

Landmark Commission

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

AGENDA

November 16, 2022

5:00 P.M.

City Commission Chamber

Live Streamed on www.youtube.com/CityofSanduskyOH

1. Call to Order- Roll Call
2. Review of October 19, 2022 Meeting Minutes
3. Applications
 - 223 W. Water St.
 - 231 E. Market St.
4. Other Business
5. Adjournment

NEXT MEETING: December 21, 2022

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

**Landmark Commission
October 19, 2022
Meeting Minutes**

Meeting called to order:

Chair Griffiths called the meeting to order at 5:02 pm. The following members were present: Chair Griffiths, Vice Chair Truka, Commissioner DeFreitas, Commissioner Schultz, and Commissioner Whaley. Alec Ochs and Arin Blair represented the Community Development Department, Brenden Heil represented the Law Department, and Administrative Assistant Quinn Rambo was also present. Commissioners Meinzer and Yandell were absent.

Review of minutes from June 15, 2022:

Chair Griffiths asked for a motion on the minutes. Commissioner Schultz made a motion to approve the minutes as presented and Commissioner Defreitas seconded the motion. All voting members approved the minutes as presented.

Applications:

209 Fulton Street

Staff presented the 209 Fulton Street for maintenance and alterations of the roof, gutters, downspouts, windows and doors. The property is an important property to the City of Sandusky and was added to the National Register in 1982. The staff recommended approval of applicant's request with the conditions, that all proper permits be obtained prior to construction and that Sandusky Guidelines are followed for placement of and type of materials used; in addition Staff asked that wood windows be an option for the applicant. Mr. Chris Oppelt, the property owner, was present to speak on behalf of the request.

Commissioner Schultz moved to approve the application subject to staff's conditions and Mr. Whaley seconded the motion. All voting members were in favor of the motion and the application was approved.

Administrative Approvals:

219 East Water Street

The applicant applied for installation of a recessed 15" to 17" gas meter in the façade of the building. Mr. Ed Windau and City Commission President Brady were present to speak on behalf of the approval. Staff granted administrative approval for the gas meter installation application on June 23, 2022.

215, 217 East Market Street

The applicant applied for a seasonal outdoor dining space. Mr. Windau was in favor of the dining space but wanted to encourage staff that notifying neighboring property owners such approvals would be in the best interest of all involved. Staff granted administrative approval for the seasonal outdoor dining space application on July 7, 2022.

127, 133 East Market Street

The applicant applied for two marque signs, the application met the zoning code for the City. Staff granted administrative approval for the two marque signage applications on August 25, 2022.

101 West Market Street

The applicant applied for a wall sign, the application met requirements for the zoning code of the City. Staff granted administrative approval, with the condition that the old signs be removed first, on August 25, 2022. The guidelines require that the applicant must paint where evidence of the previous sign existed to match the building exterior. The

Commission directed Staff to follow up with the applicant to remedy the building exterior where the old sign location is still visible.

128 East Market Street

The applicant applied for a storefront renovation, none of the renovations were changing original design or material of the primary structure. Staff granted administrative approval, with the conditions that all proper permits be obtained prior to construction and no brick would be painted, for the storefront renovation application on July 19, 2022.

114 West Adams Street

The applicant applied for exterior paint color alteration for the Sandusky Library and former Jail. Staff agreed that this alteration would be appropriate according to the Design Guidelines. Staff granted administrative approval for the exterior paint color alteration on September 1, 2022.

209 Fulton Street

The applicant applied for a fence installation application, this was the same applicant from the application voted on by the Commission earlier in the evening. Staff split the applications due to time constraints. Staff granted administrative approval because the application met zone requirements for installation of a fence on October 7, 2022.

Other Business:

Landmark Commissioners offered to meet with Mr. Windau to hear his ideas about public interaction with the approval process.

Staff stated that there are two applications for next month, which will require a meeting.

Meeting adjourned:

Chair Griffiths called for a motion to adjourn the meeting. Commissioner Schultz motioned for adjournment. The Commission adjourned the meeting at 5:54pm.

Approved by:

Clerk

Chair/ Vice Chair

LANDMARK COMMISSION REPORT

APPLICATION FOR A CERTIFICATE OF
APPROPRIATENESS FOR EXTERIOR ADDITIONS
AT 223 W. WATER ST.

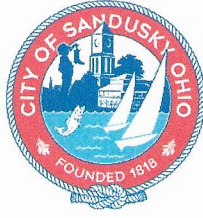
1. STOREFRONT AWNING
2. BALCONY ENCLOSURE

OH TACO & HOTEL KILBOURNE

Reference Number: PLC 22-0047

Date of Report: October 26, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Applicant: Tier 3, LLC
316 E. Water St.
Sandusky, OH 44870

