



Landmark Commission City Building

222 Meigs Street
Sandusky, Ohio 44870

April 25, 2018
1ST FLOOR CONFERENCE ROOM
4:30 P.M.

AGENDA

1. Meeting called to order – Roll Call
2. Rush Sloan House has submitted an application for exterior alterations to the building located at 403 E. Adams Street
****This item was tabled at a previous meeting****
3. Other Business
4. Adjournment

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING



LANDMARK COMMISSION
REPORT

APPLICATION FOR EXTERIOR
RENOVATIONS TO
403 E. ADAMS STREET

Reference Number: LC-03-18

Date of Report: April 17th, 2018

Report Author: Casey Sparks, Chief Planner

Additional Information in Red



City of Sandusky, Ohio Landmark Commission Report

BACKGROUND INFORMATION

Rush Sloane House has submitted an application for exterior renovations to the building located at 403 E. Adams Street. The following information is relevant to this application:

Applicant: Rush Sloane House
403 East Adams Street
Sandusky, Ohio 44870

Site Location: 403 E. Adams Street

Zoning: "R2F"/Residential Two Family

Existing Uses: Vacant

Proposed Uses: Bed and Breakfast

SITE DESCRIPTION

The site is zoned "R2F"/Residential Two Family by the Sandusky Zoning Code and is surrounded by other parcels zoned as R2F Residential Two Family and CS Commercial Service.

403 E. Adams Street



403 E. Adams Street



DIVISION OF PLANNING COMMENTS

Per Chapter 1161 Landmark Preservation any property that is on the National Register or located within a National Historic District is required to seek a Certificate of Appropriateness from the Landmarks Commission for any renovations or additions.

The Rush Sloane House is currently on the National Register. The property was once owned by Rush Sloane. Rush Sloane once served as Sandusky's Mayor, owner of Cedar Point, and President of the Sandusky- Dayton – Cincinnati Railroad. In 1954 the building was repurposed when the Ahner family purchased the property and converted into a rest home. It remained this way until Providence Hospital purchased for the bed licenses and shuttered the property. Ruth Frost Parker then purchased the property and began renovating it until her death. Her heirs sold the unfinished home to the Sloane House LLC to finish the work she began.

Sloane House LLC has placed quite a bit of work into the existing structure to bring it back to a functional use. The applicant is seeking approval of the exterior doors, alterations to the front porch, windows, and fencing.

Windows:

The Secretary of Interior Standards would encourage protecting and maintaining the wood and architectural metal which comprise the window frame sash, muntins. When doing replacement windows they should be replaced with compatible materials. Staff has requested additional information on the proposed windows to confirm the material type and which windows will be replaced.

The applicant has proposed to install wooden sashes with the exterior clad in aluminum. The applicant has indicated that there are very large windows on the first two floors. There are only three manufactures who even make these oversized windows with wooden sashes. The manufactures have bare wood on the interior and exterior of the windows, the Jeld -Wen brand has the exterior of the wooden sash covered in white painted aluminum. The applicant states that the second floor alone has 23 windows, per the applicant there would be a \$35,000 cost savings if they are approved to utilize the Jeld- Wen brand of windows. Enclosed within the packet you will find the letter provided by the applicant as well as pictures of the existing and proposed windows. Staff has communicated to the applicant that he will also need to provide elevation drawings that specify exactly which windows he is proposing to replace.

Doors:

The Secretary of Interior Standards calls for identifying retaining, and preserving entrances and their functional decorative features, per the application the applicant is looking to bring back the historic entrance of the building. The Secretary of Interior Standards also encourages maintaining the wood and architectural material of the entrance, which the applicant is looking to do by proposing the wooden door. The Design Guidelines also state that it is important to consider the architectural style of a building when considering entrance doors. The applicant has provided written sketch and quotes for the doors, however a color image or spec sheet of the proposed doors is necessary for staff to determine if it meets the guidelines.

It is staffs understanding that that the new doors are proposed to be along the entrances on Franklin and Adams Street. These doors are to be all wooden custom made doors.

