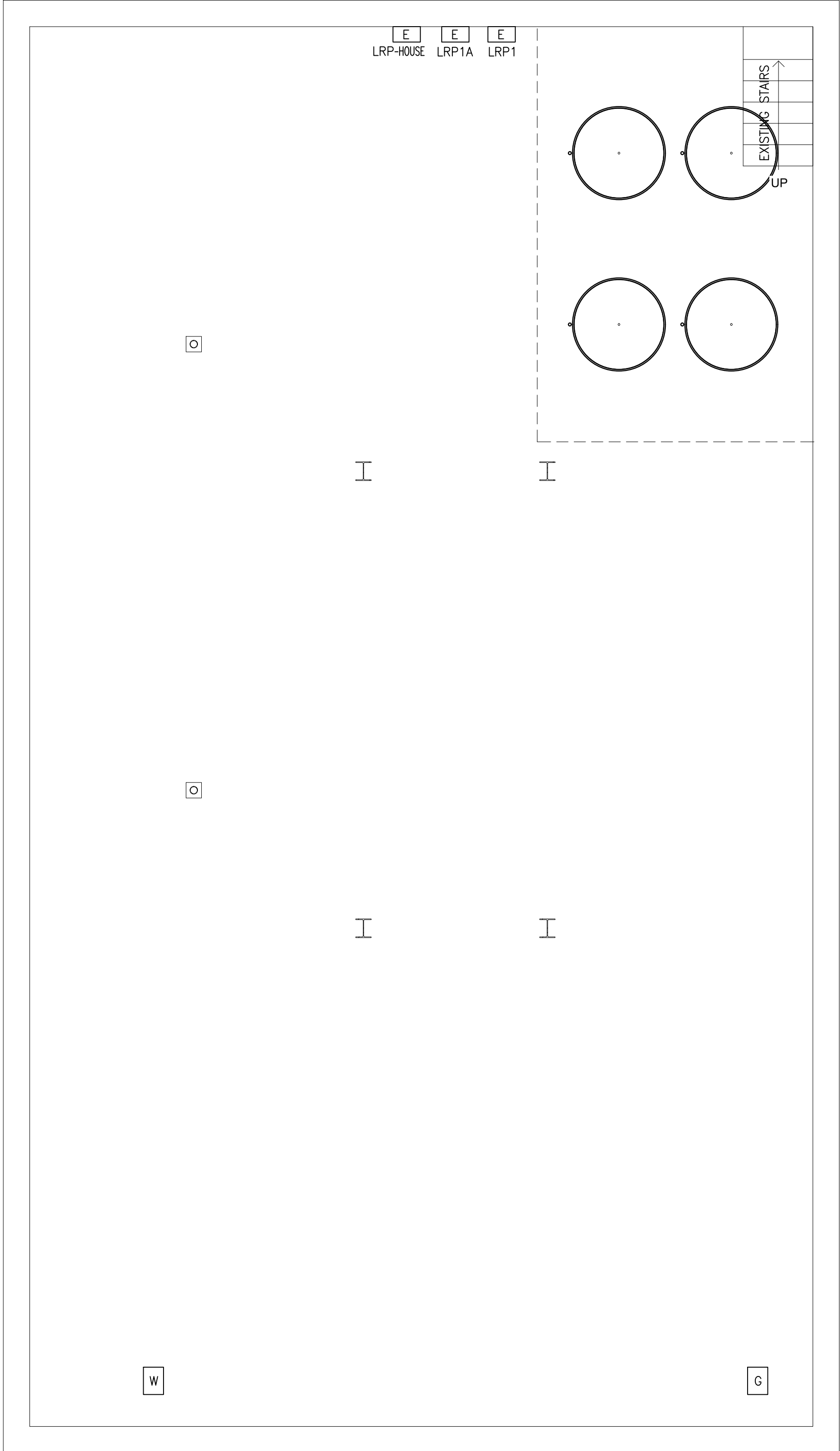


1st Flr Ltg/Power Plan

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

ELECTRIC FIXTURE SCHEDULE		
	Lithonia SBL4 30L MVDLT EZ1 LP835 - LED 1x4 Surface	32W
	Lithonia SBL2 20L MVDLT EZ1 LP835 - LED 1x2 Surface	17W
	20A 120V duplex convenience outlet;	
	20A 120V tamper proof duplex outlet; Provide GFI, ground fault circuit interrupter protection.	
	DECORA WALL SWITCH PIR OCCUPANCY SENSOR MDS-101D	
	Dual Lite LED Exit/Emergency Light #HCXURW RC12 03L -2 lamp; with battery backup power, 1.5 hour minimum; connect ahead of local switch. With exterior Remote Head	
	Dual Lite LED Emergency Light #LZ2 03L -2 lamp; with battery backup power, 1.5 hour minimum; connect ahead of local switch.	
	MAXLITE MODEL No. SECL 15 U 50 LED PHOTO CONTROL SECURITY LIGHT <6>15W 90W	

ELECTRIC FIXTURE SCHEDULE	
	20A 120V tamper proof duplex convenience outlet; Residential use
	20A 120V tamper proof duplex outlet; Provide GFI, ground fault circuit interrupter protection.
	240V Appliance outlet; DRYER- 10/4 Copper
All circuits to have Arc-fault protection accept any circuits on GFI.	
	Ceiling mounted light fixture chosen by owner.
	PRESCOLITE LT60LIC LB6LEDA10L Fire Rated Recessed LED
	PENDANT light fixture chosen by owner.
	Surface mounted Exterior lite Selected by owner
	SMOKE DETECTOR interconnected to activate all alarms in dwelling, permanently hardwired with battery backup
PROVIDE CO DETECTORS AS REQUIRED BY SECTION 915 OF OBC	
COMBINATION SMOKE & CO DETECTORS LISTED WITH UL2034 AND UL217 ARE ACCEPTABLE ALTERNATIVES	



Bsmt Ltg/Power Plan

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

24x36

FEICK DESIGN GROUP, INC.

JOHN A. FEICK ARCHITECT

224 EAST WATER STREET SANDUSKY, OHIO

(419)-625-2554

DATE	REVISIONS

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORKS OF THE ARCHITECT AND THE SAME MAY NOT BE COPIED, USED OR DISCLOSED WITHOUT THEIR EXPRESS WRITTEN CONSENT.

FEICK DESIGN GROUP, INC.
COPYRIGHT 2020

LIGHTING AND POWER PLAN

Renovations

Brewpub & Apartments

333 WEST MARKET STREET SANDUSKY, OHIO

DATE	APRIL 27, 2020
DRAWN BY	
CHECKED BY	JAF
SHEET NUMBER	E2
SHEET	1 OF 1
PROJECT NO.	A020-016



NOW AND THEN SHOPPE

• ANTIQUES
• COLLECTIBLES
• ESTATE SALES

THE CEILING ART COMPANY
Antiques & Gifts





