

The Old House Guild of Sandusky

WINTER 2024 NEWS FOR MEMBERS 419-627-0640



Save the Dates . . .

March 10 – How to Seminar at Patina Creek

May 2 – OHG Annual Membership Meeting & Dinner

June 23 – OHG Garden Tour

Guild Gets a Peek at the State Theatre

Members of the Guild enjoyed an October 21, Saturday morning tour of the renovation work going on in the State Theatre. Executive Director, Chris Parthemore walked us through the progress of the \$35M project following the catastrophic damage done on June 10, 2020 by a wind storm. His excitement over the extensive planning and upgrading was quite evident as members viewed and heard evidence of new amenities including improved sound and lighting, new concessions, restrooms, and handicap access that includes an elevator. According to Parthemore, “The new stage depth will increase from 25 feet to 43 feet, thus allowing a greater variety of shows.”





Many thanks to Linda Howell, Mary Truka and Chris Parthemore!

Want to Learn More? Check the State website for updates:

<https://sanduskystate.com>



Message from OHG President

Dr. Richard Keller



Thanks to Will Schram

At our last board meeting we received word that board member Will Schram, was stepping down from his duties. He will continue his membership and support for our preservation efforts. We thank Will for his years of service on the board and look forward to his continued involvement in Guild events.

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



D.I.Y. Series #2 - March 10

The Old House Guild invites you to join us on Sunday evening, March 10 for the second in our D.I.Y. series that will take place at Patina Creek. The address for their business is 2434 W. Monroe St., Sandusky and for those who have lived in the area for an extended period of time, it is the site of the old Toft Dairy.

Benny Byington, one of the owners will present a program on the art of Salvaging and Repurposing items to use in your home and business. You will enjoy meeting and visiting with Benny who is a local barber by the day and a scavenger and carpenter when not cutting hair. You will be amazed at the Sandusky history this young man has collected. We guarantee you will learn a lot and you will leave wondering if Benny's mind ever lacks for an idea to turn what most people consider junk into a useful addition to your décor.

He will begin his approximate one hour presentation about 6:00 p.m. at the Patina Creek building, but we also suggest you come much earlier for a meal and beverage on Patina Porch, the restaurant/bar next door. You can check their website below as well as the current menu that includes food specials for the week prior to our program.

your family, friends and/or neighbors. When you arrive, ask any employee or board member to direct you to the area where Benny will be presenting.

Patina Creek (show room/presentation) Patina Porch (restaurant)

<https://www.patinacreek.com>

<https://patinaporch.com>

Questions? Call Mary Truka at 615-477-0699 or Linda Howell at 419-202-4531

Mark Your Calendar

2024 OHG ANNUAL MEMBERSHIP MEETING & DINNER

Thursday, May 2, 2024

Details to appear in our Spring 2024 Newsletter

SAVE THE DATE . . .

SUMMER GARDEN TOUR - SUNDAY, JUNE 23, 2024



Even though we have not made it through another one of our 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 the Spring 2024 Newsletter. 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

Winter is here and the museum is quiet. Construction on the exterior stucco wall was completed just after New Year's day. If you haven't driven by the museum lately, all the equipment, scaffolding, tarping, barricades, work trailer and port-a-potty have been removed and the museum looks as it did preconstruction. That is except for the new stucco wall covering the north side of the museum. It now gives the appearance of the fine cut limestone blocks that cover the front and south side. It is a far more realistic facade than the previous surface through the use of techniques used when the home was relocated to this location in 1879. That should ensure that the stucco will last well over the hundred thirteen years the 1879 stucco had. It may last even longer since there is no ivy covering the surface that took place during the Dorn's ownership. Check out the pictures to see the finished wall and its resemblance to the actual limestone blocks and of how it compares to the back of the home which has not been redone.

The construction crew also installed a roof hatch to allow for easier and safer access to that area for routine maintenance, including removal of tree debris and leaves that collect behind the crenellated parapet and in downspout scupper boxes. They also point tuckered the blocks on the north foundation and created a temporary fix to the interior section of the enclosed porch's rubber wall.

