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## Landmark Commission

240 Columbus Ave  
Sandusky, Ohio 44870

419.627.5715

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

### AGENDA

July 19, 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. Review of April 19, 2023 Meeting Minutes
3. Applications
  - 303 E. Washington St.
4. Administrative Approvals
  - 431 Columbus Ave.
  - 431 Columbus Ave.
  - 231 W. Water St.
5. Other Business
6. Adjournment

**NEXT MEETING: August 16, 2023**

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

**Landmark Commission**  
**April 19, 2023**  
**Meeting Minutes**

**Meeting called to order:**

Chair Griffiths called the meeting to order. The following members were present: Commissioners Eliot Dyer, Mike Meinzer, Louis Schultz, Ryan Whaley, and Kima Yandell. Vice Chair Rob Truka was absent. Also, present were Arin Blair and Alec Ochs, who represented the Community Development Department, Thomas Horseman, who represented the City Manager's office, Brendan Heil, who represented the Law Department, and Quinn Rambo was the clerk.

**Review of minutes from February 23, 2023:**

Chair Griffiths asked for a motion on the minutes. Commissioner Meinzer made a motion to approve the minutes as presented and Commissioner Schultz seconded the motion. The minutes were unanimously approved.

**Administrative Approvals:**

**214 W. Market Street**

Chair Griffiths asked Staff to present the administrative approvals. Mr. Ochs stated the applicant wished to place one wall sign on the north façade of the building. Staff determined that the sign complied with the Sandusky Preservation Guidelines but did ask the applicant to change the background color from white to a cream color and the applicant agreed to the change. Staff granted administrative approval on February 1<sup>st</sup>, 2023.

**303 E. Washington Street**

Mr. Ochs explained the applicant proposed to add a vertical wood board privacy fence along the eastern side of the property from the backyard up to and in line with the front (south) façade of the building. Staff determined the fence meets the zoning requirements and the height/ design/ placement/ color/ materials were appropriate and met the guideline standards. Staff granted administrative approval on March 29<sup>th</sup>, 2023.

**Other Business:**

**Designing Local Presentation- Sandusky Preservation Design Guidelines Update**

Chair Griffiths introduced the Sandusky Preservation Design Guidelines topic and asked Staff to present to the Commission. Ms. Blair explained that this was the beginning of the design guideline review process, and this was the 1<sup>st</sup> public meeting for the process. The City was using a grant received from the State of Ohio Preservation Office- Ohio History Connection to fund the project. All owners of historic properties were notified of tonight's meeting. Ms. Blair introduced Matt Leasure of Designing Local to present the project. He proceeded to explain the

purpose of the guidelines, which were to provide direction for historic preservation in Sandusky, applied to all properties located within a district or was listed on the National Register of Historic Places. The guidelines were last updated in 2019 and Landmark Commission currently administers and interprets the guidelines for the City. Mr. Leasure continued the scope of the update would include patios/ porches/ roof decks/ signs/ streetscape elements, clarification of doors/ windows/ other building components, site elements such as fences/ landscape features, and graphics to assist in clarity and interpretation of the guideline language. Mr. Leasure reviewed the (2) Historic Districts and showed the timeline of the guideline update, which should be wrapped up by December of 2023. The next public open house would be scheduled for September of 2023. Chair Griffiths asked the Commission if there were any comments or questions for Mr. Leasure. There were no questions, but multiple Commissioners voiced their interest/ concern in preserving historic buildings but making sure owners were able to use the building. The consensus was the best way to preserve any building was to have it used and occupied. Commissioner Yandell suggested a way to reward applicants who follow the guidelines.

Chair Griffiths asked Staff if there was any update on the West Washington Street property that had a stop work order issued. Mr. Ochs stated there was not an update on the project, but no work has taken place since the stop work order was issued.

**Meeting adjourned:**

Chair Griffiths called for a motion to adjourn the meeting. Commissioner Schultz made a motion to adjourn, and the motion was seconded by Commissioner Meinzer. The meeting was adjourned at 5:27 pm.

