

Landmark Commission

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

AGENDA

November 15, 2023

5:00 P.M.

City Commission Chamber

Live Streamed on www.youtube.com/CityofSanduskyOH

-
1. Call to Order- Roll Call
 2. Review of October 10, 2023 Meeting Minutes
 3. Applications
 - 160 Wayne St.
 4. Administrative Approvals
 - 202 Columbus Ave.
 5. Other Business
 6. Adjournment

NEXT MEETING: December 13, 2023

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

**Landmark Commission
October 10, 2023
Meeting Minutes**

Meeting called to order:

Chair Griffiths called the meeting to order. The following members were present: Eliot Dyer, Alan Griffiths, Mike Meinzer, Ryan Whaley and Kima Yandell. Also, present were Alec Ochs, who represented the Community Development Department, Sarah Chiappone who represented the Law Department, and clerk, Quinn Rambo. Commissioner Schultz informed Staff in advance that he was unable to attend the meeting.

Review of minutes from April 19, 2023

Chair Griffiths asked for a motion on the minutes. Commissioner Meinzer made a motion to approve the minutes as presented and Commissioner Whaley seconded the motion. A vote was called, and the minutes were approved unanimously, as presented.

Applications:

410 West Jefferson Street

Chair Griffiths introduced the application for 410 West Jefferson Street and asked for the Staff Report. Mr. Ochs explained the applicant requested a Certificate of Appropriateness to replace the existing message board with a digital LED message board. The submitted materials stated that the new digital sign would be the same area as the existing message board inside the existing masonry structure and would be approximately 36" x 48" of LED area. Staff determined the proposed sign was appropriate to this structure, at this location, based on the following analysis: (1) the sign would only be lit from dawn until dusk, (2) the sign's border had existing architecture that complimented the building, and (3) the shape was appropriate. A conditional use permit was granted by the Planning Commission on September 27, 2023. Mr. Ochs continued that Staff supported approval of the project and recommended the Certificate of Appropriateness be granted with the following conditions: (1) all applicable permits were obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction, (2) white backgrounds on all graphics were prohibited, (3) the projected images contained simple graphics and messages, and (4) avoided florescent colors in the projected images. Chair Griffiths invited the applicant's representative to speak on behalf of the application. Mr. Ryan Brady of Brady Signs was present to speak on behalf of the application. Mr. Brady stated St. Mary's wanted to update the static sign to a digital one, which would upgrade the appearance of the sign and show investment into the property. Chair Griffiths asked Mr. Brady to go over the technology of the sign. Mr. Brady explained the software of the sign allowed it to adjust the brightness due to the outside conditions and time of day, and the length of time images were displayed. Chair Griffiths asked if there were any questions, there were none. Chair Griffiths stated that the Commission had previously approved two of these sign types and stated that he preferred less bright graphics and longer display times. He would like these issues to be addressed in the update of the Design Guidelines. Mr. Ochs added that the Planning Commission did place conditions on the display times of at least 10 seconds when the conditional use permit was approved at the September Planning Commission

meeting. Chair Griffiths asked Ms. Chiappone if the Landmark Commission could add a longer transition time on displays. Ms. Chiappone stated Staff would have to meet internally to discuss and make sure the Commission would be consistent with their conditions.

Chair Griffiths called for a motion on the application. Commissioner Whaley made a motion to approve the application with Staff conditions. The motion was seconded by Commissioner Dyer. A vote was called, and the application was approved unanimously.

Other Business:

Mr. Ochs reminded the Commission of the Boards and Commissions Cruise on October 26th.

Mrs. Rambo added that she would email the sign-up link to the Commissioners and if they had any issues that they could contact her, and she could sign them up.

Meeting adjourned:

Chair Griffiths called for a motion to adjourn the meeting. Commissioner Meinzer made a motion to adjourn, and the motion was seconded by Commissioner Dyer. The meeting was adjourned at 5:11 pm.

