

---

## Landmark Commission

240 Columbus Ave  
Sandusky, Ohio 44870

419.627.5715

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

### AGENDA

June 16, 2021

5:00 P.M.

City Commission Chamber

Live Streamed on [www.youtube.com/CityofSanduskyOH](https://www.youtube.com/CityofSanduskyOH)

---

1. Call to Order -Roll Call
2. Review of May 19, 2021 Meeting Minutes
3. Applications:
  - a. 129 W. Market St
4. Changes to COA application and process
  - Draft of COA application
  - Changes to process
5. Opportunities and challenges for Landmark Commission
  - List of items from past minutes and commission discussions
6. Identification of proposed city landmarks
  - Copy of Application for Landmark Designation
  - Sandusky Ohio Historic Inventory 1979, Addendum 1986
7. Study of problems and determination of needs of the City in restoring/preserving historic buildings, structures, areas and neighborhoods.
  - Development of needs assessment
8. Historic markers denoting landmark/historic buildings in the City.
  - Image of City of Cleveland marker
9. Liaison on behalf of city to individuals and organizations concerned with historic preservation; educate citizens regarding historic preservation and concerns.
  - Old House Guild of Sandusky
  - Erie County Historical Society
  - Sandusky Library

- Follett House Museum
- Merry-Go-Round Museum
- Maritime Museum of Sandusky
- Sandusky Children's Museum

**10. Other Business**

**11. Adjournment**

**NEXT MEETING: July 21, 2021**

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

**Landmark Commission  
May 19, 2021  
Remote Meeting  
Minutes**

**Meeting called to order:**

Chairman Tim Berkey called the meeting to order at 5:14pm. The following members were present: Mike Meinzer, Alan Griffiths, Joe Galea, Ryan Nagel, and Ryan Whaley. Thomas Horsman represented the Community Development Department and Brendan Heil represented the Law Department. Clerk Kristen Barone and Community Development Director Jonathan Holody were also present.

**Review of minutes from April 21, 2021:**

Mr. Meinzer made a motion to approve the minutes and Mr. Galea seconded. All members were in favor of the motion.

**Applications:**

**1) 131 E. Water Street- Certificate of Appropriateness for painting the door and window frames black and installing a black awning over the storefront**

Dr. Berkey asked how the awning was going to be attached and secured to the building, as there can be heavy winds at times in the downtown area. Ryan Brady, with Brady Signs, stated that the framing will be aluminum tubing, and the awning will be attached using z-clips, and then bolted into the building.

Mr. Griffiths made a motion to approve the application and Mr. Galea seconded. All voting members were in favor.

**2) 333 W. Market Street- Certificate of Appropriateness for exterior renovations and rooftop deck**

Conor Whelan, of MAC Building and Development LLC, stated that the work to this building will be done in three phases. Phase one will include getting the second and third floor apartments ready to rent out, and includes restoring the windows on all sides except for the south or front elevation. The second phase is renovation of the first floor, which includes the brew pub and front façade. The third phase will be the rooftop deck. The chairman stated that he would like for the commission members to have one motion on the exterior renovations and a separate motion on the rooftop deck. Mr. Meinzer stated that he does not feel that voting on the rooftop deck is in the Landmark Commission's scope of work and feels that this should go to City Commission to be voted on. Dr. Berkey asked the applicants that if the work being proposed for exterior renovations is not able to be followed through on after getting started, due to any sort of complications, would the applicants be willing to come back to the Landmark Commission and submit new plans for approval. Mr. Whelan said yes, they could do that. Dr. Berkey asked how structurally sound the brick is. John Feick, architect and contractor with Feick Design stated that they have not yet done any sampling of the brick, but the brick does appear to be in good shape. Mr. Meinzer made a motion to approve the exterior renovations from the gutters down. Mr. Limberios stated that it will be difficult to do what needs to be done inside because of the material needed for the stairwell. Without the structure on top, they would be in limbo because the roof would just continue to leak. Mr. Galea seconded the motion. All members were in favor of the motion. Dr. Berkey then asked if the members had any questions regarding the rooftop deck. Mr. Griffiths stated that it seems that this building has already had a rooftop structure for some time now, as seen in some of the older photos in the presentation, when the building was occupied by Brinnon's in the late 40's. He then asked Mr. Feick if he characterizes the proposed deck as something that alters the permanent architecture of the building, or could that be considered removable or temporary. Mr. Feick state that the proposed deck will be sitting on top of the roof, but it will be tied through the roof for waterproofing purposes. If at some time the owners wanted to take it down, that would be possible without damaging the building. Dr. Berkey stated that the problem with labeling something temporary is, that if the rooftop structure gets approved, the Landmark Commission would have no jurisdiction over that moving forward. He then stated that the problem with this rooftop

