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## Landmark Commission

240 Columbus Ave  
Sandusky, Ohio 44870

419.627.5715

[www.cityofsandusky.com](http://www.cityofsandusky.com)

### AGENDA

February 16, 2022

5:00 P.M.

City Commission Chamber

Live Streamed on [www.youtube.com/CityofSanduskyOH](https://www.youtube.com/CityofSanduskyOH)

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1. Call to Order- Roll Call
2. Review of November 17, 2021 Meeting Minutes
3. Election of Officers
4. Applications:
  - a. 114 West Adams Street
  - b. 404 Wayne Street
5. Old Business
  - a. 220 East Water Street
6. Other Business
7. Adjournment

**NEXT MEETING: March 16, 2022**

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

**Landmark Commission**  
**November 17, 2021**  
**Meeting Minutes**

**Meeting called to order:**

Vice Chairman Alan Griffiths called the meeting to order at 5:02pm. The following members were present: Mike Meinzer, Louis Schultz, Robert Truka, and Kima Yandell. Alec Ochs and Arin Blair represented the Community Development Department. Administrative Assistant Kristen Barone was also present.

**Review of minutes from October 27, 2021:**

Mr. Schultz made a motion to approve the minutes and Mr. Truka seconded. All voting members were in favor of the motion.

**Applications:**

**220 East Water Street**

Mr. Griffiths stated that the applicant for 220 East Water Street was approved for some exterior alterations at the last meeting, but was asked to come back this month to present some more options to the commission for a door and signage above the door.

**1) Door**

Mr. Ochs started by showing the commission the three door options given by the applicant. He stated that staff feels that all of the door options are appropriate and recommends approval of whatever design the commission feels is best. Applicant Ryan Tamburino stated that he still prefers option one, his second preference would be option two, but he does have a third option for the commission as well. Mr. Meinzer stated that he was one that was opposed of the door option presented at the last meeting because after reading the Secretary of Interior's Standards he did not feel the door met those standards. However, after the meeting he drove around downtown, a noticed that the proposed door did match a door already on the building, as well as the doors on many other buildings downtown. Mr. Schultz made a motion to approve door option one and Mr. Truka seconded. All voting members were in favor of the motion and the motion passed.

**2) Sign**

Mr. Ochs showed the commission the two different sign options given by the applicant. Sign option A is a sign similar to the one presented last month, but it is shorter in height, so it now sits below the window. Staff was not sure if the first sign option is going to be internally illuminated like the one last month was and would like the applicant to answer that question. Sign option B is similar to option A, but does not have a background and has halo illuminated lighting. Mr. Tamburino stated that the first option does include an internally illuminated letters. He said that Brady Signs told him that when installed, if the sign is too bright, they could put a vinyl tint on the backside to bring down the brightness. He said that the second sign option does not have a forward facing illumination, but the sign has lighting behind the letters, and looks like an outline of the letters, like the City Hall sign. Mr. Tamburino stated that his first choice in signage is the first one, which does match the blade sign that was approved at the last meeting, as the letters are lit in that sign. Mr. Truka stated that he appreciates the applicant coming in with more options for the committee to review. He said that he really just wants to make sure that whatever work is being done will preserve the building, but he also wants the applicant to be happy with the outcome as well. Mr. Schultz moved to approve sign option A and Mr. Truka seconded. Mr. Griffiths stated that staff put in the report that staff feel both signs are fitting and appropriate and recommends approval of either, but in last month's report it states that staff recommends approval of the internally

illuminated sign if the brightness does not exceed the brightness deemed appropriate by the Landmark Commission. He said that he does not think that brightness level has been established by the commission and asked staff earlier if they would be able to get with Brady Signs to understand what the brightness levels are that have been approved in the past. So if the option A sign is approved, he would want it to be approved with the condition that the brightness level is not greater than what has been approved in the past. He also stated that they have been asked not to approve internally illuminated signs in the downtown historic district. He said that the committee has approved a couple and has turned some down, so his preference would be for option B. Ms. Blair stated that she is on the fence on which option she thinks is more fit. She said that while the guidelines are written to stay away from internally illuminated signs, she believes that was more so to stay away from big LED signs that you see in Vegas. She said that she sees both of these signs as modern and tasteful and not creating light pollution. She said that lighting has come up a lot in this commission and she will try to do some research on that. Mr. Griffiths, Mr. Schultz, and Mr. Truka voted for the motion. Mr. Meinzer and Ms. Yandell voted against the motion. The motion failed. Mr. Meinzer then made a motion to approve sign option B and Mr. Truka seconded. All voting members were in favor of the motion and the motion passed.

#### **Staff reports:**

##### **133 E. Market Street**

Mr. Ochs stated that he had administratively approved two signs for 133 E. Market St. He showed the commission a picture of the approved signs and stated that they are going to be replacing the existing signs on that building. He stated that the new signs are fairly similar to the current ones and meet the signage requirements. Ms. Blair stated that the building was called Marketplace at the Cooke, but now they are calling it Marketplace Downtown. She said that there was also small individual signs for all of the vendors that were in that building on the previous signage, but it was so small it was hard to read so they took that part off which allows for the Marketplace signage to be bigger and then they will market the vendors inside of the building in other ways.

#### **Murals**

Ms. Blair said that she wanted to bring to the commission's attention that the Public Arts and Culture Commission is working on their 2022 work plan, and something that has come up that they want to do is put up murals on buildings. She said that she is aware of a program in that took place in Columbus where murals are applied using a vinyl product that looks like a painting. She said she talked with the lady in charge of that program and she has stated that they are safe for buildings and they rotate the murals every couple of years. She said there is a lot of research and planning yet to be done, but wanted to see what Landmark Commissions thoughts were on a program like this as some may want to see these murals on buildings that are in the historic district. Mr. Schultz stated that there are some murals on buildings in Bucyrus and he thinks those are spectacular. Mr. Griffiths and Mr. Truka also expressed interest in the murals.

#### **Meeting adjourned:**

Mr. Meinzer moved to adjourn the meeting and the meeting ended at 5:27pm.

#### **Approved by:**

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Kristen Barone, Clerk

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Ryan Whaley, Chairman

# LANDMARK COMMISSION REPORT

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APPLICATION FOR A CERTIFICATE OF  
APPROPRIATENESS FOR EXTERIOR RENOVATIONS  
AT 114 WEST ADAMS STREET. THE CARNEGIE  
SANDUSKY LIBRARY & THE OLD ERIE COUNTY JAIL

Reference Number: PLC 22-0004

Date of Report: February 7, 2022

Report Author: Alec Ochs, Assistant Planner





# City of Sandusky, Ohio

## Landmark Commission Report

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### BACKGROUND INFORMATION

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HBM Architects, has submitted an application for a Certificate of Appropriateness for exterior renovations at 114 W. Adams St. The following information is relevant to this application:

Applicant: HBM Architects  
1382 W. Ninth St. Suite 300  
Cleveland, OH 44113

Owner: Sandusky Library  
114 W. Adams St.  
Sandusky, OH 44870

Site Location: 114 W. Adams St.  
Sandusky, Ohio 44870

Historic Status: Contributing building's in the National Register

1. The Carnegie Library – Twin Turrets
2. Old Erie County Jail – Southern Cornice

Existing Uses: Library

Proposed Project: Exterior alterations

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SITE PICTURES - LIBRARY

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Building locations at 114 W. Adams St.



Library as it appeared in the early 1900's





## Existing Condition



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#### PROPERTY DESCRIPTION - LIBRARY

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The building at 114 W. Adams St. has been a form of library use since 1825. It had over 300 volumes of books around the 1825 time frame. In 1899, \$50,000 was given by Andrew Carnegie towards the creation of a public library. The Sandusky Library that we know today was opened to the public in a few years later in 1901.

It was listed on the National Register of Historic Places in 1975. The Ohio historic Inventory of 1974 states the following regarding the buildings important features:

“This impressive structure is made from limestone that was quarried on Monroe St. in Sandusky. The walls are over 2 feet thick. The central doorway has an octagonal tower on each side of it. Circular amber glass is used on the glass in the doorway. Vestibule leads to two wings on each side”.

The Ohio historic Inventory of 1979 states the following regarding the buildings important features:

“Twin turrets, decorative stone panels with book between main windows, arches, pilasters, dormers, stone window caps, water table, stone band around building at 1<sup>st</sup>. floor”.

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#### PROJECT SCOPE: ITEM 1 - LIBRARY

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The applicant seeks to replace the sheet metal on the turrets with bird spikes. This includes the slanted square sections on the turrets and along the base of the turret window sills.

The applicant wishes to remove the existing sheet metal due to the fact that they believe birds have begun making nesting sites behind these barriers. They also believe the sheet metal was not original to the building’s architecture; but was added as an earlier intervention to prevent bird nesting. The applicant feels the bird spikes will do a successful job at keeping birds from damaging the historic structure and will better aesthetically match the original condition of the building.

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#### RELEVANT GUIDELINES: ITEM 1 – LIBRARY

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##### Sandusky Preservation Design Guidelines

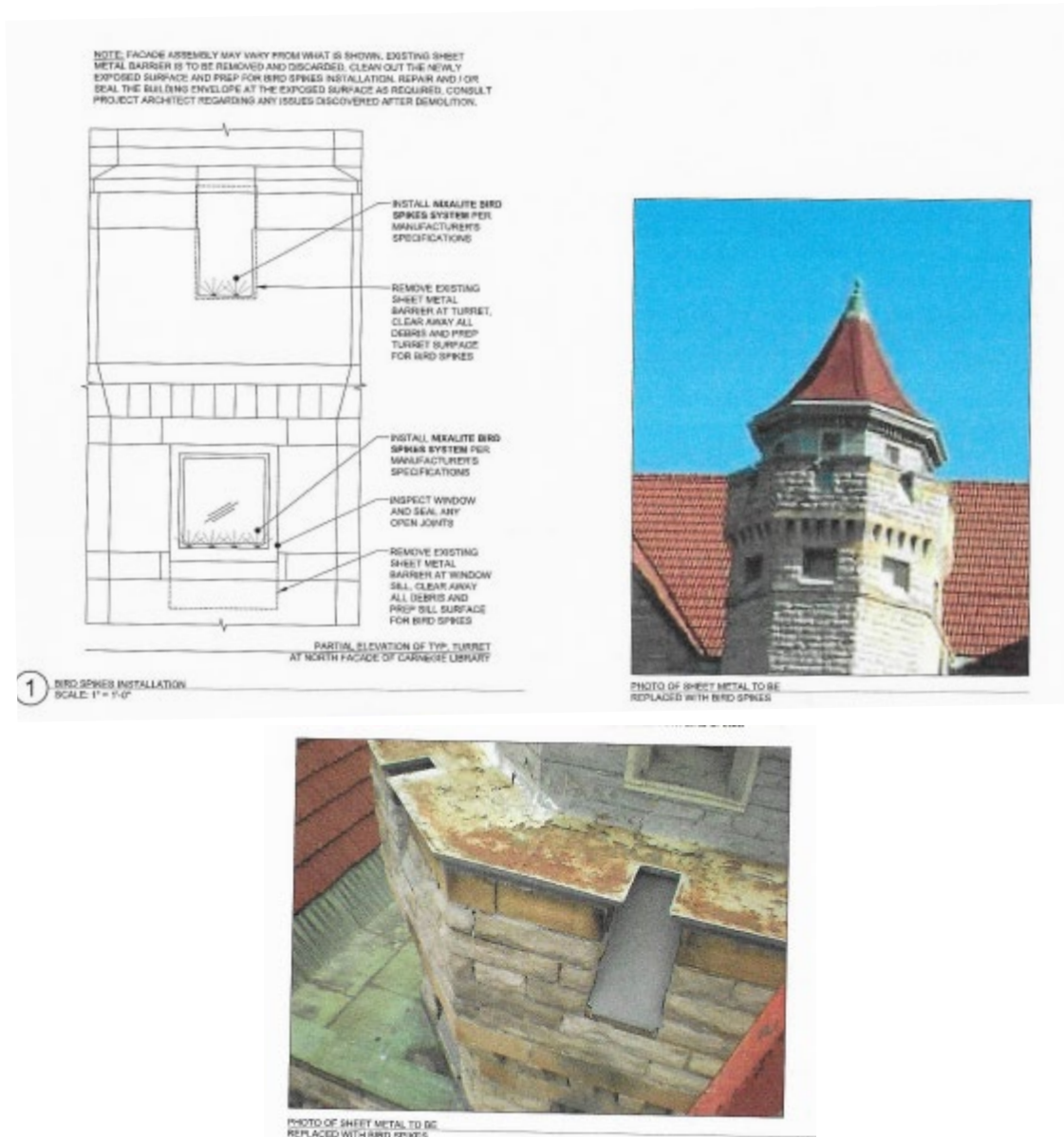
[A Certificate of Appropriateness] “is necessary when a change is being made to the exterior of a property... which involves any of the following actions: construction; reconstruction; or **alteration**

of any property, structure, tree, sign, area, or object within the District, including the changing of any exterior color or building material.

