

**Landmark Commission
May 18, 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 (came in after 305 E. Water St application), Mr. Schultz, and Ms. Defreitas. Alec Ochs and Arin Blair represented the Community Development Department, Brendan Heil represented the Law Department, and Administrative Assistant Kristen Barone was also present.

Review of minutes from April 20, 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:

305 East Water Street

Ms. Blair stated that this application is for a Certificate of Appropriateness to paint a mural on the western façade facing Hancock Street. The submitted materials state that muralist are well accredited professionals and have done the recent work at Castaway Bay. The proposed paint is specifically formulated for use on brick and masonry. The building at 305 E. Water St. has been modified several times since the 1980's. It is documented as a non-contributing structure in the Downtown Sandusky Commercial Historic District. The Sandusky Preservation Design Guidelines do not mention the addition of new murals. They suggest preserving any existing painted signs that are from the historic time period of the downtown. This guideline and the following historic photo from Columbus Ave downtown illustrate how large paintings on the sides of buildings were common in the historic time period of downtown. Staff recommends granting a certificate of appropriateness for a mural at this location with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, Planning Division, and any other applicable agency prior to construction and 2) The applicant agrees to be responsible for any routine maintenance and upkeep the mural will require including cleaning, touch ups, and graffiti removal as applicable. Ms. Blair then stated that staff has received supporting comments from neighboring property owners regarding this project and have not received any negative comments. Notices do not need to be send out to surrounding properties for Landmark Commission, but they do for Board of Zoning Appeals applications, and that meeting is tomorrow. Mr. Schultz moved to approve the application and Mr. Truka seconded. All voting members were in favor of the application except for Mr. Whaley, who abstained. Mr. Griffiths stated that he believes there may be more mural applications coming in. He said that as long as applications meet the requirements from a technical perspective, he would be okay with staff administratively approving them as they would the sign applications, and just bring ones to the commission that fall out of the norm. Mr. Whaley stated that in order to see more murals around, the thinks that simplifying the process makes sense. Mr. Griffiths asked staff opinion on this direction from the commission. Ms. Blair agreed that mural applications in similar cases, such as proposals for non-contributing buildings, buildings that have been substantially altered, and locations on portions of buildings that do not contribute to the character of individual structures are appropriate for staff review and administrative approval. She confirmed that staff would bring any cases to commission that were more complicated or didn't adhere to these stated conditions.

165 East Water Street

Mr. Ochs stated that the applicant seeks to either renovate or replace the door on the south façade and replace the door on the east facade. For the door on the south façade, the proposed replacement doors would be the same size and

shape to what's existing and so would the new windows and panels. The color selection would be cream, closely matching the current door color. For the door on the east façade, the applicant seeks to replace the door adjacent to Wayne St. with a single steel door. The color selection is cream, closely matching the existing door color. Staff recommends granting a Certificate of Appropriateness for the a) replacement of the Wayne Street door as proposed, b) the restoration of the original Water Street Door, and c) the replacement of the Water Street Door with a wooden and glass panel door of the same detail and character of the original only if the original door is found to be unable to be restored due to deterioration with the following conditions: 1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction. Mr. Truka stated that if the owner were to take apart the door on the south facade and try to rebuild it, he may run into a further problems or things he needs to address in order to meet code, which could then lead to a very costly project. He said he would be fine leaving it up to the owner to make that call on if that is feasible for him to do or not. Mr. Meinzer made a motion to approve the application subject to staff's conditions and Mr. Schultz seconded. All voting members were in favor of the motion.

Administrative Approvals:

206 West Market Street

Mr. Ochs stated that a sign at Crowbar was administratively approved and shared the details on the signage with the Landmark Commission.


128 East Market Street

Mr. Ochs stated that exterior alterations at this address were administratively approved and shared the details on that project with the Landmark Commission. The proposed window and door replacement will increase the curb appeal of this storefront while maintaining the historic significance of the building. The changes are minor and appropriate according to the Secretary of Interior standards. All items to be replaced are not original in design or material the building, and therefore do not count as "distinctive materials" nor contribute to the historic significance of the building. Staff determined this was appropriate and a minor change and completed the application with a staff approval.

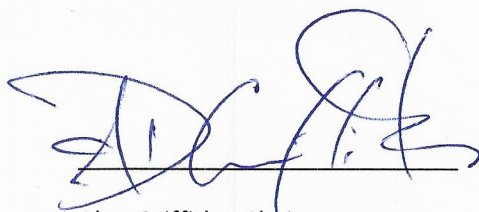
Meeting adjourned:

Mr. Schultz motioned to adjourn the meeting and the meeting ended at 5:32pm

Approved by:



Kristen Barone, Clerk



Alan Griffiths, Chairman