

---

## Landmark Commission

240 Columbus Ave  
Sandusky, Ohio 44870  
419.627.5715  
[www.cityofsandusky.com](http://www.cityofsandusky.com)

### AGENDA

February 23, 2023

4:00 P.M.

City Commission Chamber

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

---

1. Call to Order- Roll Call
2. Review of January 18, 2023 Meeting Minutes
3. Applications
  - 149 E. Water Street
4. Other Business
5. Adjournment

**NEXT MEETING: March 15, 2023**

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

**Landmark Commission**  
**January 18, 2023**  
**Meeting Minutes**

**Meeting called to order:**

Chair Griffiths called the meeting to order. The following members were present: Vice Chair Truka, Commissioner Schultz, and Commissioner Yandell. Arin Blair and Alec Ochs represented the Community Development Department, and Sarah Chiappone represented the Law Department. Commissioners Defreitas, Meinzer, and Whaley were absent. Commissioner Whaley informed Staff in advance that he would be unable to attend.

**Election of Officers**

Chair Griffiths asked for a motion to elect officers. Commissioner Schultz made a motion to have Chair Griffiths and Vice Chair Truka continue in their same roles for 2023. The motion was seconded by Commissioner Yandell. The vote passed unanimously to keep the officers in the same roles.

**Review of minutes from November 16, 2022:**

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

**Applications:**

**221 East Market Street**

Mr. Ochs presented that 221 East Market Street application was heard by the Commission at the November 2022 Landmark Commission Meeting. All items were approved by the Commission, except for the paint color. The property owner, John Parker, was present to provide a sample of the new paint color. The Commission asked if the color was from a historic color palette. Mr. Parker stated it was not but was very close to historic colors. Ms. Blair agreed that it was similar to other colors that have been approved previously. Vice Chair Truka, stated that he thought the paint color would look great but thought that the process of the Commission approving colors need to be refined to make approval easier of the Commission and applicants. Commissioner Schultz made a motion to approve the color presented and the motion was seconded by Commissioner Yandell. All voting members approved the new paint color unanimously.

### **125 East Water Street (Marquee/ Blade signs)**

Mr. Ochs presented the application for 125 East Water Street for marquee/ blade signs. The applicant planned to use existing signs for their logo. The proposed signs did not meet the design guidelines as presented with the white background. Ms. Amanda Smith-Rasnack and Mr. Larry Fletcher were present on behalf of the application. They were asking to leave the background white because of brand recognition and would like to keep the logo consistent. Vice Chair Truka asked if the Commission can approve items that don't meet the guidelines. Ms. Blair and Chair Griffiths confirmed the Commission could approve applications that do not meet the guidelines. Commissioner Yandell asked the applicant if they had considered blue for the background. Ms. Smith-Rasnack stated they did consider other colors but those colors were not consistent with the applicant's other signage and did not have same impact as the white background did. Commissioner Yandell mentioned the community value of the welcome center being more visible, and the commissioners agreed the welcome center should be able to be found. Commissioner Schultz made a motion to approve the application as submitted with the sign being permitted to have a white background and seconded by Vice Chair Truka. Chair Griffiths amended the motion to add that approval of this application was on an exceptional basis. The amended motion was approved unanimously.

### **1118 West Washington Street**

Mr. Ochs presented the application for 1118 West Washington Street for (6) exterior request changes, which included: windows, porch material alteration, doors, fence, exterior lighting, and paint color. Staff recommended approval of the application 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, 3. This includes window replacements being sized appropriately to fill the existing façade openings in entirety without filler material, 4. 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, 5. 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, 6. The porch railing is either wood, cable wiring or a metal material, 7. Storefront door uses a historically appropriate design and material, and 8. All proposed fencing is either metal or wood. Carrie

Haskins, the applicant, attended the meeting through video call and Mr. Feick the applicant's representative was present to speak on behalf of the project. Ms. Haskins stated she wanted to follow the guidelines and would like guidance from the Commission on how to do so. She was willing to adapt her plans to meet guideline requirements. The applicant provided pictures and addresses of other local properties that had amenities similar to what she was requesting. The applicant agreed to wood fencing. Mr. Feick explained the windows would not be able to be aligned because the new windows would be in bedrooms and they did not want windows to the floor for bedrooms. The Commission asked about the window tint and the applicant wanted some privacy and sun protection for the office space that will be in the front of the building. The Commission recommended applying a film to the windows and the applicant was agreeable to that suggestion. Chair Griffiths stated that the Commission would give Staff the authority to approve the tint issue for the application. Chair Griffiths called for a motion and Commissioner Schultz made a motion to approve all Staff conditions, excluding item 4 of window alignment. The motion was seconded by Commissioner Yandell. The vote resulted in unanimous approval of the application per Staff conditions, excluding item 4.

## **Administrative Approvals**

### **125 East Water Street (Wall Signs)**

Chair Griffiths introduced the administrative approval of 125 East Water Street Wall Signage and asked for the Staff report. Mr. Ochs explained it was originally submitted as a package with the marquee/ blade signs. Staff talked with the applicants to separate the application as to not delay their deal. Staff approved two wall signs, one on the north façade and one on the south façade with white lettering and black background that met zoning code requirements. Staff granted approval of the signs on December 14, 2022.

### **Other Business:**

Chair Griffiths asked if there was any other business. Ms. Blair stated she would like to brief the Commission on the progress of the design guidelines update. She continued that at the end of 2022, the City released a RFQ, and based on the applications received, Staff has been working with Designing Local to update the guidelines. Their expertise include historic preservation, landscape architects, and planners. Staff would present the scope of work based on the grant that was received to City Commission at their next meeting.

**Meeting adjourned:**

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

**Approved by:**

---

Clerk

---

Chair/ Vice Chair

# LANDMARK COMMISSION REPORT

---

APPLICATION FOR A CERTIFICATE OF  
APPROPRIATENESS FOR EXTERIOR ADDITIONS  
AND ALTERATIONS AT

149 E. WATER ST.

THE GRANARY BUILDING

Reference Number: PLC 23-0001

Date of Report: January 31, 2023

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Landmark Commission Report

---

### BACKGROUND INFORMATION

---

Applicant: Family Health Services  
1912 Hayes Ave.  
Sandusky, OH 44870

Site Location: 149 E. 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. Façade Paint Color
2. Storefront
  - a. Windows
  - b. Framing
  - c. Door
3. Windows
4. Deck
5. Rooftop
6. Exterior Lighting

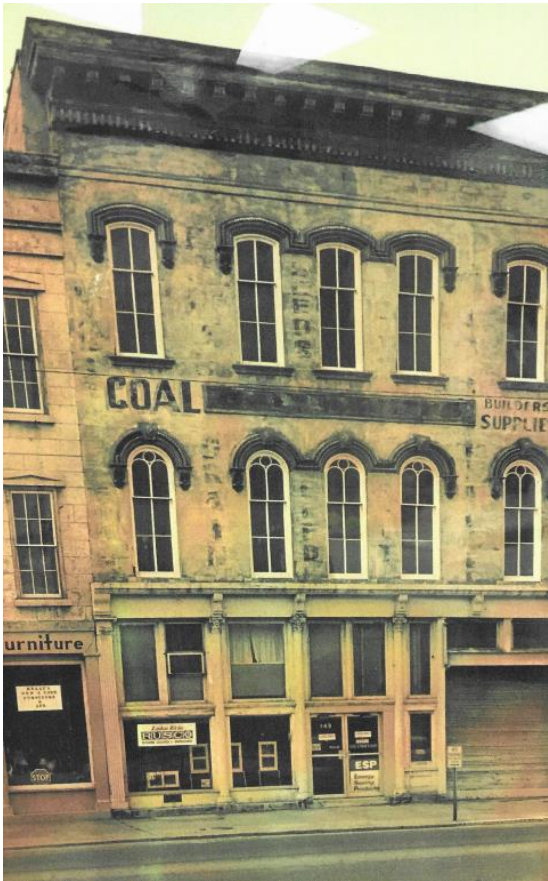
---

SITE PICTURES

---







---

## PROPERTY DESCRIPTION

---

The building at 149 E. Water St. was built around 1860. There is little known historical data on this property other than is operated as a grain and construction supply store for over 87 years. The property at 231 E. Market St. has been minimally altered from its original condition.