Site Location: 223 W. Water St.
Sandusky, OH 44870

Zoning: "DBD" / Downtown Business District

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

Existing Uses: Business / Residential

Proposed Uses: Business / Residential

Project:
1. Storefront awning addition
2. Balcony enclosure addition

SITE PICTURES

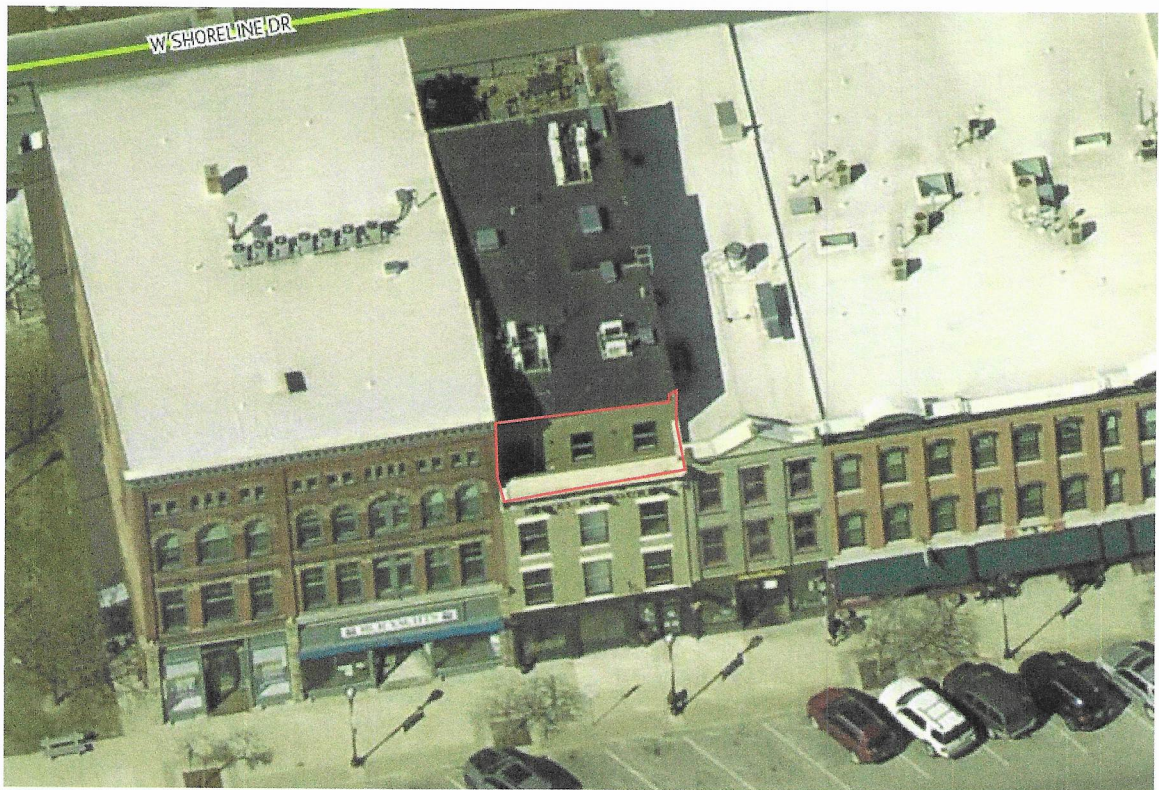




Photo from 1896



PROPERTY DESCRIPTION

The building at 233 W Water St. was built around 1850. It is believed to be constructed by Mills & Wildman, founders of Sandusky.

The structure was listed on the National Register of Historic Places in 1982. The Ohio historic Inventory of 1975 states the following regarding the buildings important features:

“Italianate brackets decorate the roofline. Cast Iron posts are at ground level”.

PROJECT SCOPE

1. Storefront Awning

The applicant seeks to add new black and white striped awning above the storefront windows.

The work includes:

- New awning installation
- Add clear UV tint to storefront windows for solar protection

2. Balcony enclosure addition

The applicant seeks to add a new enclosure a top of an existing balcony on the fourth floor of the south façade of 223 W. Water St.

This scope includes:

- Place black framing with grey UV tinted glass
- Include black metal sloped roof
- Re-work existing roof, coping and trim with new addition

RELEVANT GUIDELINES

1. Storefront Awning

Sandusky Preservation Design Guidelines -

- Awnings: page 17

“Avoid rounded or “bullnose” awning shapes on both residences and commercial buildings unless documentation shows they were used on that building in the past”.

“Avoid awning fabric which is too complex a design: use a minimum of colors, keyed to the body of the building”.

The Secretary of the Interiors' Standards for Rehabilitation

[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.

2. Balcony enclosure addition

Sandusky Preservation Design Guidelines

a) Additions, Garages & Outbuildings – page 24

(Summarized)

- a. Should be clear it is not part of original structure
- b. Additions should be placed at rear of building

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".

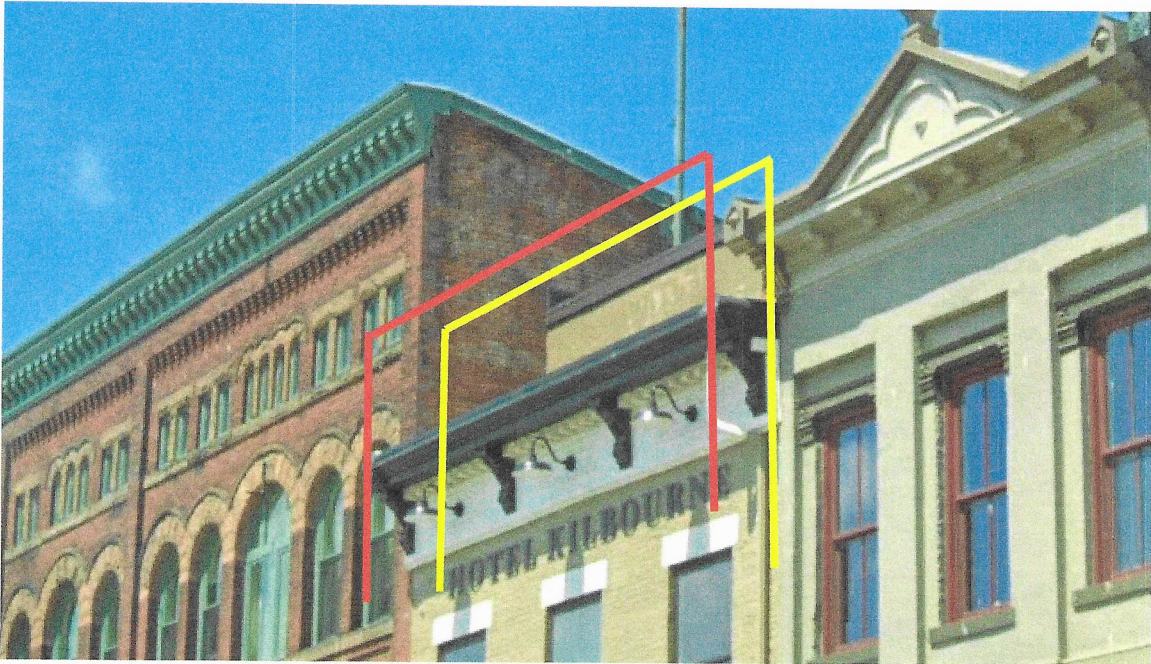
SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

