



Landmark Commission **City Building**

222 Meigs Street
Sandusky, Ohio 44870

December 19th, 2018
1ST FLOOR CONFERENCE ROOM
3:30 P.M.
AGENDA

-
1. Meeting called to order – Roll Call
 2. Review minutes from the November 28th, 2018 meeting
 3. Discussion of the following proposed revisions to the Landmark Ordinance:
 - Additional criteria for granting a Certificate of Appropriateness, including demolition
 - Allowing for the Commission to delegate to staff the ability to issue a Certificate of Appropriateness for minor changes
 - Minor changes of definitions and clarification of language within the ordinance
 4. Application for Certificate of Appropriateness for Signage at 131 East Market Street
 5. Other business
 6. Meeting Adjourned

NEXT MEETING: January 16th, 2018

Please notify staff at least 2 days in advance of the meeting if you cannot attend. Thank you.

CITY OF SANDUSKY, OHIO
PLANNING DEPARTMENT

LANDMARK COMMISSION REPORT

ORDINANCE AMENDMENTS TO CHAPTER
1161 OF THE PLANNING AND ZONING CODE

Reference Number: PC-11-18

Date of Report: December 10, 2018

Report Author: Tom Horsman, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

The City of Sandusky has submitted the following application, below is the information that is relevant to this application:

Applicant:	City of Sandusky 222 Meigs Street Sandusky, Ohio 44870
Applicable Plans & Regulations:	City of Sandusky Comprehensive Plan Sandusky Zoning Code Chapter 1161

DESCRIPTION

The City Commission had passed the Landmark Preservation ordinance in 2015, which created the Sandusky Landmark Commission and allowed for the designation of local landmarks. It also created a process by which any exterior changes to designated historic and landmark buildings and sites would need to be reviewed and approved by the Landmark Commission. Staff has submitted proposed amendments to the Landmark Preservation chapter.

Purpose: The amendments to the Landmark Preservation chapter involve four areas: 1) Clarifying specific criteria for granting a certificate of appropriateness, including adding criteria for demolition, 2) Allowing the Landmark Commission to delegate to staff the ability to review minor changes, 3) Adding additional language to the minimum maintenance requirements section, and 4) General streamlining and clarifying of language in the ordinance.

Item for Consideration: Amendments to **Chapter 1161 Landmark Preservation.**

Chapter 1161 shall state the following. Additional items are in red and removed words are struck through:

1161.01 INTENT.

The intent of this Chapter is to: (1) to designate, preserve, protect, and enhance current and future Landmark ~~and Historic~~ properties ~~and structures, and properties within historic districts~~, within the City of Sandusky; (2) to foster civic pride in and consistent with established long term goals and policies of the City; (3) to stabilize or improve the aesthetic and economic vitality and values of Landmark ~~and Historic~~ sites, ~~structures, and districts~~; (4) to protect and enhance the City's attraction to tourist and visitors; and (5) to promote the use of these sites for the improvements and objects for the education, invigoration, and welfare of the people of the City.

1161.02 DEFINITIONS.

(a) "Alteration" means any act or process that changes one or more of the exterior architecture features of a building or structure; including, but not limited to, the erection, construction, reconstruction, or removal of the building or structure.

(b) "Addition" means any act or process that changes one or more of the exterior architectural features of a building or structure by adding to, joining with or increasing the size or capacity of the building or structure.

(c) "Archaeological/Historic/~~Landmark~~ Site" means a single site, including the associated buildings, structures, and plant life, which is considered to have historic and/or prehistoric significance due to its association with past events of historical, cultural, architectural, and/or archeological value.

(d) "Building" means a structure which is permanently affixed to the land, having one or more floors and a roof, being bounded by either open spaces or lot lines, and used as a shelter or enclosure for persons, animals, or property. "Building" shall be used synonymously with "structure" unless otherwise noted and shall be construed as if followed by the words "part or parts thereof".

(e) ~~"Landmark~~-Certificate of Appropriateness" means a certificate issued by the ~~Sandusky~~ Landmark Commission indicating that a proposed change, alteration, or demolition of a ~~Landmark or~~ Historic building or structure within a historic site, district, or on the National Registry of Historic ~~buildings~~ ~~Places~~, is in accordance with the provisions of this Chapter and local design guidelines.

(f) "Change" means any exterior alteration, demolition, removal or construction involving any ~~structures and sites~~ ~~property~~ subject to the provisions of this Chapter.

(g) "Construction" means the act of constructing an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property.

(h) "Demolition" means any act or process that destroys in part or in whole any building or structure

(i) "Historic District" ~~and/or "Historic Building"~~ means ~~any area or building listed on the National Register of Historic Places.~~

(j) "Historic Structure" means any building or structure which has historic, architectural or archaeological significance and has been so designated according to the

provisions of this Chapter. The significance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation may be achieved in several ways:

- (1) Association with broad pattern of our history, events, activities, or patterns;
- (2) Association with important persons;
- (3) Distinctive physical characteristics of design, construction, or form;
- (4) Potential to yield information important in history or prehistory (archaeology);
- (k) "Landmark Commission" means the Commission established under the provisions of the enabling legislation.
- (l) "Landmark" means any building, structure or archaeological site that has been designated as a "Landmark" by ordinance of the City or Commission, pursuant to procedures prescribed herein, that is worthy of preservation, restoration or rehabilitation because of its historic, architectural or archaeological significance.
- (m) "Owner" means the owner or owners of record.
- (n) "Preservation" means the act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property.
- (o) "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.
- (p) "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.
- (q) "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.

1161.03 ESTABLISHMENT OF LANDMARK COMMISSION.

- (a) The hereby established City of Sandusky Landmark Commission shall consist of seven (7) members; the President of the City Commission or another member of the City Commission designated by the President and confirmed by the City Commission to serve in his place, and six (6) citizens of the City each of whom shall serve without compensation and shall be appointed by the City Commission for a term of three (3) years. The terms of the citizen members shall be so arranged that the term of two members will expire each year.
- (b) The Sandusky Landmark Commission shall meet ~~as needed~~ **monthly, unless determined otherwise, and at the call of the Chairman and at such other times as the Landmark Commission may determine.**
- (c) The Sandusky Landmark Commission meetings shall comply with Federal and State laws dealing with public meetings and meeting notices.
- (d) The Sandusky Landmark Commission members shall be subject to the provisions of the City Charter and these Codified Ordinances regarding conflict of interest and ethics. In addition, The Sandusky Landmark Commission members shall be subject to related provisions of the Ohio Revised Code.

(e) The Sandusky Landmark Commission, designated City Staff, or others shall prepare a written report at least once a year, for submission to the City Manager and City Commission that summarizes the Sandusky Landmark Commission activities, cases, and recommendations. Such reports shall be available for public inspections.

(f) At a minimum two members shall be professionals or have expertise in the following disciplines need to be represented: architecture, history, planning, archaeology, or related disciplines, to the extent available within the community.

(g) To the extent possible, the Sandusky Landmark Commission should regularly complete annual training regarding historic preservation provided by Staff.

(h) The Sandusky Landmark Commission shall meet at least 4 times per year, meetings shall be held in a public place, advertised, and open to the public.

1161.04 POWERS AND DUTIES OF LANDMARK COMMISSION.

(a) To recommend to City Commission legislation for designation of individual landmark properties, sites, and historic districts that would serve to beautify, protect, preserve, restore, and develop the City.

(b) To study problems and determine the needs of the City in restoring and preserving historic landmarks buildings, structures, areas, and neighborhoods.

(c) To review and act on all applications for Certificates of Appropriateness as required and utilize Roberts Rules of Order for this action.

(d) Review applications for renovations changes to existing landmark and historic buildings and sites within the City.

(e) Work to erect historic markers to denote landmark and historic buildings within the City.

(f) Act as a liaison on behalf of the City of Sandusky to individuals and organizations concerned with historic preservation; educate citizens regarding historic preservation issues and concerns.

(g) The Sandusky Landmark Commission and City Planning Staff shall maintain a surveyed inventory for historic and cultural resources within the City. The inventory will detail designated districts, sites, and/or structures. This inventory will be submitted to the State Historic Preservation Office and open to the public. The inventory shall be updated periodically to reflect changes, alterations, and demolitions.

1161.05 APPROVAL PROCESS FOR DESIGNATION OF LANDMARKS.

The Sandusky Landmark Commission shall review all landmark designation applications and make a recommendation of approval or denial based on the Criteria for Designation of Landmarks found in section 1161.06. Sandusky The City Commission shall have final approval on the application. All applications shall be reviewed by Sandusky Landmark Commission within forty-five (45) days after a completed application is submitted. Applications must include owners or majority of owners consent in order to be considered complete. All meetings shall be available to the public, and agendas shall be publically advertised. A written notification of the Sandusky Landmark Commission's recommendation will also be sent to each applicant by regular mail. Detailed minutes of the meeting and decision rendered by the Sandusky Landmark Commission shall be kept on file and available for public inspection.

1161.06 CRITERIA FOR DESIGNATION OF LANDMARKS.

An object, site or building, which is at least fifty (50) years old, may be designated for preservation as a landmark site or landmark district if it has significant character, interest or value as part of the development, heritage, or cultural characteristics of the City, state, or nation, if it has integrity, or the ability to convey its significance, and if it falls into one of the following categories:

- (a) It is in the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, city, state, or nation; or
- (b) It is associated in a significant way with the life of a person important in the history of the city, state, or nation; or
- (c) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; or
- (d) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; or
- (e) It is an outstanding work of a designer or builder; or
- (f) Because of its prominence of spatial location, contrasts of siting, age, or scale it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City.
- (g) The Secretary of Interior Standards for Rehabilitation shall be utilized when applications for Certificates of Appropriateness.
- (h) The property owner shall indicate consent for the Landmark **building, structure, or site** designation.
- (i) Sixty percent of the affected property owners must consent to **the** proposed Landmark **district** designation.

1161.07 CERTIFICATE OF APPROPRIATENESS.

(a) Certificate of Appropriateness shall be required for all ~~renovations, alterations, and demolition~~ **changes** to existing Landmark **and Historic** buildings, **sites, and districts**.

(b) **The Landmark Commission may delegate to the Planning Department staff the authority to administratively review and grant a Certificate of Appropriateness without formal action by the Landmark Commission.**

(1) The Landmark Commission may grant the authority to approve minor changes such as, but not limited to, landscaping, fencing, and changes approved by the State Historic Preservation Office. The Landmark Commission shall have the ability to rescind the granting of such authority.

(2) If the Planning Department does not grant administrative approval of an application, the applicant may request that the application be referred to the Landmark Commission and will be considered in accordance with the application review schedule contained in this section.

(3) Any changes that were approved by the Planning Department staff shall be communicated to the Landmark Commission at their subsequent meeting.

(c) ~~The Sandusky~~ Landmark Commission shall prepare an application form and a list of the procedures necessary for obtaining Certificates of Appropriateness, which shall be made available to the general public. All applicants must submit applications to the Sandusky Planning Department.

