

Landmark Commission

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

AGENDA

October 27, 2021

Special Meeting

7:00 P.M.

City Commission Chamber

Live Streamed on www.youtube.com/CityofSanduskyOH

1. Call to Order -Roll Call
2. Review of September 29, 2021 Special Meeting Minutes
3. Applications:
 - a. 220 E. Water Street
4. Staff Reports
 - a. Administrative Approval of 165 Jackson St signage
 - b. Administrative Approval of 126 Columbus Ave signage
5. Other Business
6. Adjournment

NEXT MEETING: November 17, 2021

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

**Landmark Commission
September 29, 2021
Special Meeting Minutes**

Meeting called to order:

Chairman Ryan Whaley called the meeting to order at 5:01pm. The following members were present: Mike Meinzer, Alan Griffiths, Louis Schultz, and Robert Truka. Alec Ochs and Arin Blair represented the Community Development Department. Administrative Assistant Kristen Barone was also present.

Review of minutes from August 18, 2021:

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

Applications:

a. 165 Jackson Street

Mr. Ochs explained that the applicant, Brady Signs, has applied for a Certificate of Appropriateness at 165 Jackson Street to place a set of internally illuminated channel letters affixed to the east facing façade. The building is within the Downtown Sandusky Commercial Historic District but is a noncontributing building. The existing signage on the building reading “The Ashley Group” is internally illuminated and similar to what is proposed. The existing sign was installed before the creation of the Landmark Commission which is why it is allowed. Staff’s questions and concerns for the applicant is: will the colored logo be illuminated and is the lighting adjustable? Nathan Glass with Brady Signs stated that the colors will light and the LED illumination will not be adjustable, which is consistent with the existing sign. 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 and as long as all permits required are obtained through the Building Division, Planning Division, and Engineering Division. Mr. Meinzer said he has never heard of any complaints about the existing sign, but if someone does complain about this sign after it is approved, he would like the chance to be able to revisit it. Mr. Griffiths asked staff if the size of the sign meets the guidelines. Mr. Ochs stated that after the Landmark Commission makes a decision the applicant would then apply for the sign permit and he would look at and approve or deny the permit on certain factors including the sizing provided. Mr. Griffiths then made a motion to approve the application with staff’s conditions. Mr. Meinzer seconded the motion. All voting members were in favor of the motion.

b. 319 Lawrence Street

Mr. Ochs reminded the committee that at the last meeting, the committee reviewed an application for a new roof for this address and the committee voted to approve removing the existing roof and getting the roof to the dry, so that the applicant could have contractors come in and look at what is underneath and give them a quote on getting a roof that is similar to what was there before. The applicant submitted a new application since, stating that they would like to put up a ribbed metal roof, including gutters and downspouts. The color will be chosen from the available manufacturing options to most closely match the previous roof’s color. Since the time of writing the staff report there has been a different color scheme provided on options available, as the applicant choose who her preferred provider is based on her budget. The product is consistent, just the color scheme is different. Staff does not have any concerns with the product. Staff discussed suggesting the Landmark

Commission choose the color of the product, but a concern there is that a lot of times the color looks a lot different on paper or a screen than what it will look like in person, so maybe the best bet is seeing what the contractor recommends is closest. Bob Zimmerman, the applicant's brother, stated that it is also hard to know what the color really looked like years ago when the roof was put on and if the definition of patina green has changed over the years, so he would like to leave the color choice up to his sister, the owner, who lives in the home. Mr. Whaley stated that he would be comfortable with letting the owner pick the color choice as long as they try to match the color up as closely as possible. Mr. Griffiths asked staff if the guidelines speak to maintaining roof color. Mr. Ochs replied that yes the guidelines state that new materials will match the old in composition, design, color, and texture. Mr. Zimmerman asked if that is the case, wouldn't they have to find out that information from back when the home was registered. Mr. Whaley stated that they do not need to get that specific, but just want to get the colors to match as close as possible. Mr. Griffiths made a motion to approve the application as recommended by staff and under the condition that the applicant will pick a color that is similar to what was there before. Mr. Meinzer seconded the motion. All voting members were in favor of the motion.

Meeting adjourned:

Mr. Griffiths moved to adjourn and the meeting ended at 5:21pm.

Approved by:

Kristen Barone, Clerk

Ryan Whaley, Chairman

LANDMARK COMMISSION REPORT

APPLICATION FOR A CERTIFICATE OF
APPROPRIATENESS FOR EXTERIOR RENOVATIONS,
DOOR, OUTDOOR SIDEWALK PATIO, WINDOWS,
AND SIGNAGE AT 220 EAST WATER STREET.