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

“Rounded arch 2<sup>nd</sup> & 3<sup>rd</sup> story windows with ornate cement “braiding” over arches. Brackets on 1<sup>st</sup> floor cornice. Metalwork pilasters at doorways”.

---

## PROJECT SCOPE

---

### 1. Façade Paint Color

The applicant seeks to make paint color alterations, the documents submitted includes two proposed options. Family Health Services expressed a preference for the blue/green color scheme Option B on the left. Staff discussed with the applicant that using the dark accent color on the decorative moldings with a lighter color for the “braiding” above the windows would provide a contrast similar to the historic photograph while also showcasing an important historic feature and they agreed to modify the concept to include this detail.





## 2. Storefront Alteration

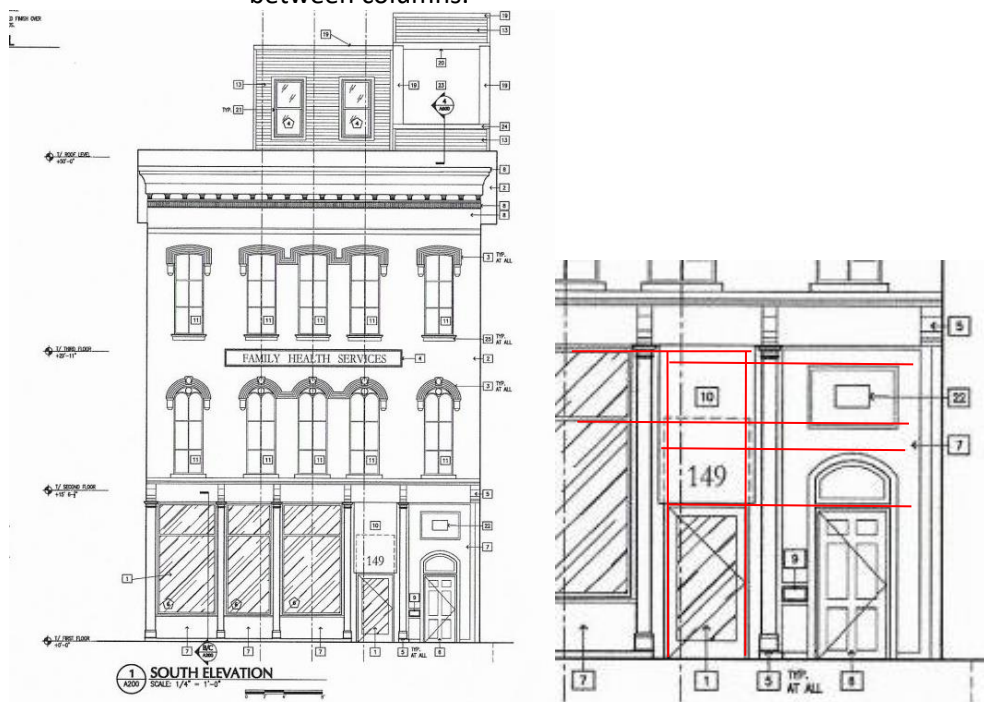
The applicant seeks to make alterations to the storefront, the work includes:

### a. Storefront Windows/Framing

- i. The existing aluminum storefront windows are being replaced with new aluminum storefront in a dark bronze finish. The applicant has stated the framing is not historic, but for the columns. The historic columns will remain intact.

### b. Door

- i. New entry doors. The existing door will remain and will serve as an emergency exit for the stairwell. The new door will be located to the left of the existing door, where there is currently a window. Staff expressed the new door design would benefit from being aligned with the existing door design in rhythm and number of features: specifically, a rounded transom above the door and signage placement in similar size and alignment. The applicant stated they would provide a concept for the tenant to review before presenting it to the commission. At the least, the proposed signage should align with the new doorway and not span the entirety of the space between columns.



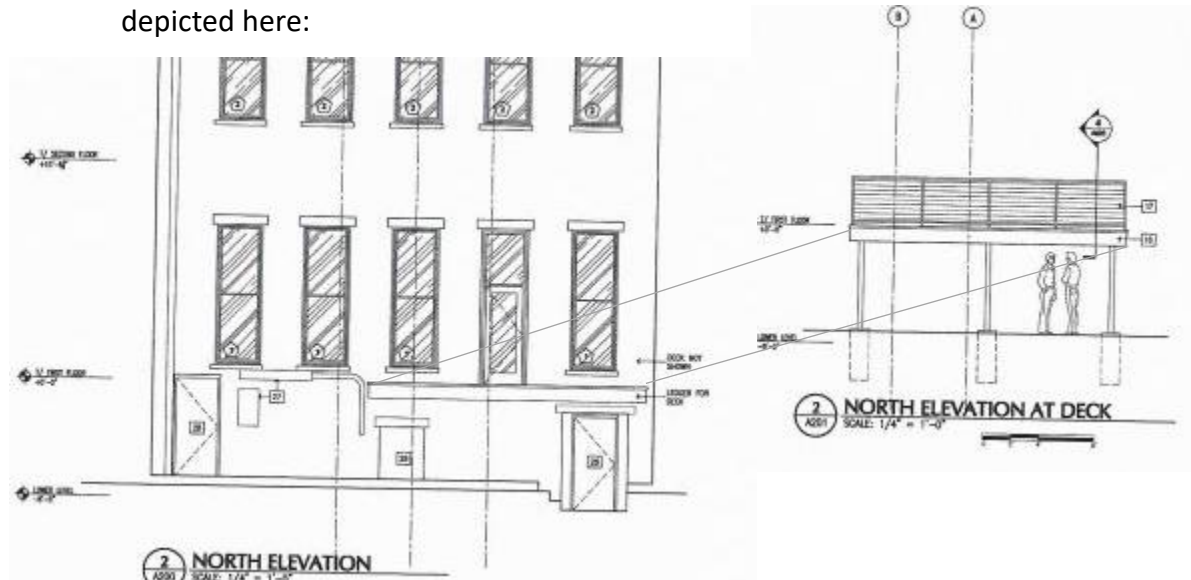
Recommended alignment of new door and signage design with existing features

## 3. Windows

- a. The windows of the 2<sup>nd</sup> and 3<sup>rd</sup> floors facing Water St. are historic and will remain in place, with restoration and painting as necessary.
- b. The applicant seeks to replace all north facing windows. The applicant has stated the windows are non-historic and will be replaced with new traditional, wood, double-hung doors such as Pella Architectural Series – Traditional or a comparable alternate.