Approved by:

Clerk

Chair/ Vice Chair

LANDMARK COMMISSION REPORT

APPLICATION FOR EXTERIOR ALTERATIONS TO
160 WAYNE STREET

EXTERIOR PAINT COLOR

Reference Number: PCL23-0026

Date of Report: November 2, 2023

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio Landmark Commission Report

BACKGROUND INFORMATION

Applicant: Robert Resley
533 Cleveland Rd. W.
Huron, OH 44839

Owner: Same as Above

Site Location: 160 Wayne St.
Sandusky, Ohio 44870

Zoning: DBD – Downtown Business

Historic Status: Non-contributing building in the Downtown Sandusky Commercial Historic District

Existing Uses: Restaurant

Proposed Uses: Restaurant

Project:
1. Exterior Paint Color

SITE DESCRIPTION



Colors sought for approval (already painted)



Colors previously painted



PROPERTY DESCRIPTION

The site of 160 Wayne St. is currently the location of Subway. There is little documented history on this structure.

PROJECT SCOPE

1. Exterior Alterations: Paint Color

The applicant has requested a Certificate of appropriateness for exterior color changes made to 160 Wayne Street in September-October 2023. The submitted materials state the colors are SW #9165 gossamer veil and Benjamin Moore #2033-10 yellow green.

RELEVANT GUIDELINES

Sandusky Preservation Design Guidelines

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

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**

SUPPLEMENTAL NOTES / DIVISION OF PLANNING COMMENTS

The applicant was not aware of the requirement for approval from the Landmarks Commission before changing the exterior colors of the building. In a letter later submitted, Mr. Resley stated the desire to “brighten up the corner” to increase visibility of the building and the tenant businesses within it. Staff received multiple complaints about the bright green paint color applied, with observations questioning whether it fit within the guidelines for the historic district and whether they went through the proper approvals process prior to completing the project.

Apon receiving these complaints, the Planning Division issued a zoning violation notice to the property owner. Email correspondence from a representative of Subway was received on October 18, 2023. They indicated the color selection was dictated by Subway's corporate brand guidelines. Staff outlined the required Landmarks Commission process for approval and encouraged the selection of an alternate appropriate color, hoping for a solution that would be documented within Subway's brand guidelines and appropriate within Sandusky's guidelines. Staff's assumption is Subway is located within other historic districts nationwide, and has either documented appropriate historic colors to use within their brand guidelines or a process for making an exception. Also, staff sent several example colors and links in the email for examples of colors appropriate within the historic district.

On October 31, 2023 staff received the application for approval of the existing color along with photos and the referenced letter from Mr. Resley.

While the existing bright green color is not appropriate according to the Sandusky Preservation Design Guidelines ("harsh or bold colors should not be used"), staff is confident an alternate green color could be selected which would fit within the guidelines and accomplish the owner's goal to brighten up the corner. It is staff's recommendation that the Landmarks Commission deny the request to keep the existing green color (Benjamin Moore #2033-10 yellow green) and direct the applicant to select other color options to be reviewed either by staff for approval or to bring forward to the Landmarks Commission for approval.

The "Sherwin Williams #9165 gossamer veil" gray neutral secondary color is appropriate and can be included in a future Certificate of Appropriateness assuming a resolution is reached with the green.

Finally, in the letter Mr. Resley mentions nearby murals in the historic district. If the applicant wishes to pursue a mural on the building, staff welcomes the conversation to discuss the approvals process for such a project.

CONCLUSION/RECOMMENDATION

The Planning Division recommends the Landmarks Commission deny of the request for a Certificate of Appropriateness for the exterior color change to "Benjamin Moore #2033-10 yellow green" at 160 Wayne Street.

City of Sandusky/Downtown Design Review District
Application for Certificate of Appropriateness



Address of Property: 160 Wayne St.

Property Owner Name: Robert Resley

Property Owner Address: 533 Cleveland Rd. W., Huron, Ohio 44839 (office)

Property Owner Phone Number: (Phone): 419-433-8058 (FAX): 419-433-8186

Have you reviewed the Downtown Sandusky Design Review Guidelines?

☒ Yes

☐ No

Is the building on the National Register of Historic Places?

☐ Yes

☒ No

Scope of project to include: (Please check appropriate items.)

☐ Awnings/Shutters

☐ Energy Conservation

☐ Fences

☐ Signage

☐ Doors, Windows, Entrances

☐ Siding

☐ Roofing

☐ Complete Façade Restoration

☐ Landscaping

☐ Partial Façade Restoration

☐ Rear Access

☒ Exterior Painting (Commercial)

☐ Parking Lot Layout

☐ Other: _____

Briefly explain the proposed work: (Attach extra sheets if necessary.)

Repaint building exterior.