Reference Number: PLC 21-0025

Date of Report: October 11, 2020

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Ryan Tamburrino, has submitted an application for a Certificate of Appropriateness for exterior renovations, an outdoor sidewalk patio, and signage at 220 East Water St. The following information is relevant to this application:

Applicant: Ryan Tamburrino
2121 Wayne St.
Sandusky, OH 44870

Owner: Feick LLC
224 Water St.
Sandusky, OH 44870

Site Location: 220 E. Water St.
Sandusky, Ohio 44870

Historic Status: Contributing building in the Downtown Sandusky Commercial Historic District and a building contributing in the National Register

Existing Uses: Storage

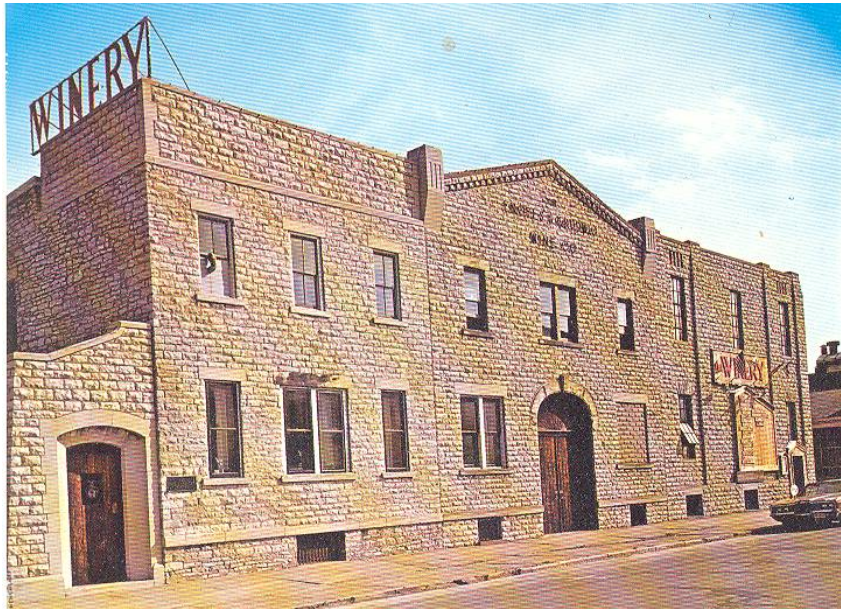
Proposed Project: Exterior alterations, door replacement, outdoor dining sidewalk patio, signage, and window replacement.

SITE DESCRIPTION

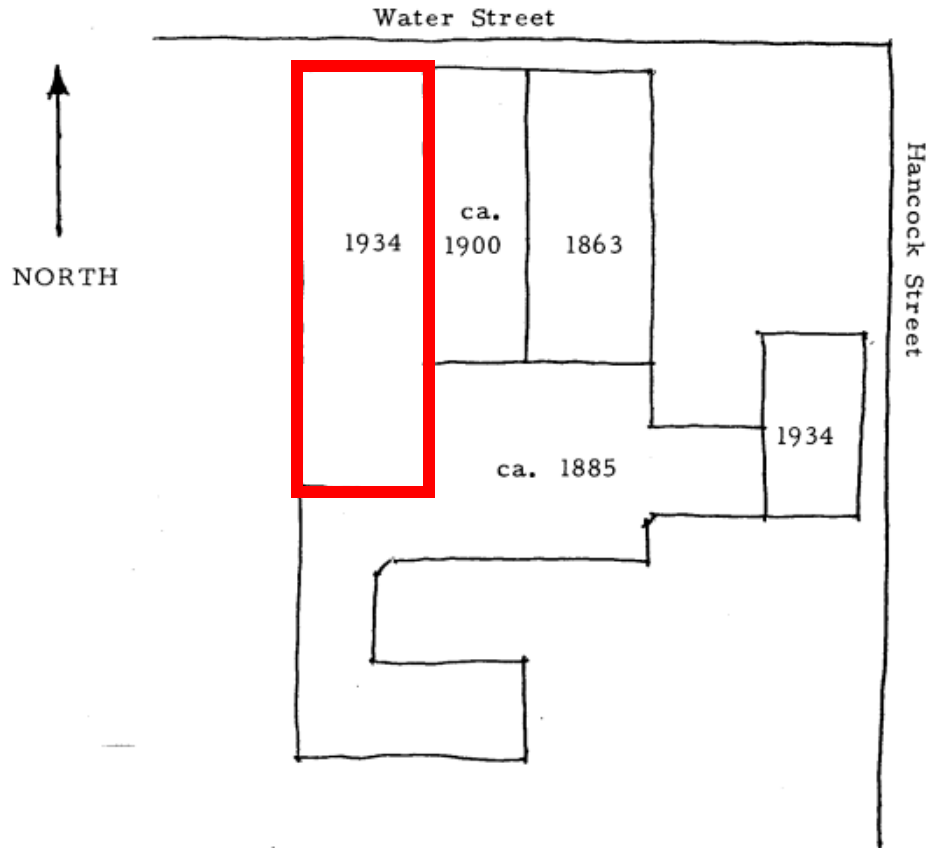
Building location at 115 West Water St.



Building as it appeared in the 1970s. Older historical photos were not available.



