

Landmark Commission
May 15th, 2019
Meeting Minutes

The Chairman called the meeting to order at 4:30PM. The following members were present: Mr. Jon Lawrence, Chairman Michael Zuilhof, Mr. Joe Galea, Mr. Griffiths, and Dr. Tim Berkey. Mr. Greg Voltz, Angela Byington, and Mr. Horsman represented the Planning Department; Mr. Trevor Hayberger represented the Law Department; and Casey Sparks, Clerk. There were 5 voting members present.

Mr. Galea moved to approve the minutes from April 24th, 2019; Dr. Berkey seconded the motion.

Mr. Horsman stated that the applicant has applied for a Certificate of Appropriateness for exterior signage for 127 East Market Street. Mr. Horsman stated that the proposed sign is a blade sign hanging off the building 48" utilizing spade scroll brackets, it is a total of 8.75 square feet, and is made from maple wood coated by polyester epoxy resin. The letters are marine grade birch plywood and painted white. Mr. Horsman showed the existing surrounding signage within the area. Mr. Horsman stated that the sign conforms with the Secretary of Interior Standards and Sandusky Preservation Design Guidelines particularly in regards to the following standards: the sign should not dominate the façade, good quality designs with simple graphics and messages are encouraged, the signage color schemes should be simple, and wood signs should be painted as the use of natural wood in signage downtown should be avoided as it is not appropriate to the area's architectural character. Staff recommends approval of the proposed sign.

Dr. Berkey stated that he has previously and is currently working on historical research for this building for the property owner. Dr. Berkey denied compensation but the property owner offered to make a donation to an identified charity. At the end of his work they will be making a donation to the Old House Guild as such he will not be voting on this application.

Mr. Galea ask staff if there are zoning requirements associated for blade signs that are required. Ms. Byington stated that this is a perpendicular sign, and the zoning code requirements state that sign has to be a certain distance from the sidewalk. If the sign is on the second floor it would have needed a variance, for this sign in particular this is the only board and approval necessary.

Mr. Zuilhof stated that the proportions are a little curious, is the brackets or sign vintage or new.

Mr. Whaley stated that the brackets are new but the sign is modeled off an older sign.

Mr. Griffiths moved to approve the Certificate of Appropriateness for the signage at 127 E. Market Street.

With no further discussion the commission unanimously approved the application.

Mr. Horsman stated that staff will give a general overview but the applicant is here as well to discuss proposal. The applicant is applying for a Certificate of Appropriateness for comprehensive exterior renovations for 125 & 131 East Water Street. Mr. Horsman stated that both buildings are within the Downtown Sandusky Commercial Historic District. Mr. Horsman stated that 125 E. Water Street received two Certificate of Appropriateness for exterior

renovations after both buildings that were heavily damaged in a storm in July 2018. Mr. Horsman described the south wall for the building located at 125 E. Water Street stating that the windows will be restored, the stone and masonry will be cleaned, the doors will be repaired and the west and center door secured as fixed lites. The addition of ramp with steel or aluminum and painted black. All of these changes are in line with the guidelines as such staff recommends approval. Mr. Horsman described the south wall located at 131 E. Water Street stating that the windows will be restored, the stone and masonry will be cleaned, and the doors repaired with new door in the west storefront. Staff did confirm that historically this building had two doors as the applicant is proposing. Staff is requesting the door to match the existing double door and to be double sided. This wall will show the addition of 10' for the penthouse level. Staff would like the proposed color in this area to match the front façade. Mr. Horsman showed proposed elevation images for the proposed work at 125 & 131 E. Water Street south walls.

Mr. Horsman described the proposed work for the north wall located at 125 E. Water Street. The applicant is proposing to restore the windows, addition of balconies with aluminum railings, new doors of modern construction, existing doors repaired, and removal of the historic door and two windows on the bottom floor. The north wall located at 131 E. Water Street will receive the following treatment: windows will be replaced with vinyl or aluminum construction, addition of balconies with aluminum railings, new doors of modern construction, the third floor rebuild with block and stone veneer, the existing door will be closed off and an additional door will be added to the west to access the stairwell.

Mr. Horsman described the proposed rooftop deck and penthouse area of the buildings as well as the basement garages.

Mr. Horsman stated that staff did discuss with the applicant regarding the setbacks from the decks. Staff felt comfortable with the proposed setbacks provided by the applicant.

Mr. Horsman stated that they are concerned with the proposed basement garages but believes that this is a great project to restore two of the older buildings within the downtown area.

Mr. Horsman stated that staff is recommending the following conditions for the certificate of appropriateness:

1. Per the guidelines to reduce curb cuts in the Sandusky Preservation Design Guidelines and with the recent investment in the reconstruction of Shoreline Drive, staff would prefer that the curb cuts and garage doors be eliminated. Staff is willing to recommend that the curb cuts be eliminated and that the garage access points be reduced from four to one- with a maximum width of 10'. The north exterior stairwell must be oriented sideways so that its protrusion into the right-of-way is minimized.
2. The access to the garage not be via a curb cut, but a drive via a mountable curb over the sidewalk that should minimize the obstruction of the sidewalk. It should match the design and color of the new Shoreline Drive streetscape. A cross section shall be submitted to the Planning and Engineering Departments for approval.
3. The color of the penthouse addition on the 131 E. Water building should be more closely match colors on the respective facades.
4. The addition of a new door to the front of 131 E. Water Street should be a double door to match the existing door.

Mr. Horsman presented images of what the finished Shoreline Drive to Commission and stated that they wanted to assure that they maximize the pedestrian ability within the area.

