

The Old House Guild of Sandusky

FALL 2025 NEWS FOR MEMBERS 419-627-0640



Oktoberfest 2025

Prost!

Guild members enjoyed food, drink, and music at the Boeckling Club following a peek preview of the renovation work being conducting at the Waldock Building on East Washington Row. (See story inside)



Events Committee

Linda Howell

Mary Truka

Suzanne Stuck

Former Waldock Property Transformation

The members of the Old House Guild had the opportunity on Friday, September 26th to tour the former Waldock Offices now owned and repurposed by Tracey Demore Hiss. We were happy to see a nice turnout of members for this opportunity to examine first-hand the dramatic change in a property in need of imagination and love.

We were offered the chance to view the first and second floors but Tracey also allowed any willing guest to accompany her to the third floor. This building is in the process of being transformed to various sizes of apartment/condos and soon we hope to see residents moving in. On the second floor we were treated to a beautiful array of snacks and beverages.

A display of pictures revealed what the building looked like in the 1950's allowing us to compare the changes in transition. We have provided you with a few shots of the work in progress on the following pages. We are so lucky to have people like Tracey who are willing to invest in Sandusky's past and visualize a dream to turn properties into treasures for years to come.

There is much work left to be accomplished by Tracey and her crews but we commend her in preserving some of the original features of the building such as brick walls and original wood flooring. She has plans for a business on the first floor but details are not yet available. The residents in the front units on both the second and third floor will have a million dollar view looking down on our beautiful Sandusky Parks along with a choice seat for the summer concerts. Tracey claims she has the best gardener around - the city park crew! Keep an eye on this site in the coming months as Tracey works toward 100% completion.

Following the tour members moved on to the Boeckling Club to experience Oktoberfest 2025. Owners Tom and Roseanne Bogner provided a fun and enjoyable gathering in their biergarten with delicious Bavarian food and a variety of German beers. The crowd enjoyed fellowship and at intervals raised their glasses to declare, "*prost.*" Many thanks to Tom & Roseanne!





And while we are focused on preservation as the main purpose of the Old House Guild, check this video walk-through of a Sandusky property you may enjoy by following the link below. Have your volume up so you can hear all the comments. Listen for when they mention the Old House Guild. There is a lot of restoration going on in Sandusky properties and it is so nice the owners took the time to share their thoughts so people like us can enjoy. A big thank you to member, Will Schram for bringing this to our attention.

<https://www.facebook.com/share/v/1HVpTYdSi3/>



OHG Annual Summer Tour of Gardens

Save the Date

Please mark your calendar for **Sunday, June 21, 2026** and join us for next year's **Garden Tour** event. Yes, we are already working on this and have a nice list of prospective gardens for you to enjoy. And . . . if you want to offer your own garden for the tour or wish to nominate someone else's, please let us know by calling or emailing one of us using the addresses listed at the end of this newsletter.



**Message from OHG President
Dr. Richard Keller**



Another Great Event

Many thanks to our events committee for organizing the Oktoberfest 2025 visit to the Boeckling Club and tour of the preservation work at the Waldock Building.

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.

Preservation Committee

Mary Truka, Chair

Tim Berkey

Betsy Berkey

We Need Your Help!

Looking for Properties Deserving Recognition

As the leaves begin to fall and outdoor construction projects are brought to closure, it is a good time to identify properties that have undergone significant improvements. During the past year we expanded our annual recognition program to reflect the Mission Statement of the Old House Guild located earlier in this newsletter. We now recognize property improvements in the following categories:

Definitions of Categories for Annual Recognition

Preservation means the act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property.

Restoration means the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Rehabilitation means the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Adaptive Reuse means the process of reusing an existing building for a purpose other than which it was originally built or designed for.

Reconstruction means the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Please help us identify any properties within our city limits that you have noticed undergoing improvements over the past year. Even if the property does not fit exactly into one of the categories, just pass the address/location on to us and we will take it from there. We will keep your potential nomination in confidence and let you know if we go forward with a recognition at our annual membership banquet. *All you need to do is send us an email using the following link:*

info@oldhouseguild.org

Or call us and leave a message at:

Phone: 419-627-0640

Thank You!

What you can do to help us with historic preservation

Be our eyes and ears in the community! If you see a historic structure or artifact in need of preservation, let us know! Sometimes these can go unnoticed by us, the city, or other property owners. Call us or email us and we will take it from there: preservation@oldhouseguild.org

Tim Berkey - Preservation Project
The Masonic Temple of Sandusky



During the past few weeks we have reached out to the Masonic Temple to see if they would participate in this year's Christmas Candlelight Tour of Homes.

During our inquiry, I was able to join Terry Scott, President of the Perseverance Lodge for a tour of the building and grounds. I was impressed with the historic architecture and the internal facilities that include an auditorium, large meeting room with kitchen facilities along with a library and other numerous spaces.

Terry informed me that their facility is also home to the Science Lodge and that the man who built our house on Columbus Avenue, Captain John C. Zollinger was an instrumental member of the building committee that selected and secured the site on the northeast corner of Wayne and Washington Streets. Plans for the construction were accepted from H.C. Lindsay, architect out of Zanesville. This was followed by a bid from Feick & Bro. with the work beginning in the fall of 1888. The cornerstone was laid on June 24, 1889 at a Dedication and Consecration Ceremony.

