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## Landmark Commission

240 Columbus Ave  
Sandusky, Ohio 44870

419.627.5715

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

### AGENDA

January 18, 2023

5:00 P.M.

City Commission Chamber

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

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1. Call to Order- Roll Call
  2. Election of Officers
  3. Review of November 16, 2022 Meeting Minutes
  4. Applications
    - 231 E. Market Street – Tabled on 11/16/22
    - 125 E. Water Street
    - 1118 W. Washington Street
  5. Administrative Approvals
    - 125 E. Water Street
  6. Other Business
  7. Adjournment

**NEXT MEETING: February 15, 2023**

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

**Landmark Commission  
November 16, 2022  
Meeting Minutes**

**Meeting called to order:**

Chair Griffiths called the meeting to order at 5:01 pm. The following members were present: Chair Griffiths, Vice Chair Truka, Commissioner Meinzer, Commissioner Schultz, and Commissioner Yandell. Alec Ochs and Arin Blair represented the Community Development Department, Sarah Chiappone represented the Law Department, and Administrative Assistant Quinn Rambo was also present. Commissioners Defreitas and Whaley 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 Vice Chair Truka seconded the motion. All voting members approved the minutes as presented.

**Applications:**

**223 West Water Street**

Staff presented the 223 West Water Street for an addition of an awning and an enclosed rooftop balcony. 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 (1) all proper permits be obtained 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, and (4) the roof design will not create storm water conditions that are unfavorable to the preservation of the structure or neighboring structures. Ms. Nikki Lloyd, the property owner, and Mr. Joshua Fox, project architect were present to speak on behalf of the request.

Chair Griffiths stated that this would be the first time the Commission has approved of a change that will be visible from the original façade on the Water Street side of any of those buildings for the record. . Chief Planner Blair expressed concern the proposed windows on the addition as proposed were out of proportion with the other windows and details of the façade if additional detail were not added, such as expanded vertical mullions or the addition of muntins similar to the character example shown. The applicant stated a preference for not adding muntins due to the desired design aesthetic as experienced from the interior space. The commissioners agreed to let the applicant and architect make the decision.

Commissioner Meinzer moved to approve the staff's conditions 1, 2, and 4 and condition 3 being optional/ and at the discretion of the owner. Vice Chair Truka seconded the motion. All voting members were in favor of the motion and the application was approved.

**231 East Market Street**

Staff presented the 231 East Market Street for exterior alterations and building additions. The property was built in 1880 and was added to the National Register in 1982. The staff recommended approval of applicant's request with the conditions, that (1) all proper permits be obtained prior to construction, (2) all new downspouts be fastened to mortar joints and gutter support straps be placed under roofing materials- materials used should be similar to materials of timeframe and painted to match 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, and (5) the paint color is shown to be from a historic color palette/ approved upon Commission review. Mr. Brandon Camp, applicant's

contractor was present to speak on behalf of the request. Mr. Camp stated the east side of the building is not straight and rim joints need to be replaced and by removing the siding, they proposed to repair and straighten the wall. He added the chimney is not functional or structurally safe. Staff noted the recommendation to keep the east wall intact was not based on aesthetics but of concern that removing the historic wood siding could lead to other structural or exterior finish issues that could compromise the integrity of the structure and expressed the recommendation of the national standards to preserve and restore historic features unless they are damaged beyond repair.

Commissioner Meinzer moved to approve the staff's conditions 1 and 2. Commissioner Meinzer's motion added to give the applicant permission to remove the chimney, to remove and replace the historic wood siding on the east wall with engineered wood, but the applicant must come back with a paint sample to get approval for condition 5 of Staff recommendations. Commissioner Schultz seconded the motion. All voting members were in favor of the motion and the application conditions 1 and 2 were approved.

**Other Business:**

Chair Griffiths met with Mr. Windau to discuss Mr. Windau's concerns. Chair Griffiths disclosed that Mr. Windau had three areas of concern. The first was to notify potential buyers of historical properties what responsibilities come with owning such a property, second was enforcement of guidelines by the City, and third was notifying neighboring property owners of approvals that may impact their properties. Staff discussed options that have been presented, such as reaching out to the County Recorder's Office. Staff presented items that had been implemented in 2022, to flag all existing properties in the City that are subject to Landmark Commission review in the City's permitting system. Now, when any permit is applied for at any of these properties (no matter which department received the permit application) the system will notify the reviewer that Planning Staff must review per the Landmarks Ordinance before any permit is issued.

**Meeting adjourned:**

Chair Griffiths called for a motion to adjourn the meeting. The Commission adjourned the meeting at 5:47 pm.

**Approved by:**

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Clerk

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Chair/ Vice Chair

# LANDMARK COMMISSION

## REPORT: **TABLED**

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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

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### BACKGROUND INFORMATION

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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

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SITE PICTURES

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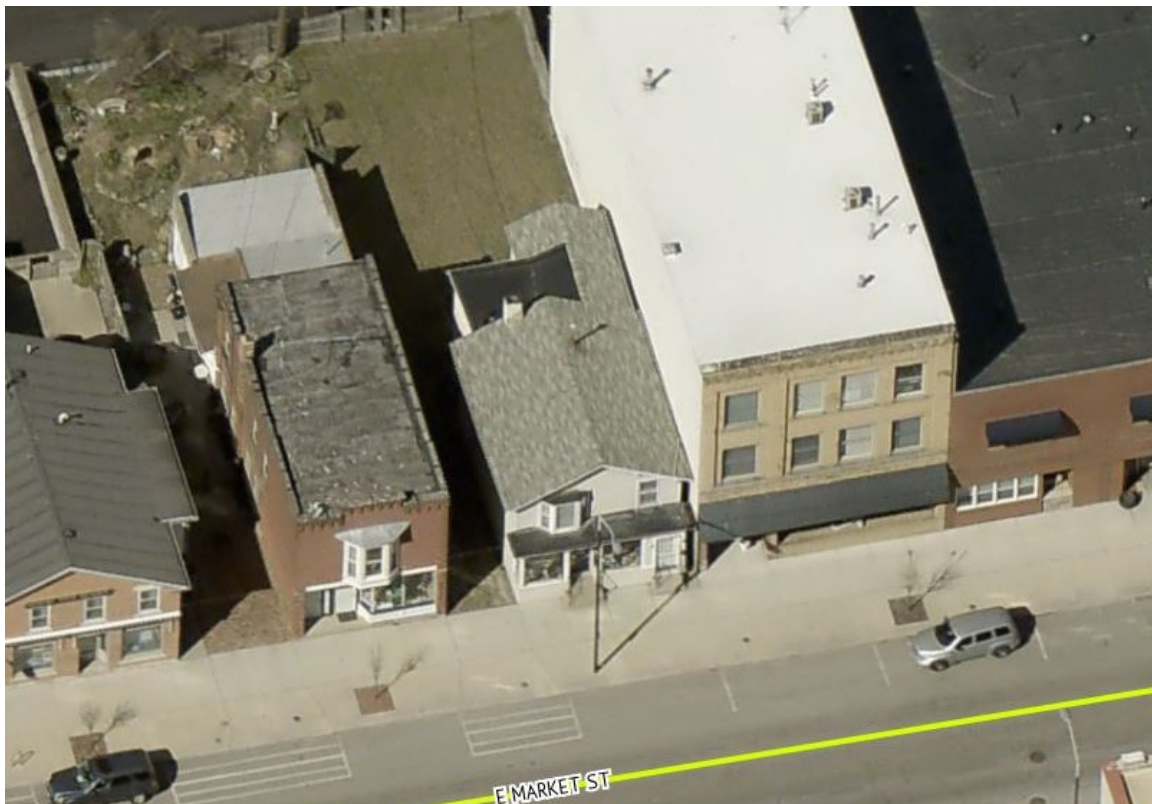




Photo taken 7/2019



Photo taken in 1910



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## PROPERTY DESCRIPTION

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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”.

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## PROJECT SCOPE

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**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

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## RELEVANT GUIDELINES

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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”.



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## SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

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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 contractor spoke at the October meeting and agreed to bring in a swatch of the proposed color to the commission before it was approved. The commission specified the color should be shown to come from a historic color palette and directed the applicant to return to the commission for approval of the color. The contractor contacted staff with intention to bring the color swatch in to the Commission at the meeting in January.

### **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.

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CONCLUSION / RECOMMENDATION

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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





# LAP SIDING

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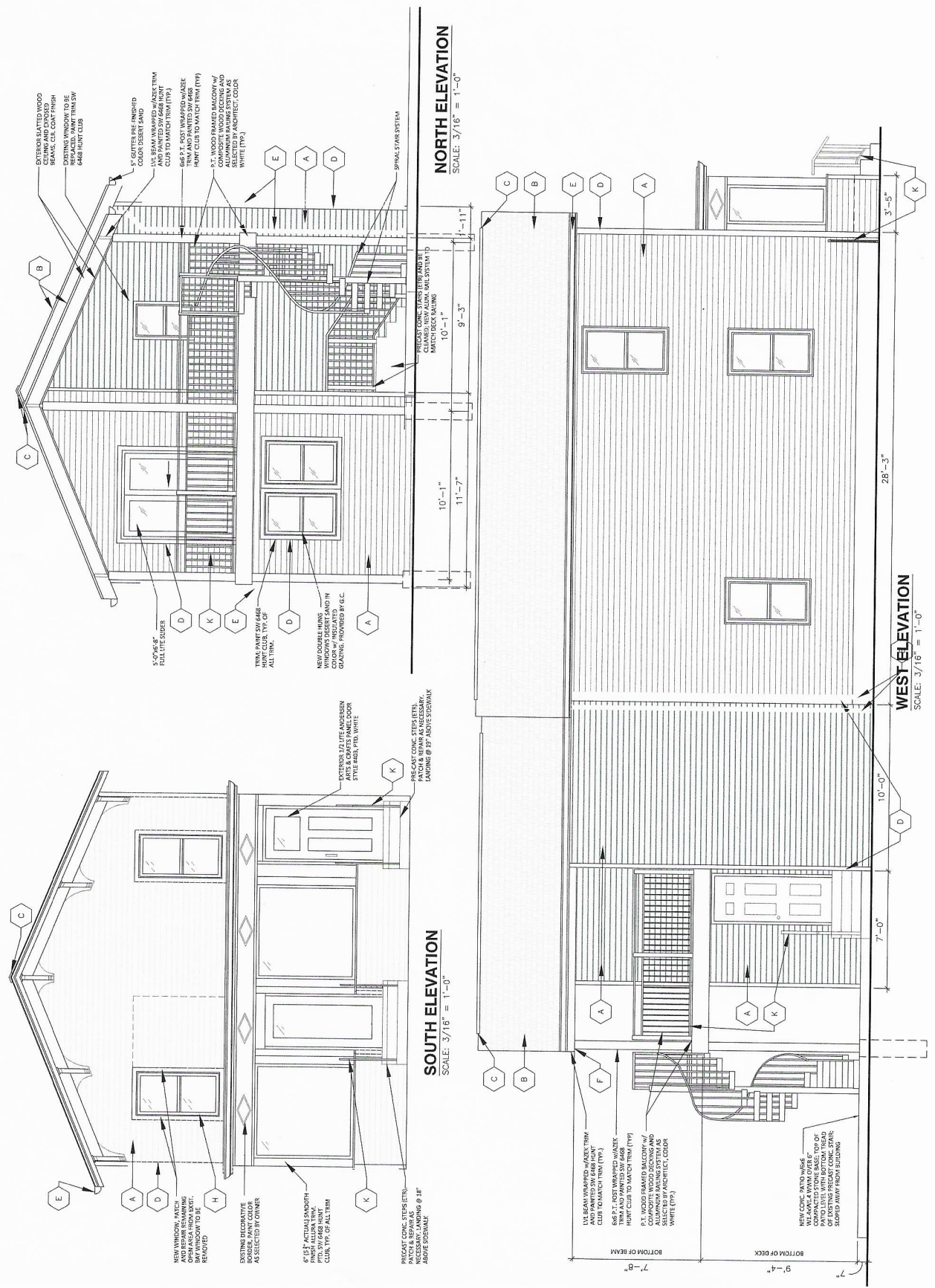