#### 4. Deck

The applicant seeks to add a composite outdoor deck with metal cable railings on the north façade facing Shoreline Dr., spanning the exterior door and two windows as depicted here:



#### 5. Rooftop

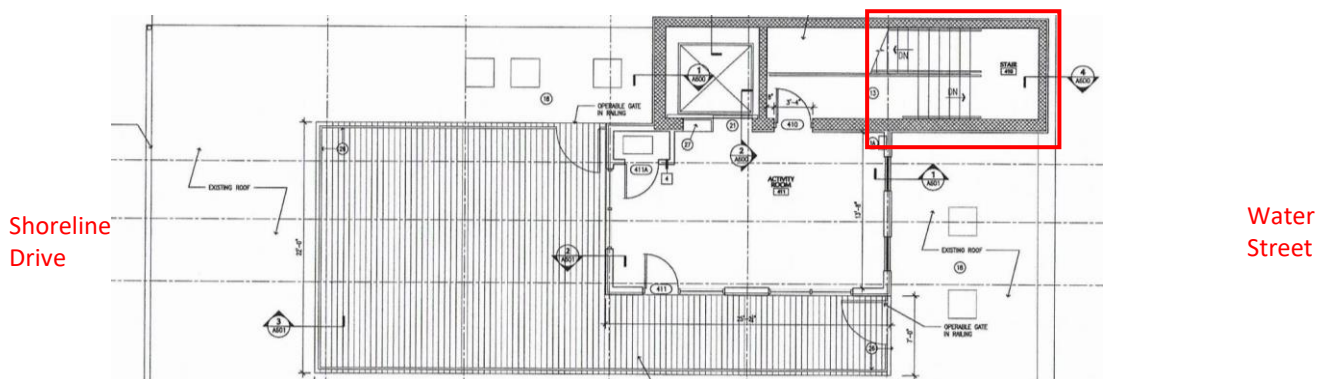
The applicant seeks to add:

- a. Open patio
  - i. Setback from Water St. façade ~15'
  - ii. Setback from the Shoreline Dr. façade ~15'
- b. Roofed patio section
  - i. Setback from the Water St. façade ~15'
  - ii. 10 feet in height
- c. Stairwell
  - i. Is proposed to be in line with the Water St. façade
  - ii. 15 feet in height

The drawings included depict the following:



Red outline highlights area of staff concern





- **Entrances and Doors – page 19**  
(Summarized)
  - a) Preserve original entrance features
  - b) Consider Architectural design of building when selecting a door
  - c) Residential Doors are not used on commercial buildings
- **Windows – page 20**  
(Summarized)
  - a) Replacements should duplicate existing windows
  - b) Avoid altering window openings
- **Deck Addition – page 24**  
(Summarized)
  - a) Should be clear it is not part of original structure
  - b) Additions should be placed at rear of building
- **Storefronts – page 30**  
(Summarized)
  - a) Avoid removal of historic storefront materials
  - b) Use historic materials & designs during restoration
  - c) Avoid “theme” restoration
- **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

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”.

- Storefronts

#### Guidelines for Preserving Storefronts:

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

- Rooftop

#### ITS (Interpreting the Standards) #36: Rooftop Additions

“With regard to rooftop additions, the Guidelines for Rehabilitating Historic Buildings recommend that **new rooftop additions be designed so that they are inconspicuous from the public right-of-way, are set back from the primary elevation of the building, and do not damage character-defining features of the historic building.** Rooftop additions are almost never appropriate for buildings that are less than four stories high. Generally, rooftop additions should not be more than one story in height, and are more compatible on buildings that are adjacent to taller buildings or dense urban environments. Rooftop additions that do not meet these principles generally will not meet the Standards”.

#### ITS (Interpreting the Standards) #47: Rooftop Additions on Mid-Size Historic Buildings

“The roofline is often an important character-defining feature of a historic building. A large cornice, tall tower, or a projecting dormer can identify a building in the skyline. Even a simple roofline defines a building’s character. Accordingly, rooftop additions proposed as part of a rehabilitation project must be carefully designed in order to preserve the building’s historic character. Although a rooftop addition is not appropriate for all historic buildings, under certain circumstances a compatible rooftop addition may be constructed that meets the Secretary of the Interior’s Standards for Rehabilitation. A successful rooftop addition does not significantly impact the character of the historic building. It is subordinate to the historic building in size and design, and compatible with its massing, scale, materials and features. **It must be set far enough back from the primary elevation(s) of the building — usually at least one bay, so that it is not highly visible from the public right-of-way.** In most cases, rooftop additions should not be more than one story and, generally, they are not appropriate for buildings consisting of three stories or less”.





Appropriate Rooftop Additions



Inappropriate Rooftop Addition

---

#### SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

---

##### **Façade Paint Color**

Either option A or B meet the Paint Selection guidelines. Option B is preferred by the applicant, and as mentioned they updated the proposed color scheme to include the dark accent trim on the decorative moldings and the lighter color for the “braiding” of the molding’s of the second and third story Water Street façade windows.

##### **Storefront Alteration**

Like most downtown buildings, the storefronts have been renovated multiple times over the life of the buildings. The window replacement and addition of a doorway are appropriate for the storefront. Keeping the columns is preferred, and the proposed plans do so. For the new additions to balance with existing features, staff recommends altering the proposed door addition design to align with the existing door, transom, and signage in width and height.

##### **Windows**

All proposed window replacements are appropriate in style and materials such as wood and aluminum. The existing window openings (aside from the storefront) are not being altered in shape or size.



### **Rear Deck**

The deck addition is appropriate since it is in what's considered the back of the building. The proposed materials are also appropriate according to the guidelines. The color of the cable railing system was not specified in the application materials. Staff recommends dark colors such as dark bronze to match the storefront aluminum, or matching the dark accent color in the painted color scheme.

### **Rooftop Addition**

#### North Elevation – Internal Staircase

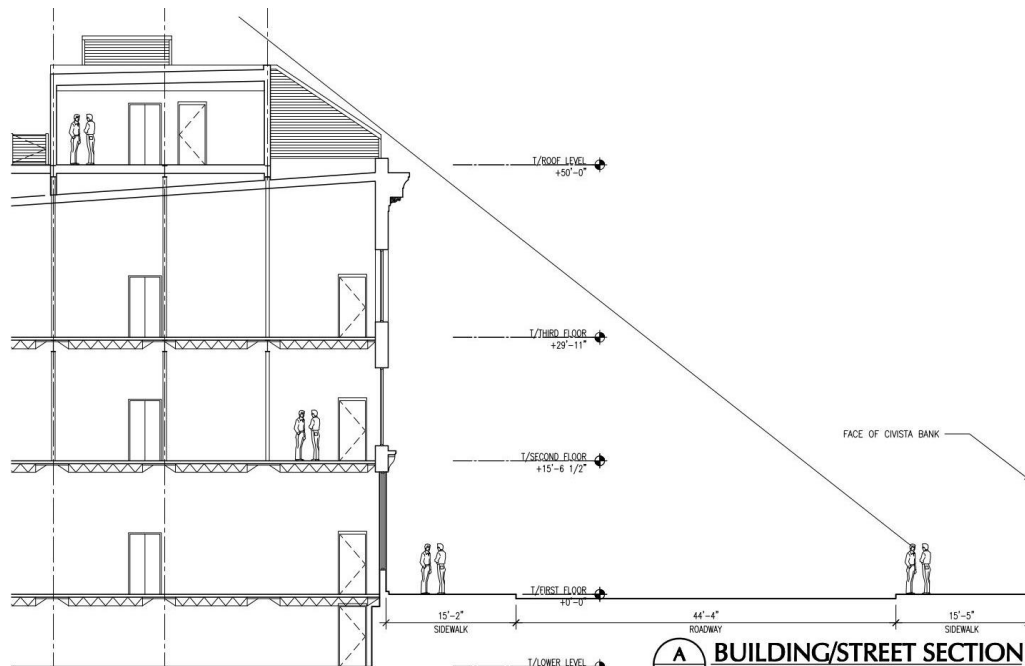
The staircase structure is placed up to the front façade of E. Water St. Due to the shape of the staircase structure- only ~3 ft. of the staircase would be visible from the vantage point of across the street. Therefore that addition is not “substantially visible” and is appropriate according to the national guidelines.

#### Design and materials

The proposed design and materials of the rooftop addition are otherwise appropriate as proposed.

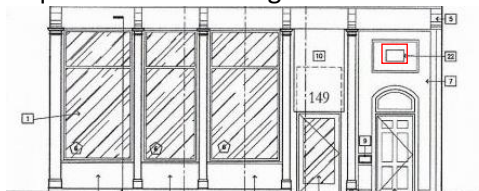


Rendering provided by applicant to represent the street view perspective.