(d) In evaluating applications for changes to Landmark and Historic buildings, sites or districts, the Landmark Commission shall consider the following standards created by the U.S. Department of the Interior, including:

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;
 - (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alternation of features and spaces that characterize a property shall be avoided;
 - (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken;
 - (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;
 - (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved;
 - (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;
 - (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;
 - (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;
 - (9) New additions, exterior, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and
 - (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (e) All applications for demolition of existing Landmark and Historic buildings, sites, or districts shall include, but are not limited to:
- (1) A report as to the structural soundness of the building prepared by professionals experienced in preservation and rehabilitation;
 - (2) Estimates of the costs and income for rehabilitation of the building;
 - (3) Estimates of the costs and income for new development;
 - (3) Valuation of the property;
 - (4) Preliminary development plans.

(f) The Landmark Commission shall consider the following factors in evaluating applications for demolition of existing Landmark and Historic buildings, sites, or districts:

- (1) The architectural and historic significance of the building;
- (2) The significance of the building in contributing to the architectural or historic character of its surroundings;
- (3) The economic feasibility of rehabilitation and reuse of the building;
- (4) **The extent to which the owner sought out alternative uses for the property;**
- (5) The extent to which the proposed redevelopment implements the goals of the city's comprehensive plan;
- (6) If demolition is necessary due to imminent safety hazards, as determined in writing by the city's Building Department or Fire Department.

(g) All applications shall be reviewed by Landmark Commission within forty-five (45) days after a completed application is submitted. The applicant shall be given written notice of the meeting at which his or her application will be considered. All Certificate of Appropriateness applications shall be reviewed utilizing the preservation design guidelines, on file at the ~~Department of Community Development~~ **Planning Department**, **as well as** the Secretary of Interior Standards for Rehabilitation. A written notification of the ~~Sandusky~~ Landmark Commission's decision will also be sent to each applicant by regular mail.

1161.08 NATIONAL REGISTER PROCESS.

In accordance with the National Historic Preservation Amendments Act of 1980, the Landmark Commission shall submit a report to the State Historic Preservation Office (SHPO) regarding the eligibility of each property or District proposed for nomination to the National Register within the City. This report shall include the recommendation of the ~~Historic Preservation Commission~~ **Sandusky Landmark Commission** and the majority of City Commission. A copy of the report prepared by the Commission for SHPO shall be made available for public inspection.

The Landmark Commission will be involved in the National Register process in the following manner:

(a) The SHPO will forward a copy of completed National Register nominations with a staff review sheet to the ~~Sandusky~~ Landmark Commission for all properties within the City prior to the preliminary review of the nomination unless the Commission itself has initiated or reviewed the nomination prior to submission to the SHPO.

(b) Following the initial review by Ohio Historic Site Preservation Advisory Board (OHSPAB), the State Review Board, and prior to the final review of the nomination, the ~~Sandusky~~ Landmark Commission shall inform the SHPO and the property owner(s) as to their opinion regarding the eligibility of the property.

(c) If the City Commission recommends that a property not be nominated, the SHPO will so inform the property owner(s), the State Review Board, and the property will not be nominated unless an appeal is filed with the State Historical Preservation Officer under the regulations established for the appeals process which is outlined in 36 CFR (Code of Federal Regulations), Part 60.

(d) If either or both the ~~Sandusky~~ Landmark Commission and the majority of City Commission agree that the property should be nominated, the nomination will be

scheduled for final review by the Ohio Historic Site Preservation Advisory Board. If no report is submitted, the nomination will be reviewed within sixty days. The opinion or opinions of the Sandusky Landmark Commission and the majority of City Commission will be presented to OHSPAB for its consideration.

(e) The Ohio Historic Site Preservation Advisory Board after considering all opinions shall make its recommendation to the State Historic Preservation Officer. Either the Sandusky Landmark Commission or the majority of City Commission may appeal the final decision of the SHPO under the aforementioned appeals procedure.

(f) If necessary, the Sandusky Landmark Commission shall seek assistance of academics or others from professional disciplines when considering a National Register nomination.

1161.09 ENFORCEMENT AND PENALTIES.

(a) If it is found that any of the provisions of these standards are being violated, a person or a corporation shall be guilty of a misdemeanor of the fourth degree where: any violation of any of the provisions of this zoning code exists in a building or tract of land, and a stop work order or notice of zoning violation has been served on the owner agent, lessee, or tenant of the building or tract of land, or part thereof, or upon the architect, builder, contractor, or any person who commits or assists in any violation, and the person fails to comply with such order within 72 hours of receipt of a stop work order or written notice.

(b) Any persons who fails to comply within the specified time shall be guilty of a misdemeanor of the fourth degree with each day the violation continues being a separate offense.

(c) Filing an appropriate appeal to any order issued pursuant to the provision of [1109.07](#) shall toll the time for compliance with such order until the appeal is ruled upon.

1161.10 APPEALS PROCEDURES.

(a) Decisions by the Sandusky Landmark Commission may be appealed in writing to the City Commission within ten (10) days of the Sandusky Landmark Commission hearing. No building permit or other permit required for the activity applied for shall be issued during the ten-day period or while an appeal is pending.

(b) The City Commission shall consider an appeal within thirty (30) days of receipt and shall utilize the written findings of the Sandusky Landmark Commission in rendering their decision. A simple majority vote of the City Commission membership shall be required to overturn or modify a decision of the Sandusky Landmark Commission.

1161.11 MINIMUM MAINTENANCE REQUIREMENTS.

(a) No owner of a building or structure in the historic district shall by willful action or willful neglect, fail to provide sufficient and reasonable care in the maintenance and upkeep to assure such building's perpetuation and to prevent its destruction by deterioration. The owner of a protected property shall provide sufficient maintenance to ensure its protection from hazards and to prevent deterioration or destruction.

(b) It shall be the duty of the Division of Code Compliance to enforce this section according to the City's Building Code. The Landmark Commission, on its own initiative, may notify the Division of Code Compliance and request that action is taken against any owner who is in violation of his or her section.

CONCLUSION/RECOMMENDATION

In conclusion, planning staff recommends that Planning Commission recommend the proposed amendments to City Commission.

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

LANDMARK COMMISSION REPORT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR SIGNAGE AT 131 EAST MARKET STREET

Reference Number: LC-10-18

Date of Report: December 11, 2018

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio Landmark Commission Report

BACKGROUND INFORMATION

Jeff Foster has submitted an application for exterior alterations to the Huntly Building located at 131 East Market Street. The following information is relevant to this application:

Applicant: Jeff Foster, Payto Architects
1220 West Sixth Street
Suite 405
Cleveland, Ohio 44113

Site Location: 131 East Market Street

Zoning: "DBD"/Downtown Business District

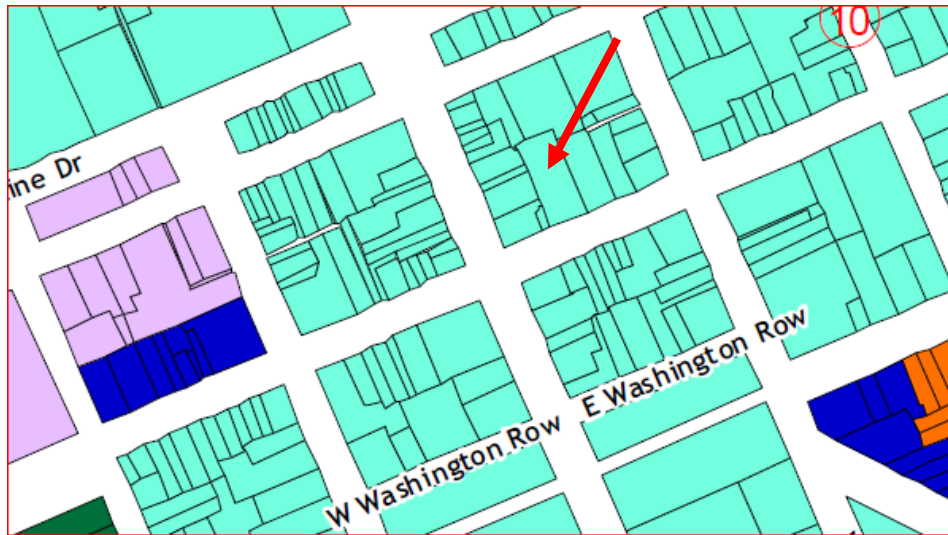
Existing Uses: Vacant

Proposed Uses: Retail

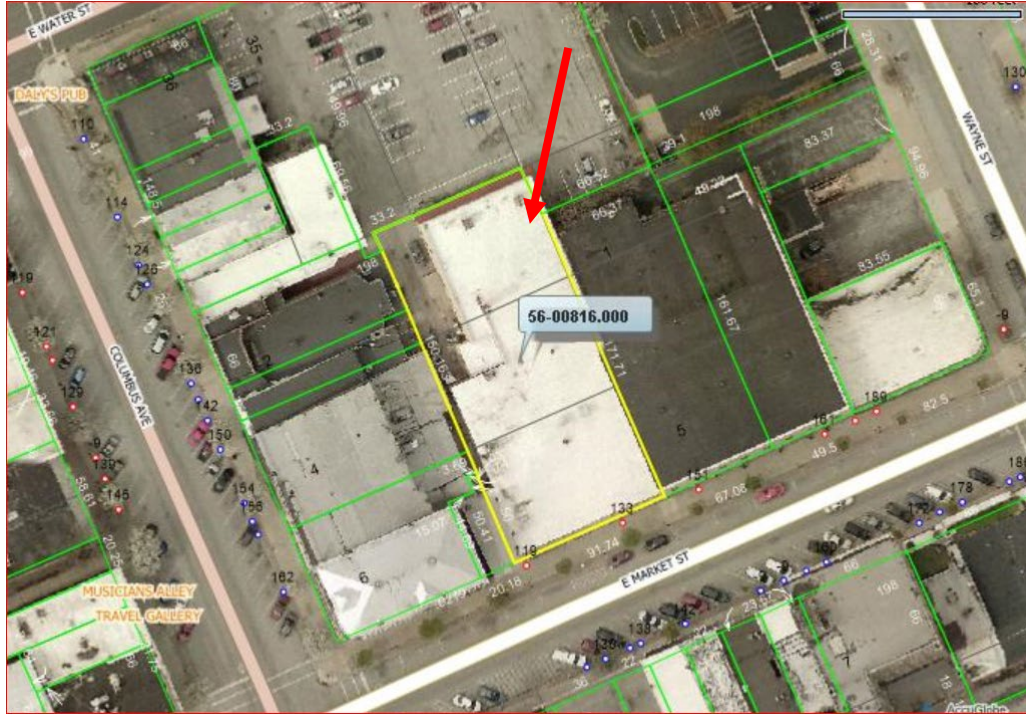
SITE DESCRIPTION

The site is zoned "DBD"/Downtown Business District by the Sandusky Zoning Code and is surrounded by other parcels zoned as downtown business.

