

Landmark Commission

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

AGENDA

May 18, 2022

5:00 P.M.

City Commission Chamber

Live Streamed on www.youtube.com/CityofSanduskyOH

1. Call to Order- Roll Call
2. Review of April 20, 2022 Meeting Minutes
3. Applications
 - 305 East Water Street
 - 128 East Market Street
 - 165 East Water Street
4. Administrative Approvals
 - 206 West Market Street
5. Other Business
6. Adjournment

NEXT MEETING: June 15, 2022

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

Landmark Commission

April 20, 2022

Meeting Minutes

Meeting called to order:

Chairman Alan Griffiths called the meeting to order at 5:00pm. The following members were present: Mr. Whaley, Mr. Truka, Mr. Meinzer, Mr. Schultz, Ms. Yandell, 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 March 16, 2022:

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

Applications:

630 Hancock Street

Mr. Ochs stated that this building was built in 1909 and is referred to as the Keubler Block and Stang Block. The existing uses of the building are believed to be vacant at the time. Proposed uses will be retail on the first floor and residential on the second floor. The applicant proposes to renovate the previously modified store fronts and replace all the windows on the front and backside. More specifically, the renovations include: replacing the current storefront with the aluminum storefront systems, paint the existing steel beams, beam door, and transom surfaces to a bronze color. They also want to add a red canvas awing and azek material signboard above the windows on the first floor and to clean the stone surfaces. Another aspect was to replace the original windows, the black window frames will be replaced with one-inch clear insulated tempered glass with brown aluminum frames on the exterior to match the color of the first floor. Mr. Ochs stated that staff believed the alterations will enhance the curb appeal as the project before this was left incomplete. Based on staff recollection, the current storefronts and windows were already altered from the historic form, and the proposals are important to the historic integrity of the building. Staff recommends the granting of the Certificate of Appropriateness for both the proposals on following conditions: 1) All the applicable permits must be obtained by the Building Department, Engineering Department, Planning Department, and other applicable departments prior to construction, 2) No stone should be painted or altered for the project, and 3) Further mentioned masonry guidelines must be followed: a. There should be usage of gentle detergents or tested chemicals which does not damages the masonry and b. The water pressure should not be more than 300 pounds/square inch. Ms. Blair stated that the architects were going to use the same cleaners which was earlier used in the cleaning of the library and issue was not raised in that. Jeff Foster with Payto Architects clarified that they would like to keep the windows that were put in by the previous owner, but they will be putting in some trim. The door and windows that are at the corner of the building will be replaced to aluminum as that one is currently plywood. Also, the cleaning products that are proposed to be used have been used on several other SHIPO projects. Mr. Griffiths stated that he would like to tag the issue of the guidelines recommending against cleaning buildings. If many people have been able to do it safely, he would like to continue to see that be done. He then asked Mr. Foster if there was an awning on the building previously. Mr. Foster said there was not, but they are proposing one for a reason, as that is the entrance to the upstairs, so they want to draw attention to that. The awning can also easily be taken down. Mr. Meinzer made a motion to grant the Certificate of Appropriateness subject to staff's conditions and Mr. Whaley seconded. All voting members were in favor of the motion.

206 – 208 W. Market St.

Mr. Ochs stated that this building was built in 1900 and the local historical inventory listed the brickwork and colors (presumably on the second and third story and cornice) as important features. The applicant seeks to replace the black

storefront panels with a black acrylic solid surface. The exact color from the following material example was not specified. Signage was also submitted as part of this proposal and will be administratively approved by staff. A façade renovation will increase the curb appeal of this storefront while not altering the historic significance of the building. Staff feels that the current façade materials are not historically significant and supports the replacement of the current wood panels with the proposed material. The applicant did not specify the precise proposed color from the provided examples. Staff feels a non-reflective, low contrast color is more appropriate for the historic district, such as the carbon or eclipse color shown in the example. Overall, staff feels that these improvements will bring more appeal to the building façade, while contributing to the historic character of the district. Staff recommends the Landmarks Commission request more details from the applicant at the meeting before making their determination on the appropriateness of the application. If the commission votes to grant approval of this application, staff recommends the Certificate of Appropriateness for the façade renovation includes the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction and 2) No brick is painted as a part of this project. Ms. Blair stated that her and Alec did get to talk with the applicant after writing the staff report and they confirmed that everything in black on the current storefront is what will be replaced with the new material and staff feels that is appropriate. The also stated that they will be removing the old awning hookup as it is not functional. If they want to add one back in the future they know they will need to come back to get permission for that. Mr. Shad Gunderson, 3548 East Eagle Beach Circle in Port Clinton, Ohio, stated that of the color sample provided, their first option would be the eclipse color. Mr. Whaley made a motion to grant the Certificate of Appropriateness subject to staff's conditions and Mr. Truka seconded. All voting members were in favor of the motion.

