

The Old House Guild of Sandusky

FALL 2023 NEWS FOR MEMBERS 419-627-0640



Repurposing & Redesigning Old House Treasures



OHG Board Member Tracy Hille provided members with an interesting and informative presentation on how he, along with his wife Laurie, went about redesigning the interior of their home on Columbus Avenue. Members of the Guild and community enjoyed hearing about their journey of rethinking the layout of their house, including the kitchen, dining room, and relocation of basement stairs. Of note to many was the imaginative reuse of materials, integration of vintage pieces, and adaptation of the footprint to accommodate modern living. Attendees took away a plethora of tips and ideas to utilize.

Members Tom & Roseanne Bodner made their Boeckling Club available to the presentation and provided food and beverage service. The OHG board funded a new portable sound system that provided clear audio that was easy to hear and follow.

This was the first of our new program, *Old House Through New Eyes Series* that will continue into the future.



Tracy's Tips to Repurpose/Redesign

1. Look at other examples in magazines for ideas
2. Write down things you want to incorporate in your plan
3. Think about electrical needs
4. Prepare a Scope of Work to be accomplished
5. Seek multiple bids from contractors
6. Listen to suggestions from contractors
7. Don't cling to your original thoughts - be open to alterations
8. Think about the impact on other parts of your house
9. Recycle what you can & use things like cabinets for other projects
10. Follow your heart, get what you really want . . .

Examples of Tracy's Tips Used In Their Home

- > Relocated basement stairs
- > Used side entrance to house for new basement stairs
- > Moved refrigerator back into kitchen
- > Removed wall and replaced with a support beam
- > Had custom cabinet made to cover up bump out of chimney



Message from OHG President

Dr. Richard Keller



Tribute to Jack Mineo

At our last board meeting we received word that our vice-president, Jack Mineo, was stepping down from his duties. Jack and his wife Donna have been with the Old House Guild from the beginning and will continue their membership and support for our preservation efforts. We thank Jack for his many years of service on the board and wish him the best.

Mission of the Old House Guild

To promote historic preservation and the restoration of significant buildings, houses, sites, and objects in the Sandusky, Ohio area. To encourage the rehabilitation and/or adaptive reuse of such properties. To accomplish these purposes by means of meetings, publications, surveys, and tours. To act as a non-profit organization and to apply for any grants that may be appropriate to further the cause of historic preservation.

Events Committee

Linda Howell & Mary Truka

The first in our series, *Old House Through New Eyes Series* was a big success with members from the Guild and community in attendance. We will continue these in the future with a variety of topics and speakers. If you have an area of expertise or know of someone who would be willing to present, please let us know.

Calling All Old House Guild Members

Arrangements have been made for members of the Guild to take a **Private Tour of the Sandusky State Theater**. We will have the unique opportunity to examine the restoration progress as explained by a theater guide. This will take place on **Saturday, October 21, at 11:00 a.m.** We will meet at the front doors of the theater and sign in.

OPEN TOED SHOES ARE NOT ALLOWED!

THIS WILL BE YOUR ONLY REMINDER SO PLEASE TAKE NOTE!

Since you will be coming to our downtown area, why not take advantage of exploring the area. Before coming to the theater tour, take a tour of the **Farmer's Market**. It is open from **8:00-12:00 Noon**, to grab some fall goodies along with enjoying a cup of coffee at Vita. Following the tour, you can choose to join some of us for a bit of lunch across the street at Daly's, where a separate dining room will be available. David Bier and staff have done so much for our downtown area. They not only operate Daly's but also Landmark and the Shore House Tavern. No need to call in a reservation. For any questions, please call/text 419-202-4531. Hope you can join us!



Come and see the restoration progress of this beautiful gem of Sandusky!

SAVE THE DATE . . .

SUMMER GARDEN TOUR - SUNDAY, JUNE 23, 2024



Even though we have not made it through another one of our upcoming and famous Ohio winters, we want to think ahead to the next season of beautiful gardening throughout the community. Please mark your calendar for **Sunday, June 23, 2024**.

The Events Committee has been busy planning a *Summer Garden Tour*. We have the privilege of exploring many beautiful gardens of local property owners who are willing to share their beautiful creations. The committee is very proud of the variety of gardens that will be on this four-hour self-guided tour.

