

Landmark Commission

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

AGENDA

August 18, 2021

5:00 P.M.

City Commission Chamber

Live Streamed on www.youtube.com/CityofSanduskyOH

-
1. Call to Order -Roll Call
 2. Election of Chairman and Vice Chairman
 3. Review of June 16, 2021 Meeting Minutes
 4. Applications:
 - a. 135-145 Columbus Ave
 - b. 319 Lawrence St
 5. Other Business
 6. Staff Reports
 7. Adjournment

NEXT MEETING: September 15, 2021

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

Landmark Commission

June 16, 2021

Meeting Minutes

Meeting called to order:

Chairman Tim Berkey called the meeting to order at 5:00pm. The following members were present: Mike Meinzer, Alan Griffiths, Ryan Nagel, and Ryan Whaley. Joe Galea and Jon Lawrence were absent. Alec Ochs and Thomas Horsman represented the Community Development Department. Administrative Assistant Kristen Barone was also present.

Review of minutes from May 19, 2021:

Mr. Griffiths made a motion to approve the minutes and Mr. Nagel seconded. All members were in favor of the motion.

Applications:

129 W. Market Street- Certificate of Appropriateness for Signage at J Bistro

Mr. Ochs stated that J Bistro is in the Laurence Building, which is a contributing structure in the Downtown Sandusky Commercial Historic District. He stated that staff would normally administratively approve this sign, but since it is an internally illuminated sign, that is why it is before the committee. While the Sandusky Preservation Design Guidelines state that internally illuminated signs are inappropriate for the downtown area, staff believe that this sign has historic qualities and charm of the historic downtown. Staff recommends the granting of the Certificate of Appropriateness. Ryan Brady with Brady signs stated this restaurant is not noticeable from the corner of Columbus Avenue and Market Street, so the owners want to have a sign placed as proposed, but also have it internally illuminated to be able to see in the evening as well. Mr. Whaley made a motion to approve the application and Mr. Meinzer seconded. All voting members were in favor. Dr. Berkey stated that in the future it would be helpful to talk with Brady Signs regarding the language in the ordinance regarding signage, as that has been a topic of discussion as something the Landmark Commission has been wanting to update.

Changes to COA application and process:

Dr. Berkey stated that he has viewed applications from other cities and looked back at previous meeting minutes where concerns were addressed, to see how the City of Sandusky's application and process can be updated. He then provided a draft Certificate of Appropriateness Application to the other members to view and give feedback on. Mr. Griffiths stated that where it says that applications will not be considered until the applicant has restored the property back to its original condition, he said that he would like to be able to leave some wiggle room, to make sure that they are not asking people to take things off a building that was an effort to preserve a building. Mr. Griffiths suggested rephrasing that part to say applications may not be considered instead of saying will not be. Mr. Griffiths then asked on the punch list, what does relocation mean? Mr. Nagel stated that he has seen a couple of times that a building has been relocated, but it does not happen often as it is expensive. Mr. Nagel stated that under the supporting documentation section, along with material list and color choices, it would be nice to have physical samples depending on what it is as some times it is hard to tell what things look like on paper. Dr. Berkey asked if there could be a motion to accept the draft application with the changes discussed today. Mr. Griffiths then made that motion and Mr. Nagel seconded. All voting members were in favor of the motion.

Opportunities and challenges for Landmark Commission:

Dr. Berkey shared a list with the members on things discussed at past meetings in need of attention and asked for members to review the list and then discuss at future meetings.

Identification of proposed city landmarks:

Dr. Berkey shared with the other members a list of potential city landmark/national registry applicants. He stated that it would have to be the will of the property owner to apply to the State Preservation Office or it could go to City Commission first and then sent to the State Preservation Office. Mr. Nagel said that it will help to have the City Commission recommendation when going to the State Preservation Office for approval. Dr. Berkey stated that he would not mind taking the lead in seeing if the property owners would be interested in applying if that was okay with the rest of the committee. Mr. Nagel made a motion to authorize the chairman to contact the property owners to see if there is interest in registering for the program. Mr. Griffiths seconded the motion. All voting members were in favor.

