

# ***The Old House Guild of Sandusky***

**WINTER 2026 NEWS FOR MEMBERS 419-627-0640**



## **ANOTHER SUCCESSFUL TOUR OF HOMES**



Congratulations to all of the homeowners who decorated their residences in beautiful displays of the holiday season. We thank them along with the members and volunteers who put in many hours of work to make this a special experience for the community. We have pictures of the event for you to enjoy. We were surprised with the presence of Kevin Lee who showed up on his own to collect a wonderful series of images that you can see by following the Facebook link below:

<https://www.facebook.com/kevinleevizuals/posts/captivating-candlelight-captures-wondrous-winter-artistry-episode-5location-down/880640911208932/> In addition, we have posted other pictures on our website. Follow this link to the OHG Events page:

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



## Message from Outgoing OHG Board President Dr. Rick Keller

Members of the Old House Guild,

It has been an honor and privilege to serve as the Guild Chairperson. The Candlelight Tour, Garden Tour, Preservation Workshops, and the successful effort to "rescue" the Johnson House from demolition are all significant accomplishments that have supported OHG's mission to preserve Sandusky's architectural heritage.

Dr. Tim Berkey has accepted the position as your new board chairperson. Tim has been an active and effective board member since joining the board 9 years ago. He will lead our board with talent, diligence, and enthusiasm.

The Old House Guild is currently composed of individuals dedicated to our cause. They work hard! They get things done! You are well represented with their efforts.

As for myself, I will continue as Vice Chairperson and will remain active with the board. Personally, I am committed to our preservation efforts. Together we have accomplished much. Other challenges await and we will address these challenges with dedication to our mission.

Respectfully,

A handwritten signature in black ink that reads "Richard Keller". Below the signature, the text "Richard R. Keller, MD" is printed in a smaller, sans-serif font.



## Message from OHG Board President

**Dr. Timothy Berkey**



### **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.*

Dear Guild Members,

First, on behalf of the Old House Guild Board, I would like to thank Dr. Keller for all of his dedicated work as our President. He has guided our board and organization through focused work that kept us driven to pursue the mission of our organization. We have benefited from his guidance, advice, and passion to protect the rich inventory of historic buildings, houses, sites and objects that are the inheritance of the city of Sandusky. Through his leadership we have grown as a board and organization and are thankful for his years of service.

I also would like to thank you, the membership for your ongoing support of our work to preserve the beautiful and historic structures and artifacts in the Sandusky Community. Your Board of Trustees continues to seek opportunities to advance our mission as well as provide members with interesting and worthwhile events.

During the past year we made the decision to recommit our energy and resources to projects and initiatives that specifically restore, preserve and repurpose properties throughout the city.

All of this work demands a great deal of commitment from our board members and volunteers. It also requires expenses that we cover from membership dues. After much discussion and deliberation, the OHG Board took the long overdue step to set new membership subscription rates that appear on the website link:

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

Thank you for your generous support. We look forward to another exciting year.

Dr. Timothy Berkey  
President

## Membership

Tracy Hille

Hello all,

Welcome to 2026 and the "Fresh" Ohio weather.  
Each year in January, we reach out to our members to remind them that the Old House Guild membership dues are ready to be renewed.

Below is a letter from the Guild's new President Dr. Timothy Berkey giving you a brief overview of our 2025 achievements and new membership rates. We have added a special "couples rate."

To pay your dues you can click on:

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

to pay online using your Credit Card. You can also pay your dues via our website using a check.

This is a new feature we recently added using Zeffy. It's like PayPal only, it's specifically created to support nonprofit organizations like the OHG. Zeffy doesn't charge us a fee for the transaction. Instead, they ask the purchaser to make a voluntary donation to them. We recommend (on the 2nd page) you change their default donation of 17% to 4%. On a \$25 Single Membership dues, it will add \$1.00. The donation is entirely voluntary. **If you don't wish to donate simply enter zero. A donation is not required.**

Dues should be paid by February 1st.

Thanks for supporting the Old House Guild of Sandusky.

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Tracy Hille  
Membership Chairman  
419 624-6243



## THE OLD HOUSE GUILD OF SANDUSKY

January 2026

Dear Guild Members,

Thank you for your ongoing support of our work to preserve the beautiful and historic structures and artifacts in the Sandusky Community. Your Board of Trustees continues to seek opportunities to advance our mission as well as provide members with interesting and worthwhile events. During the past year we made the decision to recommit our energy and resources to projects and initiatives that specifically restore, preserve and repurpose properties throughout the city.

