

Landmarks Commission  
June 29, 2016  
Minutes

Mr. Mears called the meeting to order at 4:33 PM. The following members were present: Mr. Jim Jackson, Mr. Pete McGory, Mr. John Mears and Commissioner Wes Poole. Ms. Casey Sparks and Ms. Angela Byington represented the Planning Department, Mr. Justin Harris represented the Law Department and Debi Eversole, Clerk from the Community Development Department. Mr. Miller and Mr. Bromm were excused. Mr. Zuilhof entered the meeting prior to discussion of the applications.

Mr. Mears called for a nomination for Chairperson and Vice Chairperson. Mr. Poole nominated Mr. Mears as Chairman. The Commission voted all in favor. Mr. Poole nominated Mr. McGory as Vice Chairman. The Commission voted all in favor.

Ms. Sparks defined what the Landmarks Commission would be responsible for. They will review any alterations and additions to Historic National Registered buildings or review applications for National Registered Districts for anyone that wants to Landmark their building. The Commission will receive an application and a packet similar to Planning Commission. Included in the packets are the Secretary of Interior Standards to use as a guide for preservation of historic buildings.

The first item on the agenda is an application for exterior renovations to **614 Columbus Avenue**. Tom Bodner, applicant and owner of the Boeckling House, has applied to make renovations to the historic property. It will operate in a similar way that it has in the past, including hall rentals, offices rentals, catering and a private bar/club on the first floor. His first phase proposal includes front façade, signage and landscaping. His wish is to restore the deteriorated front of the building with new stucco. His plan is to eventually continue the masonry repairs around the entire building. Roof repairs or new roof will also be in order during a later phase. The colors will remain similar as the existing building. New mechanical and electrical are plans for the interior to update the building so that he can rent offices on other floors.

Mr. Bodner has worked with Corso's on a landscaping plan enclosed in the packet. Also included in the packet is a proposal for an identification sign to be placed in the front of the building. This will be externally lit.

Ms. Sparks commented that the property is currently on the National Register as the G. A. Boeckling House. The property was formerly utilized for the Knights of Columbus but the property owner has proposed to utilize this for a dinner club and rental hall. The applicant has proposed to alter the roof, landscaping, painting and repairing the façade of the building, and constructing a handicapped ramp on the property. Staff believes that the proposed alterations preserves the material and character of the building. The applicant has stated that he did examine the building and it appears that the original color was tan, similar to what is proposed. The secretary of interior standards discourage damaging the appearance of the building for construction of handicapped ramp, however staff does not believe that the appearance will be damaged as the handicapped ramp is proposed on the side of the building. The sign is a vast improvement of the existing signage of the building, the secretary of interior standards is limited on what it states regarding signage other than it is utilized for identification of the building.

Overall, Staff does not object to the proposed alterations to the building. The applicant is looking to repair the existing building materials and architectural features. The applicant is looking to apply for historic tax credits and has also received approval through the Economic Development program for funding.

Mr. Zuilhof moved to approve the application. Mr. Poole seconded the motion. Mr. McGory stated that it sounds like a great improvement that he would be in favor of. Mr. Poole is looking forward to the completed project. Ms. Sparks stated that the Zoning department will work with the applicant to be sure all of the required regulations are met. With no further comments, the motion passed, all in favor.

The next agenda item is an application for exterior renovations at **104 Columbus Avenue**, submitted by David Bier. Al Worsheck, owner of ADW Home Improvement stated that he will be the contractor for the project. The project will include new windows on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, new exterior lighting fixtures and new exterior entry doors.

The original proposal included new vinyl replacement windows to go into the existing window jams. The existing wood sashes are deteriorated to a point that they are not salvageable. The wood frames are still there but have not been maintained in several years. Most windows on the front of the building are currently boarded up with plywood. The left side of the building has aluminum windows over the existing windows. The current design of the windows has an archway at the top of the windows with a double hung window below. The archtop had been filled with plywood and has double hung window at the bottom.

