

Landmarks Commission
July 27, 2016
Minutes

Vice Chairman McGory appointed Mr. Zuilhof to call the Landmarks Commission meeting to order at 5:07 PM. The following members were present: Mr. David Miller, Mr. Jim Jackson, Mr. Pete McGory, Mr. Mike Zuilhof, Mr. Ned Bromm and Commissioner Wes Poole. Also in attendance were Ms. Casey Sparks, representing the Planning Department, Commissioner Nikki Lloyd and Debi Eversole, Clerk from the Community Development Department. Chairman Mears was excused.

The minutes for the June 27 meeting were not available for review and will be reviewed at the next scheduled meeting.

The first item on the agenda is an application for Landmark Designation for the **Kingsbury Building**, located at **238-240 Columbus Avenue**. Ms. Sparks stated that the applicant, Marous Development, LLC has submitted an application for a local landmark designation of the Kingsbury Building at 238-240 Columbus Avenue. Section 1161.06 specifies criteria for designation of landmark building, the applicant has provided a detailed report indicating the history of the building and explaining how the building meets the criteria specified in section 1161.06. Staff believes that the existing building is an important piece of Sandusky's history and meets the criteria for historic designation as a Local Landmark. Staff would recommend the Landmark Commission approve the designation for the Kingsbury building at 238-240 Columbus Ave to preserve an important part of the downtown fabric and to open the door to a possible financial incentive to building renovation by way of State Historic Preservation tax credits. Mr. Chuck Tackett is available for questions.

Mr. Miller asked if the building was already on the National Registry. Mr. Tackett answered that it is not on the National Registry due to the loss of the original building at the prominent corner with the tower. This compromised the footprint and is considered a significant loss which makes it ineligible for federal tax credits through the National Registry.

Mr. Miller then asked if this could facilitate renovation and restoration and maintain the building. On the flipside, does this also provide a significant impediment to wanting to make significant changes to that building like tear it down to make better use of the property. It ties our hands to maintaining this building, which might not be the best use of this property.

Ms. Sparks stated that Landmarks Commission does have the ability to approve demolition of landmarked buildings. Mr. Miller asked if this would be the location for City Hall. Ms. Sparks stated that the property has been mentioned in a prior City Commission meeting but the owner has communicated that they will be moving forward with this application no matter what the proposed use. They are looking to restore the building. Mr. Zuilhof stated that if the property qualified, the Landmarks Commission would need to approve based on qualifications, not possible use.

Mr. Miller then asked if Landmarks Commission would make the designation or recommendation to City Commission if approved. Ms. Sparks stated that Landmarks Commission will make the recommendation to City Commission, who will make the final decision.

Mr. Poole moved to recommend approval of Local Landmark Designation for the Kingsbury Building, 238-240 Columbus Avenue. Mr. Miller seconded the motion. With no further discussion, roll was called and the motion passed, all in favor.

Mr. Zuilhof commented the he is excited to see improvements to the building. Mr. Tackett stated that they are excited as well and that this is a critical site and that the corridor is very important for the character of downtown and he feels that this will make a big difference for the area.

With no further business, Mr. Poole moved to adjourn the Landmarks Commission meeting. Mr. Bromm seconded the motion. Meeting was adjourned at 5:16 PM.

APPROVED:

Debi Eversole, Clerk

John Mears, Chairman