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## Landmark Commission

240 Columbus Ave  
Sandusky, Ohio 44870

419.627.5715

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

### AGENDA

March 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 March 3, 2022 Meeting Minutes
  
3. Applications
  - 237 West Washington Row
  
  - 532 Wayne Street
  
  - 124 East Market Street
  
  - 215 & 217 East Water Street
  
4. Administrative Approvals
  - 169 Washington Row
  
5. Other Business
  
6. Adjournment

**NEXT MEETING: April 20, 2022**

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

**Landmark Commission**  
**March 3, 2022**  
**Meeting Minutes**

**Meeting called to order:**

Chairman Ryan Whaley called the meeting to order at 5:03pm. The following members were present: Mr. Griffiths, Ms. Yandell (virtually), and Ms. Defreitas. Alec Ochs and Arin Blair represented the Community Development Department. Brendan Heil represented the Law Department. Administrative Assistant Kristen Barone was also present.

**Review of minutes from November 17, 2021:**

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

**Election of officers:**

Mr. Whaley nominated Mr. Griffiths for Chairman and Ms. Defreitas seconded. All voting members were in favor of the motion. Mr. Griffiths then nominated Mr. Truka for Vice Chairman and Mr. Whaley seconded. All voting members were in favor of the motion.

**Applications:**

**220 East Water Street**

Mr. Ochs reminded the committee that at the November 2021 meeting the committee approved a sign for 220 E. Water Street, but the applicant has some proposed changes to the sign that he would like the committee to consider. The business that will be going opening up at this location soon is Clubhouse No.3. Mr. Ochs pulled up a picture of what was approved back in November and explained that the sign is a floating sign with backlit halo lettering. He then read allowed an email from the applicant, which explains why they are proposing changes. The email stated that in order to mount the said approved sign, the contractor said they would need to grind away a large section 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 needed to hold the tubing up properly. In trying to preserve the historic nature of the building the applicant stated they would prefer not to have to grind away at the stone. 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 to the inside wall. This altered version of the sign would also allow for water to flow naturally behind the sign down the rough textured limestone as it would protrude over the limestone. 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 such as the existing limestone block, requiring less intervention. Staff recommend approval of the proposed sign design change with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, and Planning Department, 2) The lighting is externally illuminated as originally approved. Mr. Tamburrino stated that another concern that recently came to mind with the sign that was approved in November is that the tubing can easily be grabbed by anyone walking by due to the height that it is at, and they do not want people trying to hang on that. Mr. Griffiths asked the applicant how long the tapcon screws would be. Mr. Tamburrino said he does not know that information and would have to ask the contractor. Mr. Griffiths asked if he could do that and let staff know because he would not want the screws penetrating through the inside wall. Mr. Griffiths then asked if there are any concerns between leaves, debris, and dirt getting in between the sign and the outside wall. Mr. Tamburrino replied that he does not have any concerns with that because the sign is up against the stone, the only thing he would see getting back there is rain, but they could flash it as

well so that everything would run off the top and out. Mr. Whaley motioned to approve the proposed changes and Ms. Defreitas seconded. All voting members were in favor.

#### **114 West Adams Street**

Mr. Ochs stated that this application is for the Sandusky Library and the old Erie County Jail, which is now attached and a part of the Sandusky Library today. The scope of the work includes exterior maintenance and minor repair. The first proposed change includes replacing the sheet metal on the turrets with bird spikes. The applicant wishes to remove the sheet metal due to the fact that they believe birds have begun making nesting sites behind the barriers and they do not believe the sheet metal was original to the building's architecture. 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. 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. Staff recommends approval off the proposed bird spike systems. Mr. Whaley asked what color the spikes would be and what kind of material they would be using. Kevin Kennedy with HBM Architects stated that they are metal spikes and they will be silver. Mr. Whaley made a motion to approve replacing the sheet metal on the turrets with bird spikes. Ms. Defreitas seconded. All voting members were in favor of the motion and the motion passed.

The second proposed change includes replacing the wooden cornice on the Old Erie County Jail portion of the Library with fiberglass reinforced plastic that matches the original look and color. The architect has stressed that the original wood cornice on this portion of the building is beyond repair and must be replaced. The applicant states that the FRP material for the cornices was chosen over wood due to cost and durability. 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 recommends approval of the replacement cornice and materials with the following conditions: 1) The new work matches the old design, scale, color, and finish and 2) Any salvageable original materials are preserved. Ms. Defreitas made a motion to approve the proposed changes and Mr. Whaley seconded. All voting members were in favor of the motion and the motion passed.

#### **404 Wayne Street**

Mr. Ochs stated that this application is for the Follett House Museum. The first proposed change includes replacing the southern facing dormer window with a new "Pella Reserve Traditional Window." Staff believes this is an original window however, 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 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 and 2) Any salvageable original materials are preserved. Mr. Kennedy stated that the wood is rotted and is in such bad shape that repairing it would be very difficult. He added that you also cannot even see the window from the ground. Mr. Whaley motioned to approve the proposal and Ms. Defreitas seconded. All voting members were in favor of the motion and the motion passed.

The second proposed change includes installing flashing at skyward facial/wall joint on all elevations. 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. Mr. Kennedy stated that they are not sure on the extent of the damage at this time, but if they are able to repair it they will. 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 and 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. Ms. Defreitas made a motion to approve the proposed changes subject to staff's recommendations and the architects finding that it is necessary. Mr. Whaley seconded the motion. All voting members were in favor of the motion and the motion passed.

The third proposed change includes 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. 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 deter 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 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. Mr. Griffiths asked for more information on why the height difference. Mr. Kennedy stated that the railing is really low and they thought that while they are doing all of this work, they would raise it up higher for safety issues. Mr. Whaley motioned to approve the proposed changes and Ms. Defreitas seconded. All voting members were in favor of the motion and the motion passed.

**Other business:**

Mr. Ochs explained that previously Mr. Griffiths asked staff if they could look into how they could measure the lumens on the internally illuminated signs as there has been a decent amount of those coming to the commission for approval and to help the commission figure out what is appropriate and what is not appropriate. Mr. Ochs said that he talked with Ryan Brady at Brady Signs and he stated that measuring the light output of a sign cannot accurately be determined prior to production/installation as a light meter must be pointed at an illuminated sign at night to determine the lumen output. Factors the commission could consider: translucent material versus non-translucent material, lumens of the bulb, color of the bulb, size of the sign. For example, a plastic sign face that has an all white background will have a higher reading than an aluminum sign face with push through acrylic letters. The larger the area of the translucent

material means more light can escape, resulting in having a higher reading. While internally illuminated signs are not currently allowed, when tastefully designed, staff would argue that an internally lit sign is both better looking and more visible/effective relative to a sign that is externally flooded with light. Mr. Ochs then shared an example from Westlake Ohio of what is allowed for lighting. Ms. Blair stated that staff could talk with more sign companies if the commission desires and/or also find more examples from other cities. She also said that staff has applied for a grant to update the design guidelines and lighting changes could be included in those changes if the commission wants to wait to hear on whether or not that grant is awarded. Mr. Griffiths stated that he thinks it would be a good idea to look at other examples while waiting to hear back on whether or not the grant is awarded. A couple of the members then gave staff some different cities and areas to look into.

Ms. Blair stated that staff have discussed adding historic districts this year in a couple of different places. Staff will be bringing more information to the commission later on about that.

**Meeting adjourned:**

Mr. Whaley motioned to adjourn and Ms. Defreitas seconded. The meeting ended at 6:01pm.

**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 237 W. WASHINGTON ROW.  
*THE IDENPENDANT ORDER OF ODD FELLOWS  
TEMPLE*

1. AWNING REPLACEMENT
2. PAINT FACADE TRIM

Reference Number: PLC 21-0031

Date of Report: March 4, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio Landmark Commission Report

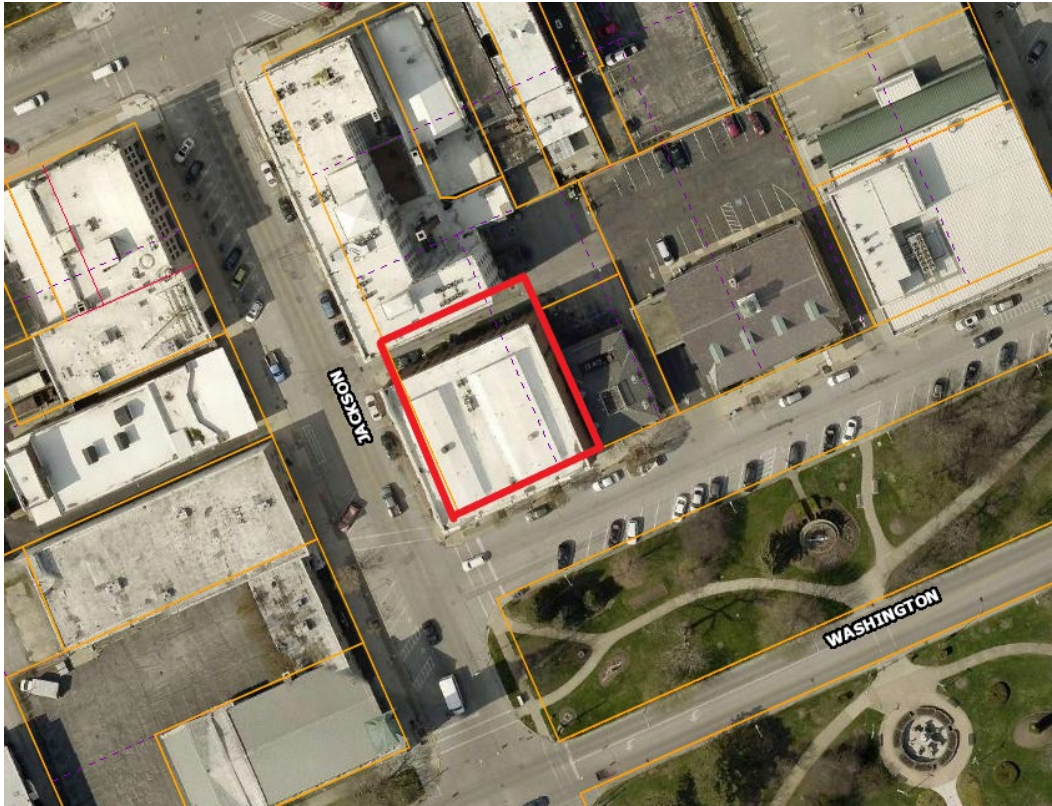
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## BACKGROUND INFORMATION

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Applicant:	Brady Signs Co. 1721 Hancock St. Sandusky, Ohio 44870
Owner:	James William Hart 1339 Cedar Point Rd. Sandusky, Ohio 44870
Site Location:	237 W. Washington Row Sandusky, Ohio 44870
Historic Status:	Contributing building in the Downtown Sandusky Commercial Historic District
Existing Uses:	Business / residential
Proposed Project:	Exterior alterations <ul style="list-style-type: none"><li>• Awning Replacement</li><li>• Paint Window Trim</li></ul>

SITE PICTURES







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#### PROPERTY DESCRIPTION

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The building at 225-237 W. Washington Row is the original site of meeting for the Odd Fellows, a German secret society. Built in 1889, it is estimated that the building cost around \$35,000 to construct. It is designed with Late Victorian/Queen Anne, Romanesque architecture.

It was listed on the National Register of Historic Places in 2003. The Ohio historic Inventory of 2003 states the following regarding the buildings important features:

“Cloth awnings shield the storefronts. These are topped with metal strips trimmed with rosettes.”

“The ceilings have been lowered on the first and second floors. These have been concealed by transom windows as well as the awnings.”

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

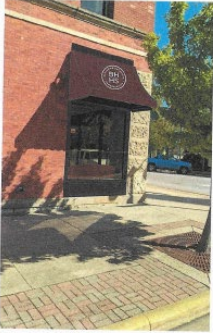
“Arches above upper windows”.

“Has a large ballroom on the third floor”.

**PROJECT SCOPE: ITEM 1 – AWNING REPLACEMENT**


The applicant seeks to replace the existing awnings to match the existing style, design and material. The applicant proposes to recover the awnings and alter the color of all 6.

**1**




85" Wide  
54" Wall Rise  
48" Projection  
Graphic not to exceed  
25% of awning surface

**2**




219" Wide  
54" Wall Rise  
48" Projection  
Graphic not to exceed  
25% of awning surface

**3**




119" Wide  
54" Wall Rise  
48" Projection

**Scope of work**  
Remove (6) existing awning and recover with new canvas awning material. Once awnings are recovered they will be brought back to location and reinstalled. Awnings at the Berkshire Hathaway corner of the building to have white vinyl graphics not to exceed 25% of the surface area.




