

Landmark Commission

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

AGENDA

October 19, 2022

5:00 P.M.

City Commission Chamber

Live Streamed on www.youtube.com/CityofSanduskyOH

1. Call to Order- Roll Call
2. Review of June 15, 2022 Meeting Minutes
3. Applications
 - 209 Fulton Street
4. Administrative Approvals
 - 219 East Water Street
 - 215, 217 East Water Street
 - 127, 133 East Market Street
 - 101 West Market
 - 128 East Market
 - 114 West Adams
 - 209 Fulton Street
5. Other Business
6. Adjournment

NEXT MEETING: November 16, 2022

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

Landmark Commission

June 15, 2022

Meeting Minutes

Meeting called to order:

Chairman Alan Griffiths called the meeting to order at 5:00pm. The following members were present: Mr. Griffiths, Mr. Whaley, Mr. Meinzer, and Mr. Schultz. Alec Ochs and Arin Blair represented the Community Development Department, Sarah Chiappone represented the Law Department, and Administrative Assistant Kristen Barone was also present.

Review of minutes from May 18, 2022:

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

Applications:

134 East Adams Street

Mr. Ochs stated that the owners of this property have applied for a certificate of appropriateness to alter the fences. More specifically they have proposed the following: 1) Demolishing the 80 feet of brick wall along the sidewalk facing Wayne Street and replacing 50 feet with Ohio limestone and 30 feet with an iron fence to match the existing front yard fence, 2) Demolishing 20 feet of wood wall and replace that with landscaping, and 3) Replace red slats with green on the existing chain link fence. The proposed fence alterations offer a few positive changes to the residential structure at 134 E. Adams St. The conversion of 30 feet from brick to iron will help showcase the architecture on the Wayne St. façade from the streetscape. The new limestone material on the remaining 50 feet of proposed fence replacement will better match the existing character and material of the residential structure. The home at 428 Wayne is a similar example of this proposal. Staff determined this change is an appropriate alteration. Although the brick wall is listed in the 1982 description of the character of the property, it is unknown whether it is original. The existing wall bows into the sidewalk at a degree that looks hazardous. A new limestone wall and iron fence will contribute to the property and character of the neighborhood. An additional fence permitting process will be required before fence construction. Staff recommends granting the Certificate of Appropriateness 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. Mr. Schultz stated that when you look at earlier photos of that home, the brick wall is not there so he agrees that was added later on. Dan Frederick, 49 South Main Street in Milan, OH, stated that the brick wall is failing and he agrees with staff that removing that wall will help showcase the porch of the home and it would allow the residents who sit on the porch to enjoy looking out into the street. Mr. Schultz moved to approve the application subject to staff's conditions and Mr. Meinzer seconded. All voting members were in favor of the motion and the application was approved.

428 Wayne Street

Mr. Ochs stated that the owners of this property seek to add a new back porch to the house around a pool. The porch will be located next to the existing back porch but not attached to the porch or house. The deck will be below the level of the existing porch. The house and existing porch will not be altered. The existing stone wall along Wayne St. and Jefferson St. will hide the porch from the street perspective, causing minimal visual impacts to the surrounding area and preserve the existing visual from the streetscape. Staff supports this request as it will have minimal impacts on the historic integrity of the structure or visual perspective. An additional permit approval process will be required prior to deck construction. Staff recommends granting the Certificate of Appropriateness 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. Ms. Blair stated that it is not clear to her whether or not staff could have administratively approved this application. Since what the applicant is proposing is not visible from the street she thinks staff could have administratively approved this, but since this is one of the most significant architectural residential structures in the city so staff wanted to be a little cautious. LeaAnn Kumar, 428 Wayne Street, said the pool is already existing and the deck will be made of a composite material and will be the same color as the existing deck. She said that they have worked really hard to keep the historical integrity of their home over the years. Mr. Whaley stated that he agrees with staff that if this were any other house he would think staff could administratively approve this project. Mr. Whaley motioned to approve the application subject to staff's conditions. All voting members were in favor of the motion and the application was approved.

414 Wayne Street

Mr. Ochs stated that the owners of this property at first applied to remove the four existing chimneys from the roof and patch to match the existing roof shingles as multiple attempts have been made over the last decade or more to address water intrusion issues at the chimneys, including replacement of portions above the roof, replacing flashing, caps and applying waterproofing to the exterior surface. These attempts have failed to resolve the moisture issues. The chimneys serve fireplaces which are no longer functional, and formerly served furnaces and water heater(s). The furnaces have been converted to high efficiency direct vent and the water heater was converted to electric. Staff had been leaning toward saving the most seen chimney facing Wayne St. The applicant has since come back stating that they could cap the chimneys. There is evidence that chimneys have been removed previously and roofs being put over them and there are pictures showing where there was one previously and that is no longer there. Staff are hoping to get more information from the applicant today on what the capping of the chimneys would look like and entail. Mr. Schultz stated that you look at early 19 century pictures of the building, the chimneys were exactly like the ones on the Kumar's home. He said he is not sure about the one chimney, but the other ones have nothing to do with the appearance of the house from when it was originally built. Mike Witte, architect and contractor, 8050 Leavitt Road Amherst, OH, stated that three of the four chimneys may be salvageable, but there is one that is pretty bad as there is some brick missing from the inside. Even though the chimneys may not be original to the home, the owners are willing to try to keep them and cap them to keep the architectural integrity of the home. He said he would prefer to cap the entire top and plug them. Painted metal would be the preference. Mr. Schultz stated that whatever they decide to do could not be more obtrusive than what is currently there. Mr. Meinzer stated he would like to see the chimneys stay and be properly tucked pointed and flashed and then capped with concrete. Mr. Witte stated that they preferred to cap them with metal because concrete can crack and then allow moisture in so they feel that the metal would be the safer way to go. Mr. Whaley stated that if they use a metal cap, he doesn't think anyone will notice a difference. Mr. Griffiths stated that while the chimneys may not be original, he does think they add to the architectural integrity of the building and would like to see them stay. He said he would argue that you could also see the one chimney when standing in front of the Follett House and you could see one when you walk up Wayne Street from south to north. However, he said he would feel comfortable with the applicant capping them in a way that is appropriate. As far as what is visually acceptable, he would like to see the applicant present to staff a proposal and then staff could administratively approve that. Ms. Blair stated she would prefer to have a motion and vote from the commission on the direction they would like the applicant to take. Mr. Meinzer made a motion to allow the applicants to keep all chimneys, if possible, but if the architect and the Building Department determine that chimney number three in staff's presentation is structurally unsound then that one can be removed. Staff and the applicant can then work together to determine what is appropriate for capping the chimneys. Mr. Whaley seconded the motion. All voting members were in favor of the motion and the motion passed.

Administrative Approvals:**103 West Market Street**

The applicant Erik Anderson, proposes to replace the existing sign within the pre-existing signage footprint at 103 West Market Street. They want to replace the signage at the exact same location/place, and they are not exceeding the dimensions of the current wall signage. The earlier sign did meet the zoning code guidelines. Staff determined it is a good quality design with simple graphics and simple messages. The shape is appropriate, the colors are not fluorescent, and meet the guidelines. Staff granted administrative approval for the wall and window signage application on May 27, 2022.

189 East Market Street

The applicant Brady Signs on behalf of Osupplies, proposes to install signage at 189 East Market Street. They want to place one panel sign with flat digitally printed graphics applied to the first surface. The sign is to be attached to building via exposed fasteners through the face of the panel. The zoning code requires a maximum of 35 sq. ft. of wall signage on this facade. The proposed sign meets this requirement. Staff determined it is a good quality design with simple graphics and simple messages. The sign is not internally illuminated. The shape is appropriate, and the colors are not fluorescent. Staff granted administrative approval for the wall and window signage application on June 6, 2022.

Other Business:

Ms. Blair stated that the owners of the lot at 161 Wayne Street, which is an empty lot, approached her with the idea of having a food truck lot at this location. This is across from the City owned parking lot on Wayne Street. Ms. Blair showed a few pictures of the applicant's vision for what they wanted to include as far as food truck spaces, vendor spaces, a performance area, seating area, and a mobile fence enclosure. Ms. Blair said she feels comfortable approving this since it is not permanent. They also want to put a structure on the lot in case they have a vendor interested in being there year round. Ms. Blair asked the commission if they would like to see a full proposal or do they feel comfortable with staff administratively approving this. Mr. Whaley asked for clarification on why a parking lot project would need Landmark Commission approval. Ms. Blair stated that any construction in the historic district needs approval. Mr. Griffiths stated that since it is not permanent, and they are not making any changes to a historical structure, he feels it would be appropriate for staff to administratively approve this. Ms. Blair asked if anyone wanted to give any input as far as design. Mr. Griffiths stated that sheds tend to look like permanent structures, food trucks tend to look like something that will roll away any moment. Is having a structure that is not insulated and heated going to make a difference to vendors versus just serving out of a food truck. Mr. Whaley asked if the applicant could maybe show how the structure could be mobile.

Meeting adjourned:

Mr. Meinzer motioned to adjourn and the meeting ended at 5:51pm.

Approved by:

Kristen Barone, Clerk

Alan Griffiths, Chairman

LANDMARK COMMISSION REPORT

APPLICATION FOR A CERTIFICATE OF
APPROPRIATENESS FOR EXTERIOR RENOVATIONS
AT 209 FULTON ST.

ROOF, WINDOWS, DOORS

Reference Number: PLC 22-0043

Date of Report: October 10, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Applicant: Chris & Susan Oppelt
1535 E. Hines Hill Rd.
Hudson, OH 44236

Site Location: 209 Fulton St.
Sandusky, Ohio 44870

Zoning: "GB" / General Business

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

Existing Uses: Residential

Proposed Uses: Residential

Project:

1. Roof, Gutters, & Downspouts maintenance / alterations
2. Window Alteration
3. Door renovations / alterations

SITE PICTURES





Photo taken in 1982



PROPERTY DESCRIPTION

The building at 209 Fulton St. was built around 1845. Original called the West Market School, the structure is one of the original school buildings in Sandusky. This structure is one of three grammar schools built at the same time as the first public high school. It was used as a school for 60 years. This structure is believed to be the last remaining of the three.

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

“Vernacular building has coursed and squared limestone walls with quoins. Two doors with stone lintels and sills and transoms facing the street. Windows with stone lintels and sills, a gables roof with returns and wide cornice boards complete the exterior. One upper window was made into a loading door in the early 20th century”.

The book *At home in early Sandusky: Foundations for the Future* talks about the early school houses. The book states that:

“They are important Historical landmarks of Sandusky”

RELEVANT GUIDELINES

Sandusky Preservation Design Guidelines

1. Roof, Gutters, & Downspouts: page 21

“When downspout support brackets become loose, refasten them in the mortar joints, rather than on brick or stone surfaces. Refasten the gutter support straps under roofing materials, not on the roof surface”.

“If you must replace part or all of the gutters and downspouts, try to match the original materials”.

“Paint gutters and downspouts to match your trim colors or in colors compatible with the existing trim”.

The Secretary of the Interiors’ Standards for Rehabilitation

“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”.

“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”.

Sandusky Preservation Design Guidelines

2. Windows: page 20

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

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

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

The Secretary of the Interiors’ Standards for Rehabilitation

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

Sandusky Preservation Design Guidelines

3. Doors: page 19

“Preserve and maintain any older or original door and entrance features that survive. If elements must be replaced due to deterioration, replace them in kind – matching materials, details, and finish as closely as possible”

“Consider the architectural style of a building when considering entrance doors. Avoid heavily carved ornate doors on simple buildings”

- Consider Architectural style when considering entrance doors and hardware. Seek simplicity
- Storm doors must be of simple design, preferably wood.

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

“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 SCOPE

1. Roof, Gutters, & Downspouts

The applicant seeks to renovate roof damage and repair rotting wood which is causing water intrusion.

The work includes:

- Replace rotting pieces of wood in the roof
- Add flashing to protect the existing roof & structure – some spots are open to the elements
- **The addition of gutters and downspouts**
 - **These items do not exist on the structure**

2. Window Renovations & replacement

The applicant seeks to replace the windows in the same size, location, and orientation of the original window frames.