deck is that the standards say that rooftop structures are not to be highly visible from the public right of way, in most cases the rooftop structures should not be more than one story, and are not appropriate for buildings consisting of three stories or less. The chairman then asked Mr. Horsman to share photos that he took of the rooftop structure from different directions, and stated that the structure is extremely visible in all of the photos. He said that if the buildings on both sides of this building were taller, this wouldn't be such an issue, but since both buildings next to this building are smaller, there is no hiding this rooftop structure. Dr. Berkey then said that since he does not believe that the Landmark Commission has the authority to go outside of the standards that were given to them by the City Commission, he believes that this application belongs in front of the City Commissioners. Mr. Whaley stated that he thinks that if the Landmark Commission followed every standard, then there would be no need for a Commission. He believes that the job of the Landmark Commission is to discuss the variance in the standards. He said that he thinks that the applicants did a lot of good research and were able to find examples that fall outside of the standards and that he thinks that the proposal from the applicants looks nice and falls in line with the City's Master Plan. Mr. Griffiths stated that he does not believe the standards prohibits the proposed rooftop deck. He then said that the Landmark Commission did recently approve another rooftop deck on a three story building that was next to an empty lot downtown and he thought that the commission did that in the understanding that it met the standard. Mr. Nagel stated that he did not vote for the recently approved rooftop deck on the last three story building and he does not feel that this proposed deck meets the standards either. He said that if this gets denied by the Landmark Commission and then the City Commissioners approve it, he does not understand what the purpose of the Landmark Commission is. Mr. Griffiths made a motion to approve the rooftop structures and Mr. Whaley seconded the motion. There were three votes for the motion and three votes against the motion. The motion did not pass.

**Other Business:**

Dr. Berkey stated that since there were no more applications on the agenda for today, the commission would discuss the other agenda items at next month's meeting.

**Meeting adjourned:**

Mr. Griffiths made a motion to adjourn and the meeting ended at 6:46pm.

**Approved by:**

---

Kristen Barone, Clerk

---

Timothy Berkey, Chairman



# LANDMARK COMMISSION REPORT

---

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS EXTERIOR SIGNAGE AT 129 WEST MARKET ST.

Reference Number: PLC 21-0017

Date of Report: June 9, 2021

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Landmark Commission Report

---

### BACKGROUND INFORMATION

---

Brady Signs Co. has submitted a Landmark application for a Certificate of Appropriateness for exterior signage 129 W. Market St. The following information is relevant to this application:

Applicant:	Brady Signs Co. 1721 Hancock St. Sandusky, Ohio 44870
Owner:	Old Platt LLC. 9389 Monarch Ct. Rancho Cucamonga, California 91737
Site Location:	129 W. Market St. Sandusky, Ohio 44870
Historic Status:	Building in a National Register Historic District
Existing Uses:	Upper Floors – Residential Lower Floor - Restaurant
Proposed Use:	Restaurant
Proposed Project:	Exterior Signage

---

## SITE DESCRIPTION

---

129 W. Market St.



Building Façade | Present Day



---

**DEPARTMENT OF PLANNING COMMENTS**

---

The applicant has submitted an application for a Certificate of Appropriateness to place a blade sign affixed to the corner façade of 129 W. Market St. This building was constructed around 1880 and restored in 1978. Not much history is available on this property but it is believed Laurence Cable once owned the building.

The proposed sign is a 2' 6" x 13' 6" double sided blade sign. There are interior lightbulbs with a plan to give a faux neon look at night time. It will be illuminated with LED's. The face of the sign will be painted iron gray and the "J Bistro" letters will be white when illuminated.

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 Laurence 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 it has its own historic qualities, staff is comfortable with its placement 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 the charm of historic downtown Sandusky, staff supports the approval 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 iron and only the letters will be translucent. Staff does have slight concern about the illumination of the letters as it does not support the code but feels this design is applicable.

Staff recommends the granting of the Certificate of Appropriateness.



## LANDMARK COMMISSION

### Application for a Certificate of Appropriateness

Department of Planning  
240 Columbus Ave  
Sandusky, Ohio 44870  
419.627.5891  
[www.cityofsandusky.com](http://www.cityofsandusky.com)

## Instructions to Applicants

**MEETINGS** 3<sup>rd</sup> Wednesday of each month at 5:00 P.M.\* – City Commission Chamber, First Floor of City Hall.

*\* Meeting dates are subject to change. Please check [www.cityofsandusky.com/Landmark](http://www.cityofsandusky.com/Landmark) for an updated schedule.*

**DUE DATE FOR SUBMITTALS** Applications are due by 5:00 P.M. on the date of the preceding month's Landmark Commission meeting.

**WHO MUST ATTEND:** The property owner, or the authorized agent of the owner, must be present at the Landmark Commission meeting.