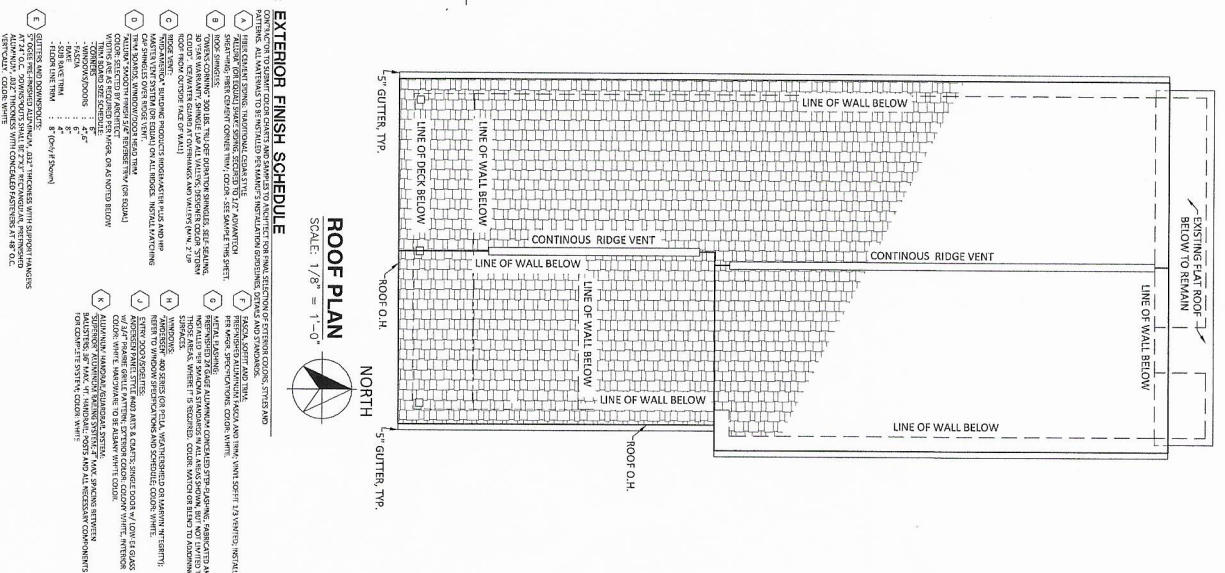
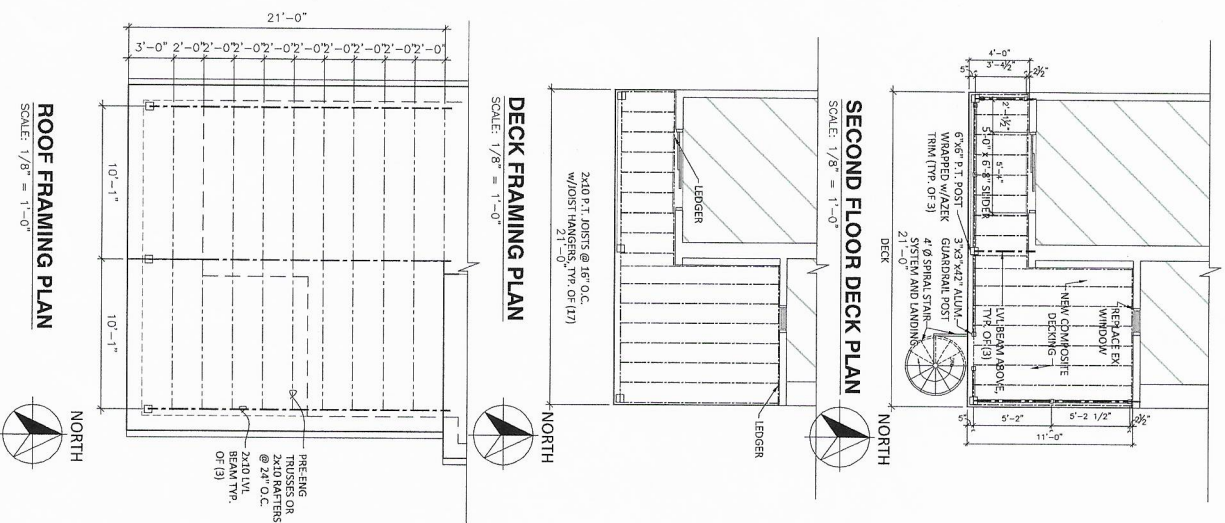
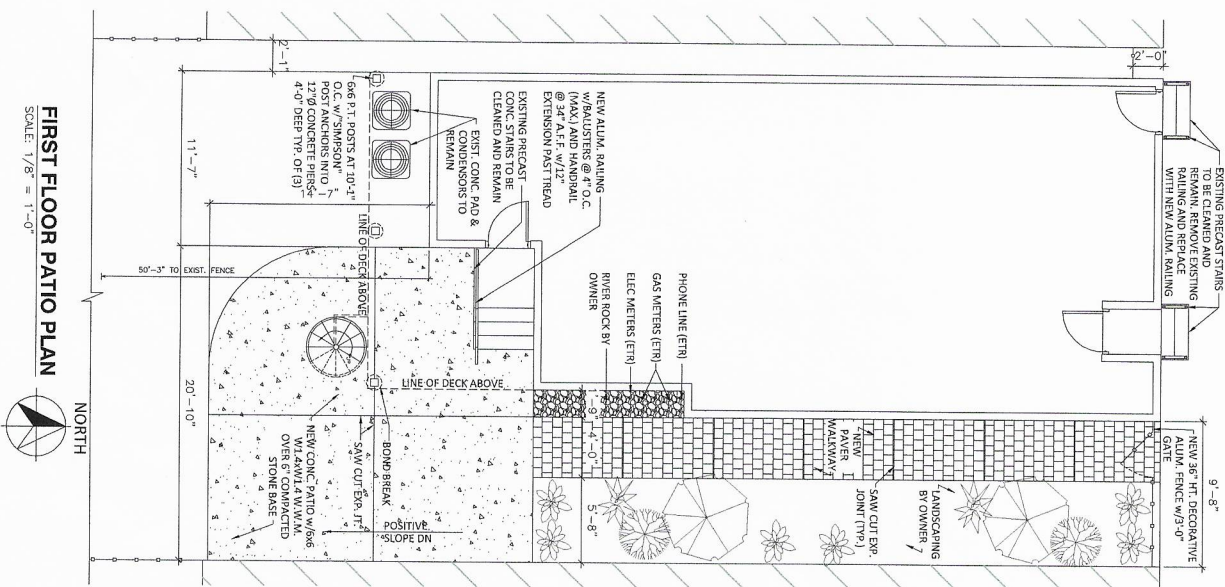






**SA SCHMID ARCHITECTS, INC.**  
422 COLUMBUS AVE., SANDUSKY, OHIO 44870  
www.schmidarchitects.com 419-425-0099  
Timmy Holts + Gerald Design Group

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





SHEET          <b>A1.1</b>	DATE: AUG 01, 2022  PROJ. NO.: 3022		CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO WORK  TITLE: FIRST AND SECOND FLOOR PLANS  EXTERIOR RENOVATIONS FOR: TRAVEL GALLERY 231 E. MARKET ST. SANDUSKY, OHIO	 <p>         425 COLEMAN AV. SANDUSKY, OHIO 44870  <a href="http://www.schmidarchitects.com">www.schmidarchitects.com</a> 419-625-0009       </p>	REVISIONS          
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## INSPIRATION GALLERY

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

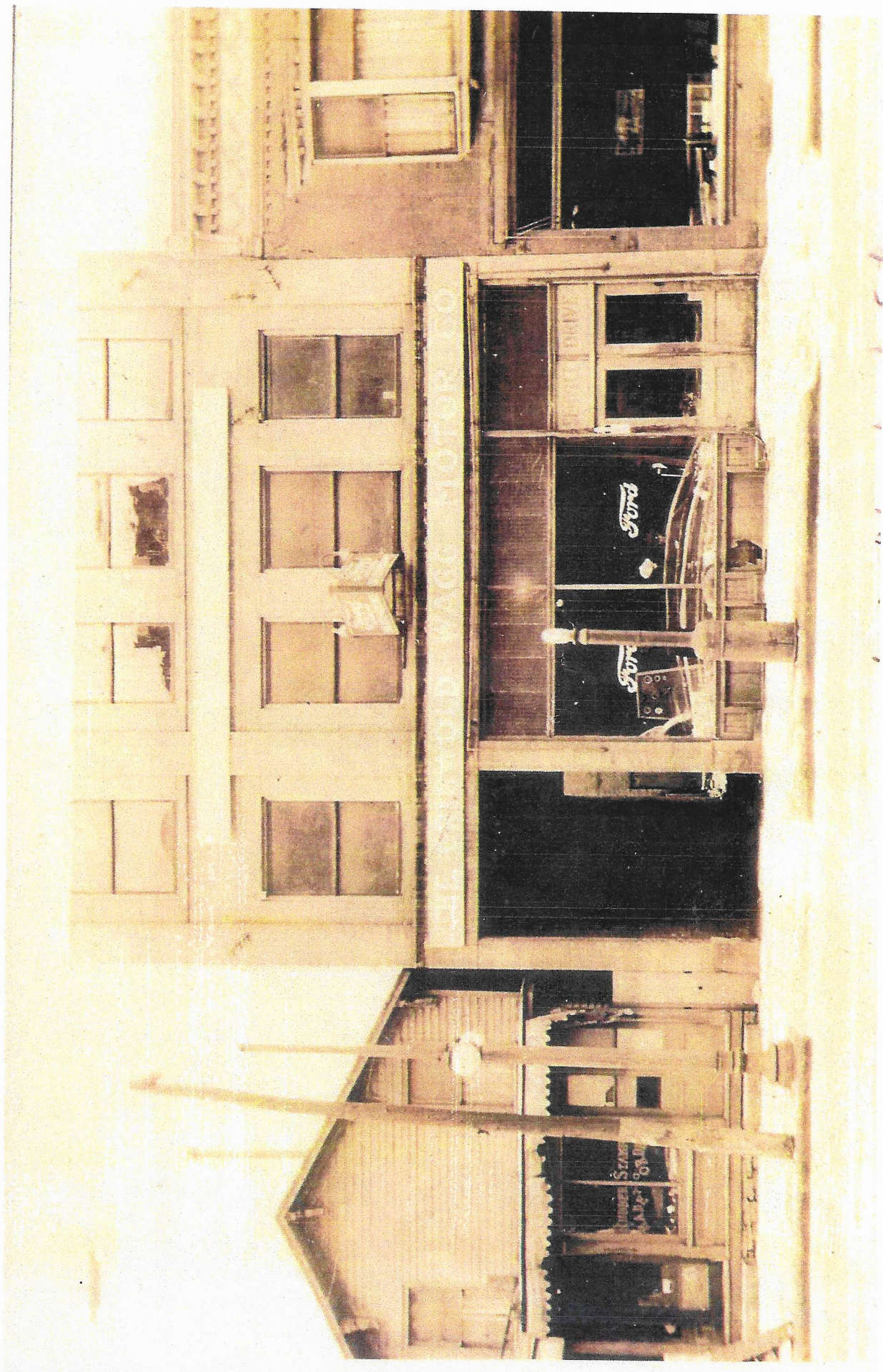
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# LANDMARK COMMISSION REPORT

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APPLICATION FOR EXTERIOR ALTERATIONS TO  
125 E. WATER STREET

MARQUE SIGNAGE

Reference Number: PS22-0051

Date of Report: December 14, 2022

Report Author: Alec Ochs, Assistant Planner



## City of Sandusky, Ohio Landmark Commission Report

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### BACKGROUND INFORMATION

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Applicant: Shores & Islands Ohio  
125 E. Water St.  
Sandusky, OH 44870

Owner: Hartman Craig S.

Site Location: 125 E. water Street  
Sandusky, OH 44870

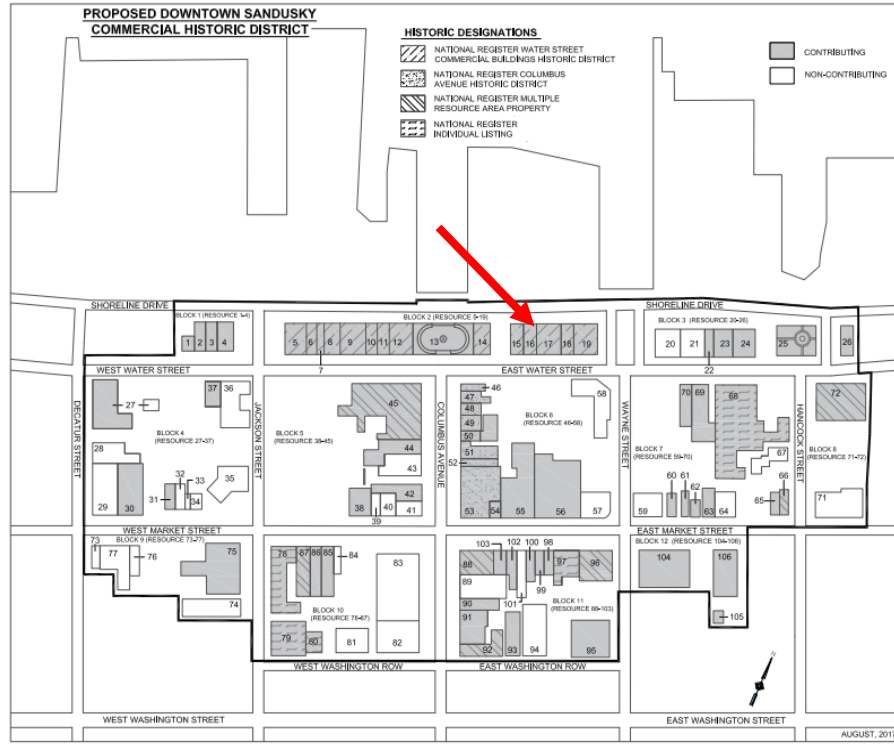
Historic Status: Contributing building in the National Register of Historic Places

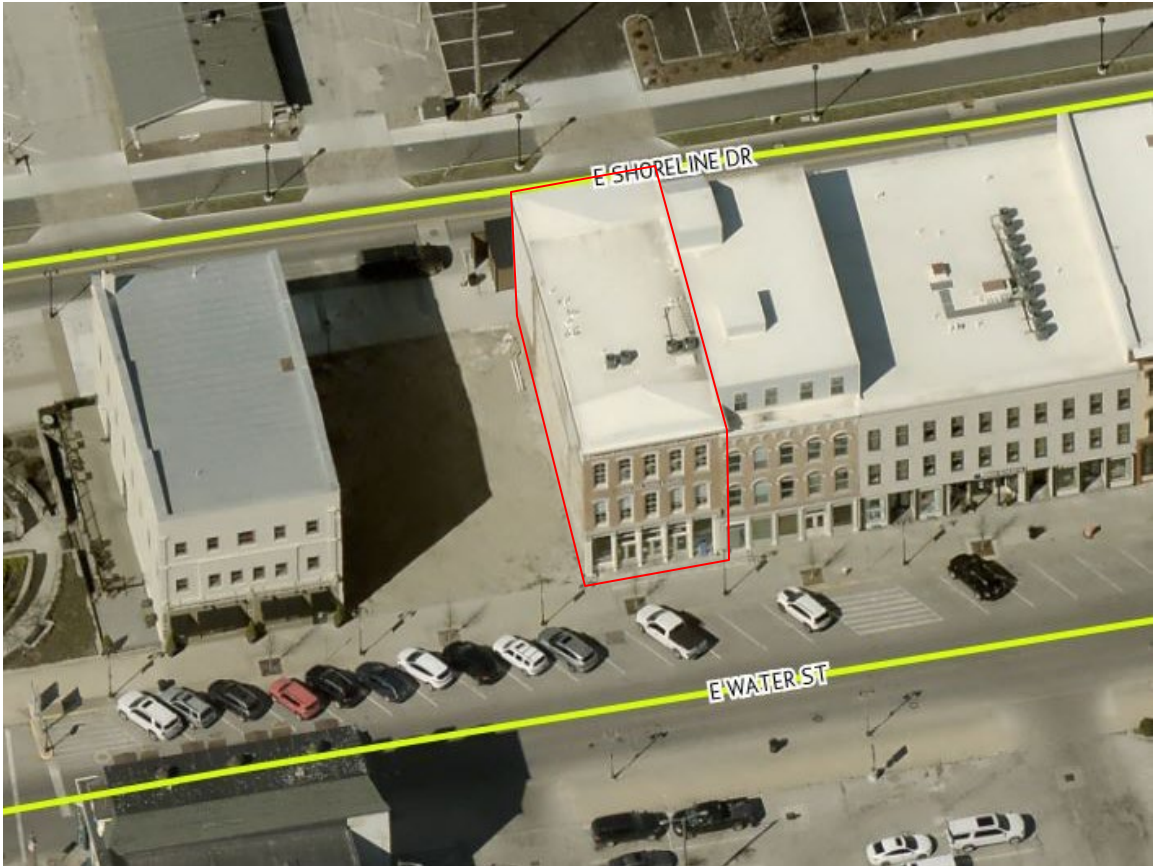
Existing Uses: Regional Welcome Center

Proposed Uses: Regional Welcome Center

Project:  
1. Marque Signage

## SITE DESCRIPTION










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#### PROPERTY DESCRIPTION

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The building at 125 E. Water St. was built around 1870.