This work includes:

- Replace rotted window jams with new wood
- Replacing the windows with energy efficient windows

3. Door Renovations / alterations

The applicant seeks to replace the windows in the same size, location, and orientation of the original window frames.

- Replace rotted window jams with new wood
- Replacing the existing doors with wood doors that more consistent to the style of the original doors

SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

The West Market School has been significantly altered from its original condition. A front porch and a lofted roof have been added in recent years. The current windows and doors are not original. The roof shingles have recently been replaced, but rotting wood was not properly replaced during the roof replacement.

A certificate of appropriateness was not granted to the previous owner for any changes occurring since the establishment of the Landmarks condition.

Staff spoke to the applicants who indicated their desire to make future external changes and improvements help the structure better align with the historic significance of the property and the Sandusky Preservation Design Guidelines.

CONCLUSION / RECOMMENDATION

The West Market School is a significant piece to Sandusky's history. Staff applauds the of the owner's and applicant's investments and dedication to restoring the building.

Overall, staff recommends 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. Fasten new downspouts to mortar joints and gutters support straps under roofing materials. Match new gutter and downspout materials to similar materials of the timeframe. Paint new gutters and downspouts to match the trim
3. Replacement windows are double hung, aluminum clad

Application for a Certificate of Appropriateness

STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 209 Fulton St.

Name of Property Owner: Susan + Chris Oppelt

Mailing Address of Property Owner: 1535 E. Hines Hill Rd., ~~Hicks~~

City: Audson State: OH Zip: 44236

Telephone #: 330-608-2488 Email: chris.Oppelt@yahoo.com + Oppelt23@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 attachment

Signature of Property Owner

Date

Signature of Authorized Agent

Date

LANDMARK COMMISSION

Application for a Certificate of Appropriateness

Division of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

To Whom it May Concern: The application attached is not fillable however the information is below for a certificate of appropriateness:

Susan and Chris Oppelt

209 Fulton Rd

Sandusky OH

Mailing Address: 1535 E Hines Hill Rd, Hudson OH 44236

Cell 330 608 2488 Chris 330 840 8341 Susan

Chris.oppelt@yahoo.com email Chris

Oppelt23@gmail.com email Susan

We have purchased the home at 209 Fulton St—which is one of the oldest buildings and one of the first school houses in Sandusky. We are thrilled to take this project on and become a member of the community.

Our goal is to update the home and repair many issues that have deteriorated after lack of time and care. We do NOT plan to change the structure or look of the home.

With that being said, there are some items that need addressed immediately and we are seeking your consideration:

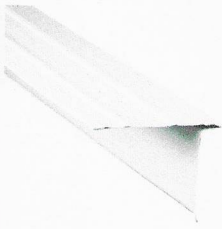
1. **Roof:** The previous owner had installed a loft and a new roof at some point. After inspection, the roof is in good shape however some of the work completed did not address rotting wood and water flow—and the roof was not completed with proper protection.
 - a. We request to replace some rotten wood pieces in the roof
 - b. We request to add flashing to protect the existing roof and structure –it is currently open to the elements and allows for rodents, birds, insects and the elements to impact the structure.
 - c. We are requesting the addition of gutters and downspouts as they currently do not exist. Again, the lack of these adds to the potential deterioration of the structure with water flowing down the sides of the building and into the foundation.
 - d. The correction of these building issues will add to the longevity and care of the existing structure

2. **Doors:** There are currently wood boards and fiberglass doors covering the entry ways to the home. These are not structurally sound as the door jams are all rotten and the safety of these doors is minimal at best.
 - a. We request to replace the rotten wood jams with the existing size and specs.
 - b. The style of door to be installed will be consistent with the style of the home—a classic wood door. There are 4 doors—2 downstairs, 1 out back and 1 upstairs.
3. **Windows:** There are currently new windows installed which are not energy efficient or quality—additionally they are installed into rotten wood jams/frames.
 - a. We request to replace the rotten wood jams and frames with existing specs and new wood. This will not change the look or shape of the existing windows.
 - b. We request to replace the windows with double hung energy efficient windows that will add to the safety and structural soundness of the property.
4. **Fence**
 - a. We have submitted a variance request for a 6 foot fence to encompass the side and back yard—enclosing from the front corners of the home to the back property lines.
 - b. A Wood fence with dogear top to be the material with a 4 foot gate on each side to provide for a private entrance to each sides yard and access to the back.
 - c. The fence would be painted black to become 'intergrated and invisible' with the structure and landscape.

MATERIALS LIST:

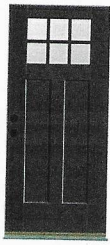
Roof:

- Flashing for under roof edge
- Wood to replace existing rotten wood
- Gutters to allow for proper water and drainage flow



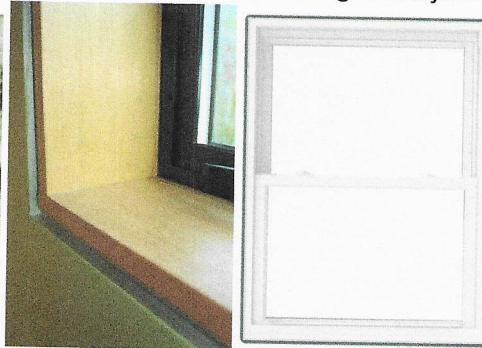
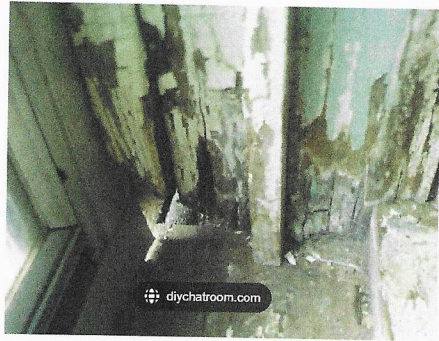
Doors:

Style similar to this—timely and classic to style of home. Improvement over existing home made board doors and 2 fiberglass doors that do exist. We would also be replacing the existing door jams with new wood to the exact specs. We would not be changing the shape or altering the existing look of the home other than cosmetic and repair.



Windows:

Existing windows are double hung — plan is to replace with similar double hung energy efficient windows. Examples of new window and new jamb as well as rotten existing wood jamb.



LANDMARK COMMISSION REPORT

APPLICATION FOR EXTERIOR ALTERATIONS TO
219 E. WATER STREET

EXTERIOR ALTERION

GAS METER INSET

Reference Number: PCL22-0029

Date of Report: July 8, 2022

Report Author: Alec Ochs, Assistant Planner



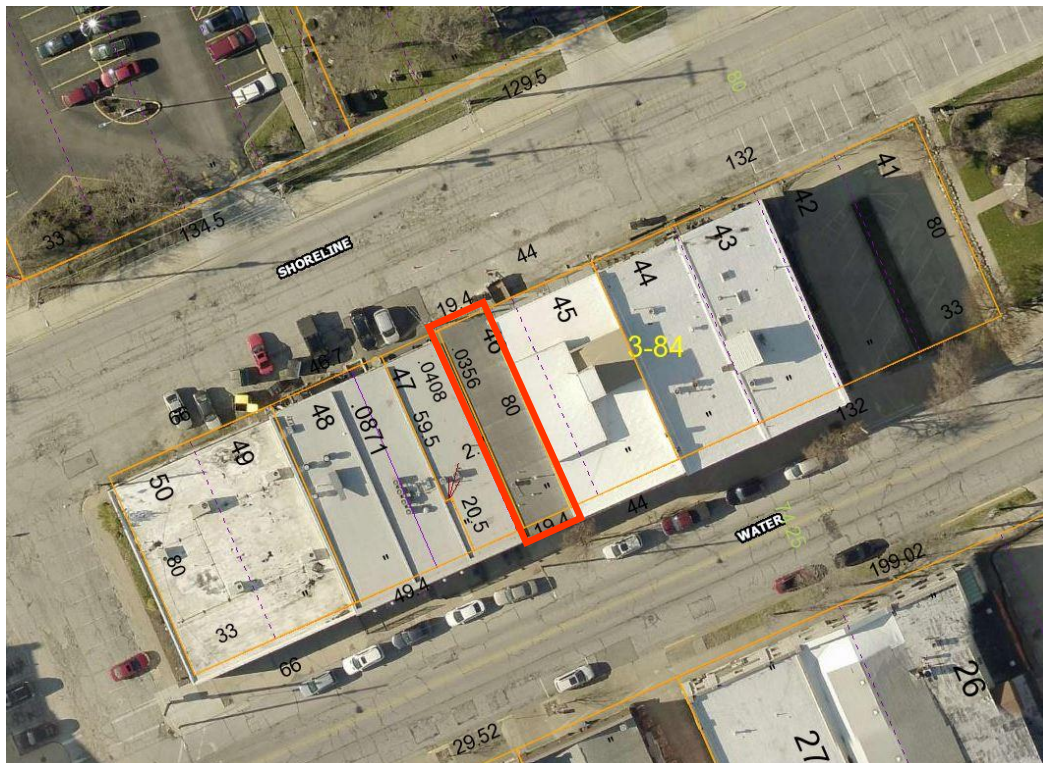
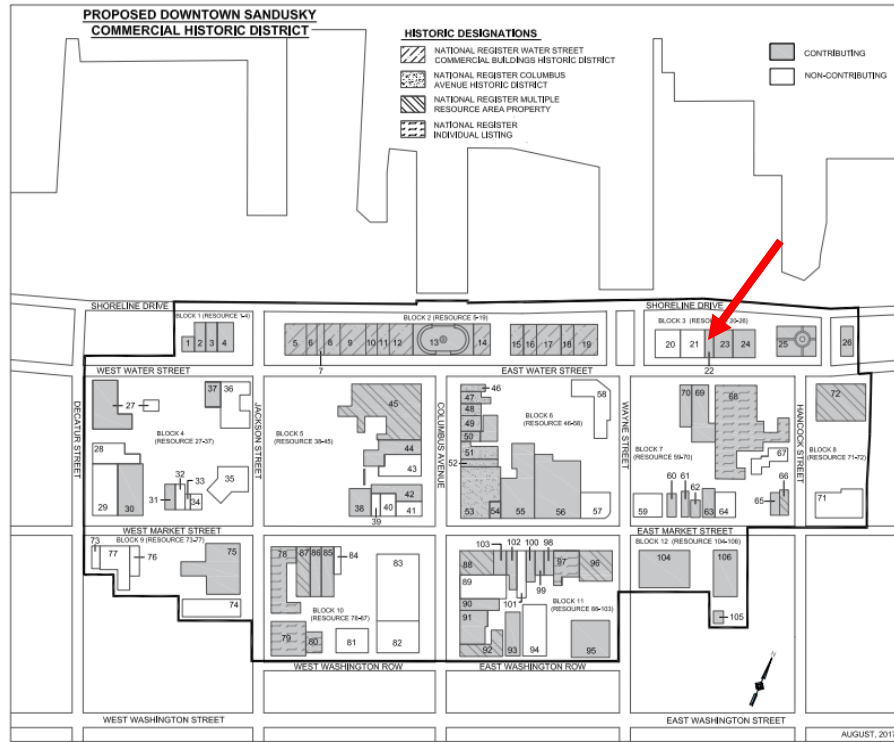
City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Applicant:	Windau Holding LTD – Ed + Steve Windau 221 E. Water St. Sandusky, OH 44870
Owner:	Same as Above
Project:	New recessed gas meter
Site Location:	219 E. Water St. Sandusky, OH 44870
Zoning:	“DBD”/ Downtown Business
Existing Uses:	Business
Proposed Uses:	Business