151 E. Market St.

Mr. Ochs stated that 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. This building was built in 1939 after the great Market Street fire destroyed the original Graefe building. The applicant seeks to renovate the storefront of the East Market Street facade. The project has two primary components: 1) Renovate the pillars to add black marble to sections currently with open brick and 2) Enclose the fabric awning boxes with manufactures sandstone material to match the original façade. The proposed façade renovation will increase the curb appeal of this storefront while maintaining what is understood to be the original character of the building. All items proposed are to match the existing building materials. Overall, staff feels that these improvements will bring more appeal to the building façade, while contributing to the character of the historic district. Staff recommends granting a Certificate of Appropriateness for the proposed façade renovation with the condition that all applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction. Mr. Truka motioned to grant the Certificate of Appropriateness subject to staff's conditions and Ms. Defreitas seconded. All voting members were in favor of the motion.

107 Columbus Ave.

Mr. Ochs stated that The Sandusky State Theatre was built between 1928-1929. It has been used as a state theatre, offices, and storefront since it was built, only changing owners a handful of times. Built as a typical 1920's movie palace with the embellishments of that period. It was once described as "the complete entertainment center" it once had a bowling alley and billiard tables in the basement. At one point in history, Warner Bros. leased the property. The theater was listed on the National Register of Historic Places in 1982. The Ohio historic Inventory of 1982 states the following regarding the building's important features: "This theatre has curved gables topped with an anthemion motif. Two rows of carved roping decorate each arch and there are stone urns in-between the arches at the upper roof line. The roof line between the arches has a cornice frieze topped with pineapple decorations." On June 11th, 2020, a severe storm hit Sandusky, causing damage to the Historic State Theatre. The high wind caused the collapse of the 70' tall stage house

while also damaging the interior of the property. A “phase 1” of construction and damage mitigation improvements were completed immediately after the damage to clear the rubble, secure the theater roof and walls with new steel trusses, decking, and structure, and protect the interior with a temporary wall along the back edge of the building. Also at this time, historic materials were salvaged and stored for use in the theatre reconstruction, the roof was repaired, and masonry reconstruction around the damage site was completed. The applicant seeks to restore and expand the existing stage house that was damaged in 2020 and add a new addition to the theatre. There is extensive interior work as part of the scope. The Sandusky Preservation guidelines requires only exterior modifications to be brought in front of the commission. Mr. Ochs that the criteria for new builds includes: a. It need not duplicate designs found in adjacent and nearby buildings b. It should be the average height of nearby buildings c. Re-create the variety of materials typical of the area, use rough-faced concrete block or a rock veneer d. New buildings should maintain the proportions and overall scale of adjacent and nearby buildings. Ms. Blair stated that construction of a new building would normally go through an extensive process with staff and the applicant, including informal discussions with the commission, before staff would bring the application to the commission for a vote. In this case, the project has undergone extensive review with the State Historic Preservation Office in order to apply for Historic Preservation Tax Credits as part of the reconstruction funding stream. For this reason, staff supports the recommendations of the State Historic Preservation Office for all exterior improvements and the new addition to the property as appropriate to the historic character of both Downtown Sandusky and the State Theatre. Staff recommends granting a Certificate of Appropriateness for all features of the project including the exterior renovations, stage house reconstruction and expansion, and building addition with the condition that all applicable permits are obtained through the Building Department, Engineering Department, Planning Department and any other applicable agency prior to construction. Mr. Griffiths advised the members to vote on the door, stage house reconstruction and expansion, and the building addition in three separate motions. Mr. Schultz made a motion to approve the door and Ms. Yandell seconded. All voting members voted in favor of the motion except for Mr. Whaley, who abstained. Mr. Griffiths asked if the applicant can talk more about the stage house reconstruction and expansion. Chris Parthemore, 107 Columbus Avenue in Sandusky, stated that the stage was always very shallow which limited what could happen there, so having a larger stage would allow for them to host larger concerts and such. Ms. Blair stated that she received a question from someone asking if there were going to be any changes in the marque or changes in the Columbus Avenue façade. Mr. Parthemore stated that there are no changes in signage or the Columbus Avenue façade at this time and if there were any proposed changes in the future, they would submit a new application at that time to come back in front of the commission. Mr. Meinzer made a motion to grant a Certificate of Appropriateness for the stage house reconstruction and expansion and the building addition and Ms. Yandell seconded.

124 E. Market St.

In a previous Landmark Commission meeting, the property located at 124 East Market Street got an approval from Landmark Commission for a storefront renovation. The exterior signage was included in the application, but separated for staff approval. The applicant, Morgan Wadding, wishes to place one new non-illuminated wall sign on the north face of 124 East Market Street and three window signs on three separate storefront windows. The zoning code requires a maximum of 20 sq. ft. of wall signage on this building. The proposed sign meets this requirement at 13.75 sq. ft. The three window signs meet the zoning code requirements and the 25% window area threshold. Staff feels it 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 determined the 25% threshold for window signage has been met. The final approved design of both the window and wall signage have a good quality design with simple graphics and simple messages. The shapes are appropriate, the colors are not fluorescent and the background is not white. Staff granted administrative approval for the wall and window signage application on March, 28 2022.