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

“Victorian bracketed cornice on the first floor. Mildly rounded arch windows with accents on second and third floors. Painted iron pilasters on first floor entrances. Arched panels over large windows on first floor”.

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## RELEVANT GUIDELINES

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### Summary of Sandusky Preservation Design Guidelines:

- **Graphics and Signage – page 28/29**  
(Summarized)
  - a) Flush-mounted wall signs, window signs and awning signs are most appropriate for commercial buildings.
  - b) Good Quality designs with simple graphics and simple messages are encouraged.
  - c) “Fluorescent” colors should not be used
  - d) **“White backgrounds in signs is strongly discouraged”**

### 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.”

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## SUPPLEMENTAL NOTES / DIVISION OF PLANNING COMMENTS

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The applicant, Shores & Islands Ohio propose to place new marque signage on the façade facing E. Water St. and the façade facing Shoreline Dr. The combined evaluation of the wall signs and the proposed marque signs are not exceeding the dimensions of the current signage requirements, per the zoning code. The proposed background color for both signs is white. The Sandusky Preservation Design Guidelines state that “white backgrounds in signs is strongly discouraged”. With no clear administrative approval process, staff brought this sign to the Landmark Commission for further analysis. Staff talked with Brady Signs, explaining the guideline requirements. Staff was informed that Brady Signs talked with the applicant and they wish to proceed with the white background and seek commission approval.

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

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## CONCLUSION/RECOMMENDATION

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The proposed 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 and not flashy. The guidelines discourage signage with a white background.

Overall, staff recommends the granting of the Certificate of Appropriateness with the following conditions:

1. The signs are updated to a non-white background which meet the guidelines.



## Application for a Certificate of Appropriateness

### STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 125 E. Water St.

Name of Property Owner: RToo Condo Owners Association

Mailing Address of Property Owner: 125 E. Water St. Box 5W

City: Sandusky State: OH Zip: 44870

Telephone #: 419-277-0815 Email: bharenet@gmail.com

If same as above check here ☐

Name of Applicant: Shores & Islands Ohio - Amanda Smith Rasnick

Mailing Address of Applicant: 125 E. Water St.

City: Sandusky State: OH Zip: 44870

Telephone #: 419-625-2984 Email: Amanda@shoresandislands.com

### Description of Work to be Done:

#### Front of the building-

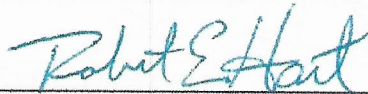
The front sign that is affixed to the building will be replaced with a sign with the new Shores & Islands Ohio logo and colors. The sign will be affixed in the same location.

A blade sign with the new Shores & Islands Ohio logo will be installed on the front of building.

Brady Sign will re-purpose the Sandusky Segwave signs that is currently affixed to the Sandusky State Theatre building.

#### Back of the building-

The back sign will move locations from the bottom balcony to the top balcony. The words Lake Erie Shores and Islands will change to Welcome Center. Additionally, a blade sign with the new Shores & Islands Ohio logo will be affixed to the lower right side of the building.



Signature of Property Owner

9-7-22

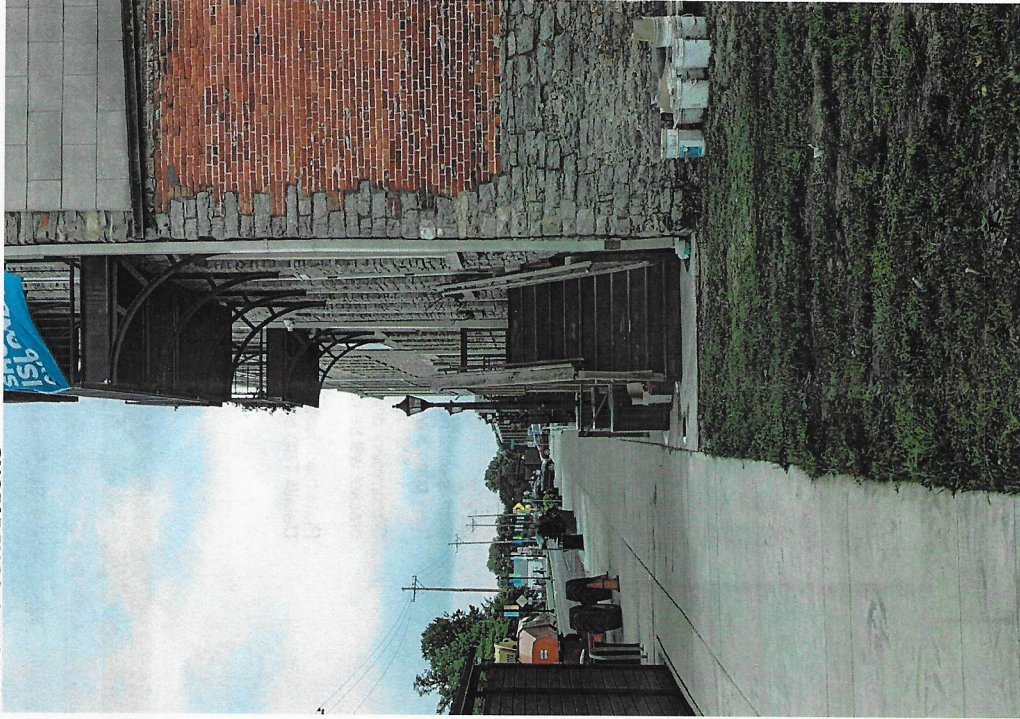
Date

Vice President RTOO  
Building Condominium Association

Signature of Authorized Agent

Date





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



Customer: Lake Erie Shores & Islands

Date: 4/29/22

Location: 125 E. Water St. Sandusky, OH 44870

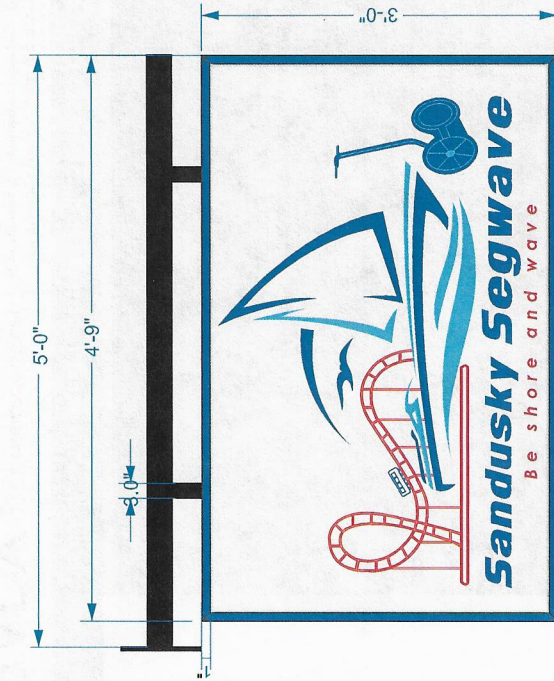
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Client Approval: \_\_\_\_\_

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

Title: \_\_\_\_\_

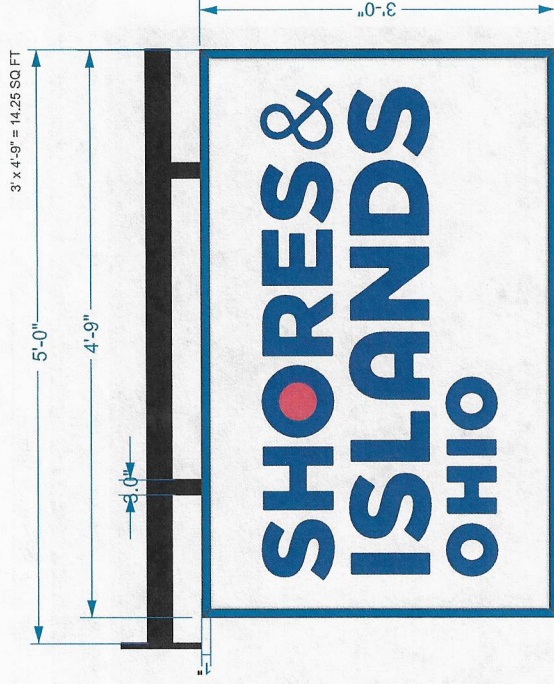




#### DOUBLE SIDED BLADE SIGN

White ACM Sign Panel with 1" Trim Painted Blue to Match Logo PMS Color, Copy and Graphics to be Opaque Vinyl Overlays

**EXISTING SANDUSKY SEGWAVE SIGNS TO BE REMOVED  
THEN REINSTALLED WITH NEW SHORES & ISLANDS GRAPHICS**



#### Fabrication Specs

QTY. 2

Sign is existing but will require modifications to the plate/bracket  
New panels with SHORES & ISLANDS digital print graphics

\*Preliminary discussions with engineering firm indicate a U shaped bracket will be required for attachment to narrow column on front elevation

Plate modifications may also be necessary for back elevation.  
Details TBD by engineer.

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1721 Hancock Street  
Sandusky, OH 44870  
Phone: 419-626-5112  
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Customer: Lake Erie Shores & Islands

Date: 4/29/22

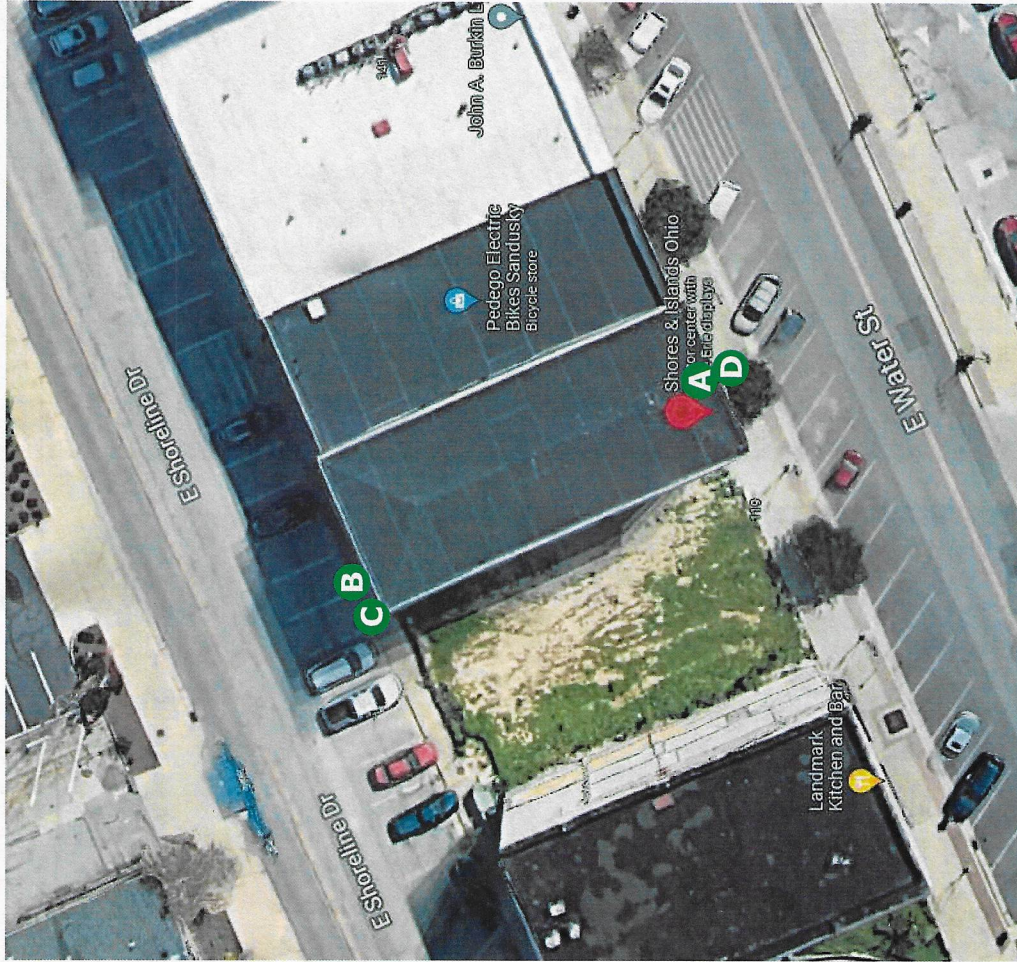
Location: 125 E. Water St. Sandusky, OH 44870

File Name: Dwg76152A

Client Approval: \_\_\_\_\_

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





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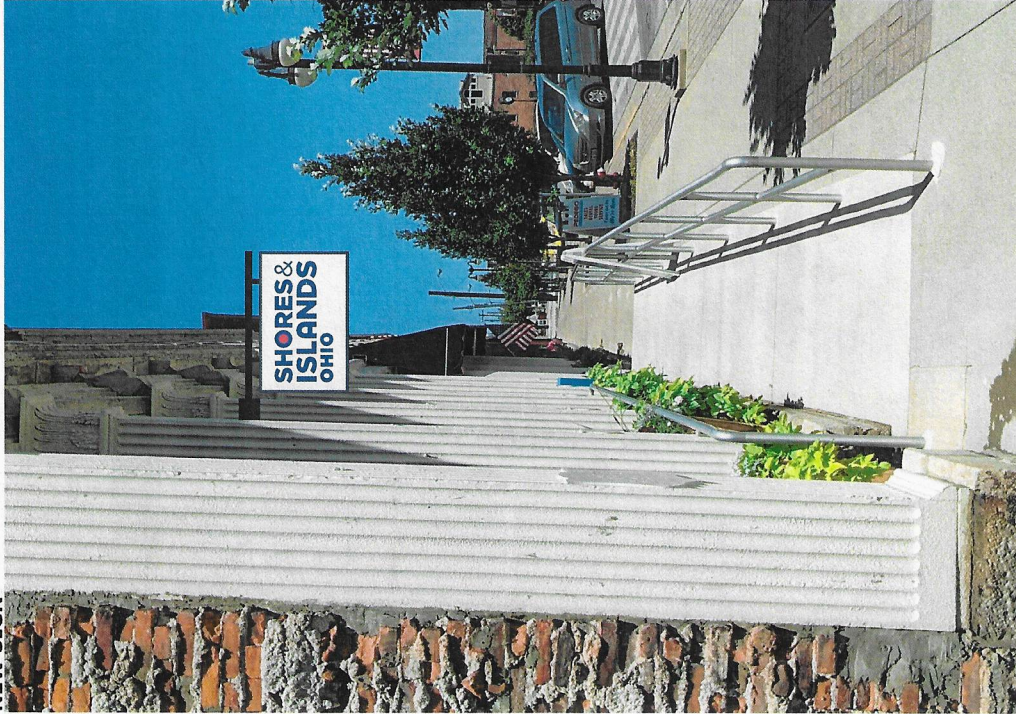
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Customer: Lake Erie Shores & Islands	Date: 4/29/22
Location: 125 E. Water St. Sandusky, OH 44870	File Name: Dwg76152A
Client Approval: _____ Title: _____ Date: _____	

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Customer: Lake Erie Shores & Islands

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Location: 125 E. Water St. Sandusky, OH 44870

File Name: Dwg76152A

Client Approval: \_\_\_\_\_

Title: \_\_\_\_\_

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

# LANDMARK COMMISSION REPORT

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APPLICATION FOR A CERTIFICATE OF  
APPROPRIATENESS FOR EXTERIOR ALTERATIONS  
AND ADDITIONS  
AT 1118 W. WASHINGTON ST.

