



Landmark Commission **City Building**

222 Meigs Street
Sandusky, Ohio 44870

June 25th, 2018
1ST FLOOR CONFERENCE ROOM
4:30 P.M.

AGENDA

1. Meeting called to order – Roll Call
2. Jan Smith Wood, on behalf of Grace Episcopal Church has applied for approval of a digital message board sign to be located at 315 Wayne Street.
3. Other Business
4. Adjournment

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

LANDMARK COMMISSION REPORT

APPLICATION FOR APPROVAL OF A DIGITAL
MESSAGE BOARD SIGN AT 315 WAYNE
STREET.

Reference Number: LM-04-2018

Date of Report: June 25, 2018

Report Author: Greg Voltz, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Jan Smith Wood, on behalf of Grace Episcopal Church has applied for approval of a digital message board sign to be located at 315 Wayne Street. The following information is relevant to this application:

Property Owner: Grace Episcopal Church
315 Wayne Street
Sandusky, OH 44870

Authorized Agent: Jan Smith Wood
315 Wayne Street
Sandusky, OH 44870

Site Location: 315 Wayne Street

Zoning: "DBD" Downtown Business District

Existing Uses: Church

Surrounding Uses: North: Park/DBD
East: Residential & Park/GB & DBD
South: School/DBD
West: School/DBD

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan
Sandusky Zoning Code Chapter
Chapter 1143.06 Prohibited Signs

SITE DESCRIPTION

The subject parcel is located at 315 Wayne Street, the property is zoned as DBD Downtown Business District. The adjacent parcels are zoned as "DBD" Downtown Business District, "GB" General Business District.

315 Wayne Street



Zone Map – Parcel



DIVISION OF PLANNING COMMENTS

The applicant has applied for approval of an 11.02 square foot digital message board sign for the Grace Episcopal Church at 315 Wayne Street.

Sandusky's Design Review Guidelines state the following:

"If signs are to be illuminated, lighting should be provided externally. Internally lit signs are not appropriate for the downtown district. Light fixtures for signs should be simple in design and placed in a location which does not obscure other features of the storefront."

The Secretary of the Interior's Standards for Rehabilitation states that the following is not recommended:

"Removing or radically changing storefronts – and their features – which are important in defining the overall historic character of the building so that, as a result, the character is diminished."

315 Wayne Street is individually listed on the National Register of Historic Places, as well as being in close proximity to the Downtown Sandusky Commercial Historic District, Washington Park and other individually listed items and buildings. This property is also just outside of the Downtown Review District, which does not permit the use of internally illuminated signs. Staff does understand that the sign is not to be located directly on the building, however it is believed that this sign would radically change the perception of the building.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recognizes that the sign is small in size. However, it is the opinion of staff that the changes to the sign would be aesthetically detrimental to the area, and would not fit into the historic character of the building, adjacent buildings, and adjacent parks. As stated in the Design Review Guidelines, an internally lit sign, such as a digital message board sign would not follow the intent of the guidelines. Also, staff believes that allowing the use of a digital message board sign at an individually listed, historic building would not be in line with the Secretary of the Interior's Standards. As such, staff recommends denial of the application for a digital message board sign to be located at 315 Wayne Street.



CITY OF SANDUSKY LANDMARKS
COMMISSION

222 Meigs Street - Sandusky, Ohio 44870

Phone (419) 627-5832

LANDMARK DESIGNATION AND
CERTIFICATE OF APPROPRIATENESS

APPLICATION

Preparing Your Application:

Please type or use black ink and use paper no larger than 11" x 17" for the required supporting information. City staff is available to advise in the preparation of applications.

Filing Your Application:

When completed, the attached application will initiate consideration of a property for designation as a local historic landmark. The application will enable the Sandusky Landmark Commission to determine whether the property qualifies for designation.

**The guidelines developed for this application are based on the evaluation process set forth in Chapter 1161 of the City of Sandusky's Code of Ordinances.*

1. Name of Property

Historic Name: Grace Episcopal Church

Current Name: Grace Episcopal Church

2. Location

Please include the full street address of the property, including its local jurisdiction. Parcel Identification Numbers (PIN) can be found by contacting the Erie County Auditor's office or website.

Street Address: 315 Wayne Street

City/Town/Jurisdiction: Sandusky

PIN Number: 56-68044

3. Owner Information (If more than one, list primary contact)

Name: Jan Smith Wood

Address: 315 Wayne Street, Sandusky

Phone: 419-625-6919

4. Applicant/Contact Person (If other than owner)

Name: Robert Shaffer
Address: 3509 Scheid Road, Huron, Ohio 44839
Phone: 216-212-9665

5. General Data/Site Information

- A. Date of construction and major additions/alterations: _____
- B. Number, type and date of construction of outbuildings: _____
- C. Approximate lot size or acreage: _____
- D. Architect, builder, carpenter, and/or mason: _____
- E. Original use: _____
- F. Present use: _____

6. Classification

A. Category (building(s), structure or site): _____

- Building - A "building," is created principally to shelter any form of human activity. (i.e.: house, barn, hotel, church, school, theater, stable)
- Structure - The term "structure" is used to distinguish from buildings constructions made usually for purposes other than creating human shelter (i.e.: tunnel, bridge, highway, silo)
- Site - A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure. (i.e.: battlefield, cemeteries, designed landscape)

B. Ownership (check one): _____ Private _____ Public

8. Scope of the Project to Include: Please circle all that apply.

Awnings/ Shutters

Signage

Roofing

Landscaping

Rear Access

Parking Lot Layout

Siding

Energy Conservation

Doors, Windows, Entrances

Complete Façade Restoration

Partial Façade Restoration

Exterior Painting (Commercial)

Fences

Other _____

9. Signatures

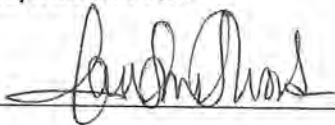
Applicant: _____



Date: 6/14/18

I have read the general information on landmark designation provided by the City of Sandusky Landmark Commission and affirm that I support landmark designation of the property defined herein.

