



Landmark Commission

City Building

City of Sandusky, Ohio 44870

**June 29th, 2016
1ST FLOOR CONFERENCE ROOM
4:30 P.M.**

AGENDA

Agenda items:

1. Application for exterior renovations to 614 Columbus Avenue
2. Application for exterior renovations to 104 Columbus Avenue

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

LANDMARK COMMISSION REPORT

APPLICATION FOR EXTERIOR RENOVATIONS TO 614 COLUMBUS AVENUE

Reference Number: LC-01-16

Date of Report: June 15th, 2015

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Thomas Bodner, submitted a Landmarks application for alterations to the Boeckling House located at 614 Columbus Ave. The following information is relevant to this application:

Applicant: Thomas Bodner
4211 Maple Avenue
Castalia, Ohio 44824

Site Location: 614 Columbus Avenue

Zoning: "LB"/Local Business District

Existing Uses: Rental Hall, Club, Offices

Proposed Uses: Rental Hall and Offices

SITE DESCRIPTION

The site is zoned "LB"/Local Business District by the Sandusky Zoning Code which permits the following uses:

- Dwellings, of the types permitted as regulated in the least restrictive contiguous district.
- Retail stores and services conducted wholly within enclosed buildings, and devoted supplying neighborhood needs to the following limited extent:
- The sale of baked goods, confectionery, groceries, meats, fruits, vegetables, and dairy products.
- The sale, serving, and consumption of soft drinks, juices, ice cream, beer, and wine, at such places as lunchrooms and tea rooms: musical instruments and supplies (provided no loudspeaker broadcasts(not on the street), tobacco, and sporting and athletic goods:

- The sale of tools, paint, seed, garden supplies, and household appliances;
- Personal services, such as beauty and barber shops, laundry agencies, laundromats, show and hat repair, radio and television repair, interior decorating, tailor, pressing and dry cleaning shops in which only nonexplosive and nonflammable solvents are used, provided that not more than one pressing or cleaning machine shall be used, or not more than 2 persons are engaged in such work, and no work shall be done on the premises for retail outlets elsewhere:
- Automotive service stations; the sale of gasoline and oil, and the parking of automobiles are permitted in open areas. Services are limited to lubrication and minor repairing services, and only where performed wholly within an enclosed building
- Principle offices for dentists, doctors, and similar professions, financial institutions, and principal offices of real estate and similar businesses.
- Similar Main Uses. Any other retail neighborhood store, shop, service, or office not listed above, or in any subsequent use classification, and determined as similar by the Commission according to standards set forth in Section 1109.11. Main uses set forth in the General Business District may be permitted in a local business district if a conditional use permit is granted.

The subject property is zoned as LB “Local Business” and surrounded by residential two family and single family zoning districts.

614 Columbus Ave



614 Columbus Avenue



DIVISION OF PLANNING COMMENTS

The property located at 614 Columbus Ave is currently on the National Register of Historic Places. Per Chapter 1161 Landmark Preservation any property that is on the National Register is required to seek a Certificate of Appropriateness from the Landmarks Commission for any exterior renovations or additions. The property was previously owned by George Boecking, founder of Cedar Point Amusement Park. After his death the building became the home of the Sandusky Knights of Columbus until August 2014 when Thomas Bodner purchased the property. The building is currently utilized as a rental hall and office space.

The applicant, Thomas Bodner, has provided a project description for the proposed renovations. The applicant is looking to repair the existing stucco façade and repaint the existing structures. The proposed paint colors are provided with the report as well as an elevation plan indicating the proposed colors. The applicant is also proposing a handicapped ramp, sidewalk, and porch modifications to make the building more accessible. The applicant has indicated that he would like to increase the business of the rental hall and believes that the addition of a handicapped ramp will assist in this. The applicant would also like to rent out the second floor of the structure for office space, as such he is proposing to perform some interior improvements within the second floor. Lastly, the applicant is proposing to replace the existing sign with a permanent ground mounted sign. An image of the sign is provided in your packet, the sign is proposed to utilize brick columns, a sign board with building identification, and ground mounted lighting. To further improve the exterior of the property, the applicant has proposed additional landscaping, the proposed landscaping plan is provided in the packet.