PREVIOUSLY: WICHMANS FOOD MARKET &  
VARIETY BEVERAGE

Reference Number: PLC 22-0048

Date of Report: December 14, 2022

Report Author: Alec Ochs, Assistant Planner





# City of Sandusky, Ohio

## Landmark Commission Report

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### BACKGROUND INFORMATION

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Applicant: RGCC Properties, LLC  
1608 Stratford Dr.  
Mansfield, TX 76063

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

Zoning: "DBD"/ Downtown Business District

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

Existing Uses: Vacant

Proposed Uses: Residential

Project:

1. Windows
2. Porch material alteration
3. Doors
4. Fence
5. Exterior lighting
6. Paint Color

---

## SITE PICTURES

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Photo from late 19<sup>th</sup> century



## PROPERTY DESCRIPTION

The building at 1118 W. Washington St. was built around 1890. It was the last remaining grocery store established before the 20<sup>th</sup> century up until the 1980's. The grocery store was run by descendants of the original store owner according to the 1982 Ohio Historic Inventory.

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:

“Fascia board with the date, 1890 topped by finial. The decorative cornice board has brackets with eight large decorative brackets connecting the stone string course. Stone drip mold lintels and sills accent both the single and double windows. Dentils are above the 1<sup>st</sup> floor windows which have pilasters at the corners and ends. Pilasters have decorative stone accents. Two stone pillars side the recessed entrance. Wooden panels below the large windows were bricked in 1920”.

## PROJECT SCOPE

### 1. Windows

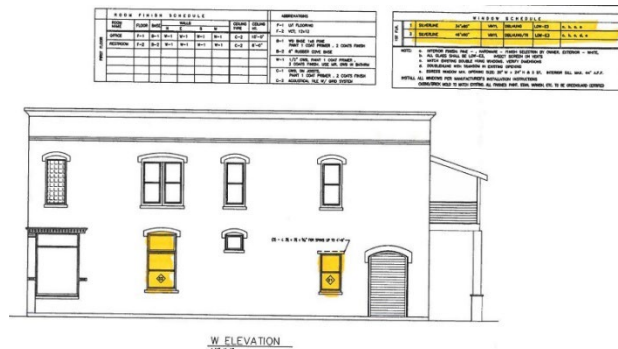
The applicant seeks to make window alterations, the work includes:

- New Façade Openings
  - add two windows to west (Shelby St) façade
    - Remove Window Sill – The applicant stated the plans would be updated to not remove the window sill. Staff has not received updated plans.
  - add transom window above storefront doors on Washington Street facade
- Replace dilapidated windows with aluminum clad windows to match existing windows. Number and location of windows to be replaced not specified by the applicant. The applicant stated via email “we will be replacing quite a few windows that are broken and/or are in major disrepair”
- Uncover storefront windows (work has been completed)
- Add UV tint to storefront windows

Tint example provided by applicant  
(highlighted)



West façade Window additions



New transom window location at storefront



Previous design of new transom window location



## 2. Porch Material Alterations

The applicant seeks to replace the railing material of the back porch from wood to vinyl.

This scope includes:

- Replace rotten structural membrane with new wood
- Handrail proposed to be replaced with vinyl handrail
- 

Existing wood railing



Proposed vinyl railing



## 3. Doors alterations

The applicant seeks to replace the double front doors. The door shown in the picture is a temporary door in place until the Commission gives the applicant guidance. The applicant stated that the previous door would not latch properly causing security concerns.

This scope includes:

- Replace double front doors on north facade (double “stock” doors, as in place today, were mentioned in the application)
- Replace eastern & southern facing door (the application mentions “stock” doors with built in blinds)
- Paint storefront doors and side doors *Native Henna Green* (some of this painting has already been completed)





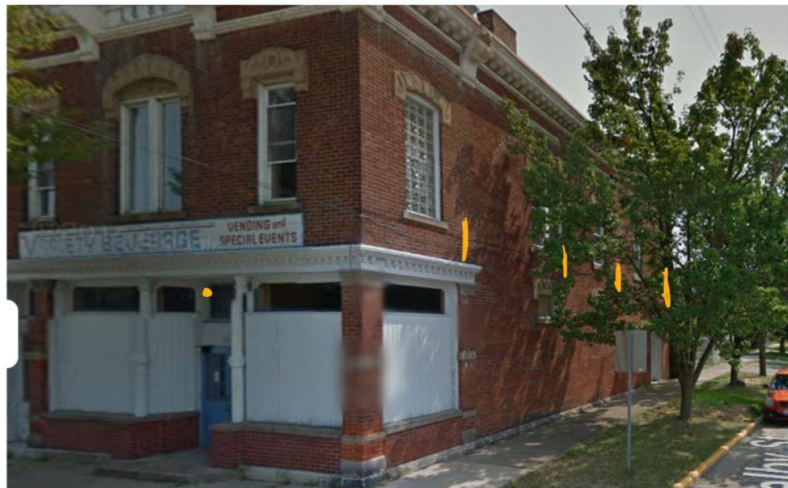
- Place vinyl fencing on the east side of the building and the south side of the building

- ### Proposed Fence Locations



## 5. Exterior lighting

- The applicant seeks to add “Up and Down” lighting on the exterior walls on three facades
- A metal “farmhouse” style light is proposed for over the double doors on the front façade (Staff has requested an image depicting proposed style and size)



## 6. Paint Color

The applicant seeks to paint the historic building numbers, doors, and fascia board below the finial *Native Henna Green*. Some of this painting has already been completed.



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## RELEVANT GUIDELINES

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### Sandusky Preservation Design Guidelines -

- **Windows – page 20**  
(Summarized)
  - a) Replacements should duplicate existing windows
  - b) **Avoid altering window openings**
  
- **Porch Material Alterations - page 16**  
(Summarized)
  - a) Whether original or later additions – **should be preserved in historic forms**
  - b) **Avoid decorative detail**
  
- **Door Alterations - page 19**  
(Summarized)
  - a) Preserve original doors and entrance features
  - b) **Consider architectural style of building when choosing a door**
  - c) Avoid ornate doors on simple buildings
  - d) **Residential doors must not be used on commercial buildings**
  
- **Fence - page 26**  
(Summarized)
  - a) Use traditional forms: picket fences, plain board fences (vertical boards nailed side by side on parallel stringers)
  - b) Place front side of fence along the street; the structural posts and stringers should be on the inside of the fence.
  - c) **Solve privacy and security needs with traditional wood or metal materials or landscaping.**
  - d) **Wood Should be painted or stained with an opaque stain compatible with the house's colors**
  
- **Exterior Lighting - page 27**  
(Summarized)
  - a) **Avoid large, ornate fixtures**
  - b) Keep lighting devices simple in design
  - c) Fixture heads should be 12 inches high max.
  - d) **Avoid excessively bright lights - Use ordinary incandescent bulbs**
  - e) **Mounting on posts or buildings is appropriate**
  - f) Consider small contemporary flood / spotlights mounted near eaves or gable
  
- **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**

### 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”.

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

“The number of new openings should be limited so that enough mass remains to keep the wall’s sense of solidity. It is usually recommended when adding compatible new openings to a blank wall that windows not be cut into the first bay at either end of the wall but, instead, pulled back at least one bay. This approach helps to differentiate the new windows from features that are part of the original construction of the building, and identifies them as contemporary openings added to satisfy requirements for the new use. So that the new openings do not appear historic, they should also be very plain, preferably just cutouts in the wall, without trim or period architectural surrounds. And, the windows themselves should generally be distinguishable from the historic windows by the use of a simpler, or a slightly different light configuration”.



*Left: 1882 corner commercial building.*

*Right: The number and location of the new openings do not alter the historic character nor cause this elevation to compete with the facade.*

**Application 2 (Compatible new openings):** This 1882 structure exemplifies the transition in commercial architecture after the Civil War from simple, domestically scaled buildings to structures distinguished as symbols of commercial prestige by their size and height, decoration, quality of architecture and prominence. When rehabilitating this building into bank offices, the owner proposed inserting new openings on the third floors of the secondary side elevation for added light and ventilation. The number and location of these new openings did not impact the character-defining features nor direct too much focus to the secondary elevation.

**“The number and location of these new openings did not impact the character-defining features nor direct too much focus to the secondary elevation”**



“Windows must be consistent with the historic character of the building. The existence of inappropriate replacement windows does not justify further replacements that are not compatible with the building”.



*Incompatible “stock” door.*



*Appropriate replacement door.*

The storefront windows were replaced with simple, contemporary windows with dark-colored frames that were compatible with the historic building. But the “stock” white entrance door with its nine-pane glass and snap-in muntins above two vertical panels was not compatible with the historic building. **In order to bring the project into compliance with the Standards, remedial work involved replacing the stock door with a simple glazed wood door that was compatible in both design and color with the historic building.**

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#### SUPPLEMENTAL NOTES / DIVISION OF PLANNING COMMENTS

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The property at 1118 W. Washington St. has been minimally altered from its original condition. After review staff has several comments for the Landmark Commissions Consideration.

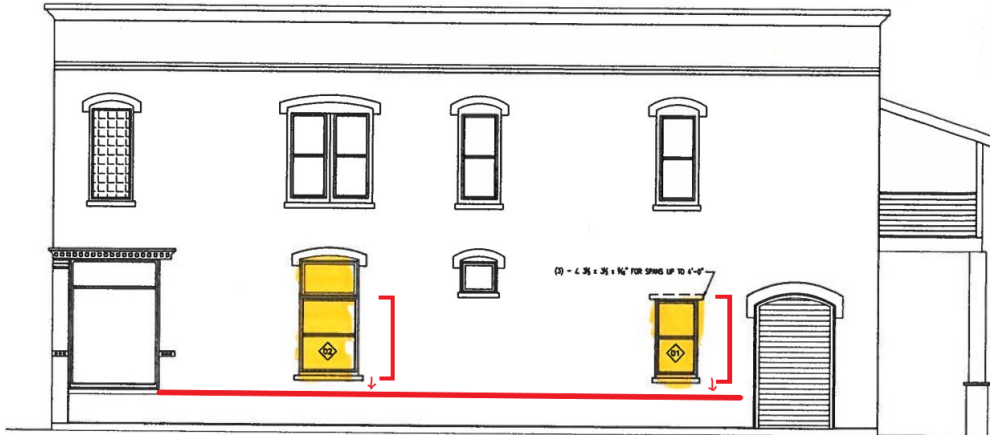
#### Windows

##### a) New façade openings to enable window addition:

The builder has indicated these windows are being installed to meet building code standards for egress from the first floor units. Staff has determined the windows additions are appropriate and do not “impact the character-defining features nor direct too much focus to the secondary elevation”.

##### b) Placement:

Per the guidelines, staff recommends lowering the window placement to align with the existing first floor window sill. This would cause separation of the existing window/sill of the small existing utility window (top portion of new proposed window on the left in the diagram below), separating the old materials from the new materials and preserving the existing window sill’s historical significance. Please see diagram:



**c) Window Material:**

Windows shall be of a historic material such as steel or aluminum clad. The applicant stated to install aluminum clad as the guidelines recommend and match the color scheme of what is existing.

**d) Sill Material:**

It is appropriate for the added window sills to match the existing material, features, size, scale and proportion, and massing.

**e) Tint:**

Windows shall be consistent with the historical character of the building. Staff requested more information in order to give a recommendation on the window tinting request. Desired details include a better understanding of level of opacity, level of mirror finish, precise image example of proposed finish.

**Porch Railing Material**

The use of wood, cable or metal materials is appropriate. The guidelines do not indicate vinyl as an appropriate material.

**Doors**

The guidelines encourage the use of wood, or metal materials for privacy fencing & security fencing. The guidelines do not deem vinyl as an appropriate material. Staff recommends a pair of wood doors with glazing and no muntins for the front doors and steel or wood doors (with or without glazing) for the side doors. Glazed wood or steel door without muntins is appropriate (see images below for reference. Left = national guidelines reference, right = existing historic side storefront door on the building).