**Approved by:**

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Clerk

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Chair/ Vice Chair

# LANDMARK COMMISSION REPORT

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APPLICATION FOR EXTERIOR ALTERATIONS TO  
303 E. WASHINGTON STREET

PAINTED EXTERNAL MURAL AND EXTERIOR  
PAINT COLOR ALTERATION

CONVERSE-MERTZ APARTMENTS

Reference Number: PCL23-0004

Date of Report: July 10, 2023

Report Author: Alec Ochs, Assistant Planner





## City of Sandusky, Ohio Landmark Commission Report

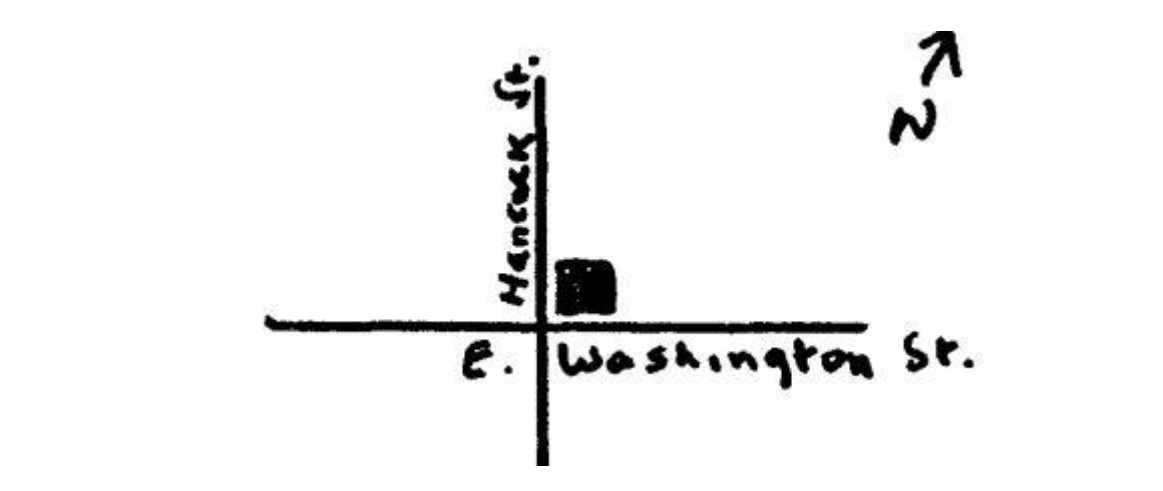
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### BACKGROUND INFORMATION

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Applicant:	AMS Investment Partners, LLC 303 E. Washington St., Apt. 1 Sandusky, OH 44870
Owner:	Same as Above
Site Location:	303 E. Washington St. Sandusky, Ohio 44870
Zoning:	"DBD" / Downtown Business District
Historic Status:	Contributing building in the National Register of Historic Places
Existing Uses:	Residential
Proposed Uses:	Residential
Project:	<ol style="list-style-type: none"><li>1. Painted external mural installation</li><li>2. Exterior paint color alteration</li></ol>

SITE DESCRIPTION
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Existing north facing exterior (back of building) and Hancock Street facing side exterior

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#### PROPERTY DESCRIPTION

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There is little documented history on this structure. The property at 303 E. Washington St. was built prior to 1867. The property has been a multi-family use since it was built.

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#### PROJECT SCOPE

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##### **1. Painted External Mural**

The applicant has requested a Certificate of appropriateness to paint a mural on the northern façade exterior – the rear exterior. The submitted materials state that muralist is an accredited professional and has done recent work in Sandusky, including the inside of the Hogrefe Building and the exterior mural at the A&B cycles shop.

The proposed paint is a Sherwin William XP paint specifically formulated for use on brick and masonry. Sherwin Williams website states: “loxon self-cleaning acrylic coating and is a “breathable paint” designed to reduce blistering and coating failure.” Utilization of this paint will ensure the continued health of the underlying structure.

## 2. Exterior Paint Alteration

The applicant is also seeking to paint the secondary color of the building “dark- brown”. This includes all areas of the building currently painted blue/grey: turret, cornice, and window trims. This also includes the central rear metal panel which currently matches the building color. The applicant stated the change of color on the rear panel is intended to provide a better background for the mural.



Proposed mural location and paint type



Proposed secondary paint color

Proposed Mural Material



Hi Feedback



### LOXON XP Waterproofing Masonry Coating

★★★★★  
Not Yet Rated | Write a Review | See all The Loxon® Family products

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

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## RELEVANT GUIDELINES

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### Sandusky Preservation Design Guidelines

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

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



### 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

### Secretary of the Interior

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

Also, when determining features that define the character of structures, the National Preservation standards mention building shape, character of openings, roof and related

features, projections, trim, and setting. The side wall of a structure is not mentioned as an identifying feature of historic character.

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**SUPPLEMENTAL NOTES / DIVISION OF PLANNING COMMENTS**

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

- The rear elevation on which the mural is proposed is not significant to the character of the building itself.
- All proposed areas of mural to be painted are currently painted surfaces.
- For the style and setting of the building, the mural is appropriate and would contribute to the overall character and vibrancy of Downtown Sandusky.
- The proposed paint is appropriate for the masonry and the long-term health of the building.

Staff has determined the proposed paint color change is appropriate to the Design Guidelines.

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**CONCLUSION/RECOMMENDATION**

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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.



## Application for a Certificate of Appropriateness

### STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 303 E Washington Street, Sandusky OH 44870

Name of Property Owner: AMS Investment Partners LLC

Mailing Address of Property Owner: 303 E Washington Street

City: Sandusky State: Ohio Zip: 44870

Telephone #: 917-886-6305 Email: contact@amsinvestmentpartners.com

If same as above check here ☒

Name of Applicant: \_\_\_\_\_

Mailing Address of Applicant: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

### Description of Work to be Done:

The proposal is for a high quality mural to be produced on the north side of Vandusen Condo facing Market Street. The mural will bring joy to residents, attract visitors to the area, and become an identifying landmark for the neighborhood. Many progressive communities and cities are embracing murals as a quality of life enhancement.

In addition, this proposal to include painting the middle sidings section the dark brown to emulate a tree trunk in a cohesive manner so it looks like the birds and flowers are in the woods with different shades of brown. The middle section of the sidings are in need of re-fastening, it will further secure the safety of the residents and neighbors.