Front Entrances & Deck:

The applicant has provided sketches for the proposed deck and entrance feature. The applicant is proposing to install a railing and concrete stairs along the porch entrance, and a deck within the rear of the building. Per the application the proposed east porch and terrace will be a reconstruction of the original. The applicant has stated that they will be utilizing reproductions of the original posts, the entire porch floor will be precast concrete on columns and beams. The Design Guidelines state that the porches should be very simple in design and detail and should be preserved to their original historic form.

The applicant is also proposing a deck within the rear yard, the plans call for a composite material for the deck. The Secretary Interior Standards state that the material that are being utilized should be replaced with an in kind or constructed with a compatible substitute material with the existing historic structure. The applicant has proposed a railing system to match with the historical images, however the deck is proposed of a composite material. The applicant will need to provide a site plan indicating setbacks for both the entrance feature and the deck, as staff will need to review to assure all setbacks meet zoning requirements.

Planning staff met with the applicant to discuss the comments received by the Landmark Commission and further clarified the materials proposed for the deck/ veranda on Adams Street. The applicant has clarified that the deck/ veranda is proposed to be a concrete deck with concrete columns/ beams and a retaining wall shall be installed surrounding the deck. A proposed sketch of the revised deck is enclosed within the packet, as well as an image of the original veranda.

Fencing:

The applicant has provided a sketch of a 6' fence with openings that will contain a decorative feature. Staff has requested information from the applicant regarding what type of material the fence will be and a site plan indicating the proposed location. Staff will need to assure that the fence meets the zoning requirements in regards to height and location. The Design Guidelines state that traditional forms such as picket fence, plain board fences, and iron fencing in historic district are appropriate. Inappropriate styles would include chain link, stockade, shadow board, and other contemporary designs.

The applicant has provided a sketch of the proposed location of the fence, the proposed six foot iron fence is to surround the property. The applicant will need to apply for a variance to allow a 6' fence within the side yard.

CONCLUSION/RECOMMENDATION

Planning Staff recognizes that the previous owner, Ruth Frost Parker and the existing owner have placed a great deal of effort into rehabbing the existing structure and have honored the historic integrity of the home. Planning Staff has reached out to the applicant to receive some additional information such as a color renderings of the doors and porch entrance, as well as specific information on the fence and windows. Staff is continuing to work with the applicant to render images of the proposed changes, as such Staff would recommend that the application be tabled until this information is provided.

Planning Staff believes that that the applicant has provided the majority of the requested information. However, staff needs pictures of each elevation noting what is proposed for each window. The applicant has proposed a deck/ veranda with a design which is consistent with that of the time frame the home was constructed. The proposed iron fence is an appropriate material, as the design regulations stated that fence shall be of a traditional material.

The Secretary of Interior Standards indicate that the windows need to be replaced with like windows which are wood at this site. Planning staff does recognize that the exterior cladding of the windows are to be aluminum, however as the applicant has indicated that the site has a substantial number of windows and several are uniquely sized.

Staff supports the proposed deck, veranda, fence, and door replacement. Staff understands that the replacement of the windows with the wood will be costly. Staff recommends that all 1st and 2nd floor windows along Adams and Franklin Street be full wood windows, but that the 3rd floor and the interior facing windows be permitted to be wooden with aluminum cladding.

The Sloane House
403 East Adams Street
Sandusky, Ohio 44870
rushsloanehouse@gmail.com



Bed & Breakfast
National Historic Register
Underground Railroad Stop
1854 Mansion of Convicted Abolitionist

City of Sandusky
Landmark Commission

re: Window Selection

This home, built in 1850 and subsequently added to six times, has exceedingly large windows on the first two floors. We have discovered there are only three manufacturers who even make these oversized windows with wooden sashes. Two of these manufacturers have bare wood on the interior and the exterior of the sashes, while one, Jeld-Wen, has the exterior of the wooden sash covered in white painted aluminum.

I have received bids from suppliers of all three of these companies. This is where economics comes into play. The two with wood on the exterior cost in excess of 100% more per window at the minimum for the same quality and specifications and construction as does the third. The second floor alone has 23 windows.

I have included pictures of a representative existing window, which you can see were always painted white. I have also included a picture of new woodwork that we have installed and painted white. Please notice that because of the quality of paint and the quality of the painter, this new woodwork is hard to distinguish from painted metal. Since the window sashes are going to be their original white, I fail to see the advantage of paying twice as much per window and ending up with indistinguishable appearance.