More details will be coming in future newsletters. Keep in mind that we will need **volunteers** to check tickets and assist property owners in any way possible. Hope you will plan on joining us.

Mary Truka, Linda Howell & Susan Stuck

Cooke-Dorn Museum

Site Manager

Ed Stout

Around the Cooke-Dorn House

Stucco Work

Any recent drive by the Cooke-Dorn House reveals ongoing work on the resurfacing of the exterior stucco walls. Last March, delaminating stucco that was falling off was removed and now, work is well on its way to being completed. The rubble stone walls had grouting ground out and re-tucked. A base coat of stucco was applied followed by a top coat which is lined to resemble the fine cut limestone on the front of the home.



Other Exterior Upgrades

Further work will include re-tucking the foundation stones and repairing the crenelation and roof areas to prevent water infiltration. This includes recapping the four inactive chimney stacks with limestone covers and repairing the center active chimney. Finally, a roof hatch will be installed on the back west side to provide safe access to the top main roof.



Enclosed Porch

Once the exterior wall and roof work is completed, the new enclosed porch storm windows can be installed. The exterior color is being repainted to the original light green that was used in 1958 when the open-air porch was enclosed. This will give a softer appearance in contrast to the later extremely dark hunter green color that had existed. No decisions have been made on repairs to the deteriorating section of interior grooved rubber wall. It is especially unique in that it exists nowhere in the world outside of the Dorn porch.

Greenhouse Repairs

Greenhouse repairs have been finished in preparation for Guild members to house their non-winter hardy plants till next spring. This included repairing the rear door to the greenhouse, rebuilding one of the twenty-six-foot-long plant trays, and adding two new box fans to circulate air. Our annual fall landscape cleanup will be completed before the Tour of Homes.



The exterior work is at a cost of \$222,000 funded by the Ohio History Connection (OHC) and OHG. Other work such as the porch painting and repair to the greenhouse is funded by our stipends from OHC. These are major investments in keeping the Cooke-Dorn House looking good and secure from the elements. OHG takes pride as stewards of the home, to maintain it in respect to its historical heritage and significance as a Sandusky landmark.

Things You Can Learn at the Cooke-Dorn House

In last month's newsletter, I posed questions that can be learned by visiting the Cooke-Dorn House and taking a tour. Here is the first question posed, followed by the answer.

1. How many people have ever lived in this home and what were their names?

The first residents of the home and also the builders were Eleutheros Cooke (December 25, 1787 - December 27, 1864) and his wife Martha Carswell Cooke (May 6, 1792 - October 30, 1878). The home was constructed between 1843 and 1844 on the corner of Columbus Avenue and West Washington Row on a lot that comprised one quarter of that downtown city block. They moved into the home at the ages of 57 and 52 respectively. Eleutheros lived in the home for 20 years where Martha resided in the home for 34 years. They had 6 children, all raised in the 410 Columbus Avenue home prior to the building of this house. Those children were Sarah Esther (January 15, 1816 - May 11, 1866), Pitt (July 23, 1819 - December 9, 1879), Jay (August 10, 1821 - February 16, 1905), Henry (November 23, 1825 - February 24, 1881), Eleutheros (born in 1828, died at the age of two), and Catherine (born 1831, died at the age of three).

The second owners were Thomas Morrison Sloane (July 25, 1854 - March 22, 1920) and his wife Sarah Maria Cooke Sloane (July 13, 1855 - April 19, 1921) who was the daughter of Pitt Cooke and granddaughter of Eleutheros and Martha. They moved into the home, once it had been relocated from downtown to its present 1415 Columbus Avenue location, in spring of 1881 at the ages of 27 and 26 respectively. Thomas lived in the home for 39 years and Sarah lived there for 40 years. They had 2 children who were raised in the home, Rush Richard II (October 25, 1884 - January 9, 1970) and Thomas Morrison Jr. (January 14, 1893 - March 25, 1959).

The third owners were Judge Roy Hughes Williams (September 1, 1874 - December 18, 1946) and his wife Verna Lockwood Williams (April 26, 1875 - August 17, 1950). They moved into the home in the fall of 1922 at the ages of 48 and 47 respectively. Judge Roy lived there for 24 years, and Verna lived there for 28 years. They never had any children.