Black Cherry -  
4640-0000

**4**




90" Wide  
54" Wall Rise  
48" Projection

**5**




200" Wide  
54" Wall Rise  
48" Projection

**6**

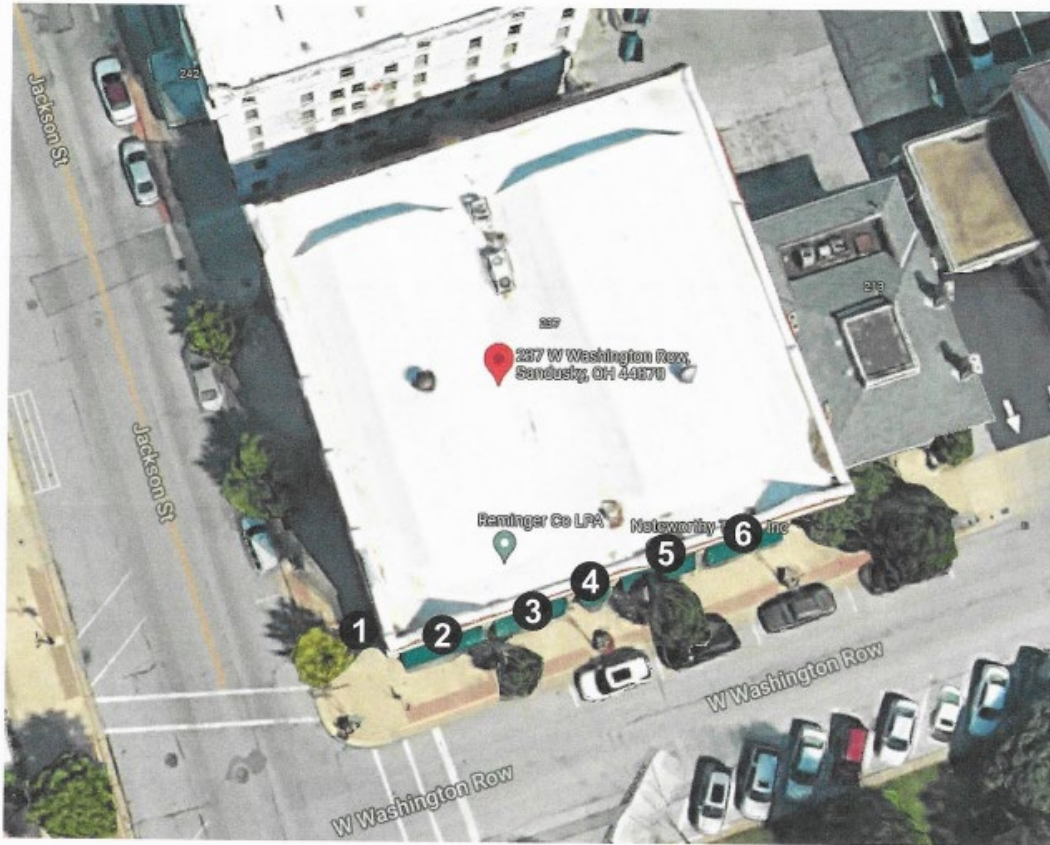


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Black Cherry -  
4640-0000





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RELEVANT GUIDELINES - AWNING REPLACEMENT

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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.

**Awnings: page 17**

"Avoid removing original mounting hardware, if possible. Try to retain and repair any original hardware; if it must be replaced, try to match it as closely as possible, especially the retractable type".

"Use a minimum of colors, keyed to the body and trim colors of the building".

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 - AWNING REPLACMEENT**

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The awnings are not believed to be original in design or an original material to the building. However, there is evidence some awnings existed in the 1950's and could be considered a contributing factor to the historic significance of the building. The current green awnings match the color of the window frames throughout the exterior of the building. The first-floor window trim is proposed to be painted as a part of this proposal (see item 2). The proposed black cherry awning color meets the color standards for signage. The signage will be reviewed by staff for permitting and for a Certificate of Appropriateness at a later time. Staff has the power to approve sign proposals administratively.

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**STAFF RECCOMENDATION: ITEM 1 - AWNING REPLACMEENT**

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Staff recommends the granting of the Certificate of Appropriateness for the proposed awnings with the following conditions:

1. Retain and repair any original hardware as possible. If it must be replaced, match the original as closely as possible.

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**PROJECT SCOPE: ITEM 2 – FACADE TRIM**

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The applicant seeks to repaint the existing window trim and entryway trim. The proposed color is black.

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**RELEVANT GUIDELINES: ITEM 2 – FACADE TRIM**

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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 an 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 2 - FACADE TRIM**

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The original color for the store front & window trim on the street level are unknown. The current window and storefront materials are not original to the building and are no considered historically significant. Staff has no opposition to the black paint color proposed.

Staff would like to note for the record that repainting the second and third floor window trim black to match this applicant's proposed changes is preferred. However, it would fall onto the building owner and not the applicant to make changes above the first floor. Despite the mismatch, staff does not believe this should affect the applicant's ability to receive approval to replace the awnings and paint the first floor trim.

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**STAFF RECCOMENDATION - AWNING REPLACMEENT: ITEM 2 - FACADE TRIM**

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Staff recommends the granting of the Certificate of Appropriateness for the façade trim color changes on the ground level.

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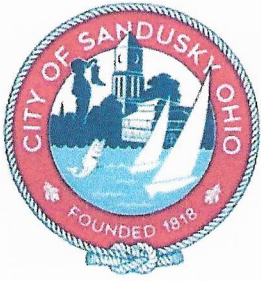
**CONCLUSION / RECOMMENDATION**

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The changes proposed are simple and inexpensive efforts to uplift a piece of our Historic Downtown, and are in line with the Sandusky Preservation Design Guidelines. Staff appreciates the applicant's efforts to bring this project in front of the Commission.

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. Retain and repair any original hardware as possible as part of the awning replacement process. If it must be replaced, match the original as closely as possible.



## LANDMARK COMMISSION

### Application for a Certificate of Appropriateness

Department of Planning  
240 Columbus Ave  
Sandusky, Ohio 44870  
419.627.5891  
[www.cityofsandusky.com](http://www.cityofsandusky.com)

### Instructions to Applicants

**MEETINGS:** 3<sup>rd</sup> 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](http://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](mailto: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: 237 W Washington Row

Name of Property Owner: James William Hart

Mailing Address of Property Owner: 1339 Cedar Point Rd-

City: SANDUSKY State: OH Zip: 44870

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

If same as above check here

Name of Applicant: Brady Signs Co.

Mailing Address of Applicant: 1721 HAWCOCK St.

City: SANDUSKY State: OH Zip: 44870

Telephone #: 419-626-5112 Email: monica@bradysigns.com

**Description of Work to be Done:**

*Remove existing 6 Awnings.  
Awnings to be recovered & reinstalled  
please see drawings attached*

Jim Hart  
Signature of Property Owner  
Date

dotloop verified  
11/22/21 2:42 PM EST  
JNIP-FRNB-PIND-XCPE

Barbara Babcock  
Signature of Authorized Agent  
Date

dotloop verified  
11/18/21 5:29 AM EST  
B5BB-3E5A-QFEA-EO1D



## Owner Consent for Sign Installation and Permits

I Barbara Babcock, being the owner, manager  
(Individual's Name)  
of the business/property known as Berkshire Hathaway HomeServices Professional Realty  
(Name of Business)  
and located at 5700 Gateway Blvd STE200 Mason OH 45040 do hereby certify that  
(Address)  
I am allowing Brady Signs (and / or their sub-contractor) to obtain permits  
and install signage at the below mentioned address.

Owner Phone: 440-655-7858

Owner Email: BarbaraBabcock14@gmail.com

### Site Address:

237 W Washington Row  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature:

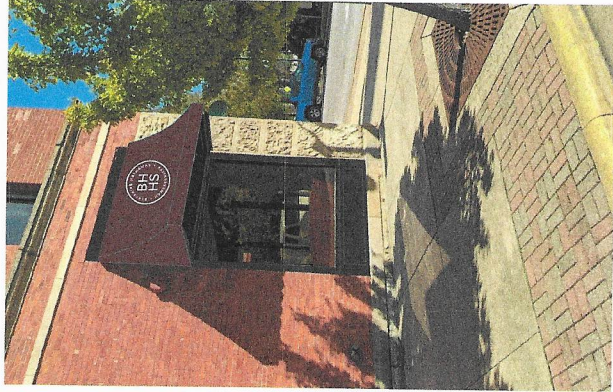
*Barbara Babcock*

dotloop verified  
11/18/21 5:45 AM EST  
LBIQ-D9W2-BLHW-J5ZN

Printed Name: Barbara Babcock

Date: \_\_\_\_\_

1



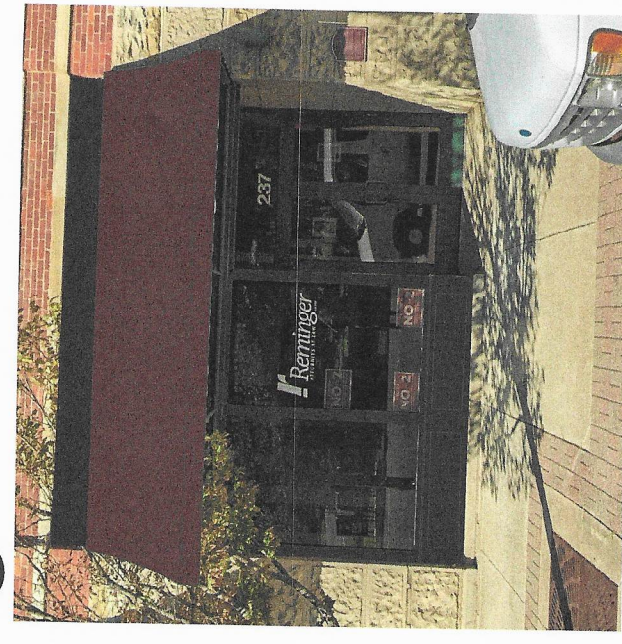
85" Wide  
54" Wall Rise  
48" Projection  
Graphic not to exceed  
25% of awning surface

2

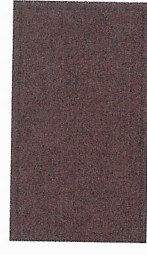


219" Wide  
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3



119" Wide  
54" Wall Rise  
48" Projection



Black Cherry -  
4640-0000

**Scope of work**  
Remove (6) existing awning and recover with new canvas awning material. Once awnings are recovered they will be brought back to location and reinstalled. Awnings at the Berkshire Hathaway corner of the building to have white vinyl graphics not to exceed 25% of the surface area.

