

Landmark Commission City Building

222 Meigs Street
Sandusky, Ohio 44870

APRIL 26, 2017
1ST FLOOR CONFERENCE ROOM
4:30 P.M.

AGENDA

1. Application for exterior renovations to 142 Columbus Avenue

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

LANDMARK COMMISSION REPORT

APPLICATION FOR EXTERIOR RENOVATIONS TO 142 COLUMBUS AVENUE

Reference Number: LC-05-17

Date of Report: April 19, 2017

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Gabe Zeller, submitted a Landmarks application for alterations to the property located at 142 Columbus Ave. The following information is relevant to this application:

Applicant: Gabe Zeller
3907 Deerpath Drive
Sandusky, Ohio 44870

Site Location: 142 Columbus Avenue

Zoning: "DBD"/Downtown Business District

Existing Uses: Vacant

Proposed Uses: Restaurant

SITE DESCRIPTION

The site is zoned "DBD"/Downtown Business District by the Sandusky Zoning Code and is surrounded by other downtown business zoning districts.

142 Columbus Ave



142 Columbus Avenue



DIVISION OF PLANNING COMMENTS

The property located at 142 Columbus Ave is currently on the National Register of Historic Places, as it is within the Columbus Avenue Historic District. Per Chapter 1161 Landmark Preservation any property that is on the National Register or within a district is required to seek a Certificate of Appropriateness from the Landmarks Commission for any exterior renovations or additions.

The applicant, Gabe Zeller, has provided a project description for the proposed renovations. The applicant is looking to repair the existing stucco façade in areas where it is in disrepair. The applicant is also looking to cut out the stucco area above the storefront to reveal the original window, the applicant has stated they would like to add additional lighting to the interior of the building. Additional changes that are proposed include replacing the existing dual pane front window to create a single pane glass window, the dimensions will remain the same. The applicant is also looking to replace the front door as it is damaged. The Secretary of Interior Standards does state that when replacing windows they should be replaced to convey the same visual appearance. The Secretary of Interior Standards does state that when replacing the windows you should sustain the same number of panes, however without an historical image of the property we cannot determine what was originally within this area. It appears that both the window area and the doors have already been replaced, as such the historic integrity of the building has already been compromised.

The applicant has also proposed two signs for the building, one blade sign that will hang above the front door and one wall sign that will mount within the existing area above the storefront. This sign will be internally illuminated which does go against the downtown design review standards. The blade sign is proposed to be 3' 9" x 2' 6" and the wall sign is proposed to be 5' 6 1/4" x 26".

The applicant did not provide a rendering of the door they will be replacing nor an elevation drawing indicating the location of the proposed exterior changes and signage. The applicant was not able to produce a historic image of the property to provide with the application. Below is an image of the existing front façade of the structure.



CONCLUSION/RECOMMENDATION

Staff believes that the proposed alterations are to certain aspects of the building that have already been compromised, as such staff does not have any issues with these proposed changes. In regards to the signage, staff does not have concerns regarding the proposed blade signage. However the downtown design review guidelines are very clear on signage not being internally lit as such staff would not recommend approval of the wall signage. Staff would recommend that the signage that is to be flush to the wall the sign shall be externally lit. However, the applicant has indicated that the stucco above the storefront is to be removed to reveal the original window, if the proposed sign is to be within the window area our guidelines are silent on signage being on the inside of a structure.



CITY OF SANDUSKY LANDMARKS
COMMISSION

222 Meigs Street - Sandusky, Ohio 44870

Phone (419) 627-5832

LANDMARK DESIGNATION AND
CERTIFICATE OF APPROPRIATENESS

APPLICATION

Preparing Your Application:

Please type or use black ink and use paper no larger than 11" x 17" for the required supporting information. City staff is available to advise in the preparation of applications.

Filing Your Application:

When completed, the attached application will initiate consideration of a property for designation as a local historic landmark. The application will enable the Sandusky Landmark Commission to determine whether the property qualifies for designation.

**The guidelines developed for this application are based on the evaluation process set forth in Chapter 1161 of the City of Sandusky's Code of Ordinances.*

1. Name of Property

Historic Name: _____

Current Name: _____

2. Location

Please include the full street address of the property, including its local jurisdiction. Parcel Identification Numbers (PIN) can be found by contacting the Erie County Auditor's office or website.