### 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.




---

### CONCLUSION / RECOMMENDATION

---

The renovation and improvements of “The Granary” building will add life and activity to all floors of this historic structure and activate this area of downtown. 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 new proposed doorway and signage design is aligned with primary features of the existing doorway, including the consideration of adding a transom window above the new door. Signage does not expand above the height of new storefront windows.

## Application for a Certificate of Appropriateness

**STAFF USE ONLY:**

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

Address of Property for Certificate of Appropriateness: 149 E Water Street Sandusky OH 44870Name of Property Owner: Family Health ServicesMailing Address of Property Owner: 1912 Hayes AveCity: Sandusky State: OH Zip: 44870Telephone #: 419-502-2822 Email: davidt@familyhs.orgIf same as above check here ☐Name of Applicant: Beagua LLCMailing Address of Applicant: 2007 Cedar Point Rd.City: Sandusky State: OH Zip: 44870Telephone #: 4192716411 Email: mmccombs@hundok.com

Description of Work to be Done:

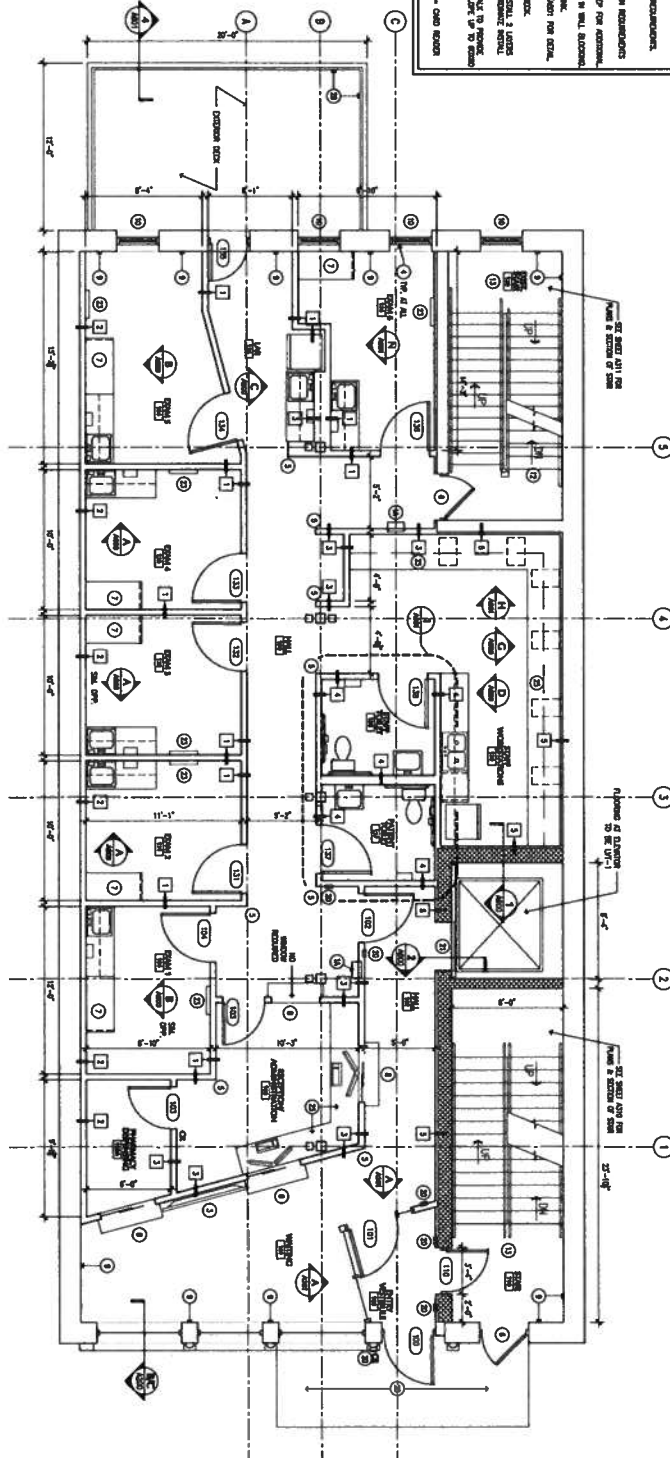


Signature of Property Owner

1/13/23  
Date

Signature of Authorized Agent

1/13/23  
Date

[illegible][illegible]

**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**C** **DETAIL - TYPICAL JAMB**  
A101  
SCALE: 3/16"

**D** **DETAIL - TYPICAL SILL**  
SCALE: 3/16"=1'-0"  
A101

**8** DETAIL - TYPICAL HEAD  
SCALE: 3"=1'-0"

**A**  
A101  
**INTERIOR ELEVATION**  
SCALE: 1/2" = 1'-0"

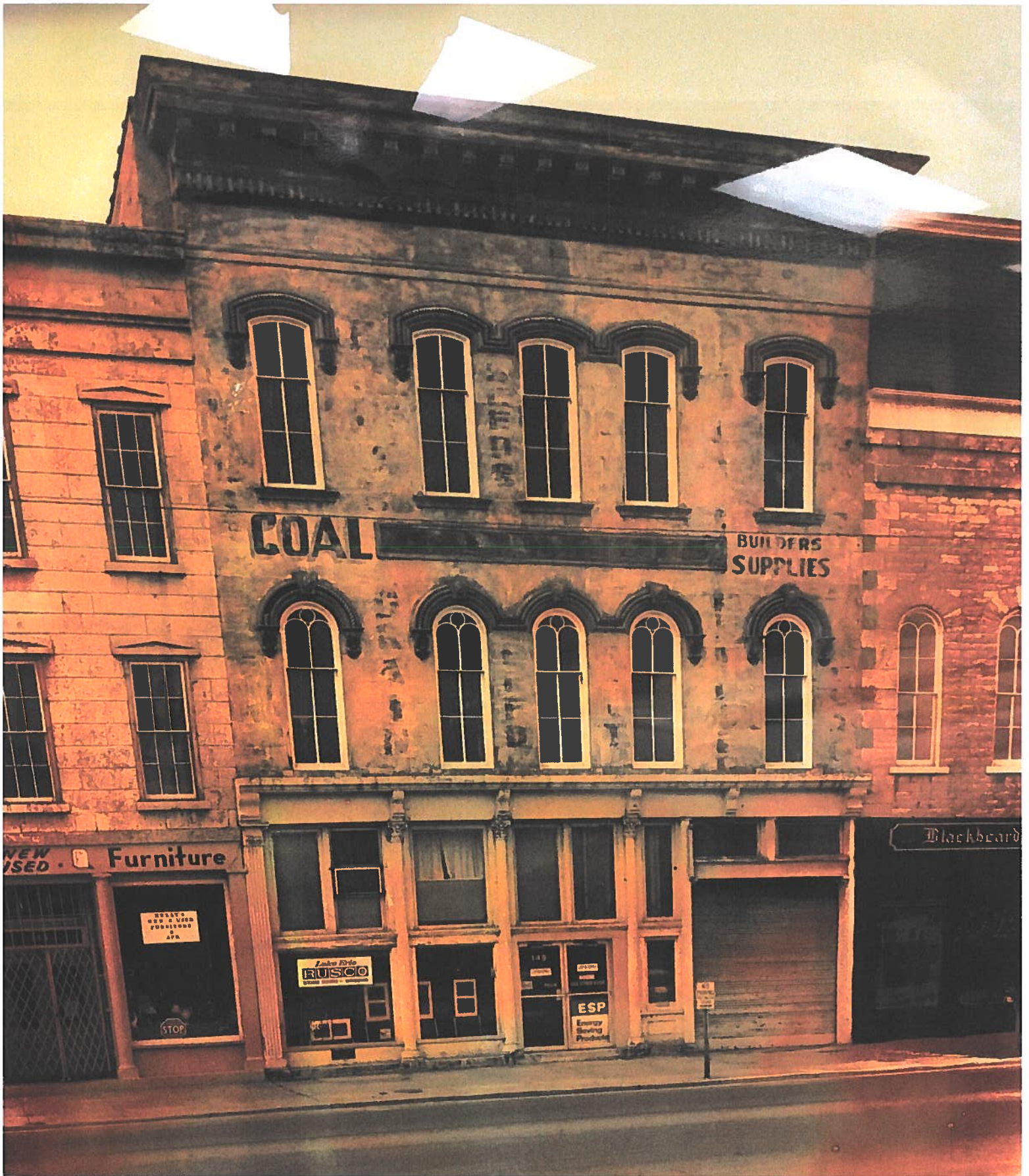


[illegible]

NAME	CLASS
...	...