Meeting adjourned:

Mr. Griffiths made a motion to adjourn and the meeting ended at 5:53pm.

Approved by:

Kristen Barone, Clerk

Timothy Berkey, Chairman

LANDMARK COMMISSION REPORT

APPLICATION FOR ROOF REPLACEMENT TO 135 - 145 COLUMBUS AVE

Reference Number: PLC21-0023

Date of Report: August 10, 2021

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio Landmark Commission Report

BACKGROUND INFORMATION

Steven Hafner with FSB Properties, LLC, has submitted an application, for a roof replacement at 135 - 145 Columbus Ave. The following information is relevant to this application:

Applicant: Steven Hafner – FSB Properties, LLC
4218 Windham Place S.
Sandusky, Ohio 44870

Project: Roof Replacement

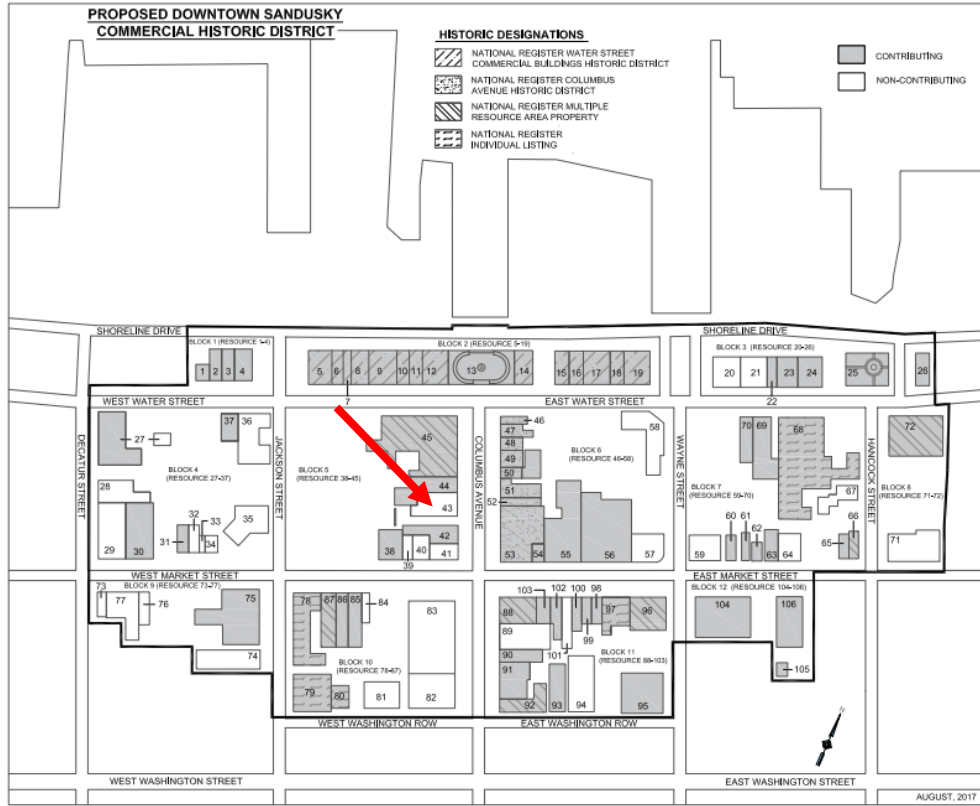
Site Location: 135 – 145 Columbus Ave.