Street Address: 142 Columbus Ave

City/Town/Jurisdiction: Sandusky OH /Historic

PIN Number: 56-00082.000

3. Owner Information (If more than one, list primary contact)

Name: Zeller Gaming Enterprises, LLC

Address: 3907 Deerpath dr. Sandusky OH 44870

Phone: 419-357-7354

4. Applicant/Contact Person (If other than owner)

Name: Gabe Zeller

Address: 3907 Deerpath dr.

Phone: 419-357-7354

5. General Data/Site Information

A. Date of construction and major additions/alterations: 5-1-17

B. Number, type and date of construction of outbuildings: NA

C. Approximate lot size or acreage: 1963 ft (from auditors website)

D. Architect, builder, carpenter, and/or mason: Byington Builders

E. Original use: _____

F. Present use: Vacant - previously used as a restaurant

6. Classification

A. Category (building(s), structure or site): Building

- Building - A "building," is created principally to shelter any form of human activity. (i.e.: house, barn, hotel, church, school, theater, stable)
- Structure - The term "structure" is used to distinguish from buildings constructions made usually for purposes other than creating human shelter (i.e.: tunnel, bridge, highway, silo)
- Site - A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure. (i.e.: battlefield, cemeteries, designed landscape)

B. Ownership (check one): Private Public

C. Number of Contributing and non-contributing resources on the property: A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because it was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period.

Contributing

Non-Contributing

Buildings _____

Structures _____

Objects _____

Sites _____

D. Previous field documentation (when and by whom): _____

E. National Register status and date (listed, eligible, study list): _____

Please contact the National Register Coordinator at the State Historic Preservation Office to determine National Register status.

7. Supporting Documentation (attach to application on separate sheets)

A. Required Documents

- Eleven (11) copies of the application shall be submitted as well as one (1) digital application

B. Required Photographs

- Digital photographs shall be submitted. Please include a printout of the images. To save paper and ink, as many as nine images may be placed on a single 8 X 10 sheet of paper, though images should be a least 3 ¼ "X 2 ½". Proofs may be in black and white on regular paper.
- For buildings and structures, include all facades and at least one (1) photo of all other contributing and non-contributing resources. Also include at least one (1) photo that shows the main building or structure within its setting. For sites, include overall views and any significant details.
- Photos must be identified with the name of the property, its address or location, and the date.

C. Maps

- Include two (2) maps; one (1) clearly indicating the location of the property in relation to the local community, and one (1) showing the boundaries of the property. Tax maps with the boundaries of the property are preferred, but survey or sketch maps are acceptable. Sketch maps should reflect, describe and label all buildings, structures, objects or sites, within the property boundary. Please show street names and numbers and all structures on the property. Mapping information may be obtained from the Erie County Auditor's website: www.erie.iviewtaxmaps.com

D. Historical significance (Applies to all classifications)

- Note any significant events, people, and/or families associated with the property. Please clearly define the significance of the property in the history. (For example, the property may have been the birthplace of an influential citizen, represent historical patterns of commercial or agricultural development, or served as an important center of community activity). Include all major owners.
- Please include a bibliography of sources consulted.

E. Architectural description, significance and integrity (Applies to buildings, structures and objects)

- For buildings and structures, describe, including exterior architectural features, additions, remodeling, and alterations. Also describe significant outbuildings.
- Context of the history (For example, the building or structure might be one of a town's only surviving examples of a Greek Revival building, or it may be a unique local interpretation of the Arts and Crafts movement. An object might be a statue designed by a notable sculptor.)
- Include a statement describing how the building or structure currently conveys its historic integrity. For example, does it retain elements of its original design, materials, location, workmanship, setting, historic associations, or feeling, or any combination thereof?
- Please include a bibliography of sources consulted.

F. Property boundary, significance and integrity (Applies to all classifications)

- Describe the land area to be designated, address any prominent landscape features.
- Clearly explain the significance of the land area proposed for designation and its historical relationship to the **building(s)** or **structure(s)** located within the property boundary or, in the case of sites, the historical event or events that make the land area significant. For **buildings** and **structures**, the designated land area may represent part of or the entire original parcel boundaries, or may encompass vegetative buffers or important outbuildings. For **sites**, the designated area may encompass a landscape that retains its historic integrity (i.e. a battlefield encompassing undisturbed historic view sheds).

