

Landmark Commission

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

AGENDA

September 15, 2021

5:00 P.M.

City Commission Chamber

Live Streamed on www.youtube.com/CityofSanduskyOH

-
1. Call to Order -Roll Call
 2. Review of August 18, 2021 Meeting Minutes
 3. Applications:
 - a. 165 Jackson Street
 4. Staff Reports
 5. Other Business
 6. Adjournment

NEXT MEETING: October 20, 2021

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

Landmark Commission

August 18, 2021

Meeting Minutes

Meeting called to order:

Clerk Kristen Barone called the meeting to order at 5:04pm. The following members were present: Mike Meinzer, Alan Griffiths, Robert Truka, Louis Schultz, and Ryan Whaley. Mr. Nagel was absent. Alec Ochs and Arin Blair represented the Community Development Department and Brendan Heil represented the Law Department. Administrative Assistant Kristen Barone was also present.

Election of Chairman and Vice Chairman:

Mr. Whaley volunteered to be chairman. Mr. Griffiths then made a motion to nominate Mr. Whaley as chairman and Mr. Schultz seconded. All voting members were in favor of the motion.

Mr. Griffiths volunteered to be vice chairman. Mr. Schultz made a motion to nominate Mr. Griffiths as chairman and Mr. Whaley seconded. Mr. Griffiths abstained from the vote. All other voting members were in favor of the motion.

Review of minutes from June 16, 2021:

Mr. Griffiths made a motion to approve the minutes and Mr. Schultz seconded. All voting members were in favor of the motion.

Applications:

a. 135-145 Columbus Avenue

Mr. Ochs stated that this application is for a roof replacement at this location, where Crush Wine Bar and Mona Pizza are. The current roof is an asphalt roof and the applicant would like to replace it with a standing seam metal roof in a burgundy color. The applicant states that he thought this color would be a good color choice as it matches the former Bertsch building overhang color. He stated that staff has determined that the proposed changes to the exterior of the building conform with both the Secretary of the Interior's Standards for Rehabilitation and the Sandusky Preservation Design Guidelines. Mr. Griffiths asked if the burgundy color is part of the color scheme for downtown. Mr. Ochs confirmed that it is. Mr. Schultz made a motion to approve the application and Mr. Truka seconded. All voting members were in favor of the motion.

b. 319 Lawrence Street

Mr. Ochs stated that this application is for a roof replacement also. Since writing the report, staff received from the applicant a quote that she received some time ago for a roof similar to what is there now, which is a metal roof, for about \$66,000.00. Since then she has received a quote for a shingle roof for about \$20,000.00. He said that the applicant would like to have a roof similar to what is there now, but the cost is overwhelming. Mr. Ochs stated that according to the Secretary of the Interior's Standards for the Treatment of Historic Properties, it is not recommended to alter the roof and roofing materials from the restoration period. It is recommended to protect a leaking roof with a temporary waterproof membrane with a synthetic underlayment, roll roofing, plywood, or a tarpaulin until it can be repaired. Therefore staff recommend temporarily sealing the roof and getting additional quotes for a metal roof to see if that would be an option. Bob Zimmerman, brother of the applicant asked if the committee would approve this to be done in stages, as a lot of contractors are afraid to give them a quote with not know what is laying beneath the surface. So he asked if it would be possible to take off what is there now to look at what is underneath, stabilize the structure and put something there to prevent any more leakage, and then go from there. He then asked if the committee would consider a partial roof replacement if the committee is concerned with

the look from the street that maybe they could do just the front half. Mr. Whaley stated that he believes that is what staff is recommending as far as getting this done in stages and he would like to work with the applicant on that as he does not want the home to continue to leak until a reasonable option is figured out. Mr. Griffiths stated that he would be in favor of giving the applicant time to figure out what the problem is including taking off the current roof and putting up a temporary roof to secure the home.. Mr. Truka said that he would advise to not do a partial roof. Mr. Zimmerman asked the committee if they need to approve the contractor that does the work or just the design. Mr. Whaley said that they do not need to approve the contractor. Mr. Zimmerman asked how much detail the committee needs to know as far as the work being done, such as fasteners being used, etc. Mr. Whaley said that the committee would take as much information that the applicant can give as far as what can be seen from the street. Mr. Whaley then made a motion to approve the applicant getting the roof dry and stable, getting more quotes for a roof similar to what is there currently, and then come back to the committee when at when that is done. Mr. Zimmerman asked does that mean getting the original roof off. Mr. Whaley said that is correct. Mr. Schultz seconded the motion and all voting members were in favor. Mr. Griffiths then encouraged the applicant to contact staff to see if there are any funds available to assist them in this project.