305 E. Water St.

The applicant at this location has submitted an application for a Certificate of Appropriateness to expand the existing deck in order to accommodate more outdoor seating and live music. The submitted materials state that the expansion will utilize the existing and/or match the existing railing in style, color, and character if new material is needed. The deck will be constructed with a composite material and will match the color and style of the existing concrete deck. The composite material is visible in the construction of several outdoor decks in the downtown historic district. The existing exterior architecture will not be affected by this project. It is staff's opinion that the proposed deck expansion meets the Secretary of the Interior's Standards and the Sandusky Preservation Design Guidelines. Staff granted administrative approval for the project on March 17, 2022, with the condition that all necessary permits are acquired for construction.

Other business:

Ms. Blair stated that the Public Arts & Culture Commission does an annual work plan where they have a certain amount of money to allocate towards what they decide in the work plan. One of the projects they wanted to do was launch a vinyl mural program. Ms. Blair explained to the commission a little about how the program would work, possible locations for the murals, and how the murals would be placed on the buildings. Ms. Blair reminded the commission she had mentioned this project at a previous meeting, and was returning the topic to them for discussion of the potential locations and any other feedback. She said that they tried to pick locations that did not have significant historical character so that the murals would add character to the historic district. Mr. Griffiths stated that as long as the murals are temporary, the building owners are okay with it, and the Public Arts & Culture Commission is okay with it, he said he would view the murals as something staff could administratively approve just as they do signage. Mr. Whaley stated that he agrees. Mr. Schultz stated that he loves the one in Bucyrus. Mr. Truka stated that he will always be in favor of art and what it represents. He said he would be okay with it even if it was permanent.

Meeting adjourned:

Mr. Meinzer motioned to adjourn the meeting and the meeting ended at 5:55pm

Approved by:

Kristen Barone, Clerk

Alan Griffiths, Chairman

LANDMARK COMMISSION REPORT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS PAINTED EXTERIOR MURAL FOR 305 EAST WATER STREET

SIGNAGE

Reference Number: PLC22-0013

Date of Report: May, 9 2022

Report Author: Arin Blair, Chief Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Applicant:	East Water Street Project, LLC 316 E Water Street Sandusky, OH 44870
Owner:	East Water Street Project, LLC 316 E Water Street Sandusky, OH 44870
Site Location:	305 East Water St. Sandusky, Ohio 44870
Historic Status:	Non-contributing building in Downtown National Historic District
Existing Uses:	Bar / Retail
Proposed Use:	Bar / Retail
Proposed Project:	Painted Exterior Mural

SITE DESCRIPTION

305 E Water



Existing Condition



Proposed Project Area



Proposed Mural Material



Feedback



LOXON XP Waterproofing Masonry Coating

★★★★★

Not Yet Rated | [Write a Review](#) | [See all The Loxon® Family products](#)

Loxon XP Masonry Coating is a direct-to-concrete and masonry high-build coating. Offers maximum performance in one less coat compared to conventional and there is no need for priming. The jobs go fast and the great look lasts a long time.

PROPERTY DESCRIPTION

The property at 305 E. Water St. was built in 1920. There is little known history on this structure. The façade facing Hancock St. is classified as the secondary elevation masonry and is documented as a red common brick. The building at 305 E. Water St. has been modified several times since the 1980's. It is documented as a non-contributing structure in the Downtown Sandusky Commercial Historic District.

The applicant has requested a Certificate of appropriateness to paint a mural on the western façade exterior – facing Hancock St. The submitted materials state that muralist are well accredited professionals and have done the recent work at Castaway Bay. The proposed paint is a Sherwin William XP paint specifically formulated for use on brick and masonry. Sherwin Williams website states: "loxon self-cleaning acrylic coating and is a "breathable paint" designed to reduce blistering and coating failure." Utilization of this paint will ensure the continued health of the underlying structure.

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.

The Sandusky Preservation Design Guidelines do not mention the addition of new murals. They suggest preserving any existing painted signs that are from the historic time period of the downtown. This guideline and the following historic photo from Columbus Ave downtown illustrate how large paintings on the sides buildings were common in the historic time period of downtown.



Secretary of the Interior

The National Preservation Standards, including subsequent preservation design briefs, offered by the Secretary of the Interior for historic preservation do not mention the addition of new murals. They mention when painting for cosmetic reasons “the ‘new’ colors should, at a minimum, be appropriate to the style and setting of the building.”

Also, when determining features that define the character of structures, the National Preservation standards mention building shape, character of openings, roof and related features, projections, trim, and setting. The side wall of a structure is not mentioned as an identifying feature of historic character.