8. Scope of the Project to Include: Please circle all that apply.

- Awnings/ Shutters
- Signage
- Roofing
- Landscaping
- Rear Access
- Parking Lot Layout
- Siding

- Energy Conservation
- Doors, Windows, Entrances
- Complete Façade Restoration
- Partial Façade Restoration
- Exterior Painting (Commercial)
- Fences
- Other _____

9. Signatures

Applicant: _____ **Date:** _____

I have read the general information on landmark designation provided by the City of Sandusky Landmark Commission and affirm that I support landmark designation of the property defined herein.

Owner: _____ **Date:** _____

City of Sandusky/Downtown Design Review District
Application for Certificate of Appropriateness



Address of Property: 142 Columbus Ave

Property Owner Name: Zeller Gaming Enterprises, LLC

Property Owner Address: 3967 Deeppath dr. Sandusky OH 44870

Property Owner Phone Number: (Phone): 419-357-7354 (FAX):

Have you reviewed the Downtown Sandusky Design Review Guidelines?

Yes

No

Is the building on the National Register of Historic Places?

Yes

No

Scope of project to include: (Please check appropriate items.)

Awnings/Shutters

Energy Conservation

Fences

Signage

Doors, Windows, Entrances

Siding

Roofing

Complete Façade Restoration

Landscaping

Partial Façade Restoration

Rear Access

Exterior Painting (Commercial)

Parking Lot Layout

Other: _____

Briefly explain the proposed work: (Attach extra sheets if necessary.)

We need to replace the damaged front door. The front facade stucco will need to be repaired in areas. We would like to cut out some of the stucco above the store front to access an original window that is currently covered up. We would also like to replace the front window with one solid piece of glass instead of the dual pane that currently exists. Would like to put a 3' by 2' black sign above the entrance door. Will need to put a working rear access door.

City of Sandusky/Downtown Design Review District Application for Certificate of Appropriateness, Page Two



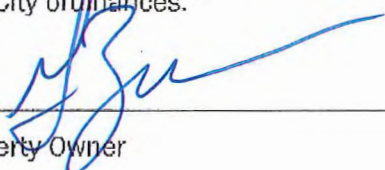
Please submit the following information:

- One historical (if available) and one modern photograph of building
- Eight (8) copies of plans of proposed work, including color and/or material samples if appropriate.

Estimated total cost/budget for proposed project:

Do you have any questions or concerns?

I understand the criteria for this application, approval and reviews by the Design Review Board and agree to be subject to the Secretary of the Interior's Standards for the above described work in accordance with City ordinances.

Signed:  _____
Property Owner

Date: _____

FOR OFFICE USE ONLY

Application Number: _____

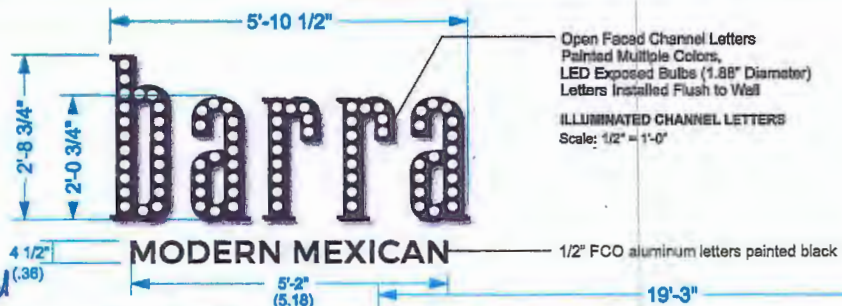
Received By: _____

Date Received: _____

Date of Meeting: _____

Approved or Denied?: _____

Conditions of Approval or Reasons for Denial:



Window

Cut out stucco to reveal original windows. Needed to create more lighting

Stucco is damaged in areas, will need to be fixed.



Front window

Need to make a single Pane Glass
* will be same dimensions, only no longer dual pane.