Subsequent to the original construction, a redesign of the third floor was conducted to facilitate social events and enlarge the seating area of the stage area. A fire in 1943 destroyed most of the redesign work and with a war going on and a shortage of materials, another redesign was slowly accomplished followed by a re-dedication conducted in September of 1944.

Beginning in June of 2008, a complete refurbishing of the building was undertaken. Since then, there have been several initiatives to upgrade systems including heating, lighting and roofing. Much like typical old buildings, there are ongoing issues to address in order to preserve the historic property.

What is the Old House Guild doing to assist?

First, we have offered to assist the lodges in securing funding from a variety of sources to repair the roof, replace windows on the east side of the building, and make repairs to the stonework on the front/street side. In addition, we are providing help to complete the paperwork for a historical marker to be placed at the site. Finally, we are aware that when the Guild assisted with the application for the Temple to be placed on the National Registry of Historical Places in 1983, the owners declined the designation even though it qualified. It is unknown why the nomination was not placed forward. We are working with the lodges to see if they would like to revisit this distinction, noting that many masonic temples throughout the U.S. are indeed on the registry. We are hoping that going forward this important historic structure can continue to be preserved as well as recognized through signage and hopefully registered for historic significance. We will keep you posted as we work with the lodges.

2025 Christmas Candlelight Tour of Homes Returns
December 6/7
5:00-9:00 pm

Ed Stout
Chair

Laurie Hille

Suzanne Stuck

Betsy Berkey



The Old House Guild is pleased to announce the return of a holiday classic in 2025, the Christmas Candlelight Tour of Homes. The tour will be Saturday and Sunday, December 6th and 7th from 5 pm till 9 pm. With it's return, you will find many familiar features along with some new ones.

Starting this year, tickets may be purchased either online or in person. Online tickets are available now through our website by visiting the Events page and scanning the QR code or using the URL shown and following instructions there: <https://www.oldhouseguild.org/events/>

In person purchasing of tickets by check or exact cash begins Monday, October 13th at the following locations:

* [Corso's Flower and Garden Center in Sandusky](#)

* [Naturally Country in Norwalk](#)

* [Russell's Flowers, Garden Center and Gifts in Bellevue](#)

Nights of the tour, tickets may be obtained at the Boeckling Club in Sandusky. Tickets are \$20 regardless of when or how they are purchased. For the tour, simply show your ticket on your phone if purchased online or your paper ticket if purchased in person at the first home you visit and a wristband will be given to you to enter all the remaining locations.

Traditional features of the tour will be the wreath and 50/50 raffles, with raffle chances being \$1 each or 6 for \$5. These will be at the Boeckling Club along with registering for the free door prizes.. And what Christmas event would be complete without Santa and Mrs.Claus, who will be at the Follett House Museum along with cookies and punch. New for this year at other locations, you will find donuts and hot beverages, and perhaps kettle corn. Live entertainment will be offered at sites during the tour. We do remind folks that no food nor beverage will be allowed inside any of the homes and no interior photography is permitted without the homeowner's expressed permission. We suggest bringing along a bag to carry your shoes in while touring the homes and ask that you wear socks since no bare feet are allowed. Finally, there will be a mystery raffle with clues given to help you locate the mystery item in one of the homes. Your answer of what it is and where it is located can be entered through email and a winner of a \$50 certificate will be chosen from all correct entries submitted. Further details regarding the tour are provided with your ticket purchase.

We look forward to seeing many familiar faces and new ones too during the tour. We have strived to expand our cherished holiday tradition and hope you find our efforts a delight as you experience the charm of Sandusky homes, beautifully decorated for the Christmas season.

Questions?

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Suzanne Stuck

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Betsy Berkey

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Funding Our Work

Laurie Hille - Treasurer

OHG Financial Standing

Our financial standing continues to be strong. Utilizing \$36K in funds from our capital account we opened another CD with Civista bank this past summer. This will promote further growth in our financial standing. The new CD is growing at approximately \$127 per month. Our original CD matures in December 2025 with the new CD following in January 2026. The board will be reviewing our continued investment options in the coming months. We are also looking into new restoration and/or preservation opportunities to support within the Sandusky community. If you become aware of anything you think we should consider, please reach out to any one of the OHG board members.

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. 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.

Not Getting Your Newsletter?

If you have not been receiving your newsletter or hear from a fellow member who states the same please do the following before you contact us:

Iphone/Apple users - check your Junk file, open up an email from the Guild and you will be now able to get our messages and news.

Android users - check your Spam file, open up an email from the Guild and you will now be able to get our messages and news.

Don't forget to send us your new email address when/if it changes!

Volunteer with the Old House Guild

Opportunities

Tour Guide	Fundraising	Event Helper
Committee Volunteer	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	rick.keller@oldhouseguild.org
Vice President - Timothy Berkey	timothy.berkey@oldhouseguild.org
Secretary - Linda Howell	linda.howell@oldhouseguild.org
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