*Appropriate replacement door.*



**Fence**

The guidelines encourage the use of wood, or metal materials for privacy fencing & security fencing. The guidelines do not deem vinyl as an appropriate material

**Exterior Lighting**

The guidelines encourage to use small lighting features with a simple design with fixture heads not exceeding 12 inches in height and to avoid excessive brightness. More information is requested for staff to give a recommendation on the “Up and Down” exterior lighting and the metal “farmhouse” style light.

**Paint Color**

The guidelines encourage the use of heritage colors and to avoid harsh or bold colors. Staff has determined the proposed *Native Henna Green* is appropriate.

---

**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 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. Window replacements and new window additions are aluminum clad or wood framed, and align in features, size, scale and proportion, and massing to existing windows.
  - a. This includes window replacements being sized appropriately to fill the existing façade openings in entirety without filler material.
3. Existing window sill of small lower story window on the west façade is preserved as is possible to accommodate the new window placement below it.
4. Window additions on the west are aligned with primary features on the west façade including existing small window on lower story, upper story windows, and storefront windows
5. The porch railing is either wood, cable wiring or a metal material
6. Storefront door uses a historically appropriate design and material
7. All proposed fencing is either metal or wood

Staff suggests further supplementary information before approval on the following items:

1. Exterior lighting
2. Window Tint

## Application for a Certificate of Appropriateness

### STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 1118 W. WASHINGTON ST.

Name of Property Owner: RGCC PROPERTIES LLC

Mailing Address of Property Owner: 1608 STRATFORD DR

City: MANSFIELD State: TEXAS Zip: 76063

Telephone #: \_\_\_\_\_ Email: CARRIELOUISA@KW.COM

If same as above check here ☐

Name of Applicant: JOHN A. FEICK

Mailing Address of Applicant: 224 E. WATER ST

City: SANDUSKY State: OHIO Zip: 44870

Telephone #: 419 625 2554 Email: FEICKJAB@GMAIL.COM

### Description of Work to be Done:

- REAR PORCH ROTTEN STRUCTURAL MEMBERS, DECK TO BE REPLACED WITH NEW WOOD.
- HANDRAIL TO BE REPLACED WITH VINYL HANDRAIL
- 2 WEST SIDE WINDOWS, CODE REQUIRED, TO BE ADDED.  
1 TO BE MADE TALLER, 1 NEW
- MINOR TUCKPOINTING
- STORE FRONT WINDOWS TO BE UNCOVERED

- Tint windows

- Fence Alterations

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

\_\_\_\_\_  
Date

John A. Feick  
Signature of Authorized Agent

11-13-2022  
Date







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[Live Chat](#)

### Additional Resources

[Different Styles of Durables Railing](#)

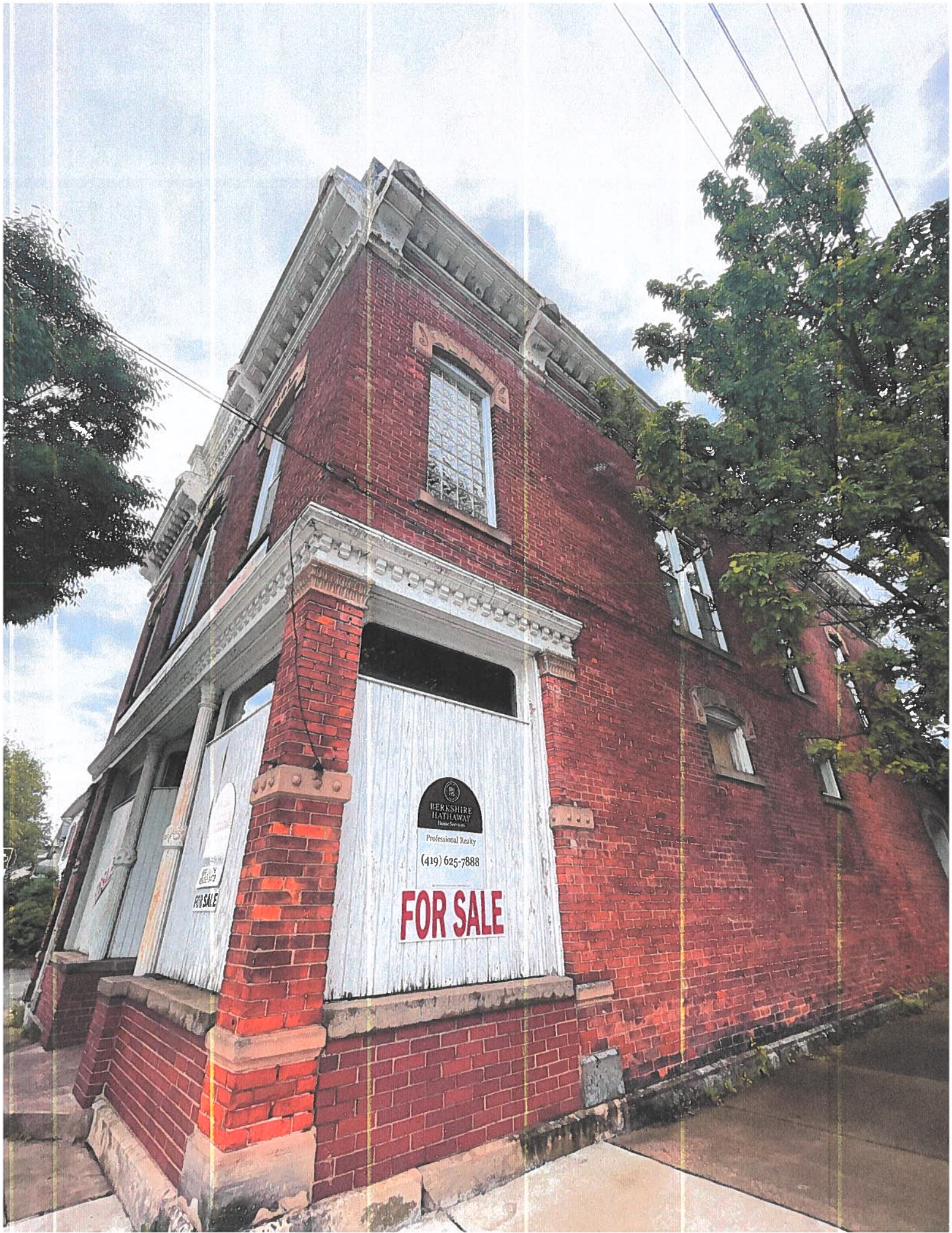
[How To Install Durables Railing](#)



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## CONTACT INFO

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## Alec Ochs

**From:** Carrie Haskins <carrielouisa@kw.com>  
**Sent:** Wednesday, December 7, 2022 5:24 PM  
**To:** Alec Ochs  
**Subject:** Exterior Improvements to 1118 W Washington  
**Attachments:** Application\_Pictures - Exterior Improvements.pdf

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

Hello there,

I appreciate your time yesterday. I wanted to make sure that you had this document with the improvements to the exterior of the building. Also, the windows are required for the egress of the space. They will be a match or as close to it as possible to the existing windows. Please let me know if you have any questions or other information is needed. Thank you!

A complete list -

The windows on the West side of the building

Cleaning and painting of molding on building

New double front doors

New paint on numbers and original doors

Painting and repair of existing second floor patio

Removal of chain link fencing and barbed wire fencing around perimeter of property

New keyless access fencing for the parking lot

White vinyl fencing for 2 outdoor spaces - one on East side of building and one on the rear of the building - these will come with later fencing permits

Up and Down Lighting on the walls to attenuate the brick and building



A real estate card for Carrie Haskins, Realtor. The card features a photo of Carrie on the left. To the right of the photo, the text reads "CARRIE HASKINS" in large white letters, followed by "REALTOR" in smaller white letters. Below this, there are three columns of contact information: a phone icon with the number "214-717-7949", an email icon with the address "carrielouisa@kw.com", and a location pin icon with the address "701 Highlander Blvd. #400, Arlington, TX 76015". At the bottom, there are two social media links: a globe icon with "haskinsteamt.kw.com" and a Facebook icon with "facebook.com/haskinsteamt". On the right side of the card, there is a circular logo for "HASKINS TEAM" with "Real Estate Professionals" written below it.



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## Alec Ochs

---

**From:** Carrie Haskins <carrielouisa@kw.com>  
**Sent:** Wednesday, January 4, 2023 10:24 PM  
**To:** Alec Ochs  
**Cc:** John Feick; abyington4@aol.com  
**Subject:** Re: Exterior Improvements to 1118 W Washington  
**Attachments:** image008.png

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

Hello and thank you for the response. I would like to be on the 1/18 meeting. I just wanted to meet with you and say, "Hello". I am not needing to meet with staff. Please do not delay or hold our file for our arrival.

For the fencing.... the perimeter of the property on the street sides will be the metal gate fencing. The wood fencing, remaining part of the perimeter of the property, will be a privacy fencing to hide the abandoned and dilapidated building on the left. Also, to offer privacy to the neighbors at the back of the property. The vinyl fencing will be at the back and side of the building. These are two small spaces will run along the back and left side of the building.

On Wed, Jan 4, 2023, 3:36 PM Alec Ochs <[aochs@cityofsandusky.com](mailto:aochs@cityofsandusky.com)> wrote:

Hi Carrie,

Thanks for the response and images. Currently you are on the schedule for the 1/18/23 meeting. You would be arrived in town after the meeting. If you'd like to meet with staff, it would need to be before 1/18/23 or we could put you on the 2/15/23 meeting instead and staff can meet with you on the 25th-28th of January. Let me know what you think and I'll adjust per your request.

For clarification, are you using wood fencing on the perimeter of the property or vinyl? Your drawings indicate wood on the perimeter but your 2 proposed outdoor spaces you're requesting vinyl?

Regards,

Alec Ochs | Assistant Planner  
COMMUNITY DEVELOPMENT DEPARTMENT  
240 Columbus Ave | Sandusky, OH 44870



## Alec Ochs

---

**From:** Carrie Haskins <carrielouisa@kw.com>  
**Sent:** Wednesday, January 4, 2023 10:57 AM  
**To:** Alec Ochs; John Feick; abyington4@aol.com  
**Subject:** Re: Exterior Improvements to 1118 W Washington

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

Hello there,

I am sorry about the delayed responses. I was getting through the end of the year with the businesses that we have here and just now getting around to everything else. Okay... so here are the responses to your questions.

Can you remind me what color green you're proposing to for exterior secondary color (bring a swatch to the meeting)? **It is Native Henna. It is a light sage green color. Here is the color swatch from Lowes. (Not sure how it comes through on your computer) It is a color that is muted and delicate.**



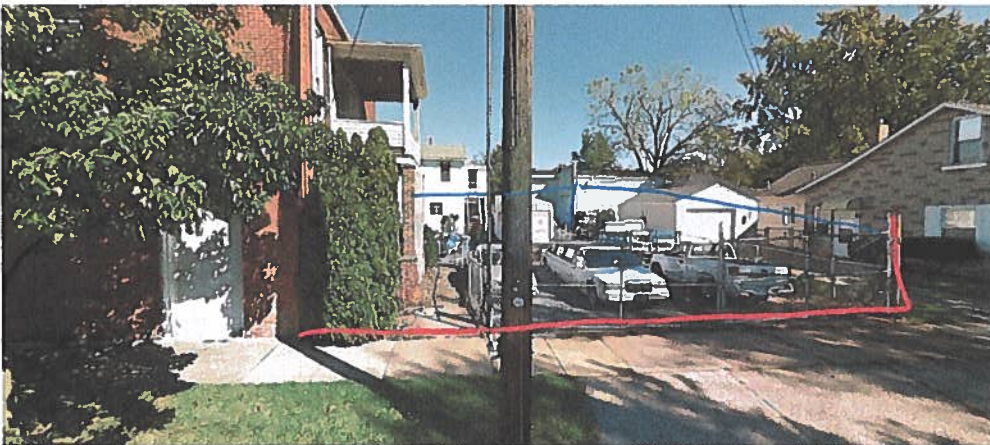
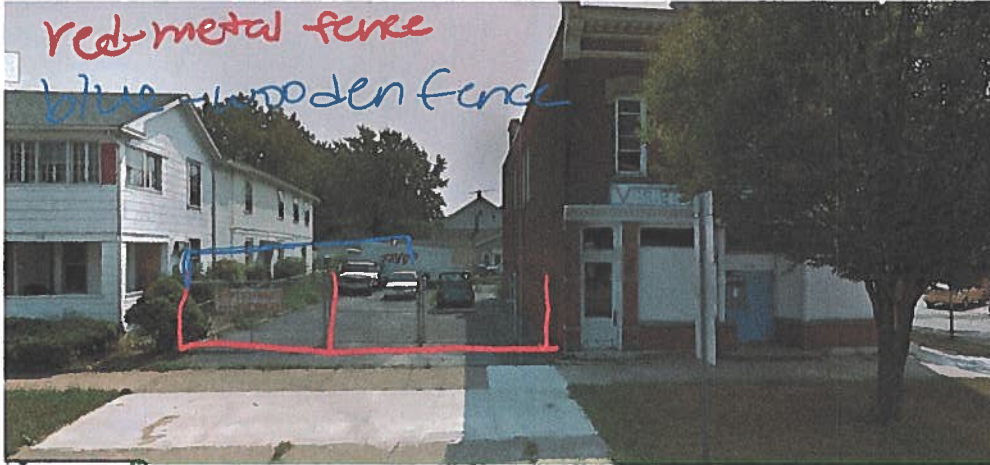
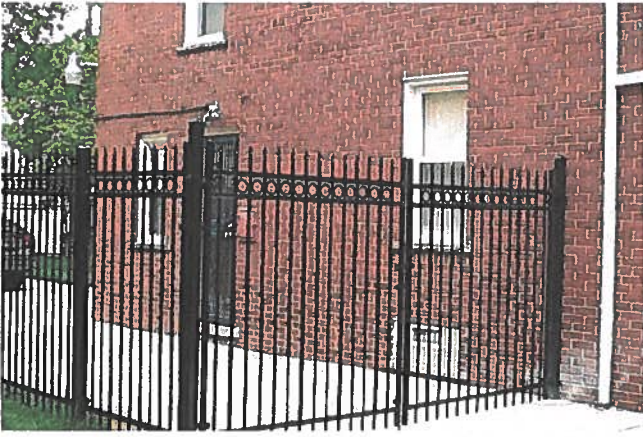
Also, if we could get:

1. A drawing showing the locations of the exterior lighting - **For the exterior lighting - There will be updated lighting by the front door, the door leading to upstairs and around the building. This will be to showcase the building and the architecture as well as for safety.**



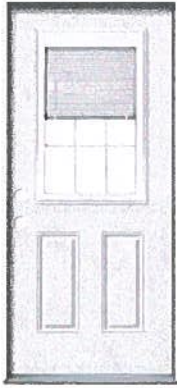
2. A plan showing your concept / location for the keyless parking - The current rusted chain link fencing will be replaced with an upgraded gate with keyless and/or keypad entry. We have not picked out the final fence (looking through pricing) but this is the idea that we are looking for. There will be two gates for entry and exit. The gates will glide open allowing for a single car to pass. The wooden/privacy fencing will help to disguise the condemned property next door and then give privacy to the neighbors on Shelby.