The fourth and final owners were Randolph John Dorn (October 31, 1899 - November 20, 1965) and his wife Estelle M. Martin Dorn (March 7, 1900 - August 12, 1994). They began negotiating with the Williams estate to purchase the home in the spring of 1951, took ownership on January 5, 1952. After extensive remodeling, they moved into the home in the spring of 1953 at the ages of 54 and 53 respectively. Randolph lived in the home for 12 ½ years and Estelle lived there for 41 years, making her the longest resident to live in the home. They never had any children.

Since the Cooke children were already grown with families of their own when their parents moved into the home, and the Williams and Dorn never had children, only the Sloanes, a younger couple, had children who were raised in the home. That makes a total of 10 residents to ever live in the home.

Christmas Candlelight Tour of Homes

Ed Stout & Laurie Hille Co-chairs



Saturday-Sunday

5:00 – 9:00 PM

December 2/3

CHRISTMAS CANDLELIGHT TOUR OF HOMES 2023

The Old House Guild of Sandusky's annual Christmas Candlelight Tour of Homes for 2023 will take place on the first Saturday and Sunday of December 2/3^r. The hours are 5:00-9:00 pm. Tickets go on sale November 24-December 1 at \$15.00 presale, and \$20.00 if purchased the days of the tour. Tickets are also available for purchase the nights of the tour at the Cooke-Dorn House and Follett House museums.

This year's tour features eight homes built between the years of 1909 and 2022, including the Cooke-Dorn and Follett House Museums. One of the locations will be from the newly renovated Feick building. Participants will tour a seventh-floor luxury apartment featuring a spectacular view of Sandusky, the bay, surrounding northern peninsula, Cedar Point, and the lake beyond. The street level frontage has been reconstructed to appear similar to

the 1923 style when occupied by the Citizens Banking Company. An article detailing the tour will appear in the *Sandusky Register*.

Decorating of the Cooke-Dorn House for the holidays will begin at the end of October into the first part of November. If you would be interested in assisting with this, please contact either Ed Stout at 419-357-7473 or Linda Howell at 419-202-4531. Your help and creative vision would be immensely appreciated.

Calling All Volunteers

Candlelight Tour of Homes Linda Howell – Tour Guide Chair



We Need Tour Guides to serve as hosts for each of the 2023 properties – Please consider giving your time!

Although the final list of properties for this year's tour is not yet available, the event will be here before we know it. In preparation of creating a list of volunteers I am asking that if you know you would be willing to help us out, please let me know. The dates of the tour are Saturday, December 2 and Sunday, December 3.

We always look forward to the regulars who graciously volunteer but this time we will need more people. For those of you who have never done this, consider the following:

***All volunteer guides will be able to preview all featured properties during a reception starting at the Cooke-Dorn House on Saturday morning, December 2.**

- *You can volunteer to work one night or both.
- *You will report to your assignment 30 minutes prior to the beginning of the tour.
- *Property owners will instruct you on where to be stationed.
- *Volunteers will help you select the location of where you are needed.

Your help is appreciated and please feel free to call or text your intentions to 419-202-4531. Thank you!

Preservation Committee

Will Schram & Linda Smith



The City of Sandusky has undergone the work of updating the Sandusky Preservation Guidelines to fill the gaps in and make the document more user friendly. The city employed a consultant utilizing a grant from the Ohio History Connection. The Old House Guild was invited to give input to this process. Alec Ochs, Assistant Planner of the Community Development Department sent us a summary of the process:

City Planning staff and our contractor, Designing Local had a few goals for updating the Sandusky Preservation Design Guidelines. One of which is to make the document easier to read and more efficient for the general public and contractors. One way we're doing that is by transitioning the old text-heavy guidelines into a more visual format. As an example, we are adding charts for each section to show common situations that are appropriate, less appropriate, or not appropriate for exterior work to a historic building. The general public and contractors will be able look at the chart and in many instances determine if their project is appropriate without additional follow-up. At least that is what we are aiming for. This saves frustration with the users and streamlines the process.

Another goal is to add several new sections to the document. The new items cover topics

that the old guidelines lacked any guidance on, but have increased popularity in Sandusky. One example is rooftop additions. We are seeing higher demand for rooftop access and development in the Downtown Sandusky Historic District, yet our old guidelines had little to no language on what is appropriate. Our new language will help guide new rooftop development in an appropriate manner.