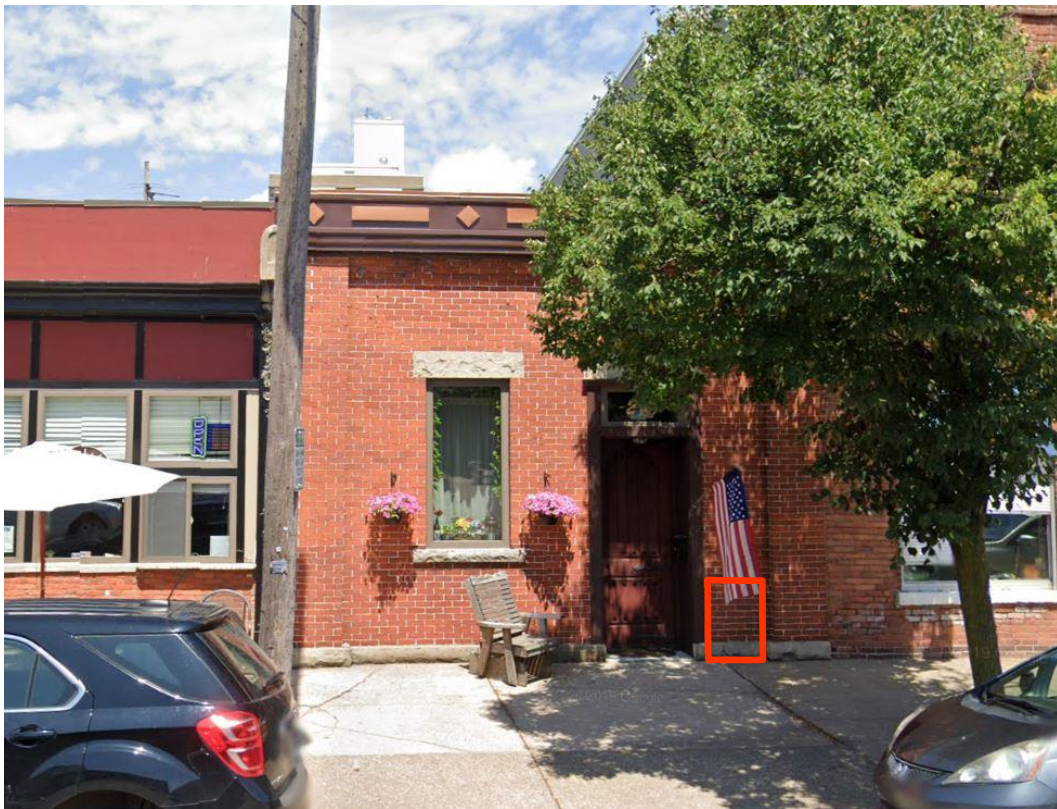
SITE DESCRIPTION







Work completed



DIVISION OF PLANNING COMMENTS

The applicant, Windau Holding Ltd. -, proposes to install a 15" x 17" gas meter that is recessed into the brick wall on the southern facing exterior at 219 E. Water. St. The back and side walls of the recessed area will use a color scheme to closely match the existing building color scheme.

The building at 219 E. Market is a non-contributing structure to the Downtown Sandusky Historic District. Much of the façade has been altered over the course of the history of the building including the front door, windows, and reconstructed cornice. All improvements completed by the current owner were done in compliance with the Sandusky Preservation Design Guidelines. The proposed work will have minimal impact to the structure and visual experience to the surrounding buildings. City staff worked with the applicant to devise this solution for installing a meter to a newly installed Columbia Gas line on Water Street. Because the building has shared walls with the buildings on either side, the meter cannot be hidden along the side of the property. The gas company proposed to install the meter on the sidewalk, protruding from the façade of the building. Since the structure is built to the parcel line directly abutting the sidewalk, there would be no landscaping opportunity to screen it in that scenario. The owner proposed to create the recessed chamber in the front facade to house the meter, achieve a better overall aesthetic outcome, and prevent the tripping hazard along the sidewalk.

Staff recommended preserving the historic limestone footer along the edge of the building, and matching the materials and color of the recessed area with the building's door and window trim.

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."

CONCLUSION/RECOMMENDATION

The addition of the gas meter to serve the new gas line helps this structure maintain viability in our downtown. The solution of housing it in a recessed cavity is the best solution for the overall character of the downtown and safety of this sidewalk. The design character of the change matches the color and materials of existing trim of the façade and align with the city's preservation design guidelines. The work completed has minimal impact to the structure and visual experience of the surrounding buildings

Staff granted administrative approval for the recessed gas meter installation on June 23, 2022.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 219 E. Water Street

Name of Property Owner: Window Holding LTD

Mailing Address of Property Owner: 221 E Water ST

City: Sandusky State: OH Zip: 44870

Telephone #: 419-515-8407 Email: SteveWindow@gmail.com

If same as above check here ☒

Name of Applicant: Window Holding LTD (Ed + Steve Window)

Mailing Address of Applicant: 221 E Water ST

City: Sandusky State: OH Zip: 44870

Telephone #: 419-656-0345 Email: SteveWindow@gmail.com

Description of Work to be Done:

RECESS GAS LINE INTO FRONT OF BUILDING, EAST OF FRONT
DOOR, GROUND LEVEL N15" x 17"


Signature of Property Owner

6/22/2022
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.

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Recessed Brick Wall Design stock photo

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EXAMPLE TREATMENT

Description

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Department of Community Development

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

June 23, 2022

Windau Holding, LTD – Ed & Steve Windau
221 E Water Street
Sandusky, OH 44870

RE: Landmark Commission – 219 E. Water St.

After reviewing the application, the Division of Planning staff granted administrative approval for a Certificate of Appropriateness to recess the gas meter into the front façade of the structure with the following conditions:

1. Create the recessed area as small as possible to fit the stated need.
2. Preserve the historic character of the façade with the following guidelines:
 - a. Match the bottom trim in the recessed area with the rest of the structure limestone trim to the extent possible.
 - b. Retain and reuse the existing façade brick to frame the walls and back of the recessed area to the extent possible.
 - c. If brick and stone materials are not feasible due to space constraints, use materials, color, and character that matches the existing front door trim and wall treatment.
3. Obtain all applicable permits through the Building Department, Engineering Department, and any other applicable agency prior to construction.

Should you require any further information on this file, please contact the Division of Planning at (419) 627-5973.

Sincerely,

Arin Blair, AICP
Chief Planner

LANDMARK COMMISSION REPORT

APPLICATION FOR EXTERIOR ALTERATIONS TO
215 & 217 E. WATER STREET

SEASONAL OUTDOOR DINING SPACE

Reference Number: PCL22-0032

Date of Report: October 4, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Applicant: Saucy Brew Works Sandusky, LLC
215 - 217 E. Water St.
Sandusky, OH 44870

Owner: Same as Above

Project: Seasonal outdoor dining space

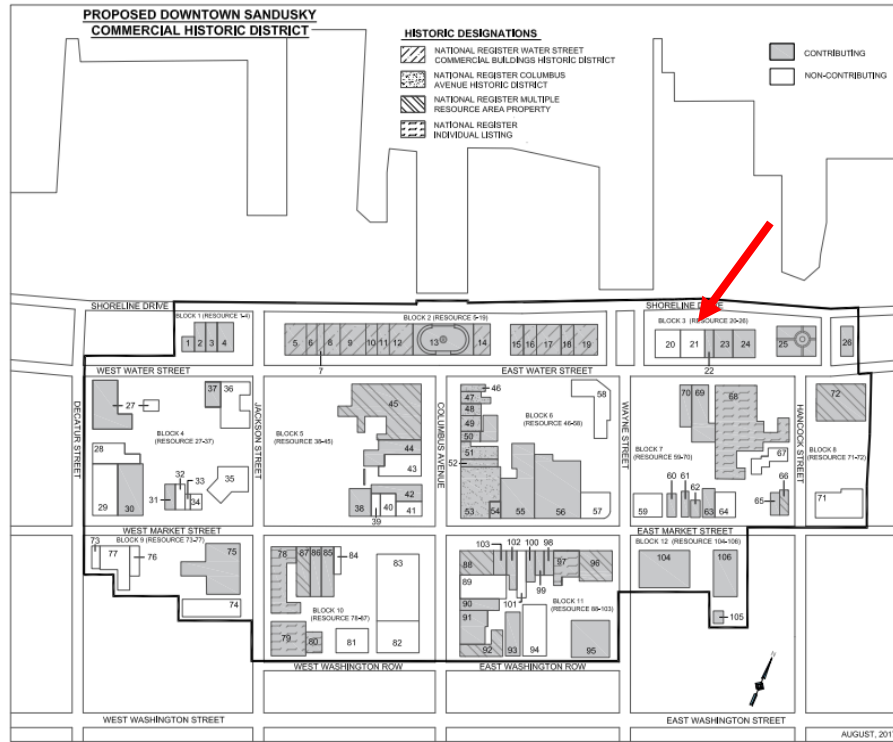
Site Location: 215 - 217 E. Water St.
Sandusky, OH 44870

Zoning: "DBD"/ Downtown Business

Existing Uses: Business

Proposed Uses: Business

SITE DESCRIPTION





Work completed

DIVISION OF PLANNING COMMENTS

The applicant, Saucy Brew Works Sandusky, LLC -, originally proposed to install a 34' x 18' temporary metal barrier fencing used for a seasonal outdoor patio on Shoreline Dr. The proposed barrier fencing was black and will have hanging flower boxes for beautification. This proposal was updated to 3 concrete structures with planters with an attached metal bar across the concrete structures to prohibit car access to this space.

The building at 215 - 217 E. Market is a non-contributing structure to the Downtown Sandusky Historic District. Much of the building has been altered over the course of the history including the front and back façades. All improvements completed by the current owner were done in compliance with the Sandusky Preservation Design Guidelines. The proposed work will have minimal impact to the structure and visual experience to the surrounding buildings. City staff worked with the applicant to devise this solution to allow for more outdoor dining while also achieving a positive pedestrian experience. Due to lack of adequate sidewalk space and PVC pipe protrusions causing a tripping hazard, the owner opted against the placement of the outdoor dining area on the sidewalk. The owner proposed to place the seasonal dining area over city parking spots to achieve better walkability on the sidewalks, and more space for seating.

Originally, the proposed dining area was going to consume up to 6 public parking spaces. Staff recommended shrinking the dining area to preserve 1-2 extra parking spaces for public use. This updated staff proposal also compliments the building's logistical layout. The applicant took staff's recommendation and the layout only consumes 4 public parking spaces.

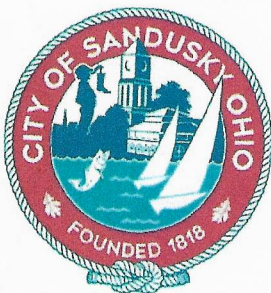
The Secretary of the Interiors' Standards for the Treatment of Historic Properties

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."

CONCLUSION/RECOMMENDATION

The design character of the change matches the color and materials of existing trim of the façade and align with the city's preservation design guidelines. The work completed has minimal impact to the structure and visual experience of the surrounding buildings. A seasonal encroachment permit was issued by the public works department and expires on 10/31/2022. A 2023 patio would require a new seasonal permit and application for appropriateness if any design changes are made.

Staff granted administrative approval for the seasonal outdoor patio installation on July 7, 2022.



Department of Community Development

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

July 7, 2022

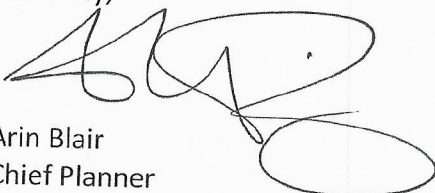
Sandusky Renaissance Properties, LLC
P.O. Box 1070
Sandusky, OH 44871

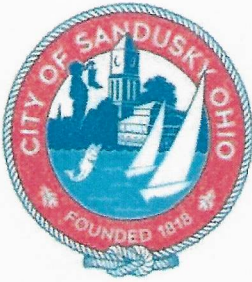
RE: Landmark Commission – 215 & 217 E. Water St.

After reviewing the application, the planning division staff has granted administrative approval of a certificate of appropriateness for the placement of a temporary outdoor patio on the north side of the above mentioned addresses.

Please be sure to apply for all necessary permits. If you require any further information on this file, please contact the Division of Planning at (419) 627-5973.

Sincerely,


Arin Blair
Chief Planner



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: 215 & 217 EAST WATER STREET
Name of Property Owner: SANDUSKY RENAISSANCE PROPERTIES, LLC
Mailing Address of Property Owner: P.O. BOX 1070
City: SANDUSKY State: OH Zip: 44871
Telephone #: 419.277.0815 Email: bharenet@gmail.com

If same as above check here ☐

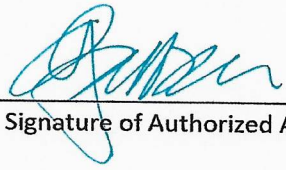
Name of Applicant: DAVY BREW WORKS SANDUSKY LLC
Mailing Address of Applicant: 2885 DETROIT AVE.
City: CLEVELAND State: OH Zip: 44113
Telephone #: 216.832.3434 Email: DAVID@WAKENDESIGN.CO
MATT.CHURCH@DAVYBREWWORKS.COM

Description of Work to be Done:

NEW BLACK RAILING W/ PLANTER BOXES.
BLACK TABLES & CHAIRS THAT ARE EXISTING
WILL BE USED TEMPORARILY.