DIVISION OF PLANNING COMMENTS

Staff has determined the proposed mural is appropriate to this structure, in this location, based on the following analysis:

- The building is non-contributing and has been drastically altered.
- The secondary elevation on which the mural is proposed is not significant to the character of the building itself.
- In the time period of our historic district, side walls of buildings would have been covered by attached neighboring structures. When sidewalls were exposed, it was common to paint them with large signage/mural style imagery.
- For the style and setting of the building, the mural is appropriate and would contribute to the overall character and vibrancy of Downtown Sandusky.
- The proposed paint is appropriate for the masonry and the long term health of the building.

CONCLUSION/RECOMMENDATION

Staff appreciates the applicant’s investment in the building and contribution to public art in Sandusky that will enhance the character of the surrounding area. Staff recommends granting a certificate of appropriateness for a mural at this location with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, Planning Division, and any other applicable agency prior to construction.
2. The applicant agrees to be responsible for any routine maintenance and upkeep the mural will require including cleaning, touch ups, and graffiti removal as applicable.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 305 E. Water Street

Name of Property Owner: Ryan Whaley

Mailing Address of Property Owner: 316 E. Water Street

City: Sandusky State: Oh Zip: 44870

Telephone #: 970.485.0670 Email: ryan@paddleandclimb.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:

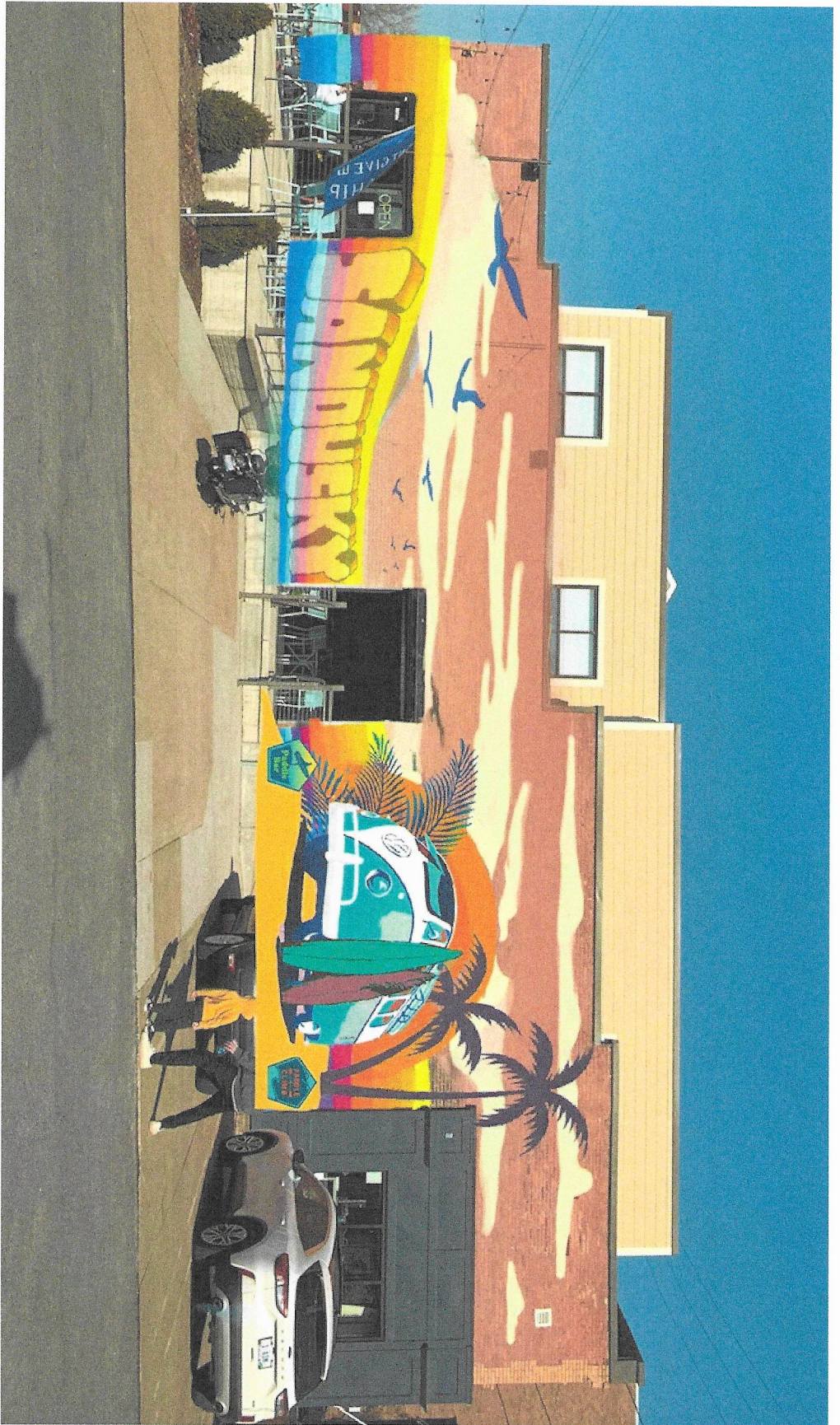
The proposal is for a high quality mural to be produced on the west side of the Paddle & Climb building, facing Hancock Street and Facer Park. The muralists are experienced professionals from Cleveland that have recently done work at the new Castaway Bay. The mural will draw attention to the water recreation activities and active lifestyle that can be found in Sandusky, while giving off the summer and island vibes of Paddle & Climb and Paddle Bar. Many progressive communities and city's are embracing murals as a not only a way finding option but a quality of life enhancement.