[illegible]





## **Description of work to be done:**

**Color Change of south side of building facing water street. (See attached file named "149 E Water Street South Wall Color Change")**

At the Water Street level, the existing aluminum storefront (non-historic element) is being replaced with new aluminum storefront in a dark bronze finish. This includes new entry doors. The existing entry door will serve as an emergency exit from the expanded egress stair. Windows along the water street elevation are historic and will be restored and painted.

Windows on the Shoreline Drive elevation are non-historic and will be replaced with new units. The muntin pattern is to be as shown on the elevations.

**Replacement of all north facing windows**

**Addition of Rooftop deck and vestibule**

The new stairwell and elevator are being extended to the rooftop. The new vestibule and rooftop structures are clad in painted fiber cement siding, color to match the balance of the building. Railing and deck structures at the rooftop are set back from the perimeter edges and are not visible from the ground plane.

**Complete interior renovation of building from ground up. Medical offices.**

**Addition of Outdoor deck on north facing side of building (pressure treated lumber)**

## **1. Supporting documentation:**

### **Additions/Alterations**

#### **a. scaled drawings**

See attached files named, "FHS exterior Elevations" and, "FHS floor plans"

#### **b. photographs**

See attached files named "149 E water Street South wall Exterior Current"

"149 E Water Street South Wall Historical"

"149 E Water Street South Wall Color Change"

c. material list

North facing deck will be constructed of pressure treated lumber

Roof top deck to be finished with outdoor composite decking board, vestibule to be sided with fiber cement siding in a shade that blends in with the sky

South side Color change with Commercial grade exterior paint, first floor south side vestibule

2. Signage

a. scaled drawings

See attached files named, "FHS exterior Elevations"

b. Location of sign

Centered on the south side of build between second and third floor, this is the existing location.

c. Photographs

See attached files named "149 E water Street South wall Exterior Current"

"149 E Water Street South Wall Historical"

"149 E Water Street South Wall Color Change"

d. width of building

40 ft

e. Lot frontage

40ft

### **3. Demolition**

- 1. A report as to the structural soundness of the building prepared by professionals experienced in preservation and rehabilitation:**

The building structure is being significantly re-designed and re-constructed to accommodate the additional floor and rooftop loads. The current building structure was not fully designed or constructed to accommodate the build out of the interior levels or the rooftop construction. Exterior facades have been evaluated and they are in good condition.

- 2. Estimates of the costs and income for rehabilitation of the building**

Cost 3.5-4 Million

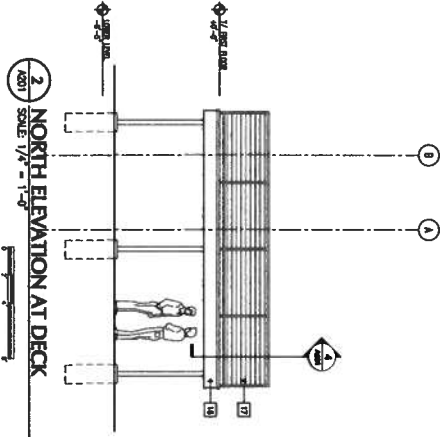
- 3. Valuation of the property**

Current Valuation 500,000

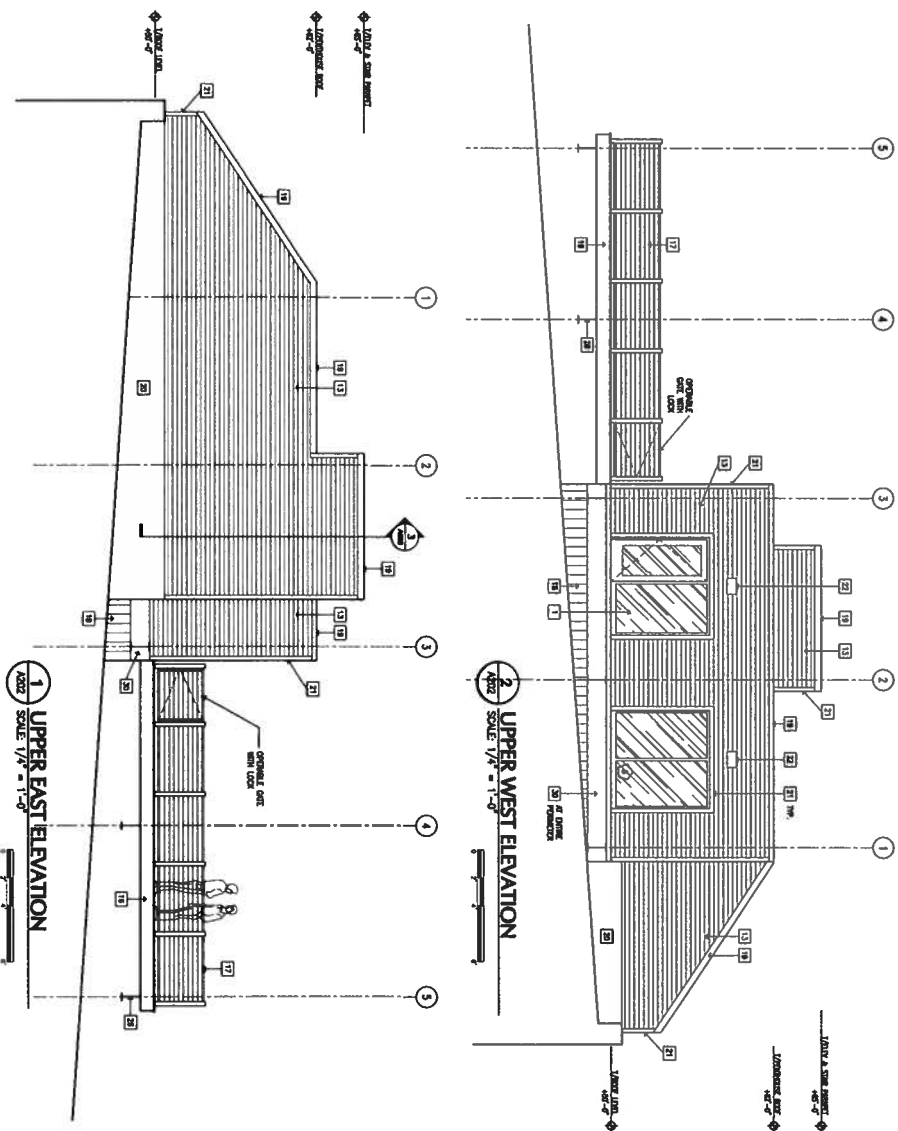
- 4. Preliminary development plans.**

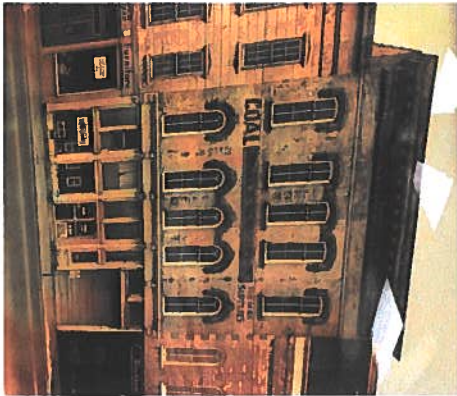
Final development plans/prints have been submitted to building department and landmark commission.