Staff Reports

Mr. Ochs stated that staff did administratively approve a sign for ESP Bikes LLC, dba Pedego Electric Bikes, located at 131 E. Water Street. He then showed the committee the pictures of the two signs. He said that the signs are not illuminated and staff felt they are good quality signs with simple graphics and messages and the color of the background meets the criteria.

Ms. Blair mentioned that she has been in touch with the Sandusky Library regarding some maintenance they are going to be doing on the exterior of their building starting in the fall. This will include putting up scaffolding so she wanted to make sure the committee was aware of what they would be seeing. She said that the Library recently went through an inspection and a couple of things came up that has occurred through normal aging and weathering. So far everything that they have mentioned to staff that they will be doing is general maintenance and will not need approval from Landmark Commission. That work includes sealing open joints, anchoring any loose or displaced ornaments, general cleaning and treatment, minor roof work, flashing installation, and roof tuck pointing. They said that they may reconstruct or replace any non-salvageable elements and if that is the case they may need to come to the Landmark Commission for approval, but that would down the road after the other work is done.

Other Business

Mr. Whaley said that he does want to look at some other things that has been brought up at past meetings, but he would like to do some more research and then bring that up again later.

Meeting adjourned:

Mr. Whaley adjourned the meeting at 5:40pm.

Approved by:

Kristen Barone, Clerk

Ryan Whaley, Chairman

LANDMARK COMMISSION REPORT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS EXTERIOR SIGNAGE AT 165 JACKSON ST.

Reference Number: PS21-0025

Date of Report: September 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 165 W. Jackson St. The following information is relevant to this application:

Applicant: Brady Signs Co.
1721 Hancock St.
Sandusky, Ohio 44870

Owner: Paradiso Mgmt.
165 Jackson St.
Sandusky, Ohio 44870

Site Location: 165 Jackson St.
Sandusky, Ohio 44870

Historic Status: Building in the Downtown Sandusky Commercial Historic District

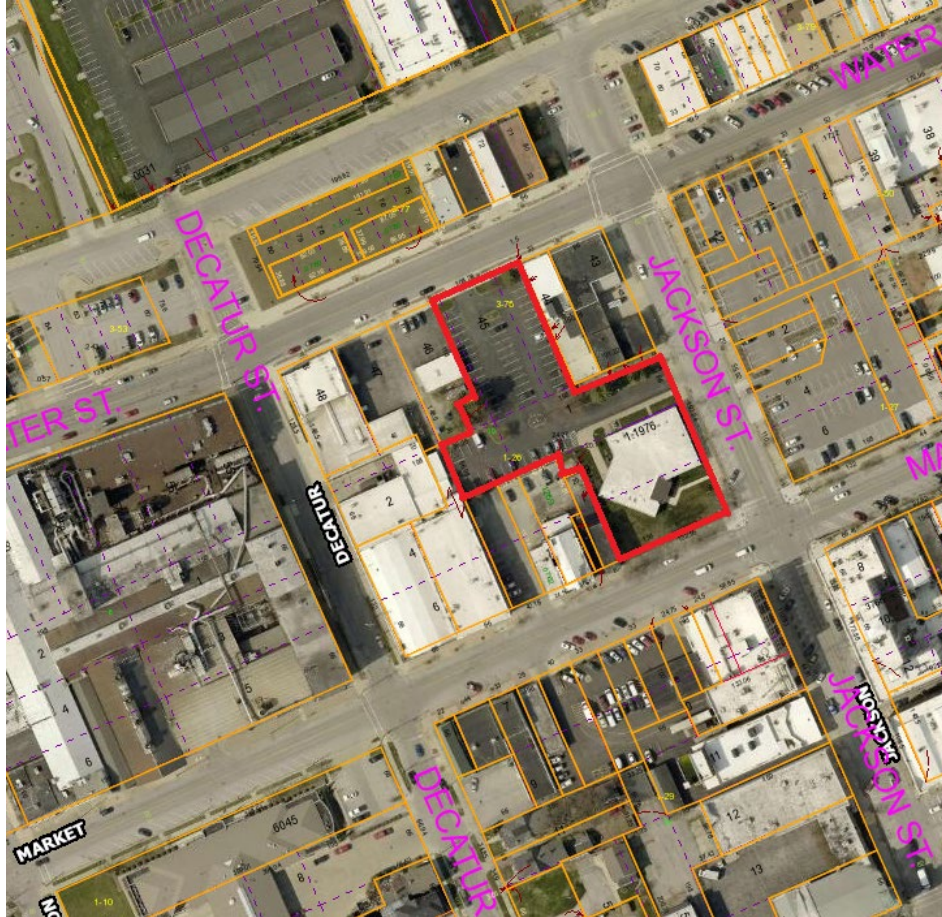
Existing Uses: Office Building

Proposed Use: Office Building

Proposed Project: Exterior Signage

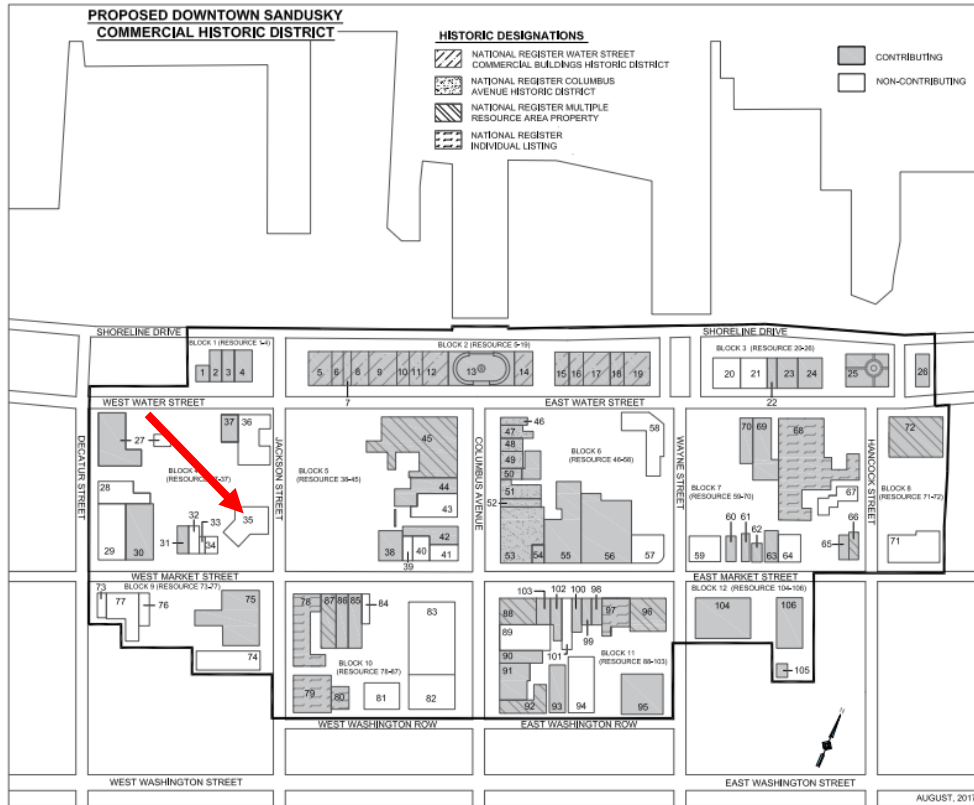
SITE DESCRIPTION

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 set of internally illuminated channel letters affixed to the east facing façade of 165 Jackson St.