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

#### **Significant features:**

"The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."



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**SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS: ITEM 1 – LIBRARY**

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The sheet metal coverings are not believed to be original in design or an original material to the building, and therefore do not count as “distinctive materials” nor contribute to the historic significance of the building. In this instance, keeping birds from damaging the original materials is a priority. Staff is comfortable with the Architect’s recommendation that the spikes will do a significantly better job at preventing damage from birds than the existing sheet metal.

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**STAFF RECCOMENDATION: ITEM 1 – LIBRARY**

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Staff recommends the granting of the Certificate of Appropriateness for the proposed bird spike systems.



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SITE PICTURES – OLD COUNTY JAIL

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**PROPERTY DESCRIPTION: ITEM 2 – OLD COUNTY JAIL**

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The structure of the Old Erie County Jail was built in 1883 by Adam and George Feick. It is now attached the Sandusky Library.

It was listed on the National Register of Historic Places in 1982. The Ohio historic Inventory of 1981 states the following regarding the buildings important features:

“An imposing tower rises from the double door entry. Sandstone bandings trim the limestone above the windows and floor lines. A decorative dormer window and a cupola on the roof line of the west wing contrasts with a massive body of the building. Triple front windows have colored glass upper panels. Clear glass transom is above the massive carved main doors. The west wing is an early addition. A rear addition was added in the 1960’s. This is an unusually fine example of the late 19<sup>th</sup> century limestone monumental building”.

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**PROJECT SCOPE: CORNICE – OLD COUNTY JAIL**

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This portion of the project involves the replacement of a piece of dilapidated cornice on the south side of the old County Jail. The proposal is to remove a portion the original wooden cornice and replace it with fiberglass reinforced plastic (FRP) that matches the original look and color.

The applicant has stated that the FRP material was chosen over wood due to cost and durability.

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**RELEVANT GUIDELINES: CORNICE – ITEM 2 – OLD COUNTY JAIL**

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Sandusky Preservation Design Guidelines

**Architectural Details: Cornices, Friezes, & Ornamentation**

“Avoid removing cornice and frieze elements because this results in a blank, unfinished look on a building. Repair these elements or replace them to match the original. Wood moldings and a variety of sheet metal shapes are available for such work”.

The Secretary of the Interiors’ Standards for Restoration

**Deteriorated features:**

“Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.”



## WOOD: CLAPBOARD, WEATHERBOARD, SHINGLES, AND OTHER FUNCTIONAL AND DECORATIVE ELEMENTS

RECOMMENDED	NOT RECOMMENDED
Protecting adjacent restoration-period materials when cleaning or removing paint from wood features from the restoration period.	Failing to protect adjacent restoration-period materials when cleaning or removing paint from wood features from the restoration period.
Evaluating the overall condition of wood features from the restoration period to determine whether more than protection and maintenance, such as repairs to wood features, will be necessary.	Failing to undertake adequate measures to ensure the protection of wood features from the restoration period.
<b>Repairing</b> wood features from the restoration period by patching, splicing, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing components of features from the restoration period when there are surviving prototypes (such as brackets, molding, or sections of siding) or when the replacement can be based on physical or historic documentation. The new work should match the old in material, design, scale, color, and finish.	<p>Removing wood features from the restoration period that could be stabilized, repaired, and conserved, or using untested consolidants or unskilled personnel, potentially causing further damage to historic materials.</p> <p>Replacing an entire wood feature from the restoration period, such as a cornice or porch railing, when repair of the wood and limited replacement of deteriorated or missing components are appropriate.</p>

## WOOD: CLAPBOARD, WEATHERBOARD, SHINGLES, AND OTHER FUNCTIONAL AND DECORATIVE ELEMENTS

RECOMMENDED	NOT RECOMMENDED
<b>Repairing</b> wood by patching, splicing, consolidating, or otherwise reinforcing the wood using recognized conservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing components of wood features when there are surviving prototypes, such as brackets, molding, or sections of siding.	<p>Removing wood that could be stabilized, repaired, and conserved, or using untested consolidants and unskilled personnel, potentially causing further damage to historic materials.</p> <p>Replacing an entire wood feature, such as a cornice or balustrade, when repair of the wood and limited replacement of deteriorated or missing components is feasible.</p>



PHOTO OF CORNICE TO BE REPLACED

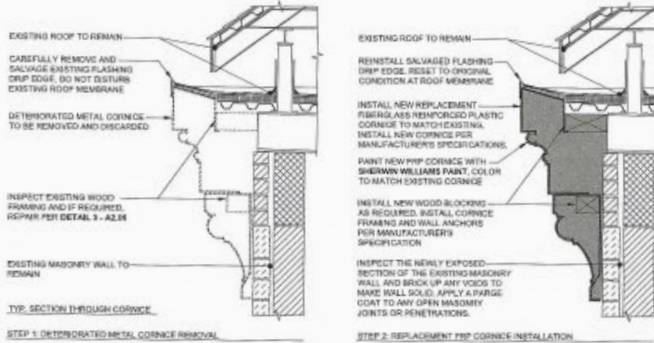


PHOTO OF CORNICE TO BE REPLACED



NOTE FOR CORNICE TO REMAIN: INSPECT ENTIRE CORNICE TO REMAIN AS NOTED ON PLAN DRAWING. SEAL AND / OR REPAIR ANY OPEN SEAMS OR PENETRATIONS AS REQUIRED. SECURE ANY LOOSE COMPONENTS TO ORIGINAL CONDITION. IF A COMPONENT OF THE CORNICE OR ADJACENT FASCIA IS MISSING, REPLACE TO MATCH EXISTING.

NOTE: CORNICE SIZE AND CONFIGURATION MAY VARY FROM WHAT IS SHOWN. WALL ASSEMBLY MAY VARY FROM WHAT IS SHOWN. CONTRACTOR WILL BE RESPONSIBLE FOR FIELD SURVEY TO MATCH THE REPLACEMENT CORNICE TO THE EXISTING. CONTRACTOR MUST PROVIDE SHOP DRAWINGS FOR THE NEW FIBERGLASS REINFORCED PLASTIC REPLACEMENT CORNICE.



2 CORNICE REPLACEMENT  
SCALE: NTS



PHOTO OF FASCIA CAP TO BE REPAIRED



PHOTO OF CORNICE TO BE REPLACED



PHOTO OF CORNICE SECTION TO BE REPLACED

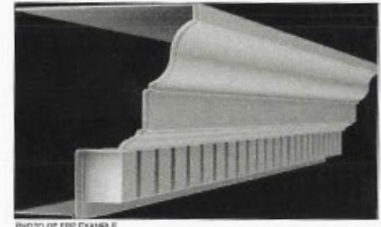


PHOTO OF FRP EXAMPLE

## SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS: ITEM2 – OLD COUNTY JAIL

The architect has stressed that the original wood cornice on this portion of the building is beyond repair and must be replaced. Staff expressed the architectural significance of this building feature and concerns that the portion proposed to be replaced with FRP would be visibly different from the rest of the original wood cornice. The architect explained the replaced portion of the cornice would be painted along with a fresh coat of paint on the remaining wood cornice and be indistinguishable from the historic cornice.

## STAFF RECCOMENDATION: CORNICE – OLD COUNTY JAIL

Staff recommends the granting of the Certificate of Appropriateness for the replacement cornice and materials with the following conditions:

1. The new work matches the old design, scale, color, and finish
2. Any salvageable original materials are preserved.

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#### CONCLUSION / RECOMMENDATION

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The Carnegie Sandusky Library is one of the most memorable buildings in all of Sandusky, and it retains its ornate and significant historical features. Staff is appreciative of the owner's and applicant's efforts to restore the buildings. While the proposed repairs in this report qualify as changes to the structure and therefore require a Certificate of Appropriateness, Staff believes the applicant has made choices to best preserve the historical significance and architectural features of this Sandusky landmark.

Overall, staff supports of the project and supports the granting of the Certificate of Appropriateness's with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction.
2. The new work on the County Jail cornice matches the old design, scale, color, and finish, and any salvageable original materials are preserved.

## Application for a Certificate of Appropriateness

### STAFF USE ONLY:

Filing Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_ Reference Number: \_\_\_\_\_

Address of Property for Certificate of Appropriateness: 114 W Adams St. Sandusky, OH 44870

Name of Property Owner: Sandusky Library

Mailing Address of Property Owner: 114 W. Adams St.

City: Sandusky State: OH Zip: 44870

Telephone #: 419-625-3834 Email: mcarver@sanduskylib.org

If same as above check here ☐

Name of Applicant: HBM Architects

Mailing Address of Applicant: 1382 W. Ninth St. Suite 300

City: Cleveland State: OH Zip: 44113

Telephone #: 216-241-1100 Email: kkennedy@hbmarchitects.com

Description of Work to be Done:

Scope of work includes: Exterior Maintenance and Minor Repair to Sandusky Library.