3. The model of door / materials / style, etc. of the proposed double front door. - Currently there are large discolored bright blue metal solid doors on the building. We will have the same size but painted the same muted green with windows in them. We will also have a door on the left side of the building (this is the door to the lower unit) that will be updated and will be mainly window with blinds enclosed in the door. This will also be in the back of the building.





4. Elaborate on what type of tint you're using for the windows - For the front windows I would like a slight mirrored tinting because there will be a business inside with computer equipment and expensive items. This is for security since the windows are very large. I would like this rather than to have them covered all of the time.



Additional information - I am needing to create two outdoor spaces for each of the units. They will be enclosed with white vinyl fencing. (Please forgive my drawings as I am not an artist.) The fencing will be about 3 feet from the door on the left side of the building and then run the length of that wall. So a space about 35 x 5 on the left hand side and then 32 x 8 on the back of the building. On the back, it will enclose the already covered area. \*\*\* received your email earlier about the vinyl fencing. If I have to do wooden then I can BUT currently there is chain link around the building that I would debate is not a historic material either. Not only that, the vinyl offers much more class and sustainability to the fencing versus wood that will have to be replaced more often and will be more of an eye sore if not maintained regularly, much like the rusted and mangled fencing that has been allowed to be there for a decade.



For the windows. The 2 on the right hand side are needed for safety compliance. Also, yes we will be replacing quite a few windows that are broken and/or are in major disrepair. I would prefer for the windows to all be in line with one another.

My husband and I will be in town from the 25th - 28th of January. I would like to get on your calendar if possible.

Lastly, when is this going to be presented and the meeting conducted?

Thank you and let me know if this provides the clarity that you are needing for the meeting.

Thanks, have a good weekend.

On Fri, Dec 16, 2022 at 2:28 PM Alec Ochs <[aochs@cityofsandusky.com](mailto:aochs@cityofsandusky.com)> wrote:

Hi Carrie,

I'm getting a head start on next month's staff report, there is no immediate rush for this information.



Can you remind me what color green you're proposing to for exterior secondary color (bring a swatch to the meeting)? Also, if we could get:

1. A drawing showing the locations of the exterior lighting
2. A plan showing your concept / location for the keyless parking
3. The model of door / materials / style, etc. of the proposed double front door.
4. Elaborate on what type of tint you're using for the windows

Thanks, have a good weekend.



**Alec Ochs | Assistant Planner**  
COMMUNITY DEVELOPMENT DEPARTMENT  
240 Columbus Ave | Sandusky, OH 44870  
T: 419.627.5973 | F: 419.627.5825  
[www.ci.sandusky.oh.us](http://www.ci.sandusky.oh.us)



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**From:** Carrie Haskins <[carrielouisa@kw.com](mailto:carrielouisa@kw.com)>  
**Sent:** Wednesday, December 7, 2022 5:24 PM  
**To:** Alec Ochs <[aechs@cityofsandusky.com](mailto:aechs@cityofsandusky.com)>  
**Subject:** Exterior Improvements to 1118 W Washington

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I appreciate your time yesterday. I wanted to make sure that you had this document with the improvements to the exterior of the building. Also, the windows are required for the egress of the space. They will be a match or as close to it as possible to the existing windows. Please let me know if you have any questions or other information is needed. Thank you!

A complete list -

The windows on the West side of the building

Cleaning and painting of molding on building

New double front doors

New paint on numbers and original doors

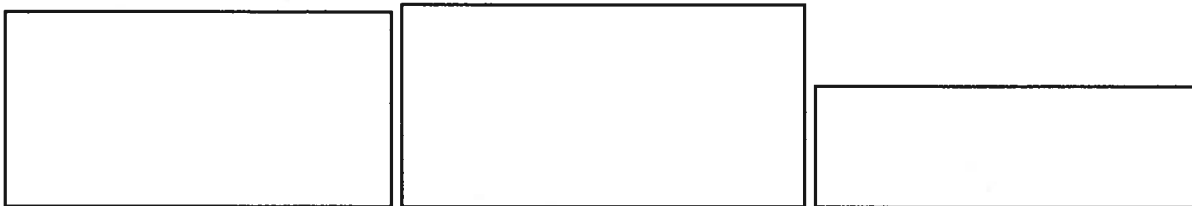
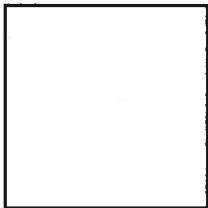
Painting and repair of existing second floor patio

Removal of chain link fencing and barbed wire fencing around perimeter of property

New keyless access fencing for the parking lot

White vinyl fencing for 2 outdoor spaces - one on East side of building and one on the rear of the building - these will come with later fencing permits

Up and Down Lighting on the walls to attenuate the brick and building

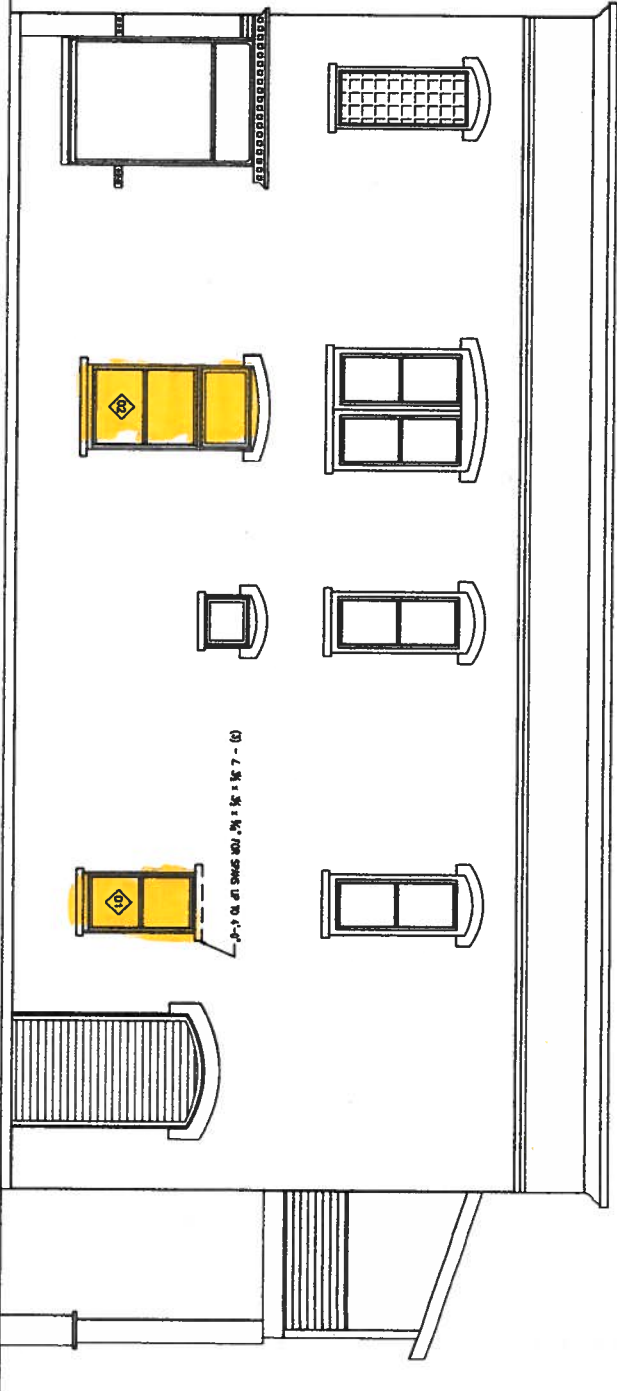


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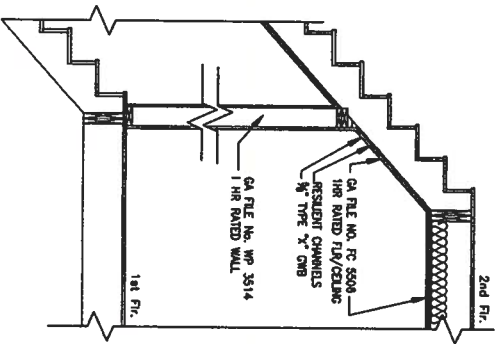


ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	BASE	WALLS	CEILING	CEILING HT.	ABBREVIATIONS			
OFFICE	F-1	B-1	W-1	W	C-2	F-1	1st FLOORING	F-2	1st FLOORING
RESTROOM	F-2	B-2	W-1	W-1	C-2	B-1	NO BASE 1st FLOOR	B-2	1st FLOOR
						W-1	1st FLOOR	W-2	1st FLOOR
						C-1	1st FLOOR	C-2	1st FLOOR
						C-2	1st FLOOR	C-3	1st FLOOR

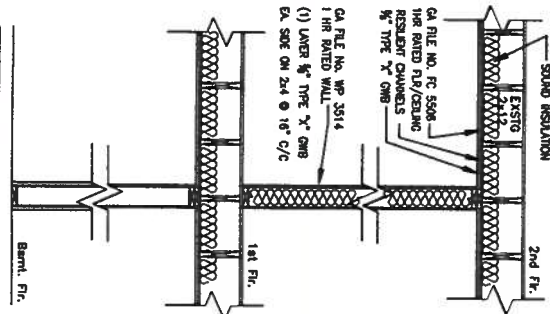
WINDOW SCHEDULE									
1ST FLR.	2ND FLR.	3RD FLR.	4TH FLR.	5TH FLR.	6TH FLR.	7TH FLR.	8TH FLR.	9TH FLR.	10TH FLR.
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10



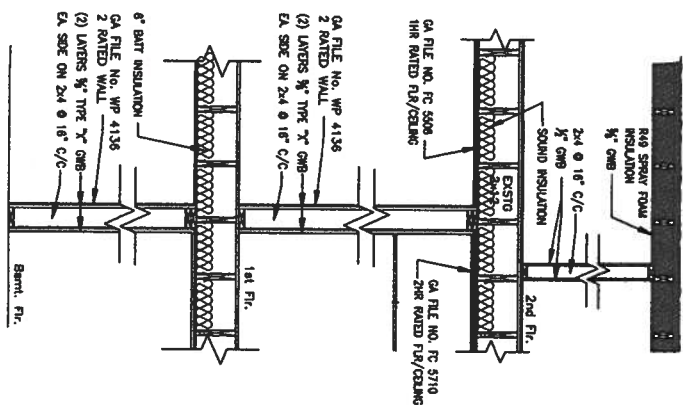
W ELEVATION  
1/8"=1'-0"



SECTION 3  
SCALE: 1/2"=1'-0"



SECTION 2  
SCALE: 1/2"=1'-0"

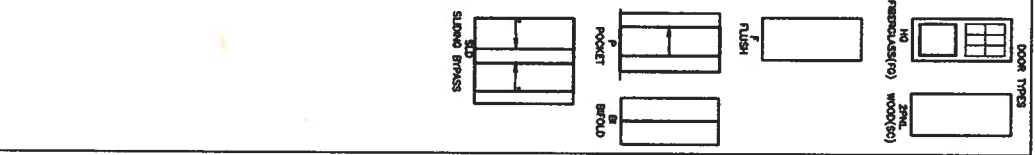


SECTION 1  
SCALE: 1/2"=1'-0"

DOOR SCHEDULE									
DOOR NO.	TYPE	MAT.	FIN.	HT.	THICK.	MAT.	FIN.	HT.	THICK.
1	F	STL	PRE	3'-0"	1-3/4"	HA	PT	1	60 UN. C.
2	F	STL	PRE	3'-0"	1-3/4"	HA	PT	1	60 UN. C.
3	F	STL	PRE	3'-0"	1-3/4"	HA	PT	1	60 UN. C.
4	EXISTING								
5	EXISTING								
6	EXISTING								
7	EXISTING								
8	EXISTING								
9	F	NO	PT	3'-0"	1-3/4"	NO	PT	2	
10	B	NO	PT	3'-0"	1-3/4"	NO	PT		
11	F	NO	PT	3'-0"	1-3/4"	NO	PT		
12	F	NO	PT	3'-0"	1-3/4"	NO	PT		
13	F	NO	PT	3'-0"	1-3/4"	NO	PT		
14	B	NO	PT	3'-0"	1-3/4"	NO	PT		
15	F	NO	PT	3'-0"	1-3/4"	NO	PT		
16	F	NO	PT	3'-0"	1-3/4"	NO	PT		
17	B	NO	PT	3'-0"	1-3/4"	NO	PT		
18	EXISTING								
19	F	NO	PT	3'-0"	1-3/4"	NO	PT		
20	B	NO	PT	3'-0"	1-3/4"	NO	PT		
21	F	NO	PT	3'-0"	1-3/4"	NO	PT		
22	B	NO	PT	3'-0"	1-3/4"	NO	PT		
23	F	NO	PT	3'-0"	1-3/4"	NO	PT		
24	B	NO	PT	3'-0"	1-3/4"	NO	PT		
25	F	NO	PT	3'-0"	1-3/4"	NO	PT		
26	F	NO	PT	3'-0"	1-3/4"	NO	PT		
27	B	NO	PT	3'-0"	1-3/4"	NO	PT		

DOOR SCHEDULE NOTES

- SC WOOD DOOR
- INSULATED FIBERGLASS EXTN. DOOR WITH WEATHER STOPPING, THRESHOLD
- 1 COAT PRIMER, TWO COATS FINISH
- POCKET DOOR HARDWARE AND FINISH KIT
- POCKET DOOR HARDWARE KIT - OPTIONAL, NEW INSULATED EXTERIOR DOOR IS REQUIRED
- JOHNSON SPEED HARDWARE KIT
- 1.5" DEPT. DOOR TYPE, DOOR HARDWARE & FINISH SELECTED WITH OWNER