The muralist is an experienced professional from Cleveland (originally from Sandusky) that have recently done work for MetroHealth, The Cleveland Museum of Art Community Arts Center, and The Cleveland Public Auditorium

*AMS Investment Partners*

*Mimi Chicotel*

7/6/2023

Signature of Property Owner

Date

Signature of Authorized Agent

Date







## SITE DESCRIPTION

303 E Washington



Existing Condition

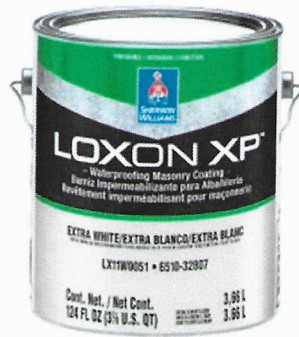




Proposed Project Area



## Proposed Mural Material



Feedback



### LOXON XP Waterproofing Masonry Coating

★★★★★

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

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

# LANDMARK COMMISSION REPORT

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## APPLICATION FOR SIGNAGE TO 431 COLUMBUS AVE.

Reference Number: PLC23-0008

Date of Report: May 26, 2023

Report Author: Alec Ochs, Assistant Planner



## City of Sandusky, Ohio Landmark Commission Report

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### BACKGROUND INFORMATION

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Applicant:	Jacquelyn & Mike Cox 4930 Reed. Rd. Suite 200 Columbus, OH 43220
Project:	Monument signage re-facing
Site Location:	431 Columbus Ave.
Zoning:	GB – General Business
Existing Uses:	Residential / Business
Proposed Uses:	Residential / Business

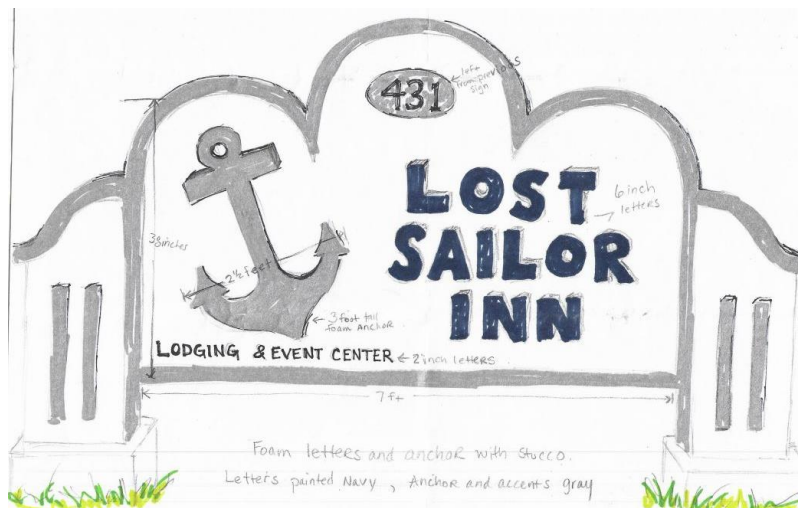
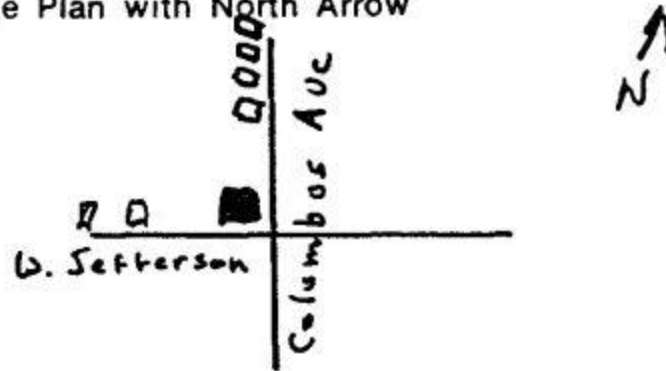


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SITE DESCRIPTION

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8. Site Plan with North Arrow



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#### **DIVISION OF PLANNING COMMENTS**

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The applicant, wishes to replace the face of a pre-existing monument sign on the eastern side of the building on 431 Columbus Ave. It will be a double sided use of the sign. The sign will use foam letters and anchored with stucco. Staff determined that the sign complies with the Sandusky Preservation Design Guidelines. Staff does not have record on when the sign was installed but have determined the sign was installed prior to 2013.

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

#### Sandusky 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
- The use of white backgrounds is strongly discouraged

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#### **CONCLUSION/RECOMMENDATION**

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Staff determined the signage meets the requirements mentioned in the guidelines. The approved designs of the monument signage re-facing consists of acceptable designs with simple graphics and simple messages. The shapes are appropriate, the colors are not fluorescent, and are primary and not flashy.

Staff granted administrative approval for the wall signage application on April 26, 2023.