The property at 231 E. Market St. has been minimally altered from its original condition. There is evidence of an awning on the Water St. façade in 1896.

The proposed enclosure aligns with the guidelines in that it does not destroy historic materials or features that characterize the property. It is in scale, proportion, and massing to the structure and surrounding structures. Also, it is differentiated to the original structure.

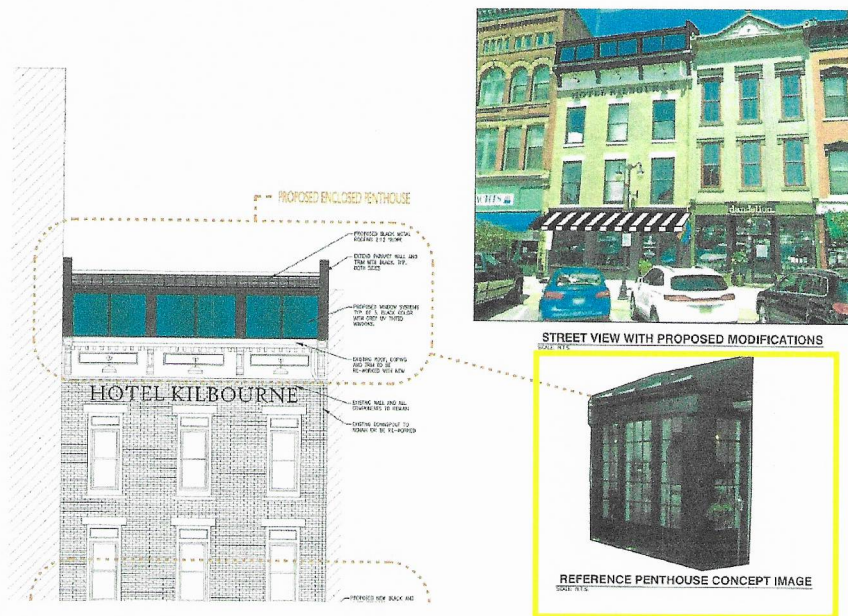
Front Elevation

Staff asked that the architect supply a section of the proposal to show how it aligns with the front façade of the building. Staff recommends the structure be stepped back from the historic cornice and align with the primary front façade of the building (see diagram, yellow line) rather than be built aligned with the current roofline (see diagram, red line) the protrudes from the plane of the primary façade.



Windows

The inspiration imagery shows gridded horizontal and vertical mullions on the windows, yet the rendered image appears to show only a single narrow vertical mullion centered on each of three primary windows. Staff recommends adding gridded mullions to the window design as is shown in the concept image (even if only cosmetic), to add depth and character to the proposed addition.



Stormwater

Staff would also like to hear from the architect how this enclosure would or wouldn't change the existing stormwater patterns on the roof.

CONCLUSION / RECOMMENDATION

Staff commends the owners' investment in this historic structure and the continued improvements to beautify and activate it. Overall, staff supports of the project and supports the granting of the Certificate of Appropriateness's with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction.
2. The rooftop enclosure is set back from the black cornice of the historic structure at least as far back as the plane of the white cornice dentils, but preferably aligned with the primary façade plane.
3. Mullions are added to the windows of the rooftop enclosure similar to the character image provided in the proposal.
4. The roof design will not create stormwater conditions that are unfavorable to the preservation of the structure or neighboring structures.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 223 W. WATER ST.

Name of Property Owner: TIER 3, LLC

Mailing Address of Property Owner: 316 E. WATER ST.

City: SANDUSKY State: OHIO Zip: 44870

Telephone #: 910.368.0340 Email: NIKKI@HOTELKILBOURNE.COM

If same as above check here ☐

Name of Applicant: FOX ARCHITECTURAL DESIGN, LLC

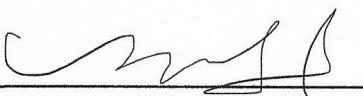
Mailing Address of Applicant: 3105 HURON AVENUE RD.

