

**Landmark Commission  
November 15, 2023  
Meeting Minutes**

**Meeting called to order:**

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

**Review of minutes from October 10, 2023**

Chair Griffiths asked for a motion on the minutes. Commissioner Schultz made a motion to approve the minutes as presented and Commissioner Dyer seconded the motion. A vote was called, and the minutes were approved unanimously, as presented.

**Applications:**

**160 Wayne Street**

Chair Griffiths introduced the application for 160 Wayne Street and asked for the Staff Report. Mr. Ochs explained the applicant requested a Certificate of appropriateness for exterior color changes made to 160 Wayne Street in September-October 2023. The submitted materials state the colors were SW #9165 gossamer veil and Benjamin Moore #2033-10 yellow green. The applicant stated he was not aware of the requirement for approval from the Landmarks Commission before changing the exterior colors of the building. In a letter later submitted, Mr. Resley stated the desire to “brighten up the corner” to increase visibility of the building and the tenant businesses within it. Staff received multiple complaints about the bright green paint color applied, with observations questioning whether it fit within the guidelines for the historic district and whether they went through the proper approvals process prior to completing the project. After receiving these complaints, the Planning Division issued a zoning violation notice to the property owner. Email correspondence from a representative of Subway was received on October 18, 2023. They indicated the color selection was dictated by Subway’s corporate brand guidelines. Staff outlined the required Landmarks Commission process for approval and encouraged the selection of an alternate appropriate color, aiming for a solution that would be aligned with Subway’s brand guidelines and appropriate within Sandusky’s guidelines. Staff’s assumption was that there were other Subways located within other historic districts nationwide and had either documented appropriate historic colors to use within their brand guidelines or a process for making an exception. Staff sent several example colors and links in the email for examples of colors appropriate within the historic district. On October 31, 2023, Staff received the application for approval of the existing color along with photos and the referenced letter from Mr. Resley. The existing bright green color was not appropriate according to the Sandusky Preservation Design Guidelines (“harsh or bold colors should not be used”), Staff stated an alternate green color could be selected which would fit within the guidelines and accomplish the owner’s goal to brighten up the corner. Staff recommended the Landmarks Commission deny the request to keep the existing green color (Benjamin Moore #2033-10 yellow green) and to direct the applicant to

select other color options to be reviewed either by Staff for approval or brought to the Landmarks Commission for approval. The "Sherwin Williams #9165 gossamer veil" gray neutral secondary color would be appropriate and could be included in a future Certificate of Appropriateness assuming a resolution is reached with the green. In the letter, Mr. Resley mentioned nearby murals in the historic district. Staff welcomed the applicant to discuss the approval process for a mural project. Staff recommended the Landmarks Commission deny the request for a Certificate of Appropriateness for the exterior color change to "Benjamin Moore #2033-10 yellow green" at 160 Wayne Street. Ms. Blair stated that SW #7567 Natural Tan color was a correction to the report that listed SW# Gossamer Veil, was not the correct color mentioned on the updated application. Ms. Blair continued SW# 7567 Natural Tan was the correct color, would be appropriate, and could be approved by the Commission if the green color was decided upon. Chair Griffiths asked how long the current property owner had owned the building. Mr. Ochs did not know but guessed it was close to a decade.

Chair Griffiths called for a motion on the application. Commissioner Dyer made a motion to deny the certificate of appropriateness. The motion was seconded by Vice Chair Yandell. A vote was called, and the application was denied, unanimously.

#### **Administrative Approvals:**

##### **202 Columbus Avenue**

Chair Griffiths asked Staff to present the administrative approvals. Mr. Ochs stated the site of 202 Columbus Avenue was currently the location of Small City Tap house. The structure was originally built in 1882-1883 and built in the High Victorian style. The applicant requested a Certificate of Appropriateness to update the exterior paint colors approved at the March 17, 2021 at the Landmark Commission meeting. The new application submitted stated the updated colors would be SW #7591 red barn and SW #2822 downing sand. Staff determined the paint design, and color were appropriate and met the guidelines. The paint color palette and design were very close to what Staff believed was original to this building. Staff granted administrative approval for the exterior paint color being updated on October 26<sup>th</sup>, 2023, with the following conditions that all applicable permits were obtained through the Building Department, Engineering Department, Division of Planning, and any other applicable agency prior to construction. Chair Griffiths asked if there were any questions or comments about the approval. Ms. Blair stated that she spoke to the project team and there were more details of tuck pointing and brick work needed to be done than originally thought. She let them know that the new color scheme would be celebrated because it reflected the original look and character of the building.

##### **Other Business:**

Mr. Schultz stated that he was unable to hear Mr. Ochs and Mrs. Rambo and asked for them to speak directly into the microphones. Mr. Ochs did a test and Mr. Schultz stated that he was able to hear him much better.

**Meeting adjourned:**

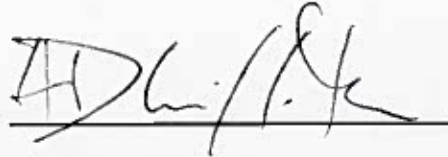
Chair Griffiths called for a motion to adjourn the meeting. Commissioner Schultz made a motion to adjourn, and the motion was seconded by Commissioner Dyer. The meeting was adjourned at 5:10 pm.

**Approved by:**



---

Clerk



---

Chair/ Vice Chair