**APPLICATION FEE** No Fee.

**SUBMISSION REQUIREMENTS:** Please provide either a hard copy or electronic copy of the following:

- 1) Completed application
- 2) Supporting documentation:
  - A. New Construction
    - a. Scaled drawings
    - b. Site plan
    - 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

**Please note that the granting of a Certificate of Appropriateness is not a Building Permit. A separate Building Permit must be issued prior to all construction.**

Submit application and materials to:

City of Sandusky  
Department of Planning  
240 Columbus Ave.  
Sandusky, OH 44870

Contact Thomas Horsman, Assistant Planner, at 419-627-5715 or [thorsman@ci.sandusky.oh.us](mailto:thorsman@ci.sandusky.oh.us) with any questions.

## Application for a Certificate of Appropriateness

### STAFF USE ONLY:

Filing Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_ Reference Number: \_\_\_\_\_

Address of Property for Certificate of Appropriateness: 129 W. MARKET ST

Name of Property Owner: OLD PLANT

Mailing Address of Property Owner: 9389 Menard Ct

City: Altoona, Pa. State: CA Zip: 91737

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

If same as above check here ☒

Name of Applicant: Brady Signs Co

Mailing Address of Applicant: 1721 HANCOCK ST

City: SANDUSKY State: OH Zip: 44870

Telephone #: 419-626-5112 Email: monica@bradysigns.com

Description of Work to be Done:

Please see attached.

  
Signature of Property Owner

9/25/21  
Date

\_\_\_\_\_  
Signature of Authorized Agent

\_\_\_\_\_  
Date



## **The Sandusky Preservation Design Guidelines**

The guidelines can be found on the city's website at

[http://www.cityofsandusky.com/residents/planning\\_and\\_zoning/historic\\_preservation.php](http://www.cityofsandusky.com/residents/planning_and_zoning/historic_preservation.php)

---

### **The Secretary of the Interior's Standards for the Treatment of Historic Properties**

- (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 alteration 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.



**Job Site:**

J Bistro Downtown  
129 W. Market Street  
Sandusky, OH 44870

**Job Description:**

MAIN ID BLADE SIGN: BRADY SIGNS TO FABRICATE AND INSTALL (1) 2'6" X 13'6" DOUBLE SIDED BLADE SIGN ON THE CORNER OF THE BUILDING WITH CUSTOM FABRICATED BRACKETS. CABINET IS TO BE PAINTED IRON AGE GRAY WITH ROUTED AND PUSH THRU COPY TO GIVE SIGN APPEARANCE OF FAUX NEON LOOK AT NIGHT TIME. CABINET WILL BE INTERNALLY ILLUMINATED WITH WARM WHITE LEDs. ALL PAINT FINISHES ARE TO BE SATIN



## Owner Consent for Sign Installation and Permits

I Gary Hekerman, being the owner, manager  
(Individual's Name)

of the business/property known as J BISTRO  
(Name of Business)

and located at 129 W. MAURIST ST. do hereby certify that  
(Address)

I am allowing Brady Signs (and / or their sub-contractor) to obtain permits  
and install signage at the below mentioned address.

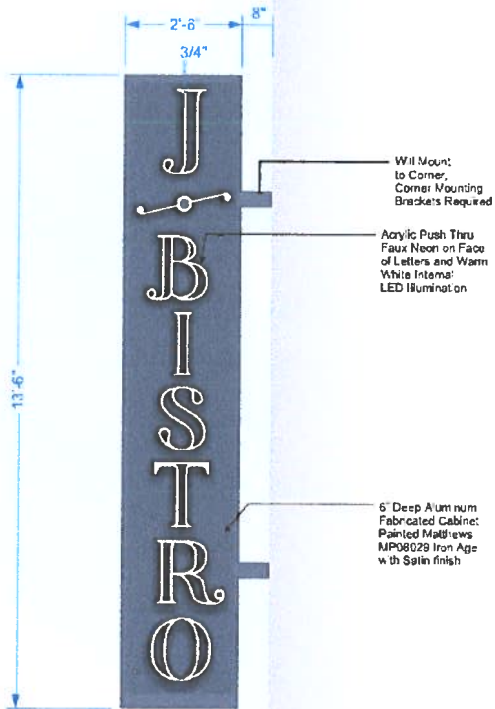
Site Address:

129 W. MAURIST ST.  
CINCINNATI, OHIO  
45202

Signature

Name: [Signature]

A



FACE VIEW  
DOUBLE SIDED  
BLADE SIGN

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



SIDE VIEW



*Fabrication Example*

This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2021 Brady Signs.



1721 Hancock Street  
Sandusky, OH 44870  
Phone: 419-626-5112  
www.brady signs.com

These drawings are the exclusive property of Brady Signs. They represent chargeable time spent. They are submitted for your approval and under the agreement that the use of this design is in your company or any part will not be introduced or used for any purpose without written consent from Brady Signs.