City: HURON State: OHIO Zip: 44839


Telephone #: 419.477.6961 Email: Josh@FoxArchitectural.com

Description of Work to be Done:

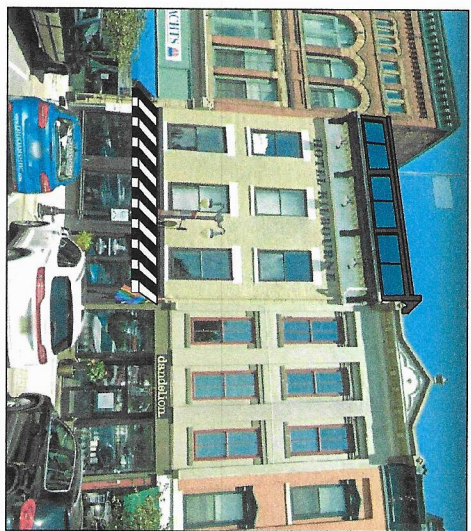
WORK TO INCLUDE: NEW BLACK AND WHITE STRIPED AWNING ABOVE FIRST FLOOR WINDOWS, SECONDLY TO INCLUDE NEW GLASS ENCLOSED EXISTING BALCONY AT 4TH FLOOR ROOF LOCATION. BLACK FRAMING WITH GLASS FACING STREET AND A BLACK SLOPED METAL ROOF.


Signature of Property Owner

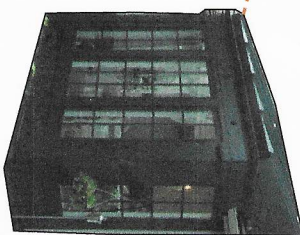
10/18/22
Date


Signature of Authorized Agent

10/18/22
Date



STREET VIEW WITH PROPOSED MODIFICATIONS
SCALE: N.T.S.



REFERENCE PENTHOUSE CONCEPT IMAGE



REFERENCE ENTRANCE AWNING CONCEPT IMAGE

PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

City of Sandusky Landmark Commission Meeting November 16, 2022 at 5pm

(CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS)
NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11"x17"

SKI.O

OCT. 18, 2022

JOB NO. 2256

PROPOSED SOUTH EXTERIOR ELEVATION

EXTERIOR MODIFICATIONS:

HOTEL KILBOURNE
223 W. WATER ST.
SANDUSKY, OH 44870



ARCHITECTURAL DESIGN
M: 419.677.6961 E: JOSH@FOXARCHITECTURAL.COM
3105 HURON AVERY RD. HURON OHIO 44839

NOT FOR
CONSTRUCTION

REVISIONS

LANDMARK COMMISSION REPORT

APPLICATION FOR A CERTIFICATE OF
APPROPRIATENESS FOR EXTERIOR ALTERATIONS
AT 231 E. MARKET ST.

EXTERIOR ALTERATIONS:

PAINT, BUILDING COLOR, SIDING MATERIAL,
NEW WINDOWS, RAILINGS, ROOF/GUTTERS,
WINDOW REMOVAL, CHIMNEY REMOVAL

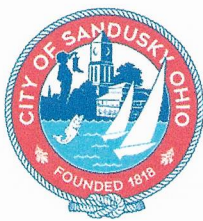
NEW ADDITIONS:

EXTERIOR STAIRS, DECK/PORCH, RAILINGS,
DOOR, WALKWAY

Reference Number: PLC 22-0046

Date of Report: October 31, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Applicant: John Parker
165 E. Washington Row
Sandusky, OH 44870

Site Location: 231 E. Market St.
Sandusky, OH 44870

Zoning: "DBD" / Downtown Business District

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

Existing Uses: Business / Residential

Proposed Uses: Business / Residential

Project:

1. Exterior Alterations: Paint, Building Color, siding material, new windows, railings, roof/gutters.
2. New Additions – back of building: Exterior stairs, deck/porch, railings

SITE PICTURES	
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Photo taken 7/2019



Photo taken in 1910



PROPERTY DESCRIPTION

The building at 209 Fulton St. was built around 1880. It is listed as one of Sandusky's older downtown buildings.

The building was listed on the National Register of Historic Places in 1982. The Ohio historic Inventory of 1979 states the following regarding the buildings important features:

“Roof Brackets on front gable. Oriental Window. Vertical wood paneled store front added on first floor”.

PROJECT SCOPE

1. Exterior Alterations: paint, building color, siding material, new windows, railings, roof/gutters, window removal, chimney removal.

The work includes:

- Paint exterior
 - Change exterior building color to dark green
- Change siding material
 - Replace new wood on front façade, replace historic wood on both sides of the building
 - Side all building, including new addition, with engineered wood siding in the same width, depth, and style of historic wood siding
- Replace windows with new aluminum clad windows
- Replace roof/gutters
 - Considered routine maintenance with the exception of trimming the east side of the roof line to create additional separation from the neighboring building.
- Remove a window on the rear façade to enable the addition
- Remove the (not original) bay window on the front façade
- Remove the (assumed to be original) chimney

2. New Additions – back of building: Exterior stairs, deck/porch, railings, door, walkway

The work includes the following additions:

- Exterior stairs and railings,
- Rear deck/porch,
- Door where the window back façade window was removed.
- Paver walkway from the sidewalk to the backyard

RELEVANT GUIDELINES

1. Exterior Alterations: paint, building color, siding material, new windows, railings, roof/gutters, window removal, chimney removal