CONCLUSION/RECOMMENDATION

Staff believes that the proposed alterations preserves the material and character of the building. The Secretary of Interior Standards encourages reproducing the appearance of the historic paint colors of the building. The applicant has stated that they have done some water blasting on the north side of the building to examine the original stucco condition and it appears that the original color was tan similar to what is proposed.

The sign is an addition to the property. Staff believes the applicant is utilizing appropriate building materials and the sign will be a vast improvement from the existing signage on the site. The Secretary of Interior Standards state that the applicant shall use signs to identify the building.

In regards to the handicap ramp, the Secretary of Interior Standards does allow for taking accessibility requirements into consideration. The standards discourage damaging the appearance of the reconstructed building in the process of providing access. The applicant has proposed a handicapped ramp at the location of an existing walkway. Staff does not believe this will alter the appearance of the existing structure.

In conclusion, Planning Staff does not object to the proposed alterations to the building. As stated the applicant is proposing to repair the existing building materials and maintain the historic architectural features. The signage and landscaping will enhance the existing appearance of the site.

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

LANDMARK COMMISSION REPORT

APPLICATION FOR EXTERIOR RENOVATIONS TO 104 COLUMBUS AVENUE

Reference Number: LC-02-16

Date of Report: June 15th, 2016

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio Landmark Commission Report

BACKGROUND INFORMATION

David Bier has submitted an application for exterior alterations to Daly's Pub located at 104 Columbus Ave. The following information is relevant to this application:

Applicant: David Bier
104 Columbus Ave
Sandusky, Ohio

Site Location: 104 Columbus Avenue

Zoning: "DBD"/Downtown Business District

Existing Uses: Pub/ Restaurant

Proposed Uses: Pub/ Restaurant

SITE DESCRIPTION

The site is zoned "DBD"/Downtown Business District by the Sandusky Zoning Code which permits the following uses:

Main Buildings and Uses

1. Single, two and multi- family residential uses above the first floor.
2. All stores and services permitted in the General Business District;
3. Public uses as follows and defined in Section 1123.02: Governmental, civic, education, religious, recreational and transportation

Similar Main Uses: Any other business, service or recreation activity not listed above or in any subsequent use classification and determined as similar by the Commission.

Conditional Uses Permitted: Outdoor recreational facilities such as beaches, waterparks, amphitheaters, marinas, swimming pools, etc.

The subject property is zoned as DBD "Downtown Business District" and surrounded by parcels zoned DBD "Downtown Business district".

104 Columbus Ave



104 Columbus Avenue



DIVISION OF PLANNING COMMENTS

The property located at 104 Columbus Ave is located within a national historic district. 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 applicant, David Bier, has provided an application to replace a total of 52 windows on the 2nd and 3rd floors of the building, in addition to four picture windows on the top floor. The applicant has indicated that each window will be a Wincore 5400 series which will consist of one double hung and one picture window mulled together. The applicant is proposing the top arch of the window to be completed with a solid Azec PVC material, staff has encouraged the applicant to research a possibility of utilizing a window for the arched area. The applicant has communicated that he would be providing a quote for the arched window. The applicant is also proposing to wrap the exterior wood trim in aluminum.

Other alterations proposed by the applicant include replacing the front and side doors with a fiberglass door. Staff also encouraged the applicant to look into alternative options for the doors as the proposed doors seemed very residential in nature. Lastly, the applicant is proposing to replace six large antique exterior lights and two smaller exterior lights on the exterior building.

Within the downtown area, there are other buildings within national historic districts that have vinyl windows, however the Design Review Committee has taken a strict stance on not permitting wrapping of these windows outside of an extreme situation. The applicant has commented to staff that there are other windows within the downtown area that are not only vinyl but are also wrapped. When meeting with the applicant, Staff had the opportunity to review the current status of the existing windows, the majority if not all of the windows are unrepairable. Many of the window areas are currently boarded with large wood pieces.