Specific Items:

1. Library - Item 1 - Sheet Metal to Bird Spike.
  - Sheet Metal on Turrets are to be replace with Bird Spikes.
2. Library - Item 2 - Cornice Replacement.
  - Cornice is to be removed and replaced with FRP on South area of the old County Jail. FRP is to match existing cornice.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

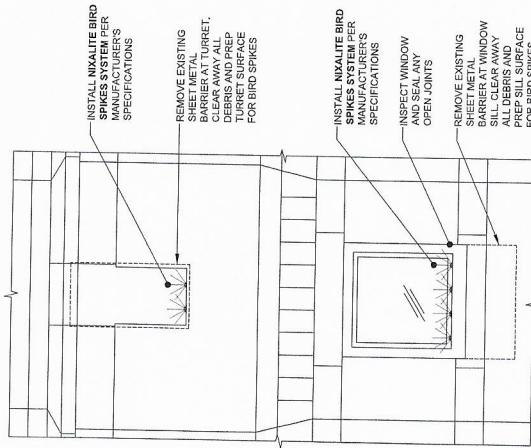
Kevin Kennedy  
\_\_\_\_\_  
Signature of Authorized Agent  
KEVIN KENNEDY  
HBM ARCHITECTS

01.14.22  
\_\_\_\_\_  
Date



# SANDUSKY LIBRARY - ITEM ONE - SHEET METAL TO BE REPLACE WITH BIRD SPIKES

NOTE: FACADE ASSEMBLY MAY VARY FROM WHAT IS SHOWN. EXISTING SHEET METAL BARRIER IS TO BE REMOVED AND DISCARDED. CONSULT MANUFACTURER'S SPECIFICATIONS FOR BIRD SPIKE INSTALLATION, REPAIR AND / OR SEAL THE BUILDING ENVELOPE AT THE EXPOSED SURFACE AS REQUIRED. CONSULT PROJECT ARCHITECT REGARDING ANY ISSUES DISCOVERED AFTER DEMOLITION.



PARTIAL ELEVATION OF TYP. TURRET AT NORTH FACADE OF CARNEGIE LIBRARY

1 BIRD SPIKES INSTALLATION  
SCALE: 1" = 1'-0"

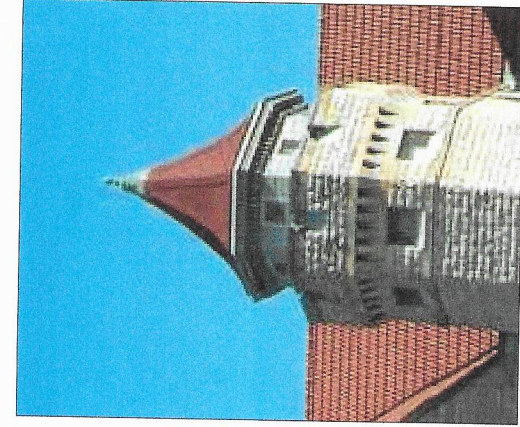


PHOTO OF SHEET METAL TO BE REPLACED WITH BIRD SPIKES

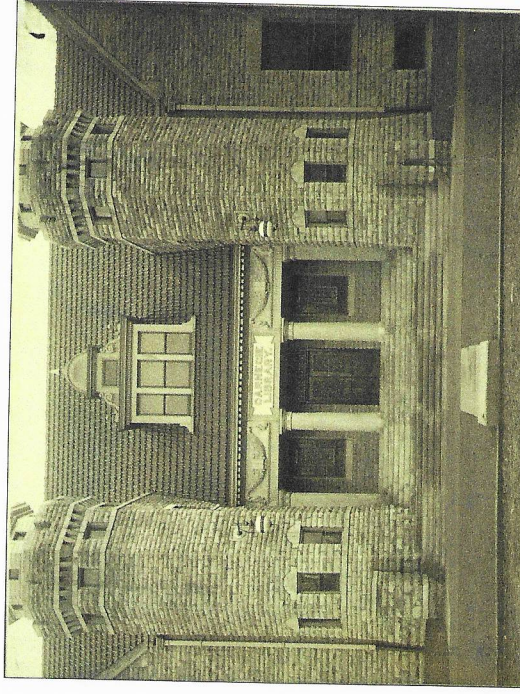


PHOTO OF SANDUSKY LIBRARY WITHOUT SHEET METAL



PHOTO OF SHEET METAL TO BE REPLACED WITH BIRD SPIKES



SANDUSKY LIBRARY  
SCALE: N.T.S.

SANDUSKY LIBRARY  
HBM ARCHITECTS, LLC

FEBURARY 19, 2022  
HBM ARCHITECTS



# SANDUSKY LIBRARY - ITEM TWO - CORNICE REPLACEMENT

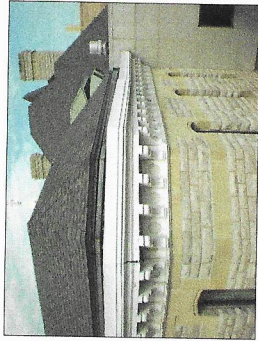


PHOTO OF CORNICE TO BE REPLACED

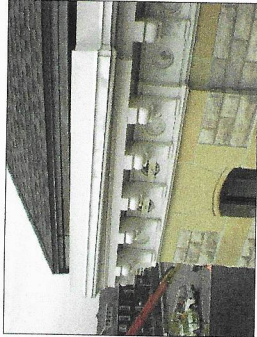
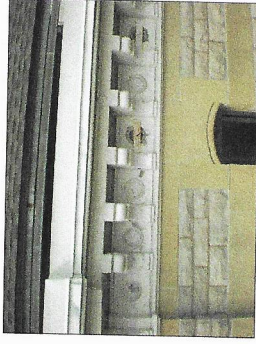
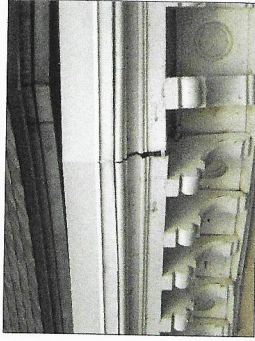
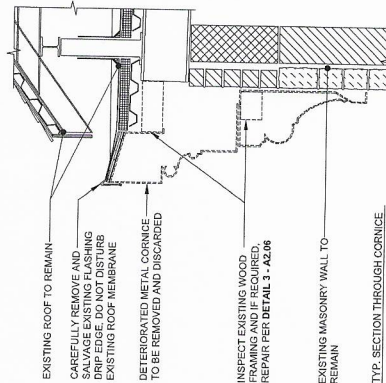


PHOTO OF CORNICE TO BE REPLACED



NOTE FOR CORNICE TO REMAIN: INSPECT ENTIRE CORNICE TO REMAIN AS NOTED ON PLAN DRAWING. SEAL AND / OR REPAIR ANY OPEN SEAMS OR JOINTS. REPAIR ANY CRACKS OR DISINTEGRATION. REPAIR ANY LOOSE COMPONENTS TO ORIGINAL CONDITION. IF A COMPONENT OF THE CORNICE OR ADJACENT FASCIA IS MISSING, REPLACE TO MATCH EXISTING.

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2 CORNICE REPLACEMENT

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

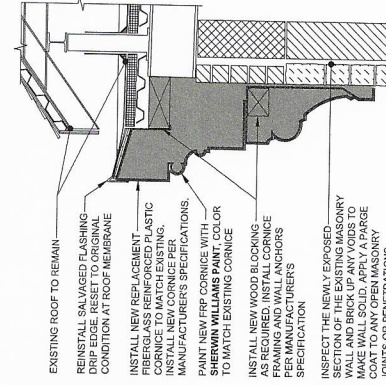


PHOTO OF FASCIA CAP TO BE REPAIRED

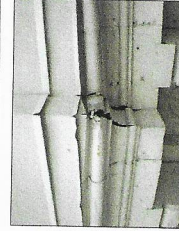


PHOTO OF CORNICE TO BE REPLACED

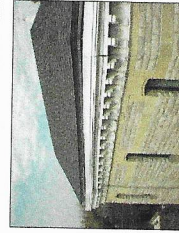


PHOTO OF CORNICE SECTION TO BE REPLACED

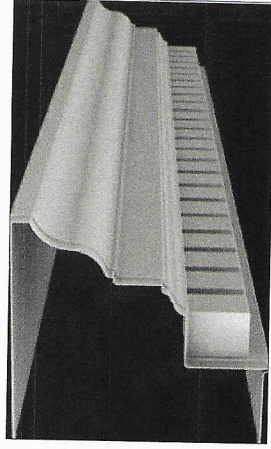


PHOTO OF FRP EXAMPLE

# LANDMARK COMMISSION REPORT

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## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS AT 404 WAYNE STREET. THE FOLLETT HOUSE & MUSEUM

Reference Number: PLC 22-0003

Date of Report: February 8, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Landmark Commission Report

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### BACKGROUND INFORMATION

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HBM Architects, has submitted an application for a Certificate of Appropriateness for exterior renovations at 404 Wayne St. The following information is relevant to this application:

Applicant: HBM Architects  
1382 W. Ninth St. Suite 300  
Cleveland, OH 44113

Owner: Sandusky Library  
114 W. Adams St.  
Sandusky, OH 44870

Site Location: 404 Wayne St.  
Sandusky, Ohio 44870

Historic Status: Contributing building in the National Register

1. Dormer Window
2. Fascia Flashing
3. Porch Railing

Existing Uses: Museum

Proposed Project: Exterior alterations



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**SITE PICTURES**

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**Building locations at 114 W. Adams St.**



**Follett House as it appeared in the early 1980's**



## Existing Condition



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#### PROPERTY DESCRIPTION

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The Follett House at 404 W. Wayne St. was built somewhere between 1835-1837. During the Civil War, the house was used as the sanitary commission headquarters. The Follett House was also one of the last stops on the Underground Railroad, helping enslaved people on their way to freedom. Eliza Follett, wife of Roan Follett, would warm, feed, and cloth people escaping enslavement, then aid them on their journey to Canada, according to the Erie County Historical Society. Today, the Follett House is owned and operated by the Library Association of Sandusky and used as a local museum.

The House was listed on the National Register of Historic Places in 1974. The Ohio historic Inventory of 1974 states the following regarding the buildings important features:

“The northern most house of sandstone, is in the Greek Revival Style. The basement floor is only a few steps below grade, as the house is built on bedrock. The most prominent architectural feature is the double carved stair leading to the small front porch at the main floor level. The porch has pre Doric columns and entablature. The upper floor center window has a three-part division. The frieze under the eaves has windows with fretwork grills. The hipped roof has a balustraded lookout”.

“The Follett House is unquestionably one of the first-rank Greek Revival mansions of Ohio. Structurally it is somewhat anomalous, as it is built of a golden sandstone rather than gray native limestone of Sandusky”.