Signature of Property Owner

Date

Signature of Authorized Agent

Date



LANDMARK COMMISSION REPORT

APPLICATION FOR A CERTIFICATE OF
APPROPRIATENESS FOR EXTERIOR RENOVATIONS
AT 128 E. MARKET ST.

STOREFRONT RENOVATION

Reference Number: PLC 22-0020

Date of Report: May 9, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Applicant: Aldridge Restoration
P.O. Box 11
Huron, OH 44839

Owner: Aldridge Restoration, LLC
P.O. Box 11
Huron, OH 44839

Site Location: 128 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 – Window and Door replacement

SITE PICTURES





Existing Condition

PROPERTY DESCRIPTION

The building at 128 E. Market St. was built around 1910. There is little history on this building, but it has been documented that the first level has historically been a storefront.

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.

PROJECT SCOPE

The applicant seeks to replace the aluminum frame windows and door with bronze frame windows and door in the same size and character of existing. The applicant also seeks to remove the white panels and aluminum frames at the existing foot level and replace them with black aluminum to match the window frames and door.

Existing



Proposed



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:

STOREFRONTS	
RECOMMENDED	NOT RECOMMENDED
Identifying, retaining, and preserving 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.
Stabilizing 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.
Protecting and maintaining 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.

SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

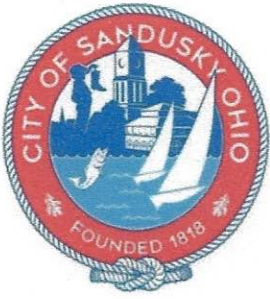
The proposed window and door replacement will increase the curb appeal of this storefront while maintaining the historic significance of the building. The changes are minor and appropriate according to the Secretary of Interior standards. All items to be replaced are not original in design or material the building, and therefore do not count as “distinctive materials” nor contribute to the historic significance of the building.

Staff determined this was appropriate and a minor change and completed the application with a staff approval.

CONCLUSION / RECOMMENDATION

Staff appreciates the applicant’s proposed investment in the building and in the City of Sandusky. Staff granted the Certificate of Appropriateness 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
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

Instructions to Applicants

MEETINGS: 3rd Wednesday of each month at 5:00 P.M.* – City Commission Chamber, First Floor of City Hall.

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

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

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

APPLICATION FEE: No Fee.

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

- 1) Completed application
- 2) Supporting documentation:
 - A. New Construction
 - a. Scaled drawings
 - b. Site plan
 - c. Photographs
 - d. Material list
 - B. Additions/Alterations
 - a. Scaled drawings
 - b. Photographs
 - c. Material list
 - C. Signage
 - a. Scaled drawings
 - b. Location of sign
 - c. Photographs
 - d. Width of building
 - e. Lot frontage
 - D. Demolition
 - a. A report as to the structural soundness of the building prepared by professionals experienced in preservation and rehabilitation
 - b. Estimates of the costs and income for rehabilitation of the building
 - c. Estimates of the costs and income for new development
 - d. Valuation of the property
 - e. Preliminary development plans

*Historic photographs of the structure/property may be requested by Planning Staff or the Landmark Commission

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

Submit application and materials to:

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

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

Application for a Certificate of Appropriateness

STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 128 E Market Street

Name of Property Owner: Aldridge Restoration

Mailing Address of Property Owner: PO Box 11

City: Huron State: OHIO Zip: 44839

Telephone #: 419-602-7788 Email: Corey.maldrige@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:

Replacing windows, same size
Replacing doors, same size
Replacing the broken aluminum dated
Trim w/ dark bronze



Signature of Property Owner Date

Signature of Authorized Agent Date

The Sandusky Preservation Design Guidelines

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

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

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

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alternation of features and spaces that characterize a property shall be avoided;
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken;
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved;
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;
- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;
- (9) New additions, exterior, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

LANDMARK COMMISSION REPORT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS AT 165 E. WATER

DOOR ALTERATIONS

Reference Number: PLC 22-0021

Date of Report: May 10, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Applicant:	Cable Block, LLC – Cable Steinemann 165 E. Water St. Sandusky, OH 44870
Owner:	Same as above
Site Location:	165 E. Water St. Sandusky, OH 44870
Historic Status:	1. Contributing building in the Downtown Sandusky Commercial Historic District
Existing Uses:	1. Retail storefront 2. Office
Proposed Project:	Exterior alterations <ul style="list-style-type: none">• Door Alterations

SITE PICTURES



(Existing Condition)



PROPERTY DESCRIPTION

The building at 165 E. Water St. was built around 1860 . There is little history on this building, but it has been documented that the first level has historically been storefronts. The second floor once held a theater.