Colors SW #9165 gossamer veil

Benjamin Moore #2033-10 Yellow green











Robert Resley
533 Cleveland Rd. W.
Huron, Ohio 44839
419-433-8058
huronmarket@aol.com

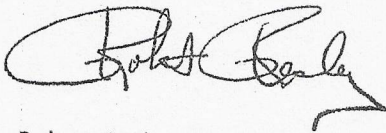
10-30-23

City of Sandusky
Division of Planning

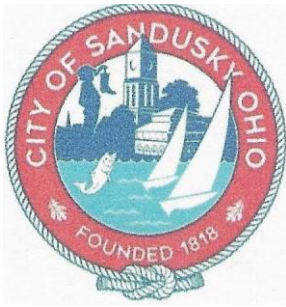
In response to your letter dated 10-13-23 for the zoning violation for 160 Wayne St.:

From the day I purchased the closed down building on Wayne St. and E. Market St., which was dilapidated and an eyesore to the city, I began putting money into it to bring it back. I found two good long term tenants. Subway in 2013 and Amarone in 2014. Both of these businesses have been marginal, but continue on through years of hard work. I continue to reinvest in the business up to the current day. It is in the best interest for the current tenant to continue with the updated, current paint vs. the dark, drab paint colors suggested. The current paint brightens up the corner which is positive for both tenants vs. the negative affect it would have on both businesses to dim the color. There are currently multiple buildings downtown with bright colorful murals. I have owned businesses in Sandusky back to 1984 (Convenient Food Mart), always pay my taxes, employed hundreds of hard working employees, and never asked for any help. I am now after 25 plus years, asking to be allowed to keep the building at E. Market and Wayne St., the new fresh Subway color, which is helpful to the success of the current tenants, Amarone and Subway. Our application is attached.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Robert Resley", with a stylized flourish at the end.

Robert Resley



Department of Community Development

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

October 13, 2023

Re: Zoning Violation Letter-160 Wayne St

To Whom It May Concern,

The above referenced address is in violation of Chapter 1161 Landmark Preservation of the Sandusky Planning and Zoning code. The property is within the Downtown Historic District. External changes to the property must receive a Certificate of Appropriateness from the Landmarks Commission.

The Sandusky Preservation Design Guidelines outline appropriate changes to the exterior of structures in historic districts. These can be found at www.cityofsandusky.com/historic. On Page 23, Paint & Color Selection, the following guidelines apply:

Many of the major paint manufacturers have developed "historic" paint color charts which can be consulted when a color program is being selected for a building. Many colors that may be appropriate are available on charts labeled "heritage colors."

A building's color selection should be based primarily on the following points:

- The color of the surrounding buildings should be considered so that a harmonious streetscape is created.
- Harsh or bold colors which may detract from or overpower the entire facade should not be used.

Staff investigation has found the exterior paint color has been updated to a color not appropriate according to the guidelines and no application for approval of exterior paint color was received for review by the Landmarks Commission.

Section 1161.09 Enforcement & Penalties requires compliance with seventy-two hours of receipt of this notice.

Please contact me at the Community Development Department at 419-627-5873 or email ablair@cityofsandusky.com to discuss the process for bringing the property into compliance.

Sincerely,

Arin Blair, AICP
Chief Planner

LANDMARK COMMISSION

REPORT **UPDATE**

APPLICATION FOR EXTERIOR ALTERATIONS TO
202 COLUMBUS AVE

EXTERIOR PAINT COLOR

Reference Number: PLC21-0010

Date of Report: November 2, 2023

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio Landmark Commission Report

BACKGROUND INFORMATION

Applicant:	Rob Decker 1106 Taylor Rd. Sandusky, Ohio 44870
Owner:	Cattien, LLC 202 Columbus Ave. Sandusky, Ohio 44870
Site Location:	202 Columbus Ave. Sandusky, Ohio 44870
Zoning:	DBD – Downtown Business
Historic Status:	Contributing building in the Downtown Sandusky Commercial Historic District and individually listed on the National Register of Historic Places
Existing Uses:	Restaurant
Proposed Uses:	Restaurant
Project:	1. Exterior Paint Color

SITE DESCRIPTION





PROPERTY DESCRIPTION

The site of 202 Columbus Ave. is currently the location of Small City Tap house. The structure was originally built in 1882-1883 and was built in the High Victorian style.

PROJECT SCOPE

1. Exterior Alterations: Paint Color

The applicant has requested a Certificate of Appropriateness to update the exterior paint colors approved at the 3.17.21 Landmark Commission meeting for 202 Columbus Ave. The submitted materials state the updated colors will be SW #7591 red barn and SW #2822 downing sand.