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#### PROJECT SCOPE: ITEM 1 - SHED DORMER WINDOW

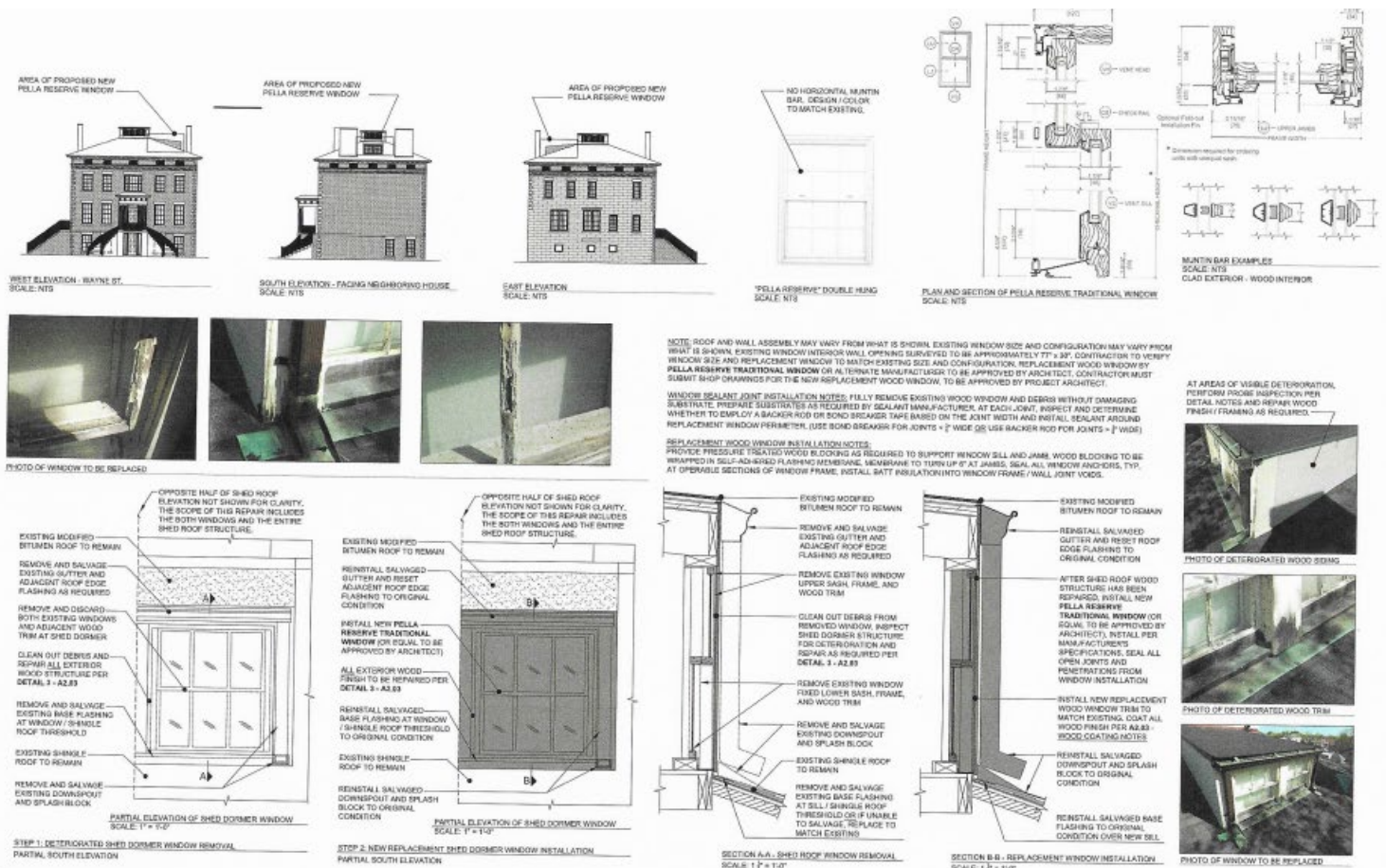
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The applicant seeks to replace the southern facing dormer window with a new “Pella Reserve Traditional Window”

The work includes:

- Removing and salvaging the existing gutter / roof edge.
- Remove existing window upper sash, frame and wood trim
- Clean out debris from removed window. Inspect dormer structure for deterioration and repair as required.
- Remove existing window fixed lower sash, frame and wood trim
- Remove and salvage existing downspout and splash block
- Remove and salvage existing base flashing at sill / shingle roof threshold or if unable to salvage. Replace to match existing





## RELEVANT GUIDELINES: SHED DORMER WINDOW

### Sandusky Preservation Design Guidelines **Windows: page 20**

“Surviving older or original wood window sash should be preserved. They should be repaired, if necessary, to make them sound and tight. Even if existing windows are not original, they may be significant enough to warrant preservation”.

“Deteriorated pieces of wooden window sash or framing should be replaced in kind-with new wooden pieces of the same dimensions and appearance”.

“If existing windows are to deteriorated to repair, wooden replacement windows of one-over-one or two-over-two configuration are the most desirable and should be installed in the existing frame or casing (that is, replace only the sash). Any replacements should duplicate the appearance of the existing windows as closely as possible-in number of panes, thickness of muntins, thickness of side sash rails, and profiles and details of framing members (if these, too, must be replaced)”.

The Secretary of the Interiors' Standards for Rehabilitation

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

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**SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS: ITEM 1 - SHED DORMER WINDOW**

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Staff believes this is an original window. It is not visible from the sidewalk or public right of way. Staff expressed concern that the replacement window would change the exterior character of the architecture. The architect expressed the condition of the existing window warrants its replacement rather than repair and ensured the proposed window replacement will match the design and character of the original window including the pattern and location of muntins.

---

**STAFF RECCOMENDATION: ITEM 1 – SHED DORMER WINDOW**

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Staff recommends the granting of the Certificate of Appropriateness for the replacement shed dormer window with the following conditions:

1. The new work matches the old design, scale, color, and finish
2. Any salvageable original materials are preserved.

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**PROJECT SCOPE: ITEM 2 – FASCIA**

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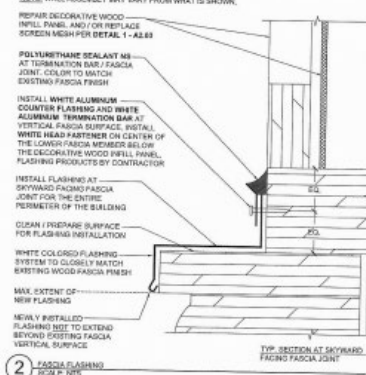
Installation of flashing at skyward fascia / wall joint on all elevations. The applicant proposes to install metal fascia along the skyward facing edge along the perimeter of the building for the purpose of preserving existing wood fascia.

This work includes:

- Clean / prepare surface for flashing installation
- Install flashing at skyward facing fascia – white color to closely match existing wood fascia
- Install white aluminum counter flashing and white aluminum termination bar at vertical fascia surface



NOTE: WALL ASSEMBLY MAY VARY FROM WHAT IS SHOWN.



WOOD COATING NOTES:

EXISTING WOOD FINISH TO BE COATED. APPLY SHERWIN WILLIAMS EXTERIOR OIL-BASED WOOD PRIMER AS BASE COAT. THEN APPLY 2 COATS OF SHERWIN WILLIAMS RESILIENCE EXTERIOR LATEX FLAT. COLOR TO MATCH EXISTING WOOD FINISH. ADHERE TO MANUFACTURER'S SPECIFICATION FOR COATING APPLICATION. CONTRACTOR MAY SUBMIT ALTERNATE PRODUCT OF EQUAL QUALITY TO BE APPROVED BY PROJECT ARCHITECT.

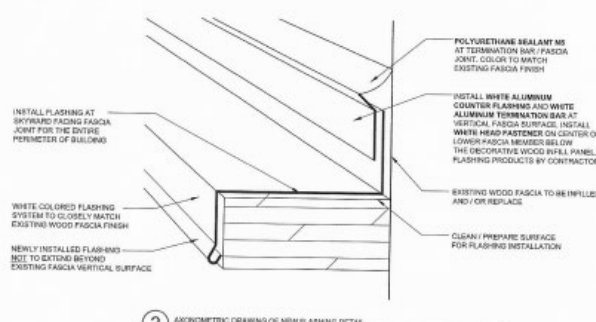


PHOTO OF FASCIA / WALL JOINT



PHOTO OF FASCIA / WALL JOINT

## RELEVANT GUIDELINES: ITEM 2 – FASCIA

### Sandusky Preservation Design Guidelines

[A Certificate of Appropriateness] “is necessary when a change is being made to the exterior of a property... which involves any of the following actions: construction; reconstruction; or **alteration** of any property, structure, tree, sign, area, or object within the District, including the changing of any exterior color or building material.

#### **Architectural Details: Cornices, Freizes, & Ornamentation – page 22**

“Avoid adding cornice and frieze elements as extra ornamentation on a building, unless physical or photographic evidence shows that the building once had these features.”

“...Repair these elements or replace them to match the original. Wood moldings and a variety of sheet metal shapes are available for such work.”

### The Secretary of the Interiors’ Standards for Rehabilitation

“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”.

---

**SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS: ITEM 2 – FASCIA**

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The architect explained the purpose of the added flashing is to preserve the historic wood fascia of the architecture. The current wood fascia has been damaged over time due to water penetration. The existing wood fascia will be repaired and repainted as part of the project. Staff expressed concerns with adding the metal fascia feature that is not original to the building and ensuring the added feature does not change the design aesthetic of the existing fascia—a significant feature of the building. The architect ensured the flashing would be installed with minimal change to the look of the cornice up close, and would be nearly indistinguishable at the street level from the existing condition. They reiterated the value the flashing would add to preserving the original wood fascia.

A remaining staff question is how long the wood fascia would last with only the planned repair and painting in the scope of this project, and without the installation of proposed fascia to protect it.

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**STAFF RECOMMENDATION: ITEM 2 – FASCIA**

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Staff is comfortable with the assurance from the architect that the addition of fascia will not detract from the character of the existing architecture and will help preserve its significant features. Staff recommends the granting of a Certificate of Appropriateness for the installation of flashing at skyward fascia / wall joint on all elevations with the following conditions:

1. Flashing color to be installed closely matches existing wood system
2. Newly installed flashing does not extend beyond the existing fascia vertical surface and is indistinguishable from the existing condition from the view at street level.

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**PROJECT SCOPE: ITEM 3 – PORCH RAILING**

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Restoration and reinstallation of second floor front porch decorative railing. The current railing is anchored to the porch floor with posts sunk into the floor slab. This original installation has led to rust and deterioration of the railing and deterioration of the porch floor. The applicant proposes to detach the railing from its current position in order to restore it for reinstallation. The proposed reinstallation includes a new type of anchor using a steel sleeve welded to a new steel plate and anchored to the existing slab (porch floor). This solution will result in the railing to be installed at up to two inches higher than its current position.

This demo work includes:

- Remove and salvage the entire decorative railing on the westward elevation
- Remove existing post anchors
- Cut post above slab





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**RELEVANT GUIDELINES: ITEM 3 – PORCH RAILING**

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Sandusky Preservation Design Guidelines

[A Certificate of Appropriateness] “is necessary when a change is being made to the exterior of a property... which involves any of the following actions: construction; reconstruction; or **alteration** of any property, structure, tree, sign, area, or object within the District, including the changing of any exterior color or building material.”

**Porches and Stoops – page 16** “Porches and stoops, whether original or later additions, should be preserved in their historic forms. If they are deteriorated, they should be repaired to their original condition”.

The Secretary of the Interiors’ Standards for Rehabilitation

“Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and **spatial relationships** that characterize the period will not be undertaken.”

“Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.”

---

**SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS: ITEM 3 – PORCH RAILING**

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Staff applauds the undertaking of restoring this iconic piece of the Follet House and the care the applicant has taken to preserve the detailed ironwork of the porch railing. The architect explained why the proposed reinstallation of the railing using a steel sleeve is preferred to attempting to install it in the original fashion by anchoring it into the porch slab, as this led to the deterioration of the porch itself. Staff expressed concern that the aesthetics of the steel sleeve would detract from the character of the railing and expressed preference that the installation be minimalistic, with flush bolts as possible, and match the color of the railing.

---

**STAFF RECOMMENDATION: ITEM 3 – PORCH RAILING**

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Staff recommends the granting of the Certificate of Appropriateness for the proposed porch railing rehabilitation with the following conditions.

1. The steel sleeve installation is minimalistic, and matches the railing design, color, and texture to the extent possible.

---

#### CONCLUSION / RECOMMENDATION

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The Follett House and Museum is a big piece of Sandusky's historical exhibits. Staff is appreciative of the owner's and applicant's efforts to restore the building. While the proposed repairs in this report qualify as changes to the structure and therefore require a Certificate of Appropriateness, Staff believes the applicant has made choices to best preserve the historical significance and architectural features of this Sandusky landmark.