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

“Rounded arch windows with stone arches on 2nd floor. Large arched Venetian door— gambrel roof with 2 ornate dormer windows. Iron pilasters beside doorways at 1st floor. Quoins, water table”.

PROJECT SCOPE

The applicant seeks to replace the doors of 165 E. Water St. into The project has 2 primary components:

1. Door renovation or replacement – Water St. (South façade)
2. Door replacement – Wayne St. (east façade)

1. Door replacement – Water St. (south façade)

The applicant seeks to either:

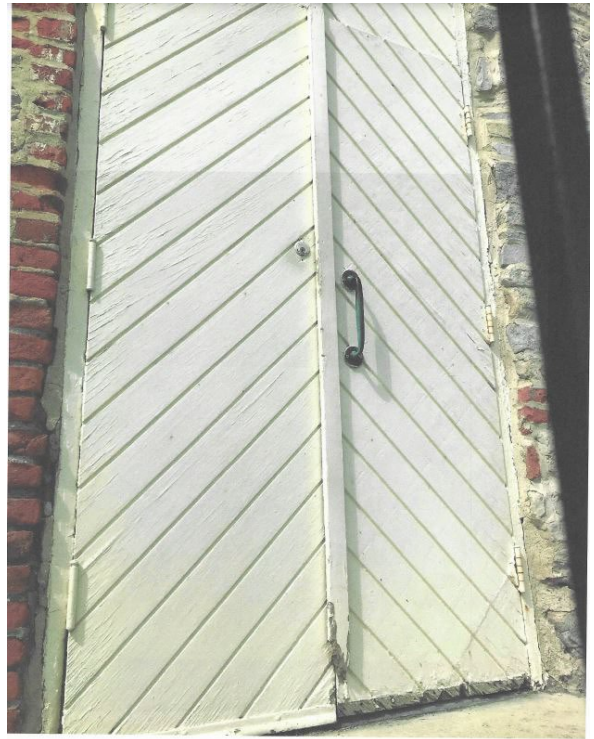
- salvage / preserve the existing door or
- Replace the door with an identical wood door

The proposed replacement doors would be the same size and shape to what's existing and so would the new windows and panels. The color selection would be cream, closely matching the current door color.



2. Door replacement – Wayne St. (east façade)

The applicant seeks to replace the door adjacent to Wayne St. with a single steel door. The color selection is cream, closely matching the existing door color.



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.

Entrances and Doors [paraphrased from guidelines]

The Sandusky Design Guidelines offer a list of points to guide door selection. The guidelines appropriate for this report are:

- Preserve older or original doors. If deteriorated, replace them in kind as closely as possible
- Use clear glass
- Consider Architectural style when considering entrance doors and hardware. Seek simplicity
- Storm doors must be of simple design, preferably wood.
- Residential doors must not be on commercial buildings

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."

Guidelines for Preserving Storefronts:

STOREFRONTS	
RECOMMENDED	NOT RECOMMENDED
Identifying, retaining, and preserving 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.
Stabilizing 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.
Protecting and maintaining 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.

SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

Water Street Door

The original door should be restored if the current conditions allow that to be possible. For restoration, the use of wood putty or filler, paint, new glass panels (if the originals are broken or cracked), new wood to replace portions of rotted wood as needed to fortify the structure, etc. would all be appropriate components to restoring the original door. If the door is deteriorated beyond ability to repair, a replacement wooden and glass panel door with the same window size, trim details, size, color, and overall character is appropriate.

Wayne Street Door

The proposed door replacement on Wayne St. will increase the curb appeal of this building façade while maintaining the historic significance of the building. The existing door was not original to the building and not significant to the historic character. A steel door of matching color to the existing will be more simple design and allow the historic character of the building to draw the eye rather than draw focus to the door itself.

CONCLUSION / RECOMMENDATION

Staff appreciates the applicant's proposed investment in the building and in the City of Sandusky.

Staff recommends granting a Certificate of Appropriateness for the

- a) replacement of the Wayne Street door as proposed,
- b) the restoration of the original Water Street Door, and
- c) the replacement of the Water Street Door with a wooden and glass panel door of the same detail and character of the original *only if* the original door is found to unable to be restored due to deterioration.

with the following conditions:

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

Application for a Certificate of Appropriateness

STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 165 E Water St

Name of Property Owner: Cable Block LLC, Cable Steinemann

Mailing Address of Property Owner: 165 E Water St.

City: Sandusky State: OH Zip: 44870

Telephone #: 419-626-6432 Email: cable@steine-haf.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:

1. Replace Wayne St. wooden, split door with single steel door retaining cream paint color.
2. Replace Water St. door with identical weather-resistant composite door with identical windows and panels in same cream color.


Signature of Property Owner

4-19-22
Date

Signature of Authorized Agent

Date



Door sticks.
Please push hard

Steinemann- Hafner Ins.