127-134 East Market Street



127-134 East Market Street

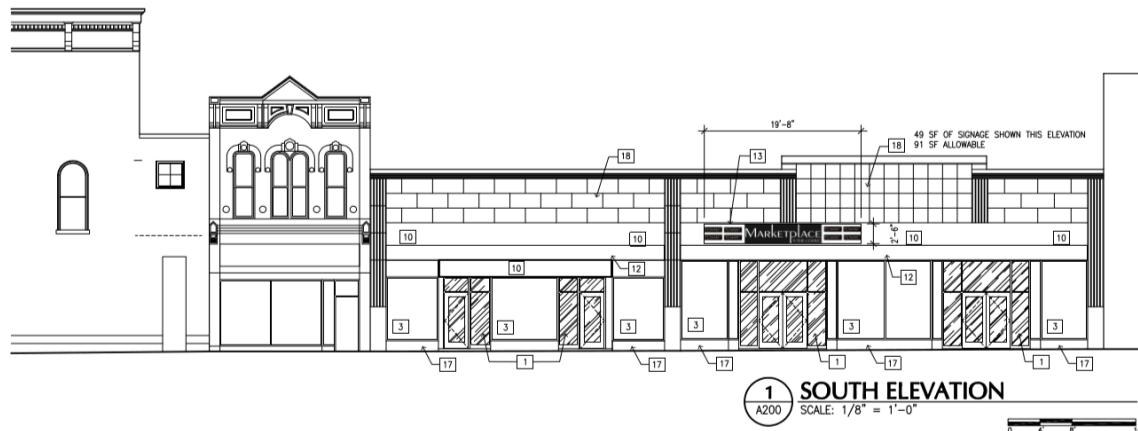


DIVISION OF PLANNING COMMENTS

The property located at 127-134 East Market Street is a contributing building within the downtown commercial historic district. Per Chapter 1161 Landmark Preservation, any property that is on the National Register or located within a National Historic District is required to seek a Certificate of Appropriateness from the Landmarks Commission for any renovations or additions, which includes signage.

The applicant, Jeff Foster has submitted an application for exterior signage for the Huntley Building. The building is a single story masonry building erected after the fire of 1939, the building was constructed in an art deco architectural style. The building was modified from its original design but does retain historic integrity specifically along the southern elevation. Staff believes that the majority of the historic architectural features are along East Market Street, the frontage facing Water Street was constructed to be the rear of the building. Staff does recognize that in the past this has been used as frontage for other businesses.

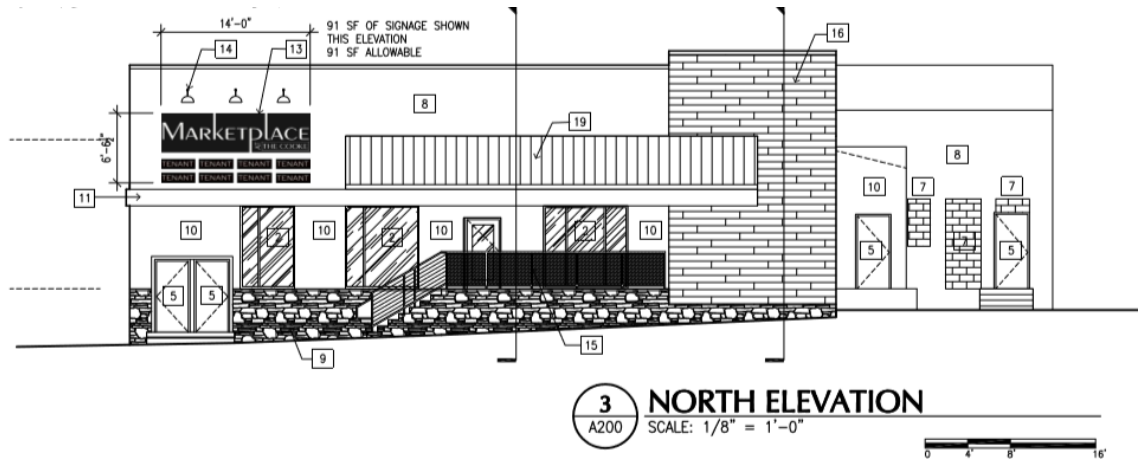
South Elevation Signage



The applicant has proposed 49 Sq Ft of signage at this elevation. The signage will be to designate the main entry into the 'Marketplace at the Cooke' as well as other smaller accessory signs to show the retailers within the marketplace. The material is a black panel background with a raised white lettering.

Taking the Downtown Sandusky Design Review Guidelines into account staff believes that the shape and size of the signage fit the scale and design of the structure. The sign is also appropriate for the location of the signage as it is flush mounted on the façade. Staff also believes this is a efficient use of their allowable signage.

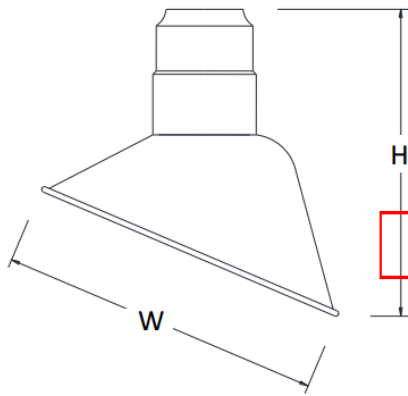
North Elevation Signage



The applicant has proposed 91 Sq Ft of signage at this elevation, which is the maximum allowable signage for this side of the building. The signage will designate the 'Marketplace at the Cooke' as well as have other smaller accessory signs to show the retailers within the marketplace. The material is a black panel background with a raised white lettering.

Taking the Downtown Sandusky Design Review Guidelines into account staff believes that the shape and size of the signage fit the scale and design of the structure. The sign is also appropriate for the location of the signage as it is flush mounted on the façade. Staff also believes this is an efficient use of their allowable signage.

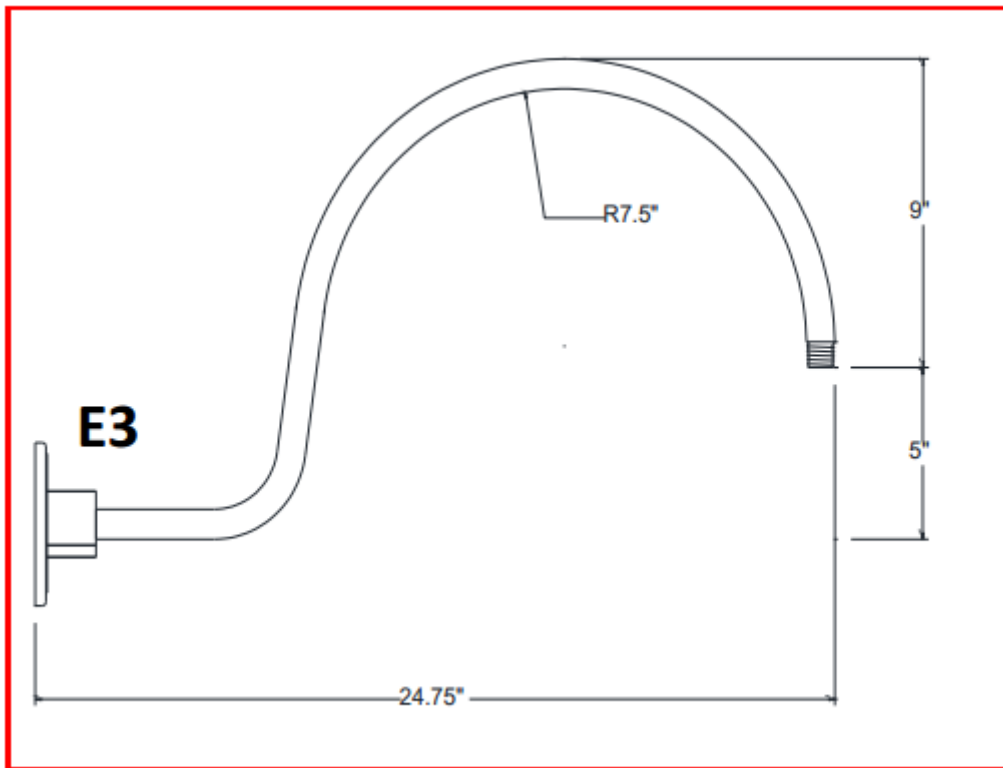
The applicant also proposes to place several wall mounted lighting fixtures along the northern elevation that is in line with the Downtown Sandusky Design Review Guidelines as they are simple in design and modest in size.



	HEIGHT	WIDTH
A807	8"	7"
A810	10.75"	10"
A812	12.5"	12"
A814	14"	14"



41-GLOSS BLACK



CONCLUSION/RECOMMENDATION

In conclusion staff would recommend a certificate of appropriateness for the proposed signage and signage lighting.



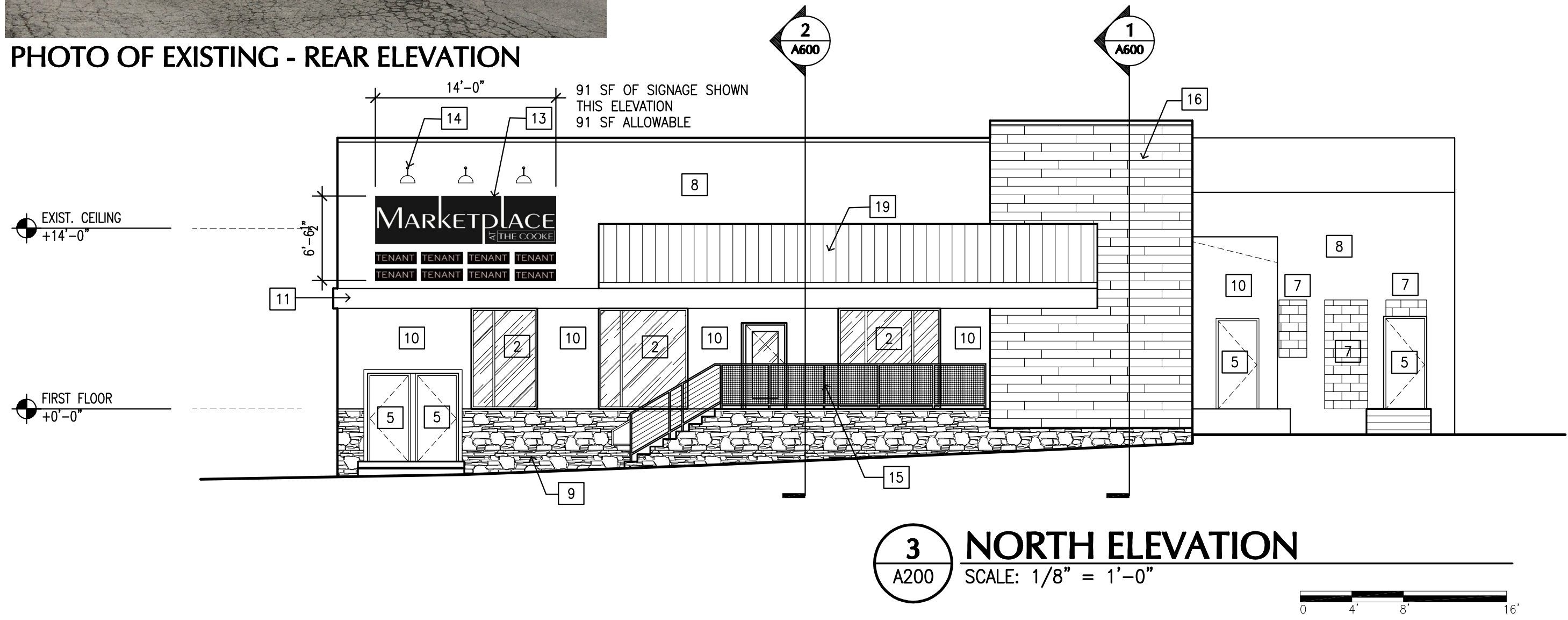
4 PROPOSED RENDERING OF NORTH ELEVATION
A200 SCALE: 1/8" = 1'-0"