Customer:	J. Bistro Downtown	Date:	03/28/21
Location:	129 W. Market St., Sandusky, OH 44870	File Name:	Dwg72793A
Client Approval:		Title:	
		Date:	

A

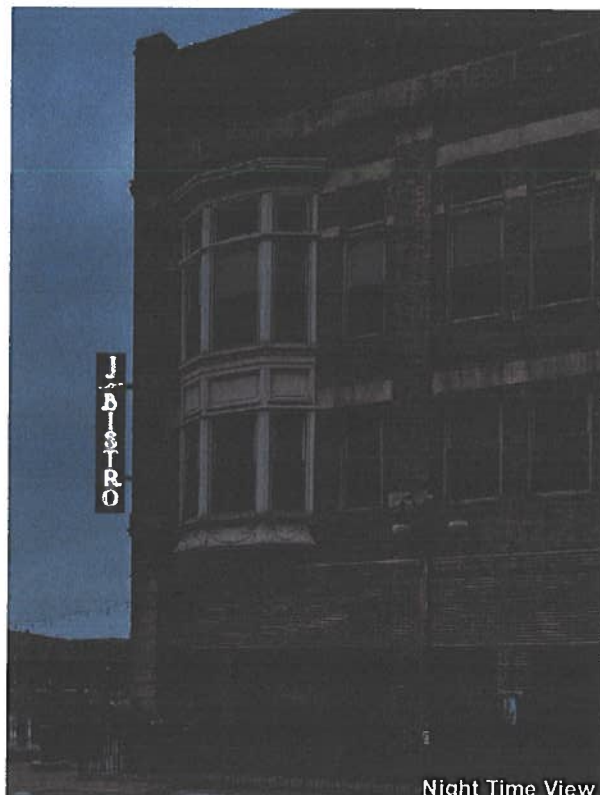
Installer Note:  
Line up bottom of  
sign cabinet with top of  
sandstone building  
element.

13'-6"

22' from sign to grade



Day Time View



Night Time View

This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2021 Brady Signs.



1721 Hancock Street  
Sandusky, OH 44870  
Phone: 419-626-5112  
www.brady signs.com

These drawings are the exclusive property of Brady Signs. They represent changeable time spent. They are submitted "as is" without any warranty or representation that the use of the drawings in its entirety or any part will not be reproduced and used for any purpose without written consent from Brady Signs.

Customer:	J. Bistro Downtown	Date:	03/28/21
Location:	129 W. Market St., Sandusky, OH 44870	File Name:	Dwg72793A
Client Approval:		Title:	
		Date:	



## Site Plan Legend

**A** New Blade Sign



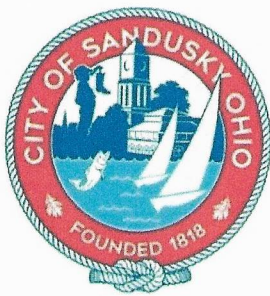
This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2021 Brady Signs.



1721 Hancock Street  
Sandusky, OH 44870  
Phone: 419-626-5112  
www.brady signs.com

These drawings are the exclusive property of Brady Signs. They represent chargeable time spent. They are submitted "As Is". Brady Signs and its employees will not be responsible for any errors or omissions in any part of the drawings and will not be held liable for any damages or losses in any way without written consent from Brady Signs.

Customer:	J. Bistro Downtown	Date:	03/28/21
Location:	129 W. Market St., Sandusky, OH 44870	File Name:	Dwg72783A
Client Approval:		Title:	
		Date:	



## LANDMARK COMMISSION

### *Application for a Certificate of Appropriateness*

Department of Planning  
240 Columbus Ave  
Sandusky, Ohio 44870  
419.627.5891

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

### Instructions to Applicants

**MEETINGS:** 3<sup>rd</sup> Wednesday of each month at 5:00 P.M.\* – City Commission Chamber, First Floor of City Hall.

*\*Meeting dates are subject to change. Please check [www.cityofsandusky.com/Landmark](http://www.cityofsandusky.com/Landmark) for an updated schedule.*

**DUE DATE FOR SUBMITTALS:** Applications are due by 5:00 P.M. on the date of the preceding month's Landmark Commission meeting. *A staff member of the Department of Planning can meet with you to determine which items listed under submission requirements should be included for review by the commission.*

**WHO MUST ATTEND:** The property owner, or the authorized agent of the owner, must be present at the Landmark Commission meeting.