# Application for a Certificate of Appropriateness

## STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 431 Columbus Ave

Name of Property Owner: Jacquelyn & Mike Cox

Mailing Address of Property Owner: 4930 Reed Rd Ste 200

City: Columbus State: Ohio Zip: 43220

Telephone #: 614-448-8310 (Jackie) Email: brartdesign@yahoo.com  
614-562-0945 (Mike)

If same as above check here ☒

Name of Applicant: \_\_\_\_\_

Mailing Address of Applicant: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

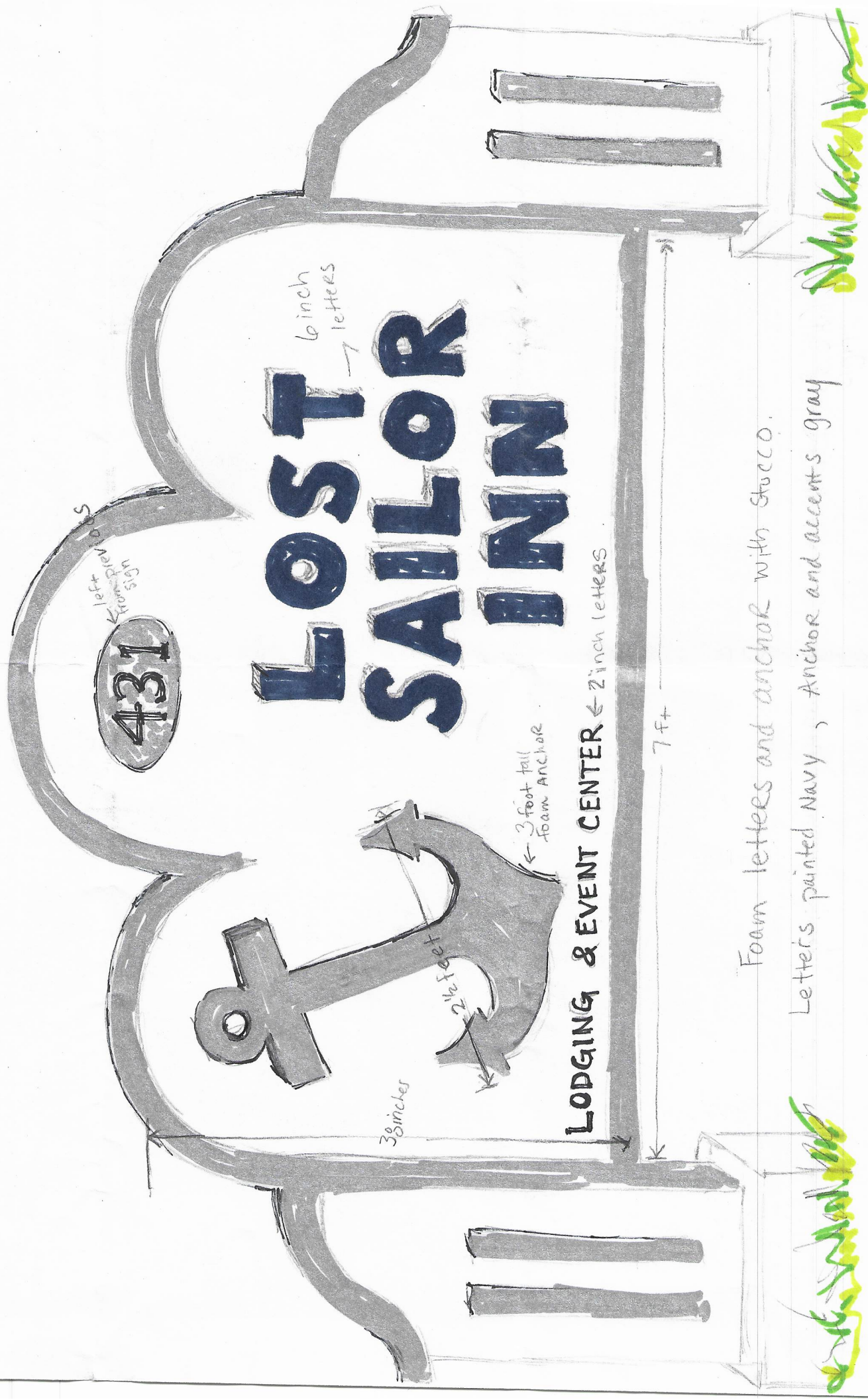
### Description of Work to be Done:

We would like to add a foam anchor and letters "Lost Sailor Inn" to the previous First Congregational sign. As the previous sign was made... Once the letters are attached a thin layer of stucco will protect them from the weather. The majority of the sign will stay off white. We will add a gray anchor and accents. The letters will be navy blue if change is approved.  
Thank you for your time.  
jickie

Jacquelyn Cox  
Signature of Property Owner Date April 11, 2003

\_\_\_\_\_  
Signature of Authorized Agent Date

# Double sided Sign



# LANDMARK COMMISSION REPORT

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## APPLICATION FOR SIGNAGE TO 431 COLUMBUS AVE.

Reference Number: PLC23-0009

Date of Report: May 26, 2023

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Landmark Commission Report

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### BACKGROUND INFORMATION

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Applicant: Jacquelyn & Mike Cox  
4930 Reed. Rd. Suite 200  
Columbus, OH 43220

Project: Monument signage re-facing

Site Location: 431 Columbus Ave.