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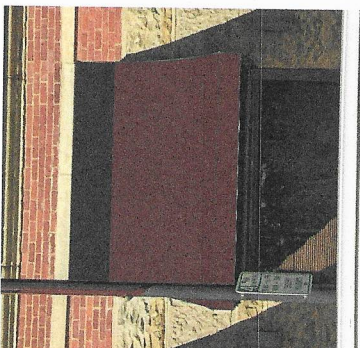
**BRADY**  
**SIGNS**

1721 Hancock Street  
Sandusky, OH 44870  
Phone: 419-626-5112  
www.brady signs.com

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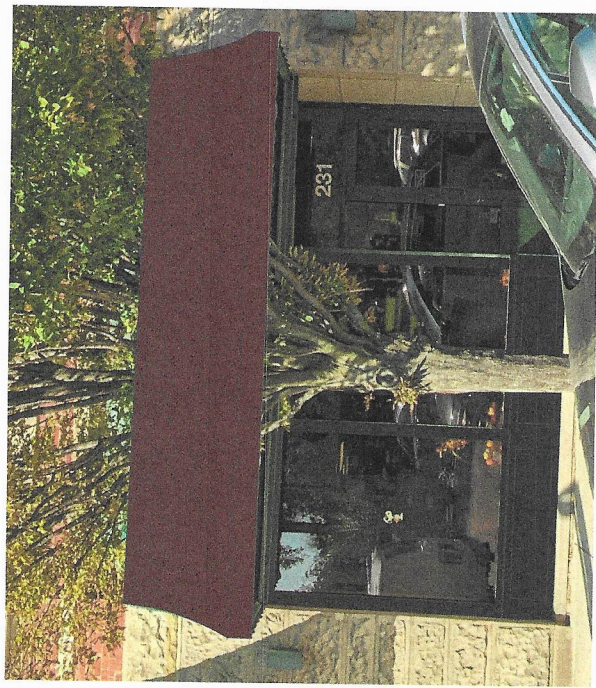
Customer: Berkshire Hathaway	Date: 10/26/2021
Location: 237 Washington Row, Sandusky, OH 44870	File Name: Dwg76015A
Client Approval: _____	Title: _____
	Date: _____

4



90" Wide  
54" Wall Rise  
48" Projection

5



200" Wide  
54" Wall Rise  
48" Projection

6



219" Wide  
54" Wall Rise  
48" Projection



Black Cherry -  
4640-0000

**Scope of work**

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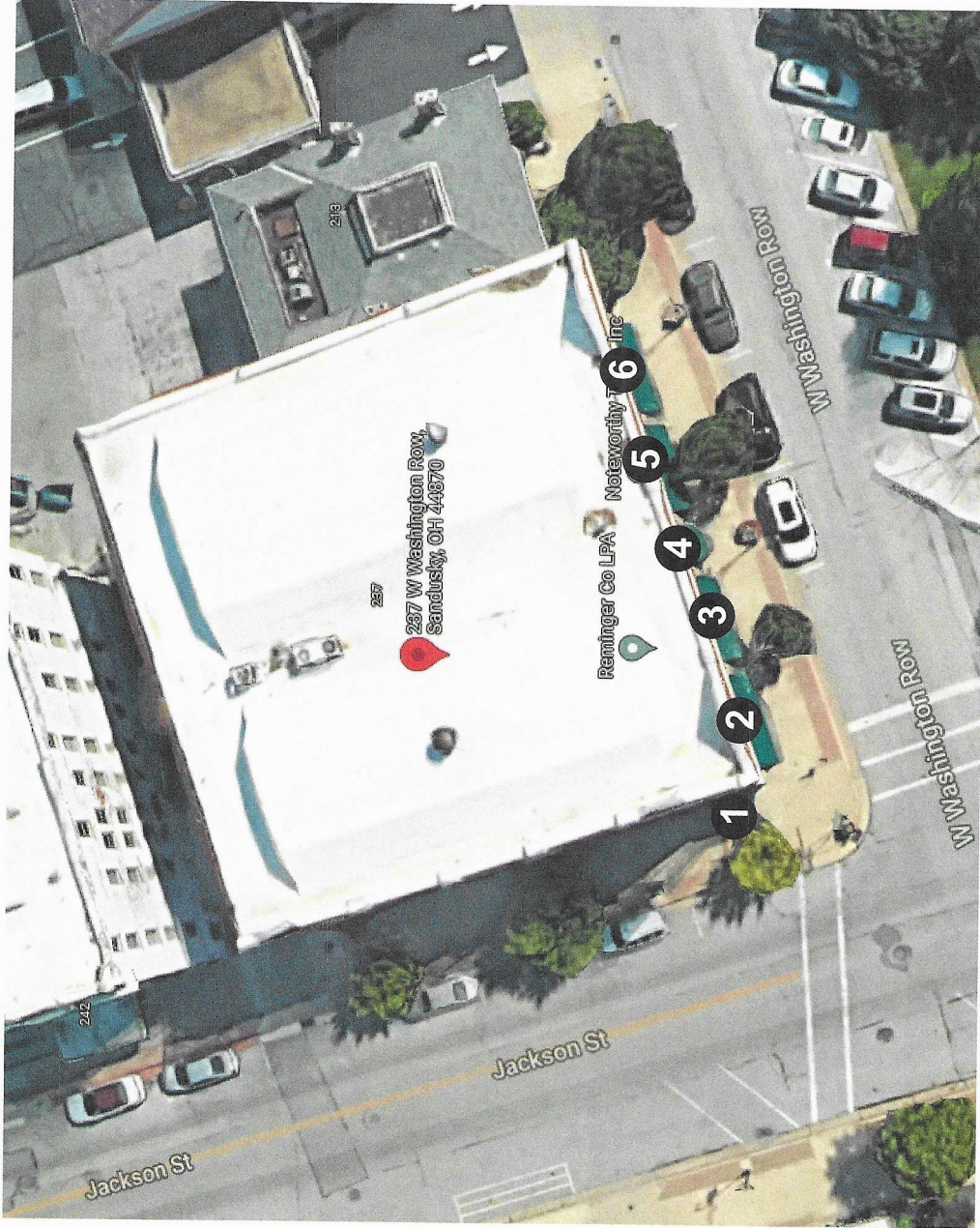


**BRADY**  
SIGNS

1721 Hancock Street  
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Phone: 419-626-5112  
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Customer: Berkshire Hathaway	Date: 10/26/2021
Location: 237 Washington Row, Sandusky, OH 44870	File Name: Dwg76015A
Client Approval: _____	Title: _____
	Date: _____



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**BRADY**  
**S I G N S**

1721 Hancock Street  
 Sandusky, OH 44870  
 Phone: 419-626-5112  
 www.bradydesigns.com

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Customer: Berkshire Hathaway Date: 10/26/2021  
 Location: 237 Washington Row, Sandusky, OH 44870 File Name: Dwg76015A  
 Client Approval: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF PLANNING

# LANDMARK COMMISSION REPORT

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APPLICATION FOR A CERTIFICATE OF  
APPROPRIATENESS FOR EXTERIOR RENOVATIONS  
AT 532 WAYNE ST. *THE GEORGE MARCH HOUSE*

PILLAR REPLACEMENT

Reference Number: PLC 22-0007

Date of Report: March 4, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio Landmark Commission Report

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## BACKGROUND INFORMATION

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Applicant: Nolan & Alexa Murray  
532 Wayne St.  
Sandusky, Ohio 44870

Owner: Same as above

Site Location: 532 Wayne St.  
Sandusky, Ohio 44870

Historic Status: Contributing building in the National Register of Historic Places

Existing Uses: Residential

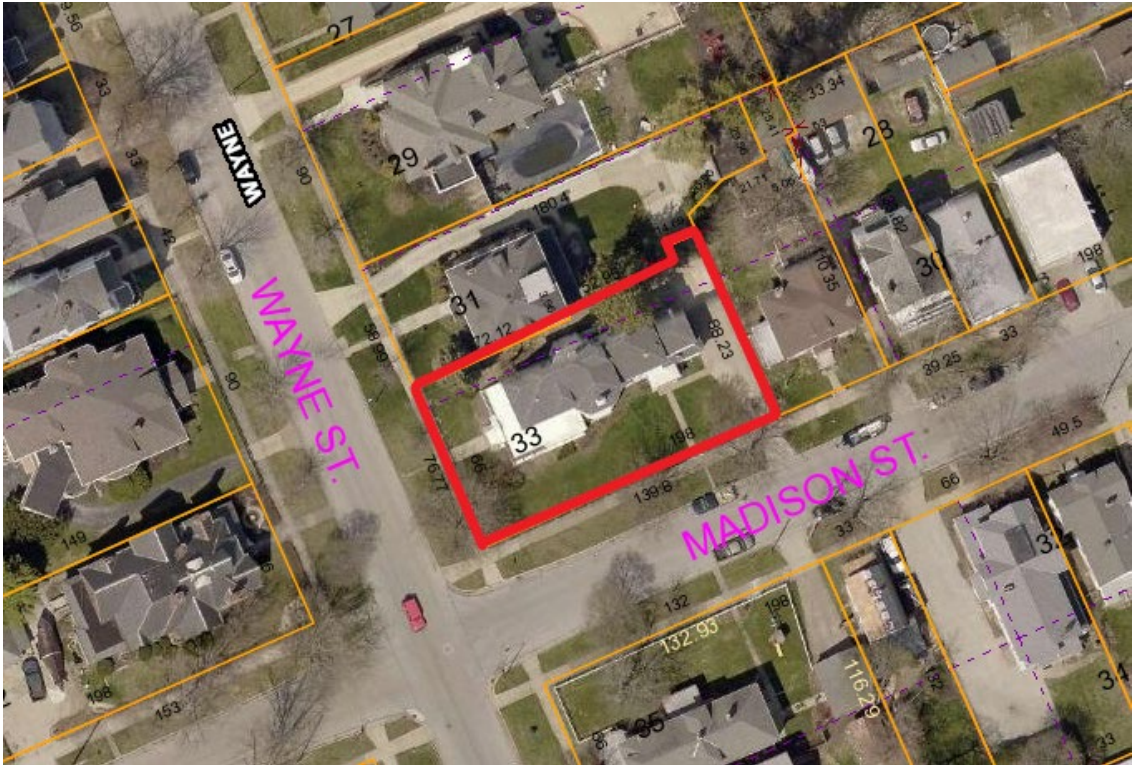
Proposed Project: Exterior alterations

- Pillar replacement

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SITE PICTURES

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#### PROPERTY DESCRIPTION

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The residential building at 532 Wayne St. was built around the 1868 time frame. A leading merchant of the period first built the home. Later owners include: a fishery owner, Halsey Post; Mozart Gallup, President of the Sandusky tool Co., and the Herbert Farrell family, of the Farrell-Cheek Steel Co. It is also believed to have been owned by the Feick family. The house was built with 19<sup>th</sup> century Italianate architecture that has been well preserved today.

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

“This dwelling has wide frieze boards with windows and brackets. The rounded window moldings are cast iron. The double front entry has paneled doors with glass panes and a transom. The porch, a later addition, has dentils along its cornice. Reeded foliated pillars in twos and threes are supports. The south side of the porch is glassed in with small paned windows. A side portico is supported by simple columns”.

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#### PROJECT SCOPE

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The applicant seeks to replace the temporary wooden support 2 x 4's. The 2 x 4's were in place as an effort to save the structure from structural failure two owners ago.

The applicant wishes to remove the existing wood 2 x 4's on the front porch and replace them with square chamfered fiberglass columns with custom capes of cedar. This design which would be historically accurate to Italianate architecture.

The applicant noted that the previous porch utilized wooden fluted columns with ornate Greek Corinthian capitols.

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#### RELEVANT GUIDELINES

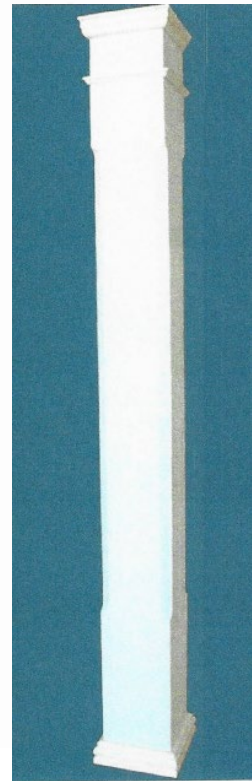
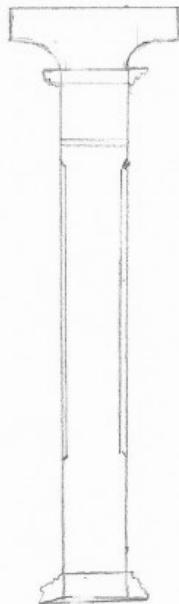
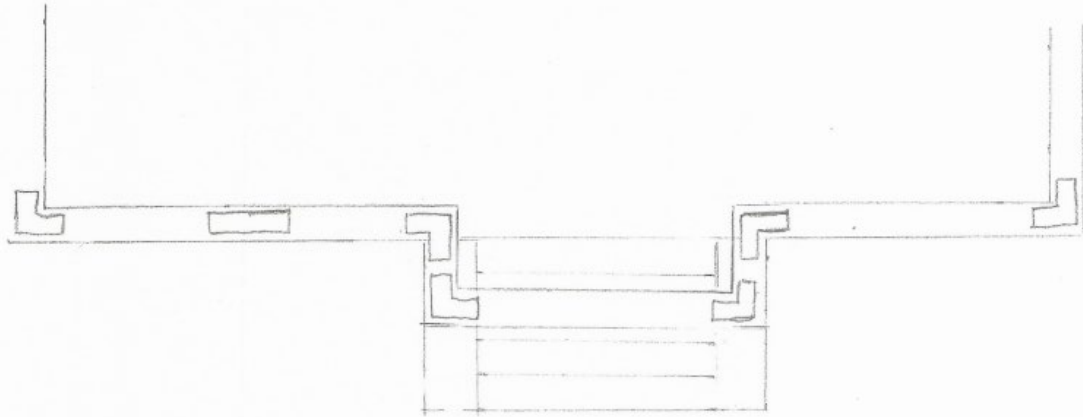
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##### Sandusky Preservation Design Guidelines

[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 Rehabilitation of Historic Properties

“Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.”