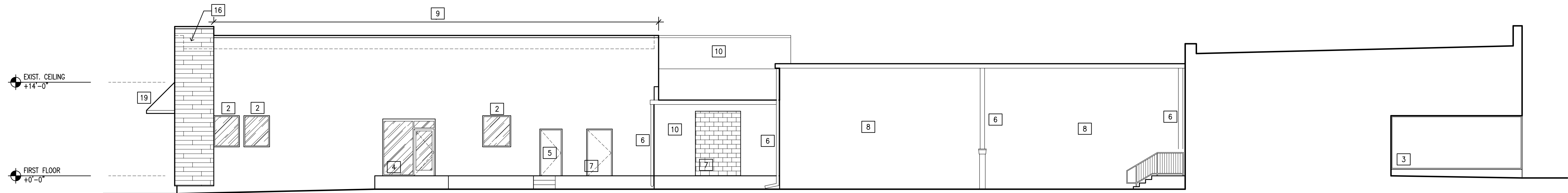
PHOTO OF EXISTING - REAR ELEVATION



PROPOSED RENDERING OF SOUTH ELEVATION



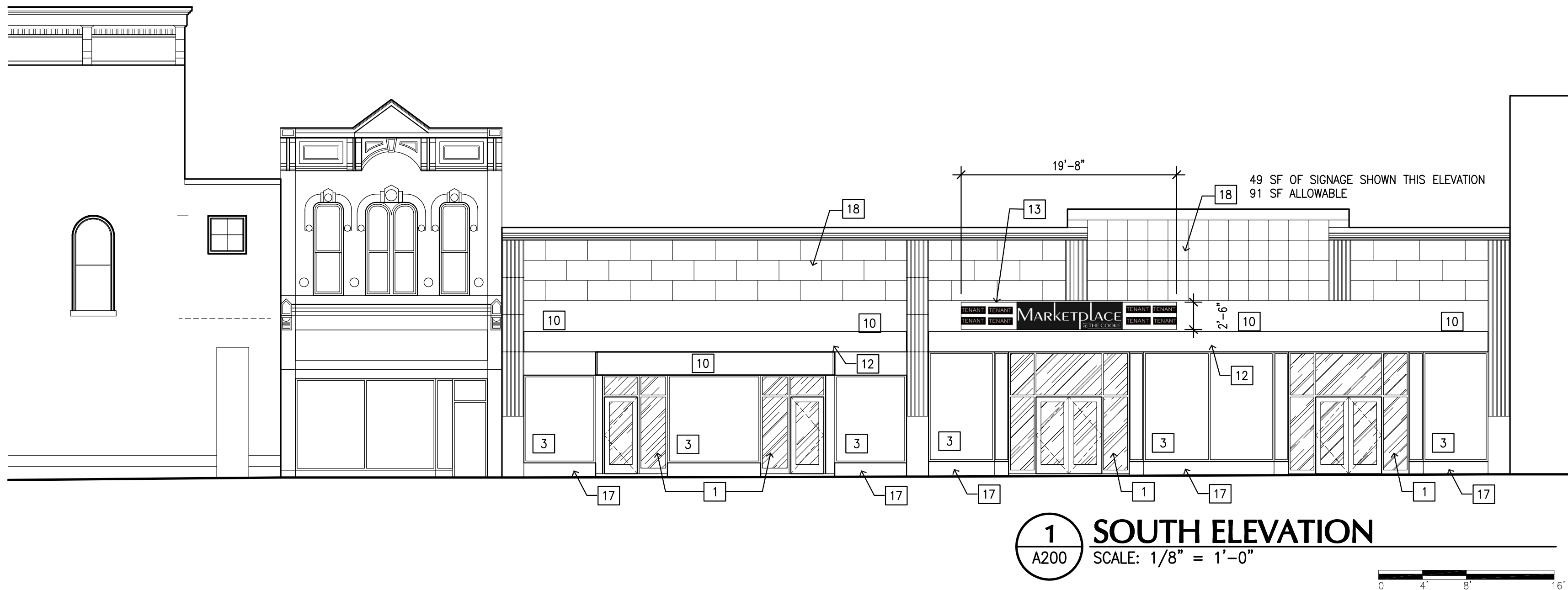
3 NORTH ELEVATION
A200 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION / PARTIAL SECTION
A200 SCALE: 1/8" = 1'-0"

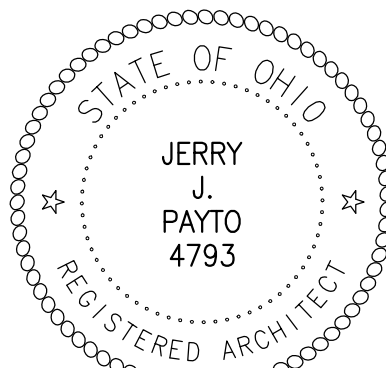
KEYNOTE LEGEND - ELEVATIONS

- | | |
|--|--|
| 1 4-1/2" ALUMINUM STOREFRONT SYSTEM WITH 1" CLEAR INSULATED LOW-E GLAZING UNITS. COLOR TO BE CLEAR ANODIZED. | 16 WEATHERED WOOD RAINSCREEN - WALL CLADDING SYSTEM OVER TREATED WOOD FRAMING, TREATED PLYWOOD AND TYVEK. FINISH MATERIAL TO BE WINDSWEEP WEATHERED WOOD, COLOR: BARN GRAY. SHIPLAP MATERIAL, INSTALLED WITH COLOR MATCHED SCREWS OR RING SHANK NAILS. |
| 2 4-1/2" ALUMINUM STOREFRONT SYSTEM WITH 1" CLEAR INSULATED LOW-E GLAZING UNITS. COLOR TO BE BLACK ANODIZED. | 17 EXISTING GRANITE CLADDING ON STOREFRONT TO REMAIN. |
| 3 EXISTING STOREFRONT AND GLAZING TO REMAIN | 18 EXISTING CUT STONE VENEER TO REMAIN ON STOREFRONT. |
| 4 EXISTING DOOR AND FRAME TO BE PAINTED | 19 STANDING SEAM METAL ROOFING SYSTEM ON EXISTING CANOPY. REMOVE PORTION OF EXISTING CANOPY AS SHOWN. FINISH OF ROOFING AND RELATED TRIM TO BE GALVALUME. UNDERSIDE OF CANOPY TO HAVE MATCHING SOFFIT MATERIAL. |
| 5 NEW DOOR AND FRAME TO BE PAINTED | |
| 6 METAL GUTTER AND DOWNSPOUT TIED INTO UNDERGROUND STORM LINES WHERE EXISTING. DISCHARGE AT SPLASHBLOCK ON GRADE AT ALL OTHER AREAS. | |
| 7 INFILL FORMER OPENING WITH CMU AND/OR BRICK. PAINT TO MATCH SURROUNDING. | |
| 8 PREP, PRIME AND PAINT EXISTING WALL PT-3. | |
| 9 PREP, PRIME AND PAINT EXISTING WALL AND/OR STONE PT-4. | |
| 10 PREP, PRIME AND PAINT EXISTING WALL PT-5. | |
| 11 2X12 AZEK EXTERIOR ACCENT BAND, PAINTED PT-6. | |
| 12 ACCENT PAINT COLOR PT-6 | |
| 13 BUILDING SIGN. BLACK PANEL BACKGROUND WITH RAISED WHITE LETTERING. | |
| 14 WALL MOUNTED SIGN LIGHTING. SURFACE MOUNTED CONDUIT PAINTED TO MATCH BUILDING | |
| 15 NEW METAL RAILING AND GUARD SYSTEM. SEE DETAILS FOR ADDITIONAL. | |



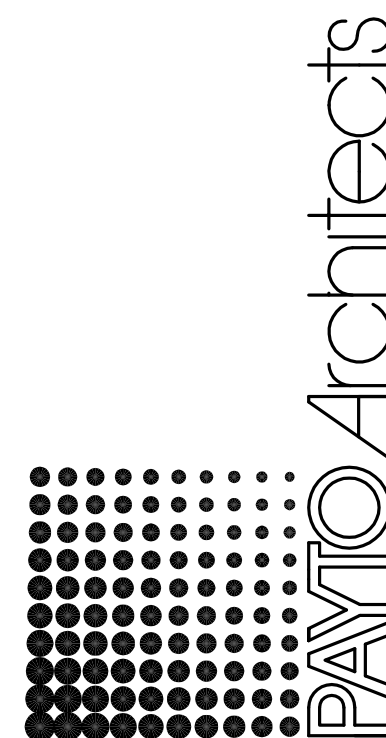
1 SOUTH ELEVATION
A200 SCALE: 1/8" = 1'-0"

ISSUE DATE: 02.08.18
LANDMARKS REVS. 04.04.18
SIGNAGE SUBMITTAL 11.14.18



JERRY PAYTO, LICENSE 4793
EXPIRATION DATE: 12/31/19

131 EAST MARKET STREET
INTERIOR & EXTERIOR RENOVATIONS
127-134 EAST MARKET STREET
SANDUSKY, OHIO 44870



EXTERIOR ELEVATIONS

PA PROJECT NO. 2017-21
CURRENT DATE 02.08.18

A200

LANDMARK COMMISSION
REVIEW SUBMISSION

Copyright © 2018 Payto Architects Inc.

WWW.PAYTOARCHITECTS.COM

PHONE: (216) 241-6800

405 BRADLEY BUILDING

1220 WEST SIXTH STREET CLEVELAND, OHIO 44113



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: The Huntley Building

Current Name: 131 East Market Street

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: 127-134 East Market Street

City/Town/Jurisdiction: Sandusky, OH 44870

PIN Number: 56-00816

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

Name: Huntley Building LLC

Address: 200 West Water Street, Penthouse Apartment, Sandusky, OH 44870

Phone: 617-817-3261

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

Name: Jeff Foster, Payto Architects

Address: 1220 West Sixth Street, Suite 405, Cleveland, OH 44113

Phone: 216-241-6800

5. **General Data/Site Information**

A. Date of construction and major additions/alterations: 1939

B. Number, type and date of construction of outbuildings: None

C. Approximate lot size or acreage: .4137 Acres

D. Architect, builder, carpenter, and/or mason: Unknown

E. Original use: -

F. Present use: Retail

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

- C. **Number of Contributing and non-contributing resources on the property:** A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because it was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period.

Contributing

Non-Contributing

Buildings _____

Structures _____

Objects _____

Sites _____

D. **Previous field documentation (when and by whom):** _____

E. **National Register status and date (listed, eligible, study list):** _____

Please contact the National Register Coordinator at the State Historic Preservation Office to determine National Register status.