Signature of Property Owner

Date



Signature of Authorized Agent

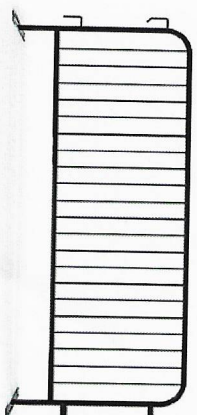
07.04.22

Date

Saucy Brew Works

215 & 217 East Water Street Sandusky, Ohio

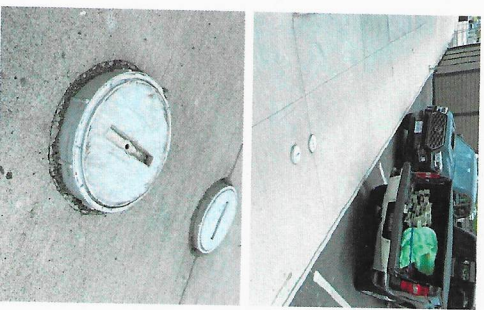
LEASE HOLDER
SAUCY BREW WORKS SANDUSKY LLC
620 +/- S.F. +/- 4 PARKING SPACES (AND TO REMAIN)



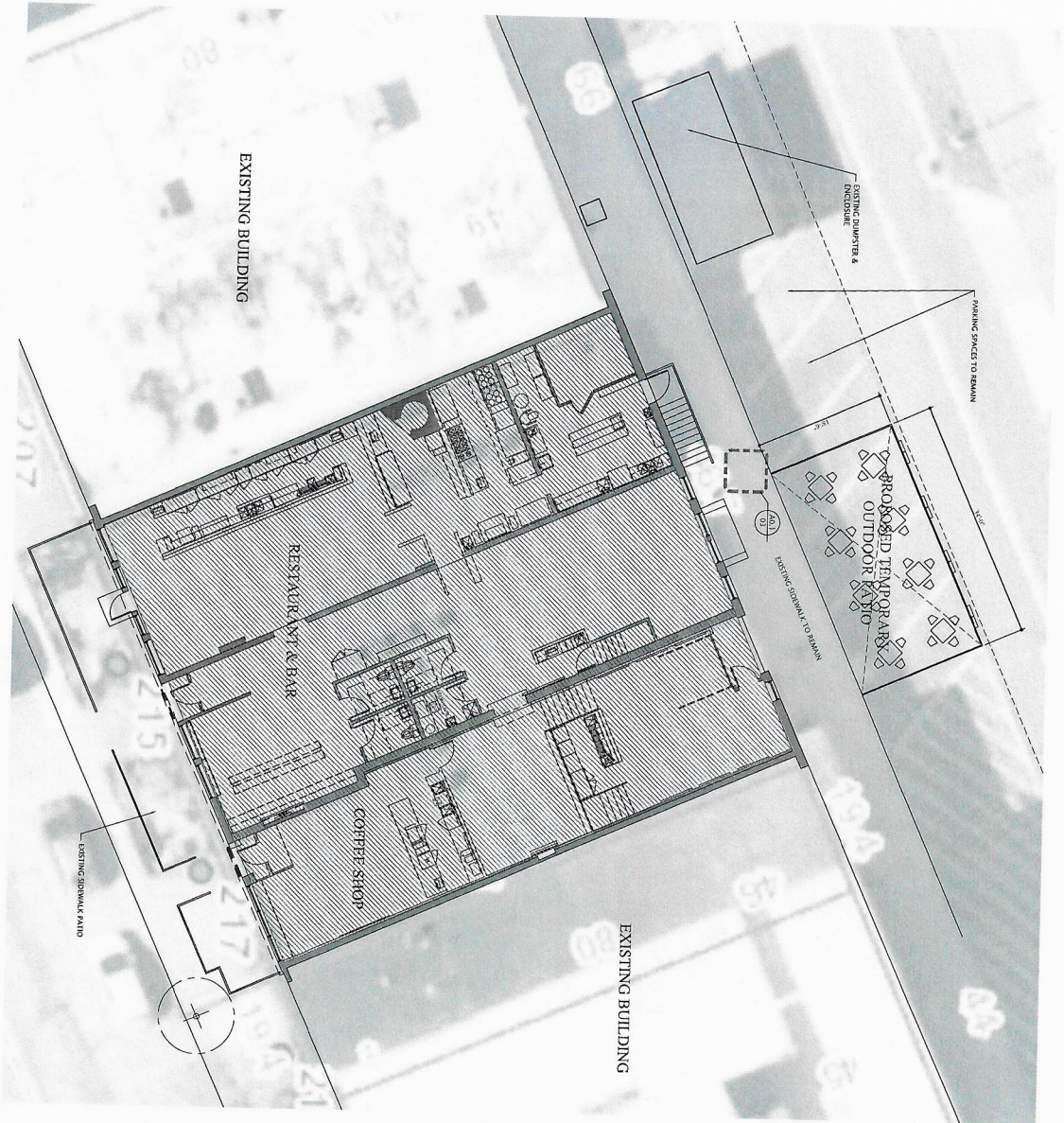
02 TEMPORARY BARRIER FENCING



03 RAILING PLANTER BOX



04 EXISTING RAISED SIDEWALK CLEANOUT
EXISTING 1" DRAINAGE CLEANOUT - THIS IS AN OPTIONAL TYPICAL AND SHOULD BE CORRECTED PRIOR TO USE