Overall, staff is supportive of the project and supports the granting of the Certificate of Appropriateness's with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction.
2. The flashing to be installed on skyward fascia/wall joint of all elevations closely matches existing wood system in color, does not extend beyond the existing fascia vertical surface, and will be indistinguishable from the existing condition from the view at street level.
3. The steel sleeve used to reinstall the restored front porch railing is minimalistic, and matches the railing design, color, and texture to the extent possible.

## Application for a Certificate of Appropriateness

### STAFF USE ONLY:

Filing Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_ Reference Number: \_\_\_\_\_

Address of Property for Certificate of Appropriateness: 404 Wayne St.  
Name of Property Owner: Sandusky Library  
Mailing Address of Property Owner: 114 W. Adams St.  
City: Sandusky State: OH Zip: 44870  
Telephone #: 419-625-3834 Email: mcarver@sanduskylib.org

If same as above check here ☐

Name of Applicant: HBM Architects  
Mailing Address of Applicant: 1382 W. Ninth St. Studio 300  
City: Cleveland State: OH Zip: 44113  
Telephone #: 216-241-1100 Email: kkennedy@hbmarchitects.com

### Description of Work to be Done:

Scope of work includes: Exterior Maintenance and Minor Repair to Follett House Museum.  
Specific Items:

1. Follett - Item 1 - Replacement of Shed Dormer Window.
  - South Elevation Shed Dormer Window is to be replaced by "Pella Reserve Traditional Window"
2. Follett - Item 2 - Flashing at Fascia.
  - Install flashing at skyward fascia to protect clean and repaired fascia
3. Follett - Item 3 - Restoring Railing West Porch.
  - Restoring railing on the West Porch Entrance with new steel base and post sleeves. Restoring bottom of railing where the steel plate is to match the existing spiral.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

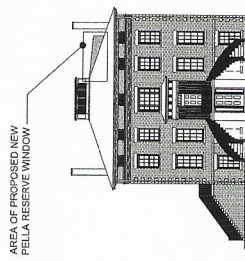
Kevin Kennedy  
\_\_\_\_\_  
Signature of Authorized Agent

KEVIN KENNEDY  
HBM ARCHITECTS

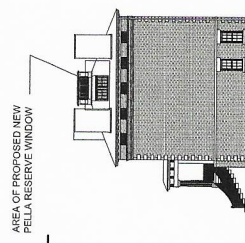
01.14.22  
\_\_\_\_\_  
Date



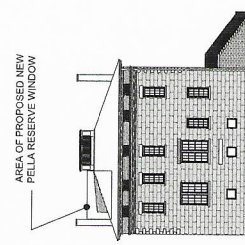
# FOLLETT HOUSE MUSEUM - ITEM ONE - SHED DORMER WINDOW



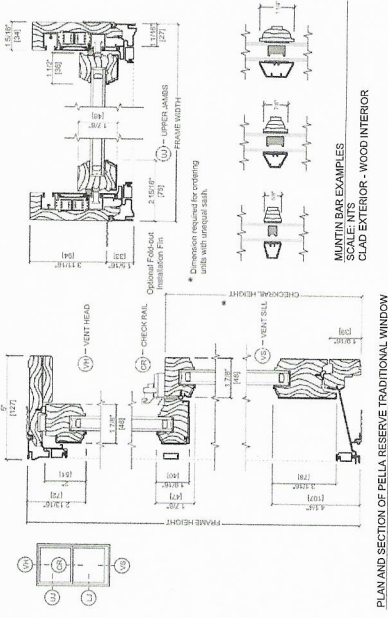
WEST ELEVATION - WAYNE ST.  
SCALE: NTS



SOUTH ELEVATION - FACING NEIGHBORING HOUSE  
SCALE: NTS



EAST ELEVATION  
SCALE: NTS



PELLA RESERVE DOUBLE HUNG  
SCALE: NTS

MINTIN BAR EXAMPLES  
CLAD EXTERIOR - WOOD INTERIOR  
SCALE: NTS

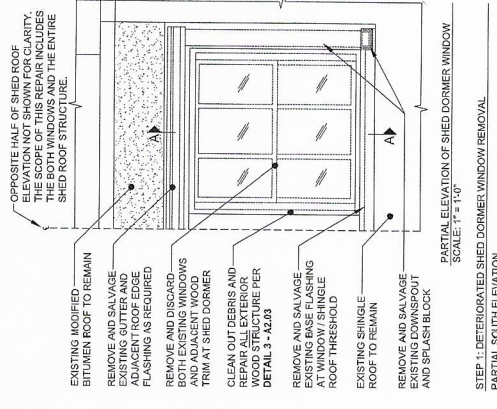
NOTE: ROOF AND WALL ASSEMBLY MAY VARY FROM WHAT IS SHOWN. EXISTING WINDOW SIZE AND CONFIGURATION MAY VARY FROM WHAT IS SHOWN. EXISTING WINDOW OPENING SURVEYED TO BE APPROXIMATELY 77" x 30". CONTRACTOR TO VERIFY WINDOW SIZE AND REPLACEMENT WINDOW TO MATCH EXISTING SIZE AND CONFIGURATION. REPLACEMENT WINDOW BY PELLA RESERVE. CONTRACTOR TO VERIFY WINDOW OR WALL ASSEMBLY TO BE APPROVED BY ARCHITECT. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR THE NEW REPLACEMENT WINDOW WINDOW. TO BE APPROVED BY PROJECT ARCHITECT.

WINDOW SEALANT JOINT. FULLY REMOVE EXISTING WINDOW AND DEBRIS WITHOUT DAMAGING EXISTING WINDOW FRAME. AT EACH JOINT, INSPECT AND DETERMINE WHETHER TO EMPLOY A BACKER ROD OR BOND BREAKER TAPE BASED ON THE CONDITION OF THE EXISTING WINDOW FRAME. REPLACEMENT WINDOW PERIMETER, USE BOND BREAKER FOR JOINTS < 1" WIDE OR USE BACKER ROD FOR JOINTS > 1" WIDE.

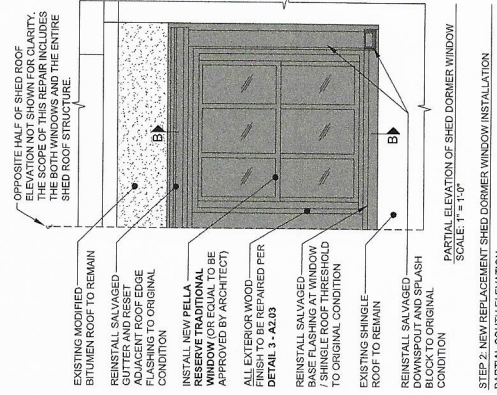
REPLACEMENT WINDOW INSTALLATION NOTES:  
REPLACE EXISTING WINDOW SILL AND JAMB. WOOD BLOCKS TO BE WRAPPED IN SELF-ADHERED FLASHING MEMBRANE TO TURN UP 2" AT JAMBS. SEAL ALL WINDOW ANCHORS, TYP. AT OPERABLE SECTIONS OF WINDOW FRAME. INSTALL BATT INSULATION INTO WINDOW FRAME / WALL JOINT VOIDS.



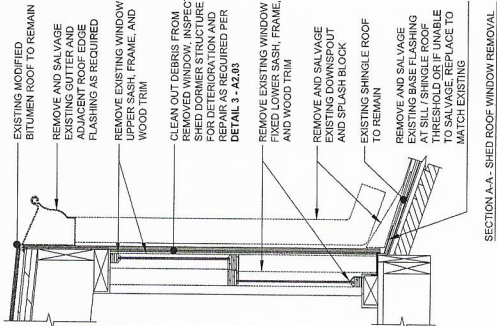
PHOTO OF WINDOW TO BE REPLACED



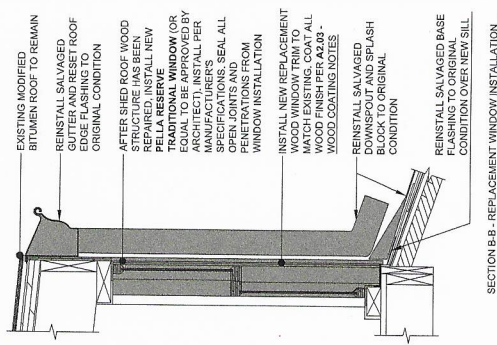
STEP 1: DETERIORATED SHED DORMER WINDOW REMOVAL  
PARTIAL SOUTH ELEVATION  
SCALE: 1" = 1'-0"



STEP 2: NEW REPLACEMENT SHED DORMER WINDOW INSTALLATION  
PARTIAL SOUTH ELEVATION  
SCALE: 1" = 1'-0"



SECTION A-A: SHED ROOF WINDOW REMOVAL  
SCALE: 1" = 1'-0"



SECTION B-B: REPLACEMENT WINDOW INSTALLATION  
SCALE: 1" = 1'-0"

AT AREAS OF VISIBLE DETERIORATION, PERFORM DRILL AND PATCH TO REPAIR FINISH / FRAMING AS REQUIRED.

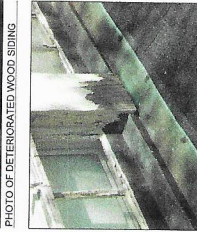
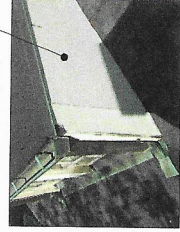
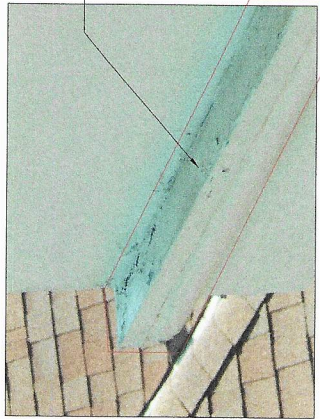


PHOTO OF DETERIORATED WINDOW TRIM

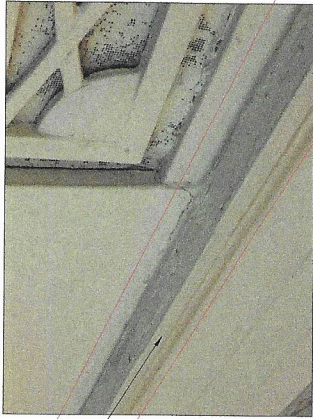
PHOTO OF WINDOW TO BE REPLACED



# FOLLETT HOUSE MUSEUM - ITEM TWO - FLASHING AT FASCIA



INSTALL FLASHING FOR THE ENTIRE LENGTH OF THE FASCIA / WALL JOINT AT ALL ELEVATIONS.



INSTALL FLASHING FOR THE ENTIRE LENGTH OF THE FASCIA / WALL JOINT AT ALL ELEVATIONS.