**PRESENTATION OF APPLICATION:** *The property owner, or the authorized agent shall prepare and present the application. Please contact the Department of Planning to coordinate the preparation of supporting visuals to be used during the presentation.*

**APPLICATION FEE:** No Fee.

**SUBMISSION REQUIREMENTS:** Please provide either a hard copy or electronic copy of the following:

- 1) Completed application
- 2) Supporting documentation:
  - A. New Construction
    - a. Scaled drawings
    - b. Site plan
    - c. Photographs
    - d. Material list
    - e. *Color chart*
  - B. Additions/Alterations
    - a. Scaled drawings
    - b. Photographs
    - c. Material list
    - d. *Color chart*
  - C. Signage
    - a. Scaled drawings
    - b. Location of sign
    - c. Photographs
    - d. *Color chart*
    - e. Width of building
    - f. Lot frontage
  - D. Demolition
    - a. A report as to the structural soundness of the building prepared by professionals experienced in preservation and rehabilitation
    - b. *A comprehensive feasibility analysis including selective demolition*
    - c. Estimates of the costs and income for rehabilitation of the building
    - d. Estimates of the costs and income for new development
    - e. Valuation of the property
    - f. *Completed development plans*

\*Historic photographs of the structure/property may be requested by Planning Staff or the Landmark Commission  
\*Additional materials may be requested at any point during the application process to insure the Commission has adequate information for review.

**Please note that the granting of a Certificate of Appropriateness is not a Building Permit. A separate Building Permit must be issued prior to all construction.**

Submit application and materials to:

City of Sandusky  
Department of Planning  
240 Columbus Ave.  
Sandusky, OH 44870

THE DEPARTMENT OF PLANNING WILL NOT ACCEPT ANY INCOMPLETE APPLICATIONS. ALL MATERIALS MUST BE SUBMITTED BY THE ESTABLISHED DEADLINE. LATE SUBMISSIONS OF SUPPORTING DOCUMENTS WILL CAUSE THE APPLICATION TO BE DELAYED FOR REVIEW.

NOTE: Applications containing prior exterior work performed in violation of city ordinance(s) under chapter 1161 and/or 1305 will not be considered until applicant has restored the property to original condition, paid applicable fine(s) and received approval from the City Building Department and Division of Code Compliance to proceed with the application process.

Contact Thomas Horsman, Assistant Planner, at 419-627-5715 or [thorsman@ci.sandusky.oh.us](mailto:thorsman@ci.sandusky.oh.us) with any questions.



## Application for a Certificate of Appropriateness

### STAFF USE ONLY:

Filing Date:    Hearing Date:    Reference Number:

Address of Property for Certificate of Appropriateness:

Name of Property Owner:

Mailing Address of Property Owner:

City:

State:

Zip:

Telephone #:

Email:

If same as above check here

☐

Name of Applicant:

Mailing Address of Applicant:

City:

State:

Zip:

Telephone #:

Email:

Proposed Changes (check all that apply)

☐ Awning

☐ Facia

☐ Shutters

☐ Cleaning of Stonework

☐ Fencing/Landscaping

☐ Siding

☐ Chimney

☐ Gutters/Spouting

☐ Signage

☐ Corbels

☐ Lighting

☐ Store Facade

☐ Cornice

☐ Masonry Repair

☐ Stucco

☐ Deck/Porch

☐ New Construction

☐ Windows

☐ Demolition

☐ Painting

☐ Other \_\_\_\_\_

☐ Doors

☐ Railing

☐ Dumpster/HVAC

☐ Relocation

☐ Electrical Box

☐ Roofing

**Scope of Work:** Please describe the specific change(s) being proposed; explain the nature of the request and how the project is consistent with the Sandusky Preservation Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties (see attached). Please attach supportive documentation.

**Existing Condition of Property:** Please provide an evaluation of the property and identification of exterior items in need of repair.



**Preservation:** Please cite and explain the measures you will be taking to retain and preserve the historic character of the property. Be specific as to how existing materials are being restored or replaced in like kind.

**Historic Features:** Explain how the distinctive and defining historic features of the structure will be affected or altered by the proposed work.

**New Construction:** How will the new construction honor the historical materials that characterize the property and conform to the massing, size and scale of the historic environment?

**Demolition:** Attach a report on the structural soundness of the building prepared by professionals experienced in preservation and rehabilitation. Provide a comprehensive feasibility analysis including selective demolition. Include a summary of required items c,d,e listed on page one of this application. Attach a completed development plan and narrative description of the structures that will replace the demolition.

By signing this application, I acknowledge that I reviewed the proposed scope of work and am responsible for compliance with the Certificate of Appropriateness as approved/conditioned by the Landmark Commission.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Authorized Agent

\_\_\_\_\_  
Date

## The Sandusky Preservation Design Guidelines

The guidelines can be found on the city's website at

[http://www.cityofsandusky.com/residents/planning\\_and\\_zoning/historic\\_preservation.pp](http://www.cityofsandusky.com/residents/planning_and_zoning/historic_preservation.pp)

---

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 Interior. It is recommended that applicants discuss their application with the Department of Planning and review the proposed changes in relationship to the standards.

### The Secretary of the Interior's Standards for the Treatment of Historic Properties

- (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.

City of Sandusky Landmark Commission  
Opportunities/Challenges  
May, 2021

The following is a list of opportunities and challenges that members of the Landmark Commission have identified during monthly meetings from 2019-present. Many of these were documented in meeting minutes while others through conversations among members.