Sandusky Preservation Design Guidelines

- **Paint & Color Selection – page 23**
(Summarized)
 - a) Consider earth tone colors
 - b) Architectural features were painted to contrast wall color
 - c) Consider “heritage colors”
 - d) Consider surrounding building colors
 - e) Consider style and historic period of the building
 - f) **Harsh or bold colors should not be used**
 - **Siding – page 18**
(Summarized)
 - a) **Original or historic siding should be repaired / preserved**
 - b) Siding should be wood & match existing siding appearance
 - c) Siding should only cover original areas covered by siding
 - d) **Artificial siding is strongly discouraged**
 - **Windows – page 20**
(Summarized)
 - a) Replacements should duplicate existing windows
 - b) **Avoid altering window openings**
 - **Roofs, Gutters & Downspouts – page 21**
(Summarized)
 - a) Fasten gutter support straps under roof materials
 - b) Fasten downspouts in mortar joints
 - c) Match gutter and downspout to original materials
 - d) Paint gutters and downspouts to match trim
 - **Architectural Details: Cornices, Friezes, & Ornamentation**
 - a) Maintain and repair surviving trim
 - b) Make sure cornices and friezes are protected
 - c) Use Paint & Color – page 23 for color guidance
2. New Additions – back of building: Exterior stairs, deck/porch, railings, door, walkway

Sandusky Preservation Design Guidelines

- **Additions, Garages & Outbuildings – page 24**
 1. (Summarized)
 2. Should be clear it is not part of original structure

3. Additions should be placed at rear of building
- **Porches and Stoops – page 16**
 1. (Summarized)
 2. Use simple design and avoid brackets, scrollwork, spindles and other decorative detail
 - **Entrances and Doors – Page 19**
 1. Preserve Old/original door and entrance features
 2. Avoid residential doors on commercial buildings
 - **Walks, Driveways, Patios and Parking Lots – page 25**
 1. (Summarized)
 2. Paving materials such as sandstone is encouraged
 3. Patios should be kept to rear of property

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."

National Park Service:

PRESERVATION BRIEFS: 17-- Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character

Overall Visual Character: Roof and Related Features

"On this building pictured below, the most important visual aspects of its character are the roof and its related features, such as the dormers and chimneys. The roof is important to the visual character because its steepness makes it highly visible, and its prominence is reinforced by the patterned tinwork, the six dormers and the two chimneys. Changes to the roof or its features, such as removal or alterations to the dormers, for example, would certainly change the character of this building. This does not discount the importance of its other aspects, such as the porch, the windows, the brickwork, or its setting; but the roof is clearly crucial to understanding the overall visual character of this building as seen from a distance".



SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

The property at 231 E. Market St. has been minimally altered from its original condition. The storefront has been altered since 1910 but very minor changes were made. The current windows and doors are not original. A bay window has been added to the second floor of the Market St. facing facade since 1910. Removing this addition is appropriate for the front façade renovation.

Color

The proposed paint color appears quite bold in the rendering. The owner spoke to staff and indicated it was chosen based on a historic color palette and would bring a swatch of the exact shade into the meeting. Staff supports the decision of the commission on the color once it is observed in person at the meeting.

Siding

The current siding is wood. The proposal is to replace all current wood siding with engineered wood siding that would match the character of the original. This also includes insulating the building before installing the new siding. The existing wood on the storefront façade is not original (estimated installation is 1990s) but the wood on the eastern and west facades is understood to be original. Preservation guidelines would prioritize preserving the front façade as the most important part of the structure as it contributes to the character of the downtown historic district, and in this case, the front façade historic wood siding has already been removed in a prior alteration.

The applicant has stated the original wood on the west façade is too deteriorated to save and should be removed. It has been covered with metal siding. The applicant removed the metal siding on staff's request to inspect the status of the historic wood underneath. On the east façade, staff and the contractor found the historic wood siding to be in good shape. The applicant has proposed to cover the east facade wood with the new material, preserving the original material. Staff prefer the original siding on the east façade be painted and not covered with the new material, and supports the proposal to remove the historic siding on the west façade.

Chimney

The applicant proposed to remove the chimney, which is attached to the original structure and thus indicates it may be original. The historic photo found of the building does not show the full façade, so this is unknown. However, the chimney does add shape to the character of the structure and staff would prefer to see it preserved even if it no longer is in use.

Roofline

The applicant proposes to alter the east roofline of the façade, reducing it by 2 inches, to enable more space for maintenance and installation of the gutter system. The current roofline is nearly touching the building to the east. Staff does not expect this will be a highly noticeable alteration or detract from the overall character of the building.

CONCLUSION / RECOMMENDATION

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

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction.
2. 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. The historic siding on the east side of the building is preserved and painted, rather than removed or covered.
4. The chimney is repaired and stabilized rather than removed.
5. The paint color is shown to be from a historic color palette / approved upon commission review.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 231 E. Market Street

Name of Property Owner: JBRIV Properties LLC

Mailing Address of Property Owner: 165 E. Washington Row

City: Sandusky State: OH Zip: 44870

Telephone #: 419.366.1219 Email: wjparker@bex.net

If same as above check here ☐

Name of Applicant: John Parker

Mailing Address of Applicant: 165 E. Washington Row

City: Sandusky State: OH Zip: 44870

Telephone #: 419.366.1219 Email: wjparker.bex.net

Description of Work to be Done:

Exterior renovations of front elevation include: painting existing painted surfaces, new vinyl siding, new windows, new concrete steps and new aluminum railings to first floor of business and VRBO entries.

Exterior renovations of sides and back elevations include: painting existing painted surfaces, new concrete sidewalk and patio, new deck, new spiral stairs and railings to second floor VRBO, new covered roof over deck, new asphalt shingles, new vinyl siding and new windows.

Entire exterior to receive new vinyl siding, asphalt shingle roof, vinyl vented soffits, aluminum gutters/downspouts, painted trim and windows. Refer to Exterior Finish Schedule for manufacturers and color selections. Owner to provide samples of new exterior finishes for Commission's review.