We are looking for volunteers to help guide visitors through the museum when it opens in spring. While the museum is closed, an effort is being made to make tout volunteering less burdensome by placing many informational rack cards throughout the home. This should alleviate the need to learn many of the particulars pertinent to the home and the objects within. If you would like to be a tour volunteer, please contact Ed Stout, site manager, at 419-357-7473.



Cooke-Dorn Gardens & Grounds

Betsy Berkey Chair, Master Planning Committee

Our new committee to restore the gardens and grounds of the museum is under way! In the fall first with Loretta Wilken, Lakeside Master Gardener and later with Tom Ott of Ott's Nursery to review the existing trees, shrubs, and plantings. Below is the summary of our meetings that includes discussions, evaluations, and future considerations. All recommendations will be made to our OHG board and upon approval, sent to the Ohio History Connection for review, support, and funding.



Cooke-Dorn Gardens & Grounds Committee

Master Plan Update

Our committee met on Saturday morning, October 28 with Lakeside's Master Gardener, Loretta Wilken. Committee members present included Betsy Berkey, Linda Howell, Sue Stuck, and Tim Berkey. Ed Stout and Dr. Keller were unable to join us.

We began our walk of the grounds by informing Loretta of the following:

1. We are interested in having her review the status of all trees and plantings and using her skills, provide a series of recommendations that could be implemented to restore the gardens and landscape to enhance the beauty of the property.
2. Tim asked Loretta to provide us with an estimated cost of her time to develop a full plan that could be implemented over multiple years in phases. Her fee would have to be reviewed and approved by our board to compensate her for her time.
3. Betsy asked her to consider all options and for the time being, consider nothing as sacred in terms of her recommendations. She is to be free to express all ideas that consider what should be eliminated, changed, or remain as is.
4. Members were free to ask questions, share ideas and opinions, and point out areas of concern. Ed Stout prepared suggestions and these were included with committee commentary.

Front Lawn:

Loretta stated that we should remove all plantings around the front trees for two reasons. First, doing so causes a competition for water with the trees. Second, a better look around trees is to keep things with a clean and natural appearance.

The front beds are too deep, and she recommends pushing them back. We included Ed's request to keep new plantings low. We asked if the present boxwoods could be moved. She could not predict if they would survive being moved, based on their size.

Loretta suggested adding higher plantings to the front corners to soften the appearance. She also recommended adding large urns in front of the entrance. We will begin to look for these and get prices and pictures she can review.

We looked at the small island around the flag holder. She understands the problem with dogs and will come up with some ideas. We also asked her about the long hedge on the south edge of the property. She wondered if the appearance fits with the age of the building and will put more thought into it. There was a concern expressed about how the neighboring property owner would feel about removal.

South Side:

Loretta examined the plantings and identified many of them. Some are ok but others are invasive. There is much going on and she will suggest what to keep and what needs to be removed. She asked for the identification of the property line.

Patio:

Members expressed an interest in beautification of the patio area so that it would be more appealing for events. We shared Ed's request to keep the hedge. Loretta thought we should keep it for privacy purposes and will examine the patio area for ideas.

Back Yard:

Trees - some of the trees along the south side are not in good condition. Loretta will evaluate all of the plantings. She recommended that we discontinue placing any plants around the large tree. We asked her if we should consider removal of the large pines in the back of the property. She recommended we have an arborist evaluate them as this is not her specialty but does not favor tree removal in general. Sue gave Betsy the name of an arborist who does good work. Loretta recognized the name and agreed he is reliable. Betsy will contact him and see if he can conduct an examination and provide an estimate of anything he recommends for removal. We asked her if the two red maple trees could be moved to provide a view of new gardens for that area. She said we should ask the arborist.

We walked to the area at the very back of the property behind the hedge. Members wondered if we could create a children's garden in that area. Loretta liked the idea and will follow up. Members liked the idea of creating a space to bring children and families onto the grounds. Another idea expressed was to create a kitchen garden against the garage between the greenhouse door and the service door. Again, she liked the idea and said it was possible. Members thought we should paint the concrete block white to make a more attractive appearance. This would have to be an approval with OHC, but regardless, some type of background for the garden would be helpful.

We showed Loretta the sculpture in the garage and asked if she could incorporate it in her plan. We also discussed having patio furniture powder coated for future use.

