

Landmark Commission

April 20, 2022

Meeting Minutes

Meeting called to order:

Chairman Alan Griffiths called the meeting to order at 5:00pm. The following members were present: Mr. Whaley, Mr. Truka, Mr. Meinzer, Mr. Schultz, Ms. Yandell, 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 March 16, 2022:

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

Applications:

630 Hancock Street

Mr. Ochs stated that this building was built in 1909 and is referred to as the Keubler Block and Stang Block. The existing uses of the building are believed to be vacant at the time. Proposed uses will be retail on the first floor and residential on the second floor. The applicant proposes to renovate the previously modified store fronts and replace all the windows on the front and backside. More specifically, the renovations include: replacing the current storefront with the aluminum storefront systems, paint the existing steel beams, beam door, and transom surfaces to a bronze color. They also want to add a red canvas awing and azek material signboard above the windows on the first floor and to clean the stone surfaces. Another aspect was to replace the original windows, the black window frames will be replaced with one-inch clear insulated tempered glass with brown aluminum frames on the exterior to match the color of the first floor. Mr. Ochs stated that staff believed the alterations will enhance the curb appeal as the project before this was left incomplete. Based on staff recollection, the current storefronts and windows were already altered from the historic form, and the proposals are important to the historic integrity of the building. Staff recommends the granting of the Certificate of Appropriateness for both the proposals on following conditions: 1) All the applicable permits must be obtained by the Building Department, Engineering Department, Planning Department, and other applicable departments prior to construction, 2) No stone should be painted or altered for the project, and 3) Further mentioned masonry guidelines must be followed: a. There should be usage of gentle detergents or tested chemicals which does not damages the masonry and b. The water pressure should not be more than 300 pounds/square inch. Ms. Blair stated that the architects were going to use the same cleaners which was earlier used in the cleaning of the library and issue was not raised in that. Jeff Foster with Payto Architects clarified that they would like to keep the windows that were put in by the previous owner, but they will be putting in some trim. The door and windows that are at the corner of the building will be replaced to aluminum as that one is currently plywood. Also, the cleaning products that are proposed to be used have been used on several other SHIPO projects. Mr. Griffiths stated that he would like to tag the issue of the guidelines recommending against cleaning buildings. If many people have been able to do it safely, he would like to continue to see that be done. He then asked Mr. Foster if there was an awning on the building previously. Mr. Foster said there was not, but they are proposing one for a reason, as that is the entrance to the upstairs, so they want to draw attention to that. The awning can also easily be taken down. Mr. Meizner made a motion to grant the Certificate of Appropriateness subject to staff's conditions and Mr. Whaley seconded. All voting members were in favor of the motion.

206 – 208 W. Market St.

Mr. Ochs stated that this building was built in 1900 and the local historical inventory listed the brickwork and colors (presumably on the second and third story and cornice) as important features. The applicant seeks to replace the black

storefront panels with a black acrylic solid surface. The exact color from the following material example was not specified. Signage was also submitted as part of this proposal and will be administratively approved by staff. A façade renovation will increase the curb appeal of this storefront while not altering the historic significance of the building. Staff feels that the current façade materials are not historically significant and supports the replacement of the current wood panels with the proposed material. The applicant did not specify the precise proposed color from the provided examples. Staff feels a non-reflective, low contrast color is more appropriate for the historic district, such as the carbon or eclipse color shown in the example. Overall, staff feels that these improvements will bring more appeal to the building façade, while contributing to the historic character of the district. Staff recommends the Landmarks Commission request more details from the applicant at the meeting before making their determination on the appropriateness of the application. If the commission votes to grant approval of this application, staff recommends the Certificate of Appropriateness for the façade renovation includes the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction and 2) No brick is painted as a part of this project. Ms. Blair stated that her and Alec did get to talk with the applicant after writing the staff report and they confirmed that everything in black on the current storefront is what will be replaced with the new material and staff feels that is appropriate. The also stated that they will be removing the old awning hookup as it is not functional. If they want to add one back in the future they know they will need to come back to get permission for that. Mr. Shad Gunderson, 3548 East Eagle Beach Circle in Port Clinton, Ohio, stated that of the color sample provided, their first option would be the eclipse color. Mr. Whaley made a motion to grant the Certificate of Appropriateness subject to staff's conditions and Mr. Truka seconded. All voting members were in favor of the motion.