We ask if you are not
fully vaccinated,
please wear a mask.

Thanks for visiting!!





LANDMARK COMMISSION REPORT

APPLICATION FOR A CERTIFICATE OF
APPROPRIATENESS AT 206 W. MARKET ST.

SIGNAGE

Reference Number: PLC 22-0012

Date of Report: May 9, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio Landmark Commission Report

BACKGROUND INFORMATION

Applicant: Cindy Gunderson
3548 E. Eagle Beach Circle
Port Clinton, OH 43452

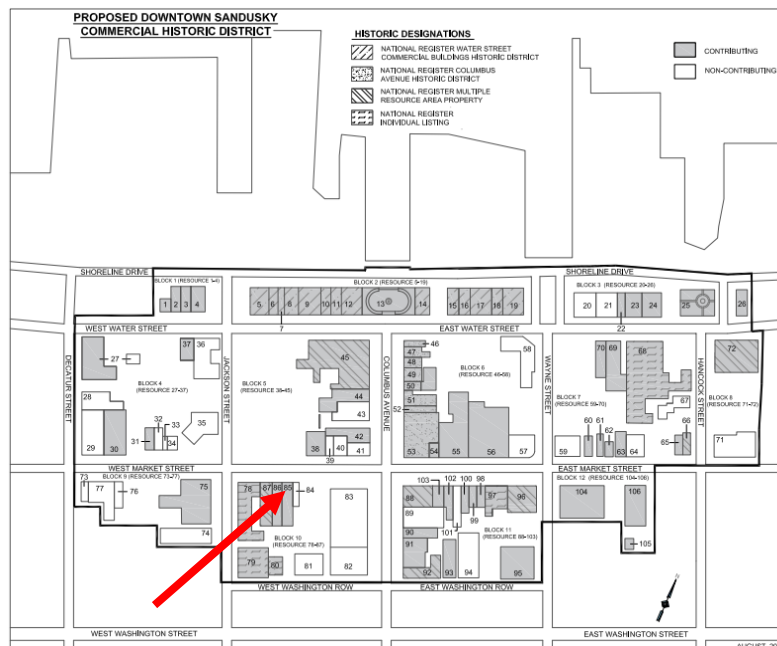
Owner: Same as above

Site Location: 206 W. Market St.
Sandusky, Ohio 44870

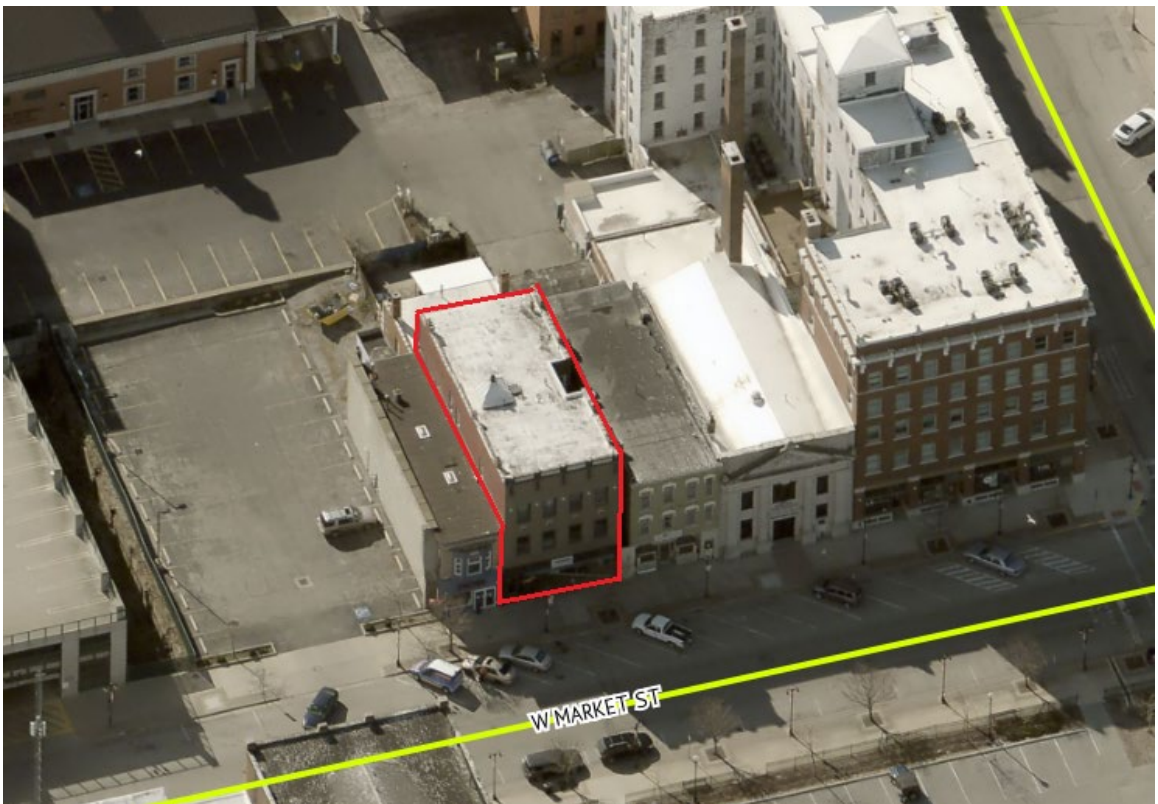
Historic Status: Contributing building in the Downtown Sandusky Commercial Historic District