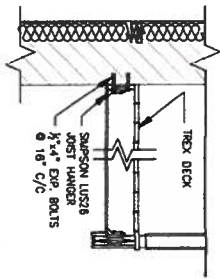
FEICK DESIGN GROUP, INC.  
JOHN A. FEICK, ARCHITECT  
224 EAST WATER STREET  
SANDUSKY, OHIO  
(419)-825-2554

ELEVATION SECTIONS SCHEDULES  
RENOVATIONS  
CARRIE HASKINS

1118 W. Washington Street, Sandusky

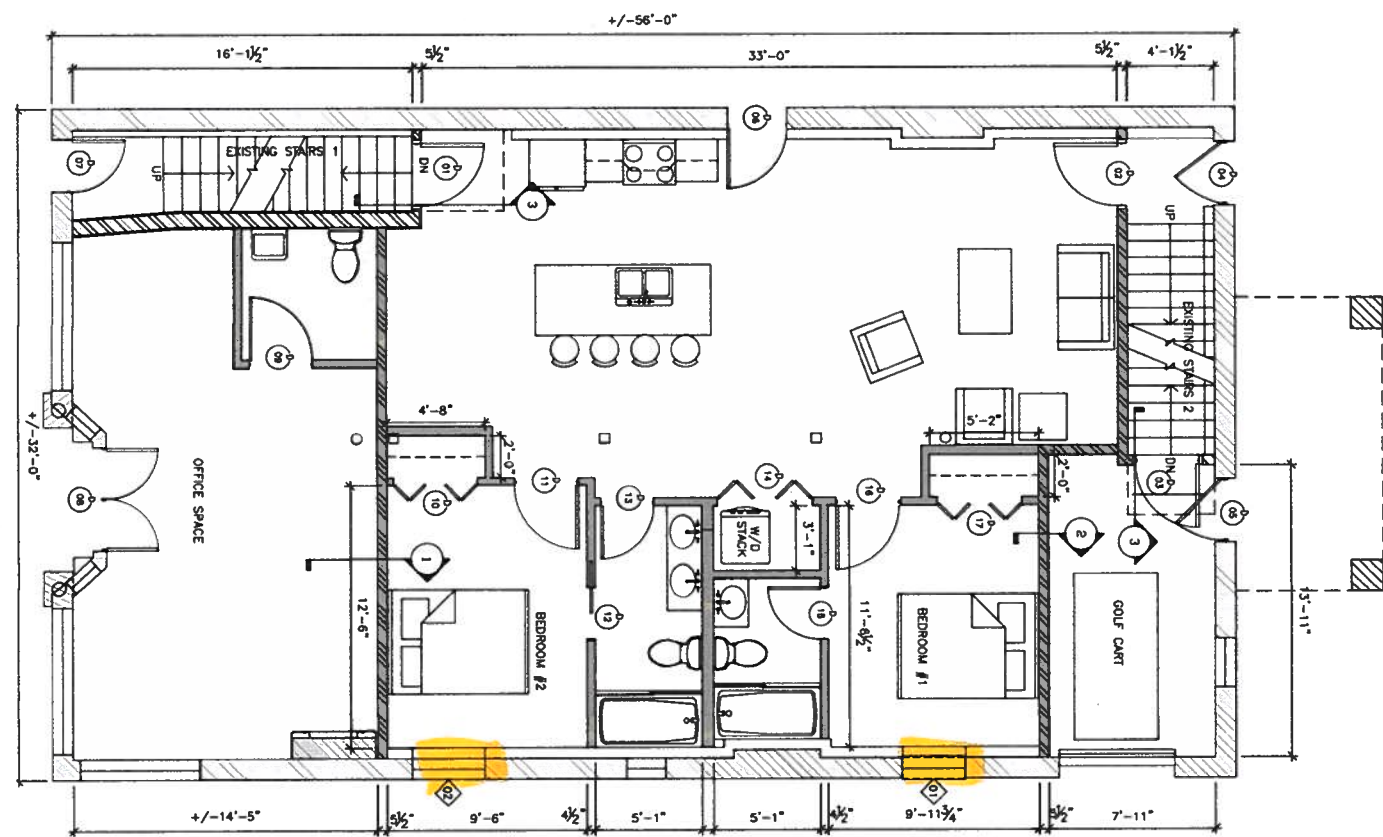
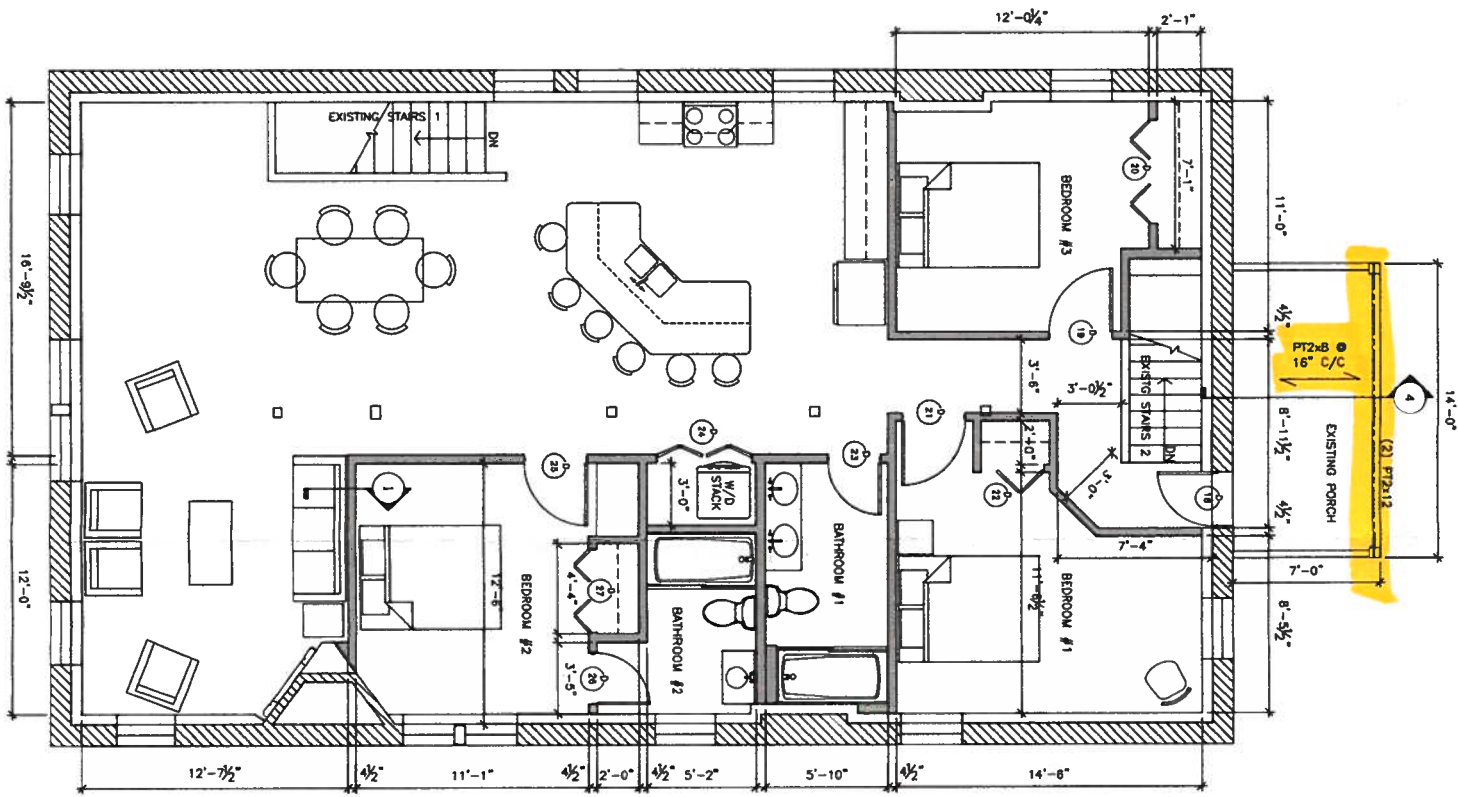
A2

DATE: NOVEMBER 9, 2022  
DRAWN BY:  
CHECKED BY:  
SHEET NUMBER  
PROJECT NO. D-0074



GA FILE NO. WP 4134 2 HOUR RATED WALL  
BASE LAYER 5/8" F.C. TYPE "X" GNB  
EACH SIDE, APPLIED TO 2x4 WOOD STUDS @ 16" C/C  
FACE LAYER 5/8" F.C. TYPE "X" GNB W/17/8" TYPE "W"  
AT RIGHT ANGLES TO EACH SIDE WITH 1 7/8" TYPE "W"  
DRILL WALL SCREWS 12" C/C AND OFFSET 8" FROM SCREWS  
IN BASE LAYER

GA FILE NO. WP 4134 1 HOUR RATED WALL  
5/8" F.C. TYPE "X" GNB  
EACH SIDE, APPLIED TO MIN. 2x4 WOOD  
STUDS @ 16" C/C  
FACE LAYER 5/8" F.C. TYPE "X" GNB W/17/8" TYPE "W"  
DRILL WALL SCREWS @ 12" C/C



BASEMENT

SECOND FLOOR

FIRST FLOOR

EXISTING MASONRY WALL WITH  
WOOD STUD INSULATION WALL

GA FILE NO. 4134 1 HR RATED WOOD STUD WALL

GA FILE NO. 4134 2 HR RATED WOOD STUD WALL

SEE ABOVE FOR DETAILED DESCRIPTIONS

NEW PARTITION WALL: 2x4 @ 16" C/C 1/2" GNB EA. SIDE

FLOOR PLANS

RENOVATIONS

CARRIE HASKINS

1118 W. Washington Street, Sandusky

DATE NOVEMBER 8, 2022

DRAWN BY

CHECKED BY

SHEET NUMBER

PROJECT NO. D-0074

A1

FEICK DESIGN GROUP, INC.  
JOHN A. FEICK, ARCHITECT  
224 EAST WATER STREET SANDUSKY, OHIO  
(419)-625-2554



# LANDMARK COMMISSION REPORT

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APPLICATION FOR EXTERIOR ALTERATIONS TO  
125 E. WATER STREET

WALL SIGNAGE

Reference Number: PCL22-0041

Date of Report: December 14, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Landmark Commission Report

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### BACKGROUND INFORMATION

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Applicant: Shores & Islands Ohio  
125 E. Water St.  
Sandusky, OH 44870

Owner: Hartman Craig S.

Site Location: 125 E. water Street  
Sandusky, OH 44870

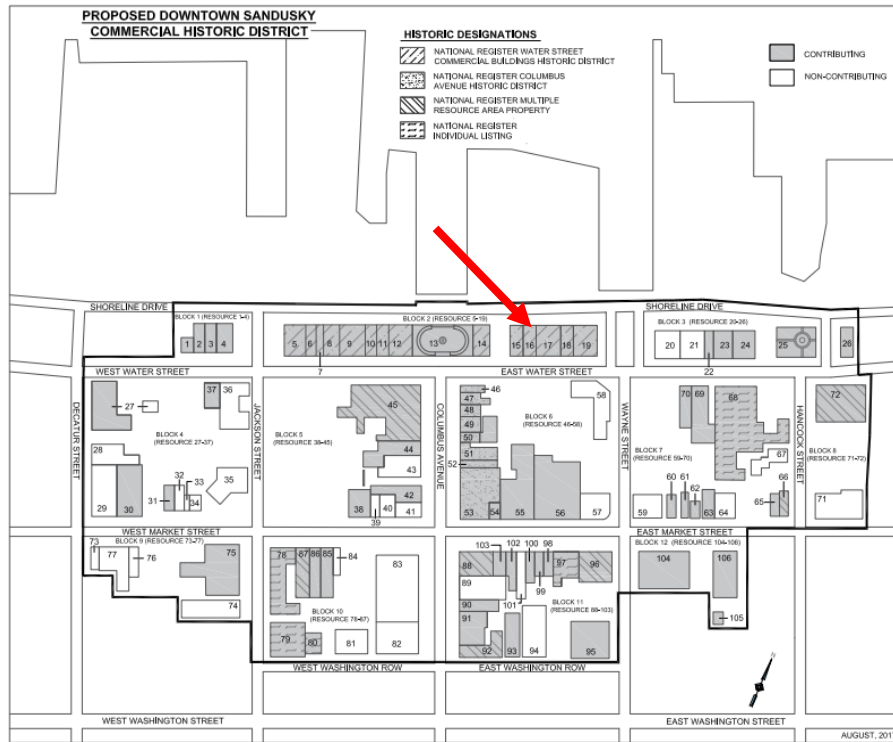
Historic Status: Contributing building in the National Register of Historic Places

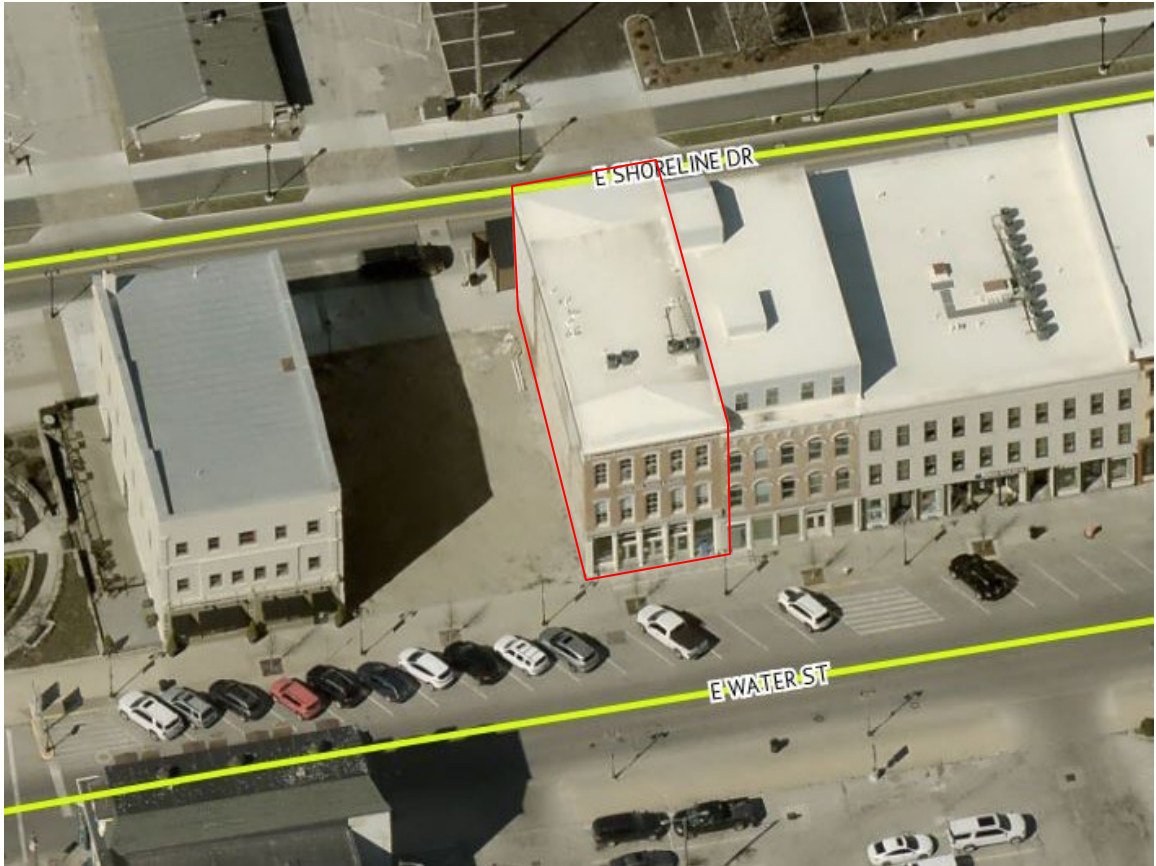
Existing Uses: Regional Welcome Center

Proposed Uses: Regional Welcome Center

Project:  
1. Wall Signage









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#### SITE DESCRIPTION

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The building at 125 E. Water St. was built around 1870.