Zoning: "DBD"/ Downtown Business

Existing Uses: Restaurant

Proposed Uses: Restaurant

SITE DESCRIPTION





				
Bright White 76	White 78	Light Stone 80	Mocha Tan 86	Ash Gray 82
				
Taupe 84	Native Copper 112	Patriot Red 98	Red 94	Dark Red 96
				
Patina Green 114	Forest Green 104	Ocean Blue 100	Zinc Gray 88	Charcoal 106
				
Burnished Slate 92	Brown 90	Burgundy 102	Mocha Brown 110	Black 108

DIVISION OF PLANNING COMMENTS

The property located at 135 - 145 Columbus Ave. is a non-contributing structure located within the Downtown Sandusky Commercial Historic District. Per Chapter 1161 of the Zoning Code, any property that is on the National Register of Historic Places or located within a national historic district is required to seek a Certificate of Appropriateness from the Landmark Commission for any renovations or additions.

The applicant, Steven Hafner has submitted a project summary that details the specific work to be done on the building. The applicant wishes to replace the existing asphalt roof on the front fascia overhang with a standing seam metal roof. The color of choice is burgundy as it matches the former Bertsch Bldg. overhang color. Also included with the application were pictures of the present condition of the building.

In determining whether to issue a Certificate of Appropriateness, Planning staff and the Landmark Commission consider both the Secretary of the Interior's Standards for Rehabilitation and the Sandusky Preservation Design Guidelines.

Upon review, staff has determined that the proposed changes to the exterior of the building conform with both sets of guidelines.

CONCLUSION/RECOMMENDATION

Since the property in question is a non-contributing structure and standing-seam metal roofing is appropriate within the historic time frame of Downtown Sandusky, Staff recommends approval of the Certificate of Appropriateness application.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 135-145 COLUMBUS AVENUE

Name of Property Owner: FSB PROPERTIES LLC, STEVEN HAFNER

Mailing Address of Property Owner: 4218 WINDHAM PLACE S.

City: SANDUSKY State: OH Zip: 44870

Telephone #: 419-503-0607 Email: hafner215@bex.net (p)
steven.hafner@truealpha.com (w)

If same as above check here ☒

Name of Applicant: _____

Mailing Address of Applicant: _____

City: _____ State: _____ Zip: _____

Telephone #: _____ Email: _____

Description of Work to be Done:

Replace front asphalt shingle roofing fascia overhang. We would like to replace the current asphalt shingles with new standing seam metal roof. Our 1st Color Choice is burgundy. Also we would like to match the former Bertsch Bldg overhang color.


Signature of Property Owner

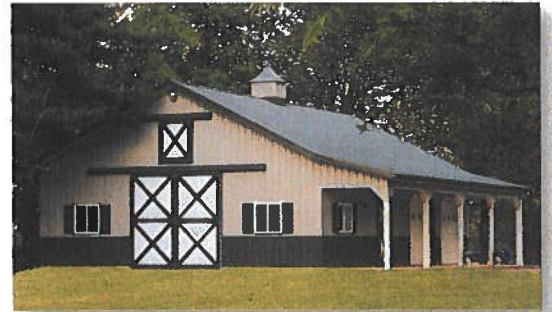
7/18/2021
Date


Signature of Authorized Agent

Date



Metal Roofing and Siding Colors

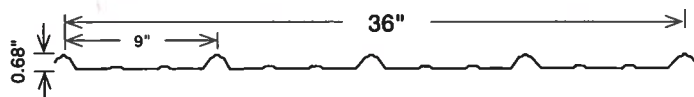


				
Bright White 76	White 78	Light Stone 80	Mocha Tan 86	Ash Gray 82
				
Taupe 84	Native Copper 112	Patriot Red 98	Red 94	Dark Red 96
				
Patina Green 114	Forest Green 104	Ocean Blue 100	Zinc Gray 88	Charcoal 106
				
Burnished Slate 92	Brown 90	Burgundy 102	Mocha Brown 110	Black 108

Above colors may vary slightly from actual metal panels. Actual samples are available by request.