**Outreach:**

1. Awareness of the Landmark Commission
  2. Outreach program for owners of buildings on National Register/in historic district
  3. Training sessions for Landmark Commission (State Preservation Office)
  4. Increase education/awareness of historic preservation for owners of historic properties
  5. Build relationships with Old House Guild, Erie County Historical Society
  6. Alert new property owners of Landmark guidelines during concept phase
- 
- 

**Identification of Landmarks/National Registry/Historic Districts**

1. Identification of city landmarks/districts
  2. Consider the following for potential landmarks: The Pyramid, Boy with the Boot Fountain, Washington Park Clock, Lighthouse, some of the schools, Tommy Boy landmarks, U.S. Route 6, Route 250, some of the hotels including the Maples on Route 6.
- 
- 

**Language/Ordinances**

1. Illuminated signs in the historic district
2. Added language to address Landmark issues
3. Update Preservation Design Guideline/Landmark Preservation Ordinance
4. Review storefront facades in the historic district and develop policy
5. Update signage regulations under the Landmark Preservation Ordinance
6. Address buildings and fences in disrepair in the historic district

7. Revise demolition section of the Landmark Preservation Ordinance
  8. Add lighting specific language to the Landmark Preservation Ordinance
  9. Eliminate illuminated signs in Downtown/Historic District
  10. New signs should respect size, scale, and design of an historic building; sign placement is important, new signs should not cover up significant features, sign materials should be compatible with those of a historic building, new signs should be attached carefully
- 
- 

### **Applications for Certificate of Appropriateness**

1. Follow up procedures for approved Certificates of Appropriateness
  2. Expand application to include more information such as inspection/preservation of exterior
  3. Allow for public comment on applications for demolition
  4. Clarify process for putting conditions on Certificate of Appropriateness approvals
- 
- 

### **Process**

1. Enhancement of communication with Division of Building/Code Compliance
  2. Establish influence/input of construction on vacant property in the historic district
  3. Placement of electrical panels/air conditioning units/trash bins in historic district
  4. Inspection of unoccupied buildings on National Registry/in historic district
  5. Becoming involved early in development plans for properties in historic district
  6. Having landmark buildings inspected on an annual basis
  7. Work with Planning Commission on sidewalk encroachment issues in historic district
  8. Discussion with city officials on the “look” desired for historic/downtown district
  9. Process for new builds in the historic district
- 
-

**Enforcement**

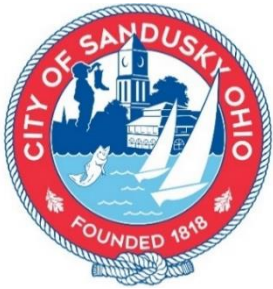
1. Work to enforce of existing codes related to Landmark ordinances
  2. Identification of properties in disrepair and work to stabilize and restore them
  3. Work to enforce maintenance requirements under the Landmark Preservation Ordinance
  4. Work to enforce the removal of signs of businesses no longer in operation in the historic district
- 
- 

**Other**

---

---

---



## LANDMARK COMMISSION

### *Application for Landmark Designation*

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

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

---

#### Preparing Your Application:

Please type or use black 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 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: \_\_\_\_\_

Current Name: \_\_\_\_\_

### **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: \_\_\_\_\_

City/Town/Jurisdiction: \_\_\_\_\_

PIN Number: \_\_\_\_\_

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_



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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

- 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 bywhom):** \_\_\_\_\_

\_\_\_\_\_

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 separatesheets)

A. **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.

## **B. 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](http://www.erie.iviewtaxmaps.com)

## **C. 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.

## **D. 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.

## **E. 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. Signatures

**Applicant:** \_\_\_\_\_ **Date:** \_\_\_\_\_

*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:** \_\_\_\_\_



**2021**  
**LANDMARK COMMISSION**  
**MEETING DATES AND FILING DEADLINES**

	<b>FILING DEADLINE</b>	<b>MEETING DATE</b>
<b>JANUARY</b>	<b>12/16</b>	<b>1/20</b>
<b>FEBRUARY</b>	<b>1/20</b>	<b>2/17</b>
<b>MARCH</b>	<b>2/17</b>	<b>3/17</b>
<b>APRIL</b>	<b>3/17</b>	<b>4/21</b>
<b>MAY</b>	<b>4/21</b>	<b>5/19</b>
<b>JUNE</b>	<b>5/19</b>	<b>6/16</b>
<b>JULY</b>	<b>6/16</b>	<b>7/21</b>
<b>AUGUST</b>	<b>7/21</b>	<b>8/18</b>
<b>SEPTEMBER</b>	<b>8/18</b>	<b>9/15</b>
<b>OCTOBER</b>	<b>9/15</b>	<b>10/20</b>
<b>NOVEMBER</b>	<b>10/20</b>	<b>11/17</b>
<b>DECEMBER</b>	<b>11/17</b>	<b>12/15</b>

The Landmark Commission will typically meet on the third Wednesday of every month. The meetings are held in the City Commission Chamber, 240 Columbus Ave at 5:00 p.m. Meeting times, locations, and dates are subject to change with prior notice. Any changes will be posted to the City website.