This building is within the Downtown Sandusky Commercial Historic District but is a non-contributing building. The existing signage on this building reading “The Ashley Group” is internally illuminated, similar to what’s proposed. The existing sign was installed before the creation of the Landmark Commission, hence its allowance.

The proposed internally illuminated sign is a 40” X 208.25” channel lettering sign. There are internal white LED module lights designed to light up 5” deep, white acrylic channel letters.

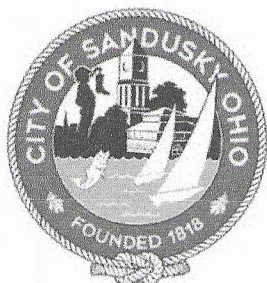
Staff concerns and questions:

1. Will the colored logo be illuminated?
2. Is the lighting adjustable?

CONCLUSION/RECOMMENDATION

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 the building is a non-contributing structure of historical significance and it is going to replace existing LED signage:

Staff recommends the granting of the Certificate of Appropriateness if the brightness does not exceed the brightness deemed appropriate by the Landmark Commission.



LANDMARK COMMISSION

Application for a Certificate of Appropriateness

Department of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

Instructions to Applicants

MEETINGS: 3rd 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 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 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: 165 Jackson Street

Name of Property Owner: Paradiso Mgmt

Mailing Address of Property Owner: 165 Jackson Street

City: SANDUSKY State: OH Zip: 44870

Telephone #: 419-624-9810 Email: tim.paradiso@onedigital.com

If same as above check here ☐

Name of Applicant: Brady Signs Co

Mailing Address of Applicant: 1721 Hancock Street

City: SANDUSKY State: OH Zip: 44870

Telephone #: 419-624-5112 Email: monica@bradysigns.com

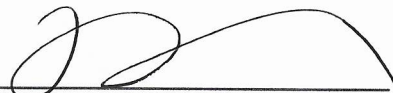
Description of Work to be Done:

please see following page.

Please see next page

Signature of Property Owner

Date



Signature of Authorized Agent

8/26/21

Date

Owner Consent for Sign Installation and Permits

I Timothy Paradiso, being the owner, manager
(Individual's Name)
of the business/property known as Oxide Digital (formerly The Ashley Group)
(Name of Business)
and located at 165 Jackson St. Sandusky 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.

Owner Phone: 419-624-9810

Owner Email: tim.paradiso@oxidigital.com

Site Address:

165 Jackson St
Sandusky OH 44870

X Signature: 

Printed Name: Timothy Paradiso

Date: 8-24-21



Job Location:

One Digital
165 Jackson Street
Sandusky, OH 44870

Job Description:

1. LED CHANNEL LETTERS: PRODUCE AND INSTALL (1) SET OF UL LISTED, LED ILLUMINATED CHANNEL LETTERS ON BUILDING'S JACKSON STREET ELEVATION. OVERALL SIZE OF SIGN IS 40" X 208.25". LOGO TO BE DECORATED WITH TRANSLUCENT DIGITAL PRINT TO MATCH BRAND COLORS. RACEWAY WILL BE PAINTED TO MATCH COLOR OF BRICK BUILDING - 57.88 sq ft
2. DIRECTIONAL SIGN FACES: PRODUCE AND INSTALL (2) NEW 12" X 40" ALUMINUM PANEL SIGN FACES. NEW FACES TO BE PAINTED MAP BRUSHED ALUMINUM TO CLOSELY MATCH THE EXISTING SIGN AND WILL BE DECORATED WITH DIGITALLY PRINTED GRAPHICS - 3.33 sq ft each side - 6.66 total sq ft
3. MONUMENT PANEL SIGN: PRODUCE AND INSTALL (1) SINGLE-SIDED SIGN PANEL TO COVER EXISTING SIGN WITH EXPOSED FASTENERS. SIGN TO BE 40" X 60" AND FABRICATED FROM AL ALUMINUM COMPOSITE PANEL AND DECORATED WITH DIGITALLY PRINTED GRAPHICS - 16.67 sq ft

