

Landmark Commission  
October 17<sup>th</sup>, 2018  
Meeting Minutes

The Chairman called the meeting to order at 4:34PM. The following members were present: Mr. Jon Lawrence, Chairman Michael Zuilhof, Mr. Joe Galea, Mr. Griffith, Dr. Tim Berkey, and Ms. Nikki Llyod. Mr. Greg Voltz and Ms. Angela Byington represented the Planning Department; Mr. Trevor Hayberger represented the Law Department; and Deb Eversole, Clerk. There were 6 voting members present.

Mr. Lawrence moved to accept the minutes from September 26<sup>th</sup>, 2018, Mr. Galea second the motion.

Mr. Zuilhof stated that the applicant, Bob Hare, has submitted an application for repairs details to 125 E. Water Street- Biemiller Building.

Mr. Voltz presented that the applicant is proposing to perform a comprehensive exterior renovations, post the storm, to the Biemiller Building. The property at 125 E. Water Street is a contributing property within the Downtown Sandusky Commercial Historic District as well as being listed as a building within the Water Street Commercial Building Historic District. The applicant was recently awarded Ohio Historic Preservation Tax Credits. The building was severely damaged during a storm on July 26<sup>th</sup>, 2018. This requires the work being done to be approved by the State and follows strict preservation guidelines. Mr. Voltz stated in the report the repairs to be performed will focus on stabilizing the remaining structure, after stabilization they will maintain the existing materials and only repairing and replacing when necessary. Mr. Voltz stated presented the existing conditions and the proposed renovations to the building. Mr. Voltz stated that staff recommends a discussion occur today in regarding to the project specifically to the new building materials. The applicant has asked that Landmarks Commission approve the project contingent on the States approval and conditions. Staff believes further discussion is needed in order to consider this request and that discussion can occur at this meeting.

Mr. Galea stated that the staff report stated concerns regarding the usage on the EFIS vs. the brick. Mr. Galea ask if staff has any preference on the preferable approach to the renovations. Ms. Byington stated that she notices some of the materials being switched over, the provided narrative explains why the brick would not work. They have stated that they need to use a different method of construction to stabilize the building. Ms. Byington stated staff wanted to bring the application before the commission for an update and have a discussion regarding the proposed changes. This application has not been approved by state at this time. The building official has looked over the narrative and agrees with that this is the most appropriate way.

Mr. Zuilhof stated that he has witnessed the damage and was upset to see what happened, but is happy to see that the applicant trying to salvage the building. He understands the plans and the proposed materials will create a stronger wall. Mr. Zuilhof stated that he appreciates staff concern but understands this maybe the only alternative. He hopes that eventually that another building will come next to this structure.

Mr. Hare stated that there are two reasons that they are proposing a concrete block, the repairs have to meet the wind load requirements and have to meet all the fire codes. Mr. Hare stated that east wall will have no changes, the west wall will have substantial changes with additional efis being added. They need to place something on the outside that will protect the brick and provide a thermal protection. The only solution will be the concrete efis/ dryvit .The proposed efis would be contingent on approval of the National Park Service. Mr. Hare stated that he will be submitting the updated narrative to OHPO. Mr. Hare would like to get a structural approval and the efis could be contingent on OHPO approval and the National Park Service approval. Mr. Griffith asked if there would be any alternative to the efis.

Mr. Hare stated that he does not have an alternative. In addition, the west wall will also have to have drywall on the third floor only.

Mr. Griffith stated the commission would probably be on board, but it ultimately it is not our call, the State and National Park Service would have to approve with the tax credit application. Ms. Byington stated that staff is still looking into what other jurisdictions do with applications receiving state tax credits, however in regards to the National Park Service if the application does not receive approval it will just not get tax credits.

Mr. Zuilhof stated that the National Park Service should not take into effect the Landmark Commission decision, he is not on board with approving anything the state approves. He is confident that there are options to repair the building utilizing approved materials, however they have to consider the economics at play. He understands staff's concern and is inclined to approve then take steps to ensure that there is a building constructed adjacent to the building, the sooner that we do this the better.

Dr. Berkey made a motion for approval of the proposed renovations for 125 E. Water Street contingent on the states approval as recommended by staff; Mr. Galea seconded the motion. Mr. Hare stated that he is fine with conditional approval for the efis on the exterior but he will need approval of the block to assure this gets under roof.

Mr. Zuilhof stated that the motion is conditioned on state approval.