7. **Supporting Documentation** (attach to application on separate sheets)

A. Required Documents

- Eleven (11) copies of the application shall be submitted as well as one (1) digital application

B. Required Photographs

- Digital photographs shall be submitted. Please include a printout of the images. To save paper and ink, as many as nine images may be placed on a single 8 X 10 sheet of paper, though images should be a least 3 ¼ "X 2 ½". Proofs may be in black and white on regular paper.
- For buildings and structures, include all facades and at least one (1) photo of all other contributing and non-contributing resources. Also include at least one (1) photo that shows the main building or structure within its setting. For sites, include overall views and any significant details.
- Photos must be identified with the name of the property, its address or location, and the date.

C. Maps

- Include two (2) maps; one (1) clearly indicating the location of the property in relation to the local community, and one (1) showing the boundaries of the property. Tax maps with the boundaries of the property are preferred, but survey or sketch maps are acceptable. Sketch maps should reflect, describe and label all buildings, structures, objects or sites, within the property boundary. Please show street names and numbers and all structures on the property. Mapping information may be obtained from the Erie County Auditor's website: www.erie.iviewtaxmaps.com

D. Historical significance (Applies to all classifications)

- Note any significant events, people, and/or families associated with the property. Please clearly define the significance of the property in the history. (For example, the property may have been the birthplace of an influential citizen, represent historical patterns of commercial or agricultural development, or served as an important center of community activity). Include all major owners.
- Please include a bibliography of sources consulted.

E. Architectural description, significance and integrity (Applies to buildings, structures and objects)

- For buildings and structures, describe, including exterior architectural features, additions, remodeling, and alterations. Also describe significant outbuildings.
- Context of the history (For example, the building or structure might be one of a town's only surviving examples of a Greek Revival building, or it may be a unique local interpretation of the Arts and Crafts movement. An object might be a statue designed by a notable sculptor.)
- Include a statement describing how the building or structure currently conveys its historic integrity. For example, does it retain elements of its original design, materials, location, workmanship, setting, historic associations, or feeling, or any combination thereof?
- Please include a bibliography of sources consulted.

F. Property boundary, significance and integrity (Applies to all classifications)

- Describe the land area to be designated, address any prominent landscape features.
- Clearly explain the significance of the land area proposed for designation and its historical relationship to the **building(s)** or **structure(s)** located within the property boundary or, in the case of sites, the historical event or events that make the land area significant. For **buildings** and **structures**, the designated land area may represent part of or the entire original parcel boundaries, or may encompass vegetative buffers or important outbuildings. For **sites**, the designated area may encompass a landscape that retains its historic integrity (i.e. a battlefield encompassing undisturbed historic view sheds).

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: 11/15/18

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: 11/15/18



BASELITE SIGN LIGHT CATALOG

PROJECT NAME: _____
PROJECT TYPE: _____

NOTES:

*SKIP SECTION IF OPTION DOES NOT APPLY

MODEL #

EXAMPLE: A DS12 B 41 C E16 D SQ ½" E 43 F 100INC G BAX H GR12 I 44

A - SHADES

ANGLE SHADESA807
A810
A812
A814DOME SHADESDS07
DS10
DS12
DS14EMBLEM SHADESM707
M710
M710S
M712
M718CONE SHADESCN08
CN12
CN14ELLIPTICAL SHADESELA10
ELA12
ELA14SPECIALTY SHADESAC12
CSL7
DSL9
DSL12
K SERIES
K1
K2
K3
K4

B - FINISH OPTIONS

40-COPPER w/ CLEAR COAT
41-GLOSS BLACK
42-DARK GREEN
43-RED
44-WHITE
45-MEDIUM BLUE
46-YELLOW
48-POLISHED ALUMINUM
49-GALVANIZED
50-NAVY BLUE
51-ARCHITECTURAL BRONZE
52-PATINA
53-RUST
54-STUCCO
55- SAGE
59-COPPER TONE
60- CANAL GREEN
61-ANODIZED CHARCOAL
62-ANODIZED BRONZE
63-IRON RUST

C - MOUNTING

*½" ARM EXTENSIONS

E1	E22	E34**
E2	E23	E35**
E2S	E24	E36**
E3	E31**	E37**
E4	E32**	E38**
E18A	E33**	

*¾" ARM EXTENSIONS

E3A	E9	E20
E4A	E10	E21
E5	E11	E25
E6	E12	E38
E7	E13	B15
E8	E19	

*E14- CREATE YOUR OWN

(BASELITE WILL TAKE YOUR SKETCH AND FABRICATE A CUSTOM ARM EXTENSION TO MEET YOUR NEEDS).

D – MOUNTING ADD-ONS

SMSWL	TRB ¾"
LGSWL	SQ ½"
TRB ½"	SQ ¾"

E – MOUNTING COLOR

SEE SECTION "B" FOR COLOR OPTIONS.

F – LIGHT SOURCE

INCANDESCENT (INC)100W
150W
200WCOMPACT FLOURESCENT (CF)26W
32W
42WHIGH INTENSITY DISCHARGE (HID)

35W	100W
50W	
70W	

LIGHT EMITTED DIODE (LED)12W
25W
MR16
50W

G – GLASS OPTION

CL3	FRT4	RE3
CL4	AH3	RE4
CLT3	AH4	BL3
CLT4	PR3	BL4
FR3	PR4	GR3
FR4	PRT3	GR4
FRT3	PRT4	

H - ACCESSORIES

GR7	GR14
GR8	GR18
GR10	GU-1
GR12	GU-2

I – ACCESSORY COLOR

SEE SECTION "B" FOR COLOR OPTIONS.

NOTES

ACCORDING TO THE LIGHT SOURCE, THE BACKPLATE MAY VARY IN SIZE.

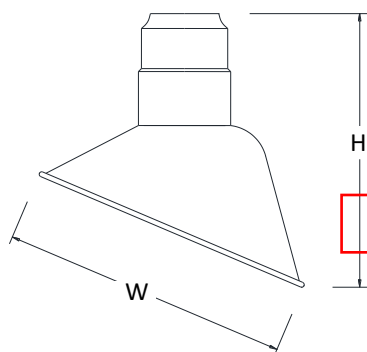
* ALL ARMS COME WITH A CAST BACKPLATE (CB ½", CB ¾", LWTM, CFWTM, ECT.)

**(E31, E32, E33, E34, E35, E36, E37, E38) ONLY AVAILABLE FOR THE K SERIES.



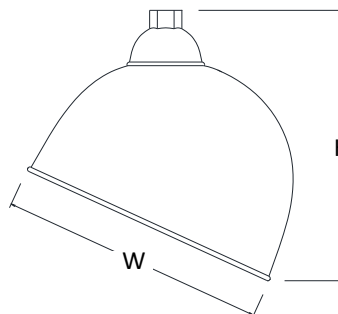
A- SHADES

ANGLE SHADES



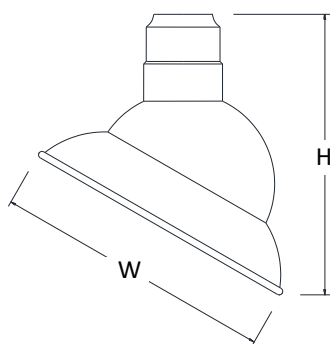
	HEIGHT	WIDTH
A807	8"	7"
A810	10.75"	10"
A812	12.5"	12"
A814	14"	14"

DOME SHADES

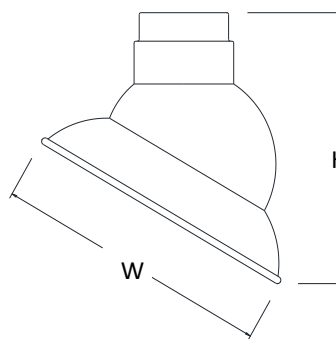


	HEIGHT	WIDTH
DS07	8.5"	7"
DS10	10.25"	10"
DS12	13"	12"
DS14	13"	14"

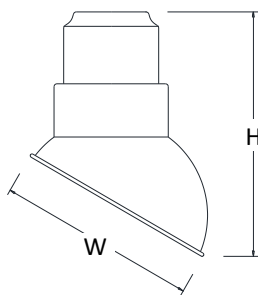
EMBLEM SHADES



	HEIGHT	WIDTH
M710	11.25"	10"
M712	12.5"	12"
M718	18"	18"

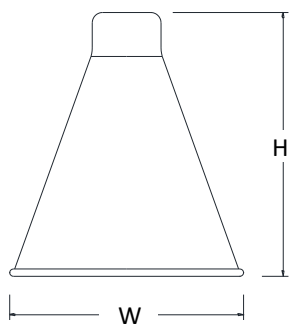


	HEIGHT	WIDTH
M710S	9.5"	10"



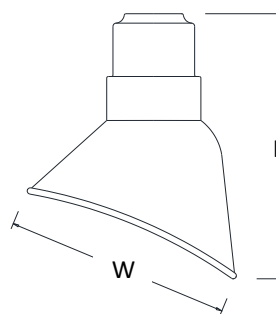
	HEIGHT	WIDTH
M707	8.5"	7"

CONE SHADES



	HEIGHT	WIDTH
CN08	8.5"	8"
CN12	9.25"	12"
CN14	7.5"	14"

ELLIPTICAL SHADES

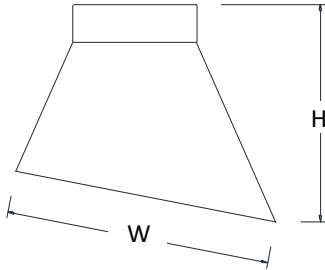


	HEIGHT	WIDTH
ELA10	10.75"	9"
ELA12	12.5"	11"
ELA14	14"	13"



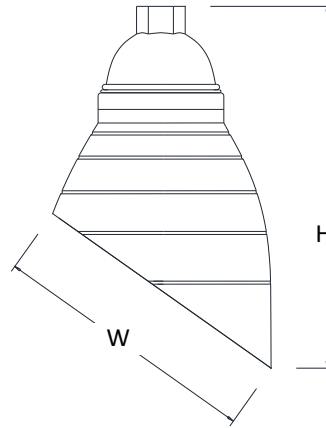
A- SHADES (CONTINUED)

SPECIALTY SHADES



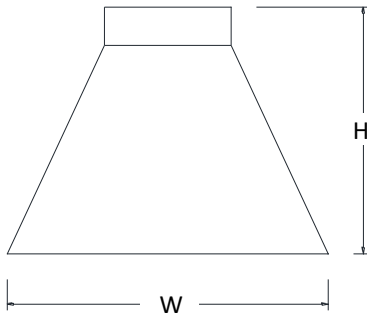
CSL7

HEIGHT	WIDTH
6.5"	8.5"



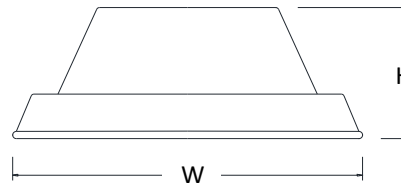
AC12

HEIGHT	WIDTH
8.25"	8"



DSL9

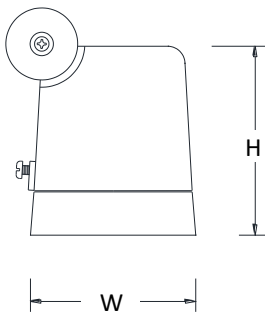
HEIGHT	WIDTH
7.25"	9.5"