Owner: _____



Date: 6/14/18

PROPOSED DEVELOPMENT (check those that apply):

- ☐ New Construction (new building(s))
- ☐ Addition to Existing Building(s)
- ☐ Change of Use in Existing Building(s)
- ☒ Other

Description of Proposed Development (Describe in detail your development plans, for example – proposed use, size of building or proposed addition, hours of operation, days of operation, seating capacity, etc.):

We are proposing to replace the current, manual message area in our outdoor sign facing Wayne Street with a digital message board. The rest of the sign structure will remain intact. There is already electrical feed to the sign which powers an outdoor light that shines on the sign. The proposed digital board would be controlled by the church office computer.

To: Sandusky City Planning Commission

From: Robert Shaffer, Representing Grace Episcopal Church

Date: May 22, 2018

Subject: Rationale for Our Proposed Digital Sign

We propose to be permitted to change our current, manually lettered sign to a digital one to better serve our mission for the community of Sandusky. Our church is moving more and more into the important area of outreach work, and a digital sign would be such an important part of our communication efforts about our outreach activities with our community.

There was a time when the church was attended by its regular parishioners who met at the church from time to time and volunteered to address some outreach traditional activities such as providing funds to community agencies, occasional meals to the needy, etc. There was no real need to communicate regularly with the outside community about these few activities as the parishioners coordinated them among themselves and took care of all the arrangements including an occasional piece in the local newspaper or message over the radio. The church sign...it was only needed to advertise the times of services and the name of the pastor.

However, true community churches such as Grace now are advancing their efforts more and more into their communities to provide more needed assistance to those less fortunate who face severe difficulty in providing basic necessities for life, and coping with the newly emerging social evils of today. For example, there are community meals twice a month, counseling, a thrift clothing shop, youth meetings and trips, purchase of facilities for the needy, festivals, shelter activities in times of crises, gifts for and visits to youth, health classes, inspirational book reading, evolving evening services and meetings just to name a few.

In order to help facilitate our efforts at Grace to let our community residents know what we're trying to do, a digital sign, capable of delivering a lot of information to passers-by in a brief period of time, as well as be more readily changed as our outreach projects change, we feel would be invaluable. Simply stated, we would like to more quickly be able to tell our community members what, when, and where we're doing something, and inviting them to come help us in our efforts. An occasional spiritual message may well be mixed in. Our current static sign just won't meet our new needs.

We humbly respect the needs of the Sandusky historical district, and completely understand your efforts to protect them. If need be, we request a variance in rules or policies to allow us to more effectively advertise our mission to the Sandusky community. Thank you for your consideration.

GRACE CHURCH
EPISCOPAL

GOD LOVES YOU.
NO EXCEPTIONS.

Worship with us!

TUESDAYS

5:30 pm

SUNDAYS

8:00 am

10:00 am



*Grace Church is a welcoming community,
inviting everyone to learn, serve and share
Christ's love.*

SIGN #1

Replace existing single face display cabinet with full color LED display



Full Color LED Display
Pixel Pitch: 10mm
Pixel Matrix: 80(h) x 128(w)
Physical Size: 50.394"(h) x 31.496"(w)
Power: 7.28A, (1) 20A 120V circuit required



Date 04.05.18

Scale $1/2" = 1' - 0"$

Drawing # 1 of 1

Filename
GraceEpiscopal01_040518

Sales **Dan**

JP

Work Order **MO-**

This drawing has been reviewed and is:

☐ APPROVED
AS SUBMITTED☐ AS SUBMITTED
☒ APPROVED
AS NOTED

☐ AS NOTED
☐ NOT APPROVED
☐ REVISE AND RESUBMIT

Representative Signature

Date _____

These designs, specifications or plans are the property of The Wagner Electric Sign Company as a direct result of the creative and artistic talents of the employees who are being submitted to this organization that you directly represent for the sole purpose for you or your company to use them in the design of any sign that is not to be related to purchase products or services from The Wagner Electric Sign Company. These plans, designs, specifications or drawings are unauthorized distribution or reproduction of such plans without the express written consent of The Wagner Electric Sign Company and any unauthorized use of such plans, designs, specifications or drawings that such national, state, or other laws or regulations may require of such plans or designs to secure the rights of the design or other awards will result in costs and fees due to The Wagner Electric Sign Company for such design services rendered. Such use will constitute an infringement of the design and the design is hereby assigned to the sign for a standard sign valued at up to \$10,000 less the fee of \$2,000. The fee for design services is not over \$25,000 and the minimum of \$5,000 based on the time and effort expended on the design and the value anticipated under conditions of the design and the time spent preparing such designs. In other words, the award represents the value of the design.

NOTE: A layout was prepared for printing on 10" x 15" stock. Reproducing on media other than size stated above, will distort and no longer be to scale. Colors are for representation purposes and are not intended to match final product color. See owner's manual.

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