Signature of Property Owner

10/10/22
Date

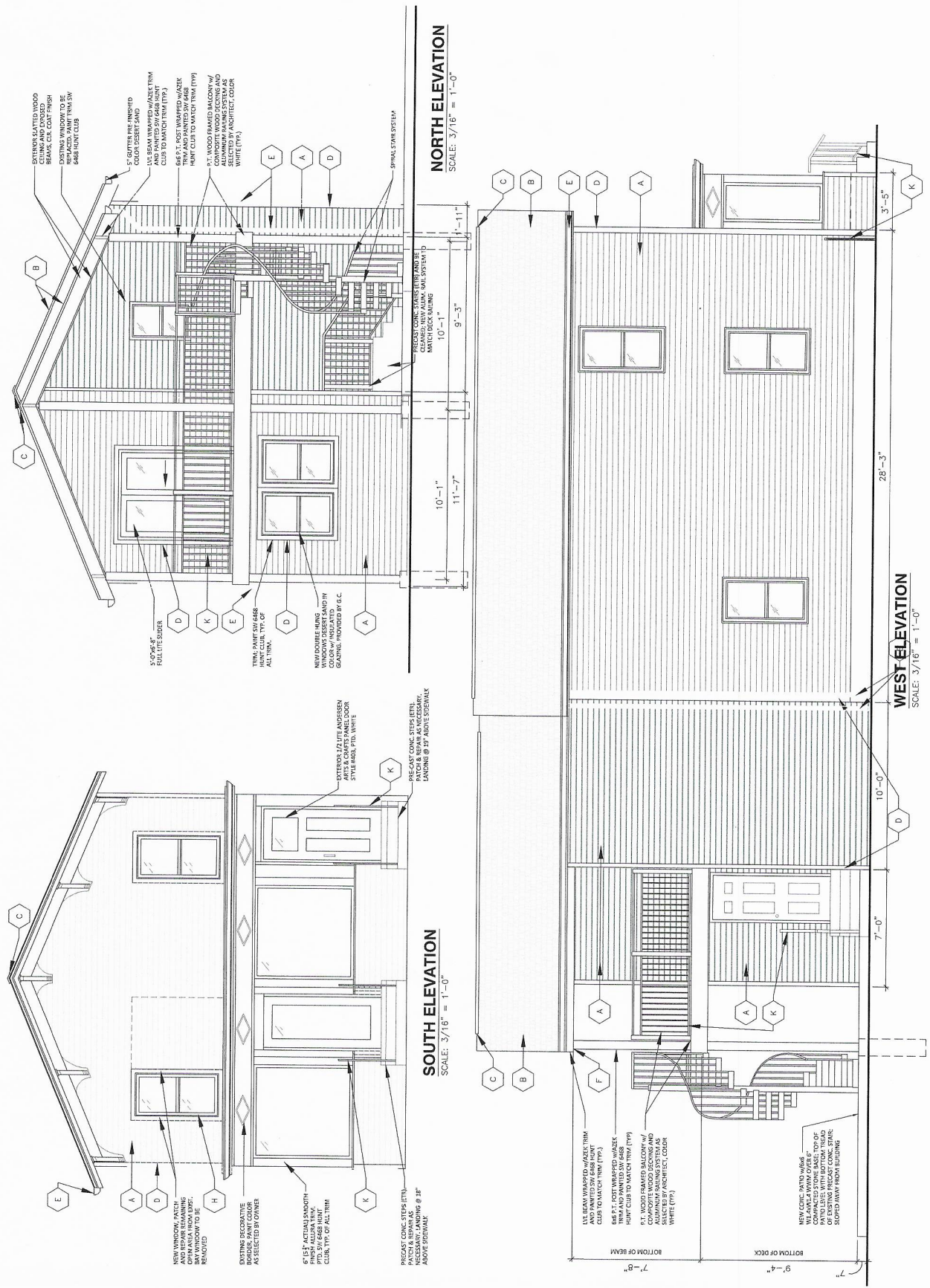
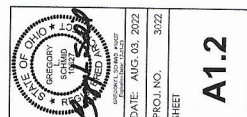
Signature of Authorized Agent

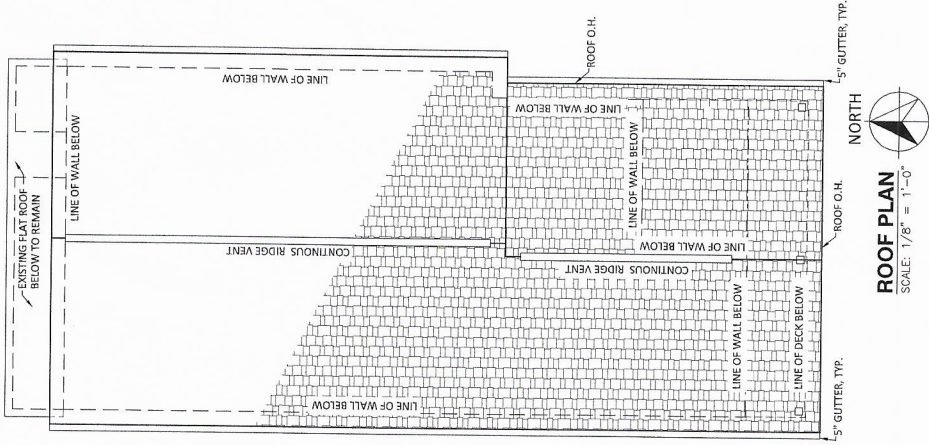
10/10/22
Date

SA SCHMID ARCHITECTS, INC.
422 COLUMBUS AVE., SANDUSKY, OHIO 44870
www.schmidarchitects.com 419-225-0099
Formerly Pollak + Schmid Design Group