SAUCY BREW WORKS
RENOVATION of
RESTAURANT, COFFEE & BREW PUB
215 & 217 EAST WATER STREET
SANDUSKY, OHIO 44870



DAVID J. MAISON
DAVID J. MAISON
EXP. DATE 12/31/26

MAISON^{A+D}
ARCHITECTURE & DESIGN | OLIVARIANO, OH
32110 DEERFIELD DRIVE
AVON LAKE, OHIO 44012
PHONE: 216.812.3434

THIS ROAD AND/OR
JUNE
CONSTRUCTION
MAINTENANCE
PROJECT #

A

0.1

SITE PLAN

Mt. Pleasant, MI



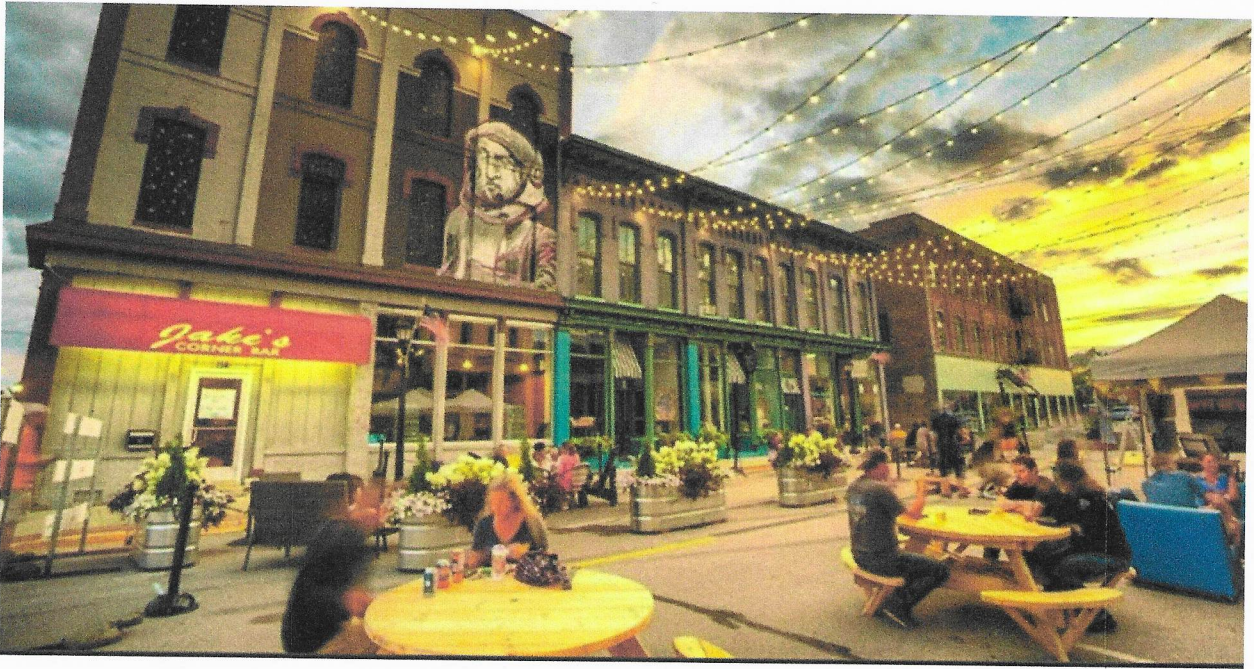
Midland, MI



Athens, OH



Bay City, MI



Milwaukee, WI



Bowling Green, OH



CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

LANDMARK COMMISSION REPORT

APPLICATION FOR EXTERIOR ALTERATIONS TO
127 & 133 E. MARKET STREET

SIGNAGE

Reference Number: PS22-0034

Date of Report: September 30, 2022

Report Author: Alec Ochs, Assistant Planner

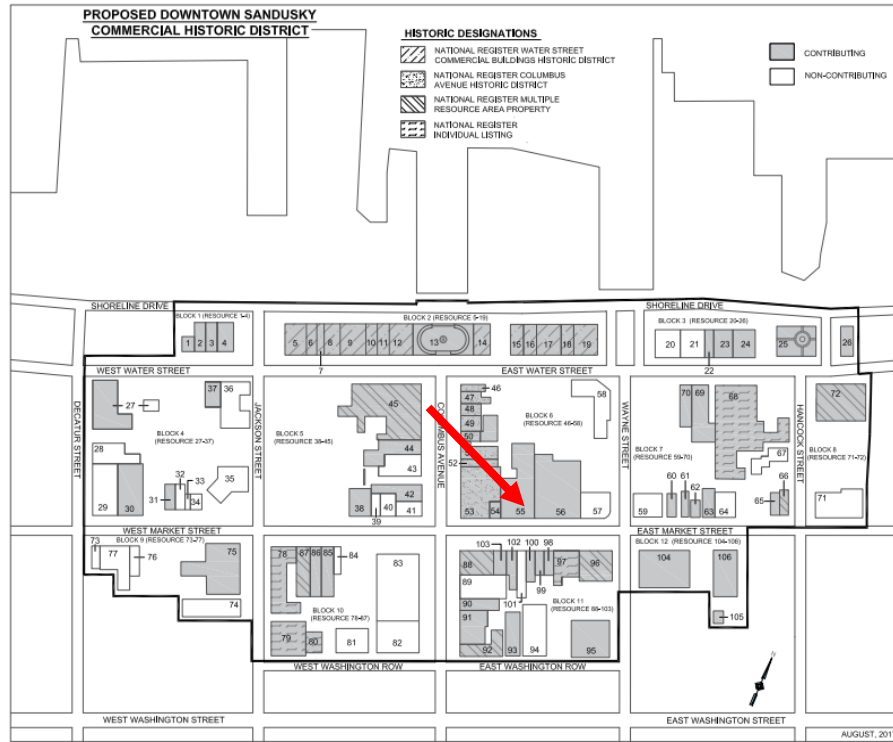


City of Sandusky, Ohio Landmark Commission Report

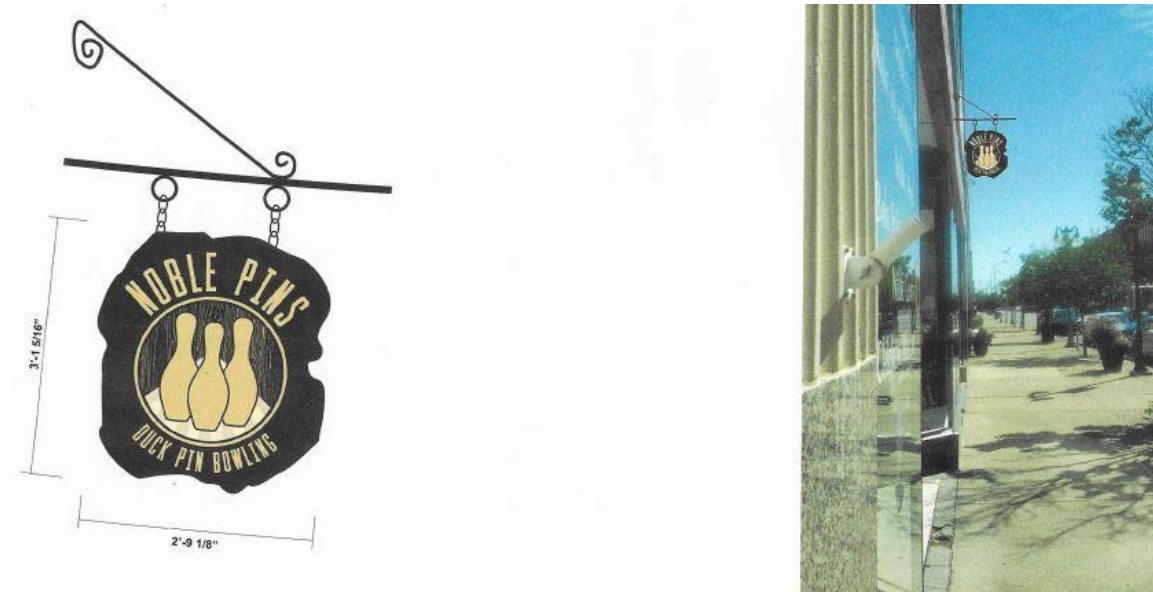
BACKGROUND INFORMATION

Applicant:	Meghan and Rick Hogrefe 5235 Castle Hills Dr. San Diego, CA 92109
Owner:	Same as Above
Project:	New Signage
Site Location:	127 E. Market St. and 133 E. Market St. Sandusky, OH 44870
Zoning:	"DBD"/ Downtown Business
Existing Uses:	Business
Proposed Uses:	Business

SITE DESCRIPTION



127 E. Market sign



133 E. Market sign



DIVISION OF PLANNING COMMENTS

The applicants, Meghan and Richard Hogrefe propose to replace the existing noble pins marque sign with a new marque signage and add an additional marque sign at 133 E. Market St. for the Marketplace. They want to replace the Noble Pins signage with similar location/place, and they are not exceeding the dimensions of the current signage requirements. The new signs fulfill the zoning code requirements.

Staff determined they are of good quality design with simple graphics and simple messages. The shape is appropriate, the colors are not fluorescent, and meet the guidelines.

Sandusky zoning code:

(c) Business and Commercial Districts.

- (1) Wall signage per building wall facing a public right-of-way based on the following chart:

Speed limit on street	Mass factor
25 mph	1.00

Sandusky Preservation Design Guidelines:

- Flush-mounted wall signs, window signs and awning signs are most appropriate for commercial buildings.
- Good Quality designs with simple graphics and simple messages are encouraged.
- “Fluorescent” colors should not be used

CONCLUSION/RECOMMENDATION

Staff determined the signage meets the requirements mentioned in the guidelines. The final approved designs of the marque signage consists of acceptable designs with simple graphics and simple messages. The shapes are appropriate, the colors are not fluorescent, and the colors included are primary colors.

Staff granted administrative approval for the marque signage application on August 25, 2022.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 127 and 133 E. Market Street Sandusky, Ohio 44870

Name of Property Owner: Meghan and Richard Hogrefe

Mailing Address of Property Owner: 5235 Castle Hills Drive

City: San Diego State: CA Zip: 92109

Telephone #: 617-817-3261 Email: mhogrefe@h2productions.co

If same as above check here ☐

Name of Applicant: _____

Mailing Address of Applicant: _____

City: _____ State: _____ Zip: _____

Telephone #: _____ Email: _____

Description of Work to be Done:

We are placing signage outside the Marketplace Downtown and Noble Pins to match Noble Axes current signage.

Meghan Hogrefe

Signature of Property Owner

8/2/22

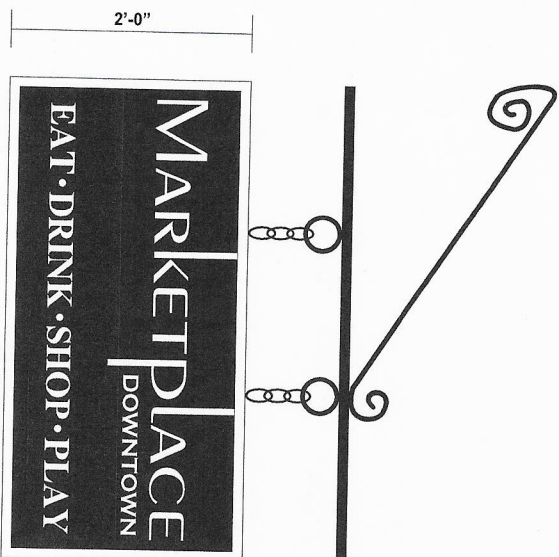
Date

Signature of Authorized Agent

Date

SIGN #1

Non-illuminated sign foam
Double face projecting wall sign
Raised copy, raised border
Smooth black background



Approx. 3/16" = 1' - 0"

WAGNER
ELECTRIC SIGN CO., INC.
7155 West Ridge Rd. Sandusky, OH 44870
P: 440-345-6540 F: 440-333-6453
www.wagnerelc.com

Date 07.29.22

Scale 1" = 1' - 0"

Drawing # 1 of 1

File name Marketplace04_072822

Sales Dan

Drawn JP

Work Order MO-

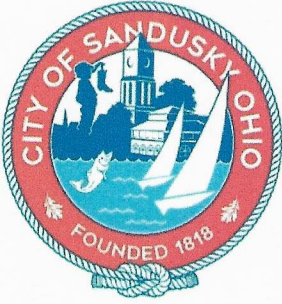
This drawing has been reviewed and is:

☐ APPROVED
☐ AS SUBMITTED
☐ APPROVED
☐ AS NOTED
☐ NOT APPROVED
☐ REVISE AND RESUBMIT

Representative Signature

Date

These drawings, specifications or plans are the property of The Wagner Electric Sign Company, Inc. (Wagner Electric). They are being submitted to you, or the organization that you directly represent, for your review and approval. If you approve this drawing, you are authorizing Wagner Electric Sign Company, Inc. to use the design, text, or graphics contained herein for the manufacture and installation of the sign. The design, text, or graphics contained herein are the property of Wagner Electric Sign Company, Inc. and are not to be reproduced, copied, or used in any way without the express, written consent of The Wagner Electric Sign Company, Inc. The use of such plans or designs to secure goods or materials from other sources will result in costs and fees due to The Wagner Electric Sign Company, Inc. for the design services rendered. Sign use will constitute acceptance of design services performed. The fee for a standard sign valued at up to \$2,500 is \$1,000. The fee for a standard sign valued at \$2,501 to \$5,000 is \$1,500. The fee for a standard sign valued at \$5,001 to \$10,000 is \$2,000. The fee for a standard sign valued at \$10,001 to \$25,000 is \$2,500. The fee for a standard sign valued at \$25,001 to \$50,000 is \$3,000. The fee for a standard sign valued at \$50,001 to \$100,000 is \$3,500. The fee for a standard sign valued at \$100,001 to \$250,000 is \$4,000. The fee for a standard sign valued at \$250,001 to \$500,000 is \$4,500. The fee for a standard sign valued at \$500,001 to \$1,000,000 is \$5,000. The fee for a standard sign valued at \$1,000,001 to \$2,500,000 is \$5,500. The fee for a standard sign valued at \$2,500,001 to \$5,000,000 is \$6,000. The fee for a standard sign valued at \$5,000,001 to \$10,000,000 is \$6,500. The fee for a standard sign valued at \$10,000,001 to \$25,000,000 is \$7,000. The fee for a standard sign valued at \$25,000,001 to \$50,000,000 is \$7,500. 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The fee for a standard sign valued at \$100,000,000,000,000,000,000,000,000,000,001 to \$250,000,000,000,000,000,000,000,000,000,000 is \$44,500. The fee for a standard sign valued at \$250,000,000,000,000,000,000,000,000,000,001 to \$500,000,000,000,000,000,000,000,000,000,000 is \$45,000. The fee for a standard sign valued at \$500,000,000,000,000,000,000,000,000,000,001 to \$1,000,000,000,000,000,000,000,000,000,000,000 is \$45,500. The fee for a standard sign valued at \$1,000,000,000,000,000,000,000,000,000,000,001 to \$2,500,000,000,000,000,000,000,000,000,000,000 is \$46,000. The fee for a standard sign valued at \$2,500,000,000,000,000,000,000,000,000,000,001 to \$5,000,000,000,000,000,000,000,000,000,000,000 is \$46,500. The fee for a standard sign valued at \$5,000,000,000,000,000,000,000,000,000,000,001 to \$10,000,000,000,000,000,000,000,000,000,000,000 is \$47,000. The fee for a standard sign valued at \$10,000,000,000,000,000,000,000,000,000,000,001 to \$25,000,000,000,000,000,000,000,000,000,000,000 is \$47,500. The fee for a standard sign valued at \$25,000,000,000,000,000,000,000,000,000,000,001 to \$50,000,000,000,000,000,000,000,000,000,000,000 is \$48,000. The fee for a standard sign valued at \$50,000,000,000,000,000,000,000,000,000,000,001 to \$100,000,000,000,000,000,000,000,000,000,000,000 is \$48,500. The fee for a standard sign valued at \$100,000,000,000,000,000,000,000,000,000,000,001 to \$250,000,000,000,000,000,000,000,000,000,000,000 is \$49,000. The fee for a standard sign valued at \$250,000,000,000,000,000,000,000,000,000,000,001 to \$500,000,000,000,000,000,000,000,000,000,000,000 is \$49,500. The fee for a standard sign valued at \$500,000,000,000,000,000,000,000,000,000,000,001 to \$1,000,000,000,000,000,000,000,000,000,000,000,000 is \$50,000. The fee for a standard sign valued at \$1,000,000,000,000,000,000,000,000,000,000,000,001 to \$2,500,000,000,000,000,000,000,000,000,000,000,000 is \$50,500. The fee for a standard sign valued at \$2,500,000,000,000,000,000,000,000,000,000,000,001 to \$5,000,000,000,000,000,000,000,000,000,000,000,000 is \$51,000. The fee for a standard sign valued at \$5,000,000,000,000,000,000,000,000,000,000,000,001 to \$10,000,000,000,000,000,000,000,000,000,000,000,000 is \$51,500. The fee for a standard sign valued at \$10,000,000,000,000,000,000,000,000,000,000,000,001 to \$25,000,000,000,000,000,000,000,000,000,000,000,000 is \$52,000. The fee for a standard sign valued at \$25,000,000,000,000,000,000,000,000,000,000,000,001 to \$50,000,000,000,000,000,000,000,000,000,000,000,000 is \$52,500. The fee for a standard sign valued at \$50,000,000,000,000,000,000,000,000,000,000,000,001 to \$100,000,000,000,000,000,000,000,000,000,000,000,000 is \$53,000. 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The fee for a standard sign valued at \$25,000,000,000,000,000,000,000,000,000,000,000,000,000,001 to \$50,000,000,000,000,000,000,000,000,000,000,000,000,000,000 is \$61,500. The fee for a standard sign valued at \$50,000,000,000,000,000,000,000,000,000,000,000,000,000,001 to \$100,000,000,000,000,000,000,000,000,000,000,000,000,000,000 is \$62,000. The fee for a standard sign valued at \$100,000,000,000,000,000,000,000,000,000,000,000,000,000,001 to \$250,000,000,000,000,000,000,000,000,000,000,000,000,000,000 is \$62,500. The fee for a standard sign valued at \$250,000,000,000,000,000,000,000,000,000,000,000,000,000,001 to \$500,000,000,000,000,000,000,000,000,000,000,000,000,000,000 is \$63,000. The fee for a standard sign valued at \$500,000,000,000,000,000,000,000,000,000,000,000,000,000,001 to \$1,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000 is \$63,500. The fee for a standard sign valued at \$1,000,000,000,000,000,000,000,000,000,000,000,000,000,000,001 to \$2,500,000,000,000,000,000,000,000,000,000,000,000,000,000,000 is \$64,000. The fee for a standard sign valued at \$2,500,000,000,000,000,000,000,000,000,000,000,000,000,000,001 to \$5,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000 is \$64,500. The fee for a standard sign valued at \$5,000,000,000,000,000,000,000,000,000,000,000,000,000,000,001 to \$10,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000 is \$65,000. The fee for a standard sign valued at \$10,000,000,000,000,000,000,000,0



Department of Community Development

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

August 25, 2022

Meghan and Richard Hogrefe
5235 Castle Hills Drive
San Diego, California 92109

RE: Landmark Commission – 127 & 133 East Market Street

After reviewing the application, the Division of Planning has resolved to give an administratively approved Certificate of Appropriateness for non-internally illuminated signage installation at 127 & 133 East Market Street

Please be sure to apply for all necessary permits. Should you require any further information on this file, please contact the Division of Planning at (419) 627-5973.