Mr. Worsheck proposed to fill in the archtop with a solid PVC material and paint it to make it look wood, put a double hung window below that and place stationary glass at the bottom of it.

Upon recommendation from city staff, Mr. Worsheck researched replacing the archtops with windows. This will add \$20,000 to the original estimate making it just under \$60,000. He received another quote for wood windows and it was even more, exceeding \$100,000 for just materials.

The proposal for entry doors were not recommended by city staff because they appeared to look residential. Mr. Worsheck contacted the Glass Guys, Sandusky and received a quote for commercial, aluminum (painted) entry doors for \$2,500 each. He will turn the project over to them.

The proposal for exterior lighting fixtures will remain the same as what they currently have to maintain the historic look.

Mr. Worsheck stated that he would like to wrap the existing window frames with aluminum because recreating and the upkeep for wood windows would be very expensive. Most of the wood is deteriorated if not already gone. He stated that if done right, it would still have the appearance of the original wood. He has trimmed other upper floor windows in other historic buildings with a PVC product called azec and the appearance is wood like.

Mr. Poole stated that the applicant presented additional information about the cost of revising his proposal. Mr. Poole wondered what exactly he is being asked to approve.

Ms. Sparks stated that Staff has been in frequent contact with the applicant and feels that the doors and lighting is something that can be worked out and approved at Staff level. She requests from the Commission that Staff continue to work with the applicant using the Secretary of Interior regulations for approval.

Mr. Zuilhof asked if the application has been amended and that if the Commission is looking at the possibility of arched glass. He stated that he would feel more informed to hear Staff's thoughts.

Ms. Sparks stated that Staff has been in conversation with the property owner and their contractor regarding the proposed window changes. The Secretary of Interior standards does indicate 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 should be preserved. However, staff recognizes that majority if not all of the windows are deteriorated possibly beyond repair and other windows within the downtown area have been approved as vinyl, as such staff would recommend approval of the proposed vinyl windows. The applicant has also provided several quotes regarding the price difference for vinyl vs. wood windows. It is also important to note that the Secretary of Interior standards discusses the replacement aspects of historic buildings. Replacement with the same material is always the preferred option, however sometimes this is not technically or economically feasible and other provisions should be considered. Staff has discussed with the applicant different designs for the window. The applicant has recently communicated to Staff that the proposed double hung, single pane and arched material was proposed to assure that code requirements were met as the bottom of the window has to open a minimum of six inches. The contractor has also indicated that a different design would be very cost prohibitive. Staff has recommended against the wrapping of the windows, the Secretary of Interior Standards suggest making the windows weathertight by replacing or installing weather- stripping. The applicant has indicated that they would like to wrap the windows to protect from the weather elements.

The applicant is still working on getting additional proposals for the doors and lighting, staff recommends the Landmarks Commission allow Planning Staff to work with the applicant to approve the doors and lighting.

Chairman Mears asked if there was a quote to replace all of the wood framing with wood instead of wrapping it, since the applicant stated that if he painted the existing rotted wood and it wouldn't hold. What would it cost to replace all of the wood? Mr. Worsheck stated that the process would be a lot of work and that he didn't figure that option as part of the quotes. Being there are archtop windows and that most of the trim woodwork is rotted, it may be a very expensive job. The window jambs are not in good enough shape to attach any new wood to. Without rebuilding the entire wood window jamb to attach the wood framing to, this would not be possible. That would be way more expensive.

Chairman Mears asked if he could cover the rotted part with the aluminum wrap. Mr. Worsheck stated yes, and that for the archtop itself, he would fill with a vinyl product and bring the aluminum around all of the exposed wood.

Mr. McGory stated that Mr. Worsheck worked on the Hubbard Building and Shorehouse Tavern with the azec material. He wondered why Mr. Worsheck presented using aluminum instead of the azec. Mr. Worsheck stated that the aluminum was lower in cost, but would not be opposed to using the azec material for the trim rather than maintain the rotted wood. He would use 1/4" thick pieces that would be maintenance free forever.