The applicant has indicated that the requested wrapping of the windows is to assist in overall continued maintenance cost of the building. When meeting with Staff, the applicant indicated that the cost difference of the wood windows verse the vinyl windows is substantial and is also a factor when considering to move forward with the application. Staff has encouraged the applicant to provide a quote indicating the cost difference of the wood windows verse the vinyl windows, to date staff has not received this information.

CONCLUSION/RECOMMENDATION

Staff recognizes that the majority, if not all, of the windows are deteriorated and beyond repair. The Secretary of Interior Standards state that the windows should be replaced with a window that matches the previous material, design, and texture. The standards also state that the wood and architectural features which comprise the window frame, sash, and muntins should be preserved. Staff does recognize that there are several buildings within the downtown area that have received approval for vinyl windows, and the majority if not all of the windows are deteriorated beyond repair, as such staff would recommend the approval of the vinyl windows.

In regards to the design of the windows, as stated staff has communicated with the applicant that an alternative should be presented for the top portion of the window. The proposed PVC material does not match the previous window materials, nor is it a historic building material. Staff would recommend that this section of the window be glass. Staff would also recommend against wrapping

the windows, the Secretary of Interior Standards suggests making the windows weathertight by re-caulking and replacing or installing weather-stripping.

As stated, the proposed doors appear to be very residential in nature, staff has recommended the applicant look into alternative doors for the building, to date we have not received any additional information. Staff would not have an issue with the proposed lighting fixtures, the applicant is simply looking to replace the existing ones on the building with the same style. The applicant will need to provide the lighting specs for staff to confirm the style and place in the file.



Planning Commission

City Building

City of Sandusky, Ohio 44870

**June 29th, 2016
1ST FLOOR CONFERENCE ROOM
4:30 P.M.**

AGENDA

SPECIAL WORK SESSION TO REVIEW THAT FOLLWOING:

- Outline for proposed zoning amendments to Chapter 1149 (Site Plan & Off- Street Parking)

NEXT MEETING: July 27th, 2016

**Please notify staff at least 2 days in advance of the meeting if you cannot attend.
Thank you.**

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

OUTLINE FOR ZONING AMENDMENTS TO
CHAPTER 1149

Date of Report: June 23, 2016

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

On May 18th, 2016 Planning Commission held a special meeting to begin discussion regarding changes to Chapter 1149. At the meeting we specifically discussed proposed changes to the parking regulations and began our discussion regarding lighting changes. Planning Staff is hoping to continue this discussion at the June 29th meeting.

As you will recall Staff has suggested some modest changes to the lighting regulations and provided Commission members a copy of the model lighting ordinance. The provided model lighting ordinance is not meant to be adopted in its current state. The document gives different options and methods for cities to integrate into their zoning code. Page 4 of the model ordinance states that this ordinance works best with regional coordination and should be integrated into the existing ordinance. Understanding our current Zoning Code has very minimal lighting requirements, Staff would suggest adopting modest regulations and if it is later determined that further regulatory action is desired Planning Commission can adopt additional regulations.

Below are some of the proposed lighting changes that staff is recommending for Chapter 1149.

Proposed Zoning Amendments to Lighting Requirements

Proposed Changes to Section 1149.10- Illumination of Parking Areas

Outdoor Lighting Plan

- (a) An outdoor lighting plan, including photometric plan, shall be required for the installation or modification of exterior lights for any project except single- family and two- family dwellings or as otherwise determined by the Planning Director.
- (b) The applicant must provide a plan that identifies the location, height, and type of luminaries to show compliance with the chapter.

General Standards:

- (a) The placement of light poles, within raised curb planting areas or landscaped islands, is encouraged. However, when conflicts with parking lot trees which can obscure the lighting, alternative lighting locations shall be evaluated.
- (b) Outdoor lighting shall not be designated or located in such a way to shine directly into an adjacent dwelling unit, regardless of the applicable zoning district.
- (c) In business and manufacturing districts, all lighting fixtures within 20 feet of an adjacent residential lot line shall be a full cutoff light fixture with the light lens parallel to the ground.
- (d) All fixtures should be incorporated to the overall design of the development.