Zoning: GB – General Business

Existing Uses: Residential / Business

Proposed Uses: Residential / Business

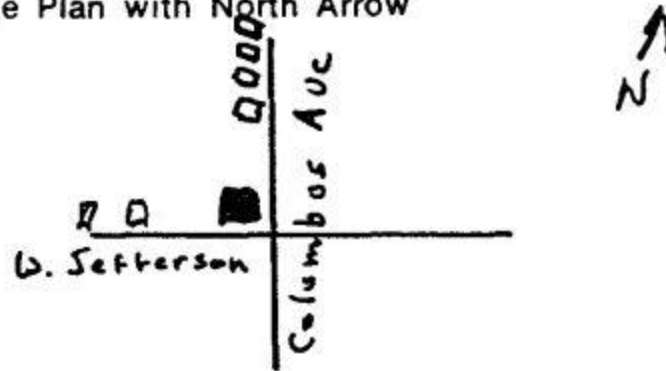


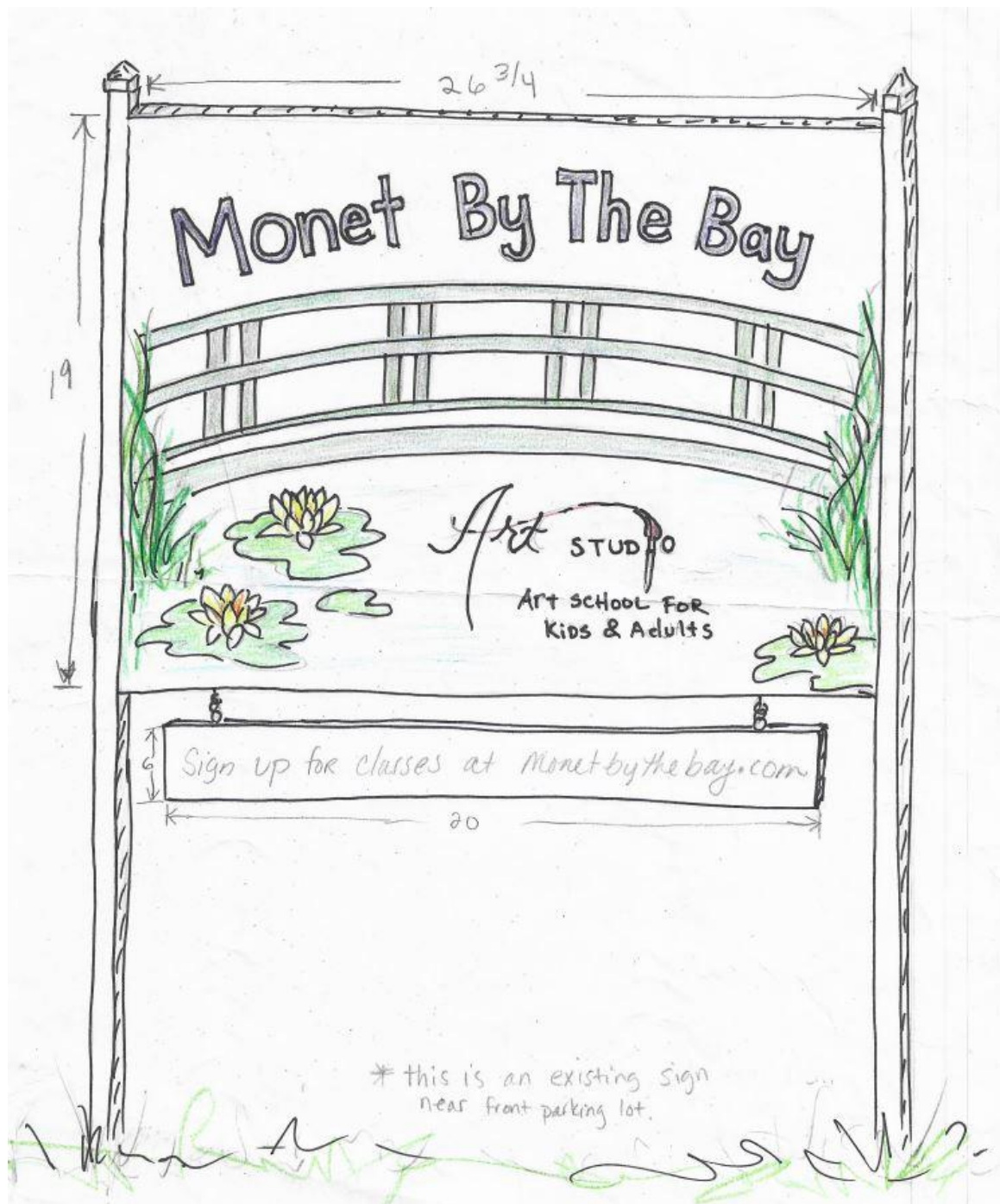
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SITE DESCRIPTION

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8. Site Plan with North Arrow





#### DIVISION OF PLANNING COMMENTS

The applicant, wishes to replace the face of a pre-existing monument sign on the eastern side of the building near the parking lot at 431 Columbus Ave. It will be a double sided use of the sign. The sign will be painted onto the existing sign faces. Staff determined that the sign complies with the Sandusky Preservation Design Guidelines. Staff does not have record on when the sign was installed but have determined the sign was installed sometime between 2016 - 2019.