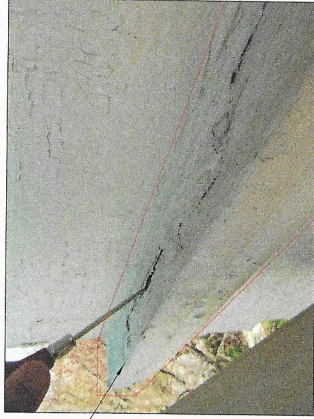
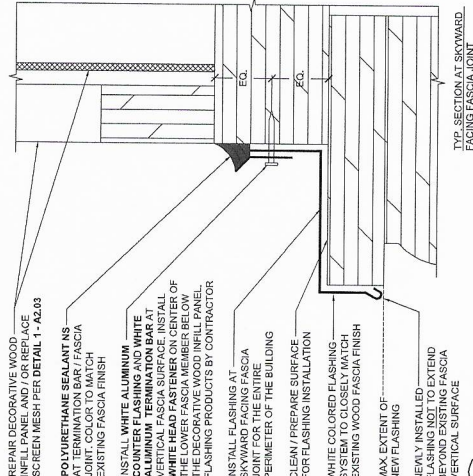


PHOTO OF FASCIA / WALL JOINT

NOTE: WALL ASSEMBLY MAY VARY FROM WHAT IS SHOWN.



WOOD COATING NOTES:  
PREPARE WOOD FINISH TO BE COATED, APPLY SHERWIN WILLIAMS EXTERIOR OIL-BASED WOOD PRIMER AS BASE COAT, THEN APPLY 2 COATS OF SHERWIN WILLIAMS RESILIENCE WOOD COATING. COATING SHALL BE APPLIED TO ALL EXPOSED WOOD SURFACES. SUBMIT MANUFACTURER'S SPECIFICATION FOR COATING APPLICATION. CONTRACTOR SHALL SUBMIT ALTERNATE PRODUCT OF EQUAL QUALITY TO BE APPROVED BY PROJECT ARCHITECT.

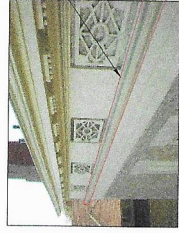
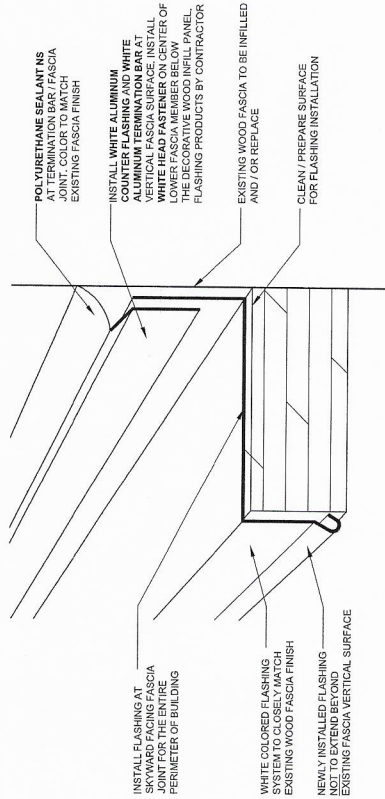
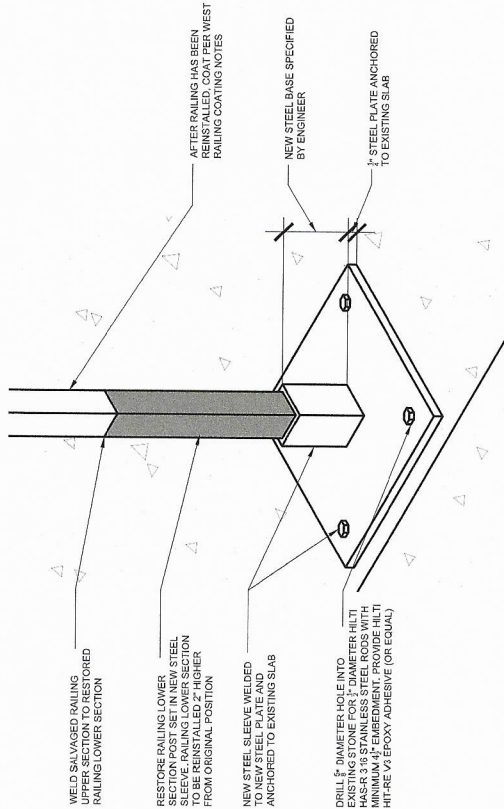


PHOTO OF FASCIA / WALL JOINT



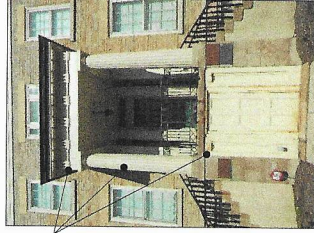
PHOTO OF FASCIA / WALL JOINT

# FOLLETT HOUSE MUSEUM - ITEM THREE - RESTORING RAILING WEST PORCH



4 AXONOMETRIC OF RESTORED RAILING POST ANCHORAGE  
SCALE: NTS

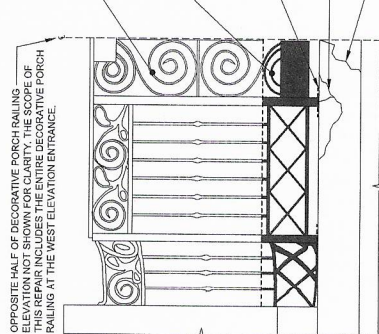
WEST RAILING COATING NOTES:  
CLEAN 100% OF EXISTING RAILING DOWN TO BARE METAL. THEN APPLY SHERWIN WILLIAMS ZINC GLAD 5 PRIMER AS BASE COAT. THEN SHERWIN WILLIAMS STEELMASTER #500. COLOR TO MATCH EXISTING.



NOTE FOR WEST PORCH  
AFTER RAILING REPAIR WORK IS COMPLETED, REPAIR ALL WOOD ORNAMENT, TRIM AND COAT ALL WOOD FINISH AT WEST PORCH AREA



PHOTO OF PORCH ELEVATION



STEP 1: WEST ELEVATION PORCH DECORATIVE RAILING REMOVAL  
SCALE: 1" = 1'-0"  
5 WEST PORCH RAILING RESTORATION  
SCALE: AS SHOWN

NOTE: RAILING SIZE AND CONFIGURATION MAY VARY FROM WHAT IS SHOWN. WEST ELEVATION PORCH RAILING RESTORATION TO BE APPROVED BY SPECIALIST CONTRACTOR TO BE APPROVED BY PROJECT ARCHITECT.

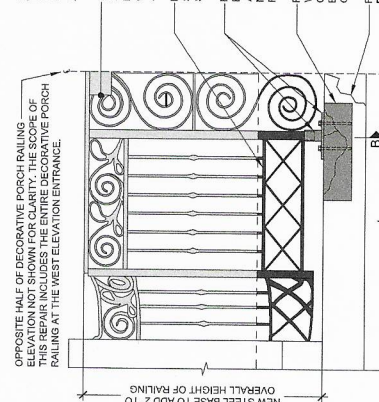
REMOVE AND SALVAGE THE ENTIRE SECTION OF THE DECORATIVE RAILING AT THE WEST PORCH. REMOVE EXISTING POST ANCHORS AT EXISTING COLUMNS AND CUT POST ABOVE SLAB BASE AS SHOWN

LOWER SECTION OF DECORATIVE RAILING TO BE REMOVED, AND RESTORED OFF SITE BY RAILING RESTORATION SPECIALIST TO BE APPROVED BY PROJECT ARCHITECT.

CUT RAILING POST AT STONE SLAB BASE AND REMOVE. PREP FOR REINSTALLATION

HAMMER SOUND AT POST BASE. THEN REMOVE ANY LOOSE / SPALLED STONE

REPAIR SPLIT STONE SLAB PER DETAIL 1-A2.06



STEP 2: WEST ELEVATION PORCH DECORATIVE RAILING REINSTALLATION  
SCALE: 1" = 1'-0"

NOTE: RAILING SIZE AND CONFIGURATION MAY VARY FROM WHAT IS SHOWN. WEST ELEVATION PORCH RAILING RESTORATION TO BE APPROVED BY SPECIALIST CONTRACTOR TO BE APPROVED BY PROJECT ARCHITECT.

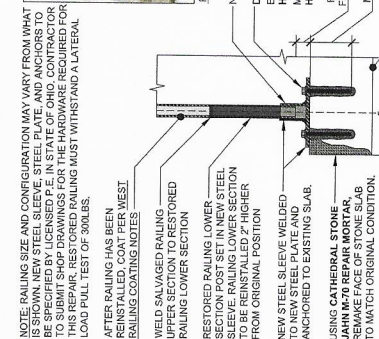
REMOVE AND SALVAGE THE ENTIRE SECTION OF THE DECORATIVE RAILING AT THE WEST PORCH. REMOVE EXISTING POST ANCHORS AT EXISTING COLUMNS AND CUT POST ABOVE SLAB BASE AS SHOWN

LOWER SECTION OF DECORATIVE RAILING TO BE REMOVED, AND RESTORED OFF SITE BY RAILING RESTORATION SPECIALIST TO BE APPROVED BY PROJECT ARCHITECT.

CUT RAILING POST AT STONE SLAB BASE AND REMOVE. PREP FOR REINSTALLATION

HAMMER SOUND AT POST BASE. THEN REMOVE ANY LOOSE / SPALLED STONE

REPAIR SPLIT STONE SLAB PER DETAIL 1-A2.06



NOTE: RAILING SIZE AND CONFIGURATION MAY VARY FROM WHAT IS SHOWN. WEST ELEVATION PORCH RAILING RESTORATION TO BE APPROVED BY SPECIALIST CONTRACTOR TO BE APPROVED BY PROJECT ARCHITECT.

REMOVE AND SALVAGE THE ENTIRE SECTION OF THE DECORATIVE RAILING AT THE WEST PORCH. REMOVE EXISTING POST ANCHORS AT EXISTING COLUMNS AND CUT POST ABOVE SLAB BASE AS SHOWN

LOWER SECTION OF DECORATIVE RAILING TO BE REMOVED, AND RESTORED OFF SITE BY RAILING RESTORATION SPECIALIST TO BE APPROVED BY PROJECT ARCHITECT.

CUT RAILING POST AT STONE SLAB BASE AND REMOVE. PREP FOR REINSTALLATION

HAMMER SOUND AT POST BASE. THEN REMOVE ANY LOOSE / SPALLED STONE

REPAIR SPLIT STONE SLAB PER DETAIL 1-A2.06

PHOTO OF PORCH RAILING

# LANDMARK COMMISSION

## REPORT: **UPDATE**

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APPLICATION FOR A CERTIFICATE OF  
APPROPRIATENESS FOR EXTERIOR RENOVATIONS,  
DOOR, OUTDOOR SIDEWALK PATIO, WINDOWS,  
**SIGNAGE** AT 220 EAST WATER STREET.

Reference Number: PLC 21-0025

Date of Report: October 11, 2022

Meeting dates of previous approval: October 11, 2021 and November 17, 2021

**Update:** February 15, 2022

Report Author: Alec Ochs, Assistant Planner





# City of Sandusky, Ohio

## Landmark Commission Report

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### BACKGROUND INFORMATION

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Ryan Tamburrino, has submitted an application for a Certificate of Appropriateness for exterior renovations, an outdoor sidewalk patio, and signage at 220 East Water St. The following information is relevant to this application:

Applicant: Ryan Tamburrino  
2121 Wayne St.  
Sandusky, OH 44870

Owner: Feick LLC  
224 Water St.  
Sandusky, OH 44870

Site Location: 220 E. Water St.  
Sandusky, Ohio 44870

Historic Status: Contributing building in the Downtown Sandusky Commercial Historic District and a building contributing in the National Register

Existing Uses: Storage

Proposed Project: Exterior alterations, door replacement, outdoor dining sidewalk patio, signage, and window replacement.