Blade sign hanging above front door. 3' by 2' sign

PROPOSED SIGNAGE

Scale: 1/4" = 1'-0"

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Customer: Barra / Lua
 Location: 142 Columbus Ave., Sandusky OH
 File name: Dwg71894A
 Date: November 10, 2016
 Note: -

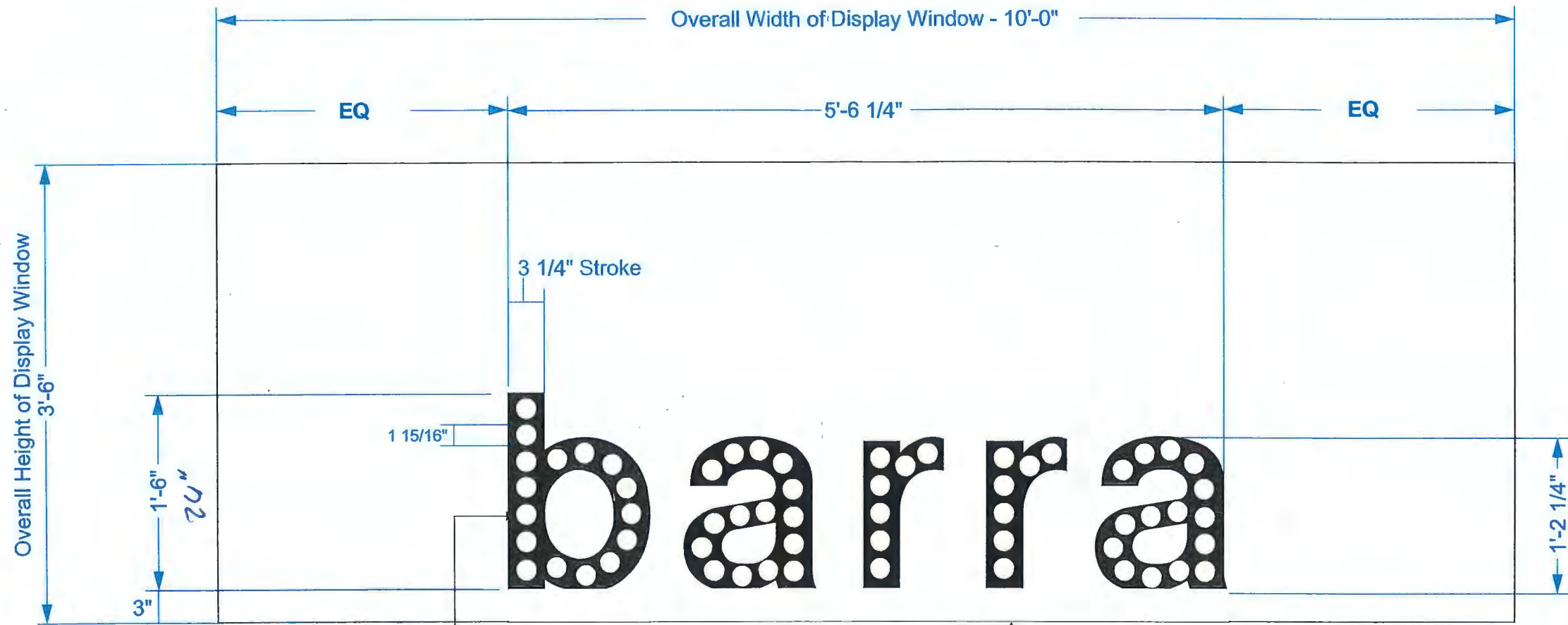
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Brady Signs
 1721 Hancock Street
 Sandusky, OH 44870
 Phone (419)626-5112
 Fax (419)625-5985

Front door is damaged. will need to be replaced.

Scale: 1" = 1'-0"

Client Approval: _____ Title: _____ Date: _____



OPTION A
18" (b)

Open Faced Channel Letters,
Aluminum Cans Painted Black,
LED Exposed Bulbs (1.88" Diameter)

3" Raceway Mounted on Mantle Below Window,
(Letters will be Installed in the Interior of the building
behind the Window Glass)
Letters Will be Bottom Mounted to Raceway,
Aluminum Raceway with Painted Finish, Color TBD