In April, we conducted our fourth installment of Do It Yourself Series (DIY) seminars with "Old House Though New Eyes," featuring Sam Ada, Manager of the Sandusky Sherwin Williams Paints. We celebrated our annual membership dinner in May at the Sandusky Yacht Club. Preservation awards were provided to six property owners in special recognition for their work in one of six categories established by our Preservation Committee. In June we held our second annual Garden Tour featuring seven unique and beautifully landscaped properties along with a chance to catch some horticultural tips at the City of Sandusky Greenhouse. In August we kicked back and invited members to a beautiful evening cruise on the Goodtime I. September brought us a unique opportunity to tour the former Waldock offices being transformed into apartments and venues by Tracey DeMore Hiss. We then moved to the Boeckling Club's biergarten to join in their Oktoberfest 2025 celebration.

And finally, we rounded out the year with our annual Candlelight Tour of Homes featuring six beautifully decorated residences long with a special viewing of the historic Masonic Temple. This year we added traveling carolers, a food wagon, a mystery game, and a new home base, the Boeckling Club that provided a wonderful venue to purchase tickets, win prizes and grab some food and drink. We also introduced online ticket sales for the first time, giving participants a simplified means of making their purchases.

All of this work demands a great deal of commitment from our board members and volunteers. It also requires expenses that we cover from membership dues. After much discussion and deliberation, the OHG Board took the long overdue step to set new membership subscription rates as follows:

**\$25 per member/\$40 per couple - Lifetime members remain the same**

Thank you for your generous support. We look forward to another exciting year.

Dr. Timothy Berkey  
President

## Events Committee

Linda Howell

Mary Truka

Suzanne Stuck

We are months away, but it is never too early to mark your calendar for some important dates for Old House Guild members.

The first one to remember is Thursday, May 14 when we host our Annual Membership Meeting and Dinner. The Preservation Committee is in the process of preparing a great program featuring properties awarded for excellence in preservation.



### Annual Membership Dinner & Meeting

Thursday, May 14, 2025

Moving on, be sure to mark Sunday, June 28 so that you don't miss our Garden Tour 2026. There may be snow on the ground but we are thinking ahead to warmer weather. If you know of an outstanding garden please let us know. We still need a couple more to fill this event.

**-More Details to Come-**



## OHG Annual Summer Tour of Gardens

**Sunday, June 28, 2026**

### Preservation Committee

**Mary Truka, Chair**

**Tim Berkey**

**Betsy Berkey**

The Old House Guild 2026 Awards for exterior preservation will be presented at the annual dinner on May 14<sup>th</sup> at the Sandusky Yacht Club. More information will be forthcoming in the Spring Newsletter edition.

### **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](mailto:preservation@oldhouseguild.org)

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## 2025 Candlelight Tour of Homes Wrap-up

**Ed Stout**  
**Chair**

**Laurie Hille**

**Suzanne Stuck**

**Betsy Berkey**

December 2025 saw the return of our annual event, the Christmas Candlelight Tour of Homes. We feel we had a successful tour and from participants' comments, it was very well received and appreciated. In bringing back the tour, we made changes and additions to make this event more aligned to the twenty-first century. We focused on encouraging a younger generation of tour-goers, many with families, to participate. We put an emphasis on the use of technology which most people employ today.

Taking a cue from our membership and donation programs, we instituted the purchase of tickets online. By doing so, we were able to present our entire tour brochure, complete with details about the tour and the featured homes. Most importantly, tour-goers could use this technology for their map with Google gps directions popping up to maneuver from one featured home to another. This proved to be so much easier than trying to read a physical paper map in the dark that previously left the participant to figure out on their own how to navigate from one place to another. Actual pictures of each home were online to help identify and locate each home. Many tour-goers said they were able to spend less time traveling between homes and more time viewing each one.

There were adjustments which we had to make, like having a new home base since we no longer use the Cooke-Dorn House for that purpose. We selected the Boeckling Club this year which also afforded the tour-goer a chance to purchase a tasty treat and/or beverage while entering our traditional raffles of wreaths, 50/50 and free door prizes. There was also hot chocolate and donuts offered at one of our featured homes. And without saying, Santa and Mrs. Clause were at the Follett House Museum to greet young and old alike.

We introduced a mystery item hunt for the first time with clues given to help figure out the item and which home it was in. tour-goers submitted their answer via our website to enter the contest. This proved to be a fun addition to our tour involving an additional way to interact with tour participants using technology. This year's item was a vintage television located in the home of Nicholas and Lisa Pike on Milan Road, and was won by Hannah Schmid. Congratulations to her and hope she enjoys the \$50 gift certificate to Berardi's Family Kitchen. Congratulations also goes to all our other raffle winners. They are listed below.