As a commission concerned with the appearance of historical buildings, which would be more advantageous to see? Would you rather see the existing old dilapidated windows or new energy efficient windows which are the same size and construction as the old windows and appear the same from the street, whether painted or aluminum clad? I cannot afford to ignore the \$35,000 savings by using wooden sashes which happen to be exterior clad in aluminum.

Thank you for your consideration on this matter.

A handwritten signature in black ink, appearing to read 'Christopher Wiedle'.

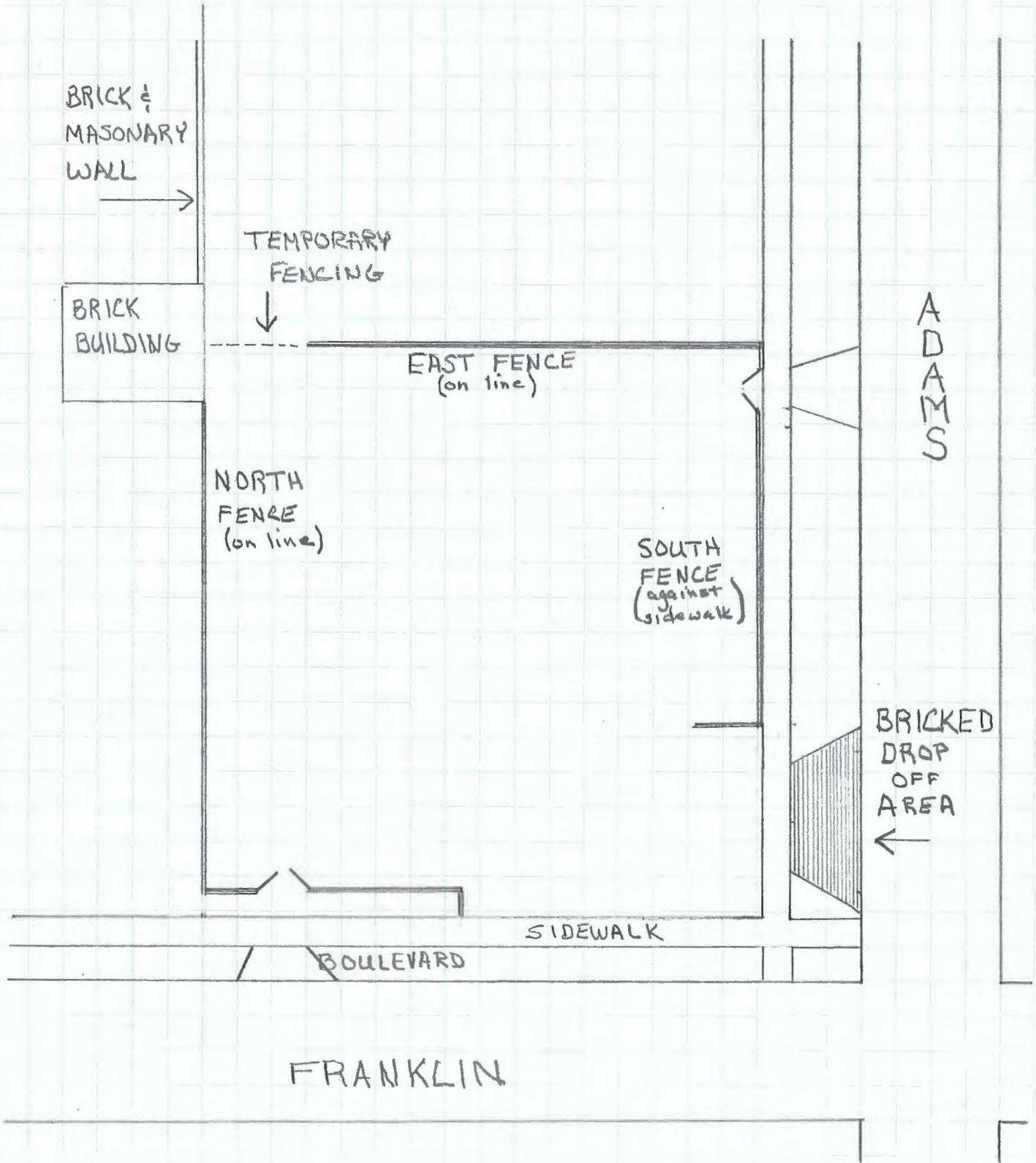
Christopher Wiedle



THE SLOANE HOUSE

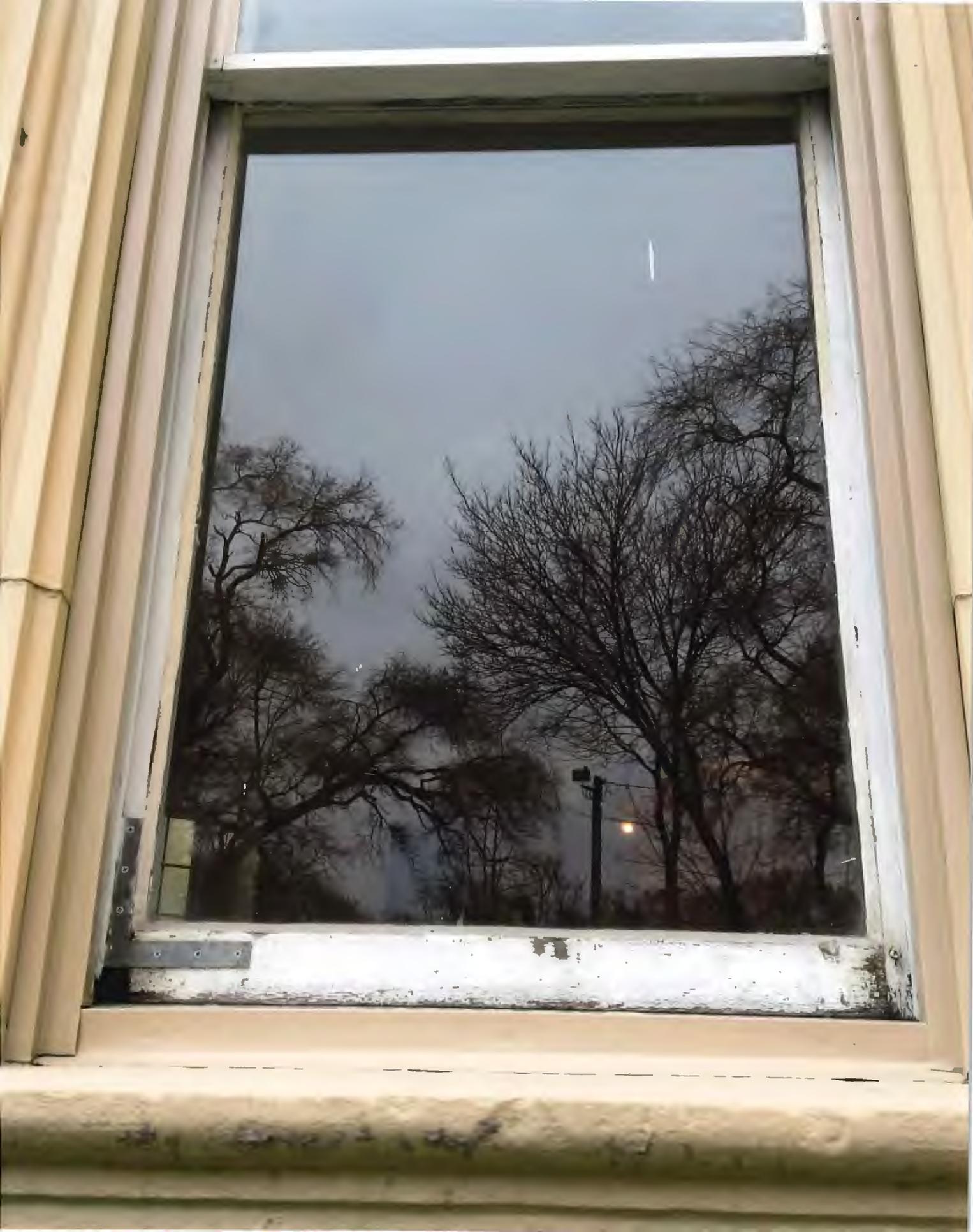
403 EAST ADAMS

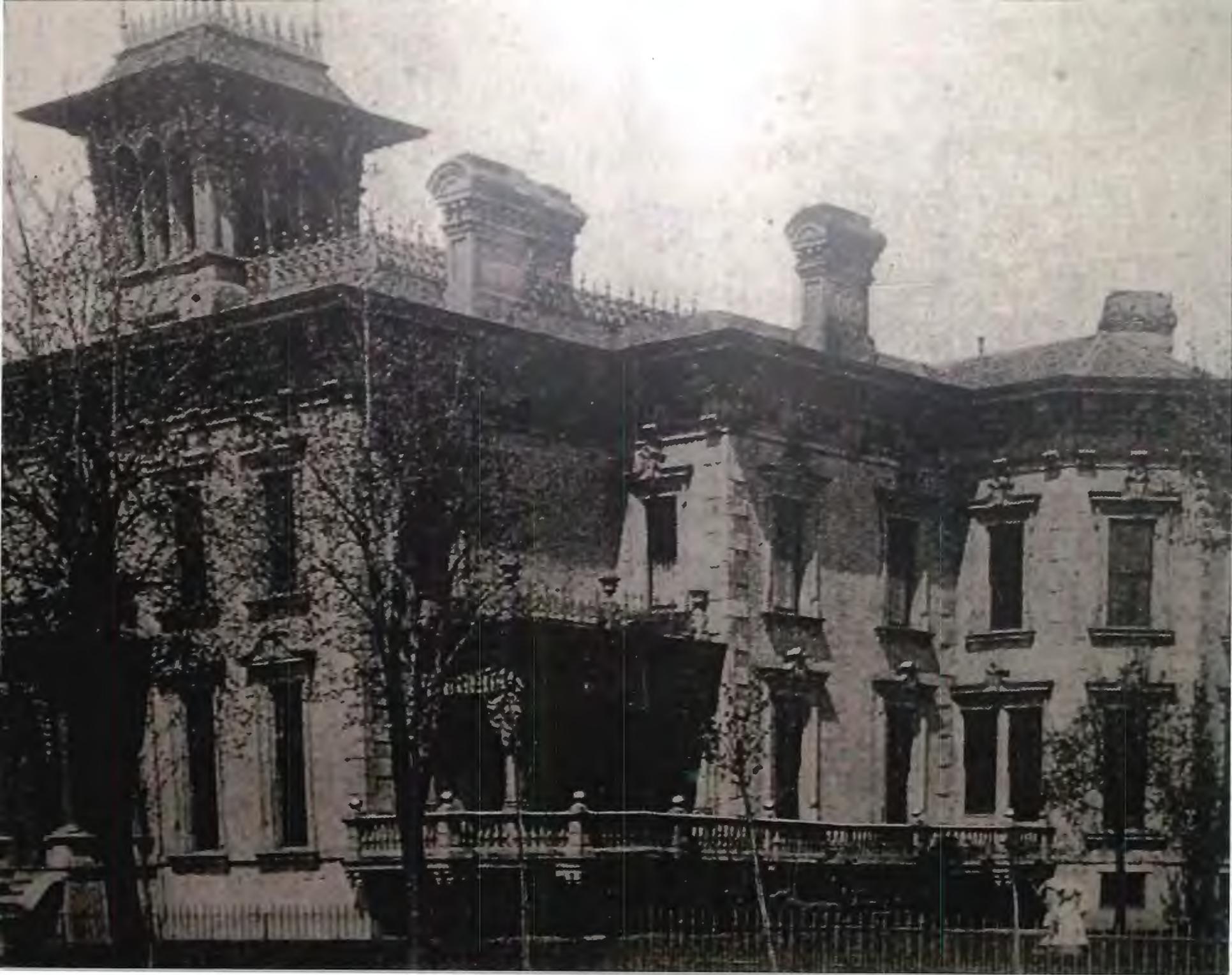
PROPOSED SIX FOOT IRON FENCE PLACEMENT
PROPOSED BRICK UNLOADING AREA IN BOULEVARD