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

Sandusky 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
- The use of white backgrounds is strongly discouraged

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**CONCLUSION/RECOMMENDATION**

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Staff determined the signage meets the requirements mentioned in the guidelines. The approved designs of the monument signage re-facing consists of acceptable designs with simple graphics and simple messages. The shapes are appropriate, the colors are not fluorescent, and are primary and not flashy.

Staff granted administrative approval for the wall signage application on April 26, 2023.

## Application for a Certificate of Appropriateness

### STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 431 Columbus Ave

Name of Property Owner: Jaquelyn and Mike Cox

Mailing Address of Property Owner: 4930 Reed Rd St 200

City: Columbus State: Ohio Zip: 43220

Telephone #: 614-448-8310 (Jackie) Email: vrartdesign@yahoo.com  
614-562-0945 (Mike)

If same as above check here ☒

Name of Applicant: \_\_\_\_\_

Mailing Address of Applicant: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

### Description of Work to be Done:

We would like to use the posts from the previous First Congregational sign that is next to the front of the parking lot. I would like to paint a water scene with a bridge on both sides. The letters of the sign would be made from vinyl stickers ~~add~~ which are waterproof.

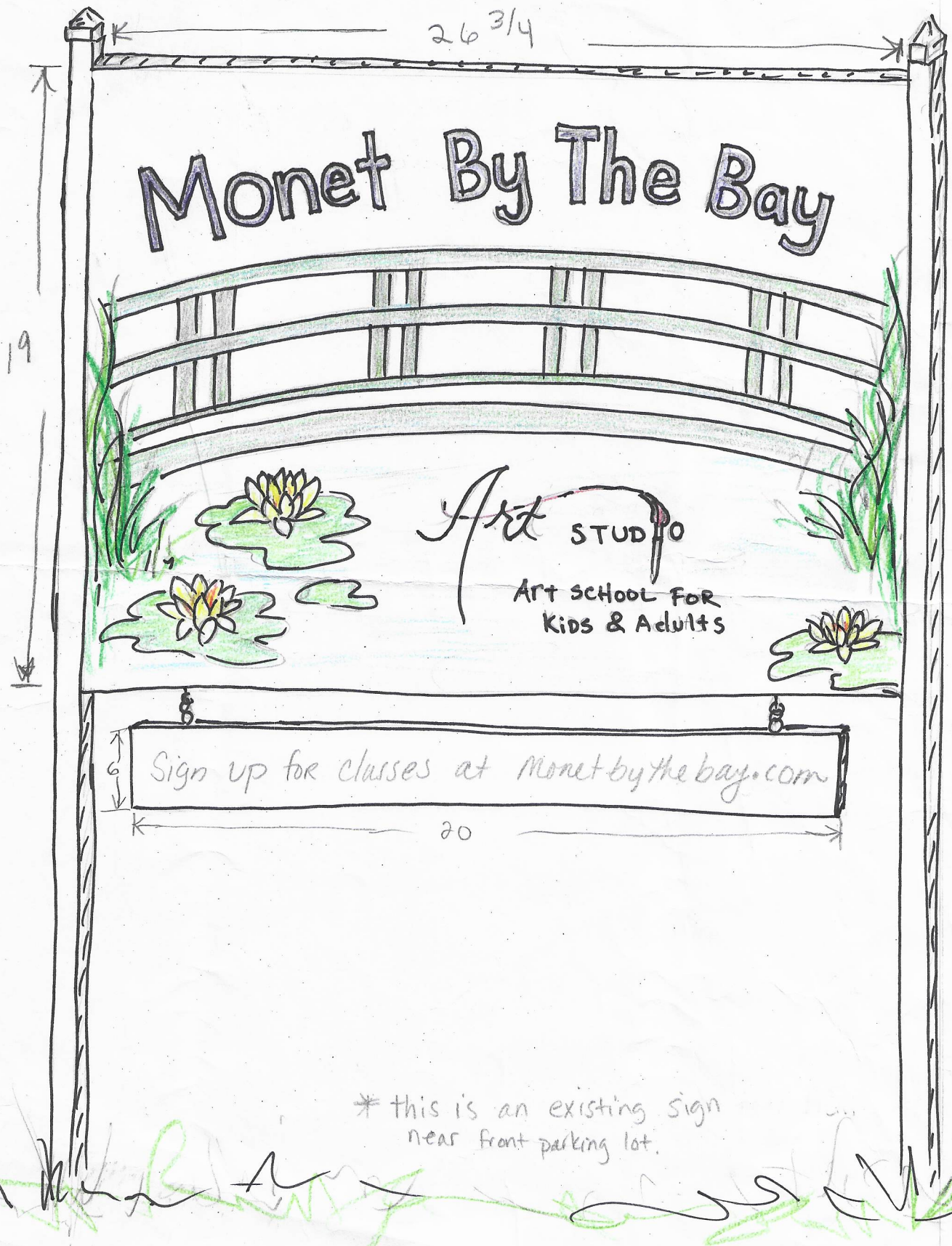
Thank you for your time  
Jackie

Jaquelyn Cox April 11, 2023  
Signature of Property Owner Date

\_\_\_\_\_  
Signature of Authorized Agent Date



Double Sided



\* Sign would be painted on wooden board.