All signs are replacing existing signage

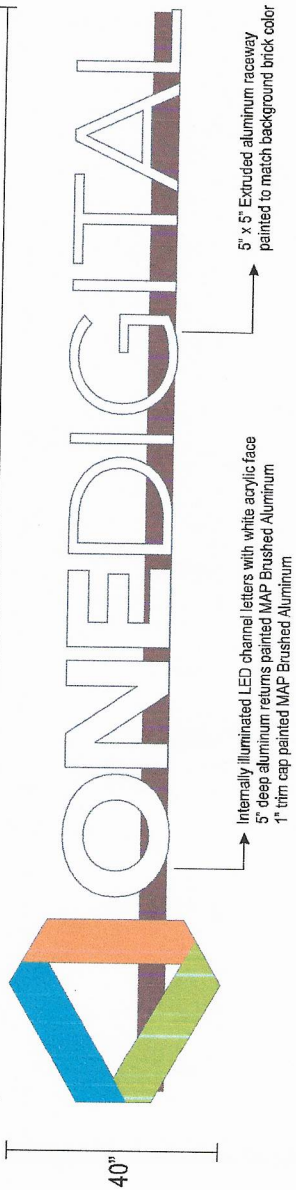
1721 Hancock Street • Sandusky, OH 44870
p: 419.626.5112 • f: 419.625.5985

BRADYSIGNS.COM

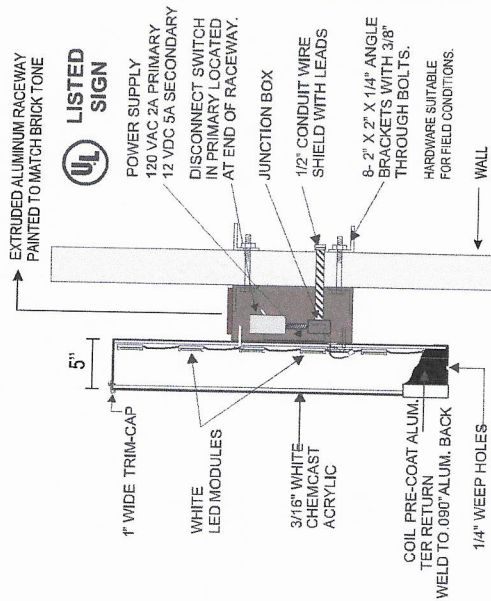
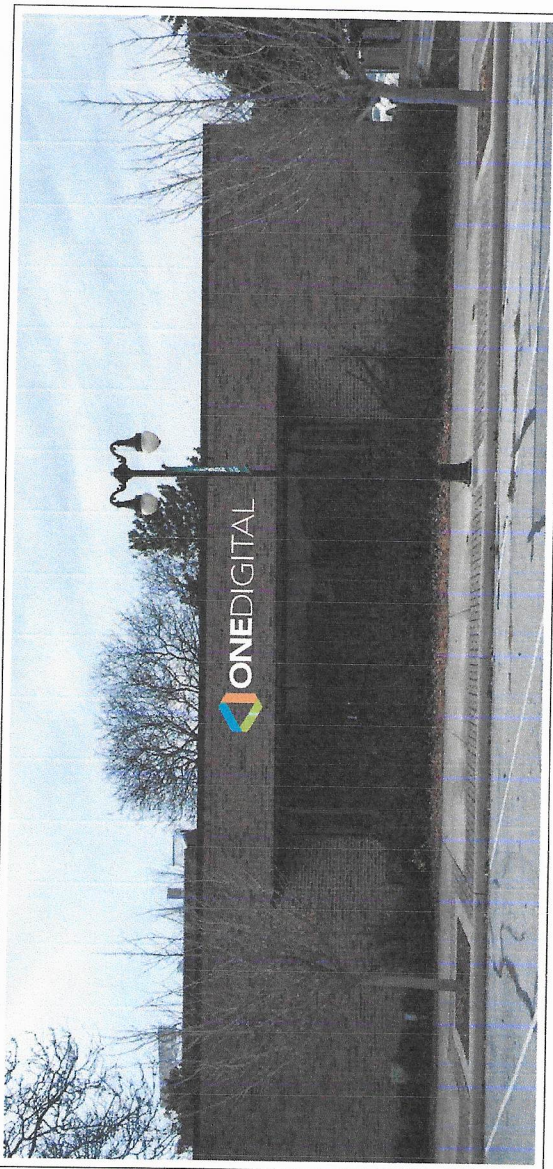
Side Elevation: LED Channel letters on raceway