RELEVANT GUIDELINES

Sandusky Preservation Design Guidelines

[A Certificate of Appropriateness] "is necessary when a change is being made to the exterior of a property... which involves any of the following actions: construction; reconstruction; or

alteration of any property, structure, tree, sign, area, or object within the District, including the changing of any exterior color or building material.

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) If the goal is return the building back to its original colors, paint scrapings are encouraged to be removed from the building and analyzed.**
- d) Consider “heritage colors”
- e) Consider surrounding building colors
- f) Consider style and historic period of the building
- g) Harsh or bold colors should not be used

CONCLUSION/RECOMMENDATION

Staff determined the paint design, and color are appropriate and meet the guidelines. The paint color palette and design are very close to what staff believes is the original of this building. A post card from the late 1800’s, early 1900’s shows a similar color palette to this proposal.

Staff granted administrative approval for the exterior paint color update on October 26th, 2023, with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, Division of Planning and any other applicable agency prior to construction.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

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

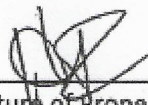
Address of Property for Certificate of Appropriateness: 202 Columbus Ave., Sandusky, OH. 44870
Name of Property Owner: Cattien, LLC, Huong Bui & Kha Khet
Mailing Address of Property Owner: 202 Columbus Avenue
City: Sandusky State: OH Zip: 44870
Telephone #: (419) 502-0099 Email: clagbrewingco@gmail.com

If same as above check here ☐

Name of Applicant: Rob Decker, Agent for Owner
Mailing Address of Applicant: 1106 Taylor Road
City: Sandusky State: OH Zip: 44870
Telephone #: (419) 357-2152 Email: rdecker@bex.net

Description of Work to be Done:

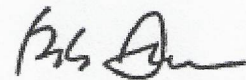
The scope of work for the facility's facade restoration includes: New windows and full exterior weatherproofing, all surfaces to be cleaned and recoated, mortar repointed as required, replication and restoration of ornamentation and architectural details as needed. Improvements will also include the addition of awnings, signage, and other architectural elements to compliment the historic character of scale, presence and commercial appeal for the SCTH and Sandusky's commercial core. The "SCTH Restoration Presentation" attachment will illustrate the full intent of the exterior rehabilitation for review.



Signature of Property Owner

3/5/21

Date



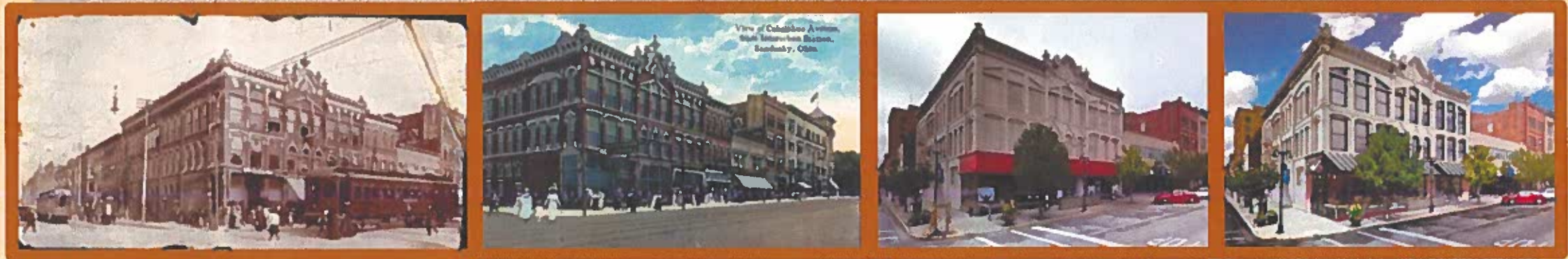
Signature of Authorized Agent

3/5/21

Date

City of Sandusky, Ohio – Addendum to Landmark Commission Submittal

Stone's Block - Small City Taphouse Renovation – 202 Columbus Avenue



Addendum of Development Intent for the Façade Restoration at
202 Columbus Avenue, Sandusky, Ohio



Additional details are submitted herein for review and approval by the City of Sandusky, Planning & Zoning Department for compatibility with historic district aesthetic values.