Sincerely,

Arin Blair
Chief Planner

CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

LANDMARK COMMISSION REPORT

APPLICATION FOR EXTERIOR ALTERATIONS TO
101 W. MARKET STREET

SIGNAGE

Reference Number: PCL22-0038

Date of Report: September 30, 2022

Report Author: Alec Ochs, Assistant Planner

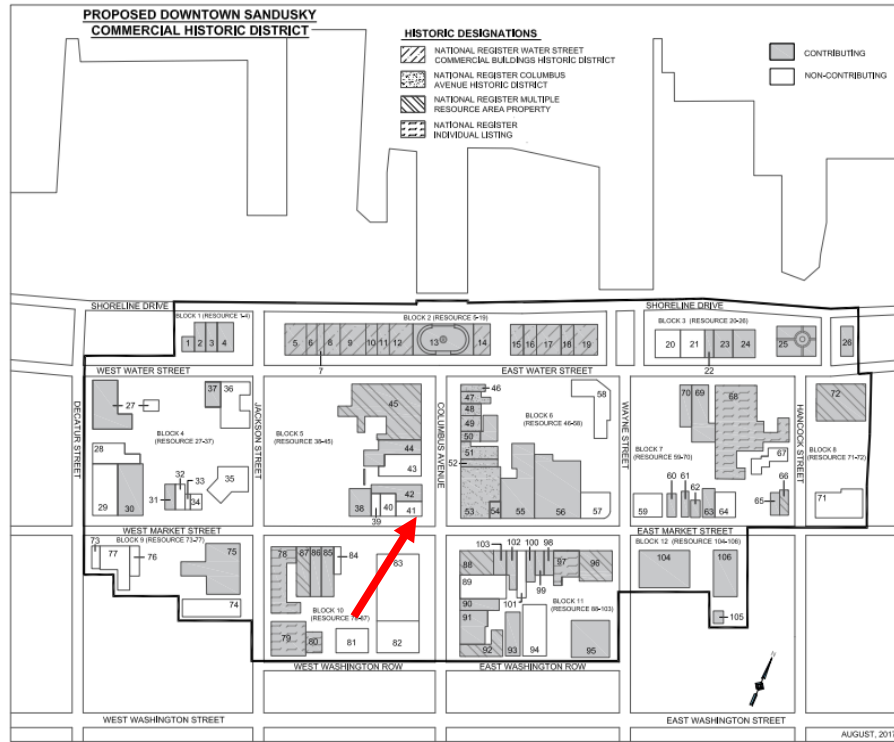


City of Sandusky, Ohio Landmark Commission Report

BACKGROUND INFORMATION

Applicant:	Talltown Investments, LLC P.O. Box 2144 Sandusky, OH 44870
Owner:	Same as Above
Project:	Replace Signage
Site Location:	101 W. Market St. Sandusky, Ohio 44870
Zoning:	"DBD" / Downtown Business
Existing Uses:	Business
Proposed Uses:	Business

SITE DESCRIPTION







DIVISION OF PLANNING COMMENTS

The applicant, Talldown Investments, LLC proposes to place new wall signage at 101 West Market Street. They want to place the signage with similar location/place as the previous signage with two signs, one near the southeast building corner facade facing Columbus Ave. and another near the southeast building corner facing Market St. The new signs meet the zoning code requirements.

Staff determined it is comprised of simple graphics and messages. The shape is appropriate, the colors are not fluorescent, and meet the guidelines.

Sandusky zoning code:

(c) Business and Commercial Districts.

(1) Wall signage per building wall facing a public right-of-way based on the following chart:

Speed limit on street	Mass factor
25 mph	1.00

Sandusky Preservation Design Guidelines:

- Flush-mounted wall signs, window signs and awning signs are most appropriate for commercial buildings.
- Good Quality designs with simple graphics and simple messages are encouraged.

- “Fluorescent” colors should not be used

CONCLUSION/RECOMMENDATION

Staff determined the signage meets the requirements mentioned in the guidelines. The final approved design of the wall signage consists of an acceptable design with simple graphics and simple messages. The shape is appropriate, the colors are not fluorescent, and the colors included are primary and not flashy.

Staff granted administrative approval for the wall and window signage application on August 25, 2022 with the following conditions:

1. The previous signage is removed before installation of the new signage.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 101 W. Market St. Sandusky Oh 44870

Name of Property Owner: Talltown Investments LLC

Mailing Address of Property Owner: PO BOX 2144

City: Sandusky State: Oh Zip: 44870

Telephone #: 419.656.0441 Email: talltown1@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:

[Signature] member
Signature of Property Owner

8/16/22
Date

[Signature]
Signature of Authorized Agent

8/16/22
Date



OWNER CONSENT FOR SIGN INSTALLATION & PERMITS

Business Name Nice Ash
Job Site Address 101 W. Market St.
Sandusky OH 44870
Date: 8/16/22
Customer Name: Talltown Investments LLC
Phone Number: 419.650.0141
Email Address: talltown1@gmail.com

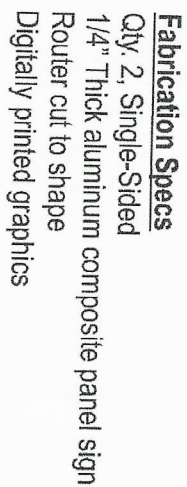
Relating to the above reference job and as of this date, I acknowledge that Brady Signs has my authorization to:

- ☒ 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.

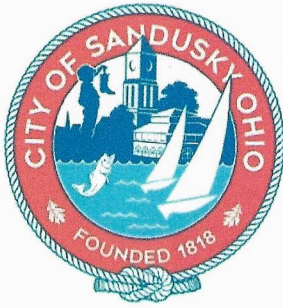

Customer Signature

Jami Tallman - member
Customer Name (printed)



These drawings are the exclusive property of Brady Signs. They represent changeable time spent. They are submitted for your personal use under the agreement that the use of the design is in its entirety or any part will not be reproduced, copied, lent or used for any purpose without written consent from Brady Signs.

Customer:	Nice Ash Cigars	Date:	6/28/2022
Location:	101 Columbus Ave. Sandusky, OH 44870	File Name:	Dwg76193A
Client Approval:		Title:	



Department of Community Development

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

August 25, 2022

Talltown Investments, LLC
PO Box 2144
Sandusky, OH 44870

RE: Landmark Commission – 101 West Market St.

After reviewing the application, the Division of Planning has resolved to give an administratively approved Certificate of Appropriateness for non-internally illuminated signage installation at 101 West Market St. with the following conditions:

1. The previous signage is removed before installation of the new signage.

Please be sure to apply for all necessary permits. Should you require any further information on this file, please contact the Division of Planning at (419) 627-5973.

Sincerely,

Arin Blair
Chief Planner

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 on July 19, 2022 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.

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.**

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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.

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 Sandusky, OH 44870

Name of Property Owner: Corey Aldridge (Aldridge Restoration)

Mailing Address of Property Owner: PO Box 11

City: Huron State: Ohio Zip: 44839

Telephone #: 419-602-7285 Email: coreymaldridge@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:



Signature of Property Owner

7/5/22

Date

Signature of Authorized Agent

Date



This is a design concept for Lakelynn Boutiques storefront signage. The backing will be an exact match with MW Interior designs, but the signage will be different.

BUILDING DIVISION

JUL 03 2022

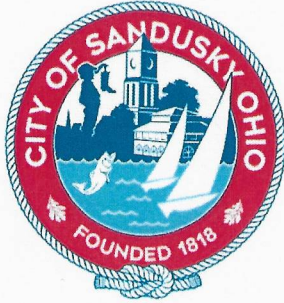
CITY OF SANDUSKY

OBC PLAN REVIEW

- ☐ Reviewed and found to be in compliance with the OBC as indicated on any document issued.
- ☐ Partial/Conditional compliance with OBC as indicated on any document issued.
- ☐ Reviewed and found NOT to be in compliance with the OBC as indicated on any correction letter/Adjudication Orders issued.

Plans Examiner

Date Reviewed



Department of Community Development

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

July 19, 2022

Aldridge Restoration – Corey Aldridge
P.O. Box 11
Huron, OH 44839

RE: Landmark Commission – 128 East Market Street

After reviewing the application, the Division of Planning has resolved to give an administratively approved Certificate of Appropriateness for non-internally illuminated signage installation at 128 East Market Street.

Please be sure to apply for all necessary permits. Should you require any further information on this file, please contact the Division of Planning at (419) 627-5973.

Sincerely,

Arin Blair
Chief Planner

LANDMARK COMMISSION REPORT

APPLICATION FOR EXTERIOR ALTERATIONS TO
114 W. ADAMS STREET

TRIM AND CORNICE PAINT COLOR

Reference Number: PCL22-0039

Date of Report: September 30, 2022

Report Author: Arin Blair, Chief Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

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

Owner: Same as Above

Project: Paint color alteration

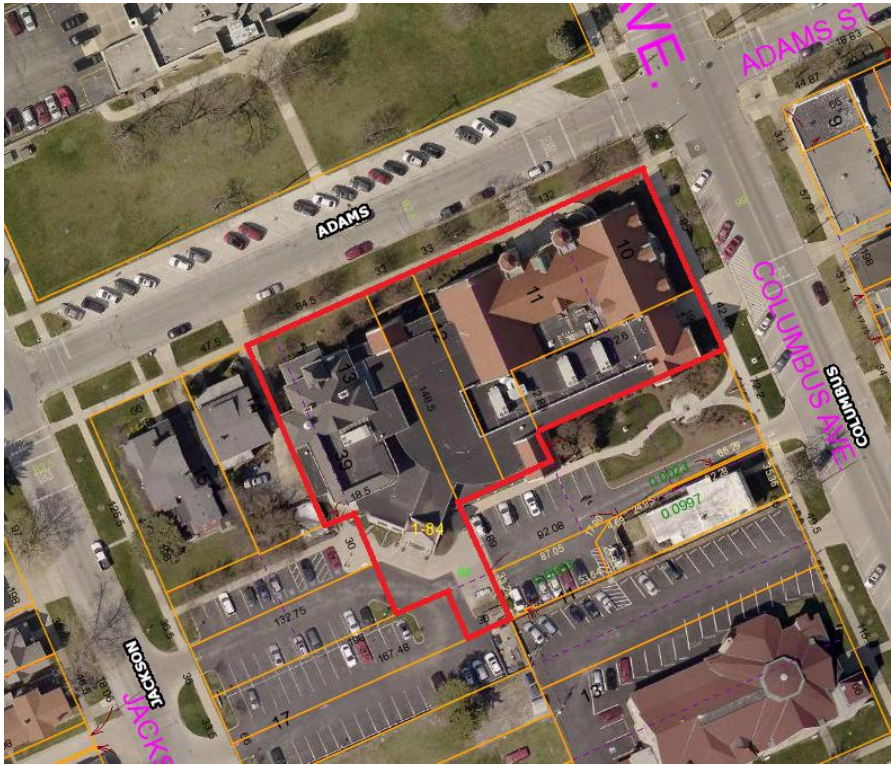
Site Location: 114 W. Adams St.
Sandusky, OH 44870

Zoning: "PF" - Public Facilities

Existing Uses: Library

Proposed Uses: Library

SITE DESCRIPTION



Library as it appeared in the early 1900's



Existing Condition



DIVISION OF PLANNING COMMENTS

The applicant, the Sandusky Library, proposes to unify the trim and cornice colors of both the library and the jail. The current colors of these two buildings do not match. The library has a gray colored trim / cornice colors and the jail has white trim / cornice colors. The color selected is *Gauntlet Grey*. The applicant stated that *Gauntlet Grey* was chosen because it more closely matches the stone of both buildings.