SIGN 1

208.25

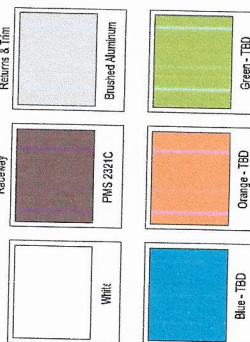


Newly Proposed Signage: Side Elevation



2 TYPICAL SIDE SECTION DETAIL
1 NO SCALE

Colors



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BRADY
SIGNS

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

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Customer: **One Digital**

Date: **6/30/2021**

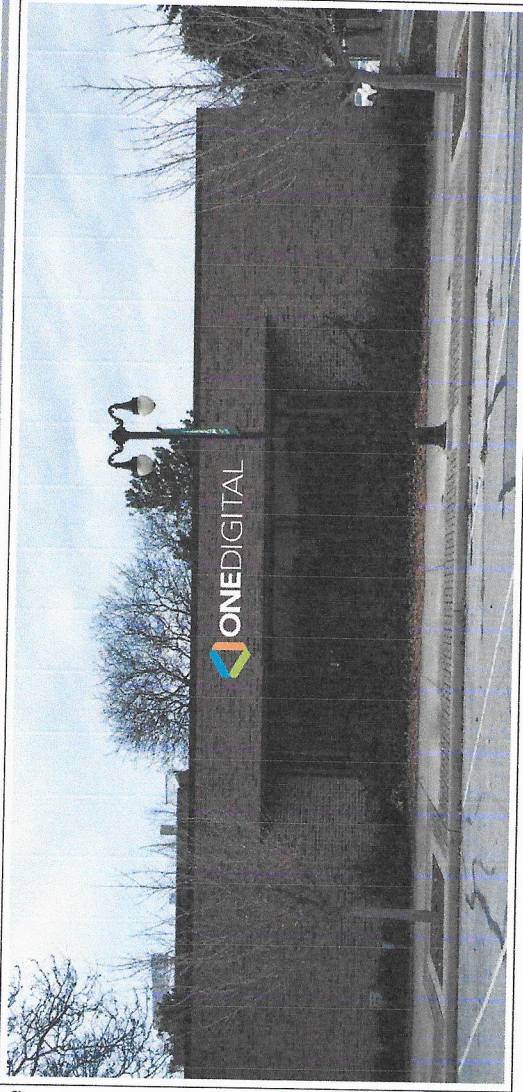
Location: **165 Jackson St. Sandusky, OH 44870**

