

**Landmark Commission
March 17, 2021
Remote Meeting
Minutes**

Meeting called to order:

Chairman Dr. Berkey called the meeting to order at 5:01pm. The following members were present: Mr. Jon Lawrence, Commissioner Mike Meinzer, Mr. Alan Griffiths, Mr. Joe Galea, Mr. Ryan Nagel, and Mr. Ryan Whaley. Mr. Thomas Horsman represented the Planning Department and Mr. Brendan Heil represented the Law Department. Clerk Kristen Barone and Community Development Director Jonathan Holody were also present.

Review of minutes from February 17, 2021:

Mr. Lawrence stated that the name of the one owner needs to be corrected regarding the 101 & 109 E. Water St application. Mr. Whaley made a motion to accept the minutes with that correction and Mr. Lawrence seconded the motion. All members were in favor of the motion.

Applications:

1) 125 East Water Street – Biemiller Rooftop Bar

Mr. Horsman stated that Renaissance Too LLC has applied for a Certificate of Appropriateness for an addition of an external stairwell structure, to connect to the previously approved proposed rooftop bar. Subsequent to that approval, the design team discovered an issue with a building code requirement that mandates two points of egress, thus necessitating an additional stairwell. This also requires the relocation of the restroom facilities to the southeast corner of the structure, and thus one of the glass panels on the southern wall is being proposed to be opaque instead of the previously approved glass. The stairwell will connect to the rooftop structure and then extend out in front of the penthouse level on the Weeden-Reber Building. This structure will not be setback from the front cornice, but will be built in line with it. The materials and colors would be in line with the existing newly constructed penthouse structure. Staff supports this project and believes that this type of use is appropriate due to the unique nature of the buildings sitting along the waterfront. Ideally, any rooftop addition would be setback from the front building line, as to minimize its visibility from the street and surrounding area. However, staff recognizes that this modification is being driven by code requirements and options are limited. Dr. Berkey stated that the Landmark Commission seems to be getting more rooftop applications and the committee needs to keep in mind the street's eye view.

Mr. Galea made a motion to approve the Certificate of Appropriateness and Mr. Whaley seconded. With five votes for the motion and two votes against, the motion passed.

2) 301 & 303 West Water Street – Federson Building/Sandusky Butter & Egg Renovation

Mr. Horsman stated that WWM Investments has applied for a Certificate of Appropriateness to do comprehensive interior and exterior renovations to the buildings for a new restaurant and event venue. The major modifications to the Federson Building will be installing windows significantly larger than the historic windows that were in the building. Due to the location of the building along the waterfront, and due to the fact that the proposed use will be much more public in nature than its previous use, staff believes this is appropriate and does not deem it detrimental to the historic nature of the building. Staff's opinion is that the proposed renovations of both buildings are in line with the Sandusky Preservation Design Guidelines and the Secretary of the Interior Standards for Rehabilitation and supports the Certificate of Appropriateness.

Mr. Lawrence asked if the sign and awning would be a later phase.

Mr. Jeff Foster with Payto Architects replied that they would like to bring that back to the Landmark Commission at a later date.

Mr. Lawrence made a motion to approve the application and Commissioner Meinzer seconded. All voting members were in favor of the motion, except for Mr. Griffiths, who abstained.

3) 202 Columbus Avenue – Small City Taphouse Façade Restoration

Mr. Horsman stated that the owner of this building has applied for a Certificate of Appropriateness for exterior renovations and signage. Staff has been working with the applicant and building owner for a long period of time to ensure that this renovation is carried out in a historically appropriate manner, while also being feasible. Staff supports the granting of the Certificate of Appropriateness.

Mr. Griffiths made a motion to approve the application and Commissioner Meinzer seconded. All voting members were in favor of the motion.

4) 333 West Market Street – Hemminger Saloon Renovation

Mr. Horsman stated that the owners of this building have applied for a Certificate of Appropriateness to renovate the building into a brewpub on the first floor, apartments above, and a rooftop deck. Staff supports this overall project and its proposed uses are in line with the recently adopted Downtown Sandusky Master Plan. This is a notable historic building, and staff supports its rehabilitation. Staff supports the proposed additions to the north façade of the building and on the first floor of the south façade, on the condition that the applicant provide more detailed information on the materials and any cut sheets of windows, doors, or awnings that are to be added. Staff generally supports the addition of rooftop decks, but does have some concerns about the scale of the existing rooftop structure. Based upon any feedback and/or decisions from the Landmark Commission, staff will work with the applicant to ensure the rehabilitation project is successful and in line with historic rehabilitation standards.

Conor Whelan, one of the owners of the building, stated that he always intended to bring to the Landmark Commission the proposed work to the façade of the building, which is going to be later phase of the project, but he was not aware that the rooftop portion of this project would need to be approved by the committee, and that is why that work has already started. Also, the roof is leaking, so they wanted to work as quickly as possible to put the rooftop structure on and then finish the rest of work around it.

Dr. Berkey stated that his concerns with this application are that the owners altered the roofline of the building and constructed a structure on the rooftop in violation of two city ordinances that state a Certificate of Appropriateness must be issued beforehand from the Landmark Commission, and that a building permit must be issued from the Building Division. Furthermore, the application submitted was incomplete. As this may be, the reason he will be voting no on this application is due to The Secretary of the Interior's Standards for the Treatment of Historic Properties that the application has failed to meet. He stated that the standards the application fails to meet include: 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment; 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alternation of features and spaces that characterize a property shall be avoided; 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken; 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved; 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence; and 9) New additions, exterior, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its

environment. Dr. Berkey said that the proposed changes to the building are not minimal and include: 1) the addition of a rooftop structure, 2) the addition of deck, fencing, and support columns on an altered roof, 3) the alteration of the original hip roofline, 4) elimination of the framed stone surrounds that sit above each double hung window, 5) changes to the façade windows from single paned to six pane, 6) changes to the façade fascia and roofline, with the removal of wood corbels and carved vertical supports, 7) replacement of façade masonry features above, below, and adjacent to the second and third floor windows, 8) replacement of the street level door from a single door entrance to a double door entrance, 9) replacement of street level windows with combination windows and doors, 10) addition of street level fencing on either side of the main entrance and attached to the façade, 11) addition of a canopy to the façade at the street level, 12) replacement of the existing brick finish of the façade with undefined facing, addition of double doors cut in to the center of the second and third floors of the north side of the building, the addition of balconies on the second and third floor of the north side of the building, 15) the alteration of windows on the east side of the building to eight pane windows, 16) multiple changes to the colors and textures of the building.

Mr. Lawrence made a motion to approve the application and Mr. Nagel seconded. All voting members voted against the motion.

Staff updates:

Mr. Horsman stated that there are no staff updates at this time.

Meeting adjourned:

Mr. Griffiths motioned to adjourn and the meeting ended at 7:01pm.

Approved by:

Kristen Barone, Clerk

Timothy Berkey, Chairman