

---

## Landmark Commission

240 Columbus Ave  
Sandusky, Ohio 44870

419.627.5715

[www.cityofsandusky.com](http://www.cityofsandusky.com)

**July 17th, 2019  
4:30 P.M.  
City Commission Chamber  
AGENDA**

---

1. Meeting called to order – Roll Call
2. Review minutes from the June 19<sup>th</sup>, 2019 meeting
3. Application for exterior signage at 115 E Washington Row
4. Application for exterior signage at 125 E. Water St.
5. Other business
6. Meeting adjourned

**NEXT MEETING: August 21<sup>st</sup>, 2019**

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

# LANDMARK COMMISSION REPORT

---

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS EXTERIOR SIGNAGE AT 115 EAST WASHINGTON ROW

Reference Number: PLC 19-0010

Date of Report: July 8, 2019

Report Author: Tom Horsman, Assistant Planner



# City of Sandusky, Ohio

## Landmark Commission Report

---

### BACKGROUND INFORMATION

---

Mark Green of Marous Brothers Construction has submitted a Landmark application for a Certificate of Appropriateness for exterior signage 115 E. Washington Row. The following information is relevant to this application:

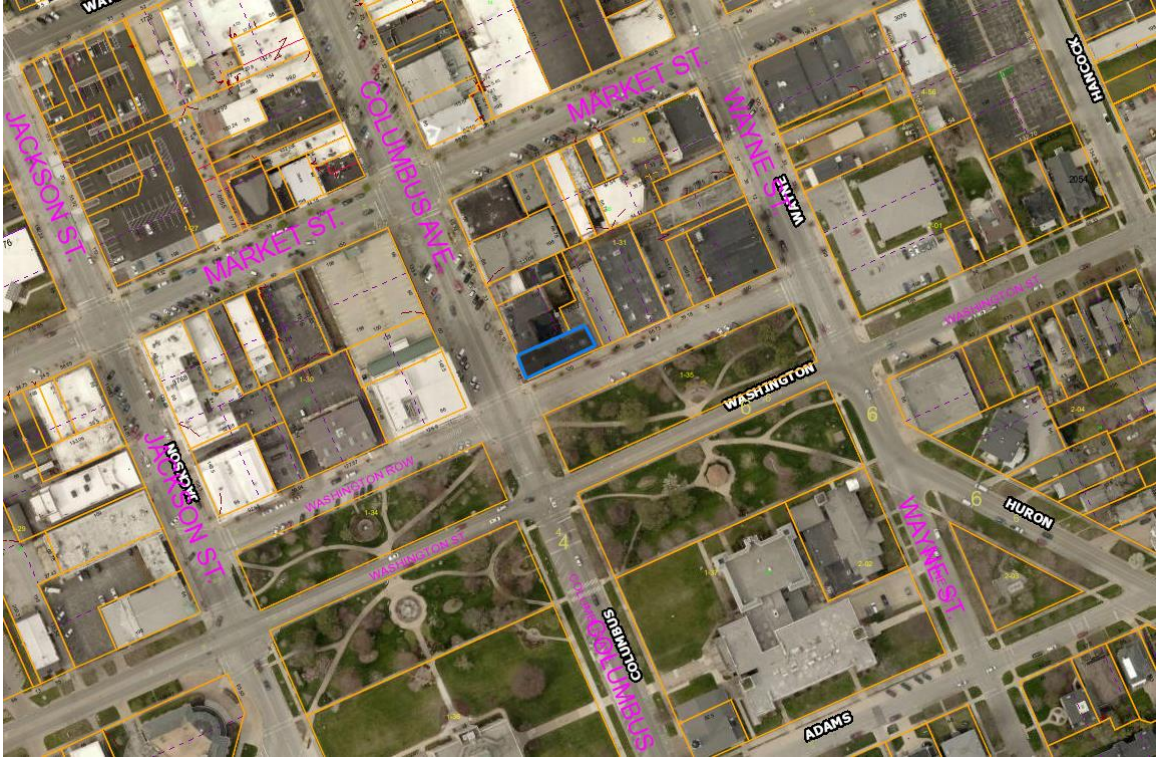
Applicant:	Mark Green Marous Brothers Construction 1702 Joseph Lloyd Parkway Willoughby, Ohio 44094
Owner:	Vintage Development Group 38025 Second Street Willoughby, Ohio 44094
Site Location:	115 E. Washington Row. Sandusky, Ohio 44870
Historic Status:	Individually listed National Register building and a contributing building in a National Register Historic District
Existing Uses:	Upper Floors – Sandusky City Hall Lower Floor - Vacant
Proposed Use:	Retail/Grocery
Proposed Project:	Exterior Signage