DSL12

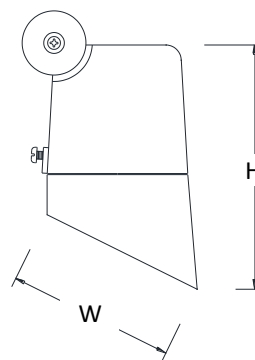
HEIGHT	WIDTH
4.5"	12"

K SERIES



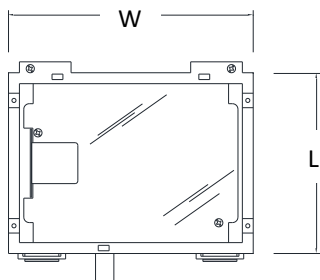
K1

HEIGHT	WIDTH
3.25"	2.875"



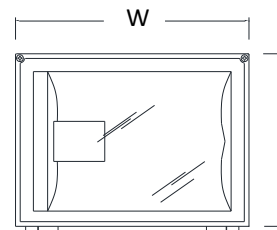
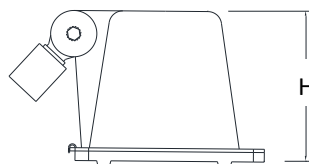
K2

HEIGHT	WIDTH
4.75"	3.25"



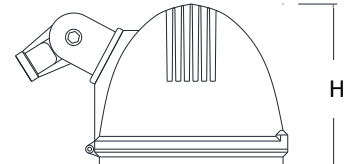
K3

HEIGHT	WIDTH	LENGTH
5.5"	9"	6.625"



K4

HEIGHT	WIDTH	LENGTH
8"	11.5"	8.5"





B- FINISHES

BASELITE USES A DURABLE POWDER COATING TO FINISH THEIR SHADES. THE POWDER COATING PROCESS ALLOWS THE SHADES TO HAVE A THICKER COATING OF PAINT, WHICH ENSURES A HIGHER QUALITY PROTECTIVE COATING. BASELITE OFFERS A WIDE RANGE OF COLORS TO CHOOSE FROM. CALL FOR CUSTOM COLOR OPTIONS.



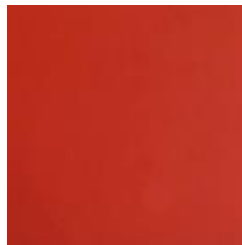
40- COPPER W/
CLEAR COAT



41-GLOSS BLACK



42-DARK GREEN



43-RED



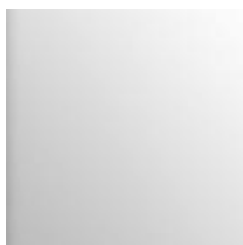
44-WHITE



45-MEDIUM BLUE



46-YELLOW



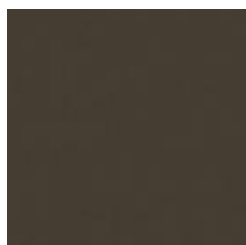
48-POLISHED
ALUMINUM



49-GALVANIZED



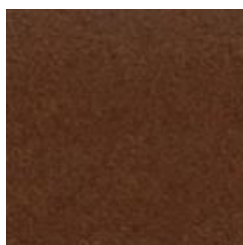
50-NAVY BLUE



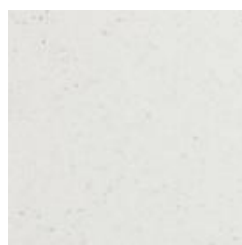
51-ARCHITECTURAL
BRONZE



52-PATINA



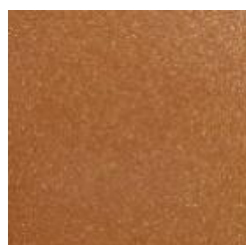
53-RUST



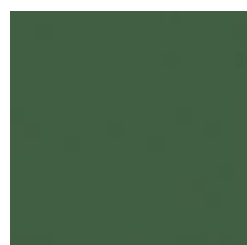
54-STUCCO



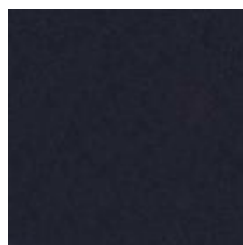
55-SAGE



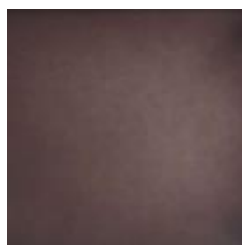
59-COPPER
TONE



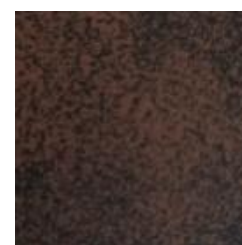
60-CANAL GREEN



61-ANODIZED
CHARCOAL



62-ANODIZED
BRONZE



63-IRON RUST

B – FINISH OPTIONS NOTES

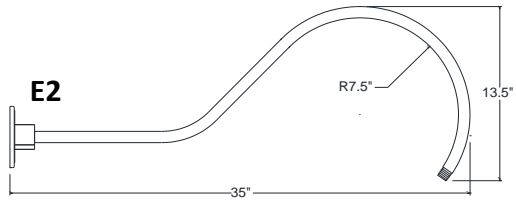
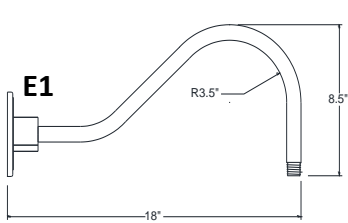
*ALL FINISH COLORS FEATURE A WHITE INTERIOR, EXCLUDING FINISH COLORS 61 AND 62. THESE COLORS ARE PAINTED THE SAME COLOR INSIDE AND OUT OF THE SHADE.



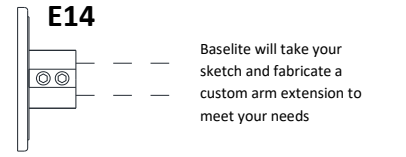
C - MOUNTING OPTIONS

1/2" ARM EXTENSIONS

All arms sold with Cast Backplate (CB)

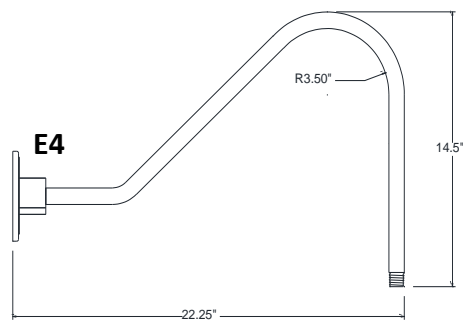
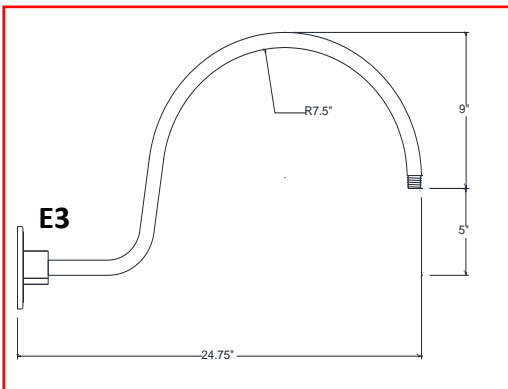
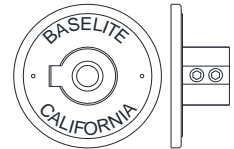


E14

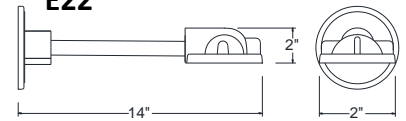


Baselite will take your sketch and fabricate a custom arm extension to meet your needs

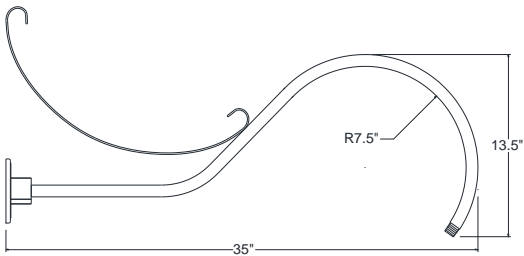
All arms sold with Cast Backplate (CB)



E22



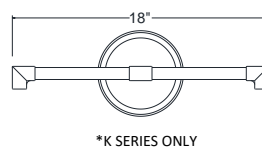
E2S



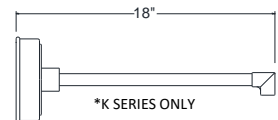
E31



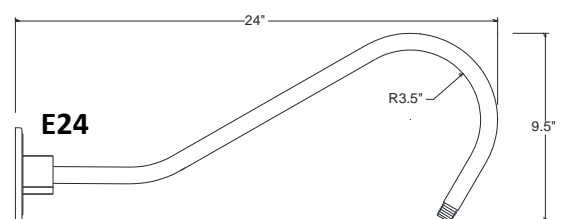
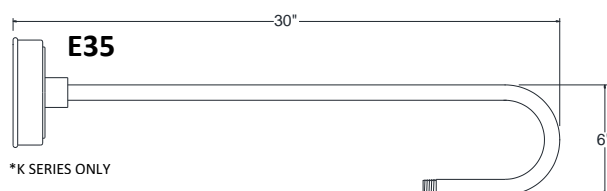
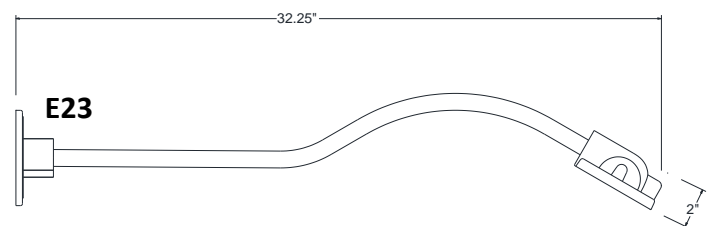
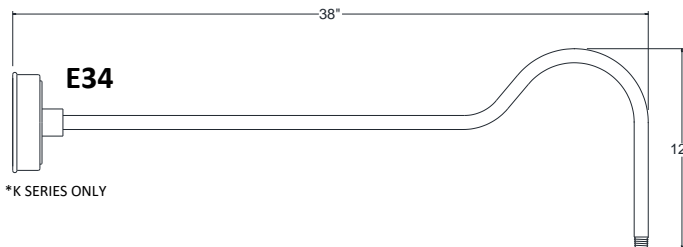
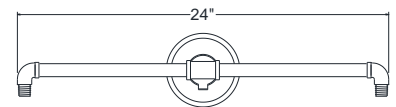
E33



E32

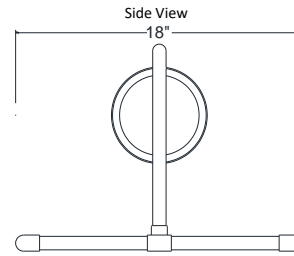
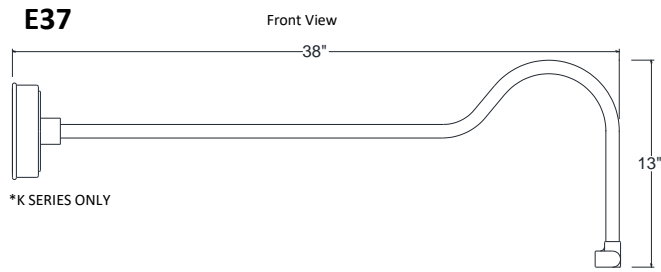
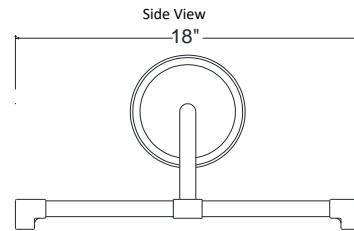
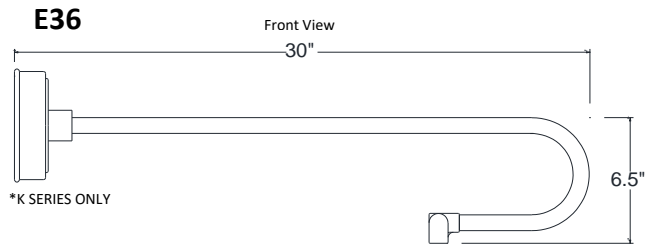