FILE: NEW EXTERIOR ELEVATIONS, FINISH NOTES, DETAILS

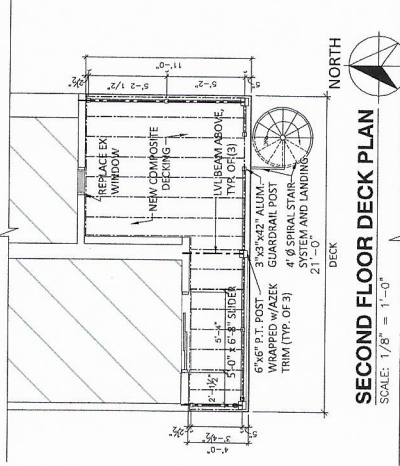
EXTERIOR RENOVATIONS FOR:
TRAVEL GALLERY
231 E. MARKET ST. SANDUSKY, OHIO





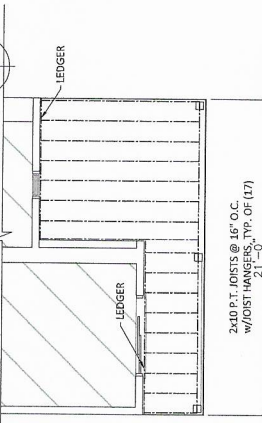
EXTERIOR FINISH SCHEDULE

1	CONVERT TO 10' INSTALLED PER MANUFACTURER'S INSTALLATION GUIDELINES, DETAILS OF EXTERIOR COULDS, STYLES AND FINISHES. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION GUIDELINES, DETAILS OF EXTERIOR COULDS, STYLES AND FINISHES.
2	PER MAP: SPECIFICATION: COLOR: WHITE FINISH: SPECIFICATION: COLOR: WHITE
3	REAR DOOR: 10' ADVANTAGE REAR DOOR: 10' ADVANTAGE REAR DOOR: 10' ADVANTAGE
4	OVERSIZING CLOSET: 10' ADVANTAGE OVERSIZING CLOSET: 10' ADVANTAGE OVERSIZING CLOSET: 10' ADVANTAGE
5	DOOR TOP: 10' ADVANTAGE DOOR TOP: 10' ADVANTAGE DOOR TOP: 10' ADVANTAGE
6	CLOSET: 10' ADVANTAGE CLOSET: 10' ADVANTAGE CLOSET: 10' ADVANTAGE