For the wreath raffle, we have winners and where they won from: Richard Howell (Barnes Nursery) - Lori Brown (Acme Fence) - Deanna Cammalleri (Colonial Gardens) - Cherie McCleese (Naturally Country) - Rosanne Bodner (Michaels) - Karen Frye (Guild Silent Supporter) and Sherry Porter (Corso's Flower & Garden Center).

For the 50/50 raffle, the winner was Richard Brown who received \$154.50.

For the free door prizes we made each prize a value between \$40 to \$55. We have restaurant gift certificate winners: Lynette Gilbert (\$50 - Texas Roadhouse & Shore House Tavern), Hayley Behr (\$50 - Chili's Grill & Bar and Texas Roadhouse), Brittany Serowski ( \$50 - Texas Roadhouse And Daly's Pub), Mim Ewell (\$50 - Danny Boys and Hot Dog Tony's), Laura Cobb (\$40 - Berardi's Family Kitchen), Narti Bragg (\$50 - J Bistro Downtown), Kathleen Newman (\$55 - Mekong Vietnamese and Cheekz Burgers), Kim Leibacher (Chet & Matt's Pizza), Gary Ackerman (\$50 - Longhorn Steakhouse), Monica Vaccaro (\$55 - Brick Oven Bistro and Texas Roadhouse), Judi Nath (\$50 - The Club Restaurant & Bar), Joe Pohorence (\$40 - Applebees Grill & Bar), Scott McCune (\$50 - Cameo Pizza and Barra Tacos & Cocktails), Pete Schlegel (\$50 - Crush Wine Bar), and Mary Gioffre (\$50 - Texas Roadhouse and Landmark Kitchen & Bar).

## Funding Our Work

Laurie Hille - Treasurer

### 2025 Candlelight Tour of Homes

The 2025 Candlelight Tour of Homes was another successful event. I heard many nice compliments about the food & drink trucks we had to the new online ticket ordering & check-in processes. Those were so 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 \$6,834.20 in net profit for the tour. Although not as much as in previous years which may be explained by the colder weather or to the various community events that took place over the same weekend. I want to thank everyone who helped organize and participate in the event to make it the success that it was!

### CD Investments

OHG maintains two CD investments with Civista Bank. Both have been growing nicely and have been renewed in recent weeks. During 2025 we made \$5,210.55 in interest income. Much better than sitting in a regular savings account. These funds are lying in wait for a project that the Board feels would be an appropriate use of these funds.

### 2025 Audit

The Bylaws of the Old House Guild call for an annual accounting of our revenues and expenditure. To comply with this requirement, I submitted the internal audit documenting all monthly receipts and expenditures, the resolutions from the minutes showing board approval of all financial transactions, and copies of December 2025 bank statements that verify ending balances from each of our accounts. A copy was provided to board members in early January. The board will discuss the report and I anticipate it will be approved at our March 2026 meeting. Copies of the audit are retained and are accessible to members for review upon request.

## 2025 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 990N which allows us to send an electronic short form postcard verifying our continued existence as a nonprofit. This is anticipated to be filed as soon as the IRS makes the form available for the new year.

## Zeffy/Credit Card Payments

We introduced the use of Zeffy to allow people to purchase Candlelight Tour of Homes tickets online. I was pleased with how easy it was to set up. We sold 244 tickets this way totaling \$4,567.00 which was a huge success for our first year. Zeffy is free for non-profit organizations to use, this allowed us to keep 100% of the income made from the ticket sales and purchasers also saved by not having to pay any credit card surcharges. For 2026 we will be extending our use of Zeffy by offering this as an option for members to pay their dues and for other events during the year.

## 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](mailto: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  
Committee Volunteer  
Historic Inventory  
Candlelight Tour Helper

Fundraising  
Historic Research  
Holiday Decorating  
Annual Dinner Helper

Event Helper  
Sign Painter  
Mailings  
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** - Timothy Berkey  
**Vice President** - Rick Keller  
**Secretary** - Linda Howell  
**Treasurer** - Laurie Hille  
**Preservation** - Mary Truka  
**Candlelight Tour** - Ed Stout  
**Membership** - Tracy Hille  
**Newsletter** - Betsy Berkey  
**Events** - Suzanne Stuck

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#### Address:

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**Website:** [www.oldhouseguild.org](http://www.oldhouseguild.org)

**Facebook:** Old House Guild of Sandusky