

HP&DRB Articles from 2016 Lakesider

- **East Ohio Conference & West Ohio Conference Issues – Historic architectural styles in Lakeside**

David Hottenroth

The earliest buildings in Lakeside were built in the Victorian period of the late 19th century.

After the Civil War, with the economy moving away from a basis in agriculture, Americans had increasing leisure time to pursue personal interests. Wider exposure to art and architecture inspired interest in historical design.

Formal Classicism gave way to new styles based on romantic interpretations of the past. This was supported by technological developments of the day, such as new manufacturing techniques that allowed mass production of building components that were less expensive, yet more elaborate in detail.

Most Lakeside buildings do not conform to a single style but are eclectic combinations of elements from different styles created by local craftsmen using pattern books and their imaginations.

A great reference to the characteristics of the various architectural styles in Lakeside is the Gaede Serne Report, available at www.lakesideohio.com.



- **WEEK 1 – Historic Preservation & Design Review Board**

David Hottenroth

Because of its rich heritage and character, Lakeside is designated as a National Historic District. The mission of the Historic Preservation & Design Review Board (HP&DRB) is to preserve Lakeside’s unique landscape and “sense of place,” which in turn also protects our National Historic District status.

Homeowners who wish to make external physical changes to homes and cottages must submit plans to the HP&DRB to ensure they are in keeping with Lakeside’s heritage and character. Approval is not required for painting and routine repairs.

However, reviews are required for all other external changes, including porches, decks, gazebos, windows, roofing, siding, fences, sheds, driveways, ornamentation, major landscaping and removal of all or part of a building.

After obtaining an HP&DRB Certificate of Appropriateness, the owner should apply for Danbury Township and Ottawa County permits.

The HP&DRB meets one Saturday each month. Applications, regulations and meeting schedules are available at the Lakeside Chautauqua Administration Office.

Please allow additional time for construction in case the Board or township requests changes.

Questions may be directed to David Geyer, Vice President of Municipal Services, at (419) 798-4461, ext. 238.



- **WEEK 2 – Historic Preservation & Design Review Board**

David Hottenroth

As you're contemplating a cottage renovation project, an important first step is to determine if historic photographs of the property exist.

The Lakeside Heritage Society has been collecting historic materials since 1968. The Archives is a valuable resource of historic documents, maps and photographs that includes information on many Lakeside buildings.

This photograph shows the cottage at 104 W. Third St., formerly the Abigail Tea Room, and a small portion of the adjacent cottage at 230 Central Ave. as they appeared in 1917.

The two buildings were reconstructed and restored in 2011. The historic photographs from the Archives provided documentation of architectural details that had not existed for more than 80 years and inspired the recreation of the two-story porches that are the defining feature of the cottages.

When looking for direction and inspiration for your cottage renovation project, the Historic Preservation & Design Review Board recommends a visit to the Lakeside Heritage Society Archives.



- **WEEK 3 – Please don't pave paradise**

Dave Manzella

One of the unique aspects of Lakeside is that it retains the original layout from the Methodist camp meetings of the 1870s. The 33-foot width of the individual sites has resulted in the high-density of cottages that contributes to the charm and timeless sense of what is now a National Historic District.