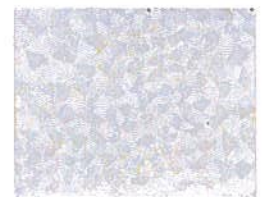
Quality formed into every panel

Qualiform Metals offers the finest in metal building components. Using the highest quality steel coupled with AkzoNobel's most durable silicone-polyester coating technology, CERAM-A-STAR® 1050 Cool Chemistry®, Qualiform offers an unbeatable combination of performance and beauty backed by a 40-year limited warranty.



QUALIFORM METALS
"Formed To Perform"

29 Free Road, Shiloh, Ohio 44878
www.qualiformmetals.com



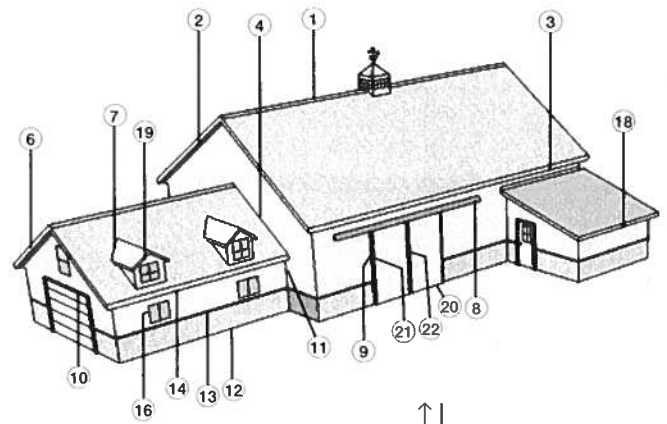
Galvalume 116





QUALIFORM METALS
"Formed To Perform"

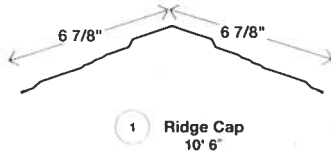
29 Gauge Trim and Accessories



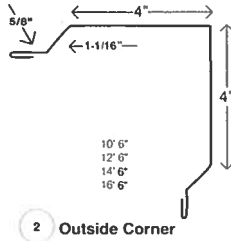
20 2201 Bottom Rail

21 2200 Side Rail

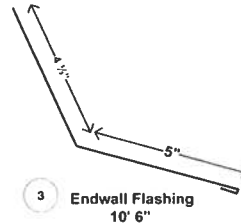
22 2216 H-Rail



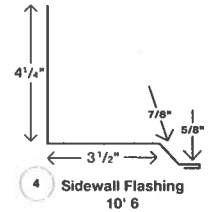
1 Ridge Cap
10' 6"



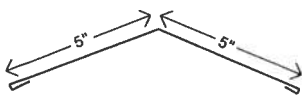
2 Outside Corner



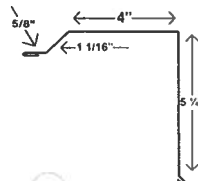
3 Endwall Flashing
10' 6"



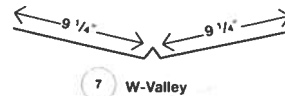
4 Sidewall Flashing
10' 6"



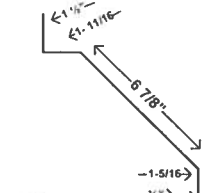
5 Gambrel Flashing
& Hip Cap
10' 6"



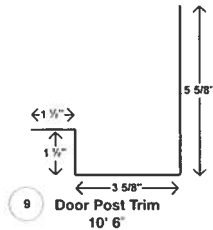
6 Gable Trim
10' 6"



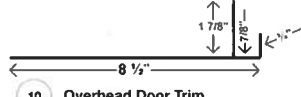
7 W-Valley
10' 6"



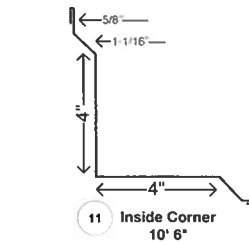
8 Cannonball Track
Cover 10' 6"



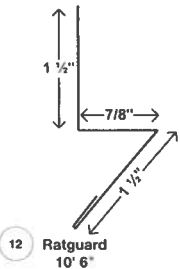
9 Door Post Trim
10' 6"