**NOTE: Applicant is seeking approval for a change in approved signage due to new information found in the design and installation process. New content below under project description UPDATE. Other content from 10/11/22 report is for context only and shown in grey.**



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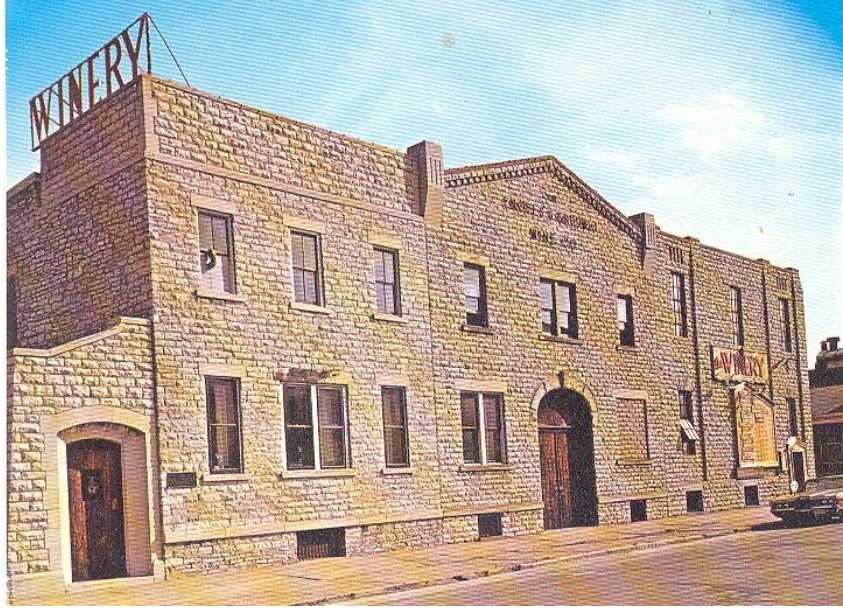
**SITE DESCRIPTION**

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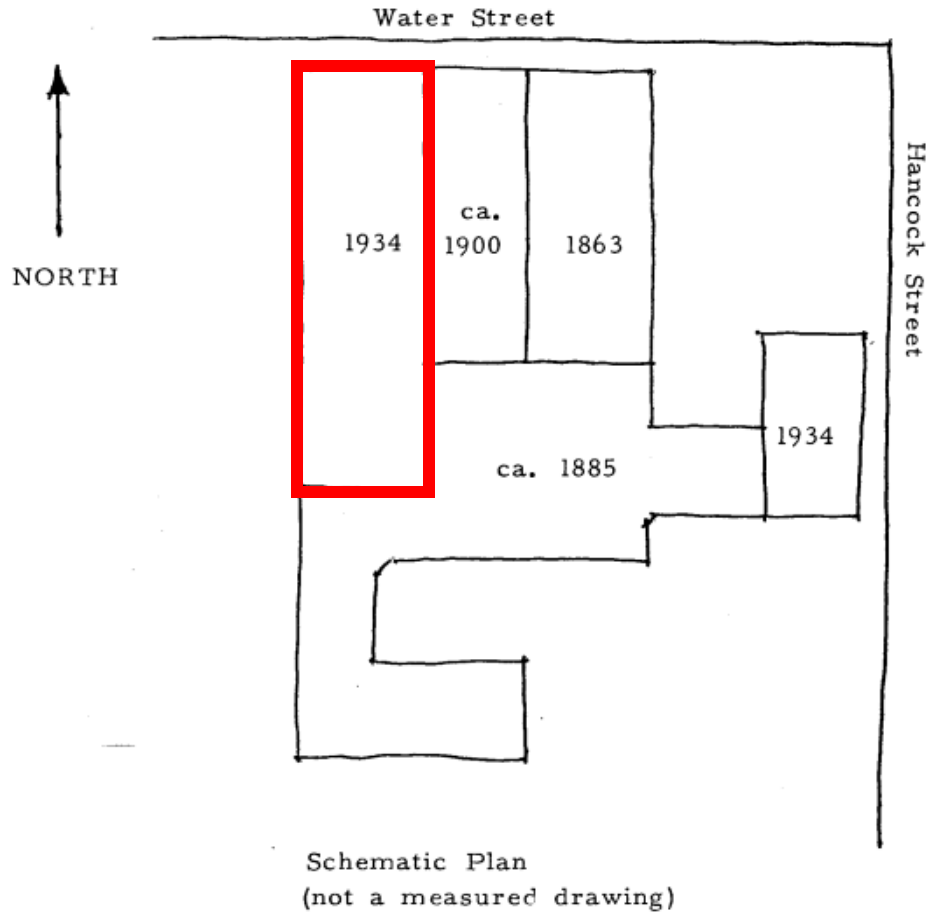
**Building location at 115 West Water St.**



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



Engels & Krudwig Wine Company



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**PROJECT DESCRIPTION UPDATE**

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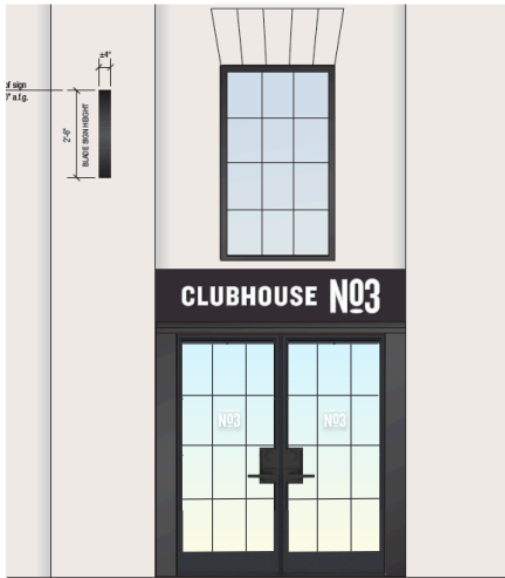
There were 2 options proposed for signage on the 11/17/21 meeting.

Option A: Internally illuminated wall sign with forward facing lighting.

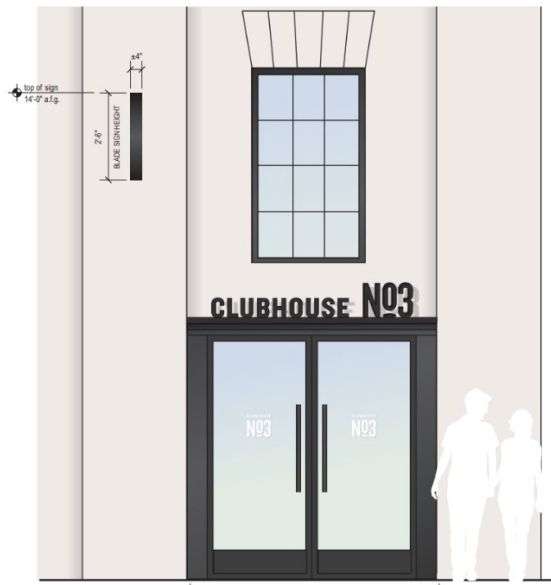
Option B: Externally illuminated "floating, backlit halo lettering"

Option B's design and lighting proposal was approved on 11/17/21

Option A:



Option: B



The applicant has come back after further analysis. The sign design and mounting method approved in the 11/17/21 meeting has been updated with concerns from the applicant. The external lighting has stayed the same from the approval.

In an email the applicant stated:

“In order to mount the said approved sign below (metal tubing structure to create “floating, backlit halo lettering”, the contractor said we would need to grind away a large section x2 of the historic limestone facade in order to create a flat mounting area to secure the plates welded to the metal tubing on the front of the building in order to create the strength he needs to hold the tubing up properly”

The applicant also stated that he wants to avoid destroying the historic integrity of the building further if it can be avoided.

An option C has been designed as a hybrid of options A & B. Option C has the backlit externally illuminated halo lighting from the approved option B but with the 2D design, colors, layout of option A.



Option: C

Sign 1  
Option 1



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**DEPARTMENT OF PLANNING COMMENTS**

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It is staff's recalculation that Commission voted option A down due to the internally illuminated feature, not the overall design. Staff talked with sign provider and confirmed the claim from applicant that approved lettering would require a level surface for application, therefore the historic limestone would need to be sanded smooth in at least three locations for installation. The design with the backing panel can be mounted on uneven surfaces, i.e. onto the existing limestone block, requiring less intervention.

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**CONCLUSION / RECOMMENDATION**

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In conclusion, staff recommends the approval of the proposed sign design change at 220 E. Water St. with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency.
2. The lighting is "halo lit" as originally approved (externally illuminated)

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DEPARTMENT OF PLANNING COMMENTS – 11/17/21:

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Sections of the first application were tabled until the November Landmark Commission meeting. This report is in reference to the sections that required additional information and were tabled for further consideration for November 17, 2021.

The building at 220 E. Water St. is known as the Engels & Krudwig Building and the portion of the building relevant to this application was originally constructed in 1934. It was listed on the National Register of Historic Places in 1976 as a contributing building in the Water Street Historic Buildings district. It was also included as a contributing building in the Downtown Sandusky Commercial Historic District, which was added to the National Register in 2017. The application for National Register designation in 2017 states the following regarding the building:

The property is a two-story plain stone style building built with native blue limestone. The face of the 1934 section of the building has tall light windows. Two pilasters of stone divide the window bays. Only minimal alterations have occurred and they do not diminish the simple elegance of this building; retains historic integrity.

The main occupant of the building is the owner who currently uses it for storage. The application for a Certificate of Appropriateness contains a wide range of items to restore and renovate the building. The plans included with this staff report detail items for interior renovations as well, however, the Landmark Commission only has purview over the exterior changes.

The exterior changes include items on the north elevation facing Water St. The items are listed below by type:

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COMMENTS / RECOMMENDATION – 11/17/21::

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**Door:**

- i. Replacement of dilapidated front single wooden door with an extended double glass door entrance to:
  - a. To comply with current fire code regulations
    - i. Staff noted: The front wooden door currently is not wide enough to satisfy Fire Safety needs and code and is under the minimum width.
  - b. Allow for more accessible / increased foot traffic in and out of the building for the current build + for future additional expansions within the building
    - i. Phase 1 alone will have an intended capacity to comfortably serve between 90-120 people into the space.
    - ii. The additional phases beyond the first will just multiply the FCO which then becomes a concern for the fire Marshal Steve Rucker. He noted that guests tend to try to leave in the same direction that they entered a building due to familiarity. He agreed that a double width door would

accommodate the increased traffic with the additional phases and growing capacity.

- c. Allow more visibility from the street into the space as there is limited windows around the building, which as a result will also accentuate more natural light into the space. The new door opening is designed to take cues from the existing exterior facade, limiting alteration to the building.

\*\* The new application has several door options.

1. The door originally proposed—simple look, vertical handles.
2. Mullion glass design that match the approved windows—turn handle design
3. Simple “prairie” inlay glass design—turn handle design

#### Sandusky Preservation Design Guidelines

##### **Entrances and Doors:**

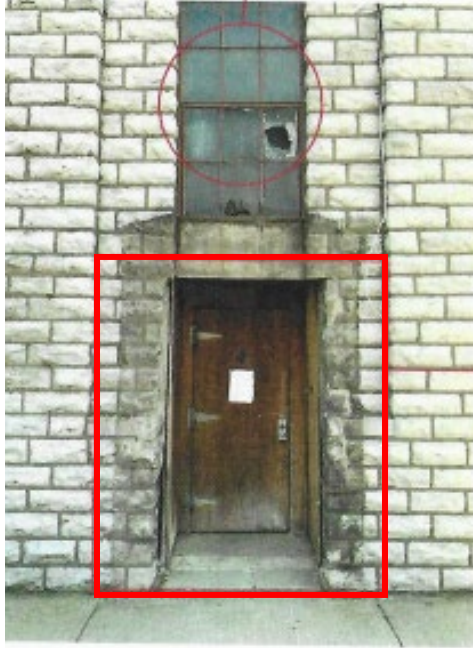
“Consider the architectural style of a building when considering entrance doors. Avoid heavily carved, ornate doors on simple buildings. The same is true of large ornamental hardware such as door knobs, locks, and hinges.”