---

## SITE DESCRIPTION

---

**115 E. Washington Row.**



**Building Façade with Signage Circa 1980s**





---

#### DEPARTMENT OF PLANNING COMMENTS

---

The applicant has submitted an application for a Certificate of Appropriateness to replace the face of a blade sign affixed to the corner façade of 115 E. Washington Row. This building was constructed in 1924 for the Commercial Banking and Trust Company. This building remained a bank until it was sold to Calvary Temple in 1974. It is likely that this sign was installed by Calvary Temple either in 1974 or 1975. Calvary Temple used the building for religious services until 2015. The building has recently been restored and the two upper floors are home to administrative offices for the City of Sandusky and the lower floor will be used for Vita Urbana--a small-scale grocery store/market.

The proposed sign will reuse the existing structure and only the two faces of the sign will be replaced. There are interior lightbulbs from the previous sign that are still in existence. The face of the sign will be painted black and the "Vita" letters will be white and the script text below will be teal. The black background will be opaque and the letters will be lit from the internal lights.

Although this sign does not date from a period of significance for the Downtown Historic District, blade signs used to be a defining characteristic of Columbus Ave in downtown Sandusky in the mid-20<sup>th</sup> Century. Unfortunately, those signs have since been lost to demolition, with the exception of the one at Daly's Pub. Even though this sign was not part of the original construction of the Commercial Bank Building, it has historical significance in its own way.

Staff recognizes that the Sandusky Preservation Design Guidelines state that internally illuminated signs are "inappropriate" for the downtown area. However, due to the fact that this is a pre-existing sign and has its own historic qualities, staff is comfortable with replacing its face and allowing it to be internally illuminated. It would be inappropriate to have a box sign where the entire face is illuminated, and so it is important that this sign will have an opaque background and only the letters will be illuminated.

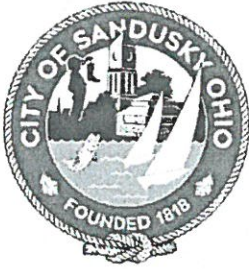
---

#### CONCLUSION/RECOMMENDATION

---

Based on the fact that this sign has historic qualities and has been affixed to the building for nearly a half-century, staff supports the preservation of this sign. Even though the sign is internally illuminated, staff still supports it due to the fact that most of the sign will be opaque and only the letters will be translucent and because it is a pre-existing sign structure. Staff does have slight concern about the illumination of the teal letters and questions what they would look like and whether it would cause too much clutter on the sign and is open to possibly just having the white "VITA" letters illuminated.

Staff recommends the granting of the Certificate of Appropriateness.



**CITY OF SANDUSKY**  
LANDMARK COMMISSION  
222 Meigs St., Sandusky, Ohio 44870  
Phone 419-627-5891

## **APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

---

### Preparing Your Application:

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

### Filing Your Application:

When completed, the attached application will initiate consideration of the granting of a Certificate of Appropriateness for a designated historic property. The application will enable the Landmark Commission to determine whether the proposed changes to the property meets the criteria for a Certificate of Appropriateness. The Landmark Commission will consider both the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Sandusky Preservation Design Guidelines when reviewing this application.

*\*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. Location**

Building/Property Name (if applicable): COMMERCIAL BANK & TRUST CO.  
Street Address: 115 E. WASHINGTON ROW  
Parcel Number(s): 56-68023.000

### **2. Owner Information** (If more than one, list primary contact)

Name: MIKE MAROUS, VINTAGE DEVELOPMENT GROUP  
Address: 38025 SECOND ST., WILLoughBY, OH 44094  
Phone: 440.975.8118

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

Name:

MARK GREEN @ MAROUS BROTHERS COAST.

Address:

1702 JOSEPA LLOYD PARKWAY, WILLOWHAST, ONT 44094

Phone:

440.391.5476

4. Scope of the Project

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 \_\_\_\_\_

5. Description of Work to be Done

EXIST'G BLADE SIGN - REPLACE LEXAN FACE. SEE  
SHT. 01 FOR PANEL DESIGN.