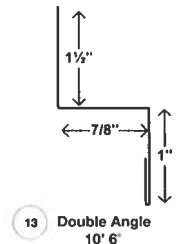
10 Overhead Door Trim
10' 6"



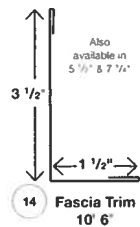
11 Inside Corner
10' 6"



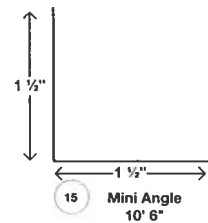
12 Ratguard
10' 6"



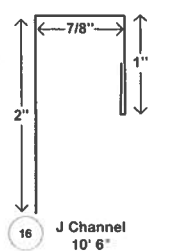
13 Double Angle
10' 6"



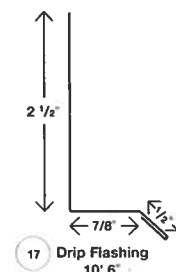
14 Fascia Trim
10' 6"



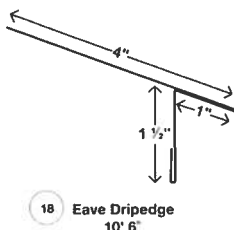
15 Mini Angle
10' 6"



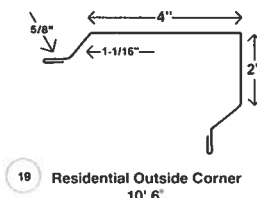
16 J Channel
10' 6"



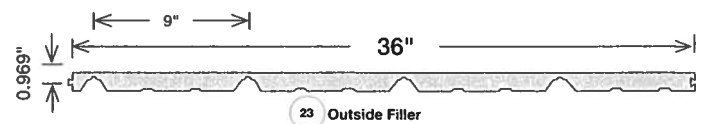
17 Drip Flashing
10' 6"



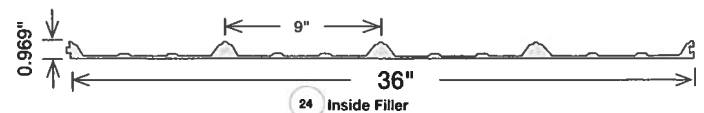
18 Eave Dripedge
10' 6"



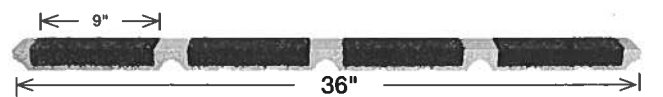
19 Residential Outside Corner
10' 6"