File Name: **Dwg75936A**

Client Approval: _____

Date: _____

Newly Proposed Signage



Existing Signage



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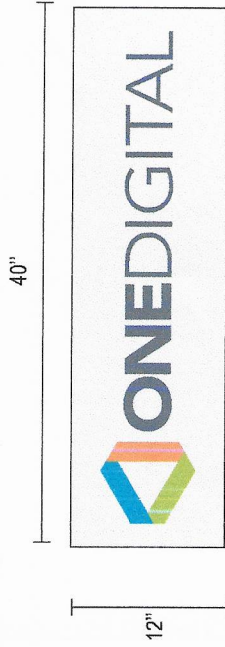
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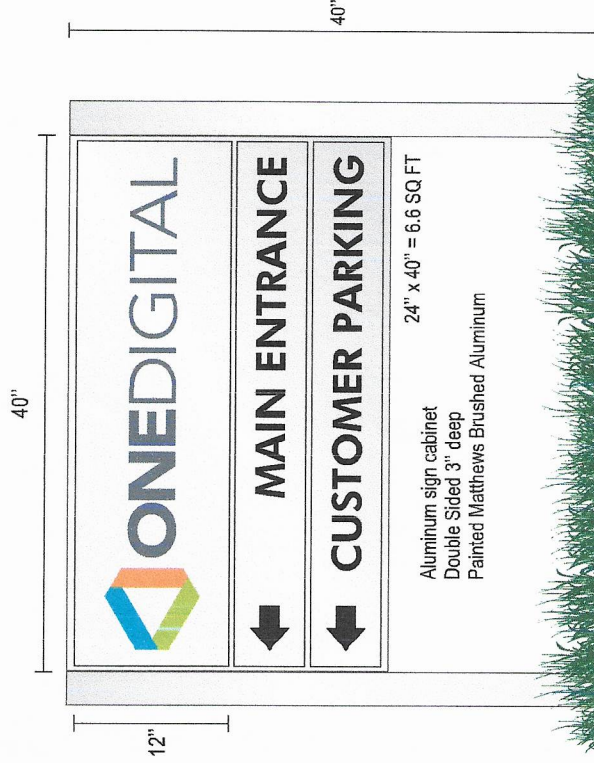
Customer: One Digital	Date: 6/30/2021
Location: 165 Jackson St. Sandusky, OH 44870	File Name: Dwg75936A
Client Approval: _____	Title: _____ Date: _____

New Monument Sign Panel: Single Sided

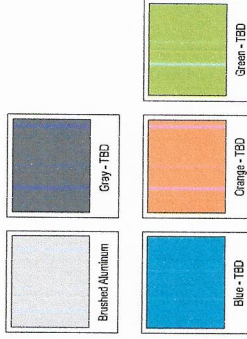
SIGN 2



Qty 2.
New aluminum sign panels for existing directional sign system
Painted MAP Brushed Aluminum
Digitally printed graphics



Colors



Existing Sign



Newly Proposed Sign



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

Customer: One Digital

Date: 6/30/2021

Location: 165 Jackson St. Sandusky, OH 44870

File Name: Dwg75936A

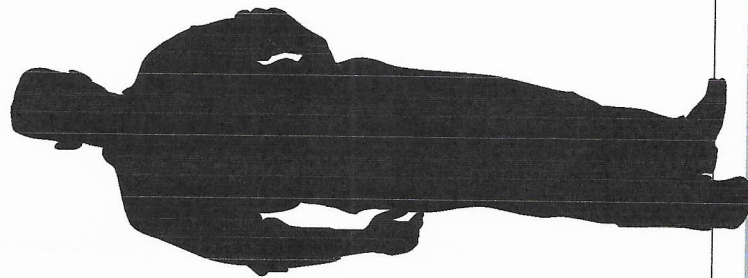
Client Approval:

Title:

Date:

New Monument Sign Panel: Single Sided

SIGN 3



60"

40"



Front Elevation

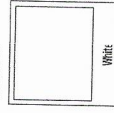
Newly Proposed Signage



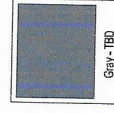
Fabrication Specs

New single-sided panel to cover existing monument sign with exposed fasteners
1/4" thick aluminum composite material with digitally printed graphics
40" x 60" = 16.67 SQ FT

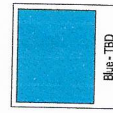
Colors



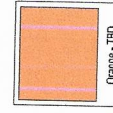
White



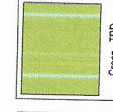
Gray - TBD



Blue - TBD



Orange - TBD



Green - TBD

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Sandusky, OH 44870
Phone: 419-626-5112
www.bradysigns.com



