

Landmark Commission
July 19, 2023
Meeting Minutes

Meeting called to order:

Chair Griffiths called the meeting to order. The following members were present: Eliot Dyer, Alan Griffiths, Mike Meinzer, Louis Schultz, and Kima Yandell. Also, present were Arin Blair and Alec Ochs, who represented the Community Development Department, Sarah Chiappone, who represented the Law Department, and clerk, Quinn Rambo. Commissioner Ryan Whaley informed Staff in advance that he was unable to attend July's meeting.

Review of minutes from April 19, 2023

Chair Griffiths asked for a motion on the minutes. Commissioner Schultz made a motion to approve the minutes as presented and Commissioner Meinzer seconded the motion. The motion to approve the minutes, as presented, was approved unanimously.

Chair Griffiths introduced new commissioner, Eliot Dyer. He continued that Vice Chair Truka resigned from the Commission and there was a vacancy on the Commission.

Chair Griffiths asked to amend the agenda to hold a vote to nominate a new vice chair. Commissioner Schultz made a motion to hold a vote for a new vice chair. The motion was seconded by Commissioner Meinzer. A vote was called and the motion to amend the agenda to select a new vice chair passed unanimously.

Chair Griffiths asked for a nomination for vice chair. Commissioner Schultz nominated Commissioner Whaley, but there was not a second for the nomination. Commissioner Meinzer nominated Commissioner Yandell for vice chair and the nomination was seconded by Commissioner Dyer. A vote was called, and all commissioners approved the nomination, except Commissioner Yandell who abstained from the vote.

Applications:

303 E. Washington Street

Chair Griffiths introduced the application for 303 E. Washington Street and asked for Staff Report. Mr. Ochs explained the applicant was requesting a certificate of appropriateness to paint a mural on the northern façade exterior – the rear exterior and changing the trim color. The submitted application stated that muralist was an accredited professional and had previously done mural work in Sandusky, that included the inside of the Hogrefe Building and the exterior mural at the A&B Cycle Shop. Staff determined the proposed mural would be appropriate to this structure, in this location, based on the following analysis: (1) the rear elevation on which the mural is proposed is not significant to the character of the building itself, (2) all proposed areas of mural to be painted are currently painted surfaces, (3) for the style and setting of the building, the mural is appropriate and would contribute to the overall character and vibrancy of Downtown Sandusky, (4) the proposed paint was appropriate for the masonry and the long-term health of the building. Staff also determined the proposed paint color change was appropriate to the Design Guidelines. Staff recommended approval of the

application with the condition that all applicable permits were obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction. Ms. Blair stated that Public Arts Commission approved this mural. Chair Griffiths invited the owner of the property to speak on behalf of the application. Ms. Chicotel came forward and explained the project. Commissioner Meinzer asked if the stairwell was enclosed when she purchased the property. Ms. Chicotel stated that it was enclosed approximately 20 years ago before she purchased the property. Commissioner Meinzer wanted it recorded in the minutes that the stairwell was probably not smoke proof or installed with sprinklers, and not a good thing for a fire on the first floor for someone to get to the fourth floor. Chair Griffiths stated that the Landmark Commission is pro-mural if it does not detract from the historic nature of the building. Commissioner Yandell asked the applicant what she planned to do when the mural faded. Ms. Chicotel stated that she spoke to the artist about this concern and the artist would be using specialized paints that should last 20 to 30 years.

Chair Griffiths called for a motion on the application. Commissioner Schultz made a motion to approve the application with Staff conditions. The motion was seconded by Commissioner Dyer. A vote was called, and the application was approved unanimously.

Ms. Blair asked the Commission to make a motion on the request for the change of trim color. Chair Griffith asked for a motion. Commissioner Schultz made a motion to approve the request to change the trim color and Commissioner Yandell seconded the motion. A vote was called and the request to allow the change of the trim color was approved unanimously.

Administrative Approvals:

431 Columbus Avenue- Lost Sailor Inn & Monet by the Bay

Chair Griffiths asked Staff to present the administrative approvals. Mr. Ochs stated the applicant wished to replace both sides of a pre-existing monument sign at 431 Columbus Ave. The sign would be double sided. The sign would use foam letters and anchored with stucco. Staff determined that the signs complied with the Sandusky Preservation Design Guidelines. Staff did not have a record of when the original sign was installed but has determined the sign was installed prior to 2013. Staff determined they were of good quality design with simple graphics and simple messages. The shape was appropriate, the colors were not fluorescent, and met the guideline requirements.

231 W. Water Street

Mr. Ochs explained the applicant wished to replace the entry door on the southern side of the building facing West Water Street. It would be an all-glass door and transom with side lights and an aluminum bronze frame. The applicant asked for permission to paint the existing door black temporarily until the new door was installed. Staff determined that the new door installation and the existing door painted black complied with the Sandusky Preservation Design Guidelines. Staff determined the existing door was not original. There was not a record indicating the age of the transom and side lights.

Other Business:


Chair Griffiths asked if there was any other business. Ms. Blair stated she had some updates to share with the Commission. She continued that the design guidelines were being updated and the consultant team had updated the template to make it a more concise layout. Staff expected to receive a 60% draft in August, that would be reviewed and marked up by Staff and then sent to the state historic preservation office. Chair Griffiths asked what the issue was with the

property on West Washington Street, that the Landmark Commission had approved an application. Ms. Blair answered that a stop work order had been issued when windows that were not approved were installed on the building. Community Development and Building Department Staff worked with the building owner to get the appropriate windows ordered. Chair Griffiths asked if there were any other questions. There were none.

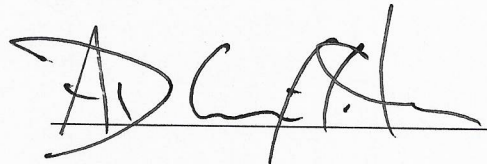
Meeting adjourned:

Chair Griffiths called for a motion to adjourn the meeting. Commissioner Schultz made a motion to adjourn, and the motion was seconded by Commissioner Meinzer. The meeting was adjourned at 5:27 pm.

Approved by:

A handwritten signature in blue ink, appearing to read "Quinn M. Sample", written over a horizontal line.

Clerk

A handwritten signature in black ink, appearing to read "A. C. A.", written over a horizontal line.

Chair/ Vice Chair