23 Outside Filler



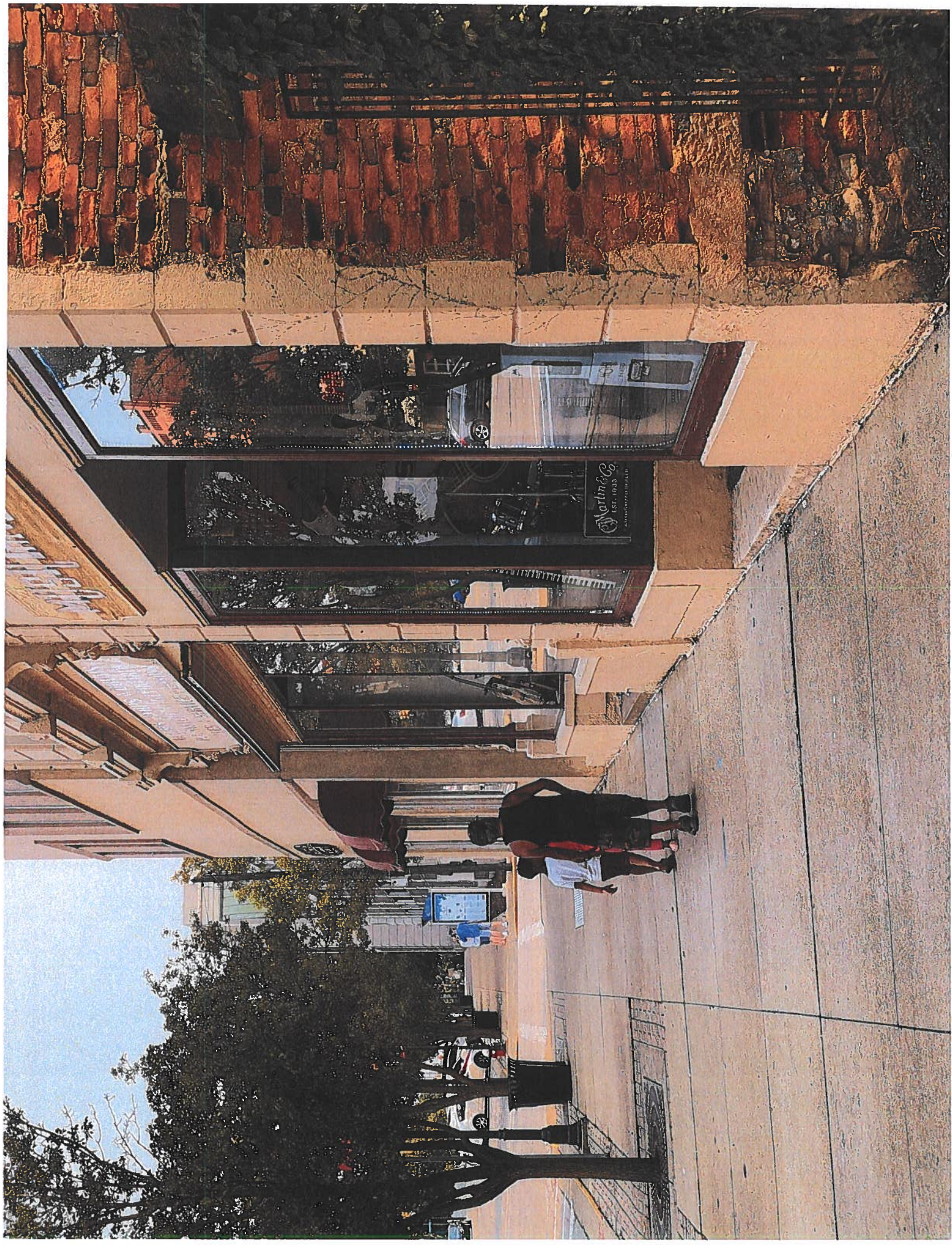
24 Inside Filler



25 L-P Vented Filler

Custom trims available upon request.