Customer: One Digital

Date: 6/30/2021

Location: 165 Jackson St. Sandusky, OH 44870

File Name: Dwg75936A

Client Approval: _____

Date: _____

New Monument Sign Panel: Single Sided

Newly Proposed Signage



Existing Signage



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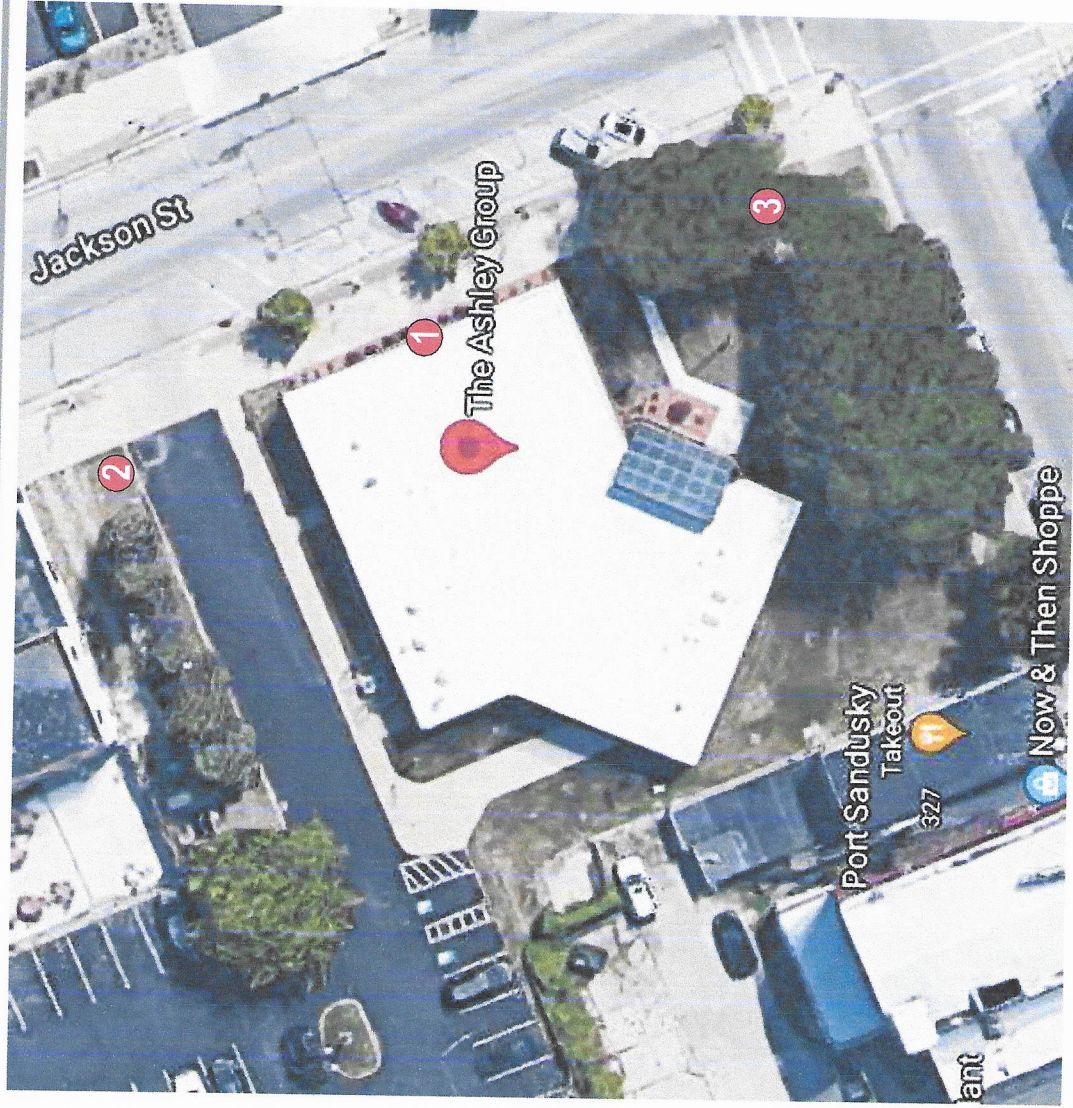
Location: 165 Jackson St. Sandusky, OH 44870

File Name: Dwg75936A

Client Approval:

Date:

- 1 Raceway Cannel Letter Sign - Remove Existing, Install New
- 2 Existing Directional Sign - Face Replacement
- 3 Existing Monument Panel Sign - Face Replacement



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