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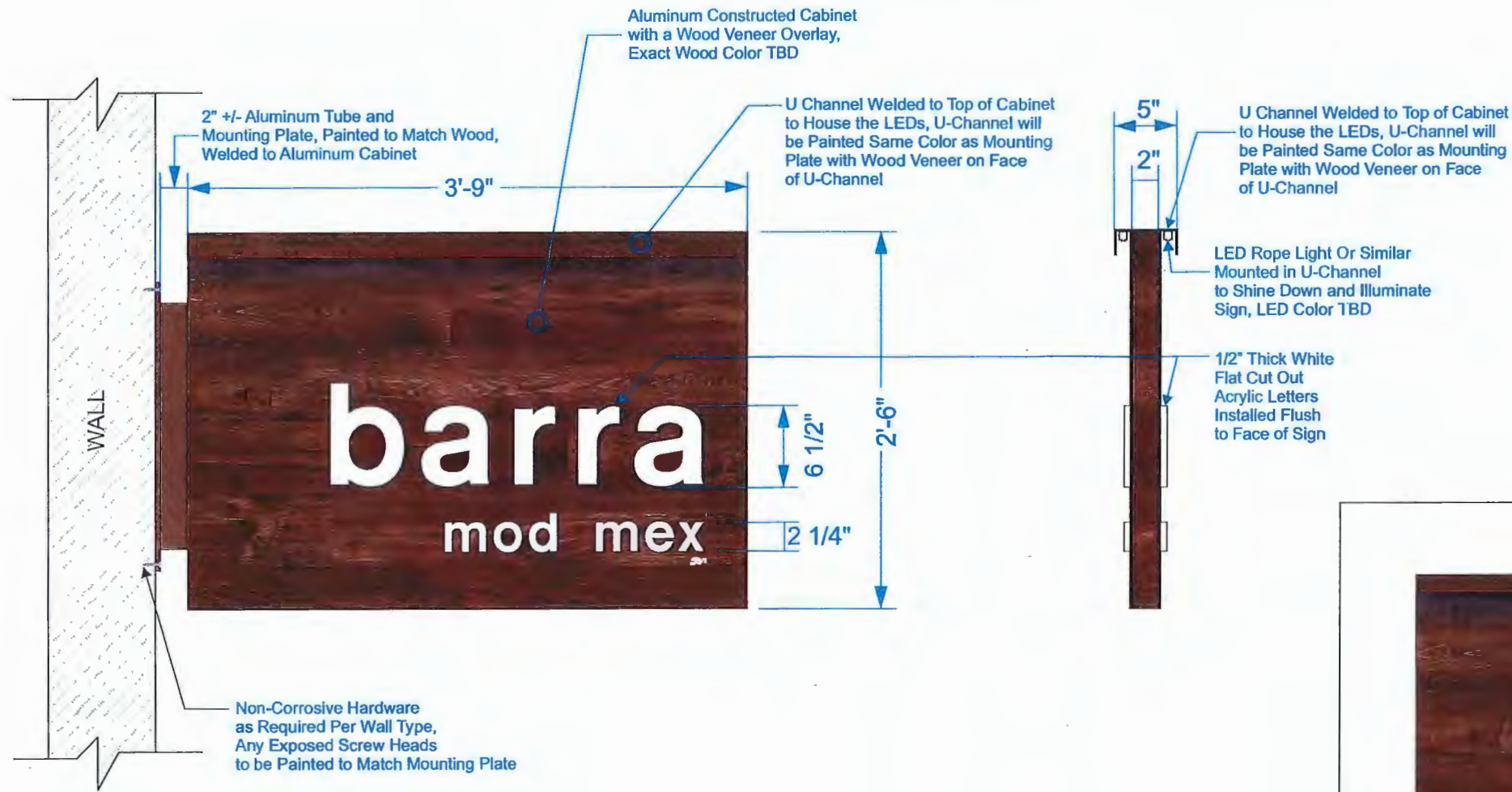
Customer: Barra / Lua
 Location: 142 Columbus Ave., Sandusky OH
 File name: Dwg71894A
 Date: March 15, 2016
 Note: -

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Scale: 1" = 1'-0"

Client Approval: _____ Title: _____ Date: _____



DOUBLE FACED BLADE SIGN



ALTERNATE FACE GRAPHICS

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Customer: Barra / Lua

Location: 142 Columbus Ave., Sandusky OH

File name: Dwg71894A

Date: March 15, 2017

Note: -

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