## INTRODUCTION

### BACKGROUND

In September, 1978, the Old House Guild of Sandusky was formed, dedicated to the restoration and preservation of Sandusky's historically significant buildings. The Guild sought advice from Eric Johannesen, regional preservationist for the Ohio Historic Preservation Office. He suggested that it was important to identify Sandusky's historic buildings, structures, sites and objects through the Ohio Historic Inventory.

The Executive Committee of the Old House Guild decided to initiate the Inventory and held a general meeting in January, 1979 to explain the Inventory to the community and to invite its participation. Forty-three people at the meeting signed up to help with the project.

### PURPOSE

The survey was made on the premise that Sandusky had many historic resources that should be recognized, preserved, and woven into the fabric of today's living. Although we knew, for instance, that Sandusky had many limestone buildings, no one knew for sure how many there were. The Old House Guild felt that the Inventory would answer this and other questions about our old buildings. It would point out the rich historic heritage in our community. It would encourage restoration and preservation of all our historic buildings, structures, sites and objects.

The survey can be an important tool for city planners on projects that require compliance with provisions of the Housing and Community Development Act of 1974. One of the objectives of Title 1 of the act is the "restoration and preservation of properties of special value for historic, architectural or aesthetic reasons." Eligible activities for grant aid include the preservation or restoration of historic sites.

Title 1 also requires that "recipients must take into account the effect of a project on any district, site, building, structure or object listed in or found by the Secretary of the Interior, pursuant to 34 CFR Part 800, to be eligible for inclusion in the National Register of Historic Places." These places are identified in the Inventory.

The information in this Inventory will permit early determination of the impact that any federally funded project will have on the historic resources of Sandusky, and should eliminate crisis situations and expedite project approvals.

### METHOD

Ellie Damm coordinated the project and divided the city into 42 districts to be surveyed. Volunteers, working in pairs or alone, checked every building on every street in their district to identify all 19th Century buildings, sites, objects and structures and all early 20th Century buildings, sites, objects and structures. Unique buildings of any age were also sought. Forms supplied by the Ohio Historic Preservation office were filled out for each selection.



As soon as individual districts were completed, Janelle Photographers photographed the selections. The pictures were then catalogued. By May 31, 1979 all pictures were taken and catalogued.

On June 18, volunteers began the task of completing the field sheets. Forms were edited, descriptions filled out, pictures compared, and histories researched. Typing was done, and two copies were made of each Inventory sheet. This was completed by the first of October. Finally, photographs were affixed, numbers assigned, and the Inventory was finalized. The project which began February 1, 1979 was completed October 19, 1979.

It should be noted that the Old House Guild felt that all limestone buildings should be included on the Inventory. All old brick buildings should be included and as many frame buildings that could be recognized as old should be included. Selecting significant buildings is a subjective art. However, the volunteers endeavored to maintain a uniform standard to the buildings selected.

We do not wish to imply that all landmarks noted in the Inventory are equal. We believe that all the large important buildings that fit our guidelines have been included. We also tried to include as many vernacular structures and buildings as we could identify because we thought it important to recognize the dwellings that housed the ordinary working people of the day. If citizens can see that not only the large buildings of our community are worth saving but also the houses that many of us still live in, then everyone can take a personal interest and responsibility for preservation and restoration in our community.

It was impossible to research every building included. However, as many were researched as possible and all were checked with the Sanborn Maps and the current city directory. In addition, "At Home In Early Sandusky", by Helen Hansen; "Portraits From the Past", the Sandusky Sesquicentennial book; "Sandusky, Then and Now", Ernst Von Schulenburg as translated by the Lange's; various works of Charles Frohman's; Sandusky City Directories from 1855 on; and "Identifying American Architecture", by John J. G. Blumenson were important research tools. In addition, Helen Hansen helped with research and added her unpublished notes on many buildings. Barbara Wendt contributed many historical notes from her collection. Lucille and John Martin advised on the history of Venice and many other citizens contributed personal research to individual buildings. John Blakeman and Nanette Guss both contributed knowledge of architectural styles. Eric Johannesen was always ready to answer questions and expedite supplies.

Special thanks are due to Tom Steinemann & Associates for providing us space in their National Register building to work all summer, and for the Sandusky Library Association for providing room in their National Register building for the final assembly. And, of course, thanks to all those people who believed so much in Sandusky's preservation potential that they were willing to volunteer long hours of their time getting our community treasures on to Ohio Historic Inventory forms.

#### NUMBERING SYSTEM

There are 1,457 landmarks on the survey. Twenty-six buildings or groups of buildings were already listed on the National Register of Historic Places. Two were listed on the Ohio Historic Inventory previously. The survey teams identified and recorded these along with 1,432 "new" landmarks.