E18A

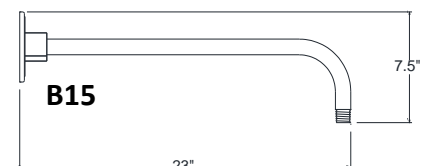
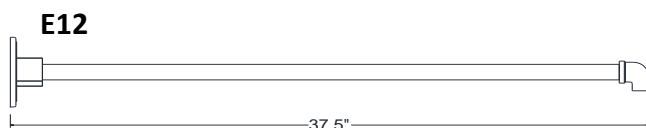
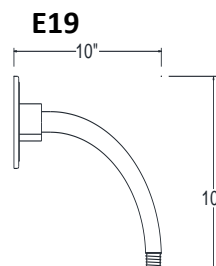
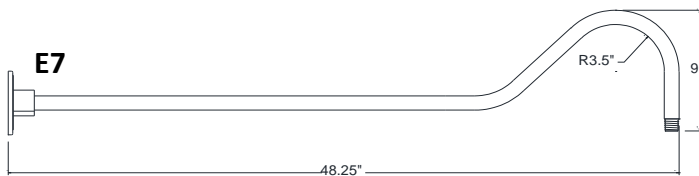
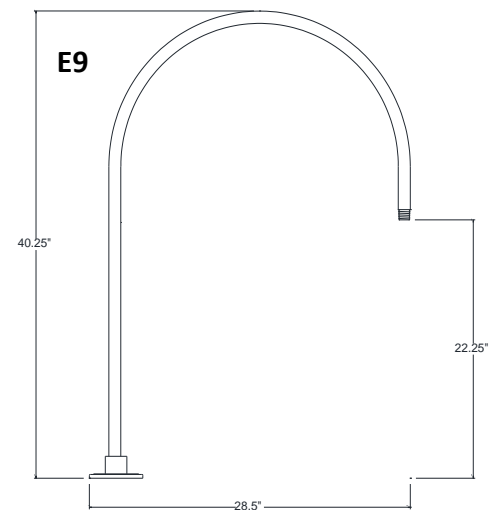
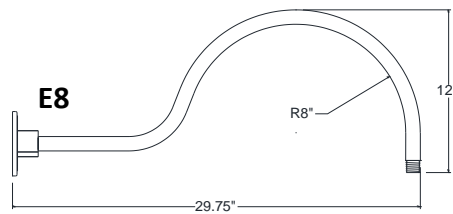
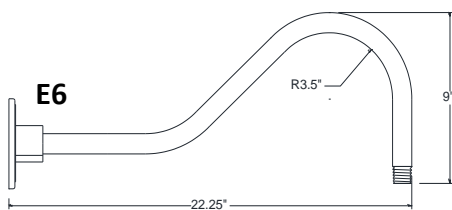
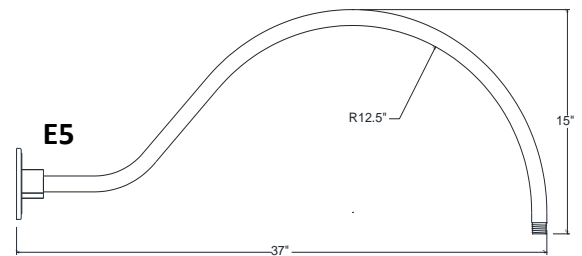
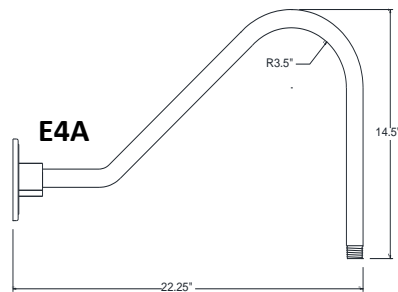
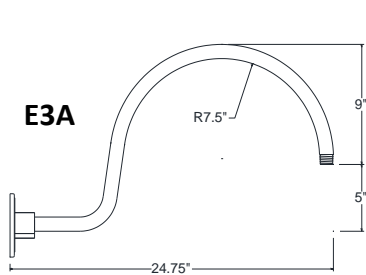




C-MOUNTING OPTIONS (CONTINUED)

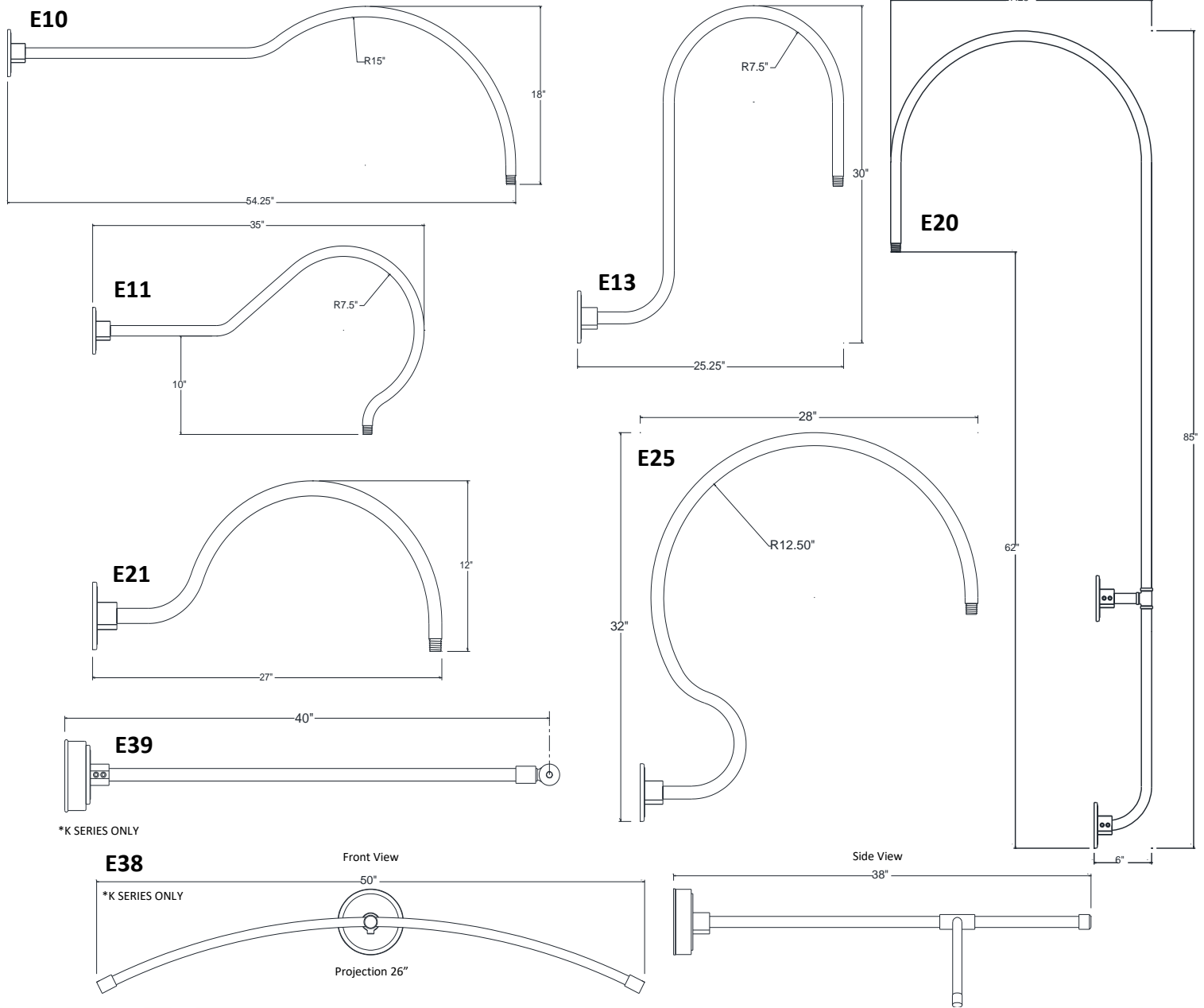


3/4" ARM EXTENSIONS

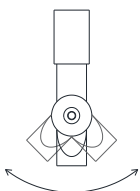




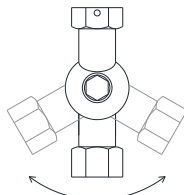
C-MOUNTING OPTIONS (CONTINUED)



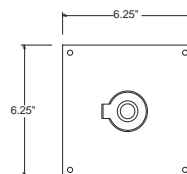
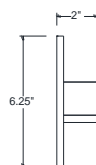
D- MOUNTING ADD-ONS



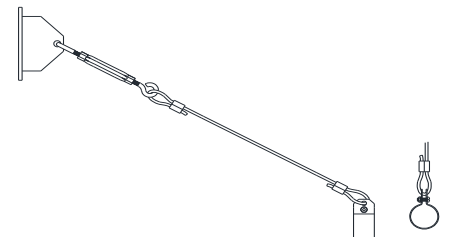
SMSWL 1/2" NPT swivel
For all arms 7" wide in diameter or smaller



LGSWL 1/2" NPT swivel
For all arms greater than 7" wide in diameter



SQ 1/2" Square Backplate
SQ 3/4" Square Backplate
(Additional charges may apply)



TRB 1/2"-4' Cable Support
TRB 3/4"-4' Cable Support



F – LIGHT SOURCE

BASELITE'S PUBLISHED LUMINAIRE PHOTOMETRIC TESTING WAS PERFORMED IN A 3-METER INTEGRATING SPHERE USING THE 4TT GEOMETRY METHOD. DATA IS CONSIDERED TO BE REPRESENTATIVE OF THE CONFIGURATIONS SHOWN, WITHIN THE TOLERANCES ALLOWED BY LIGHTING FACTS. TO OBTAIN AN IES FILE SPECIFIC TO YOUR PROJECT, PLEASE CONTACT THE FACTORY.