LANDMARK COMMISSION REPORT

APPLICATION FOR ROOF REPLACEMENT TO 319 LAWRENCE STREET

Reference Number: PLC21-0021

Date of Report: August 10, 2021

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

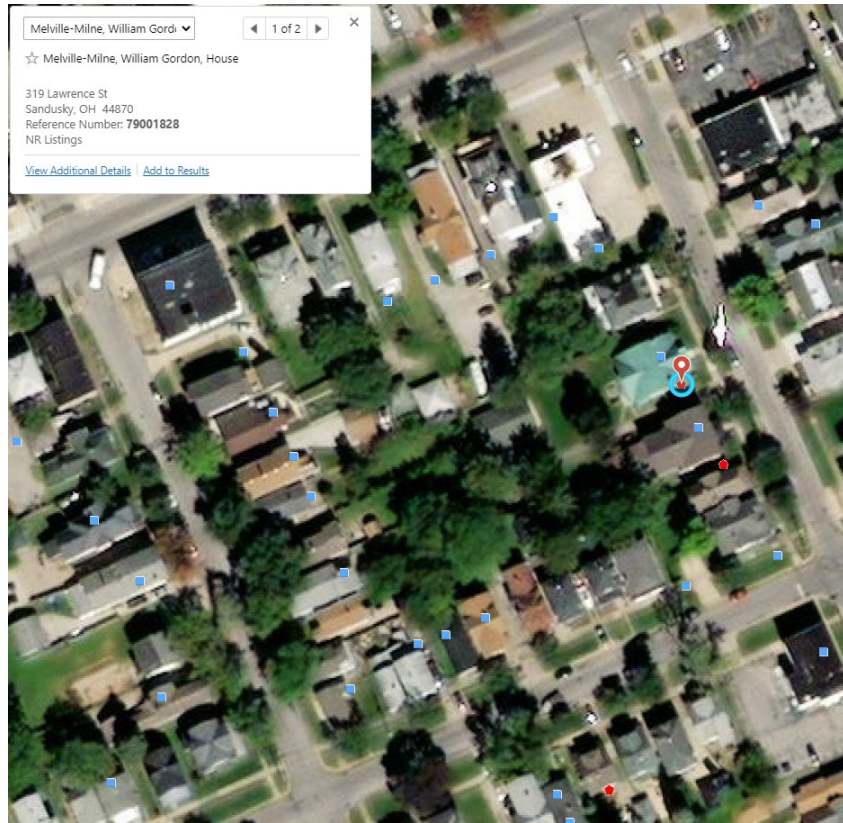
Landmark Commission Report

BACKGROUND INFORMATION

Sharon Smith, has submitted an application, for a roof replacement to the John Daniel / Melville-Milne, William Gordon House located at 319 Lawrence St. The following information is relevant to this application:

Applicant:	Sharon Smith 319 Lawrence St. Sandusky, Ohio 44870
Project:	Roof Replacement
Site Location:	319 Lawrence St.
Zoning:	"R2F"/ Two-Family Residential
Existing Uses:	Residential
Proposed Uses:	Residential

SITE DESCRIPTION





DIVISION OF PLANNING COMMENTS

The property located at 319 Lawrence Street is on the National Register and is an Erie County Historic Structure. Per Chapter 1161 of the Zoning Code, any property that is on the National Register of Historic Places or located within a national historic district is required to seek a Certificate of Appropriateness from the Landmark Commission for any renovations.

The applicant, Sharon Smith, has submitted a project summary that details the specific work to be done on the buildings. The applicant wishes to replace an existing metal roof with a shingled roof. The applicant indicated having received a quote some time ago from North Coast Roofing who estimated a metal roof replacement cost of ~\$66,000. Staff did not receive a copy of this quote. The estimate received for roof repair and replacement of the metal roof with a shingle roof is ~\$20,000. This estimate is attached to the application. The applicant states that the roof is being replaced due to at least 6 leaks in the existing metal roof. Repairs have been made throughout the years with no long-term solution. The applicant emphasizes that preserving the historic quality of the home is extremely important but the cost burden is overwhelming. The applicant stated that if there is any grant/financial assistance to cover the cost difference of a metal roof, the family would be willing to work with the City.

In determining whether to issue a Certificate of Appropriateness, Planning staff and the Landmark Commission consider both the Secretary of the Interior's Standards for Rehabilitation and the Sandusky Preservation Design Guidelines.

Upon review, staff has determined that the proposed changes to the exterior of the building do not conform with both sets of guidelines. **Below are excerpts from the standards and description of the structure.**

Sandusky Preservation Design Guidelines

Roofs, Gutters and Downspouts

The guidelines do not contain guidance for the replacement of metal roofing.

The Secretary of the Interiors' Standards for the Treatment of Historic Properties

Roofs

"Not recommended: Altering roof and roofing materials from the restoration period."

"Recommended: **Protecting a leaking roof with a temporary waterproof membrane** with a synthetic underlayment, roll roofing, plywood, or a tarpaulin until it can be repaired."

The description of the property in the national registry includes the following information about the roof:

"It has a standing seam metal roof."

"Although limestone houses are common in Sandusky, the cottage design of the structure, **with its central gable, wide eaves, and low roof**, is unusual in the city."