Stone's Block - Small City Taphouse Renovation – 202 Columbus Avenue

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A CERTIFICATE OF
APPROPRIATENESS WAS GRANTED
FOR THIS PROJECT - MARCH 2021

Owner/Operator: Cattien, LLC; Small City
Taphouse (SCTH & CLAG Brewing Co.)

Agent for the Owner: Rob Décker, dba
RAD Design + Planning, LLC

Original Property Name: Stone's Block

Address: 202 Columbus Avenue

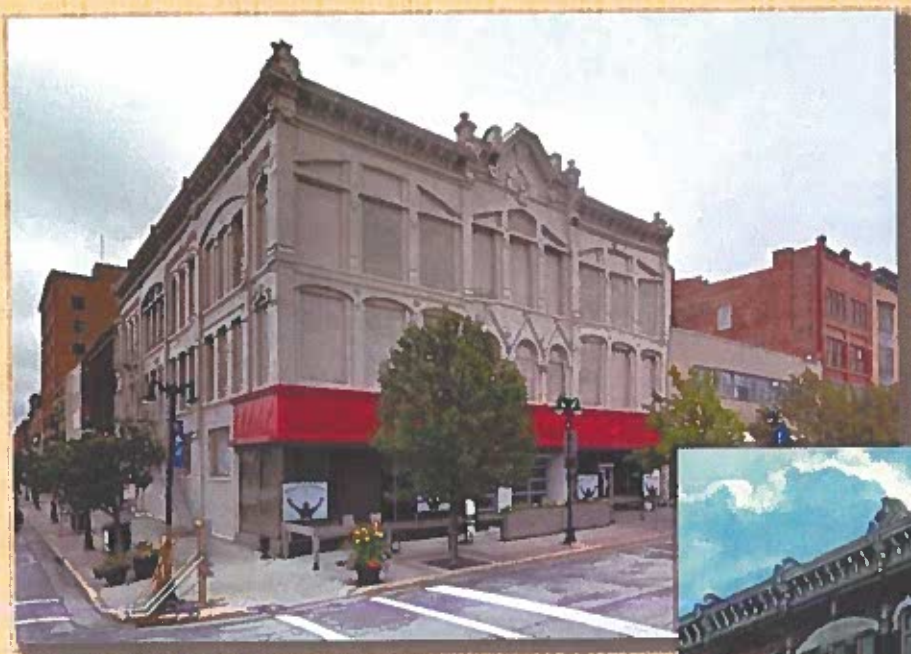
City, State: Sandusky, Ohio

National Register Ref. No.: 82001445NR
Listing Date: 10/20/1982

Significant Date: 1870

Area of Significance: Architecture





This image depicts the condition of the Stone's Block when purchased in 2014.



As this postcard's color rendered image depicts, in the late 1800s and early 1900s the red brick walls and iron cornice along its roof created a striking appearance.

Design Intent – Description

The Stone's Block is a significant historic structure in Sandusky, Ohio that is occupied and operated as the Small City Taphouse.

The Design Intent for the facility's restoration includes new windows, full exterior weatherproofing, with replication and restoration of façade, ornamentation and architectural details.

Improvements to complete the restoration include the addition of awnings, signage, and other architectural elements to compliment the historic character of scale, street presence and commercial appeal for the SCTH and Sandusky's commercial core.



96' – 0"



42' – 0"

New canvas awning cover projecting outward 3' – 0" cover the north façade service door. The existing wood siding will be replaced with wall panels and trim to enhance the eye appeal of the building.

Design Intent – (amended)

Signage and Awnings

PRELIMINARY INTENT FOR SIGNAGE AND AWnings*

New logo signage to be direct print over metal, attached directly to existing metal fascia, and externally lit with gooseneck light fixtures and 2700K (warm temperature) illumination.

Enlarged drawings with color guidance will be provided to painting contractors and a copy forwarded to the City for reference and filing.

Suggesting low profile canvas awnings (3) covering the north façade window openings to enhance the eye appeal of the building.

*We will confirm concepts when a commercial agreement is reached.



Thank you for your support!

Conclusion

We appreciate the City of Sandusky's supportive collaboration and the widespread participation by downtown property owners to make substantial improvements by building on our historic assets to cement in place high praise and recognition to become "American's Best Coastal Small Town."

It is our hope that this collaboration continues and for Sandusky to be unique and broadly appealing for generations to come.



End

SW 2822
Downing Sand
Victorian

SW 2891
Red Earth