Water - Tim identified the water tie in in the back yard (located by Tracy and Ed) and expressed the consideration of extending it further to the rear to adapt a sprinkler system or perhaps a spigot station for the large presentation area in front of the semicircular hedge row as well as the proposed children's garden.

North Side:

We shared Ed's prediction that OHC would be implementing a handicap ramp along the side of the porch, thus eliminating plantings. We wondered if there would be room for a shallow bed to soften the look of the ramp. We looked at the rest of the plantings under the construction work leading to the front. We agreed that the present plants are not in good condition. Loretta will work on ideas to beautify this area.

Conclusions:

We are in the evaluation phase of the committee and will take time to work with Loretta to come up with a multi-year plan, along with estimated costs to eventually be presented to the board and OHC. In the meantime, *any changes to the exterior grounds should be on hold*. All ideas and requests should come through Betsy. This will ensure continuity of our work and allow decisions to be collaborative. The committee will need time to work with Loretta on fully evaluating possibilities and bringing an overall plan back to the board, including what should be considered for next year (year one). Members cited improvement of the front yard and north side appearances along with the ideas of a children's garden and kitchen garden as priorities for the coming year. Loretta will include these in her plan. She will be making frequent visits to conduct more extensive evaluations and take measurements. Betsy will be the lead contact for her and will call the next meeting when there are items for discussion.

Betsy will also take the lead in setting up a fall clean up date. She will be working with Linda and the Events Committee to solicit help from members and provide refreshments.

November 12 Meeting with Tom Ott

Our committee met on Sunday, November 12 at 2:00 p.m. with Tom Ott and his son (Ott Nurseries). Present were Betsy Berkey, Ed Stout, Tim Berkey, and Rick Keller. They walked the grounds and made the following evaluations:

Front Trees - were recently pruned and should be ok

Front/South Hedge - can be cut back, lowered, narrowed and fertilized in the spring

Front Beds - per Loretta's previous suggestion, the beds should be moved back 1-2 feet. Tom believed we could move the boxwoods but there is a chance some might not make it.

Patio Hedge - is fine, just needs trim work in the spring. He recommended killing the ivy underneath as it competes for water and hinders new growth.

Back Yard – Tom recommends taking down all of the tall pines in the rear as they are at risk to topple. They present a liability to the greenhouse and Cooke property as well as neighboring structures. He stated the evergreens behind the semicircular hedge are old and should be considered for removal. Tom stated he could move the red maples to new locations if desired.

South Edge – Tom recommended pushing back the ground cover (towards Lance’s) to recapture lawn space.

Tree Stumps – Tom does tree stump grinding and can provide that service once the trees are removed. Tim suggested grinding the other existing trunks as well to provide garden space.

Children’s Garden – Tom cautioned planting “butterfly plants” as they attract hornets and other stinging insects that could be harmful to children and adults with allergies.

Fall Cut Backs – Tom cannot perform the usual fall cut back of plants due to the restoration work being conducted. It was brought up that until the committee (via Loretta’s advice) identify plants to be removed, it makes sense to hold on cut backs until spring.

Tom provided three contractors for tree removal bids:

1. Leimeister Crane & Tree
2. Buckeye Tree Service
3. Tree Experts

All three are local companies. Betsy will make calls to get bids.

Follow Up

Subsequent to the last meeting, Betsy spoke to Ohio History Connection (OHC) Facilities Manager Saranne Hartley in two separate phone calls. The first call was to introduce herself as Chair of the Gardens and Grounds Committee and seek support, participation and input from OHC. The second phone discussion was to alert OHC of the danger of the leaning pine trees close to the greenhouse. Betsy followed up with a letter that included pictures of the trees along with bids submitted by local contractors to remove them. Some of you may remember that the greenhouse was destroyed a few years ago by a falling pine tree.

Christmas Candlelight Tour of Homes Update

Ed Stout & Laurie Hille Co-chairs

The new year has begun but I need to reflect with you on the annual Christmas Candlelight Tour Homes of 2023. I take great pride in all the tours I have chaired since 2013 but I must say, this last one was probably the best to date. Throughout December and into January an immense amount of highly complementary and enthusiastic comments about the tour have been shared. They have expressed how interesting, beautiful, varied in size, decorated and unique each of the homes were. We are thankful for all that goes into presenting this event. This year 643 people went on the tour which yielded us a net profit of \$9, 439.38.