#### The Secretary of the Interiors’ Standards for the Treatment of Historic Properties

##### **Door:**

“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.”

Staff notes: It is unknown if this door is original, but it seems to match the postcard picture attached to this report (to the best of our ability).



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**RECOMMENDATION – 11/17/21:**

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Staff feels all the door options are fitting and appropriate. Staff recommends approval of whichever design the Committee deems appropriate.

Staff recommends the granting of the Certificate of Appropriateness for the proposed door design and materials with the following conditions:

1. The proposed door / stone cutting does not exceed the width in-between the stone pillars, as proposed. If extended, the applicant must reapply with exact details of work needed on the pillars.
2. The Contractor must follow the masonry guidelines on pages 14-15 of the Sandusky Preservation Design Guidelines.

**Signage:**

The design / installation of 2 new, branded signage on the exterior of the building. The sign is to be constructed locally through Brady Signs.

- a. The signage that has been chosen was determined by our goal to accentuate the direction that the downtown businesses have been trending. We feel that our choices in material and lighting compliment and falls in line with the other tasteful signs in the downtown historic district. Examples of similar, existing signage has been provided for reference as to how we believe our proposed option meshes well with the landscape of the other downtown businesses.



- b. The only part of the sign that will be lit would be where the letters are routed out, not the entire sign.
- c. With the Winery building having much of an industrial feel on the inside, the signage would accentuate the same feel on the outside of the space. The signs would be in the form of 1 round 2'x2' internally illuminated blade sign to capture the attention of potential customers from down the street, and 1 rectangular 20 sq ft front facing, back lit installment over the door to direct those to the main entrance of the establishment. The brightness of the illumination would be soft in level, and alternatively could be agreed upon together with the committee to help ensure that the brightness is a tone that is not overbearing or too bright and fits with existing businesses.

\*\* The new application has several sign options.

- 1. A sign—shorter in height that does not exceed the existing window area.
- 2. A sign similar to number 1—but with no background and with halo illuminated lighting.

Staff comments:

Is sign option number 1 going to be internally illuminated?

#### Sandusky Preservation Design Guidelines

##### **Signage:**

If signs are to be illuminated, lighting should be provided externally. Internally lit signs are not appropriate for the downtown district. Light fixtures for signs should be simple in design and placed in a location which does not obscure other features of the storefront.

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

##### **Signage:**

- sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- new signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

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#### **RECOMMENDATION – 11/17/21:**

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Staff feels both sign options are fitting and appropriate. Staff recommends approval of either design.

Staff recommends the granting of the Certificate of Appropriateness if the brightness does not exceed the brightness deemed appropriate by the Landmark Commission.

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**CONCLUSION / RECOMMENDATION – 11/17/21:**

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The Engels & Krudwig Building is an important building in Sandusky's Downtown Commercial Historic District, and it retains several historical features. Staff is appreciative of the owner's and applicant's efforts to restore the building and also liven up the public realm on Water St. As noted above, staff has expressed slight concern over a few of the proposed changes that conflict with the Sandusky Preservation Design Guidelines.

Overall, staff is supportive of the project and supports the granting of the Certificate of Appropriateness's with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction.

**From:** [Ryan Tamburrino](#)  
**To:** [Ryan@paddleandclimb.com](mailto:Ryan@paddleandclimb.com)  
**Cc:** [Alec Ochs](#); [Kristen Barone](#)  
**Subject:** Signage Help! Clubhouse No.3 SportSocial  
**Date:** Monday, February 14, 2022 10:55:08 AM  
**Attachments:** [PastedGraphic-2.png](#)  
[PastedGraphic-3.png](#)  
[PastedGraphic-1.png](#)

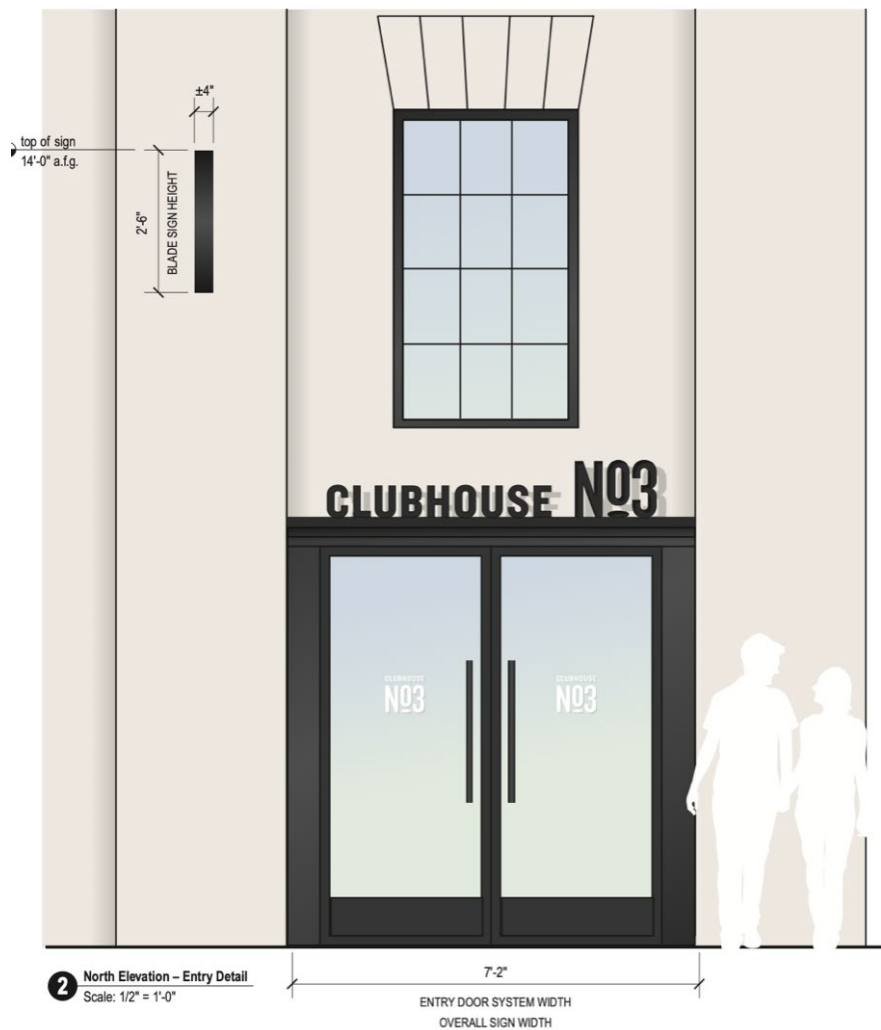
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***THIS EMAIL IS FROM AN EXTERNAL SOURCE. PLEASE DO NOT CLICK ON ANY LINKS OR ATTACHMENTS IF YOU ARE NOT EXPECTING THEM OR UNLESS YOU KNOW THEM TO BE SAFE***

Good Morning Mr. Whaley,

I am reaching out to you in regards to our signage that was approved for our location at 220 E Water St (Clubhouse No.3 SportSocial) through the landmark process. I'm hoping you might be able to help talk through a dilemma I am having currently.

In working with Brady Signs to try to design / manufacture the approved sign, we have some concerns that we are hoping you and your team could help us address. In order to mount the said approved sign below (metal tubing structure to create "floating, backlit halo lettering", the contractor said we would need to grind away a large section x2 of the historic limestone facade in order to create a flat mounting area to secure the plates welded to the metal tubing on the front of the building in order to create the strength he needs to hold the tubing up properly. (Approved design in 2 pictures below)



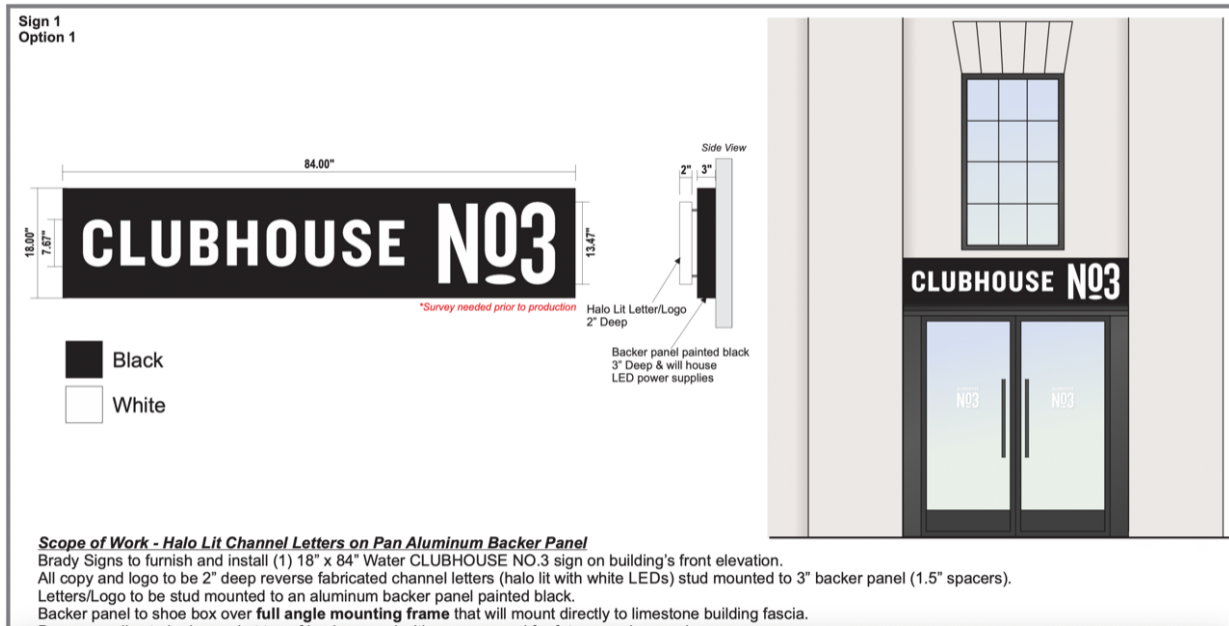
In trying to preserve the historic nature of the building we would prefer not to have to grind away at the stone, as I'm sure the city would appreciate as well.

### My question to you is:

Brady signs came back and suggested an alteration to the design that would allow them to mount in the most least invasive way by attaching the floating "halo, backlit" lettering that was approved onto a flat metal backer panel that could be then bolted through the building building to the inside



wall. This altered version of the sign (pictured below) would also allow for water to flow naturally behind the sign down the rough textured limestone as it would protrude over the limestone. Would this be an acceptable alteration that could be moved forwards so that we can start the manufacturing process of our sign which will take 8-10 weeks.



Any guidance on this matter would be greatly appreciated.

Sincerely,

Ryan Tamburrino  
Clubhouse No.3 SportSocial  
Partner

419.871.1131