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**SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS**

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The Greek Corinthian style pillars that were in place previously are believed to not be original. Staff is supportive of the applicant's stance of installing columns that best match the original architecture of the home. There is substantial evidence from other local examples provided by the the applicant, as well as examples of the column style on the back porch of the property in question, to support square, Italianate-era style columns are more accurate to the time frame of the home. This meets the National Rehabilitation Standards. Staff is appreciative of the applicant's efforts to best match this home to the original architecture. Staff is also supportive of the material. Based on the examples provided it seems that it looks like a close match, especially from the sidewalk perspective and would be less susceptible to future weathering.

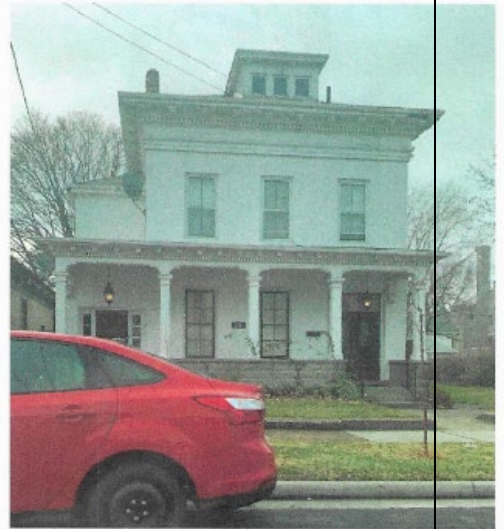
514 Wayne St.



Other area homes:



521 Hancock St.



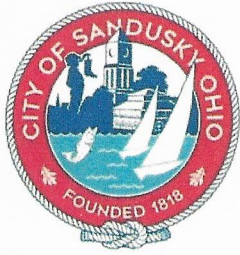
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**STAFF RECCOMENDATION**

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Staff recommends the granting of the Certificate of Appropriateness for the proposed squared chamfered fiberglass columns with custom capes of cedar.

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



## LANDMARK COMMISSION

### Application for a Certificate of Appropriateness

Department of Planning  
240 Columbus Ave  
Sandusky, Ohio 44870  
419.627.5891  
[www.cityofsandusky.com](http://www.cityofsandusky.com)

### Instructions to Applicants

**MEETINGS:** 3<sup>rd</sup> 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](http://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
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  - C. Signage
    - a. Scaled drawings
    - b. Location of sign
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    - 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](mailto: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: 532 Wayne Street  
Name of Property Owner: Nolan & Alexa Murray  
Mailing Address of Property Owner: 532 Wayne Street  
City: Sandusky State: Ohio Zip: 44870  
Telephone #: 419-271-3933 Email: nolanemurray@gmail.com

If same as above check here

Name of Applicant: \_\_\_\_\_  
Mailing Address of Applicant: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

Description of Work to be Done:  
See attached exhibit for detailed discussion.

  
\_\_\_\_\_  
Signature of Property Owner      2/16/22  
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](http://www.cityofsandusky.com/residents/planning_and_zoning/historic_preservation.php)

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### **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.

Description of work to be done:

Proposal from estimate: Install squared chamfered fiberglass columns with custom capes of cedar. Will also be inspecting and repairing the built in gutter and roof.

532 Wayne St. is an 1860s Italianate home. It has a large wrap-around porch. The portion that faces Wayne Street is open, with large columns. The portion that faces Madison St. is enclosed. The columns on the porch facing Wayne have been missing for roughly 10 years. We understand that they were removed two owners ago and replaced with "temporary" 2x4s as they were on the verge of structural failure.

Our plan is to replace the temporary replacements and repair the porch roof/ceiling as needed to ensure drainage is working properly. We plan to restore it to a more accurate architectural style in alignment with the home and the neighborhood. The hallmark of an Italianate home with adjoining porch is that it is in perfect harmony with the home itself.

The previous porch utilized wooden fluted columns with ornate Greek Corinthian capitals, which would be inappropriate and frankly mis-matched with the roof lines and dentil molding of the Italianate style. The prior columns on the front porch were also a seemingly random mix of square and circular columns. It is also unclear if the previous pillars were original. As they were very rotted, it is unlikely they were original to the home, further supported by the incorrect architecture of the Greek Corinthian style.

Additionally, square chamfered pillars are utilized on the rear porch of the home currently, attesting to at one point correct architectural construction. Photographs of the rear porch are attached. Further, there is a small portico on the Madison St. side between a side door and the garage, which again mixes and matches between square and round columns. However, when building this roof (which was an addition when the garage was added), a prior owner introduced craftsman style square columns to the mix.

Our research indicates that square chamfered columns would be the correct architecturally and would resound beautifully with the squared-off shape of the home. From one popular architectural site: "Italianate porches were restrained in their size and decoration, compared to other Victorian styles, and often only one story. The most common type of porch column was a square post, usually 6" square with beveled or chamfered corners."

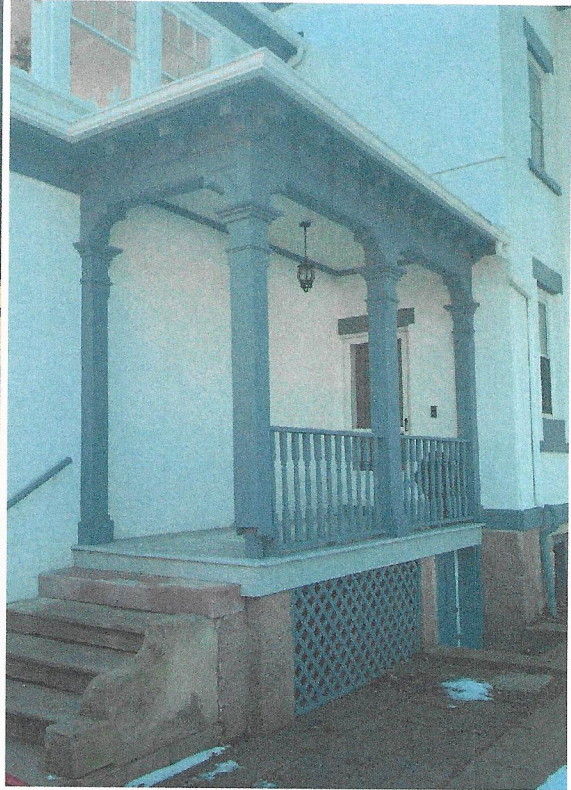
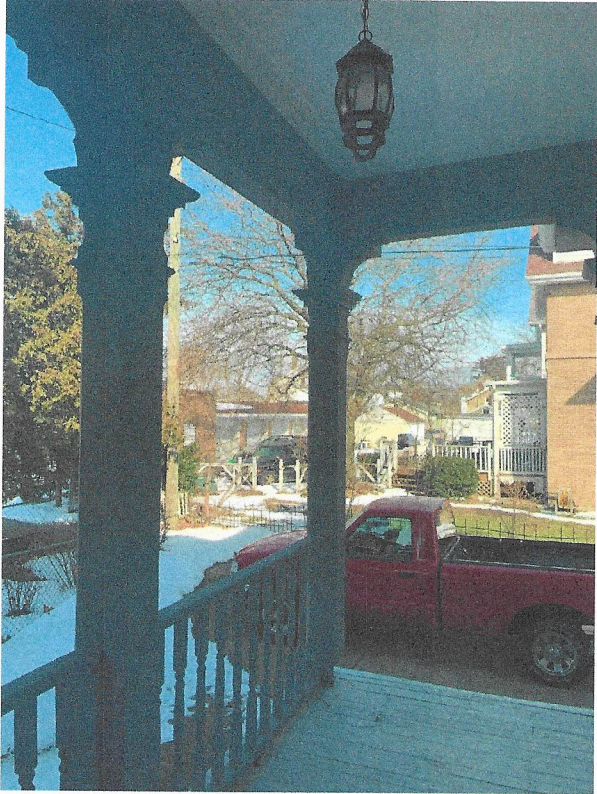
<https://www.wentworthstudio.com/historic-styles/italianate/>

<http://www.askthearchitect.org/home-architecture-questions/how-to-preserve-classic-italianate-style-home>

It's our belief that square chamfered columns are correct for the time period in which the house was built and the style of the rest of the porch. This will align with the neighborhood and preserve the historical significance of both the home and the area. The addition of these will restore the historical architecture of the home as well, truly making it a cohesive Italianate home

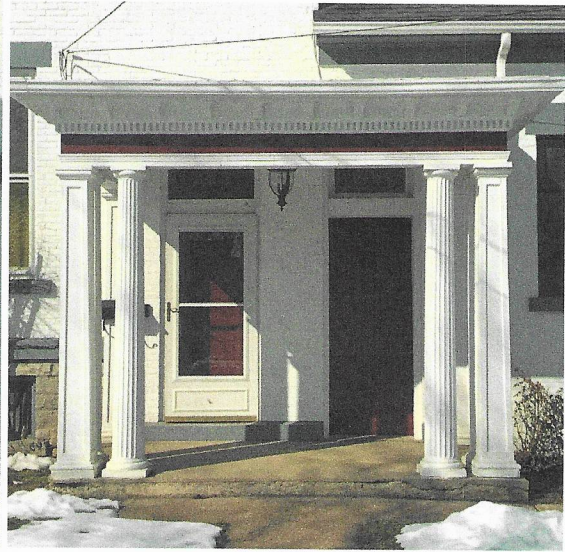
that will bring further recognition and accuracy to the homes of the Sandusky Landmark Commission.

Rear Porch (We intend for the new columns on the front to match these nearly identically in style - thought they will be white)



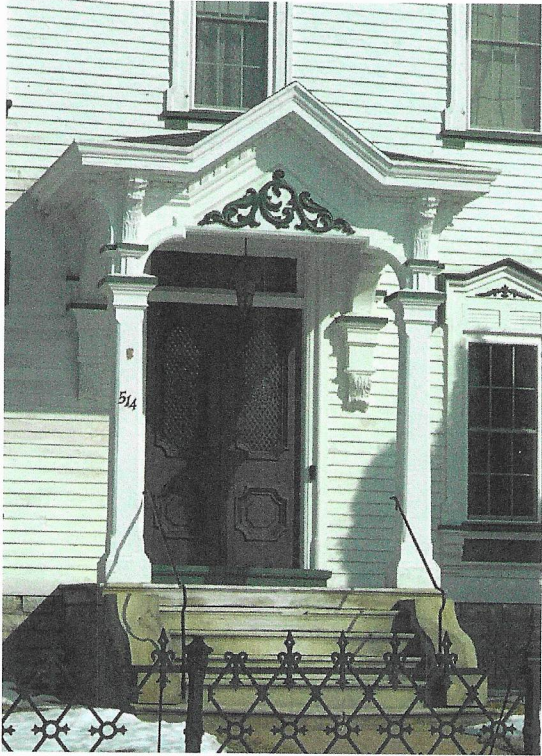


Side Porch



Homes of similar age and style with square chamfered pillars:

514 Wayne St.



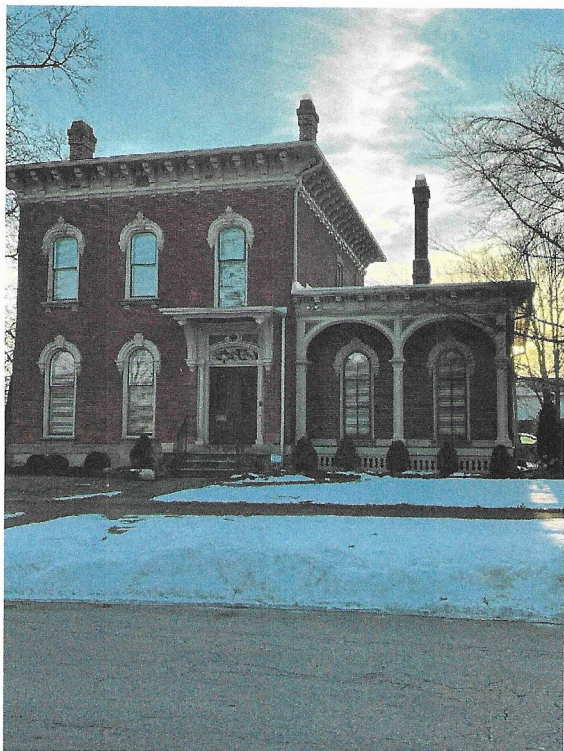
521 Hancock St.