An Ohio historic Inventory of 1979 states the following regarding the building's important features:

“Victorian bracketed cornice on the first floor. Mildly rounded arch windows with accents on second and third floors. Painted iron pilasters on first floor entrances. Arched panels over large windows on first floor”.

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#### DIVISION OF PLANNING COMMENTS

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The applicant, Shores & Islands Ohio, proposes to replace two existing signs with new wall signage at 125 E. Water St. The reason for the sign changes is for updating the new *Shores & Islands Ohio* name for their organization (originally *Lake Erie Shores & Islands*).

One wall sign is proposed to be placed on the Water St. façade with the second to be placed on the Shoreline Dr. façade. Each wall sign will be adjusted from their size, location or color scheme compared to what is existing. The Shoreline Dr. sign will be white lettering with a black background to match the background of the new placement. The Water St. facing sign will be white lettering with no background. The white lettering will be slightly larger than the lettering on existing signage.

Staff determined the proposed signage it is a good quality design with simple graphics and simple messages. The shape is appropriate, the colors are not fluorescent, and meet the preservation guidelines as proposed.

#### 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
- “White backgrounds in signs is strongly discouraged”

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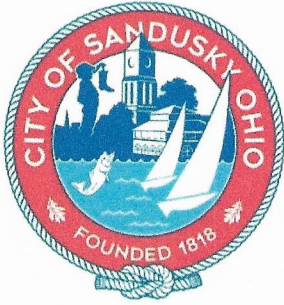
**CONCLUSION/RECOMMENDATION**

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Staff determined the signage meets the requirements defined in the guidelines.

Staff granted administrative approval for the wall and window signage application on December 14, 2022.





Department of Community Development

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

December 14, 2022

RToo Condo Owners Association  
125 E. Water St. Box 5W  
Sandusky, OH 44870  
Attn: Shores & Islands Ohio – Amanda Smith Rasnick

**RE: Landmark Commission – 125 East Water St.**

After reviewing the application, the Division of Planning has resolved to give an administratively approved Certificate of Appropriateness for non-internally illuminated wall signage installation at 125 East Water 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, AICP  
Chief Planner

## Application for a Certificate of Appropriateness

### STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 125 E. Water St.

Name of Property Owner: RToo Condo Owners Association

Mailing Address of Property Owner: 125 E. Water St. Box 5W

City: Sandusky State: OH Zip: 44870

Telephone #: 419-277-0815 Email: bharenet@gmail.com

If same as above check here ☐

Name of Applicant: Shores & Islands Ohio - Amanda Smith Rasnick

Mailing Address of Applicant: 125 E. Water St.

City: Sandusky State: OH Zip: 44870

Telephone #: 419-625-2984 Email: Amanda@shoresandislands.com

### Description of Work to be Done:

#### Front of the building-

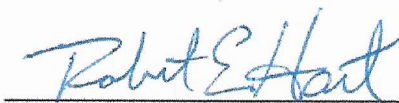
The front sign that is affixed to the building will be replaced with a sign with the new Shores & Islands Ohio logo and colors. The sign will be affixed in the same location.

A blade sign with the new Shores & Islands Ohio logo will be installed on the front of building.

Brady Sign will re-purpose the Sandusky Segwave signs that is currently affixed to the Sandusky State Theatre building.

#### Back of the building-

The back sign will move locations from the bottom balcony to the top balcony. The words Lake Erie Shores and Islands will change to Welcome Center. Additionally, a blade sign with the new Shores & Islands Ohio logo will be affixed to the lower right side of the building.



9-7-22

Signature of Property Owner

Date

Signature of Authorized Agent

Date

*Vice President RTOD  
Building Condominium Association*





## OWNER CONSENT FOR SIGN INSTALLATION & PERMITS

Business Name Shores & Islands Ohio  
Job Site Address 125 E. Water St.  
Sandusky OH 44870  
Date: 8-10-22  
Customer Name: Amanda Smith Rasnick  
Phone Number: 419-625-2175  
Email Address: Amanda@Shoresandislands.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.

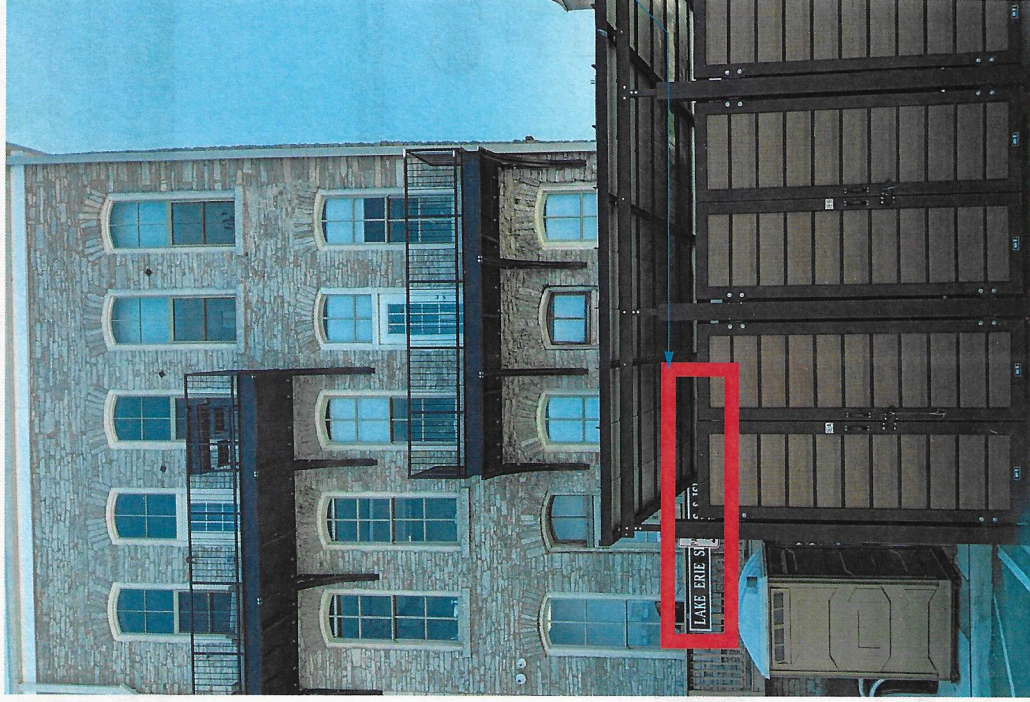
[Signature] Amanda Smith Rasnick  
Customer Signature Customer Name (printed)



NEW SIGN



EXISTING SIGN



Remove Existing Sign

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

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Customer: Lake Erie Shores & Islands

Date: 4/29/22

Location: 125 E. Water St. Sandusky, OH 44870

File Name: Dwg76152A

Client Approval: \_\_\_\_\_

Title: \_\_\_\_\_

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





16' x 156' = 17.33 SQ FT, Total  
10.71' x 149.60' = 11.13 SQ FT, Copy Area

#### Fabrication Specs

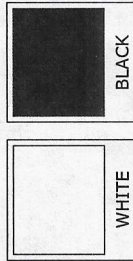
Qty. 1

2" Thick routed HDU sign

Letters to be raised and painted white

Background routed down and finished smooth

\*Angle brackets mounted to back for installation to porch deck



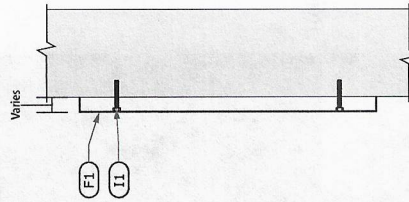
#### HDU (HIGH DENSITY URETHANE) SIGN

##### FABRICATION DETAILS

F1. HDU (High Density Urethane) material routed to shape  
Letters/Border to be raised. Background recessed.

##### INSTALLATION HARDWARE

I1. HARDWARE: Non-Corrosive Hardware to Suite Conditions.



1  
3  
TYPICAL DETAIL  
FABRICATED LETTERS  
SCALE: 1-1/2" = 1' 0"

##### SIGN INSTALLATION NOTES:

1. Installation to existing railing TBD.

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Customer: Lake Erie Shores & Islands

Date: 4/29/22

Location: 125 E. Water St. Sandusky, OH 44870

File Name: Dwg76152A

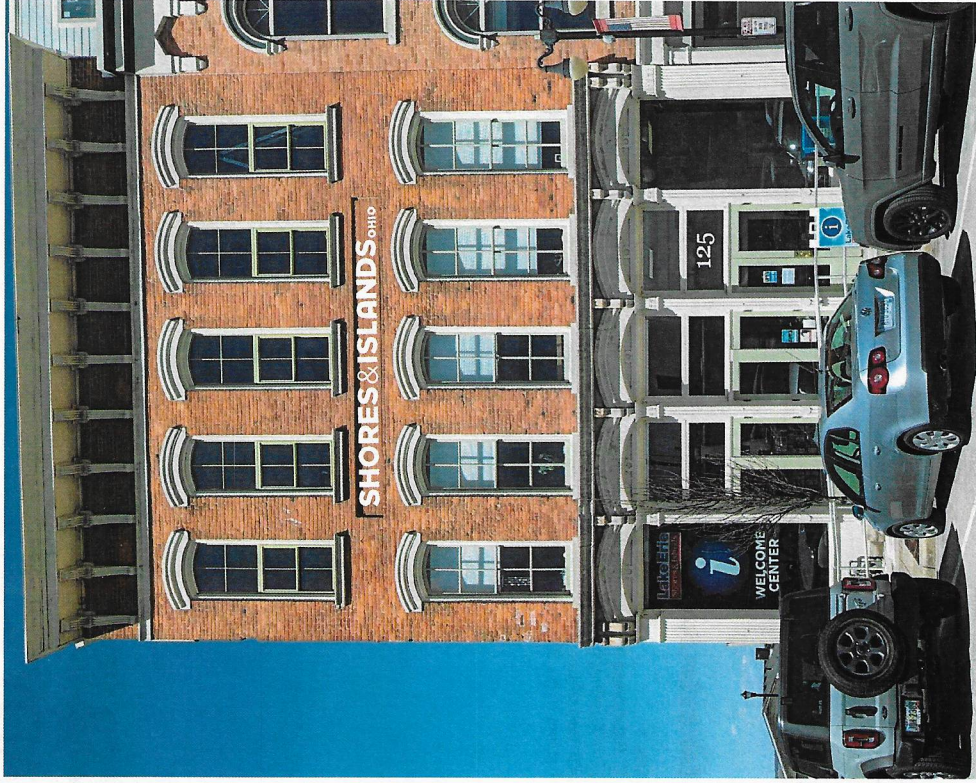
Client Approval: \_\_\_\_\_

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



SIGN A

NEW SIGN



EXISTING SIGN



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Sandusky, OH 44870  
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Customer: Lake Erie Shores & Islands

Date: 4/29/22

Location: 125 E. Water St. Sandusky, OH 44870

File Name: Dwg76152A

Client Approval: \_\_\_\_\_

Title: \_\_\_\_\_

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

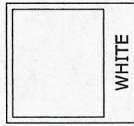


**FABRICATED NON-ILLUMINATED LETTERS**

**FABRICATION DETAILS**  
F1. FACES: .063" Thick Routed Aluminum.  
F2. RETURNS: .040" Aluminum.

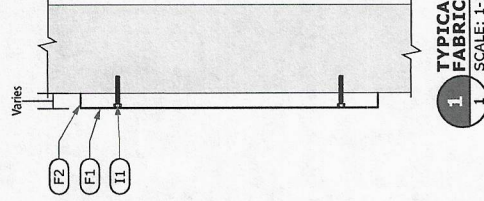
**INSTALLATION HARDWARE**  
I1. **HARDWARE:** Minimum #10-24 Non-Corrosive Threaded Rod.  
Min (3) per Individual Element.

183.21" x 14.26" = 18.14 SQ FT SHORES & ISLANDS  
22.08" x 5.77" = 0.85 SQ FT - OHIO  
18.99 SQ FT TOTAL



**Fabrication Specs**

- Qty. 1  
2" Fabricated aluminum letters  
Non-Illuminated  
Painted white  
Letters to be stud mount installed



**1**  
**TYPICAL DETAIL**  
**FABRICATED LETTERS**  
SCALE: 1-1/2" = 1' 0"

**FABRICATED LETTER INSTALLATION NOTES:**  
1. Drill Wall & Fill Holes With Construction Adhesive

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Client Approval: \_\_\_\_\_

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