To offer this event each year, it takes teamwork. With that said, I want to thank team members who gave so graciously of their time and talents. This includes assistant chairman Laurie Hille, tour guest host chairman Linda Howell, Porch of Wreaths chairman Linda Smith, 50/50 raffle salesperson Betsy Berkey, tour photographer Tim Berkey, preview tour refreshments, Margaret See. Much appreciation also goes to the crew who assisted in decorating the Cooke-Dorn House for the tour: Laurie Hille, Linda Howell, Mary Truka, Patty Didion and Ric & Barb Beck. To the many guest hosts who checked tickets and assisted homeowners, thank you for keeping the tour running so efficiently.

One cannot have a tour without homes to feature, so a generous thank you to the following homeowners who opened their homes for us, They are:

Glenn & Debbie Klein Frank & Michelle Griffith Ed & Jennifer Torres
 Aaron & Ariel Robinson John & Suzanne Kridelbaugh Mike Beuglass & Bill LaRoche
 Kim Finley Marous Builders (Feick Apartment) The Follett House

Each year the tour has its raffles and the following are the lucky winners of those prizes.

Porch of Wreaths

Barnes Nursery - - Joy Roth	Bailey's Home Decor - - Bill Hill
Colonial Gardens - - Mary Truka	Corso's Flower & Garden - = Deanna
Cammelleri	
Dr. Romberger's Staff - - Hayley Behr	Shores & Islands #1 - - Erlene Trsek
Shores & Islands #2 - - Dick Howell	Cottage Rose B&B - - Candy Howman
OHG Supporter - - Candace Vick	The Garden of Edy - - Lori Brown

Door Prize Restaurant Winners

Daly's Pub (\$20) - - Laura Uhl	Landmark Kitchen & Bar (\$20) - - Lynn Petzold
Shore House (\$20) - - Cailyn Flynn	Chili's Grill & Bar (\$25) - - Andrea McKillips

Brick Oven Bistro (\$25) -- Mason McCune Danny Boys Pizza (\$25) -- Bill DeWood
Cameo Pizza (\$33) -- Donna Dean Applebee's Bar & Grill (\$40) -- Jason Fischer
Berardi's Family Kitchen (\$40) - Steve Thomas Barra Tacos & Bar (\$50) -- Theresa Roth
Crush WineBar (\$50) -- Kathy Wobser J Bistro Downtown (\$50) -- Mike Beuglass
Saucy Brew Works (\$50) -- David Decker The Club (\$50) -- Amy Mayer
Olive Garden Gift Basket -- Amy Kresser Texas Roadhouse (\$30) -- Ed Torres
Longhorn Steakhouse (\$25) -- Kathy Thompson, Laura Brewer, Martyn Drabik
Hamshore -- Sharon Tresk
Red Lobster (\$40) -- John Daniel, Laura Cobb, Cheryl Voight

50/50 Winner \$213.50
Gina Risaliti.

To conclude, the Christmas Candlelight Tour of Homes is a love of mine to produce. It's a rewarding experience for our homeowners and is cherished and enjoyed by the community. Now that we are in 2024, I am working on the next tour with four homes already enlisted. No, I am not giving any hints away, but I look forward to seeing all of you this coming December 7th and 8th, the dates for the 2024 tour.