City Planning staff and Designing Local held a workshop with the Old House Guild in the summer of 2023. The intention was to gather feedback from the perspectives of local adversaries for historic preservation, and it was a great success. A lot of good points were taken from this event and put into consideration for the current update. The Old House Guild has been a key stakeholder in this process, and we hope it will continue to help facilitate this document forward and collaborate on protecting Sandusky's rich historic character.

Alec Ochs

Assistant Planner – Community Development Dept.

Cooke-Dorn Gardens & Grounds

Betsy Berkey **Chair, Master Planning Committee**



At the October board meeting of the Old House Guild, I was honored to be named the chair of a new committee to oversee the gardens and grounds of the Cooke-Dorn House. I am a Certified Master Gardener and will devote time to working with a variety of people and resources to update and enhance the presentation of the exterior for the enjoyment of visitors.

The first task will be to evaluate the existing plantings and landscaping and create a long-range master plan of revitalization. Dr. Keller and Ed Stout will serve representing the OHG Board. Additional members will be added, including any OHG members having interest as well outside consultants. If you are willing to in serve on this committee, please give me a call at 440-796-2185.

Funding Our Work

Dr. Timothy Berkey Treasurer

Change of Duties

During a recent meeting of the OHG board, I made it known that I wished to step down from my duties as treasurer at the end of 2023. I have served in this capacity for seven years. Thus, the board is in the process of finding my replacement and will announce this once it is determined. In the meantime, I have offered, and the board accepted, my interest in serving as the vice-president. I will wear both hats until my replacement is selected.

CD Investment

In the Summer Edition of the OHG Newsletter, I stated that we were exploring the use of an online savings account as interest rates associated with these were higher than traditional offerings. However, in response to the changing market rates we were pleased to learn that CIVISTA bank increased their six-month CD rate to 4.4%. Our board responded with investing the bulk of our OHG funds. The result has been higher earnings, with interest during the past month of \$374.37. This is a dramatic improvement of just over a year. We were also pleased to keep our funds local and with CIVISTA.

Want to Donate to the Old House Guild?



Very easy to do! Use your phone and scan our QR code at the left. It is also located on our website. Or you can also write a check made out to the Old House Guild and designate if your donation is for the OHG account or the Cooke-Dorn. You can use a credit card or if you have your own Paypal account, that will work as well. Thank you for your generous contributions!

From the Editor

Betsy Berkey Editor

Thank you for the positive feedback regarding our newsletter. Our goal is to provide you with information about current Guild initiatives, upcoming activities, and most important, plans to keep us focused on our important work of preservation. Each quarter we ask the chairs and officers to submit articles to accomplish this. In addition, I reach out to others who can contribute interesting stories that I hope you find worthy of reading.

Please know that we enjoy hearing from our members if you have something interesting about the history of the city or the Guild that you would like to share, email me if you are willing to submit an article. And even if you are uncomfortable writing, you can jot down some notes or call and story-tell. I'll take it from there and work with you on a piece that shares your story!

Betsy Berkey - betsy.w.berkey@gmail.com 440-796-2185

Note: we now post all past and present newsletters on our website so if you want to go back and read issues, they are there for your use.

Volunteer with the Old House Guild

Opportunities

Museum Tour Guide	Fundraising	Event Helper
Grounds Helper	Historic Research	Sign Painter
Historic Inventory	Holiday Decorating	Mailings
Candlelight Tour Helper	Annual Dinner Helper	Membership

And if you have any other talent to share in our organization, please let us know by calling or emailing us at the contacts listed below.

How to Contact Us

Board Members **President** – Richard Keller **Vice President** – Timothy Berkey
 Secretary – Linda Howell **Treasurer** – Timothy Berkey
 Site Manager – Ed Stout **Member** – Mary Truka
 Member – Will Schram **Member** – Linda Smith
 Member – Laurie Hille **Member** – Tracy Hille
 Member – Margaret Bowers-See

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Phone: 419-627-0640 **Email:** info@oldhouseguild.org

Website: www.oldhouseguild.org **Facebook:** Old House Guild of Sandusky



IN MEMORIAN
 FLOYD LEE WOODARD
 1933-2023

We pay tribute to the life of Floyd Woodard who for 40 years served as the executive gardener and grounds keeper for the Dorn House. A celebration of his life was held at Ebenezer Baptist Church on Monday, September 25, 2023.