151 E. Market St.

Mr. Ochs stated that there is little history on this building, but it has been documented that stores have been on the first level since it's been built. This building was built in 1939 after the great Market Street fire destroyed the original Graefe building. The applicant seeks to renovate the storefront of the East Market Street facade. The project has two primary components: 1) Renovate the pillars to add black marble to sections currently with open brick and 2) Enclose the fabric awning boxes with manufactures sandstone material to match the original façade. The proposed façade renovation will increase the curb appeal of this storefront while maintaining what is understood to be the original character of the building. All items proposed are to match the existing building materials. Overall, staff feels that these improvements will bring more appeal to the building façade, while contributing to the character of the historic district. Staff recommends granting a Certificate of Appropriateness for the proposed façade renovation with the condition that all applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction. Mr. Truka motioned to grant the Certificate of Appropriateness subject to staff's conditions and Ms. Defreitas seconded. All voting members were in favor of the motion.

107 Columbus Ave.

Mr. Ochs stated that The Sandusky State Theatre was built between 1928-1929. It has been used as a state theatre, offices, and storefront since it was built, only changing owners a handful of times. Built as a typical 1920's movie palace with the embellishments of that period. It was once described as "the complete entertainment center" it once had a bowling alley and billiard tables in the basement. At one point in history, Warner Bros. leased the property. The theater was listed on the National Register of Historic Places in 1982. The Ohio historic Inventory of 1982 states the following regarding the building's important features: "This theatre has curved gables topped with an anthemion motif. Two rows of carved roping decorate each arch and there are stone urns in-between the arches at the upper roof line. The roof line between the arches has a cornice frieze topped with pineapple decorations." On June 11th, 2020, a severe storm hit Sandusky, causing damage to the Historic State Theatre. The high wind caused the collapse of the 70' tall stage house

while also damaging the interior of the property. A “phase 1” of construction and damage mitigation improvements were completed immediately after the damage to clear the rubble, secure the theater roof and walls with new steel trusses, decking, and structure, and protect the interior with a temporary wall along the back edge of the building. Also at this time, historic materials were salvaged and stored for use in the theatre reconstruction, the roof was repaired, and masonry reconstruction around the damage site was completed. The applicant seeks to restore and expand the existing stage house that was damaged in 2020 and add a new addition to the theatre. There is extensive interior work as part of the scope. The Sandusky Preservation guidelines requires only exterior modifications to be brought in front of the commission. Mr. Ochs that the criteria for new builds includes: a. It need not duplicate designs found in adjacent and nearby buildings b. It should be the average height of nearby buildings c. Re-create the variety of materials typical of the area, use rough-faced concrete block or a rock veneer d. New buildings should maintain the proportions and overall scale of adjacent and nearby buildings. Ms. Blair stated that construction of a new building would normally go through an extensive process with staff and the applicant, including informal discussions with the commission, before staff would bring the application to the commission for a vote. In this case, the project has undergone extensive review with the State Historic Preservation Office in order to apply for Historic Preservation Tax Credits as part of the reconstruction funding stream. For this reason, staff supports the recommendations of the State Historic Preservation Office for all exterior improvements and the new addition to the property as appropriate to the historic character of both Downtown Sandusky and the State Theatre. Staff recommends granting a Certificate of Appropriateness for all features of the project including the exterior renovations, stage house reconstruction and expansion, and building addition with the condition that all applicable permits are obtained through the Building Department, Engineering Department, Planning Department and any other applicable agency prior to construction. Mr. Griffiths advised the members to vote on the door, stage house reconstruction and expansion, and the building addition in three separate motions. Mr. Schultz made a motion to approve the door and Ms. Yandell seconded. All voting members voted in favor of the motion except for Mr. Whaley, who abstained. Mr. Griffiths asked if the applicant can talk more about the stage house reconstruction and expansion. Chris Parthemore, 107 Columbus Avenue in Sandusky, stated that the stage was always very shallow which limited what could happen there, so having a larger stage would allow for them to host larger concerts and such. Ms. Blair stated that she received a question from someone asking if there were going to be any changes in the marque or changes in the Columbus Avenue façade. Mr. Parthemore stated that there are no changes in signage or the Columbus Avenue façade at this time and if there were any proposed changes in the future, they would submit a new application at that time to come back in front of the commission. Mr. Meinzer made a motion to grant a Certificate of Appropriateness for the stage house reconstruction and expansion and the building addition and Ms. Yandell seconded.