# LANDMARK COMMISSION REPORT

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## APPLICATION FOR SIGNAGE TO 231 W. WATER ST.

Reference Number: PLC23-0010

Date of Report: May 26, 2023

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Landmark Commission Report

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### BACKGROUND INFORMATION

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Applicant: 231 W. Water St.  
Shoreline Bld, LLC.  
Sandusky, OH 4870

Project: Door replacement

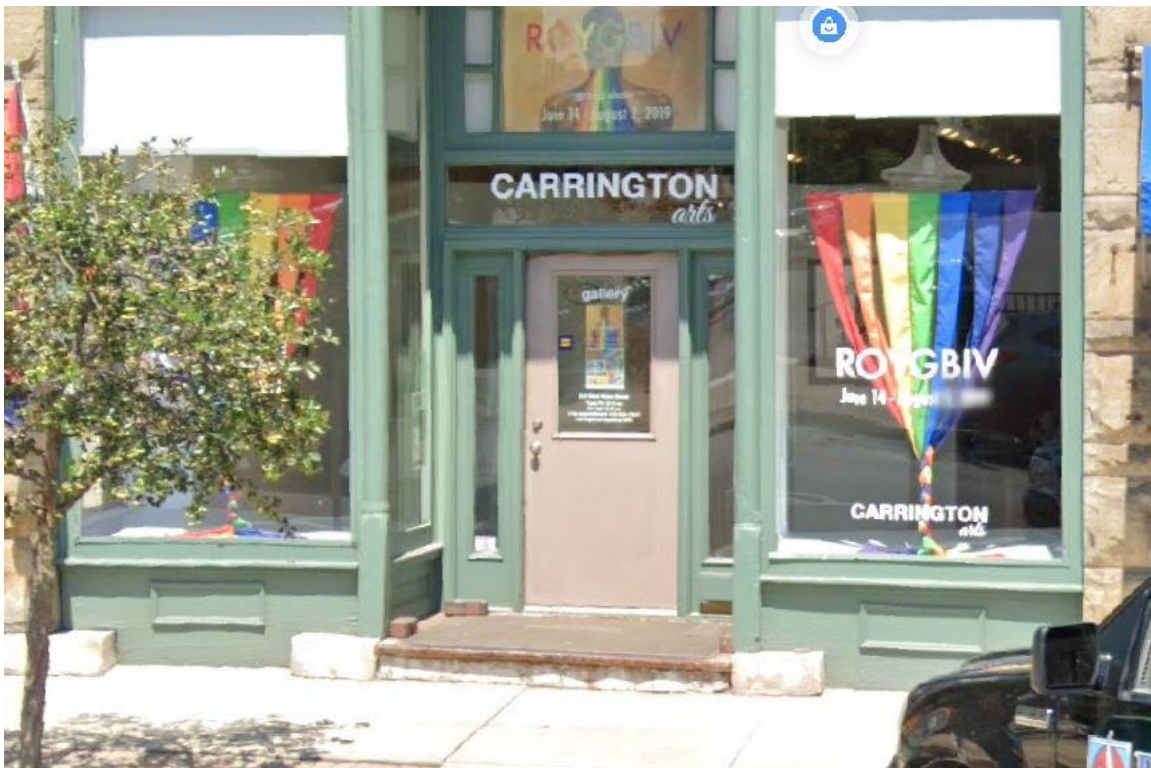
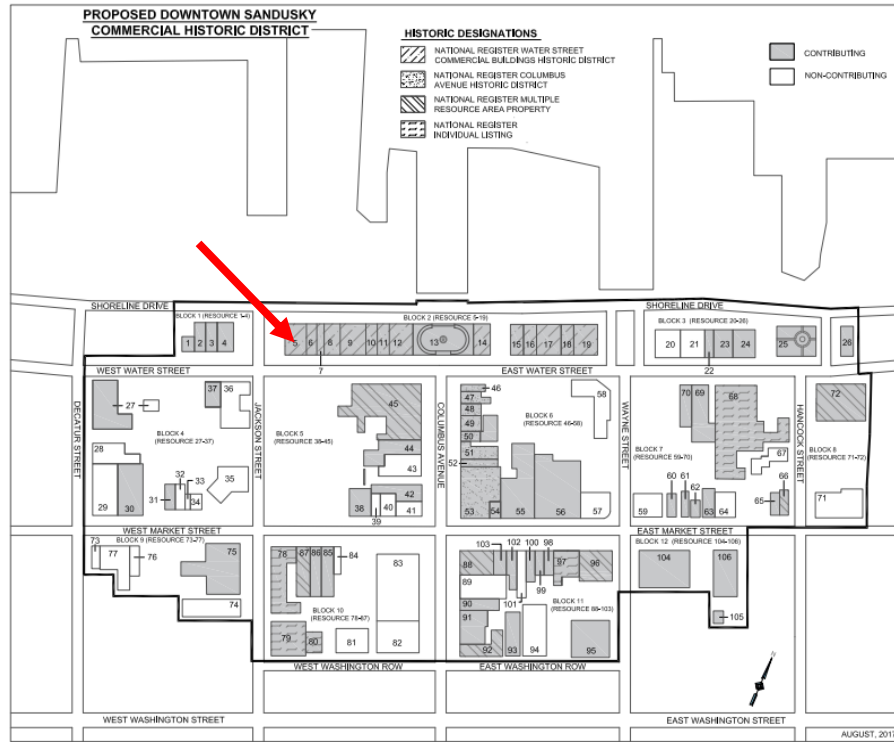
Site Location: 231 W. Water St.