OPTION	WATTAGE	LUMENS		CRI	VOLTAGE	DIMMING
LEDS (LED)						
LED12W	12W	1068	1163	>90	120-277 VAC	0-10V
LED25W	25W	1906	2025	>90	120-277 VAC	0-10V
		@3000K	@5000K			
*IMPORTANT – FOR LED (LED) LIGHT SOURCE OPTION FIXTURES ARE LIMITED DUE TO SIZE OF THE FIXTURE AND THE CORD WATTAGE RESTRICTIONS. PLEASE SEE AVAILABILITY CHART TO THE RIGHT. EXAMPLE: / LED25W /		<u>LED 12W (MAX)</u> – A807, A810, DS07, DS10, M707, M710, M710S, CN08, ELA10, AC12, CSL7, DSL9, K1, K2, K3, K4				
		<u>LED 25W (MAX)</u> – A812, A814, DS12, DS14, M712, M718, CN12, CN14, ELA12, ELA14, DSL12				

OPTION	WATTAGE	LUMENS	CRI	VOLTAGE	DIMMING
INCANDESCENT (INC) MED E26					
100WINC	100W	PER BULB SPECS	>90	120-277 VAC	N/A
150WINC	150W	PER BULB SPECS	>90	120-277 VAC	N/A
200WINC	200W	PER BULB SPECS	>90	120-277 VAC	N/A
*IMPORTANT – FOR INCANDESCENT (INC) LIGHT SOURCE OPTION, FIXTURES ARE LIMITED DUE TO SIZE OF THE FIXTURE AND THE CORD WATTAGE RESTRICTIONS. PLEASE SEE AVAILABILITY CHART TO THE RIGHT.			100WINC (MAX) –A807, M707, DS07, CN08, CSL7, ELA10, K1, K2, K3, K4 150WINC (MAX) – A810, M710, DS10, CN12, DSL9, ELA12, 200WINC (MAX)– A812, A814, M712, M718, DS12, DS14, CN14, DS12, AC12, ELA14		
EXAMPLE: / 150WINC /					

OPTION	WATTAGE	LUMENS	CRI	VOLTAGE	DIMMING
COMPACT FLOURESCENT (CF)					
CF26W	26W	PER BULB SPECS	>90	120-277 VAC	0-10V
CF32W	32W	PER BULB SPECS	>90	120-277 VAC	0-10V
CF42W	42W	PER BULB SPECS	>90	120-277 VAC	0-10V
*IMPORTANT – FOR INCANDESCENT (INC) LIGHT SOURCE OPTION, FIXTURES ARE LIMITED DUE TO SIZE OF THE FIXTURE AND THE CORD WATTAGE RESTRICTIONS. PLEASE SEE AVAILABILITY CHART TO THE RIGHT.			26W (MAX) – A807, M707, DS07, CN08, CSL7, ELA10 26W, 32W or 42W (MAX) – A810, A812, A814, M710, M712, M718, DS10, DS12, DS14, CN12, CN14, DSL9, DS12, AC12, ELA12, ELA14, K3, K4		
EXAMPLE: / 4X42W /					

OPTION	WATTAGE	LUMENS	CRI	VOLTAGE	DIMMING
HIGH INTENSITY DISCHARGE (HID)					
35WMH	35W	PER BULB SPECS	>90	120-277 VAC	N/A
50WMH	50W	PER BULB SPECS	>90	120-277 VAC	N/A
70WMH	70W	PER BULB SPECS	>90	120-277 VAC	N/A
100WMH	100W	PER BULB SPECS	>90	120-277 VAC	N/A
*IMPORTANT – FOR METAL HALIDE (HID) LIGHT SOURCE OPTION FIXTURES ARE LIMITED DUE TO SIZE, PLEASE SEE AVAILABILITY CHART TO THE RIGHT. EXAMPLE: / 100WMH /			35W OR 50W (MAX) – A807, M707, DS07, CN08, CSL7, ELA10 35W, 50W, 75W or 100W (MAX) – A810, A812, A814, M710, M712, M718, DS10, DS12, DS14, CN12, CN14, DSL9, DS12, AC12, ELA12, ELA14, K3, K4		

MR16 – 50W

MR16-50W	50W	PER BULB SPECS	>90	120 VAC	N/A
*IMPORTANT – MR16-50W LIGHT SOURCE OPTION FIXTURES ARE LIMITED DUE TO SIZE, PLEASE SEE AVAILABILITY CHART TO THE RIGHT. EXAMPLE: / MR16-50W /			MR16-50W – K1, K2		



G- GLASS OPTIONS

*NOTE: MUST USE TEMPERED GLASS FOR LIGHT FIXTURES USING HIGH INTENSITY DISCHARGE (HID) LIGHT SOURCE OPTION.



CL3 3" CLEAR GLASS

CL4 4" CLEAR GLASS

***CLT3** 3" PRISMATIC TEMPERED

***CLT4** 4" PRISMATIC TEMPERED



FR3 3" FROSTED GLASS

FR4 4" FROSTED GLASS

***FRT3** 3" PRISMATIC TEMPERED

***FRT4** 4" PRISMATIC TEMPERED



RE3 3" RED GLASS

RE4 4" RED GLASS



BL3 3" BLUE GLASS

BL4 4" BLUE GLASS

GLASS – MAX WATTAGE

3" GLASS – 100W, 12W(LED)

4" GLASS – 200W, 25W(LED)



PR3 3" PRISMATIC GLASS

PR4 4" PRISMATIC GLASS

***PRT3** 3" PRISMATIC TEMPERED

***PRT4** 4" PRISMATIC TEMPERED



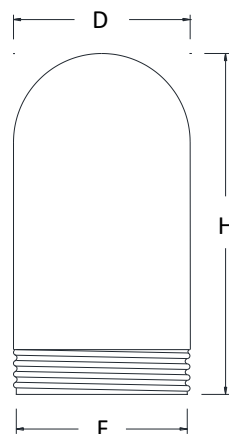
AH3 3" AMBER HYDE GLASS

AH4 4" AMBER HYDE GLASS



GR3 3" GREEN GLASS

GR4 4" GREEN GLASS



GLASS – DIMENSIONS

3" GLASS

Diameter 3.34"

Height 6.93"

Fitter 3.29"

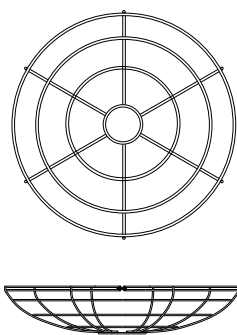
4" GLASS

Diameter 4.34"

Height 8.37"

Fitter 4.29"

H- ACCESSORIES



GR7 7" WIRE GRILL

GR8 8" WIRE GRILL

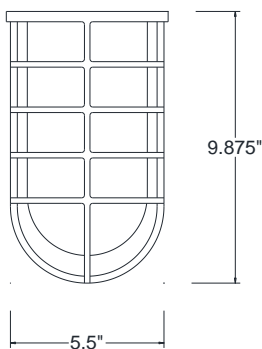
GR10 10" WIRE GRILL

GR12 12" WIRE GRILL

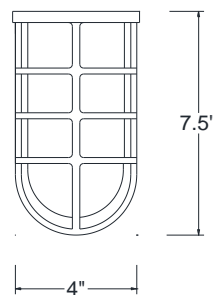
GR14 14" WIRE GRILL

GR16 16" WIRE GRILL

GR18 18" WIRE GRILL



GU-2 WIRE GUARD

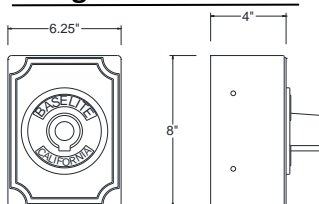


GU-1 CAST ALUMINUM GUARD



BALLASTS

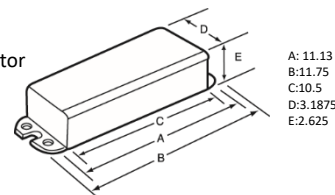
Integral Ballast - HID



Catalog #	Lamp	ANSI#	Distance to Lamp	Starting Temp.
INB/50HPS 120/277	50WHPS	S68	35'	-40°F OR -40°C
INB/70HPS 120/277	70WHPS	S62	35'	-40°F OR -40°C
INB/100HPS 120/277	100WHPS	S54	35'	-40°F OR -40°C
INB/50MH 120/277	50WMH	M110	15'	-20°F OR -30°C
INB/70MH 120/277	70WMH	M98	15'	-20°F OR -30°C
INB/100MH 120/277	100WMH	M90	20'	-20°F OR -30°C
INB/150MH 120/277	150WMH	M102	10'	-20°F OR -30°C

Indoor Remote Ballast/F-Can

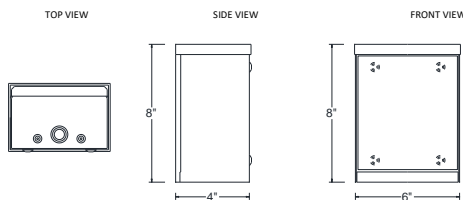
- Dual Voltage
- Automatic resetting thermal protector
- Supplied with a splice box
- Potted for minimal ballast noise
- High Power Factor



Catalog #	Lamp	ANSI#	Distance to Lamp	Starting Temp.
IR/50HPS 120/277	50WHPS	S68	15'	-40°F OR -40°C
IR/70HPS 120/277	70WHPS	S62	7'	-40°F OR -40°C
IR/100HPS 120/277	100WHPS	S54	15'	-40°F OR -40°C
IR/50MH 120/277	50WMH	M110	10'	-20°F OR -30°C
IR/70MH 120/277	70WMH	M98	20'	-20°F OR -30°C
IR/100MH 120/277	100WMH	M90	15'	-20°F OR -30°C
IR/150MH 120/277	150WMH	M102	10'	-20°F OR -30°C

Weathertight Outdoor Remote Ballast - HID

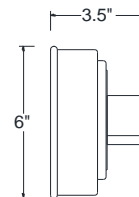
- Dual Voltage
- High Power Factor
- Minimum distance between ballasts are 12"
- Powder coat Finish
- KO's are for 1/2" fittings



Catalog #	Lamp	ANSI#	Distance to Lamp	Starting Temp.
WOR/50HPS 120/277	50WHPS	S68	35'	-40°F OR -40°C
WOR/70HPS 120/277	70WHPS	S62	35'	-40°F OR -40°C
WOR/100HPS 120/277	100WHPS	S54	35'	-40°F OR -40°C
WOR/50MH 120/277	50WMH	M110	15'	-20°F OR -30°C
WOR/70MH 120/277	70WMH	M98	15'	-20°F OR -30°C
WOR/100MH 120/277	100WMH	M90	20'	-20°F OR -30°C
WOR/150MH 120/277	150WMH	M102	10'	-20°F OR -30°C

Weathertight CF Wall Mount

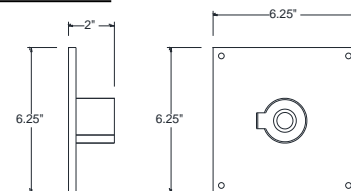
- For compact fluorescent and LED option
- Designed for outdoor use or wet locations
- Allows starting operation down to 20 degrees C



Catalog #	Lamp	Distance to Lamp
CFWTM	26W, 32W or 42W PLT	15'
LWTM	12W or 12W	15'

Square Backplate

- Not standard with any arm
- Additional charges may apply



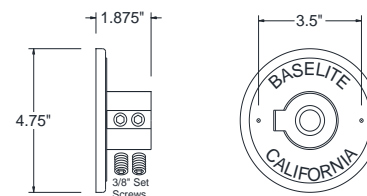
Catalog #

SQ 1/2"
SQ 3/4"



Cast Aluminum Backplate

- Standard with most arms
- 3/8" set screws



Catalog #

CB 1/2"
CB 3/4"