LEXAN FACE PANEL PAINTED BLACK. WHITE & TEAL LETTERS  
WILL BE TRANSLUCENT. BLACK SURFACES ARE OPAQUE.

**6. Supporting Documentation** (attach to application on separate sheets, as applicable)

- A. New Construction
  - a. Scaled drawings
  - b. Site plan (site plan requirements are attached at the end of application)
  - c. Photographs
  - d. Material list
- B. Additions/Alterations
  - a. Scaled drawings
  - b. Photographs
  - c. Material list
- C. Signage
  - a. Scaled drawings
  - b. Location of sign
  - c. Photographs
  - d. Width of building
  - e. Lot frontage
- D. Demolition
  - a. A report as to the structural soundness of the building prepared by professionals experienced in preservation and rehabilitation
  - b. Estimates of the costs and income for rehabilitation of the building
  - c. Estimates of the costs and income for new development
  - d. Valuation of the property
  - e. Preliminary development plans

\*Historic photographs of the structure/property may be requested by Planning Staff or the Landmark Commission

**7. Signature**

The owner of this building and undersigned do hereby certify that the information and statements given on this application, drawings and specifications are, to the best of their knowledge, true and correct. The owner and undersigned further understand that no work can begin until this application has been reviewed and approved. Any work done that has not been approved will be in violation of the City of Sandusky's Codified Ordinances

Applicant/Agent:  Date: \_\_\_\_\_

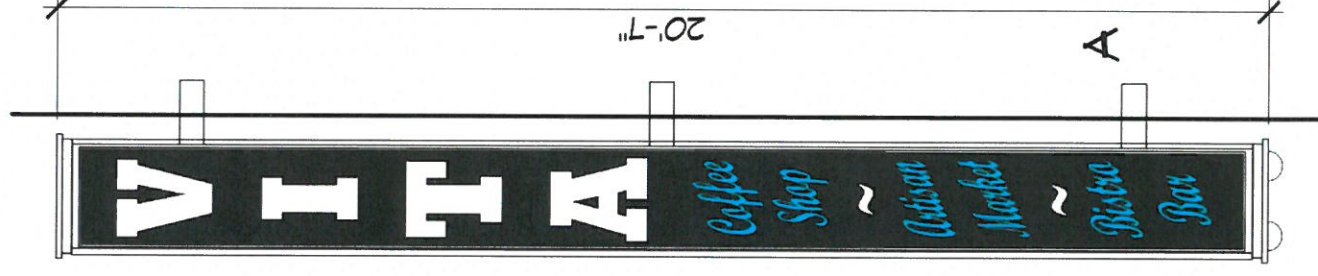
Owner:  Date: 6/21/19



# PROPOSED SIGN ELEVATION

**Vita Urbana Tenant Build-out**  
Commercial Bank Building  
115 East Washington Row  
Sandusky, Ohio

Erie Design  
16504 Detroit Avenue  
Lakewood, Ohio 44107



# LANDMARK COMMISSION REPORT

---

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS EXTERIOR SIGNAGE AT 125 EAST WATER STREET

Reference Number: PLC 19-0009

Date of Report: July 8, 2019

Report Author: Tom Horsman, Assistant Planner





# City of Sandusky, Ohio

## Landmark Commission Report

---

### BACKGROUND INFORMATION

---

Lake Erie Shores and Islands has submitted a Landmark application for a Certificate of Appropriateness for exterior signage 125 East Water Street. The following information is relevant to this application:

Applicant: Lake Erie Shores and Islands  
125 E. Water St.  
Sandusky, Ohio 44870