Ms. Lloyd ask if the commission really needs to approve the interior concrete block material, the Commission only needs to approve the outside materials.

Ms. Byington stated that that the concrete block is also on the exterior of the building, its concrete block with efis over the exterior of the block.

Ms. Lloyd stated that the commission could approve concrete block and the efis will be subject to state approval.

Mr. Hare stated that the Commission could approve the exterior concrete block and the remaining exterior material as suggested by the state.

Mr. Griffith stated that the state approval is only for tax credits the exterior renovations are more than the responsibility of the Landmark Commission. This building is being put back into use, the front and the rear of the building are the relevant sections in regards to a historic perspectives. Mr. Hare is proposing to do what he needs to do to preserve the building and make it structurally sound.

Mr. Zuilhof stated that it important to realize that this needs to follow the ordinances, staff is not comfortable yet approving this contingent on states approval. Just would like to be careful on pitching the ordinance out of the window for expedient sake.

Mr. Galea stated that the narrative showed why brick is not appropriate to add to the outside of concrete block.

Mr. Hare stated that the architect wrote the narrative and explained why the brick cannot be utilized.



Mr. Zuilhof stated that this is a matter of economics, we could make this look like finished brick but it could cost too much and kill the project. This is a case of what is economically feasible. Mr. Hare stated that the question is, does the building get fixed or not, the question is not should block or no block be used, but rebuild or not rebuild.

Mr. Galea stated that the state determines if the tax credits are granted, the commission determines if the building gets built because local government has jurisdiction of their buildings. If the applicant would like to proceed with risk of not getting state approval, the condition should not be based on the states approval. The commission should take into text the next step of the building if this does not get approved, would partial demolition be the next step. They will need to move forward with concrete to rebuild regardless if tax credits happen or not.

Mr. Griffith motioned to amend the original motion to state approval of the structural elements and only dryvit materials utilized for the west wall shall be subject to state approval; Ms. Lloyd seconded the motion.

The motion to amended the motion was approved with a unanimous vote.

Mr. Zuilhof ask the clerk to call the roll on question; the motion was approved unanimously.

Mr. Zuilhof stated that the new meeting schedule is the third Wednesday of the month and if there is no application the meeting will be cancelled.

Mr. Voltz stated that there will be several items discussed at the next Planning Commission regarding murals, demolition, small cell nodes, and patio fences.

Ms. Byington stated that the Landmark Commission will be invited to the Planning Commission meeting and if they have any thoughts on these subjects to make staff aware.

Mr. Zuilhof stated that he hopes that the landmark commission receives the proposed changes regarding this legislation.

Ms. Byington stated that there will be a time for a meeting with Landmark Commission, they were just giving them an update on the timeline of these issues.

Mr. Zuilhof would like to have Planning Commission and Landmark Commission give thoughts on these issues.

Ms. Lloyd discussed possible mural regulations regarding materials.

Mr. Zuilhof ask who is going to decide if it is a sign or a mural. Mr. Zuilhof stated that the arts commission could weigh in on this as well.

Mr. Voltz stated that the general standards currently around the country with the murals is no political speech or no advertising.

Mr. Griffith asked if they were going to look more into enforcing penalties or zoning violations for people violating some of the historic regulations.

Ms. Byington stated that they need to start enforcing and need to consider adding penalties.

Mr. Zuilhof discussed the current outdoor dining areas that have come into the downtown area and the encroachment licenses that have been issued.

Ms. Byington stated that the engineering department enforces and issues the encroachment licenses.

Mr. Zuilhof stated that Planning Commission can recommend legislation regarding the encroachment licensing.

Ms. Byington stated that Planning Commission could add to the existing encroachment regulations regarding uniform materials.

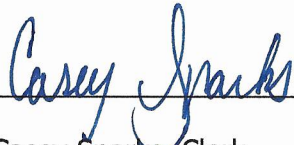
Mr. Lawrence stated that the fencing materials would need to be uniform standard.

Mr. Zuilhof stated that he feels strongly about the durability of the material.

Mr. Galea discussed art mural legislation. When discussing this issue with Landmark Commission it should be limited to the factors and criteria that Mr. Voltz discussed not colors, and design as those discussions could become an issue.

Mr. Griffith made a motion to adjourn the meeting; Ms. Lloyd seconded the motion.

The meeting was adjourned at 5:37PM.

  
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Casey Sparks, Clerk

  
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Michael Zuillhof, Chairman