124 E. Market St.

In a previous Landmark Commission meeting, the property located at 124 East Market Street got an approval from Landmark Commission for a storefront renovation. The exterior signage was included in the application, but separated for staff approval. The applicant, Morgan Wadding, wishes to place one new non-illuminated wall sign on the north face of 124 East Market Street and three window signs on three separate storefront windows. The zoning code requires a maximum of 20 sq. ft. of wall signage on this building. The proposed sign meets this requirement at 13.75 sq. ft. The three window signs meet the zoning code requirements and the 25% window area threshold. Staff feels it is a good quality design with simple graphics and simple messages. The shape is appropriate, the colors are not fluorescent and the background is not white. Staff determined the 25% threshold for window signage has been met. The final approved design of both the window and wall signage have a good quality design with simple graphics and simple messages. The shapes are appropriate, the colors are not fluorescent and the background is not white. Staff granted administrative approval for the wall and window signage application on March, 28 2022.

305 E. Water St.

The applicant at this location has submitted an application for a Certificate of Appropriateness to expand the existing deck in order to accommodate more outdoor seating and live music. The submitted materials state that the expansion will utilize the existing and/or match the existing railing in style, color, and character if new material is needed. The deck will be constructed with a composite material and will match the color and style of the existing concrete deck. The composite material is visible in the construction of several outdoor decks in the downtown historic district. The existing exterior architecture will not be affected by this project. It is staff's opinion that the proposed deck expansion meets the Secretary of the Interior's Standards and the Sandusky Preservation Design Guidelines. Staff granted administrative approval for the project on March 17, 2022, with the condition that all necessary permits are acquired for construction.

Other business:

Ms. Blair stated that the Public Arts & Culture Commission does an annual work plan where they have a certain amount of money to allocate towards what they decide in the work plan. One of the projects they wanted to do was launch a vinyl mural program. Ms. Blair explained to the commission a little about how the program would work, possible locations for the murals, and how the murals would be placed on the buildings. Ms. Blair reminded the commission she had mentioned this project at a previous meeting, and was returning the topic to them for discussion of the potential locations and any other feedback. She said that they tried to pick locations that did not have significant historical character so that the murals would add character to the historic district. Mr. Griffiths stated that as long as the murals are temporary, the building owners are okay with it, and the Public Arts & Culture Commission is okay with it, he said he would view the murals as something staff could administratively approve just as they do signage. Mr. Whaley stated that he agrees. Mr. Schultz stated that he loves the one in Bucyrus. Mr. Truka stated that he will always be in favor of art and what it represents. He said he would be okay with it even if it was permanent.

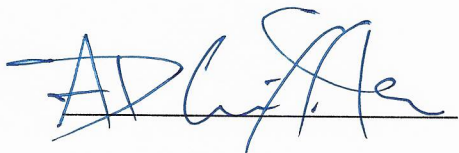
Meeting adjourned:

Mr. Meinzer motioned to adjourn the meeting and the meeting ended at 5:55pm

Approved by:



Kristen Barone, Clerk



Alan Griffiths, Chairman