Staff determined it is a complimentary color for the historic integrity of the structures. There is photographic evidence staff used to guide this decision. In historic photos, the jail has a darker trim then what is currently applied (see below). The library has a lighter gray trim that closely matches the stone in the historic photos compared to what is currently there. The color proposed is an appropriate shade based on the historic photos.

SW 7019
Gauntlet Gray
Interior / Exterior
Location Number: 244-C6



Sandusky Preservation Design Guidelines:

- The color(s) of the buildings unpainted natural materials
- Consider the style, period and historic character of the building.

CONCLUSION/RECOMMENDATION

Staff determined the painting meets the requirements mentioned in the guidelines. Staff determined this to be a minor change and a more closely matches the original historic character.

Staff granted administrative approval for the wall and window signage application on September 1, 2022.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

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

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

Name of Property Owner: Sandusky Library

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

City: Sandusky

State: Ohio

Zip: 44870

Telephone #: 419-625-3834

Email: mcarver@sanduskylib.org

If same as above check here ☐

Name of Applicant: HBM Architects

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

City: Cleveland

State: Ohio

Zip: 44060

Telephone #: 216-241-1100

Email: kkennedy@hbmarchitects.com

Description of Work to be Done:

The Carnegie Library and Sandusky Jail have changed over the years, from the color of the cornice and trim on the jail (which was once a darker color than the current white) to the dormers that are no longer on the library. In 2004, an addition was built to combine the library and jail into one building. The stone that was selected for the addition was closely related to both the library and jail. Window trim and storefront mullions were painted a dark gray to match the new storefront system of the addition. This gray didn't quite relate to the warmer tones present in the stone.

As a part of the current exterior maintenance of the building, there is a desire to unify the trim and cornice paint color across the library, jail and addition with a paint color consistent with the warmer tones present in the stone. Gauntlet Grey (SW 7019) was chosen as this color.

Attached is a report based on how this gray was determined, including an image showing a consistent gray color on the entire building. Note that this is not the exact gray color proposed, but a representation of how trim and cornice colors would tie the pieces together.

Molly Cawa 8/29/22
Signature of Property Owner Date
Executive Director

Lin K 08.29.22
Signature of Authorized Agent Date

The Sandusky Preservation Design Guidelines

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

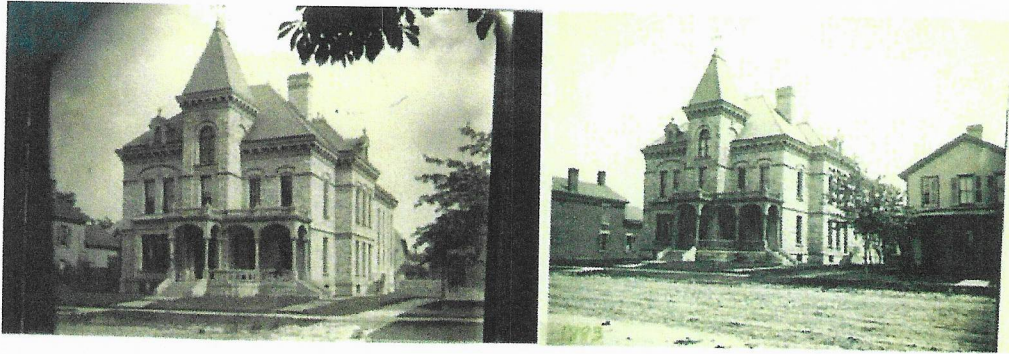
http://www.cityofsandusky.com/residents/planning_and_zoning/historic_preservation.php

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

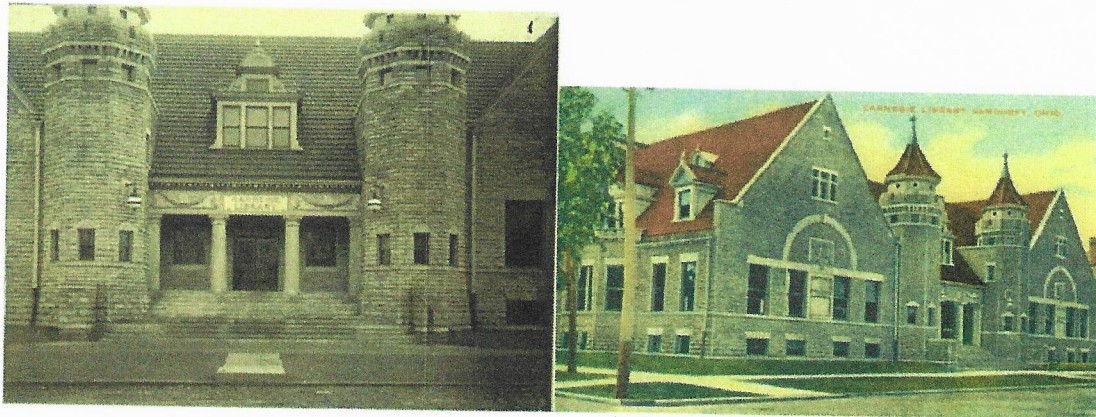
- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or 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.

Sandusky Public Library Sandusky Library/ Jail Cornice Color

Over the years, the Sandusky Jail has changed ever so slightly. One area that has is the color of the cornice. As you can see in the historic images below, the cornice had a much darker color compared to the white that is there now. The photo on the right was taken in 1883.

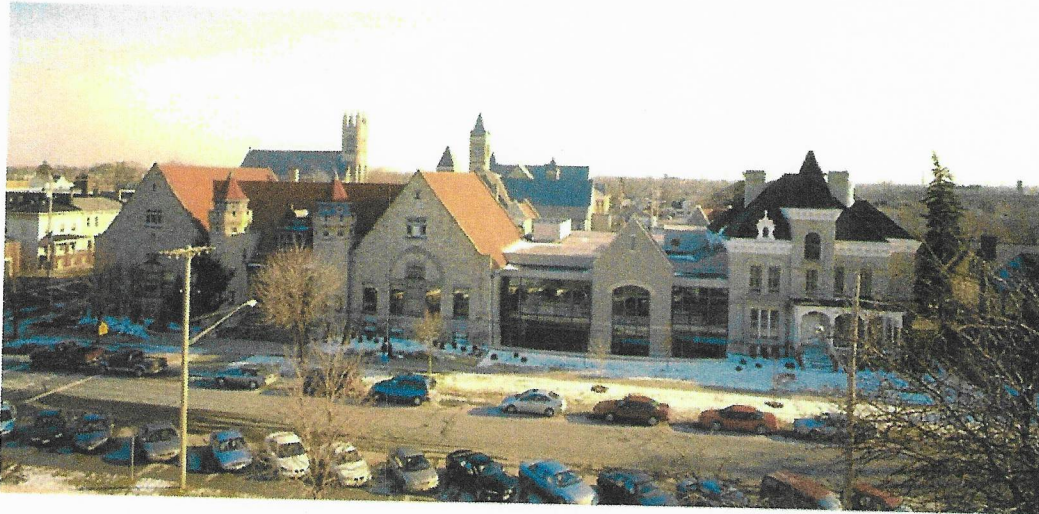


The Carnegie Library has also changed over the years. Smaller dormers have since been removed above the larger dormers located on the East side of the building on the roof (see the right image for reference).

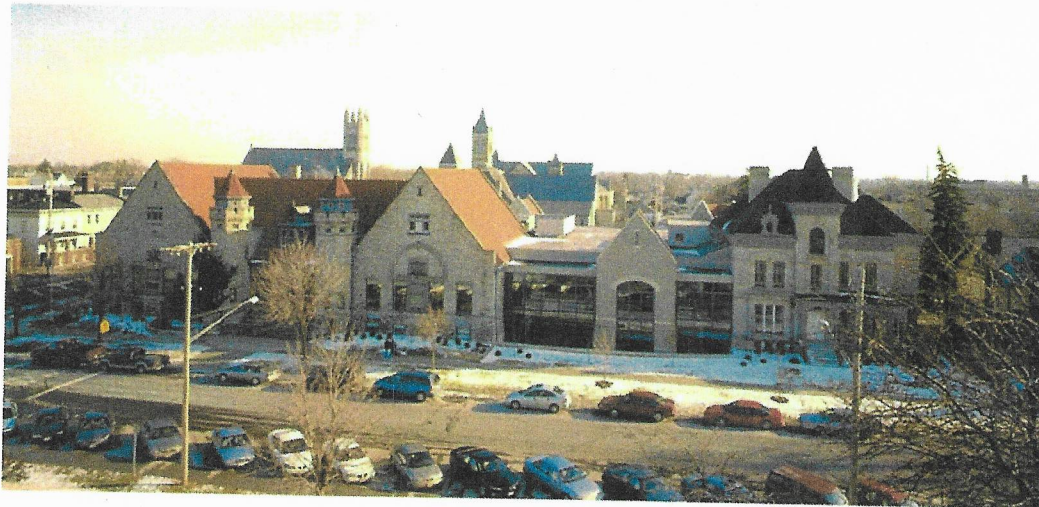


Back in 2004, an addition was constructed that connected the Carnegie Library and the Jail and created one building. Between the three different structures, materials were matched to create coherence and uniformity. One thing that was not coordinated throughout the structure is the cornice color on the Jail and the dormers/ turrets on the Carnegie Library. Having one cohesive color throughout could tie together all three structures even more. As shown above, the Jail cornice looked originally to be a grey. Switching the cornice back to a grey and matching the Carnegie Library dormers/ turrets would be ideal. Following is an example with a grey cornice and trim to match the existing dormers/ turrets.

CURRENT – Grey turrets and dormers. White cornice and trim.

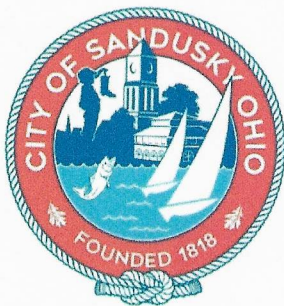


AFTER – Grey cornice and trim to match existing grey turrets and dormers.



Note: This is not the grey color being proposed. It is used for graphic representation of how the building might look with a consistent color scheme.

Gauntlet Gray



Department of Community Development

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

September 1, 2022

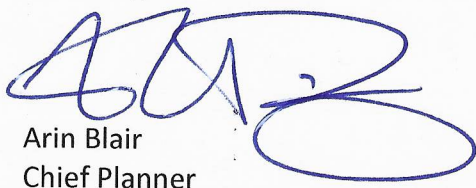
Sandusky Library
114 W. Adams St.
Sandusky, OH 44870

RE: Landmark Commission – 114 W. Adams St.

After reviewing the application, the Division of Planning has resolved to give an administratively approved Certificate of Appropriateness for unifying the trim and cornice color of the library, jail and addition for consistency. The color chosen meets the Sandusky Preservation Design Guidelines. Staff has determined this is a minor change to these structures and can be approved administratively.

Please be sure to apply for all necessary permits. Should you require any further information on this file, please contact the Division of Planning at (419) 627-5973.