Landmarks are numbered ERI-54-3 through ERI-1508-3. ERI is the abbreviation for Erie County; 3 is the code number for Sandusky. The numbers in between ERI and 3 are the specific landmark numbers. There were 53 places in Erie County previously given Ohio Historic Inventory numbers, so the first number on this inventory is 54.

Streets are listed in both numerical and alphabetical order.

#### ARCHITECTURAL STYLES

Nothing remains from Sandusky's earliest days. Platted in 1818, the first buildings were built in what is now the downtown area, and they were later torn down and replaced as the city grew. The oldest building still standing is probably the limestone Eleutheros Cooke House (ERI-291-3) at 410 Columbus Ave. This house was probably built circa 1827.

A unique feature of Sandusky's architecture is the large number of limestone buildings erected during the 19th Century in just about every style popular during this period. Sandusky is built on limestone, which is only twelve to eighteen inches below the surface in the oldest section of the community. It was our most available building material. Many stonecutters settled here, and their works are evident all throughout our community. The shallow topsoil also explains the many old houses with "Sandusky basements", i.e., basements with the main part above soil level. The Inventory indicates there are 161 limestone buildings still standing in Sandusky.

Several Federal houses still remain in Sandusky, although they are not numerous. A fine limestone example would be the Samuel White House (ERI-63-3) at 304 E. Adams St.

Greek Revival style buildings are also not numerous, although the community does have several fine examples. Our most famous example is the Oran Pollett House (ERI-1458-3) at 404 Wayne St.

Other styles represented in Sandusky from the 19th Century include: Gothic Revival, Renaissance Revival, High Victorian Gothic, Italianate, Stick, Eastlake, Richardson Revival, Second Empire, and Queen Anne. Later styles such as Sullivanese, Beaux Arts, Neo Classic, Colonial Revival, Georgian Revival, Art Deco, Bungalow, and Art Moderne were also identified.

The most popular residential styles of architecture were Italianate and Eastlake, both stylish during the period of Sandusky's great growth. Among vernacular dwellings, a large number of two story half houses were built in stone, brick, and wood. Cottages too, were built in stone, brick and wood. Frame cottages often have individualized door and window caps, some especially fine. Sandusky also has several all steel Lustron houses.



Sandusky is unusual in that it has within its limits one of the finest and oldest amusement parks still flourishing. Several of the buildings at Cedar Point have been incorporated into the Inventory.

The Ohio Historic Inventory of Sandusky is certainly not the last word about Sandusky's buildings, structures, sites and objects. One hopes that it is the first word in an on-going document of additions and corrections and will lead to the preservation and renewal of all of our community's buildings. Our fine old buildings, structures, sites and objects are our heritage, speaking to us of the life-styles and values of those who have gone before. They are truly our most important resource and treasure.

--Ellie Dams

### Field Inventory

Judy Bartow	Mary Huth
Virginia Cookrem	Don Lenhart
Marj. Crouch	Michael Lenhart
Jim Damm	Jack Mineo
Ellie Damm	Donna Mineo
Ann Daniel	Al Murschel
John Daniel	Virginia Murschel
Marie Dickson	Don Nath
Des Fernandez	Rose Nath
Marge Fernandez	Betty Newman
Kathy Findley	Joe Ryan
Larry Findley	Sally Ryan
Jane Garretson	Darrell Shirley
Bettyanne Guss	Joyce Shirley
Nanette Guss	Charles Steinbrenner
Helen Hansen	Julie Steinbrenner
Sherry Hargrove	Ann Strickfaden
Jack Hartley	Virginia Taylor
Sue Hartley	Wally Thiel
Bill Hill	Ellie Till
Judee Hill	Mary Truka
	Ken Woetus

### Photography

Lou Janelle	Bonnie Janelle
	Nanette Guss

### Cataloguing

Paula Damm	Lou Janelle
	Bonnie Janelle

### Finalizers

Ellie Damm	Rose Nath
Bettyanne Guss	Janet Spore
Nanette Guss	Ellie Till
Sue Hartley	Barbara Wendt

### Typists

Ellie Damm	Joyce Shirley
Ann Daniel	Janet Spore
Pam Drumm	Ann Strickfaden
Anita Giovagnoli	Paul Strickfaden
Elizabeth Guss	Mary Truka
	Rose Nath

### Coordinates

Mary Ann Chimera	Janet Senne
Ann Daniel	Barbara Wendt

Assembly

Ellie Damm  
Molly Damm  
Elizabeth Guss

Bettyanne Guss  
Marcie Platte  
Janet Spore  
Barbara Wendt

Special Consultants

John Blakeman

Helen Hansen

Coordinator

Ellie Damm





**CLEVELAND  
LANDMARK**

**NO. 10**



[illegible]