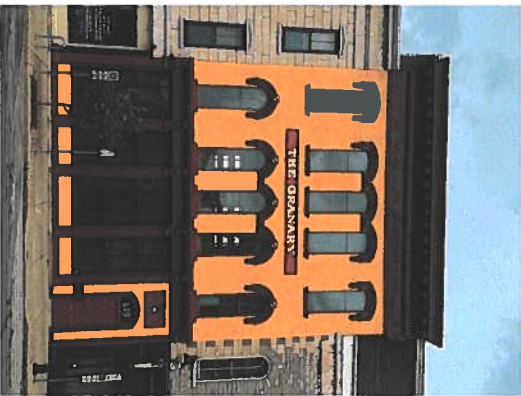


KEYNOTE LEGEND - ELEVATIONS	
1	1" x 4" ALUMINUM EXTERIOR FINISH WITH 1" SLAT SPACING
2	2" x 4" ALUMINUM EXTERIOR FINISH WITH 2" SLAT SPACING
3	3" x 4" ALUMINUM EXTERIOR FINISH WITH 3" SLAT SPACING
4	4" x 4" ALUMINUM EXTERIOR FINISH WITH 4" SLAT SPACING
5	5" x 4" ALUMINUM EXTERIOR FINISH WITH 5" SLAT SPACING
6	6" x 4" ALUMINUM EXTERIOR FINISH WITH 6" SLAT SPACING
7	7" x 4" ALUMINUM EXTERIOR FINISH WITH 7" SLAT SPACING
8	8" x 4" ALUMINUM EXTERIOR FINISH WITH 8" SLAT SPACING
9	9" x 4" ALUMINUM EXTERIOR FINISH WITH 9" SLAT SPACING
10	10" x 4" ALUMINUM EXTERIOR FINISH WITH 10" SLAT SPACING
11	11" x 4" ALUMINUM EXTERIOR FINISH WITH 11" SLAT SPACING
12	12" x 4" ALUMINUM EXTERIOR FINISH WITH 12" SLAT SPACING
13	13" x 4" ALUMINUM EXTERIOR FINISH WITH 13" SLAT SPACING
14	14" x 4" ALUMINUM EXTERIOR FINISH WITH 14" SLAT SPACING
15	15" x 4" ALUMINUM EXTERIOR FINISH WITH 15" SLAT SPACING
16	16" x 4" ALUMINUM EXTERIOR FINISH WITH 16" SLAT SPACING
17	17" x 4" ALUMINUM EXTERIOR FINISH WITH 17" SLAT SPACING
18	18" x 4" ALUMINUM EXTERIOR FINISH WITH 18" SLAT SPACING
19	19" x 4" ALUMINUM EXTERIOR FINISH WITH 19" SLAT SPACING
20	20" x 4" ALUMINUM EXTERIOR FINISH WITH 20" SLAT SPACING
21	21" x 4" ALUMINUM EXTERIOR FINISH WITH 21" SLAT SPACING
22	22" x 4" ALUMINUM EXTERIOR FINISH WITH 22" SLAT SPACING
23	23" x 4" ALUMINUM EXTERIOR FINISH WITH 23" SLAT SPACING
24	24" x 4" ALUMINUM EXTERIOR FINISH WITH 24" SLAT SPACING
25	25" x 4" ALUMINUM EXTERIOR FINISH WITH 25" SLAT SPACING
26	26" x 4" ALUMINUM EXTERIOR FINISH WITH 26" SLAT SPACING
27	27" x 4" ALUMINUM EXTERIOR FINISH WITH 27" SLAT SPACING
28	28" x 4" ALUMINUM EXTERIOR FINISH WITH 28" SLAT SPACING
29	29" x 4" ALUMINUM EXTERIOR FINISH WITH 29" SLAT SPACING
30	30" x 4" ALUMINUM EXTERIOR FINISH WITH 30" SLAT SPACING
31	31" x 4" ALUMINUM EXTERIOR FINISH WITH 31" SLAT SPACING
32	32" x 4" ALUMINUM EXTERIOR FINISH WITH 32" SLAT SPACING
33	33" x 4" ALUMINUM EXTERIOR FINISH WITH 33" SLAT SPACING
34	34" x 4" ALUMINUM EXTERIOR FINISH WITH 34" SLAT SPACING
35	35" x 4" ALUMINUM EXTERIOR FINISH WITH 35" SLAT SPACING
36	36" x 4" ALUMINUM EXTERIOR FINISH WITH 36" SLAT SPACING
37	37" x 4" ALUMINUM EXTERIOR FINISH WITH 37" SLAT SPACING
38	38" x 4" ALUMINUM EXTERIOR FINISH WITH 38" SLAT SPACING
39	39" x 4" ALUMINUM EXTERIOR FINISH WITH 39" SLAT SPACING
40	40" x 4" ALUMINUM EXTERIOR FINISH WITH 40" SLAT SPACING
41	41" x 4" ALUMINUM EXTERIOR FINISH WITH 41" SLAT SPACING
42	42" x 4" ALUMINUM EXTERIOR FINISH WITH 42" SLAT SPACING
43	43" x 4" ALUMINUM EXTERIOR FINISH WITH 43" SLAT SPACING
44	44" x 4" ALUMINUM EXTERIOR FINISH WITH 44" SLAT SPACING
45	45" x 4" ALUMINUM EXTERIOR FINISH WITH 45" SLAT SPACING
46	46" x 4" ALUMINUM EXTERIOR FINISH WITH 46" SLAT SPACING
47	47" x 4" ALUMINUM EXTERIOR FINISH WITH 47" SLAT SPACING
48	48" x 4" ALUMINUM EXTERIOR FINISH WITH 48" SLAT SPACING
49	49" x 4" ALUMINUM EXTERIOR FINISH WITH 49" SLAT SPACING
50	50" x 4" ALUMINUM EXTERIOR FINISH WITH 50" SLAT SPACING
51	51" x 4" ALUMINUM EXTERIOR FINISH WITH 51" SLAT SPACING
52	52" x 4" ALUMINUM EXTERIOR FINISH WITH 52" SLAT SPACING
53	53" x 4" ALUMINUM EXTERIOR FINISH WITH 53" SLAT SPACING
54	54" x 4" ALUMINUM EXTERIOR FINISH WITH 54" SLAT SPACING
55	55" x 4" ALUMINUM EXTERIOR FINISH WITH 55" SLAT SPACING
56	56" x 4" ALUMINUM EXTERIOR FINISH WITH 56" SLAT SPACING
57	57" x 4" ALUMINUM EXTERIOR FINISH WITH 57" SLAT SPACING
58	58" x 4" ALUMINUM EXTERIOR FINISH WITH 58" SLAT SPACING
59	59" x 4" ALUMINUM EXTERIOR FINISH WITH 59" SLAT SPACING
60	60" x 4" ALUMINUM EXTERIOR FINISH WITH 60" SLAT SPACING
61	61" x 4" ALUMINUM EXTERIOR FINISH WITH 61" SLAT SPACING
62	62" x 4" ALUMINUM EXTERIOR FINISH WITH 62" SLAT SPACING
63	63" x 4" ALUMINUM EXTERIOR FINISH WITH 63" SLAT SPACING
64	64" x 4" ALUMINUM EXTERIOR FINISH WITH 64" SLAT SPACING
65	65" x 4" ALUMINUM EXTERIOR FINISH WITH 65" SLAT SPACING
66	66" x 4" ALUMINUM EXTERIOR FINISH WITH 66" SLAT SPACING
67	67" x 4" ALUMINUM EXTERIOR FINISH WITH 67" SLAT SPACING
68	68" x 4" ALUMINUM EXTERIOR FINISH WITH 68" SLAT SPACING
69	69" x 4" ALUMINUM EXTERIOR FINISH WITH 69" SLAT SPACING
70	70" x 4" ALUMINUM EXTERIOR FINISH WITH 70" SLAT SPACING
71	71" x 4" ALUMINUM EXTERIOR FINISH WITH 71" SLAT SPACING
72	72" x 4" ALUMINUM EXTERIOR FINISH WITH 72" SLAT SPACING
73	73" x 4" ALUMINUM EXTERIOR FINISH WITH 73" SLAT SPACING
74	74" x 4" ALUMINUM EXTERIOR FINISH WITH 74" SLAT SPACING
75	75" x 4" ALUMINUM EXTERIOR FINISH WITH 75" SLAT SPACING
76	76" x 4" ALUMINUM EXTERIOR FINISH WITH 76" SLAT SPACING
77	77" x 4" ALUMINUM EXTERIOR FINISH WITH 77" SLAT SPACING
78	78" x 4" ALUMINUM EXTERIOR FINISH WITH 78" SLAT SPACING
79	79" x 4" ALUMINUM EXTERIOR FINISH WITH 79" SLAT SPACING
80	80" x 4" ALUMINUM EXTERIOR FINISH WITH 80" SLAT SPACING
81	81" x 4" ALUMINUM EXTERIOR FINISH WITH 81" SLAT SPACING
82	82" x 4" ALUMINUM EXTERIOR FINISH WITH 82" SLAT SPACING
83	83" x 4" ALUMINUM EXTERIOR FINISH WITH 83" SLAT SPACING
84	84" x 4" ALUMINUM EXTERIOR FINISH WITH 84" SLAT SPACING
85	85" x 4" ALUMINUM EXTERIOR FINISH WITH 85" SLAT SPACING
86	86" x 4" ALUMINUM EXTERIOR FINISH WITH 86" SLAT SPACING
87	87" x 4" ALUMINUM EXTERIOR FINISH WITH 87" SLAT SPACING
88	88" x 4" ALUMINUM EXTERIOR FINISH WITH 88" SLAT SPACING
89	89" x 4" ALUMINUM EXTERIOR FINISH WITH 89" SLAT SPACING
90	90" x 4" ALUMINUM EXTERIOR FINISH WITH 90" SLAT SPACING
91	91" x 4" ALUMINUM EXTERIOR FINISH WITH 91" SLAT SPACING
92	92" x 4" ALUMINUM EXTERIOR FINISH WITH 92" SLAT SPACING
93	93" x 4" ALUMINUM EXTERIOR FINISH WITH 93" SLAT SPACING
94	94" x 4" ALUMINUM EXTERIOR FINISH WITH 94" SLAT SPACING
95	95" x 4" ALUMINUM EXTERIOR FINISH WITH 95" SLAT SPACING
96	96" x 4" ALUMINUM EXTERIOR FINISH WITH 96" SLAT SPACING
97	97" x 4" ALUMINUM EXTERIOR FINISH WITH 97" SLAT SPACING
98	98" x 4" ALUMINUM EXTERIOR FINISH WITH 98" SLAT SPACING
99	99" x 4" ALUMINUM EXTERIOR FINISH WITH 99" SLAT SPACING
100	100" x 4" ALUMINUM EXTERIOR FINISH WITH 100" SLAT SPACING