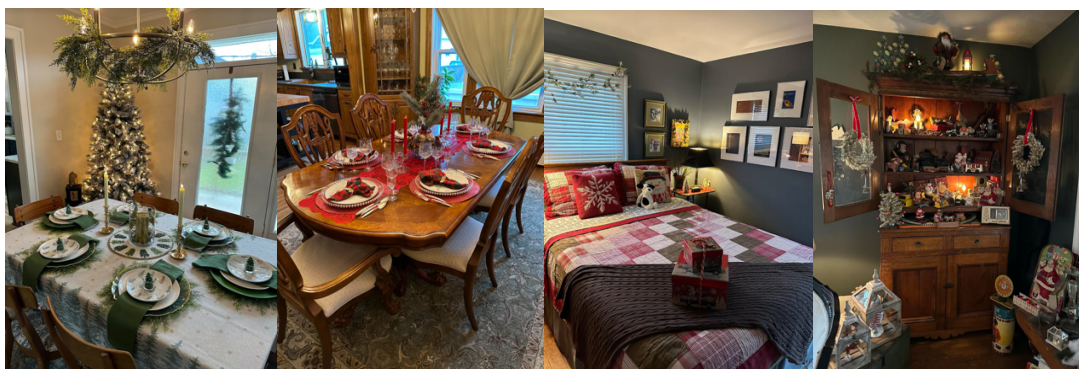
Cooke-Dorn Pics





Tour Locations





Funding Our Work

Laurie Hille - Treasurer

2023 Candlelight Tour of Homes

The 2023 Candlelight Tour of Homes was another successful event. We heard from many attendees that they thought this year's event was the best one so far. That was really nice to hear. It validates that all of the hard work put forth by the many volunteers across the community was well worth the efforts. Financially speaking, the OHG made \$9,439.38 in net profit for the tour. Thank you so much to everyone who helped organize and participate in the event to make it the great success that it was!

2023 Audit

The Bylaws of the Old House Guild call for an annual accounting of our revenues and expenditures. To comply with this requirement, I submitted a 63-page internal audit documenting all monthly receipts and expenditures, the resolutions from the minutes showing board approval of all financial transactions, and copies of December 2023 bank statements that verify ending balances from each of our accounts. A copy was provided to board members in advance of the January meeting, whereby the board discussed and approved the audit. Copies of the audit have been placed in the OHG files on the second floor of the Cooke-Dorn home. All of our files are accessible to members for review.

2024 Tax Return

The Old House Guild of Sandusky is a 501c3 organization and thus is exempt from taxes that would normally apply to a business. The IRS has made it easier for nonprofits to file taxes via what is called a Form 990 which allows us to send an electronic short form postcard verifying our continued existence as a nonprofit. This is anticipated to be filed in January.

2024 Annual Budget

In 2022, the Guild adopted the practice of establishing an annual budget. This allows our committees to plan and estimate their activities more effectively. The largest budgetary item is the oversight of the Cooke-Dorn Museum and we rely on our site manager, Ed Stout to plan for the operational expenses that are supported by semiannual stipends provided by the Ohio History Connection. We are discussing the budget at our monthly meetings and should have it completed by spring.

PayPal/Credit Card Payments

Last year, we established methods to pay membership dues as well as make donations to the Guild via PayPal through links made available on our website. I am pleased to share that we received \$557 in membership dues and donations utilizing this method during 2023. Those funds were transferred to our OHG bank account in early December 2023. For 2024, it is our hope to expand the use of this service by making it available to purchase 2024 Candlelight Tour of Homes tickets online.

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.

Membership

Membership Chair - Betsy Berkey

Membership Drive 2024

How to Renew Your Membership: \$25 per family

1. Please click on this link that is for new and renewing members:

<https://www.oldhouseguild.org/membership/>

This will take you to the new membership form on the Old House Guild of Sandusky website. Please note we have provided spaces to add a second phone number and e-mail for a spouse, partner, or family member. This way all members in your household will receive the newsletter and any other communications. Just complete and click submit.

2. You will now be able to pay your dues online. Scroll down to the bottom of the membership page. Select your payment choice and complete. For those with PayPal accounts you can use that method. If you do not have a PayPal account, you can create one going to their website or you can simply use your own credit card. NOTE: If you don't want to pay online, still complete and submit your electronic application online and mail your check to:

Old House Guild of Sandusky 1415 Columbus Ave.
Sandusky, OH 44870

3. You will notice that you have the option of becoming a Lifetime Member. Just click the Lifetime Member icon and you will be directed to the donation page to make your payment of \$250.

NOTE: We will be sending you an email reminder in February! If your email address has changed, please forward the new one to our OHG email account. Thank you!

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** – Laurie Hille

Site Manager – Ed Stout **Member** – Mary Truka

Member – Tracy Hille **Member** – Linda Smith

Member – Margaret Bowers-See

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