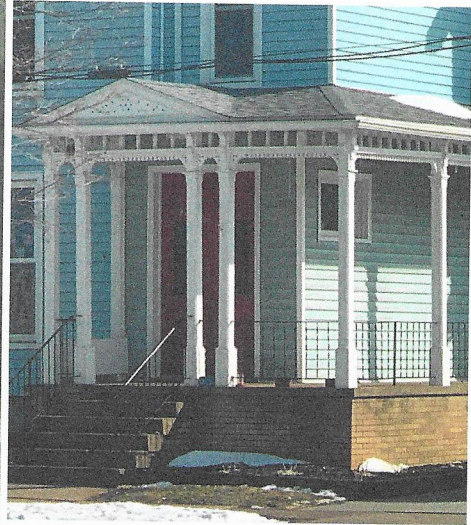
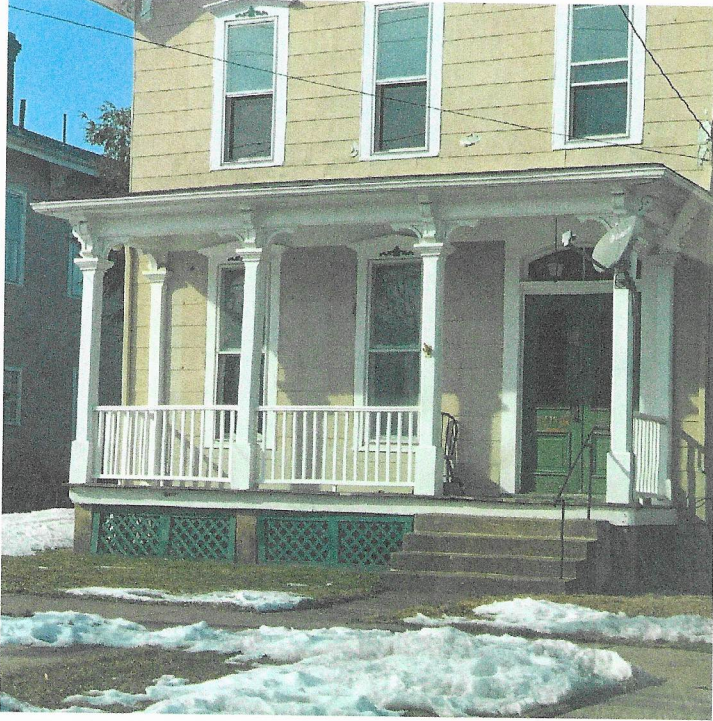
609 Wayne St.



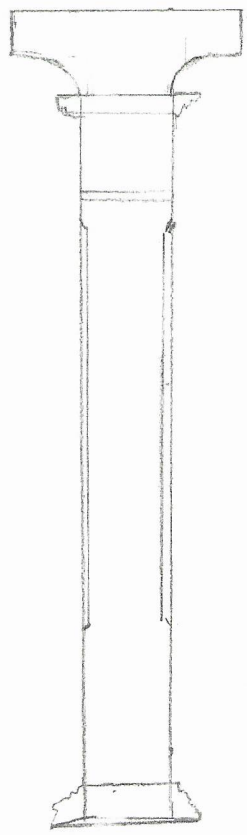
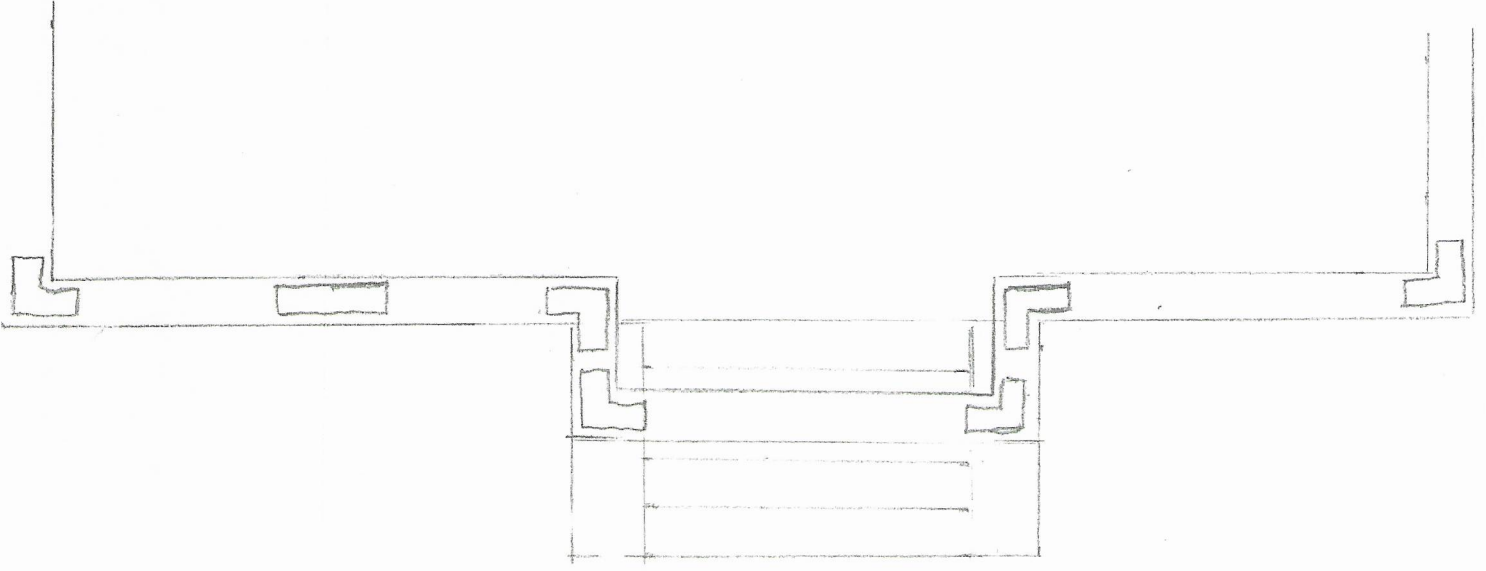
631 Wayne St.



Other area homes:



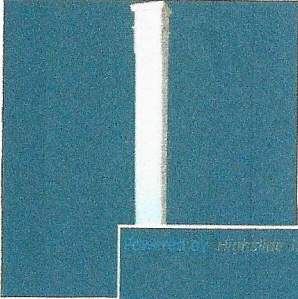
523 Wayne Street



523 Wayne Street



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10"Wx10'H Square Chamfered Non-Tapered [Fiberglass Column](#) (Whole), Shaft Only

Availability: **In stock**

More View



#### DESCRIPTION

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Tapered , a  
bottom. Th

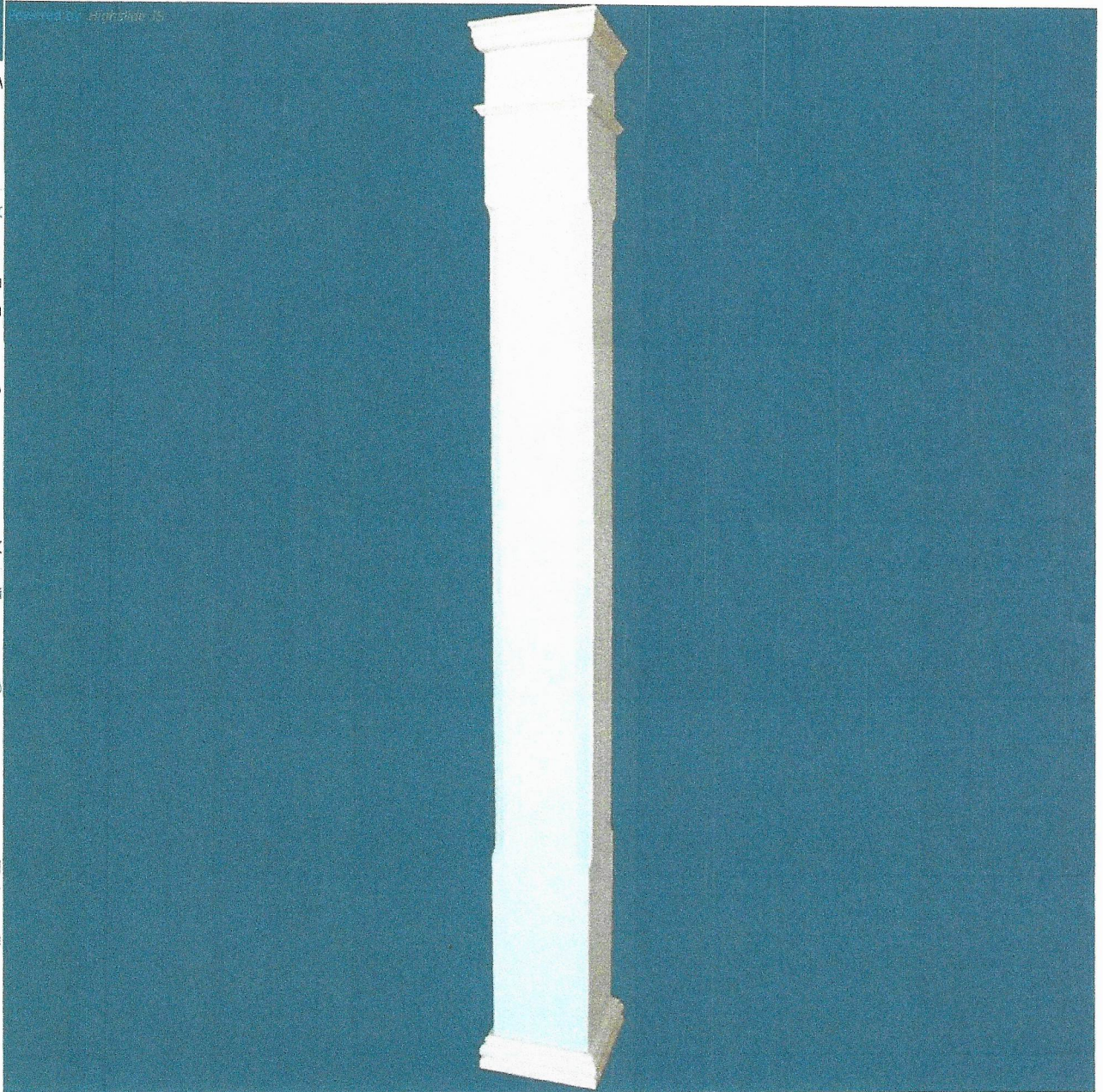
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CITY OF SANDUSKY, OHIO  
DEPARTMENT OF PLANNING

# LANDMARK COMMISSION REPORT

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APPLICATION FOR A CERTIFICATE OF  
APPROPRIATENESS FOR EXTERIOR RENOVATIONS  
AT 124 E. MARKET ST.  
*ROBERTS JEWELERS & FAROH'S CANDY STORE*

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## STOREFRONT RENOVATION

Reference Number: PLC 22-0010

Date of Report: March 4, 2022

Report Author: Alec Ochs, Assistant Planner





# City of Sandusky, Ohio Landmark Commission Report

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## BACKGROUND INFORMATION

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Applicant:	Morgan Wadding 3221 Country Club Lane Huron, OH 44839
Owner:	Aldridge Restoration, LLC P.O. Box 11 Huron, OH 44839
Site Location:	124 E. Market St. Sandusky, Ohio 44870
Historic Status:	Contributing building in the Downtown Sandusky Commercial Historic District
Existing Uses:	Retail storefront
Proposed Project:	Exterior alterations – Storefront Renovation <ul style="list-style-type: none"><li>• Window glass replacement</li><li>• Porcelain replacement &amp; addition of decorative molding</li><li>• Front door replacement</li></ul>

SITE PICTURES





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#### PROPERTY DESCRIPTION

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The building at 124 E. Market St. was built around 1910. There is little history on this building, but it has been documented that stores have been on the first level since it's been built.

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

“Brick in patterns. Pilasters with brick designs. Designs in brick over and under windows”.

The current storefront configuration is believed to be a more contemporary renovation that drastically altered the original storefront. The design and configuration of the existing storefront has not been documented as having historic significance.

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## PROJECT SCOPE

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The applicant seeks to renovate the storefront of 124 E. Market St. into “MW Design Studio.” The project has three primary components:

1. Window glass replacement
2. Porcelain replacement & addition of decorative molding
3. Front door replacement

The following visualizations were provided alongside the application for a Certificate of Appropriateness, to communicate the proposed design aesthetic of the exterior and interior storefront.