(e) In Height of Lighting:

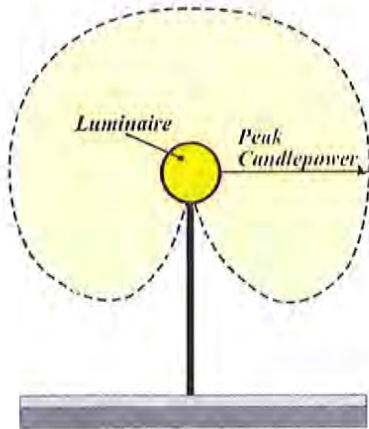
- (a) The maximum height of a non- cut off light fixture within residential zoning districts shall be 8'; however, when the bulb, lamp or light source is completely recessed and or shielded the maximum height can be increased to 15'. The maximum height of 90 degree cutoff light fixture within a residential zoning district shall be 12'.
- (b) The maximum height of a non- cut off light fixture within a business zoning district shall be 8 feet; however when the bulb, lamp or light source is completely recessed and or shielded the maximum height can be increased to 15'. The maximum height of a 90 degree cutoff light fixture within the business zoning district shall be 22'.

Illumination Standards:

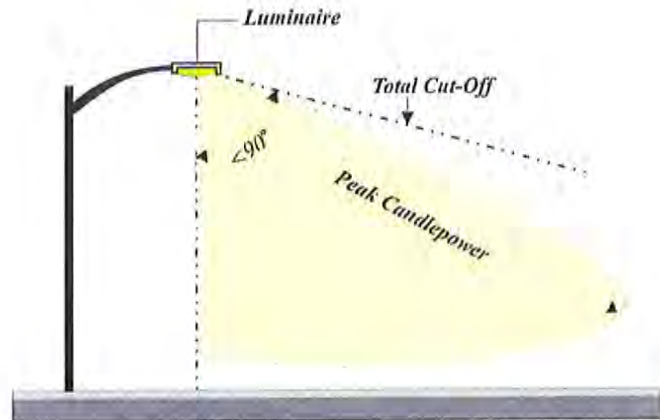
- (a) Illumination is required consistently across the site, in such areas as vehicular use areas connecting pedestrian paths, so as not to create dark spots that may create safety issues.
- (b) Table 1149.10 references the minimum illumination standards, these shall be measured at the ground level.
- (c) Table 1149.10 references the maximum and minimum illumination standards

Table 1149.10

Minimum Illumination Standards	
Use	Minimum Illumination(foot-candles)
Parking Areas and Access Drives	0.3
Loading and Unloading Areas	0.4
Walkways	0.2
Building Entrances- Frequently Used	1.0
Building Entrances- Infrequently Used	0.2
District	Maximum Illumination(foot-candles)
All Residential Zoning Districts	0.5
All non- residential zoning districts	0.5 When adjacent to a residential use or 2.5 when adjacent to a lot in another commercial or manufacturing zoning district.



NO CUT-OFF
LUMINAIRE



LUMINAIRE WITH CUT-OFF
LESS THAN 90°

Nonconforming Outdoor Lighting:

- (a) The nonconforming lighting may continue until the luminaire (total fixture) is replaced, at which point, the lighting shall be subject to all the standards to of this section with the exception of the maximum height.
- (b) When a nonconforming lighting fixture, including the pole or support is removed, the lighting fixture shall lose its legal nonconforming status and all new lighting shall be subject to all standards of this chapter.

Exemptions:

- (a) Roadway lighting required by the appropriate public agency for health, safety, and welfare purposes
- (b) Holiday lighting fixtures not to exceed 90 calendar days.
- (c) Upward- directed architectural, landscaping, and decorative lighting provided direct light emissions are not intended to be visible above the building line roof.
- (d) All temporary emergency lighting needed by the police, fire department, or other emergency services, and public service vehicles.

Maintenance:

- (a) All light fixtures shall be kept in good repair. Maintenance incudes, but is not limited to, replacing non-working bulbs, repainting any worn or chipping paint, repairing broken or malfunction fixtures and similar structures.