

**Landmark Commission
March 3, 2022
Meeting Minutes**

Meeting called to order:

Chairman Ryan Whaley called the meeting to order at 5:03pm. The following members were present: Mr. Griffiths, Ms. Yandell (virtually), and Ms. Defreitas. Alec Ochs and Arin Blair represented the Community Development Department. Brendan Heil represented the Law Department. Administrative Assistant Kristen Barone was also present.

Review of minutes from November 17, 2021:

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

Election of officers:

Mr. Whaley nominated Mr. Griffiths for Chairman and Ms. Defreitas seconded. All voting members were in favor of the motion. Mr. Griffiths then nominated Mr. Truka for Vice Chairman and Mr. Whaley seconded. All voting members were in favor of the motion.

Applications:

220 East Water Street

Mr. Ochs reminded the committee that at the November 2021 meeting the committee approved a sign for 220 E. Water Street, but the applicant has some proposed changes to the sign that he would like the committee to consider. The business that will be going opening up at this location soon is Clubhouse No.3. Mr. Ochs pulled up a picture of what was approved back in November and explained that the sign is a floating sign with backlit halo lettering. He then read allowed an email from the applicant, which explains why they are proposing changes. The email stated that in order to mount the said approved sign, the contractor said they would need to grind away a large section of the historic limestone facade in order to create a flat mounting area to secure the plates welded to the metal tubing on the front of the building in order to create the strength needed to hold the tubing up properly. In trying to preserve the historic nature of the building the applicant stated they would prefer not to have to grind away at the stone. Brady signs came back and suggested an alteration to the design that would allow them to mount in the most least invasive way by attaching the floating halo, backlit lettering that was approved onto a flat metal backer panel that could be then bolted through the building to the inside wall. This altered version of the sign would also allow for water to flow naturally behind the sign down the rough textured limestone as it would protrude over the limestone. Staff talked with sign provider and confirmed the claim from applicant that approved lettering would require a level surface for application, therefore the historic limestone would need to be sanded smooth in at least three locations for installation. The design with the backing panel can be mounted on uneven surfaces such as the existing limestone block, requiring less intervention. Staff recommend approval of the proposed sign design change with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, and Planning Department, 2) The lighting is externally illuminated as originally approved. Mr. Tamburrino stated that another concern that recently came to mind with the sign that was approved in November is that the tubing can easily be grabbed by anyone walking by due to the height that it is at, and they do not want people trying to hang on that. Mr. Griffiths asked the applicant how long the tapcon screws would be. Mr. Tamburrino said he does not know that information and would have to ask the contractor. Mr. Griffiths asked if he could do that and let staff know because he would not want the screws penetrating through the inside wall. Mr. Griffiths then asked if there are any concerns between leaves, debris, and dirt getting in between the sign and the outside wall. Mr. Tamburrino replied that he does not have any concerns with that because the sign is up against the stone, the only thing he would see getting back there is rain, but they could flash it as

well so that everything would run off the top and out. Mr. Whaley motioned to approve the proposed changes and Ms. Defreitas seconded. All voting members were in favor.

114 West Adams Street

Mr. Ochs stated that this application is for the Sandusky Library and the old Erie County Jail, which is now attached and a part of the Sandusky Library today. The scope of the work includes exterior maintenance and minor repair. The first proposed change includes replacing the sheet metal on the turrets with bird spikes. The applicant wishes to remove the sheet metal due to the fact that they believe birds have begun making nesting sites behind the barriers and they do not believe the sheet metal was original to the building's architecture. The applicant feels the bird spikes will do a successful job at keeping birds from damaging the historic structure and will better aesthetically match the original condition of the building. The sheet metal coverings are not believed to be original in design or an original material to the building, and therefore do not count as "distinctive materials" nor contribute to the historic significance of the building. In this instance, keeping birds from damaging the original materials is a priority. Staff is comfortable with the architect's recommendation that the spikes will do a significantly better job at preventing damage from birds than the existing sheet metal. Staff recommends approval of the proposed bird spike systems. Mr. Whaley asked what color the spikes would be and what kind of material they would be using. Kevin Kennedy with HBM Architects stated that they are metal spikes and they will be silver. Mr. Whaley made a motion to approve replacing the sheet metal on the turrets with bird spikes. Ms. Defreitas seconded. All voting members were in favor of the motion and the motion passed.

The second proposed change includes replacing the wooden cornice on the Old Erie County Jail portion of the Library with fiberglass reinforced plastic that matches the original look and color. The architect has stressed that the original wood cornice on this portion of the building is beyond repair and must be replaced. The applicant states that the FRP material for the cornices was chosen over wood due to cost and durability. Staff expressed the architectural significance of this building feature and concerns that the portion proposed to be replaced with FRP would be visibly different from the rest of the original wood cornice. The architect explained the replaced portion of the cornice would be painted along with a fresh coat of paint on the remaining wood cornice and be indistinguishable from the historic cornice. Staff recommends approval of the replacement cornice and materials with the following conditions: 1) The new work matches the old design, scale, color, and finish and 2) Any salvageable original materials are preserved. Ms. Defreitas made a motion to approve the proposed changes and Mr. Whaley seconded. All voting members were in favor of the motion and the motion passed.