Sincerely,



Arin Blair
Chief Planner

LANDMARK COMMISSION REPORT

APPLICATION FOR EXTERIOR ALTERATIONS TO 209 FULTON STREET

FENCE

Reference Number: PCL22-0042

Date of Report: October 10, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio Landmark Commission Report

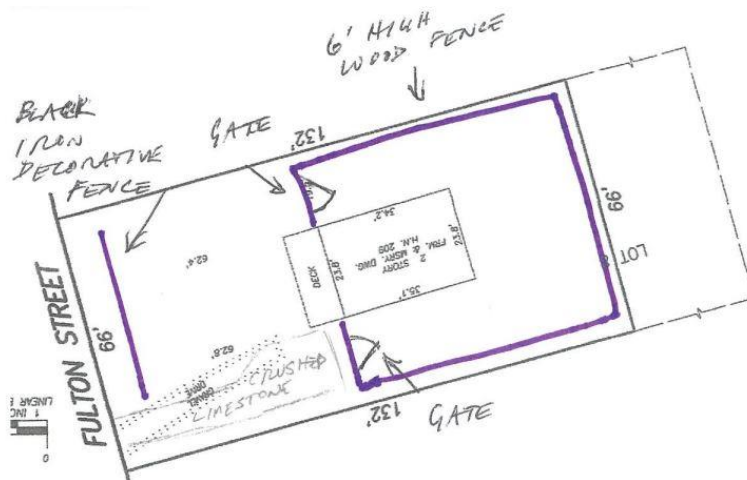
BACKGROUND INFORMATION

Applicant:	Chris & Susan Oppelt 1535 E. Hines Hill Rd. Hudson, OH 44236
Owner:	Same as Above
Project:	Fence installation
Site Location:	209 Fulton St. Sandusky, Ohio 44870
Zoning:	"GB"/ General Business
Existing Uses:	Residential
Proposed Uses:	Residential

SITE DESCRIPTION







DIVISION OF PLANNING COMMENTS

The applicants, Chris and Susan Oppelt, propose to add a vertical wood board privacy fence along the back and side property lines up to and in line with the front façade of the house. The applicant also wishes to put a 3 foot black iron decorative fence in the front yard parallel to the street / sidewalk. The applicant stated that privacy from neighboring properties has been an issue. The side yard abuts the rear yard of several properties along Market St. due to a large 60 foot front setback of the 209 Fulton St. structure. The fence will 6 foot in height and painted / stained black.

Staff determined the height, design, color and materials are appropriate and meet the guidelines.

Sandusky Preservation Design Guidelines:

- Use traditional forms: picket fences, plain board fences (vertical boards nailed side by side on parallel stringers)
- Place front side of fence along the street; the structural posts and stringers should be on the inside of the fence.
- Solve privacy and security needs with traditional wood or metal materials or landscaping.
- Should be painted or stained with an opaque stain compatible with the house's colors

CONCLUSION/RECOMMENDATION

Staff determined the fence meets the zoning requirements. Staff determined the height, design, placement, color and materials are appropriate and meet the guidelines.

Staff granted administrative approval for the wall and window signage application on October 7, 2022.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 209 Fulton St.

Name of Property Owner: Susan + Chris Oppelt

Mailing Address of Property Owner: 1535 E. Hines Hill Rd. ~~Hills~~

City: Anderson State: OH Zip: 44236

Telephone #: 330-608-2488 Email: chris.Oppelt@yahoo.com + Oppelt23@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 attachment

Signature of Property Owner

Date

Signature of Authorized Agent

Date

LANDMARK COMMISSION

Application for a Certificate of Appropriateness

Division of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

To Whom it May Concern: The application attached is not fillable however the information is below for a certificate of appropriateness:

Susan and Chris Oppelt

209 Fulton Rd

Sandusky OH

Mailing Address: 1535 E Hines Hill Rd, Hudson OH 44236

Cell 330 608 2488 Chris 330 840 8341 Susan

Chris.oppelt@yahoo.com email Chris

Oppelt23@gmail.com email Susan

We have purchased the home at 209 Fulton St—which is one of the oldest buildings and one of the first school houses in Sandusky. We are thrilled to take this project on and become a member of the community.

Our goal is to update the home and repair many issues that have deteriorated after lack of time and care. We do NOT plan to change the structure or look of the home.

With that being said, there are some items that need addressed immediately and we are seeking your consideration:

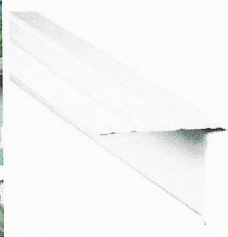
1. **Roof:** The previous owner had installed a loft and a new roof at some point. After inspection, the roof is in good shape however some of the work completed did not address rotting wood and water flow—and the roof was not completed with proper protection.
 - a. We request to replace some rotten wood pieces in the roof
 - b. We request to add flashing to protect the existing roof and structure –it is currently open to the elements and allows for rodents, birds, insects and the elements to impact the structure.
 - c. We are requesting the addition of gutters and downspouts as they currently do not exist. Again, the lack of these adds to the potential deterioration of the structure with water flowing down the sides of the building and into the foundation.
 - d. The correction of these building issues will add to the longevity and care of the existing structure

2. **Doors:** There are currently wood boards and fiberglass doors covering the entry ways to the home. These are not structurally sound as the door jams are all rotten and the safety of these doors is minimal at best.
 - a. We request to replace the rotten wood jams with the existing size and specs.
 - b. The style of door to be installed will be consistent with the style of the home—a classic wood door. There are 4 doors—2 downstairs, 1 out back and 1 upstairs.
3. **Windows:** There are currently new windows installed which are not energy efficient or quality—additionally they are installed into rotten wood jams/frames.
 - a. We request to replace the rotten wood jams and frames with existing specs and new wood. This will not change the look or shape of the existing windows.
 - b. We request to replace the windows with double hung energy efficient windows that will add to the safety and structural soundness of the property.
4. **Fence**
 - a. We have submitted a variance request for a 6 foot fence to encompass the side and back yard –enclosing from the front corners of the home to the back property lines.
 - b. A Wood fence with dogear top to be the material with a 4 foot gate on each side to provide for a private entrance to each sides yard and access to the back.
 - c. The fence would be painted black to become ‘intergrated and invisible’ with the structure and landscape.

MATERIALS LIST:

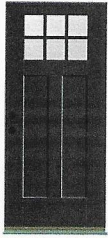
Roof:

- Flashing for under roof edge
- Wood to replace existing rotten wood
- Gutters to allow for proper water and drainage flow



Doors:

Style similar to this—timely and classic to style of home. Improvement over existing home made board doors and 2 fiberglass doors that do exist. We would also be replacing the existing door jams with new wood to the exact specs. We would not be changing the shape or altering the existing look of the home other than cosmetic and repair.

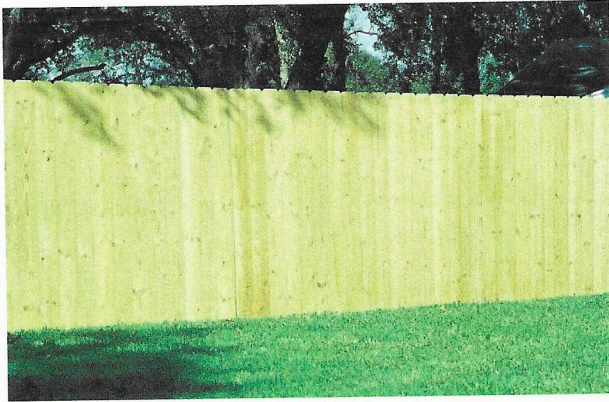


Windows:

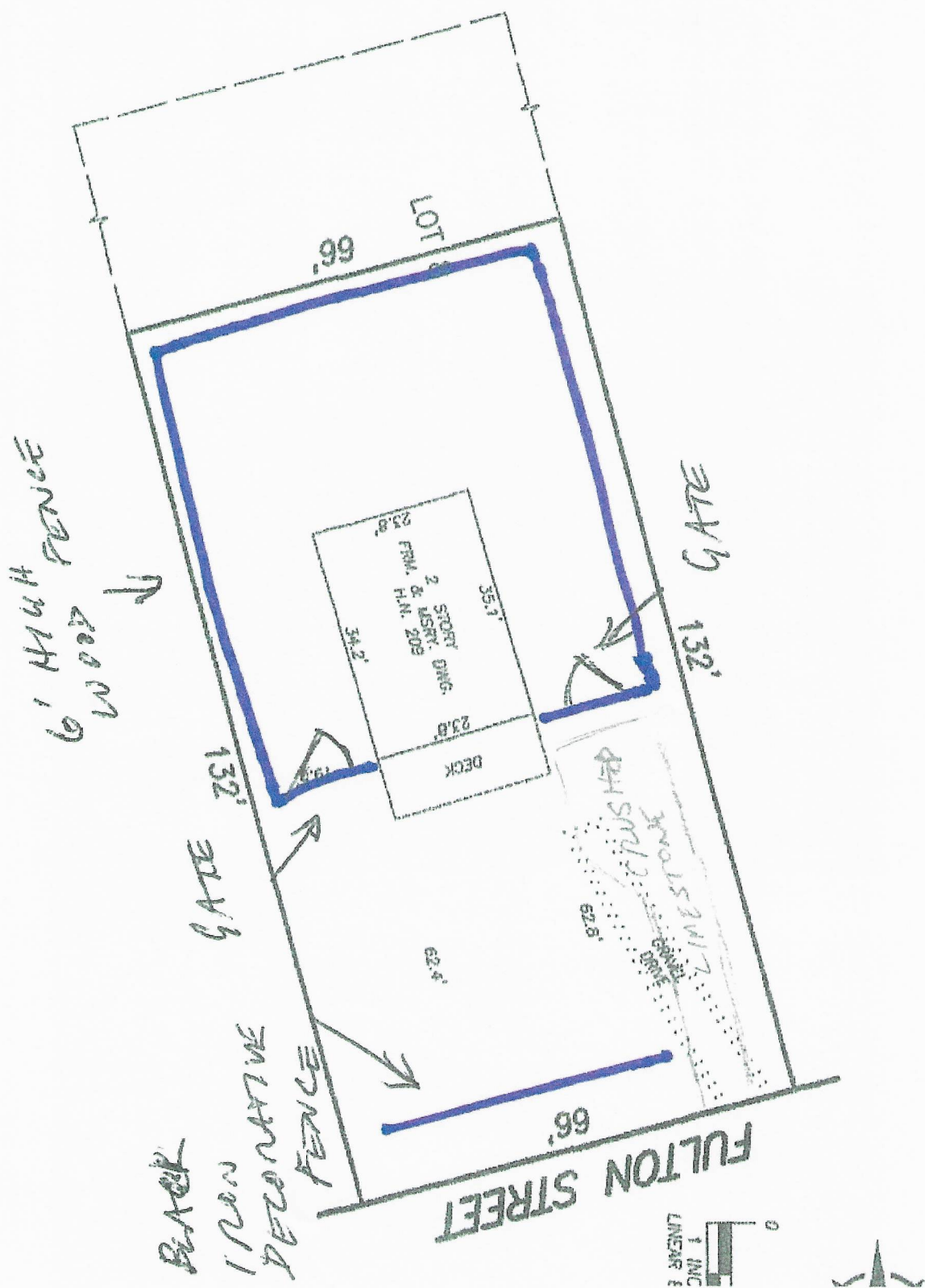
Existing windows are double hung – plan is to replace with similar double hung energy efficient windows. Examples of new window and new jamb as well as rotten existing wood jamb.

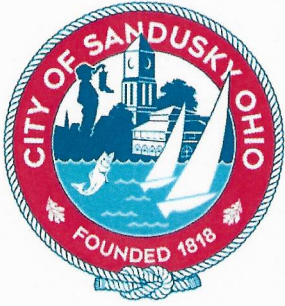


FENCE: Example of material and style to be used for fence and gate but will be painted/stained black for the side and back yards



NO ENDOCRINE EFFECTS





Department of Community Development

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

October 7, 2022

Susan & Chris Oppelt
1535 E. Hines Hill Rd.
Hudson, OH 44236

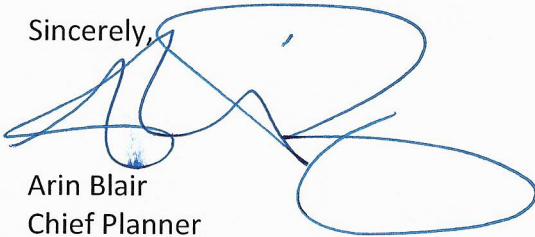
RE: Landmark Commission – 209 Fulton St.

After reviewing the application, the Division of Planning has resolved to give an administratively approved Certificate of Appropriateness for a vertical wood board privacy fence at 209 Fulton St. with the following conditions:

1. The structural posts and stringers are inside the fence and not viewable from the street perspective.

Please be sure to apply for all necessary permits. Should you require any further information on this file, please contact the Division of Planning at (419) 627-5973.

Sincerely,



Arin Blair
Chief Planner