Font: Brandon Grotesque Regular



### Front Door Inspo

- Painted black
- Stacked trim, no sidelights
- Nickel hardware



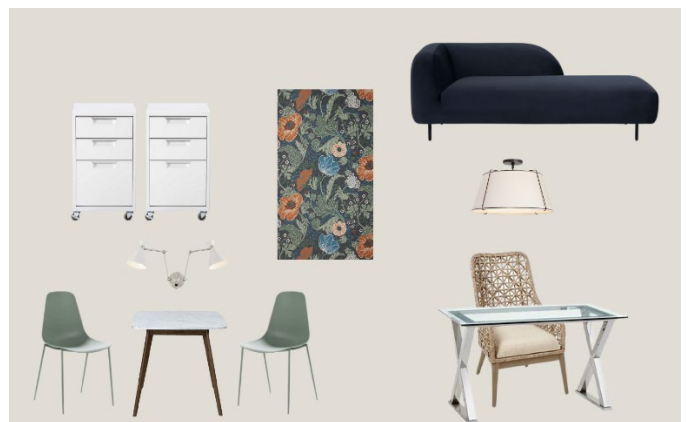
### Exterior Inspo

- MW Design Studio Signage, White Lettering
- Flanked with Sconces - if possible
- Larger windows, black framing
- Paneling below windows



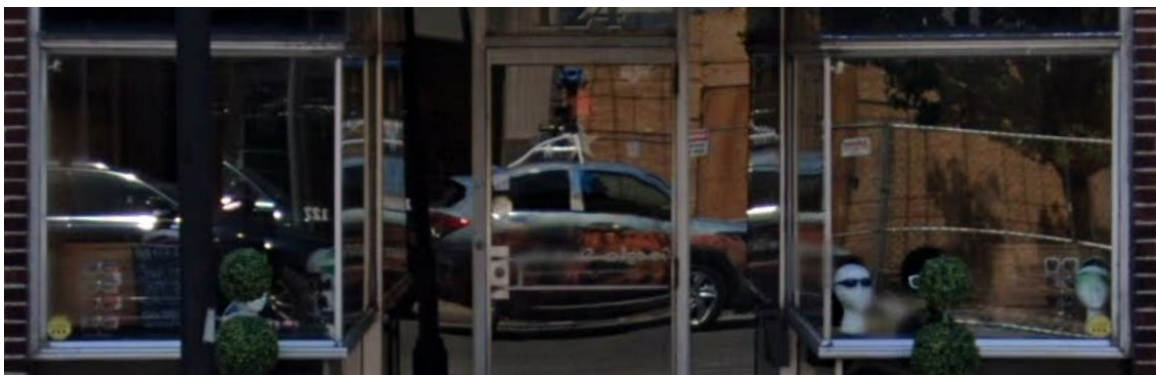


**Interior furniture**



**1. Window Glass Replacement with Black Frames**

The applicant seeks to replace the windows in the same size, location, and orientation of the existing windows. The proposal specifies 1" clear tempered glass with black aluminum frames. The black frames replacement is a change from the current chrome window frames.



**2. Porcelain Replacement & Decorative Molding**

The applicant seeks to replace the storefront black porcelain siding with black LP (engineered treated wood) siding panels. A decorative azek picture frame molding, in matching black color, is proposed to be applied on the lower panels and the top panel where signage will be installed. One note on the design installation/inspiration example, the applicant is *not* proposing to paint any brick on this building.



**Existing Porcelain Panels**



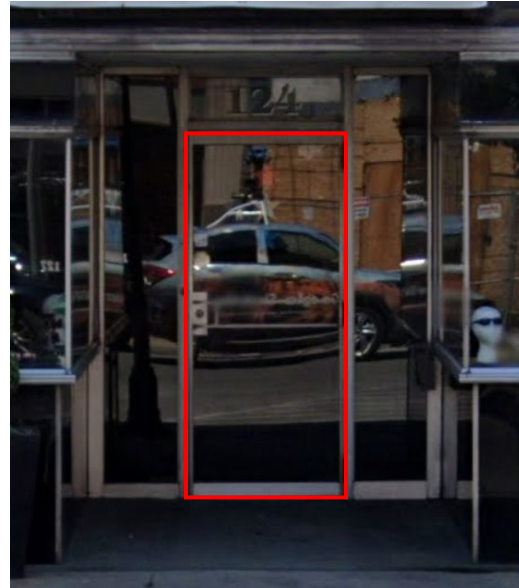
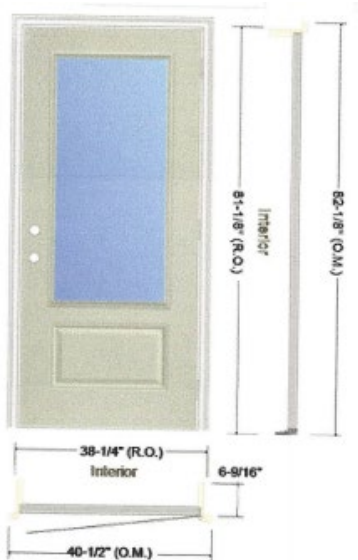
**Decorative molding locations (approx.)**



**Decorative molding installation example**

### 3. Front Door replacement

The applicant seeks to replace the existing glass panel door with a smooth fiberglass door that has lower panel detail and a glass window. The door is proposed to be painted black and be installed with chrome hardware.



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#### RELEVANT GUIDELINES

---

##### 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.**

##### **Paint & Color [paraphrased from guidelines]**

The Sandusky Design Guidelines offer a list of points to guide paint color selection. These include considering:

- The color(s) of the building's unpainted natural materials
- The color of surrounding buildings
- The style, period, and historic character of the building
- Avoiding harsh or bold colors that detract from or overpower the entire façade
- Repainting to match underlying materials (brick, stone, etc.)
- Prepare surfaces correctly and ensure no moisture or other damage is at risk
- Avoiding painting surfaces that have never been painted

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

1. “New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”
2. “New additions and adjacent or related new construction will 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.”

**Guidelines for Preserving Storefronts:**

<b>STOREFRONTS</b>	
<b>RECOMMENDED</b>	<b>NOT RECOMMENDED</b>
<i><b>Identifying, retaining, and preserving</b></i> storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the storefront are significant, as are features, such as display windows, base panels, bulkheads, signs, doors, transoms, kick plates, corner posts, piers, and entablatures.	Altering storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.  Replacing historic storefront features instead of repairing or replacing only the deteriorated material.
<i><b>Stabilizing</b></i> deteriorated or damaged storefronts as a preliminary measure, when necessary, prior to undertaking preservation work.	Failing to stabilize a deteriorated or damaged storefront until additional work is undertaken, thereby allowing further damage to occur to the historic building.
<i><b>Protecting and maintaining</b></i> masonry, wood, glass, ceramic tile, and metals which comprise storefronts through appropriate treatments, such as cleaning, paint removal, and reapplication of protective coating systems.	Failing to protect and maintain historic materials on a cyclical basis so that deterioration of storefront features results.
Protecting storefronts against arson and vandalism before work begins by covering windows and doors and by installing alarm systems keyed into local protection agencies.	Leaving the storefront unprotected and subject to vandalism before work begins, thereby also allowing the interior to be damaged if it can be accessed through an unprotected storefront.
Protecting the storefront when working on other features of the building.	Failing to protect the storefront when working on other features of the building.

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**SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS**

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The proposed façade renovation will increase the curb appeal of this storefront while maintaining the historic significance of the building. All items to be replaced, including the windows, door, and porcelain panels are believed to not be original in design or material the building, and therefore do not count as “distinctive materials” nor contribute to the historic significance of the building.

Overall, staff feels that these improvements will bring modern texture and appeal to the building façade, without disrupting the historical integrity of the building or the district.



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**CONCLUSION / RECOMMENDATION**

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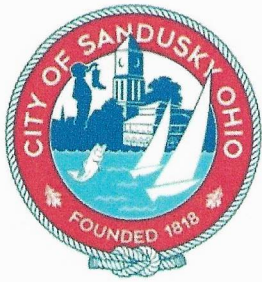
Staff appreciates the applicant's proposed investment in the building and for bringing this project in front of the Commission.

Staff recommends granting a Certificate of Appropriateness for the façade renovation that includes:

- window glass replacement,
- Porcelain replacement & addition of decorative molding, and
- Front door replacement

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. No brick is painted as a part of this project.



## LANDMARK COMMISSION

### Application for a Certificate of Appropriateness

Department of Planning  
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419.627.5891  
[www.cityofsandusky.com](http://www.cityofsandusky.com)

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    - b. Location of sign
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    - e. Lot frontage
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    - 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
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240 Columbus Ave.  
Sandusky, OH 44870

Contact Thomas Horsman, Assistant Planner, at 419-627-5715 or [thorsman@ci.sandusky.oh.us](mailto: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: 124 E Market Street

Name of Property Owner: Aldridge Restoration LLC

Mailing Address of Property Owner: P.O. Box 11

City: Huron State: OH Zip: 44839

Telephone #: 419.602.7285 Email: coreymaldrige@gmail.com

If same as above check here

Name of Applicant: Morgan Wadding

Mailing Address of Applicant: 3221 Country Club Lane

City: Huron State: OH Zip: 44839

Telephone #: 773.308.5024 Email: morgan@mwinteriorstyling.com

**Description of Work to be Done:**

The front facade will remain the same. We just are wanting to replace the storefront window glass, front door, porcelain panels, and install new signage. The only item being painted is the front door - the brick will NOT be painted.

Storefront Windows: These will be like for like. 1" clear tempered glass. The frames will be black aluminum.

Front Door: Attached the door. This will be painted black & will have chrome hardware.

Picture Frame Moulding & Porcelain Replacement: The black porcelain will be replaced with black LP siding panels. There will be an azek decorative moulding placed on top. The mouldings will also be black to match the panels & front door.

Signage: MW Design Studio will be in dimensional white lettering 20sqft. Sconces will be flanking the business name. The materials used for the background will also be black LP siding panels with accent moulding.

DocuSigned by:  
  
95FD528083D840B...  
Signature of Property Owner

3/3/22  
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](http://www.cityofsandusky.com/residents/planning_and_zoning/historic_preservation.php)

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## **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.

**Carter Lumber**

Address: 399 St Rt 250  
Norwalk Oh 44857

Phone: 419 668-9836  
Fax: 419 663-8004



**Quote**

Quote Number:

Date: 2/28/2022

**Customer Information**

Name: RJS-Wadding

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name:

**Specifications**

U.D. = 37-1/2" x 80-5/8"; R.O. = 38-1/4" x 81-1/8"

O.M. of Brick Mould = 40-1/2" x 82-1/8"

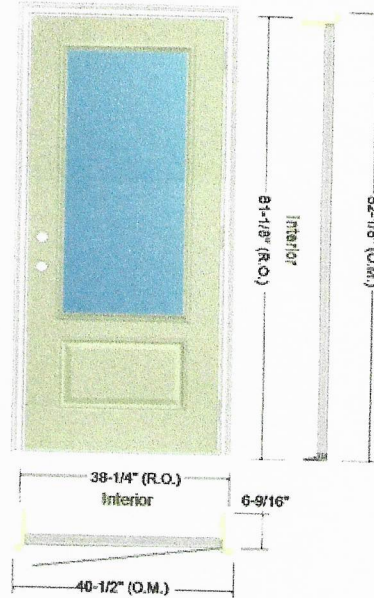


Image is viewed from Exterior!