Mr. McGory asked why the decision was made at Shorehouse to use the PVC material. Mr. Worsheck answered that the PVC was easier to maintain and a more sturdy material where the aluminum would expand and contract with the weather.

Mr. McGory further stated that since making the archtop glass would be a significant cost and that since these changes would be on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, the azec could be used and not noticeable. As for the doors, are the current doors fiberglass? Mr. Worsheck stated that the current doors are steel. Mr. McGory asked what the difference was between the look of the fiberglass and the steel door. Mr. Worsheck stated that the fiberglass door will hold up better. There is no difference in the look and that you can order a steel look or a wood look. Mr. Worsheck stated that the doors in the proposal are 2 panel doors on the bottom with glass on the top. A commercial looking door would be more of a full glass look with a bar in the middle.

Mr. Zuilhof asked if the Commission members are being asked to approve or deny the application today or will staff work further with the applicant before a decision is made. Ms. Sparks stated that the Commission members are being asked to approve or deny today based on the information provided and Staff will work further with the applicant on the doors and lighting.

Mr. Zuilhof asked more about the doors. Wondering if it's a choice between a smooth metal door and or glass door. Is there a historic looking fiberglass door that would look more appropriate? What would the doors have looked like when the building was built? Mr. Worsheck stated that he had not considered a wood door.

Mr. Jackson asked which type of wrap is being considered for the windows. Ms. Sparks stated that the application proposes aluminum wrap but through conversation it may be more feasible to use the azec material. Mr. Zuilhof asked what other colors the azec came in. Mr. Worsheck stated that it can be painted in any color to match the windows.

Mr. Poole asked Staff whether the colors that are chosen for the aluminum or vinyl would have to go before Downtown Design Review for approval. Ms. Sparks stated that yes, it would go before Downtown Design Review but it would also need initial approval through Landmarks Commission.

Mr. Poole stated that this project will be setting boundaries on how far the nearby buildings will be able to go. He is in full support of Staff approving the doors according to Secretary of Interior standards. He also believes that the single window at the bottom of the upper floor windows is an excellent idea. Also, as for the azec material, Mr. Poole is all for the use of the material because the long term vision is to make the downtown area look nice.

Mr. McGory asked if there was a window color selected yet. Mr. Worsheck stated that the available colors are tan, sand, and clay, antique white and bright white.

Chairman Mears asked if the applicant decided to paint the windows, would the color have to be approved through Downtown Design Review. It was stated that since this is a vinyl window, they will not be painted.

Mr. Zuilhof stated that he agrees that the color will be approved through Downtown Design Review. He is uncomfortable recommending a color without a calibrated picture of the building in front of him. Although the Staff members are the same for Landmarks Commission and Downtown Design Review, he still feels that the guidelines are too specific to approve before the Downtown Design Review board meets.

Mr. Zuilhof added that he would like to maximize the height of the double hung window and minimize the size of the lower panel. Ms. Sparks stated that the picture indicates almost 1/3, 1/3 and 1/3 for the window panel. She asked Mr. Worsheck to mark on the drawing a truer version of how the windows are proposed.

Mr. Worsheck indicated on the drawing provided that that there would be approximately 16" of tempered glass at the bottom with a large double hung window going as high as possible to the meet the archtop eyebrow.

Mr. McGory moved to approve the application with the following conditions:

1. Windows: Azec will be used to wrap the windows and also to fill in the archtop (eyebrow);
2. Doors: Applicant and Staff will work together to come up with a door that meets the Secretary of Interior standards;
3. Lighting: Approve as submitted;
4. Windows: Approve the modified design of the windows as specified during the meeting. Fixed panel of tempered glass at the bottom and double hung vinyl window going as high as possible into the window archtop that will be filled with Azec

Mr. Poole seconded the motion. With no further discussion, the motion passed with a 4/1 vote.

With no further business, Mr. Zuilhof moved to adjourn the Landmarks Commission meeting. Mr. Poole seconded the motion. Meeting was adjourned at 5:40 PM

APPROVED:

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Debi Eversole, Clerk

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John Mears, Chairman