Existing Uses: Retail storefront

Proposed Project: Exterior Signage



SITE PICTURES





Building (above) and Existing signage (below)



PROPERTY DESCRIPTION

There is little history on this building, but it has been documented that the first floor has historically been a storefront. Built in 1900, local historical inventory listed the brickwork and colors (presumably on the second and third story and cornice) as important features.

PROJECT SCOPE

The applicant seeks to replace the signage at 206 E. Market Street's facade. The project has one primary component:

1. Signage Replacement



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.**

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.”

PROJECT DESCRIPTION

The applicant proposes to install a sign with halo lit channel letters. The letters will be aluminum and will have painted faces /returns and mounted on 1.5” stand-offs. The sign is to be back-lit with white LED lighting. The disco-ball is to be a non-translucent sticker face. This sign is not considered internally illuminated.

DIVISION OF PLANNING COMMENTS

In a previous Landmark Commission meeting, the property located at 206 W. Market St. Street got an approval from Landmark Commission for a storefront renovation. The exterior signage was included in the application, but separated for staff approval.

CONCLUSION / RECOMMENDATION

Staff appreciates the applicant’s proposed investment in the building and in the City of Sandusky. Staff granted the Certificate of the Appropriateness with the following conditions:

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

Instructions to Applicants

MEETINGS 3rd Wednesday of each month at 5:00 P.M.* – City Commission Chamber, First Floor of City Hall.

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

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

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

APPLICATION FEE: No Fee.

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

- 1) Completed application
- 2) Supporting documentation:
 - A. New Construction
 - a. Scaled drawings
 - b. Site plan
 - c. Photographs
 - d. Material list
 - B. Additions/ Alterations
 - a. Scaled drawings
 - b. Photographs
 - c. Material list
 - C. Signage
 - a. Scaled drawings
 - b. Location of sign
 - c. Photographs
 - d. Width of building
 - e. Lot frontage
 - D. Demolition
 - a. A report as to the structural soundness of the building prepared by professionals experienced in preservation and rehabilitation
 - b. Estimates of the costs and income for rehabilitation of the building
 - c. Estimates of the costs and income for new development
 - d. Valuation of the property
 - e. Preliminary development plans

*Historic photographs of the structure/ property may be requested by Planning Staff or the Landmark Commission

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

Submit application and materials to:
City of Sandusky
Department of Planning
240 Columbus Ave.
Sandusky, OH 44870

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

Application for a Certificate of Appropriateness

STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 206 W. Market St.

Name of Property Owner: Crowbar Rentals LLC

Mailing Address of Property Owner: 206 W Market

Qty: SANDUSKY State: OH Zip: 44870

Telephone #: 419-341-4243 Email: shad@crowbar.club

If same as above check here ☐

Name of Applicant: Brady Signs Co.

Mailing Address of Applicant: 1721 Hancock Street

Qty: SANDUSKY State: OH Zip: 44870

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

Description of Work to be Done:

FURNISH & INSTALL (1) set of Halo lit channel letters reading "Crowbar". Letters to be fabricated from Aluminum and will have painted faces/returns. "Disco Ball" to be back and face lit with translucent Digital print applied to a white acrylic face. Letters to be illuminated with white LEDs. Remote Power Supplies will be mounted on the inside of the Building wall.

Shad Gunderson

April 4, 2022

Signature of Property Owner

Date

Monica H. Fletcher 4/4/22

Signature of Authorized Agent

Date

The Sandusky Preservation Design Guidelines

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

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

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

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alternation of features and spaces that characterize a property shall be avoided;
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken;
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved;
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;
- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;
- (9) New additions, exterior, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.




OWNER CONSENT FOR SIGN INSTALLATION & PERMITS

Business Name Crowbar
Job Site Address 206 W MARKET
SANDUSKY OH 44870
Date: 4/1/22
Customer Name: SHAD GUNDERSON
Phone Number: (419) 341-4243
Email Address: shad@crowbar.club

Relating to the above reference job and as of this date, I acknowledge that Brady Signs has my authorization to:

- ☒ Complete sign installation
- ☒ Apply for and receive permits on behalf of my business
- ☐ Other _____

Production of new signage will not commence until full permit approval is granted at which time the estimated lead time for project completion noted on the estimate will begin.


Customer Signature

SHAD GUNDERSON
Customer Name (printed)

1721 Hancock Street • Sandusky, OH 44870
p: 419.626.5112 • f: 419.625.5985

BRADYSIGNS.COM