Item Description	Qty
3' 0" x 6' 8" BLS-404-010-1-LE Belleville Smooth Fiberglass Door w/Low E Glass - Left Hand Outswing	1
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Face Plate Mortise Latch Preps	1
Set of Stainless Steel (Outswing) Hinges	1
Primed Frame Saver Frame - 6-9/16" Jamb w/Brick Mould Exterior Trim (Loose)	1
Tan Compression Weatherstrip	1
Handicap - Mill Finish Sill	1
<b>Item Total</b>	<b>\$858.28</b>

Schlage

F58 Ext. Handleset Century 619  
F59 Int. Thumbturn & Lever Latitude 619

~~10101~~

Order Sub Total:

Tax:

Order Total:

Version #: 7.22

Version Date: 9/10/2021



The Glass Guys

1741 Columbus Ave  
Sandusky, OH 44870

# Estimate

Phone #	Fax #
419-625-2500	419-625-2503

Date	Estimate #
2/28/2022	45133

Name / Address

Schaefer Construction  
1437 Sycamore Line.  
Sandusky OH. 44870  
419-656-0437 ^ Brian  
419-625-2668 v 656-0626

3.99% Surcharge added to  
all credit card transactions

Terms	Project

Description	Qty	Rate	Total
JOB ~ Columbus Ave  (2) Fixed frames and glass to entrance. (2) 94" x 84" (split in center), (2) 44" x 84" Frames ~ 2" x 4 1/2" thermal broke bronze anodized Glass ~ 1" Clear tempered insulated glass Shipping, fabrication and labor		<del>2,100.00</del>  <del>2,100.00</del>	<del>4,200.00</del>  <del>4,200.00</del>
50% Deposit required on all orders Balance due on completion of job		<b>Subtotal</b>	<del>\$4,200.00</del>
		<b>Sales Tax (6.75%)</b>	<del>\$283.50</del>
		<b>Total</b>	<del>\$4,483.50</del>



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Design Studio Concepts



## Front Door Inspo

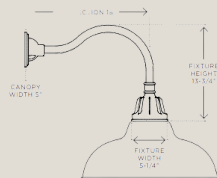
- Painted black
- Stacked trim, no sidelights
- Nickel hardware





## Exterior Inspo

- MW Design Studio Signage, White Lettering
- Flanked with Sconces - if possible
- Larger windows, black framing
- Paneling below windows





# Wall Molding Inspo

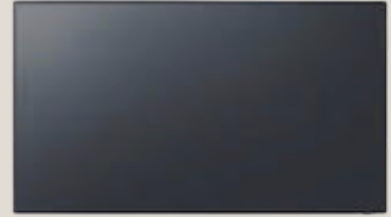
- East & West Walls
- 3 Sconces on east wall



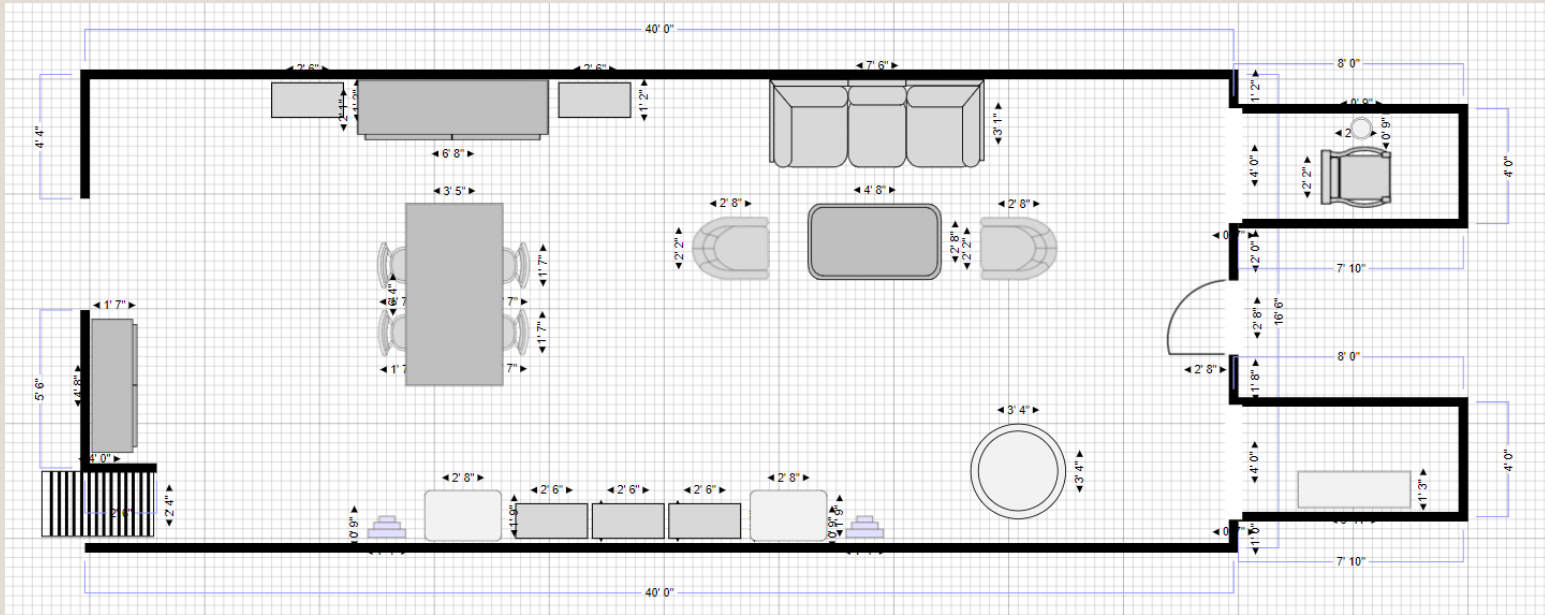
# Window Displays



Lights: 16"W x 11 3/8"H

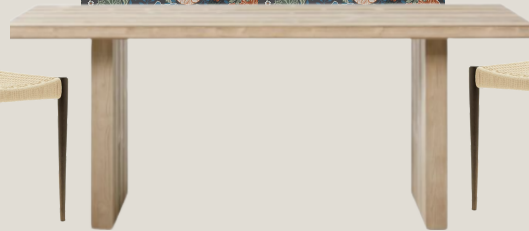


# Furniture Layout





Lights: 48.25"W x 29"H  
Fan: 60"



# East Wall

Shelves: 84"H x 30"W x 14.5" D  
Lights: 10.25"Hx7.8"Wx18.75"D





CITY OF SANDUSKY, OHIO  
DEPARTMENT OF PLANNING

# LANDMARK COMMISSION REPORT

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APPLICATION FOR A CERTIFICATE OF  
APPROPRIATENESS FOR EXTERIOR RENOVATIONS  
AT 215 & 217 E. WATER ST.

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## STOREFRONT RENOVATION

Reference Number: PLC 22-0011

Date of Report: March 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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Applicant:	David Maison (Mason A+D) 32110 Deerfield Dr Avon Lake, OH 44012
Owner:	Sandusky Renaissance Properties, LLC P.O. Box 1070 Sandusky, OH 44870
Site Location:	215 & 217 E. Water St. Sandusky, Ohio 44870
Historic Status:	Drastically altered building in the Downtown Sandusky Commercial Historic District
Existing Uses:	Retail storefront
Proposed Project:	Storefront Renovation <ul style="list-style-type: none"><li>• Painting</li><li>• Light fixture additions</li></ul>

**SITE PICTURES**



**Parcel View**



**Birdseye View**



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#### PROPERTY DESCRIPTION

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The building at 215-217 W. Water St. was the most recent home of ZINC Brasserie and Boom Town Coffee. At the time of its recording in the Ohio Historic Inventory in 1979, the building was identified as “Bay Meats, Inc,” a meat purveyors’ office and warehouse. The original building was a two-story structure, thought to be used as a store and constructed in 1854. The building is not listed on the National Register of Historic Structures, nor is it eligible to be listed, due to its extensive alterations.

The 1979 inventory report *building description of important features* describes:

“Recently painted brick façade with ornamental metalwork.”

On *historic significance*, the inventory report notes:

“Originally a typical Sandusky waterfront building. Drastically altered.”

The inventory description notes the “top floor [was] torn off” and the existing structure is a “remnant of [the] older building.” The structure is brick with a stone foundation and the wall treatment is listed as “painted brick.” The timeframe of when the current storefront configuration was renovated - including the windows, doorways, and concrete columns with ornamentation – is unknown.

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## PROJECT SCOPE

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**Proposed Condition**

The current applicant is applying on behalf of the owner of Saucy Brew Works, who has entered into an agreement with the building owner to pursue the lease of the building for renovation into a Saucy Brew Works and Saucy Coffee. They intent to operate the space very similarly to the way it was utilized as Zinc and Boom Town, as two connected restaurant/eatery establishments. The applicant seeks to rebrand the building with a treatment unique to this location. They wish to unify the existing storefronts and highlight the existing façade elements with a muted color scheme of gold and black. The design elevates the building’s most distinct features – the ornate column details that are currently painted gold on black – by allowing them to stand out across a unified black façade.



The applicant seeks a Certificate of Appropriateness from the Landmarks Commission for the following:

- Painting the façade
- Adding three gooseneck light fixtures to match existing in style, size, and pace

The proposal also includes an application for signage, as shown in the proposed condition. The signage will be reviewed by staff for permitting and for a Certificate of Appropriateness as a next step. Staff is able to approve sign proposals administratively and will report to the commission at the next meeting.

**Painting the façade**

The façade is proposed to be painted black with gold accents. Most of the proposed project is to repaint surfaces that are currently painted. However, a small amount of existing proposed brick is proposed to be painted to match the rest of the storefront. This includes a narrow section on each side of both entry ways and a narrow section under the windows of the current Boom Town (proposed Saucy Coffee) façade.



**Areas of Exposed Brick to be Painted**

**Addition and painting of light fixtures**

The proposed light fixtures will match the existing style, size, and pace, completing the unified storefront with lighting across the top. Fixtures are proposed to be painted gold to accent the color scheme.



**Light Fixtures to be Added (3) and Painted (all)**

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**RELEVANT GUIDELINES**

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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.

**Paint & Color (summary)**

The Sandusky Design Guidelines offer a list of points to guide paint color selection. These include considering:

- The color(s) of the building’s unpainted natural materials
- The color of surrounding buildings
- The style, period, and historic character of the building
- Avoiding harsh or bold colors that detract from or overpower the entire façade
- Repainting to match underlying materials (brick, stone, etc.)
- Prepare surfaces correctly and ensure no moisture or other damage is at risk
- Avoiding painting surfaces that have never been painted

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

**Preserving Storefronts:**

<b>STOREFRONTS</b>	
<b>RECOMMENDED</b>	<b>NOT RECOMMENDED</b>
<b>Identifying, retaining, and preserving</b> storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the storefront are significant, as are features, such as display windows, base panels, bulkheads, signs, doors, transoms, kick plates, corner posts, piers, and entablatures.	Altering storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.  Replacing historic storefront features instead of repairing or replacing only the deteriorated material.
<b>Stabilizing</b> deteriorated or damaged storefronts as a preliminary measure, when necessary, prior to undertaking preservation work.	Failing to stabilize a deteriorated or damaged storefront until additional work is undertaken, thereby allowing further damage to occur to the historic building.
<b>Protecting and maintaining</b> masonry, wood, glass, ceramic tile, and metals which comprise storefronts through appropriate treatments, such as cleaning, paint removal, and reapplication of protective coating systems.	Failing to protect and maintain historic materials on a cyclical basis so that deterioration of storefront features results.
Protecting storefronts against arson and vandalism before work begins by covering windows and doors and by installing alarm systems keyed into local protection agencies.	Leaving the storefront unprotected and subject to vandalism before work begins, thereby also allowing the interior to be damaged if it can be accessed through an unprotected storefront.
Protecting the storefront when working on other features of the building.	Failing to protect the storefront when working on other features of the building.

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**SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS**

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Staff notes the significant alteration that this building has undergone in the past (including the existing storefront configuration) leads us to different considerations regarding proposals to change or update the structure in the present. It is not a significant historic structure contributing to the Downtown Historic District. Therefore, the consideration of what is appropriate should focus on ensuring proposed changes do not detract from the overall character of the district.

In this case:

- The proposed storefront is unified with a contemporary design appeal, while still falling within a historic color palate. While eye catching, staff does not consider it “bold” or “detracting” from the district in a way the guidelines suggest we consider. (Alternatively, consider a proposal to paint the façade bright yellow or bright purple).
- The proposed design highlights the structures’ column patterns, in this case the details that contribute most to the character of this particular building.
- The exposed brick proposed to be painted may not be original (in reference to the 1979 photo) and has been painted in the past.
- The light fixtures to be added match the existing and staff considers the proposed paint colors to be appropriate

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**CONCLUSION / RECCOMENDATION**

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Staff recommends the granting of the Certificate of Appropriateness for the proposed storefront painting with the following conditions:

1. Paint used on exposed brick is appropriate to the surface to be painted, i.e., it will allow the brick to breathe as needed and contribute to the preservation of the material.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 215 & 217 East Water Street

Name of Property Owner: Sandusky Renaissance Properties LLC (Robert Hare)

Mailing Address of Property Owner: PO Box 1070

City: Sandusky State: Ohio Zip: 44870

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

If same as above check here

Name of Applicant: David Maison (Maison A+D)

Mailing Address of Applicant: 32110 Deerfield Drive

City: Avon Lake State: Ohio Zip: 44012

Telephone #: 216.832.3434 Email: david@maisondesign.co

Description of Work to be Done:

We are proposing to paint existing building to unify the existing storefronts and highlight the existing historic facade elements. In addition we are adding 3 new gooseneck light fixtures to match the existing lights in pace and painting gold to connect with the accent detailing found on the existing concrete storefront columns. New signage is shown that will also pull from the black and gold found on the historic columns. Finally a new section of matching sidewalk patio railing is proposed to serve the coffee side of the building.