Staff concerns and questions:

Staff had some questions in reviewing the application and hopes they can be answered by the applicant either before or during the Landmark Commission meeting:

- Concerns that the previous quote for ~\$66,000 was for a higher quality metal, such as copper, that would be prohibitively expensive and unnecessary for the appropriateness of a roof replacement.
 - Staff recommended to the applicant to get a new quote for a standing seam metal roof in order to compare prices more accurately before submitting the application.

- The material and color of the proposed shingles
- Concerns about the alteration of features that characterize the property per the Secretary of the Interior's Standards and are named in the national registry as significant to this structure.

CONCLUSION/RECOMMENDATION

The applicant has stated via email that the roof leaks are causing interior damage to the historic building. With the apparent cost burden along with an urgent necessity of removing the roof leaks, Staff recommends the commission direct the applicant to:

- Protect the leaking roof with a temporary waterproof membrane with a synthetic underlayment, roll roofing, plywood, or a tarpaulin until it can be repaired
- Revise the application for a Certificate of Appropriateness for replacing the existing roof with a standing seam metal roof in patina green color, provided the updated price quotes are not prohibitively expensive.



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 5:00 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: 319 Lawrence St.

Name of Property Owner: Sharon Smith (Ebell Smith)

Mailing Address of Property Owner: 319 Lawrence St.

City: Sandusky State: Oh. Zip: 44870

Telephone #: 419-625-8403 Email: Sharon.Z.Smith@Bex.net

If same as above check here ☐

Name of Applicant: _____

Mailing Address of Applicant: _____

City: _____ State: _____ Zip: _____

Telephone #: _____ Email: _____

Description of Work to be Done:

New Roof

Sharon Smith
Signature of Property Owner

7/20/21
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.

Proposal



Since 1938

2350 Liberty Ave., Vermilion, Ohio 44089

www.georgesroofinginc.com

Phone (440) 323-0505

(440) 960-1300

email: georgesroofinginc@gmail.com



PROPOSAL SUBMITTED TO Sharon Smith		PHONE 419-625-8403	DATE 6/10/2021
STREET 319 Lawrence St.		JOB NAME Roof Replacement Project	
CITY, STATE AND ZIP CODE Sandusky OH 44870		JOB LOCATION	
ARCHITECT	DATE OF PLANS	ESTIMATE NUMBER 25129	JOB PHONE

ROOF REPLACEMENT PROJECT: Remove the existing roofing and inspect the decking for dry-rot?? Replacement wood will be done at \$7.50 per lineal foot, or \$75.00 per sheet, as needed. Apply self-adhering ice-guard material at the gutter eaves, along the roof/wall intersections, in the valley bases, and around the penetrations. Cover the balance of the roof with synthetic felt. Install new aluminum drip-edge on the perimeters and new W-valleys at the roof junctions. Replace the soil stack flashing. Replace the chimney flashing. Install GAF Timberline dimensional shingles with a 110 MPH wind rating and a limited lifetime material defect warranty. Include a five year workmanship warranty. All debris will be removed. The local permit fee is included.

COST \$15,110.00

PLYWOOD OVERLAY IF REQUIRED:

ADD \$6,100.00

PAYMENT TERMS: Cash or check in full is due upon completion.

Thank you for the opportunity.

*** Bad wood, flashing and loose decking at Time and Materials

We Propose hereby to furnish material and labor — complete in accordance with the above specification, for the sum of:

dollars **(\$0.00)**

Payment to be made as follows:

****Payment is due within 10 days of invoice date. Late payments payments are subject to a 2% monthly interest charge.

You have the right to cancel this contract within 72 hours from the date it was signed by sending written notice to the above address. After 72 hours, this is considered as a legal and binding contract.

Homeowner consents to placement of an advertising sign in front lawn for a period not to exceed 21 days.

Authorized
Signature

Note: This proposal may be withdrawn by us if not accepted within **30 days.**

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____