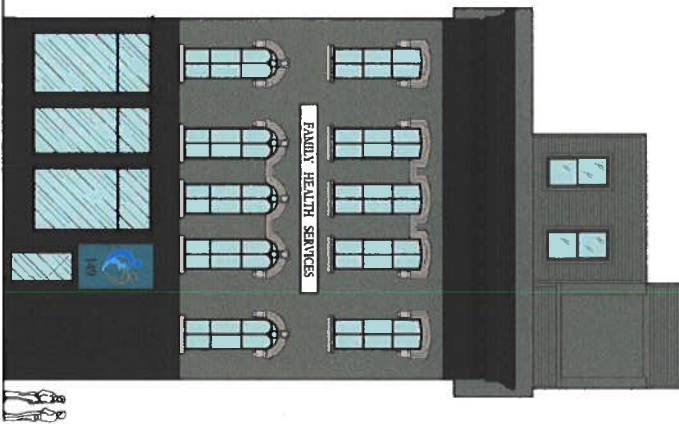
4 SOUTH ELEVATION PRE-1983  
A210 NO SCALE



3 SOUTH ELEVATION EXISTING  
A210 NO SCALE



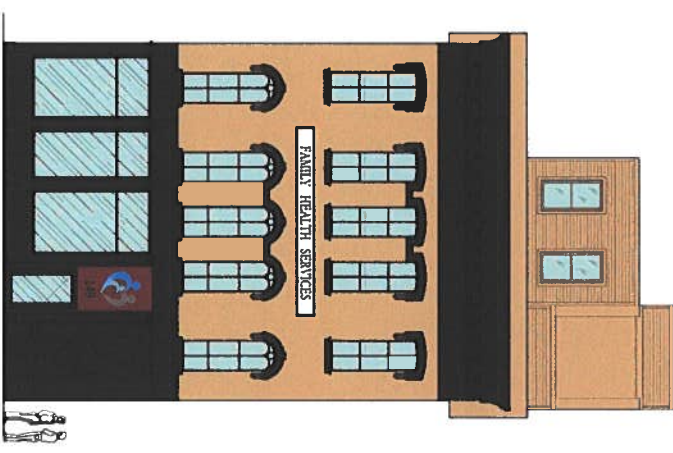
COLOR SCHEME - OPTION A



2 SOUTH ELEVATION COLOR OPTION B  
A210 NO SCALE



COLOR SCHEME - OPTION A



1 SOUTH ELEVATION COLOR OPTION A  
A210 NO SCALE



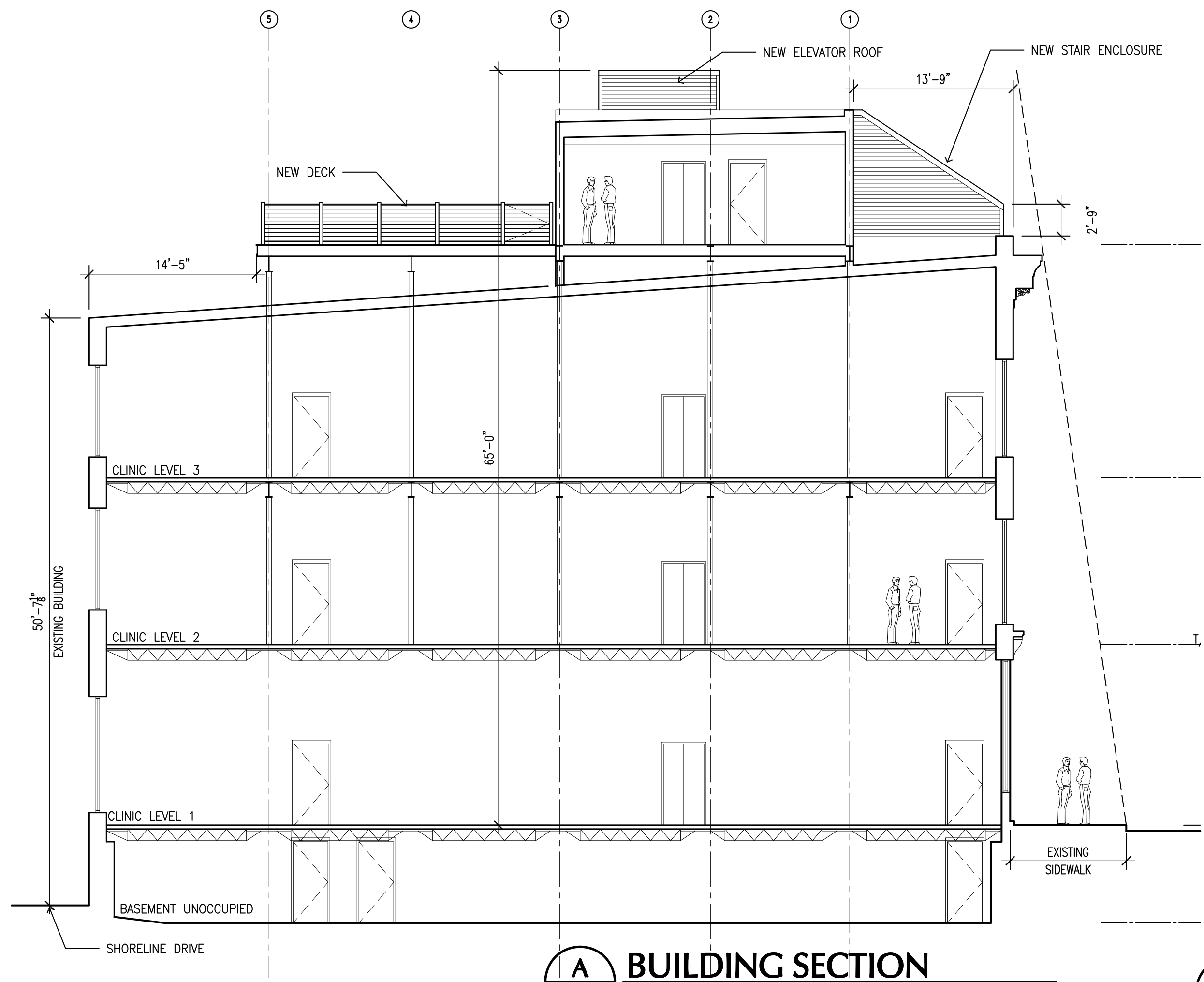


THE GRANARY

149

Air Freight  
Air Charter  
White Glove Delivery  
24/7 Customer Service  
419.746.0180  
www.bkrfrontrange.com





**A BUILDING SECTION**  
A210 SCALE: 1/8" = 1'-0"



**4 SOUTH ELEVATION PRE-1983**  
A210 NO SCALE

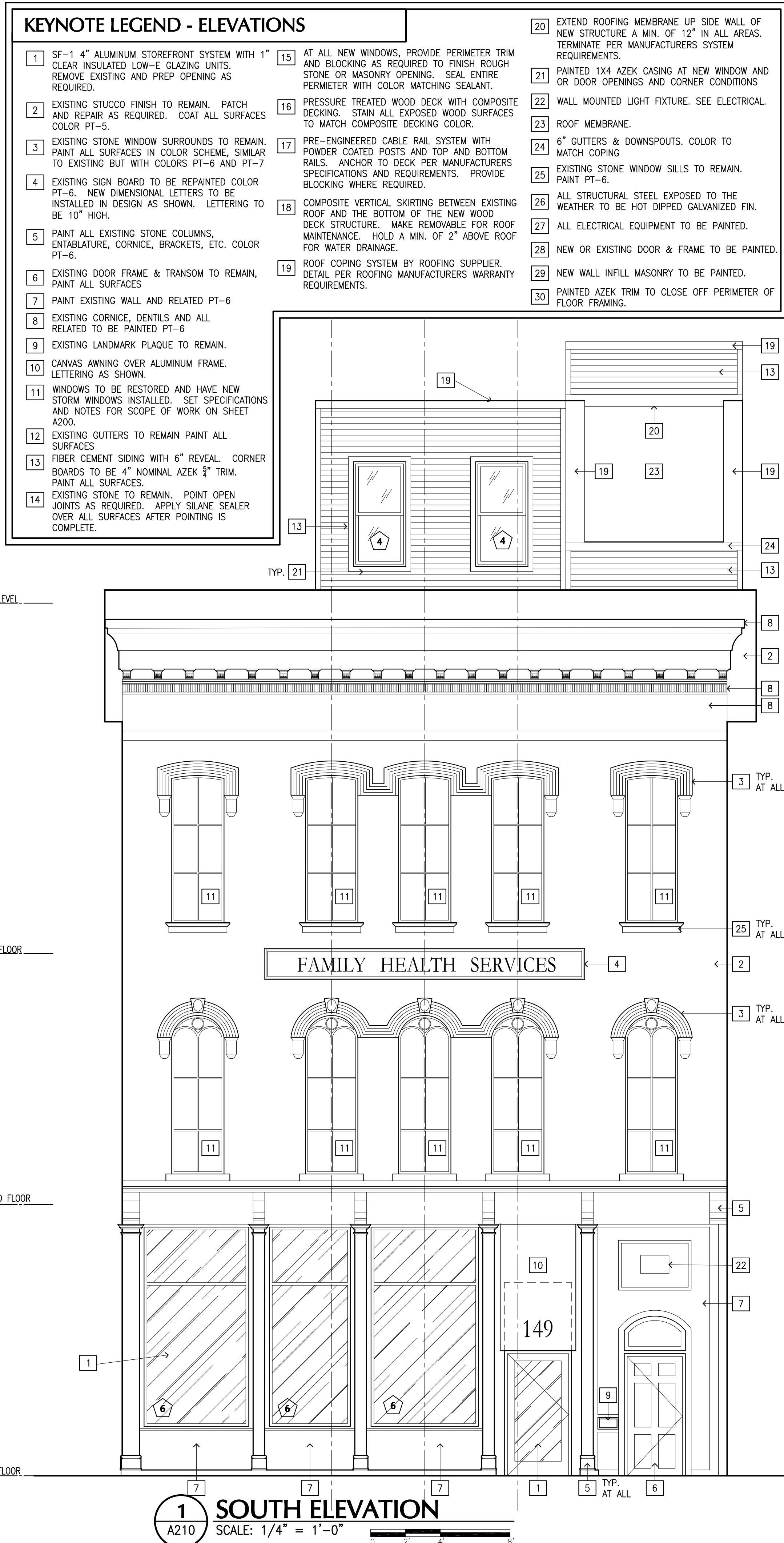