Mr. Zuilhof ask how many parking spaces this would cost the area along Shoreline Drive.

Mr. Horsman stated that these two blocks are being switched to parallel parking so it would be around 3 spaces.

Mr. Griffiths stated that he believes the garage doors could limit that area for future commercial availability within the space.

Mr. Bob Hare stated that the garages are relevant to one of the tenants as they will be utilizing it for storage of their materials. In regards to the 131 E. Water Street building, that is speculative at this point and the second and third floor are to be residential.

Mr. Griffiths stated that the concern is long term usability for the street scape area.

Jeff Foster, described the proposed grade within the area of Shoreline Drive.

Mr. Griffiths stated that the streetscape has been designed that business could utilize these areas for pedestrians.

Jeff Foster stated that the idea of a boardwalk per the comprehensive plan could still be in place with this proposed plan. Mr. Foster stated the function of the lower levels of the buildings are not conducive to commercial business. Most businesses will utilize them for service and utility areas. Mr. Foster stated that the streetscape could exist with the proposed garage areas by changing a few parking spaces. Moving forward to the other building, residential units are being proposed as such the garages will be a benefit for these tenants.

Mr. Hare stated that there would only be two parking spaces that would be eliminated with these proposed changes.

Mr. Galea ask if this be conditioned on none or one door and can this plan work if there is only one garage door.

Mr. Horsman stated that they could condition this, staff's preference is not to have any cuts into the building but would be willing to do one garage to service 131 E. Water Street building.

Mr. Zuilhof ask how much sidewalk they are losing with this proposal.

Mr. Horsman stated that the applicant was ask to provide this information, currently no specific information on this subject.

Mr. Zuilhof stated strictly following the guidelines they would utilize the existing doors.

Mr. Foster discussed the proposed doors for the 131 E. Water Street and the changes that are being made to assure ADA compliance.

Mr. Griffiths stated that in summary this is a fantastic proposal to save two of the most historic buildings downtown, the only concern he has is regarding the rear garage entrances and how this effects the proposed plan for the streetscape for Shoreline Drive.

Mr. Wobser stated that this is a very important project to save two of these buildings within the downtown area, but understands concerns of Landmark Commission and planning staff to assure the proposed streetscape of Shoreline Drive is preserved. He would tend to lean to a compromise on these issues.

Mr. Galea stated that this proposal is important for these buildings but part of re visioning of downtown is to assure we are doing it the correct way to create a destination area. Mr. Galea ask to what extent does the viability of the project depend on garage access. Garage access does not necessarily impede on walkability if the curb cuts are correctly in place. A compromise is in order to assure that it can be workable plan and friendly for pedestrians and a viable project.

Mr. Lawrence stated that he would like to see a compromise possibly one door for each building.

Dr. Berkey stated that going back to original is not realistic, the applicants has brought forth a proposal to develop the building and he would like to see a compromise if possible.

Ms. Byington stated that if the Commission moves forward with the garages it would be helpful to have a statement of why the garage would be approved for this building, as others will then request this and it would change the look and viability of Shoreline Drive. When reviewing this staff did understand that the most of these buildings have used the rear of these buildings for utility purposes, however the doors will limit future viability and usability of the sidewalk. Even if it is one garage door on each building that is quite a bit of area that will need to be utilized.

Mr. Zuilhof stated that the plans are great work. He would like to see some of the historic doors be preserved but understand the reality and preference of developers.

Mr. Zuilhof stated that the new doors on the back of the building does not change the character of the building as balconies are reversible. Mr. Zuilhof stated that he is strongly inclined to not recommend changing the buildings, he is not a fan of opening and allowing the curb cuts.

Mr. Bob Hare stated that aside from historic perspective putting eight cars off the street avoids the need for eight public parking spaces, by sacrificing two spaces they are net gaining six spaces. The garage door itself is going to be set back from the wall, they will not be sticking out of the building. Most people are not going to want to use the sidewalk on the south side of Shoreline Drive within this area due to the garbage container and existing garages.

Mr. Foster discussed the proposed grading of the building as it relates to Shoreline Drive. This should be a mountable curb, the indoor parking will be resident parking for this area. Mr. Foster stated that there is a compromise that could be there that would allow pedestrians to utilize the streetscape.

Mr. Griffiths stated that staff is recommending that the stairs run next to the building and the one garage door will be at the 131 E. Water Street building.

Mr. Horsman stated that this correct, by eliminating three of the garage doors the stairs can then be parallel to the building.

Mr. Hare stated the garage door is one door that serves one tenant. A current resident downtown is concerned with the parking situation downtown and they are putting their unit up for sale.

Mr. Griffiths stated that downtown parking does not fit into the duties of this commission.

Ms. Byington whatever the motion the revised plans will need to be reviewed by staff.

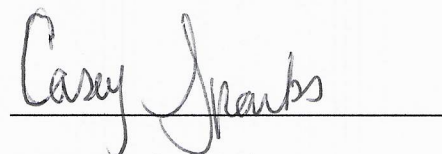
Mr. Griffiths moved to accept the plans as proposed as well as the four conditions by staff and ask the applicant to come back to the commission to assure the proposal meets the recommendation; Dr. Berkey seconded the motion.

Mr. Griffiths stated that someone from this commission, planning commission, and the planning department should 'sit down with the applicant to work out these issues.

With no further discussion the motion was unanimously approved.

Mr. Lawrence made a motion to adjourn the meeting; Mr. Galea seconded the motion.

The meeting was adjourned at 5:38 PM.



Casey Sparks, Clerk



Michael Zuilhof, Chairman