Owner: Renaissance Too  
PO Box 10270  
Sandusky, Ohio 44870

Site Location: 125 East Water St.  
Sandusky, Ohio 44870

Historic Status: Contributing building in a National Register Historic District

Existing Uses: Vacant

Proposed Use: Office and residential

Proposed Project: Exterior Signage

---

**SITE DESCRIPTION**

---

**125 E. Water St.**



**Building Façade with Signage Circa 1890s and Proposed New Signage**



---

**DEPARTMENT OF PLANNING COMMENTS**

---

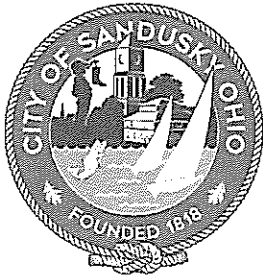
The applicant has submitted an application for a Certificate of Appropriateness to install exterior signage. The signage will be affixed above the second floor windows in an existing recessed panel on the south wall and above the first floor windows on the north wall. The recessed panel on the south wall had been used historically for signage as shown in the photo on the previous page. The signs will be routed ¾" PVC board with raised letters and borders and the background will be painted with semi gloss exterior house paint and the white letters and border will be covered in white vinyl graphics. The signs will be screwed to 1"x2" square aluminum extruded tubing and attached to the masonry with approximately 10 3" masonry screws. The manufacturer of this sign also produced the sign for the Reber Building, just a few doors down from 125 E. Water.

---

**CONCLUSION/RECOMMENDATION**

---

Staff recommends the Certificate of Appropriateness for the signage. The sign is simple and does not dominate the façade and it is located in a location that has historically been used for signage.



**CITY OF SANDUSKY**  
**LANDMARK COMMISSION**  
222 Meigs St., Sandusky, Ohio 44870  
Phone 419-627-5891

## **APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

---

### Preparing Your Application:

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

### Filing Your Application:

When completed, the attached application will initiate consideration of the granting of a Certificate of Appropriateness for a designated historic property. The application will enable the Landmark Commission to determine whether the proposed changes to the property meets the criteria for a Certificate of Appropriateness. The Landmark Commission will consider both the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Sandusky Preservation Design Guidelines when reviewing this application.

*\*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. Location**

Building/Property Name (if applicable): Biemiller Building  
Street Address: 125 E. Water St., Sandusky, OH 44870  
Parcel Number(s): 56-01387.000

### **2. Owner Information** (If more than one, list primary contact)

Name: Renaissance Too LLC  
Address: 212 E. Water St., Sandusky OH 44870  
Phone: 419.277.0815

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

Name: Lake Erie Shores & Islands/Dawn Weinhardt

Address: 216 E. Water St., Sandusky, OH 44870

Phone: 419.625.3229

**4. Scope of the Project**

☐ 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 \_\_\_\_\_

**5. Description of Work to be Done**

Place signage for Lake Erie Shores & Islands Welcome Center on the  
front and back of the building. We plan to produce signage that would be  
similar to the type of signage that would have originally been used when  
the building was first built.

**6. Supporting Documentation** (attach to application on separate sheets, as applicable)

- A. New Construction
  - a. Scaled drawings
  - b. Site plan (site plan requirements are attached at the end of application)
  - c. Photographs
  - d. Material list
- B. Additions/Alterations
  - a. Scaled drawings
  - b. Photographs
  - c. Material list
- C. Signage
  - a. Scaled drawings
  - b. Location of sign
  - c. Photographs
  - d. Width of building
  - e. Lot frontage
- D. Demolition
  - a. A report as to the structural soundness of the building prepared by professionals experienced in preservation and rehabilitation
  - b. Estimates of the costs and income for rehabilitation of the building
  - c. Estimates of the costs and income for new development
  - d. Valuation of the property
  - e. Preliminary development plans

\*Historic photographs of the structure/property may be requested by Planning Staff or the Landmark Commission

## 7. Signature

The owner of this building and undersigned do hereby certify that the information and statements given on this application, drawings and specifications are, to the best of their knowledge, true and correct. The owner and undersigned further understand that no work can begin until this application has been reviewed and approved. Any work done that has not been approved will be in violation of the City of Sandusky's Codified Ordinances

Applicant/Agent: Don M. Wright Date: 6/21/2019  
Owner: Robert J. Maness Date: 6/21/2019





(2) Signs to fit into brick area on front and stone area on back of the building as shown. Signs to be routed 3/4" thick PVC board with raised letters and borders, painted to specs with the background painted with semi gloss exterior house paint and the white letters and borders to be covered in white vinyl graphics. The signs are to be screwed to 1"x2" square aluminum extruded tubing then attached to the masonry with approximately (10) 3" masonry screws.

Permits acquired by Lake Erie Shores and Islands.

Cost per sign, fabricated and installed: \$2,370.00 plus tax if applicable for the total of:

\$4,740.00