

**Landmark Commission
October 27 2021
Special Meeting Minutes**

Meeting called to order:

Chairman Ryan Whaley called the meeting to order at 7:00pm. The following members were present: Mike Meinzer, Louis Schultz, Robert Truka, and Kima Yandell. Alec Ochs represented the Community Development Department. Brendan Heil represented the Law Department. Administrative Assistant Kristen Barone was also present.

Introductions were made to new member Kima Yandell.

Review of minutes from September 29, 2021:

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

Applications:

220 East Water Street

Mr. Whaley stated that since there are several items the applicant is proposing, he will ask staff to go through them one at a time and then have the board members make a motion on them one at a time.

1) Windows

Mr. Ochs stated that the applicant seeks to replace old broken windows with new, aluminum sashed insulated, time period like windows with similar mullion pattern as original windows with black frame and black mullions. According to the Secretary of the Interiors' Standards, "heavy corrosion generally results in some form of structural damage, through delamination, to the metal section, which must then be patched or spliced." "In addition to corrosion, the condition of the paint, the presence of bowing or misalignment of metal sections, the amount of glass needing replacement, and the condition of the masonry or concrete surrounds must be assessed in the evaluation process. These are key factors in determining whether or not the windows can be repaired in place." The window parts are noticeably bowed and deteriorating, causing structural stress. Staff would classify this as "heavy corrosion" and would recommend replacement over rehabilitation. Staff recommends the granting of the Certificate of Appropriateness for the proposed window design and materials. Mr. Truka asked if the applicant brought in samples of the mullions. Applicant Ryan Tamburino stated that he does not but could get those if the board would like to see that. Mr. Meinzer stated that he does not see any issues with the proposed windows as long as the size, dimension, and placement of the windows does not change. Mr. Schultz moved to approve the proposal and Mr. Whaley seconded. All voting members were in favor of the motion.

2) Door

Mr. Ochs stated that the applicant would like to replace the dilapidated front single wooden door with an extended double glass door entrance to comply with current fire code regulations, allow for more accessible/increased foot traffic, and allow more visibility from the street and more natural light into the space. The new door opening is designed to take cues from the existing exterior façade, limiting alteration to the building. He said it is unknown if the wooden door that is there now is original. According to the Preservation Design Guidelines, "Consider the architectural style of a building when considering entrance doors. Avoid heavily carved, ornate doors on simple buildings. The same is true of large ornamental hardware such as door knobs, locks, and hinges". Staff recommends the granting of the Certificate of Appropriateness for the proposed door design and materials with the following conditions: 1. The proposed door/stone cutting does not exceed the width in-between the stone pillars, as proposed. If extended, the

applicant must reapply with exact details of work needed on the pillars, 2. The contractor must follow the masonry guidelines on pages 14-15 of the Sandusky Preservation Design Guidelines. Mr. Truka stated that his concern with the door and the signage above it, is that it appears to be encroaching onto the window above it and he is afraid that water will pool there and erode the building. Also, if the proposed sign were to ever change, what would it look like behind it. Mr. Tamburino stated that the original wood frame that was around the door in pictures shown did encroach onto the window above, so the door and signage they are proposing would match the same level of encroachment. He said that as far as the water pooling, that would be something he would have to ask the contractor and sign company about. He said that if the sign were ever to be removed, you would just see the brick that you see currently. Mr. Whaley stated that he is comfortable with the proposed door as long as the applicant followed staff's conditions. Mr. Truka added that he would also like to see some details of how the door meets the limestone, what the return is and how it is caulked. Mr. Schultz asked the applicant if they would be willing to shrink the size of the sign above the door a bit and if that would help some of Mr. Truka's concerns. Mr. Tamburino stated that he thinks they could probably compromise a little there. Mr. Truka stated that it would be visually more appealing if the sign above the door was sleeker. If the sign did match the height of the lentil, that would also resolve this issue of the pooling water. Mr. Whaley stated that it probably makes more sense to vote for the door and blade sign together with the way the discussion is going to prevent any confusion. Mr. Meinzer stated that he is excited about the development there, but he does not think that proposed doors meet the character of the building, rather he thinks that the doors stand out against the building. Mr. Tamburino stated that they were just trying to go with what has been approved downtown previously. Owner of the building John Feick stated that the door that is there now is not original to the building. He said that his father made and put it there in 1975. The door at the other end of the building is a standard glass and aluminum door, so this door would match that one basically. Mr. Whaley moved to approve the door and the blade sign and Mr. Schultz seconded. Mr. Whaley, Mr. Schultz, and Mr. Truka voted for the motion. Mr. Meinzer and Ms. Yandell voted against the motion. The motion failed. Mr. Truka said that he would like to see more options for the door. Mr. Schultz stated that glass doors are more welcoming in his opinion than a solid wood door. Mr. Tamburino stated that he is willing to bring more options to the committee if they can tell him what they are looking for. He said that the deadline for the next meeting has already passed, so he asked if they are able to present other options at the next meeting. Mr. Heil stated that if the Landmark Commission wants to make a motion to allow them to come back to the next meeting they can do that. Mr. Whaley made a motion to allow the applicants to present other options at the next meeting Mr. Schultz seconded.

3) Patio

Mr. Ochs stated that the applicant would like to construct a non-permanent metal and cable wiring system to create an outdoor lounging space for guests. Currently that address does not have any outdoor space available for guests to step outside to enjoy the view of downtown Sandusky. An Encroachment permit would need to be filed with the city for the proposed railing system. These items are in line with the standards in the Preservation Design Guidelines. Staff recommends the granting of the Certificate of Appropriateness with the condition that the patio is removed seasonally. Mr. Ochs stated that he would recommend that the Landmark Commission come up with an allowable time frame. Mr. Tamburino stated that they will not have food at their establishment, but will have drinks, so there will not be tables out there but there will be stools and a rail. Mr. Whaley asked what the rules were on how much space the patio can take up. Mr. Ochs state that he believes that the Public Works Department would handle the encroachment permit and make sure they are following the rules on that. Mr. Whaley made a motion to approve the patio from March to November and Mr. Meizner seconded. All voting members were in favor of the motion.

Staff reports:

a. Administrative Approval of 165 Jackson Street signage

Mr. Ochs showed the commission two signs that were administratively approved at this location for One Digital. They are two monument signs that are not illuminated. The code only allows for one monument sign, but since there was already two signs there before, they are both permitted. The background of the sign is white, but since the previous signs were white, staff feels this is appropriate.

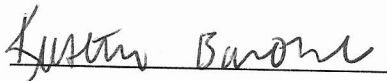
b. Administrative Approval of 126 Columbus Ave signage

Mr. Ochs showed the commission a window sign that was administratively approved at this location for Fleet Capital. The sign does meet the guidelines.

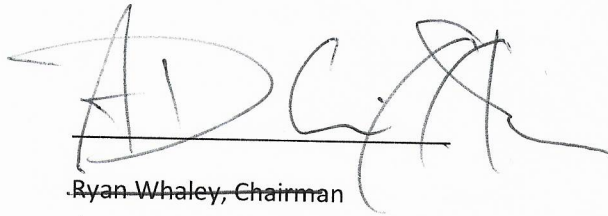
Meeting adjourned:

Mr. Whaley moved to adjourn and the meeting ended at 7:55pm.

Approved by:



Kristen Barone, Clerk



Ryan Whaley, Chairman

Man Griffiths, Vice chair