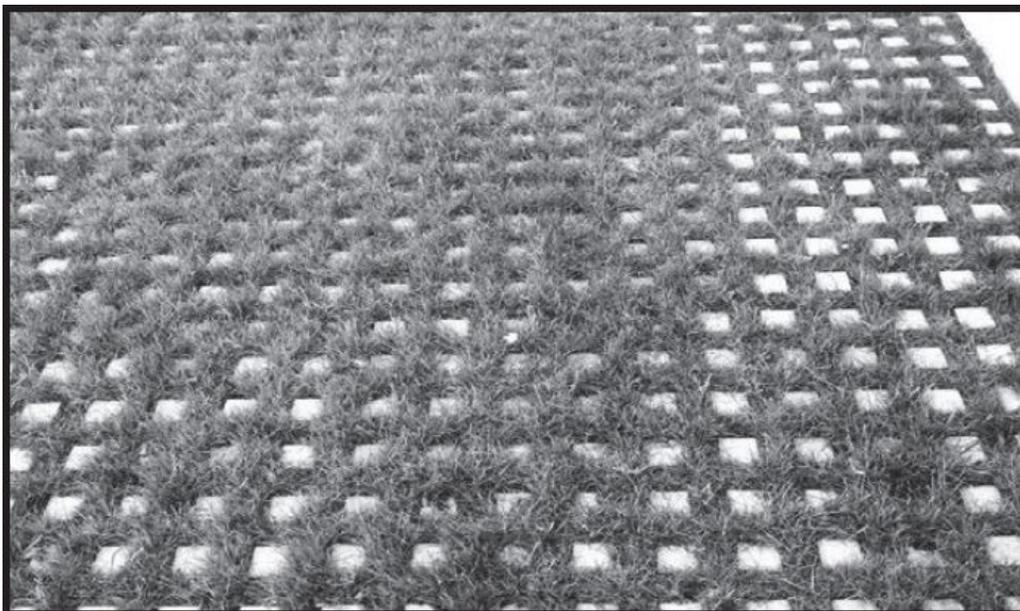
Preserving this historic character is a responsibility shared by all cottage owners. The Historic Preservation & Design Review Board (HP&DRB) exists to work with owners to meet this responsibility.

Over the last decade or more, the popularity of Lakeside has led to property value increases significantly more than comparable housing in the surrounding areas. This, along with our ever-growing extended families and love for Lakeside, has resulted in a large number of upscale renovations, additions/expansions and even new construction projects that all continue this upward trend in property values.

With these sizable property investments comes the desire for us to have all the comforts of home-away-from-home in our Lakeside cottages; a goal that can be at odds with our responsibility for maintaining the historic character that we all love.

One of the specific challenges Lakeside and the HP&DRB face related to this is the desire to include paved driveways and walkways as part of property improvements. With the original meeting-camp-small property sizes, this can result in a noticeable loss of green space and increased storm-water runoff problems.

To counter this trend the HP&DRB encourages the use of water-permeable pavers in all new projects; a practice that is now required in the Lakeside-owned right-of-way. So, let's embrace the use of permeable pavers in our future projects and avoid paving over our Lakeside paradise.



WEEK 4 – HP&DRB: Solar panels in Lakeside Chautauqua

John Cavileer

Built 21 years ago by owners Kathy and Steve Bentley, the cottage at 545 Plum Ave., underwent an interesting and unusual remodel in 2014, with the addition of six solar panels.

The panels collect energy from the sun during peak periods, reducing the need to purchase power during the most expensive hours of the day. The panels even collect on overcast and cloudy days.

While the owners' electric bill was \$0 the month this article was originally written, the economics get even better when factoring federal tax credits and a 7-15% payback.

While solar energy would seem inappropriate in a historic district, the Historic Preservation & Design Review Board would like to encourage further environmental consciousness and to congratulate the Bentleys for their initiative.

- **WEEK 5 – HP&DRB: A New Life**

Mark Carle

Finding creative ways to reuse space, refurbish objects and repurpose materials is an endless adventure for owners of older homes. For many of us, it might be a yard sale find or a family castoff. As in the case of the Lakeside Plumbing Shop (built around 1910 and pictured in 1986), it might be an entire building.

During the 1980s, when the local water system was replaced by regional service, the Lakeside water tower (at the corner of Laurel Avenue and Sixth Street) was torn down. However, rather than be demolished, the associated plumbing shop was put up for sale.

In 1986, it was purchased, saved and transformed from a maintenance shed into a residence.

Today it's the beautiful summer home of the Geisheimer family. Take a look again at the picture, and then walk by its reincarnation at 541 Laurel Ave.



- **WEEK 6 – Neighbors ... an important part to the design and review process**

Susan Mack

One of the special features of the Lakeside experience is the special relationship with those who reside nearby - those in your neighborhood.

Because of these relationships, because many cottages are situated very, very close together, and because the Historic Preservation & Design Review Board (HP&DRB) wishes to preserve the character of each neighborhood, an integral part of any application for new construction, demolition or renovation involves sending a letter to all contiguous neighbors describing the work to be done, including all plans appropriate to the project, plus a postcard to be returned to Lakeside, with comments, if desired.

Neighbor responses, whether by postcard or in a more detailed letter, are carefully considered by the HP&DRB.

While most responses are positive, neighbors may express concerns about property lines, setbacks, appropriateness for the neighborhood, etc.