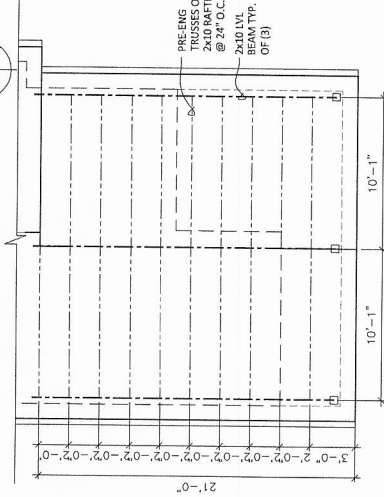
SECOND FLOOR DECK PLAN

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



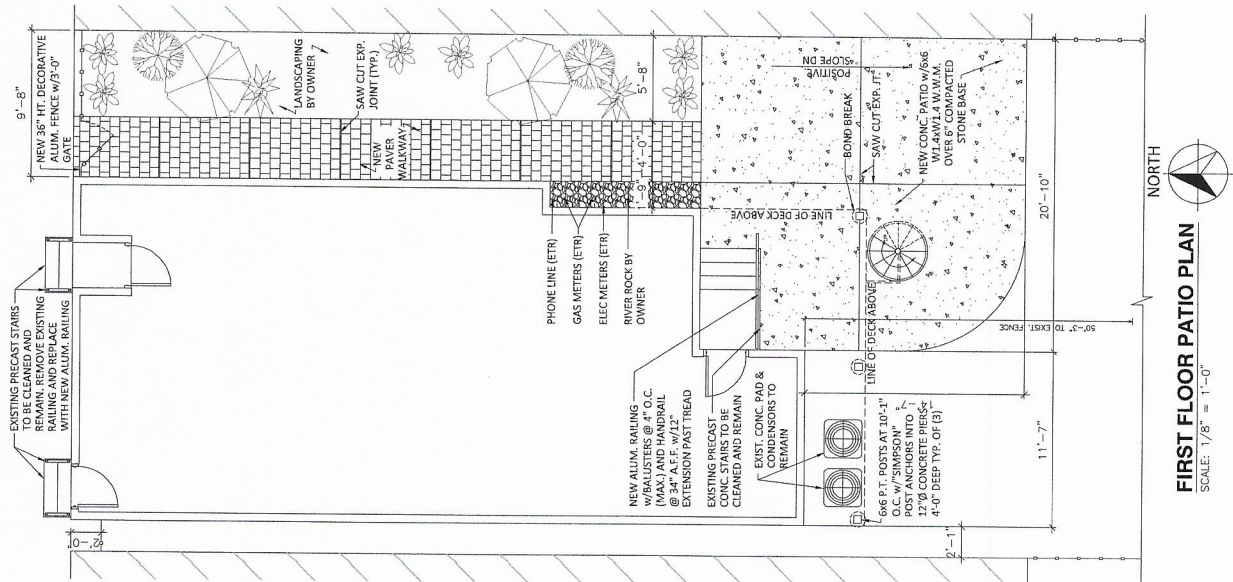
DECK FRAMING PLAN

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



ROOF FRAMING PLAN

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

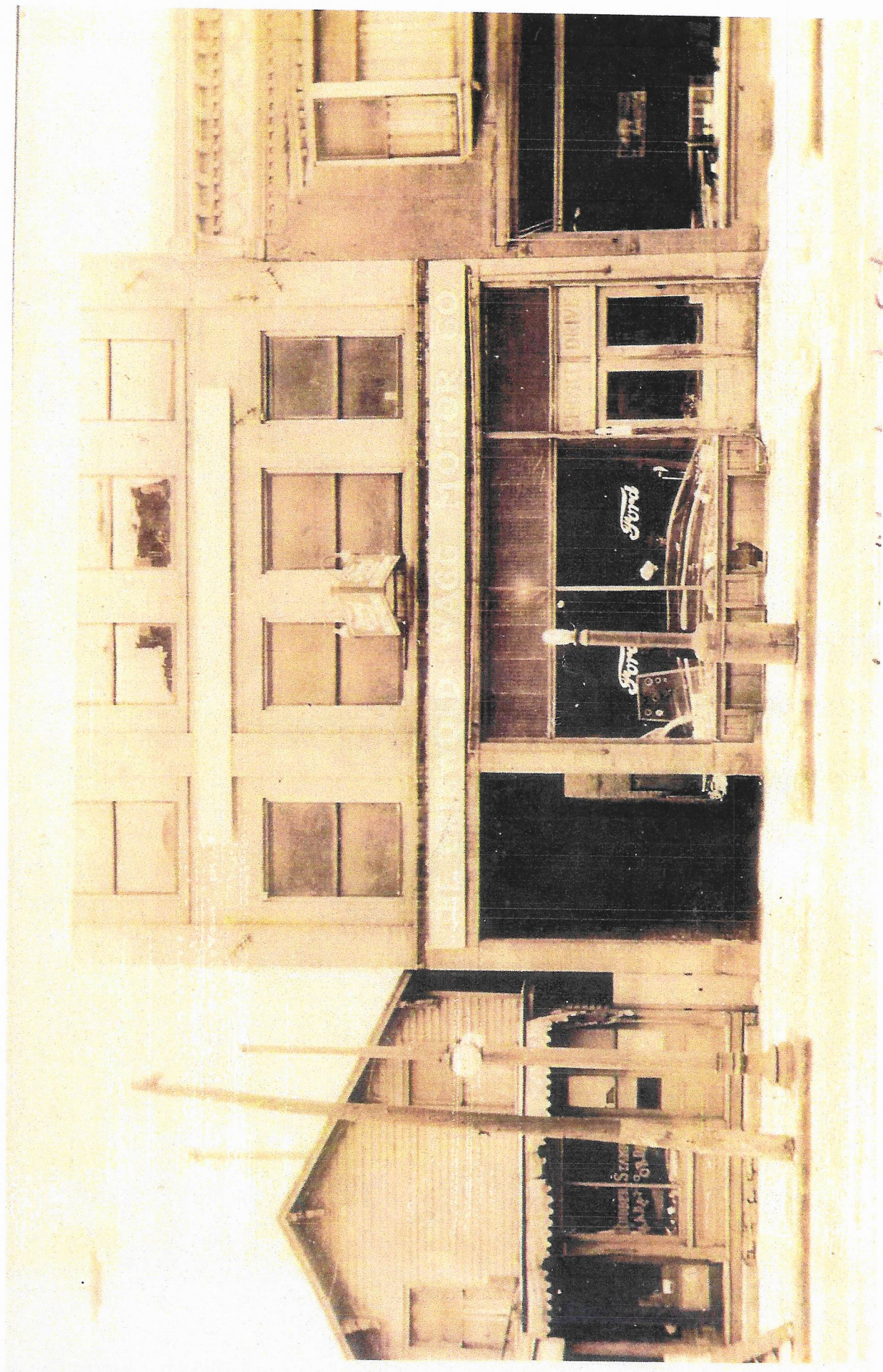


FIRST FLOOR PATIO PLAN

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



A









LAP SIDING

AVAILABLE PROFILES



★★★★★ (207)

Easy-to-maintain traditional cedar wood texture that offers a lively, textured effect.

Get LP SmartSide



REQUEST A QUOTE

EXPERTFINISH COLORS

Looking for color? Select LP SmartSide products are available in 16 ExpertFinish® prefinished colors. [Explore color](#) to get inspired, or [download the complete list](#).



Advanced Durability

Engineered wood technology offers superior protection against the elements.

Get LP SmartSide



16 Foot Length

Can allow for faster installation and less jobsite waste.



Fewer Seams

Can result in a cleaner, more elegant look.



Industry-Leading Warranty

Backed by a 5/50-year limited warranty.



Award-Winning

Green Builder Media's Most Sustainable Siding Supplier per the 2022 Brand Index.



INSPIRATION GALLERY

Browse through our collection of images to find ideas for your project.

[VIEW GALLERY](#)



THE BENEFITS OF ENGINEERED WOOD

LP SmartSide Trim & Siding products are treated with our proprietary SmartGuard® process. With four components of protection, the process adds strength and helps our products withstand