404 Wayne Street

Mr. Ochs stated that this application is for the Follett House Museum. The first proposed change includes replacing the southern facing dormer window with a new "Pella Reserve Traditional Window." Staff believes this is an original window however, it is not visible from the sidewalk or public right of way. Staff expressed concern that the replacement window would change the exterior character of the architecture. The architect expressed the condition of the existing window warrants its replacement rather than repair and ensured the proposed window replacement will match the design and character of the original window including the pattern and location of muntins. Staff recommends the granting of the Certificate of Appropriateness for the replacement shed dormer window with the following conditions: 1) The new work matches the old design, scale, color, and finish and 2) Any salvageable original materials are preserved. Mr. Kennedy stated that the wood is rotted and is in such bad shape that repairing it would be very difficult. He added that you also cannot even see the window from the ground. Mr. Whaley motioned to approve the proposal and Ms. Defreitas seconded. All voting members were in favor of the motion and the motion passed.

The second proposed change includes installing flashing at skyward facial/wall joint on all elevations. The architect explained the purpose of the added flashing is to preserve the historic wood fascia of the architecture. The current wood fascia has been damaged over time due to water penetration. The existing wood fascia will be repaired and repainted as part of the project. Staff expressed concerns with adding the metal fascia feature that is not original to the building and ensuring the added feature does not change the design aesthetic of the existing fascia—a significant feature of the building. The architect ensured the flashing would be installed with minimal change to the look of the cornice up close, and would be nearly indistinguishable at the street level from the existing condition. They reiterated the value the flashing would add to preserving the original wood fascia. A remaining staff question is how long the wood fascia would last with only the planned repair and painting in the scope of this project, and without the installation of proposed fascia to protect it. Mr. Kennedy stated that they are not sure on the extent of the damage at this time, but if they are able to repair it they will. Staff is comfortable with the assurance from the architect that the addition of fascia will not detract from the character of the existing architecture and will help preserve its significant features. Staff recommends the granting of a Certificate of Appropriateness for the installation of flashing at skyward fascia/wall joint on all elevations with the following conditions: 1) Flashing color to be installed closely matches existing wood system and 2) Newly installed flashing does not extend beyond the existing fascia vertical surface and is indistinguishable from the existing condition from the view at street level. Ms. Defreitas made a motion to approve the proposed changes subject to staff's recommendations and the architects finding that it is necessary. Mr. Whaley seconded the motion. All voting members were in favor of the motion and the motion passed.

The third proposed change includes restoration and reinstallation of second floor front porch decorative railing. The current railing is anchored to the porch floor with posts sunk into the floor slab. This original installation has led to rust and deterioration of the railing and deterioration of the porch floor. The applicant proposes to detach the railing from its current position in order to restore it for reinstallation. The proposed reinstallation includes a new type of anchor using a steel sleeve welded to a new steel plate and anchored to the existing slab (porch floor). This solution will result in the railing to be installed at up to two inches higher than its current position. The architect explained why the proposed reinstallation of the railing using a steel sleeve is preferred to attempting to install it in the original fashion by anchoring it into the porch slab, as this led to the deterioration of the porch itself. Staff expressed concern that the aesthetics of the steel sleeve would deter from the character of the railing and expressed preference that the installation be minimalistic, with flush bolts as possible, and match the color of the railing. Staff recommends the granting of the Certificate of Appropriateness for the proposed porch railing rehabilitation with the following conditions: 1) The steel sleeve installation is minimalistic, and matches the railing design, color, and texture to the extent possible. Mr. Griffiths asked for more information on why the height difference. Mr. Kennedy stated that the railing is really low and they thought that while they are doing all of this work, they would raise it up higher for safety issues. Mr. Whaley motioned to approve the proposed changes and Ms. Defreitas seconded. All voting members were in favor of the motion and the motion passed.

Other business:

Mr. Ochs explained that previously Mr. Griffiths asked staff if they could look into how they could measure the lumens on the internally illuminated signs as there has been a decent amount of those coming to the commission for approval and to help the commission figure out what is appropriate and what is not appropriate. Mr. Ochs said that he talked with Ryan Brady at Brady Signs and he stated that measuring the light output of a sign cannot accurately be determined prior to production/installation as a light meter must be pointed at an illuminated sign at night to determine the lumen output. Factors the commission could consider: translucent material versus non-translucent material, lumens of the bulb, color of the bulb, size of the sign. For example, a plastic sign face that has an all white background will have a higher reading than an aluminum sign face with push through acrylic letters. The larger the area of the translucent

material means more light can escape, resulting in having a higher reading. While internally illuminated signs are not currently allowed, when tastefully designed, staff would argue that an internally lit sign is both better looking and more visible/effective relative to a sign that is externally flooded with light. Mr. Ochs then shared an example from Westlake Ohio of what is allowed for lighting. Ms. Blair stated that staff could talk with more sign companies if the commission desires and/or also find more examples from other cities. She also said that staff has applied for a grant to update the design guidelines and lighting changes could be included in those changes if the commission wants to wait to hear on whether or not that grant is awarded. Mr. Griffiths stated that he thinks it would be a good idea to look at other examples while waiting to hear back on whether or not the grant is awarded. A couple of the members then gave staff some different cities and areas to look into.

Ms. Blair stated that staff have discussed adding historic districts this year in a couple of different places. Staff will be bringing more information to the commission later on about that.

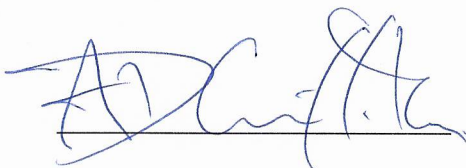
Meeting adjourned:

Mr. Whaley motioned to adjourn and Ms. Defreitas seconded. The meeting ended at 6:01pm.

Approved by:

A handwritten signature in blue ink, appearing to read "Kristen Barone", written over a horizontal line.

Kristen Barone, Clerk

A handwritten signature in blue ink, appearing to read "Alan Griffiths", written over a horizontal line.

Alan Griffiths, Chairman