A neighbor may also wish to meet with the HP&DRB regarding a specific project and may do so by contacting the Lakeside Chautauqua Administration Office for an appointment.

When major projects are planned, homeowners are also encouraged to inform their neighbors in person, if possible.

- **WEEK 7 – Thinking of renovating?**

David Hottenroth

When considering an addition to a historic cottage, the Historic Preservation & Design Review Board (HP&DRB) encourages homeowners to maintain the integrity of the original structure with new work that is differentiated from the old.

An example of this concept is evident in the recent renovations to the cottage at 215 Cedar Ave (pictured). The central, oldest portion of the cottage is clad in vertical siding to recall the original board and batten.

To the front of the cottage, porches have been added and enclosed over the years. Varying window patterns, architectural features and siding styles provide a record of this progression.

A rear addition, completed this past year, has yet another type of siding. The roofline of the new addition does not obscure the gable of the original cottage.

The HP&DRB would like to commend the Penick and Rust families for a renovation that allows the evolution of their cottage to be visible through the use of architectural materials and features.



- **WEEK 8 – Historic Preservation & Design Review Board**

David Manzella

Each year, the Lakeside Historic Preservation & Design Review Board (HP&DRB) selects a number of projects from the past year for recognition as noteworthy examples of Lakeside historic preservation.

This year, the HP&DRB is recognizing the cottage at 303 Lynn Ave. owned by John Wiechell.

This circa 1900 cottage has been in the Wiechell family for generations, with the prior owner, Bob Wiechell, having owned it for 76 years, which may be a record for length of ownership by an individual.

When John inherited the property, it was in need of measurable repair and renovation.

Old paint was scrapped from the siding allowing it to be preserved with new paint in a different shade of the original yellow. This was a considerable effort, but the result was the best kind of historic preservation, keeping the original clapboard instead of replacing it with vinyl siding.

Low-maintenance windows were installed, but they retain the size, location and appearance of the originals.

Several trees that were damaging the foundation were removed and are being replaced by similar varieties with more favorable locations.

Lastly, the roof was replaced. The result is a restored cottage looking very much as it had more than 100 years ago that will last for generations to come.

If you see John, please join the HP&DRB in congratulating him on a job well done.



- **WEEK 9 – HP&DRB Award to Kelmer cottage**

John Cavileer

“Quaint, cute, special and historic” are all words we on the Historic Preservation & Design Review Board (HP&DRB) hear when describing Lakeside.

It becomes a challenge, therefore, for the Board, and to each owner and contractor that desires to do an exterior renovation, to do so in a manner that retains the uniqueness of our community.

Built in 1880 as a classic American foursquare, but as a summer dwelling, the cottage at 203 E. Second Street recently received a total exterior renovation.

Beginning in October 2015, and lasting all winter, cottage improvements included a new foundation, energy efficient windows, insulation and new siding.

The siding was removed and re-sided with a wood engineered product to replicate the original. The owners even researched and were able to duplicate the original color.

Due to their desire to honor the historical value and style of their cottage, the HP&DRB would like to recognize MaryAnn and Rich Kelmer for their efforts.



- **WEEK 10/11 – Lakeside recognizes landscaping improvement**

Mark Carle

Each year, the Lakeside Historic Preservation & Design Review Board (HP&DRB) selects a number of recent projects that exemplify noteworthy efforts to maintain and enhance the historic character of Lakeside.

This year, the HP&DRB commends Nancy Kandrac for the sensitive landscaping improvements to her cottage at 326 Lynn Ave.

The choice of flat quarry rock for paving and building raised flower beds is aesthetically sensitive to the historic nature of a Lakeside cottage, as well as environmentally conscious.

Kandrac's project was designed to beautify the outdoor living space and address storm water runoff problems for both her cottage and neighboring cottages.

Permeable spacing between the flat paving stones allows storm water to percolate to the soil below, to help reduce water runoff. The use of raised beds redirects and slows downhill storm water for Kandrac and the cottages to the north.

Lakeside encourages cottage owners to follow Kandrac's fine example and help manage water and storm runoff with the use of permeable landscaping options when planning parking and terracing areas.

When you see Kandrac, please join the HP&DRB in congratulating her for a creative and thoughtful landscaping project.