Zoning: DBD – Downtown Business

Existing Uses: Residential / Business

Proposed Uses: Residential / Business

## SITE DESCRIPTION







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#### **DIVISION OF PLANNING COMMENTS**

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The applicant, wishes to replace the entry door on the southern side of the building facing W. Water St. It will be an all glass door & transom with side lights and an aluminum bronze frame. The applicant asked for permission to paint the existing door black temporarily until the new door is installed. Staff determined that the new door installation and the existing door painted black complies with the Sandusky Preservation Design Guidelines.

Staff determined the existing door in not original. There is not record indicating the age of the transom and side lights.

#### Sandusky Preservation Design Guidelines (summarized):

- Preserve/maintain original door/entrance features/hardware
- Replace originals "like with like"
- Avoid stained or leaded glass
- Avoid heavily carved, ornate doors/hardware on simple buildings
- Residential doors must not be used on commercial buildings

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**CONCLUSION/RECOMMENDATION**

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Staff determined the door replacement meets the requirements mentioned in the guidelines. The approved door & transom with side lights consists of acceptable designs with simple designs and materials. The glass is not stained or leaded. The door is not considered a residential stock door.

Staff granted administrative approval for the wall signage application on May 4, 2023.

## Application for a Certificate of Appropriateness

### STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 231 West Water ST.  
Name of Property Owner: Shoreline Bld. LLC.  
Mailing Address of Property Owner: 152 Columbus Ave.  
City: Smudsky State: OHIO Zip: 44870  
Telephone #: 419-656-1872 Email: MSalmon@H2Productions.CO

If same as above check here ☒

Name of Applicant: \_\_\_\_\_  
Mailing Address of Applicant: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

### Description of Work to be Done:

Remove and Replace entry door with side lights  
Commercial door w/glass. upgrade swing and Panic  
Hardware also upgrade glass to thermal-pane.  
pictures and sample of material attached.

Tenant would like to paint existing door till work is complete

- ~~existing~~ existing door to be painted black temporarily.  
- Also Oct 5-4-23

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

\_\_\_\_\_  
Date

Mike Salmon  
Signature of Authorized Agent

5/2/2023  
Date

Quote : HZ - 231 WATER ST.

THE GLASS GUYS  
1741 Columbus Ave.  
Sandusky, OH 44870  
419-825-2500  
Fax: 419-825-2503  
www.TheGlassGuysSandusky.com

\* BRONZE ANODIZED FINISH OR  
CUSTOM GREEN PAINTED FINISH

3'0" x 7'0" DOOR & TRANSOM  
FRAME W/ SIDELIGHTS

2" x 4 1/2" FRAMING

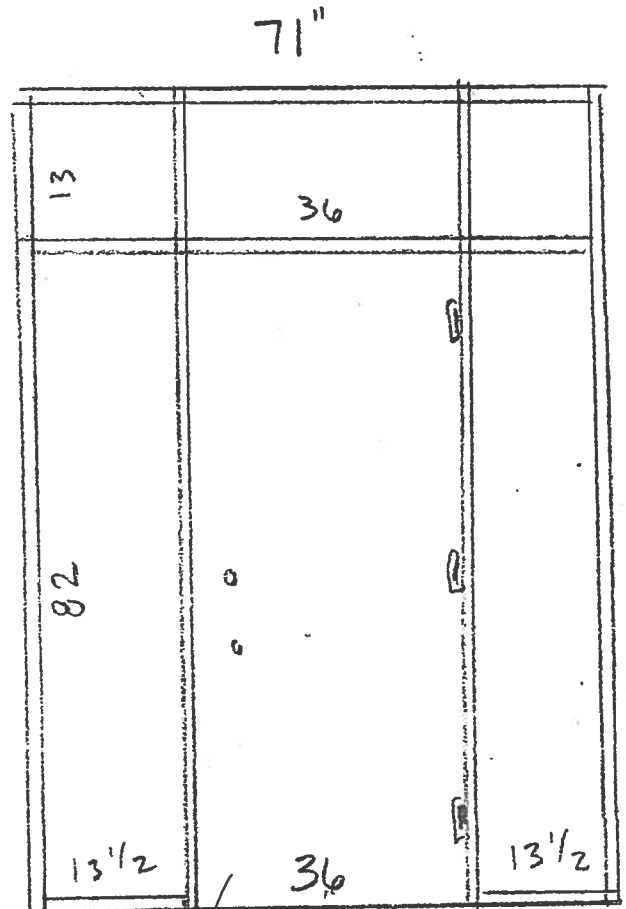
DOOR - MEDIUM STILE

3 BUMPHUGS

RIM PANIC

1" STOPS

LEFT HAND



GREEN FRAMES  
& DOOR

glass top to bottom  
aluminum bronze  
frame  
- AB  
Phone call 5/4/23





PCR YACHTS

HOTEL KILBOURNE