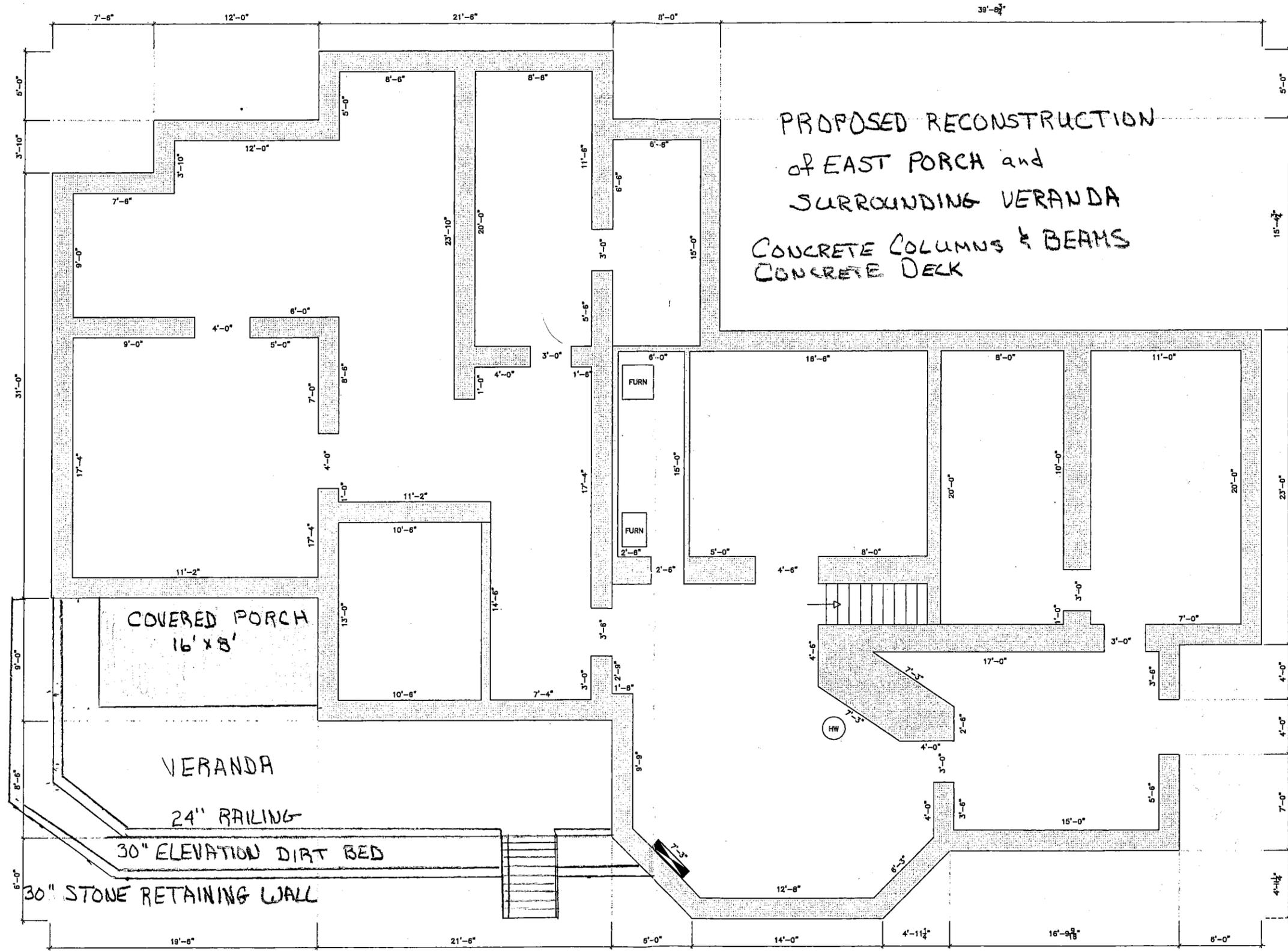












PROPOSED RECONSTRUCTION
 OF EAST PORCH and
 SURROUNDING VERANDA
 CONCRETE COLUMNS & BEAMS
 CONCRETE DECK

COVERED PORCH
 16' x 8'

VERANDA

24\"/>

30\"/>

30\"/>

BASEMENT PLAN
 SCALE: 1/8" = 1'-0"

(CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO WORK)

REVISIONS	

POULOS + SCHMID
 DESIGN GROUP



TITLE: BASEMENT PLAN
 RENOVATION TO
SLOANE HOUSE
 403 ADAMS STREET, SANDUSKY, OH

DATE: AUG. 06, 2014
 PROJ. NO. 2214
 SHEET

A1.0