**COLOR SCHEME**

**2 SOUTH ELEVATION RENDERED VIEW**  
A210 NO SCALE



**3 SOUTH ELEVATION EXISTING**  
A210 NO SCALE

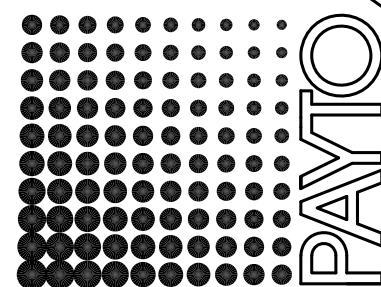


**1 SOUTH ELEVATION**  
A210 SCALE: 1/4" = 1'-0"

ISSUE DATE: 02.08.23

**PRINTS FULL SCALE  
ON 24"X36" SHEET**

**FAMILY HEALTH SERVICES**  
INTERIOR BUILD OUT OF THE GRANARY  
149 E. WATER ST., SANDUSKY, OH 44870



**PROPOSED EXTERIOR  
IMPROVEMENTS &  
EXISTING IMAGES**

PA PROJECT NO. 2021-46  
CURRENT DATE: 02.08.23

**A210**

**LANDMARKS COMMISSION  
SUBMISSION**

Copyright © 2023 Payto Architects Inc.

WWW.PAYTOARCHITECTS.COM

PHONE : (216) 241-6800

405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113



