

## Landmark Commission

August 18, 2021

### Meeting Minutes

#### **Meeting called to order:**

Clerk Kristen Barone called the meeting to order at 5:04pm. The following members were present: Mike Meinzer, Alan Griffiths, Robert Truka, Louis Schultz, and Ryan Whaley. Mr. Nagel was absent. Alec Ochs and Arin Blair represented the Community Development Department and Brendan Heil represented the Law Department. Administrative Assistant Kristen Barone was also present.

#### **Election of Chairman and Vice Chairman:**

Mr. Whaley volunteered to be chairman. Mr. Griffiths then made a motion to nominate Mr. Whaley as chairman and Mr. Schultz seconded. All voting members were in favor of the motion.

Mr. Griffiths volunteered to be vice chairman. Mr. Schultz made a motion to nominate Mr. Griffiths as chairman and Mr. Whaley seconded. Mr. Griffiths abstained from the vote. All other voting members were in favor of the motion.

#### **Review of minutes from June 16, 2021:**

Mr. Griffiths made a motion to approve the minutes and Mr. Schultz seconded. All voting members were in favor of the motion.

#### **Applications:**

##### **a. 135-145 Columbus Avenue**

Mr. Ochs stated that this application is for a roof replacement at this location, where Crush Wine Bar and Mona Pizza are. The current roof is an asphalt roof and the applicant would like to replace it with a standing seam metal roof in a burgundy color. The applicant states that he thought this color would be a good color choice as it matches the former Bertsch building overhang color. He stated that staff has determined that the proposed changes to the exterior of the building conform with both the Secretary of the Interior's Standards for Rehabilitation and the Sandusky Preservation Design Guidelines. Mr. Griffiths asked if the burgundy color is part of the color scheme for downtown. Mr. Ochs confirmed that it is. Mr. Schultz made a motion to approve the application and Mr. Truka seconded. All voting members were in favor of the motion.

##### **b. 319 Lawrence Street**

Mr. Ochs stated that this application is for a roof replacement also. Since writing the report, staff received from the applicant a quote that she received some time ago for a roof similar to what is there now, which is a metal roof, for about \$66,000.00. Since then she has received a quote for a shingle roof for about \$20,000.00. He said that the applicant would like to have a roof similar to what is there now, but the cost is overwhelming. Mr. Ochs stated that according to the Secretary of the Interior's Standards for the Treatment of Historic Properties, it is not recommended to alter the roof and roofing materials from the restoration period. It is recommended to protect a leaking roof with a temporary waterproof membrane with a synthetic underlayment, roll roofing, plywood, or a tarpaulin until it can be repaired. Therefore staff recommend temporarily sealing the roof and getting additional quotes for a metal roof to see if that would be an option. Bob Zimmerman, brother of the applicant asked if the committee would approve this to be done in stages, as a lot of contractors are afraid to give them a quote with not know what is laying beneath the surface. So he asked if it would be possible to take off what is there now to look at what is underneath, stabilize the structure and put something there to prevent any more leakage, and then go from there. He then asked if the committee would consider a partial roof replacement if the committee is concerned with

the look from the street that maybe they could do just the front half. Mr. Whaley stated that he believes that is what staff is recommending as far as getting this done in stages and he would like to work with the applicant on that as he does not want the home to continue to leak until a reasonable option is figured out. Mr. Griffiths stated that he would be in favor of giving the applicant time to figure out what the problem is including taking off the current roof and putting up a temporary roof to secure the home. Mr. Truka said that he would advise to not do a partial roof. Mr. Zimmerman asked the committee if they need to approve the contractor that does the work or just the design. Mr. Whaley said that they do not need to approve the contractor. Mr. Zimmerman asked how much detail the committee needs to know as far as the work being done, such as fasteners being used, etc. Mr. Whaley said that the committee would take as much information that the applicant can give as far as what can be seen from the street. Mr. Whaley then made a motion to approve the applicant getting the roof dry and stable, getting more quotes for a roof similar to what is there currently, and then come back to the committee when that is done. Mr. Zimmerman asked does that mean getting the original roof off. Mr. Whaley said that is correct. Mr. Schultz seconded the motion and all voting members were in favor. Mr. Griffiths then encouraged the applicant to contact staff to see if there are any funds available to assist them in this project.

### Staff Reports

Mr. Ochs stated that staff did administratively approve a sign for ESP Bikes LLC, dba Pedego Electric Bikes, located at 131 E. Water Street. He then showed the committee the pictures of the two signs. He said that the signs are not illuminated and staff felt they are good quality signs with simple graphics and messages and the color of the background meets the criteria.

Ms. Blair mentioned that she has been in touch with the Sandusky Library regarding some maintenance they are going to be doing on the exterior of their building starting in the fall. This will include putting up scaffolding so she wanted to make sure the committee was aware of what they would be seeing. She said that the Library recently went through an inspection and a couple of things came up that has occurred through normal aging and weathering. So far everything that they have mentioned to staff that they will be doing is general maintenance and will not need approval from Landmark Commission. That work includes sealing open joints, anchoring any loose or displaced ornaments, general cleaning and treatment, minor roof work, flashing installation, and roof tuck pointing. They said that they may reconstruct or replace any non-salvageable elements and if that is the case they may need to come to the Landmark Commission for approval, but that would down the road after the other work is done.

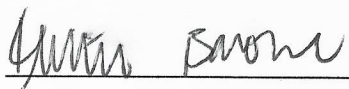
### Other Business

Mr. Whaley said that he does want to look at some other things that has been brought up at past meetings, but he would like to do some more research and then bring that up again later.

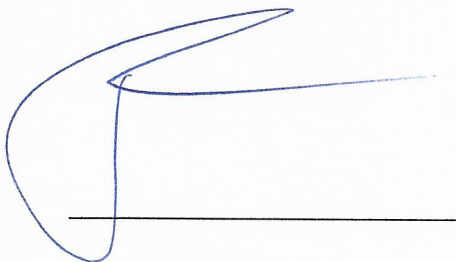
### Meeting adjourned:

Mr. Whaley adjourned the meeting at 5:40pm.

### Approved by:



Kristen Barone, Clerk



Ryan Whaley, Chairman