03.06.22

Signature of Property Owner

Date

Signature of Authorized Agent

Date



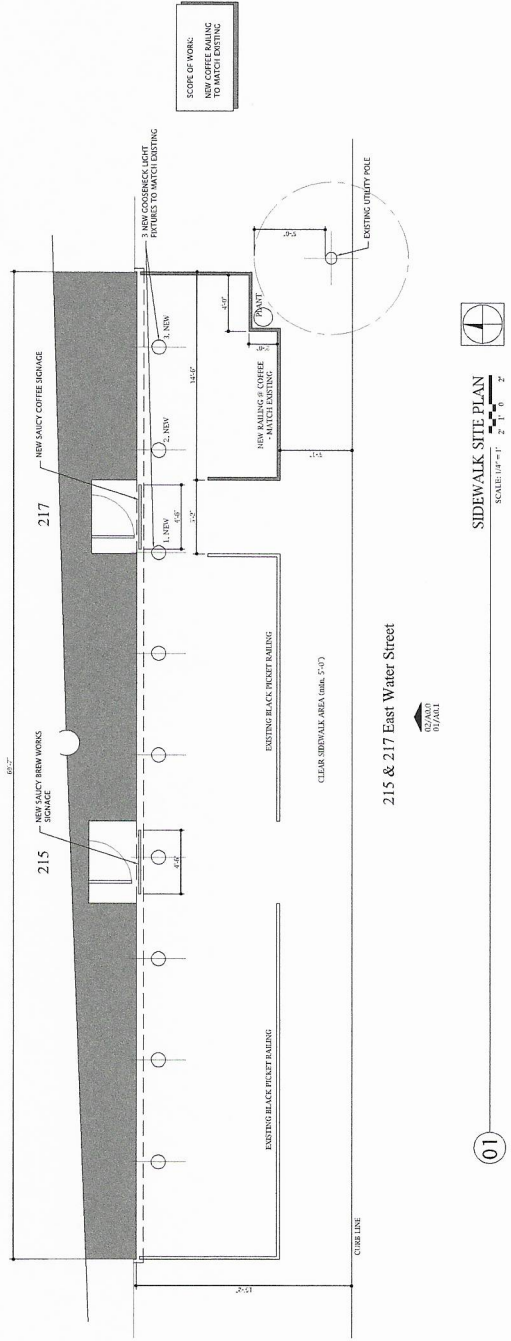
# Saucy Brew Works

215 & 217 East Water Street Sandusky, Ohio



EXISTING BUILDING ELEVATION  
SCALE: 1/4" = 1' - 0"

02



SIDEWALK SITE PLAN  
SCALE: 1/4" = 1' - 0"

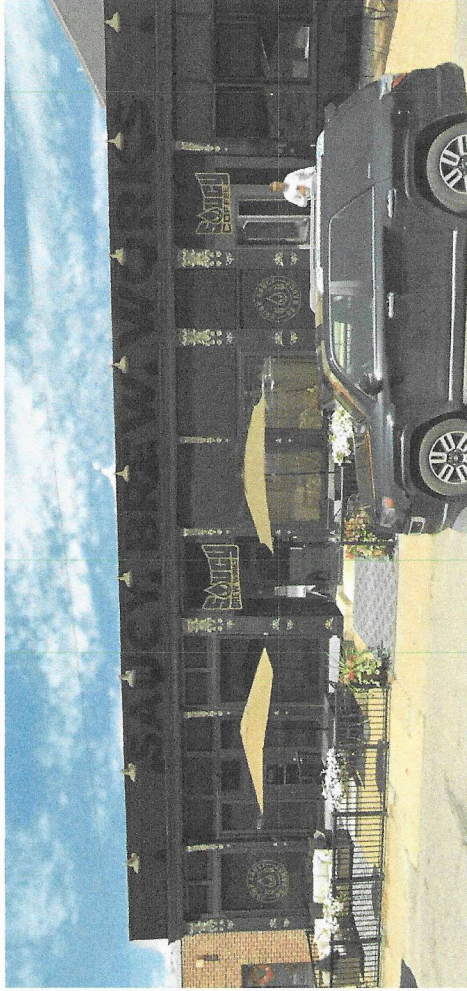
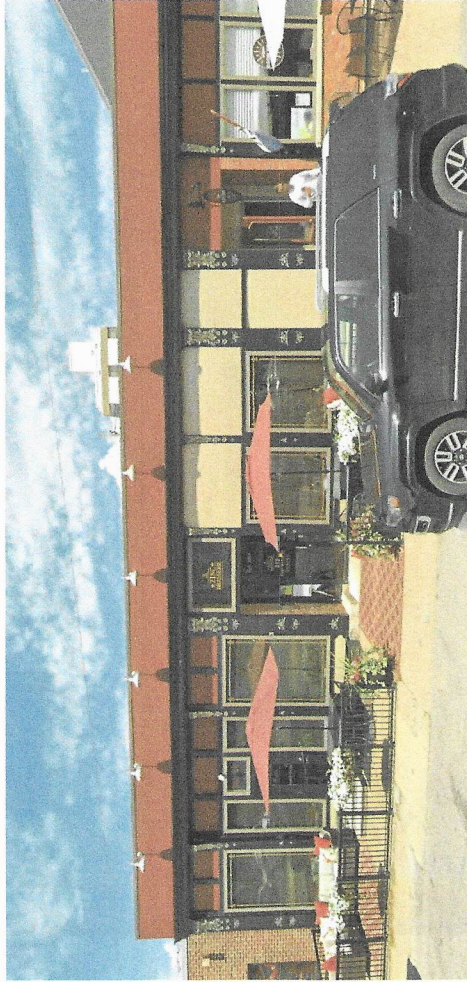
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SIDEWALK PLAN /  
EXISTING ELEVATION  
**MAISON A+D**  
ARCHITECTURE & DESIGN | CLEVELAND, OH

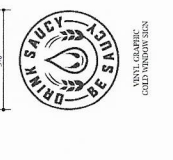
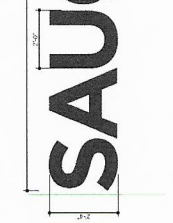
# Saucy Brew Works

215 & 217 East Water Street Sandusky, Ohio



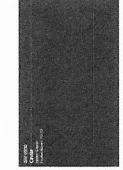
01

PROPOSED STOREFRONT RENOVATION (BEFORE & AFTER)  
SCALE: NTS



02

PROPOSED NEW SIGNAGE  
SCALE: 1/2" = 1'



03

PROPOSED COLOR & NEW LIGHTING

RESTAURANT # 2 COFFEE SHOP ENTRY SIGN FACE  
LIGHTING MOUNTED TO EXISTING TRIM BEHIND ABOVE

A  
0.1  
RENOVATION PROPOSAL  
& DETAILS

MAISON A+D  
ARCHITECTURE & DESIGN | CLEVELAND, OH

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF PLANNING

# LANDMARK COMMISSION REPORT

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## APPLICATION FOR SIGNAGE TO 169 E. WASHINGTON ROW

Reference Number: PLC22-0005

Date of Report: February 10, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio Landmark Commission Report

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## BACKGROUND INFORMATION

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Salvatore Sortino, submitted an application, for window signage at 169 E. Washington Row. The following information is relevant to this application:

Applicant: Sal Sortino  
171 E. Washington Row  
Sandusky, OH 44870

Project: New Window Signage

Site Location: 169 E. Washington Row

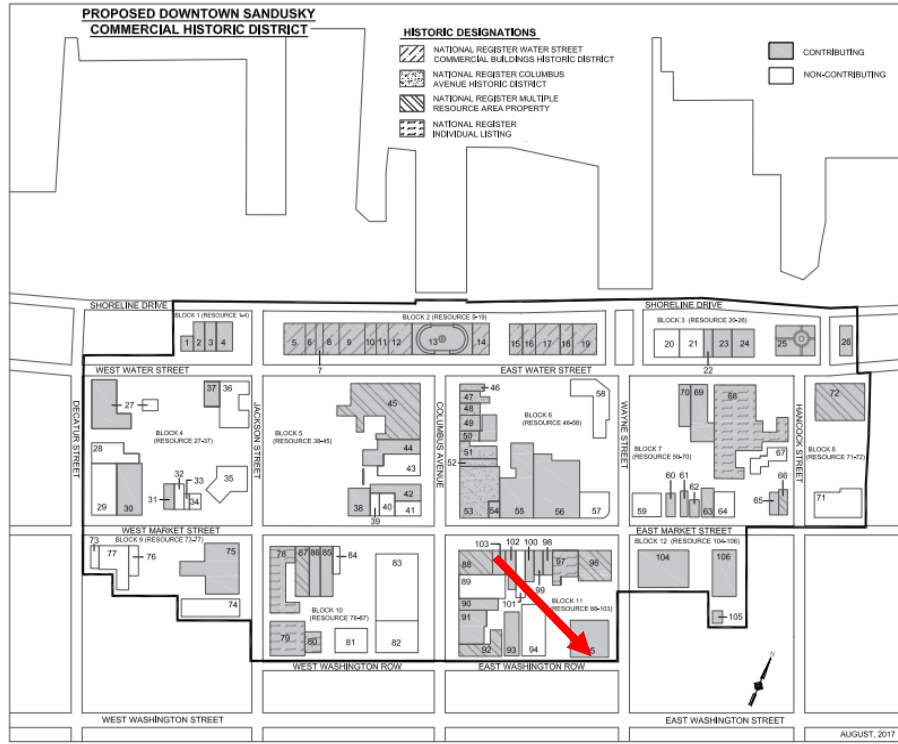
Historic Status: Contributing building in the Downtown Sandusky Commercial Historic District

Zoning: "DBD"/ Downtown Business

Existing Uses: Business

Proposed Uses: Business

## SITE DESCRIPTION



(Photo taken in 2019)





Draft Proposals



Final approved proposal

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**DIVISION OF PLANNING COMMENTS**

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The applicant wishes to cover the street facing windows to meet the Credit Bureau and Mortgage Compliance Standards for mortgage lending office space. Office space that is within a certain distance to an unobstructed window must be covered. This part of proposal is not considered a sign, and therefore not regulated by the zoning code nor the Sandusky Preservation Design Guidelines.

The symbols and words are considered signage, and therefore will be regulated by Planning staff per the zoning code and the Sandusky Preservation Design Guidelines.

Sandusky zoning code:

Window Signs. Window signs shall not require zoning clearance or a building permit. Window signs shall be permitted in any district subject to the following limitations:

(1) Any sign, graphic or neon located within 24” of a window surface will be considered a window sign.

(2) The aggregate area of all such signs shall not exceed twenty-five percent of the window area on which such signs are displayed.

(3) Window signs shall not be assessed against the sign area permitted for other sign types

Sandusky Preservation Design Guidelines:

“Window graphics are appropriate for downtown buildings, including both storefront display and upper floor windows”

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**CONCLUSION/RECOMMENDATION**

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Staff determined the 25% threshold has been met and the final approved design is a good quality design with simple graphics and simple messages. The shape is appropriate, the colors are not fluorescent and the background is not white.

Staff granted administrative approval for the signage application on February, 10 2022.



## LANDMARK COMMISSION

### Application for a Certificate of Appropriateness

Department of Planning  
240 Columbus Ave  
Sandusky, Ohio 44870  
419.627.5891  
[www.cityofsandusky.com](http://www.cityofsandusky.com)

## Instructions to Applicants

**MEETINGS:** 3<sup>rd</sup> 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](http://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](mailto: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: 169 Washington Row

Name of Property Owner: Salvatore Sortino

Mailing Address of Property Owner: 171 Washington Row

City: Sandusky State: OH Zip: 44870

Telephone #: 419-602-7872 Email: Salvatore.Sortino@MottoMortgage.com

If same as above check here

Name of Applicant: \_\_\_\_\_

Mailing Address of Applicant: \_\_\_\_\_

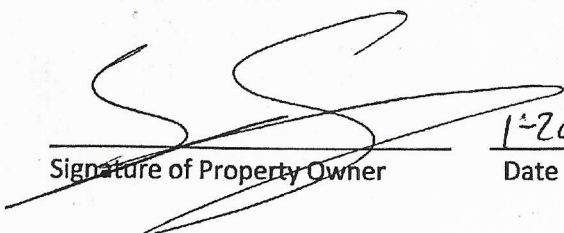
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

### Description of Work to be Done:

Expansion of our Mortgage Operation into the Neighboring Space. The Darker Blue in the Rendering will match the Front Door of 171 Washington Row. Per the Credit Bureau and Mortgage Compliance These windows cannot be able to be seen through, due to the Confidentiality of our borrowers personal Information.

# See Rendering

  
Signature of Property Owner

1-20-22  
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](http://www.cityofsandusky.com/residents/planning_and_zoning/historic_preservation.php)

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### **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;
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- (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;
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- (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.