Engels & Krudwig Wine Company



Schematic Plan
(not a measured drawing)

DEPARTMENT OF PLANNING COMMENTS

The building at 220 E. Water St. is known as the Engels & Krudwig Building and the portion of the building relevant to this application was originally constructed in 1934. It was listed on the National Register of Historic Places in 1976 as a contributing building in the Water Street Historic Buildings district. It was also included as a contributing building in the Downtown Sandusky Commercial Historic District, which was added to the National Register in 2017. The application for National Register designation in 2017 states the following regarding the building:

The property is a two-story plain stone style building built with native blue limestone. The face of the 1934 section of the building has tall light windows. Two pilasters of stone divide the window bays. Only minimal alterations have occurred and they do not diminish the simple elegance of this building; retains historic integrity.

The main occupant of the building is the owner who currently uses it for storage. The application for a Certificate of Appropriateness contains a wide range of items to restore and renovate the building. The plans included with this staff report detail items for interior renovations as well, however, the Landmark Commission only has purview over the exterior changes.

The exterior changes include items on the north elevation facing Water St. The items are listed below by type:

Windows:

The applicant seeks to replace old broken windows with new, Aluminum sashed insulated, time-period like windows with similar mullion pattern as original windows with black frame and black mullions.

Staff noted that:

- a. the headers and footers of the windows are failing and it would be difficult to refurbish those windows
- b. The rest of the building which is considered 224 E Water Street has already been brought current with Aluminum sashed insulated windows that are being proposed.
- c. the windows on the 1885 and 1900 elevations of this building were previously replaced with time appropriate painted aluminum versions of the steel originals.
- d. The Original windows on 1934 (6/6/2) do not match the original windows on 1885 & 1900.

Staff notes that the Preservation Design Guidelines state:

Sandusky Preservation Design Guidelines

Windows:

“Any replacements should duplicate the appearance of the existing windows as closely as possible-in number of panes, thickness of muntins, thickness of sash sides and rails, and profiles and details of framing members (If these, too, must be replaced)”.

The Secretary of the Interiors’ Standards for the Treatment of Historic Properties

Windows:

“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.”

“Corrosion, principally rusting in the case of steel windows, is the controlling factor in window repair;”

“If the rusting is merely a surface accumulation or flaking, then the corrosion is light. If the rusting has penetrated the metal (indicated by a bubbling texture), but has not caused any structural

damage, then the corrosion is medium. If the rust has penetrated deep into the metal, the corrosion is heavy. Heavy corrosion generally results in some form of structural damage, through delamination, to the metal section, which must then be patched or spliced.”

“In addition to corrosion, the condition of the paint, the presence of bowing or misalignment of metal sections, the amount of glass needing replacement, and the condition of the masonry or concrete surrounds must be assessed in the evaluation process. These are key factors in determining whether or not the windows can be repaired in place.”



COMMENTS / RECOMMENDATION

The window parts are noticeably bowed and deteriorating, causing structural stress. Based on the Secretary of the Interiors Standards, staff would classify this as “heavy corrosion” and would recommend replacement over rehabilitation.

Staff recommends the granting of the Certificate of Appropriateness for the proposed window design and materials.

Door:

- i. Replacement of dilapidated front single wooden door with an extended double glass door entrance to:
 - a. To comply with current fire code regulations
 - i. Staff noted: The front wooden door currently is not wide enough to satisfy Fire Safety needs and code and is under the minimum width.
 - b. Allow for more accessible / increased foot traffic in and out of the building for the current build + for future additional expansions within the building
 - i. Phase 1 alone will have an intended capacity to comfortably serve between 90-120 people into the space.
 - ii. The additional phases beyond the first will just multiply the FCO which then becomes a concern for the fire Marshal Steve Rucker. He noted that guests tend to try to leave in the same direction that they entered a building due to familiarity. He agreed that a double width door would accommodate the increased traffic with the additional phases and growing capacity.
 - c. Allow more visibility from the street into the space as there is limited windows around the building, which as a result will also accentuate more natural light into the space. The new door opening is designed to take cues from the existing exterior facade, limiting alteration to the building.

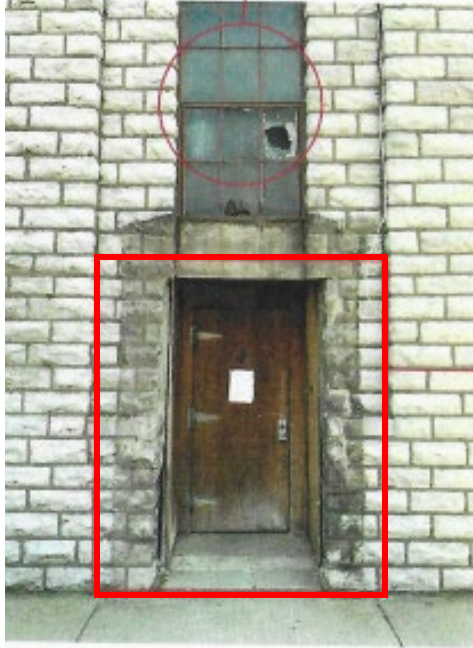
Sandusky Preservation Design Guidelines**Entrances and Doors:**

“Consider the architectural style of a building when considering entrance doors. Avoid heavily carved, ornate doors on simple buildings. The same is true of large ornamental hardware such as door knobs, locks, and hinges.”

The Secretary of the Interiors’ Standards for the Treatment of Historic Properties**Door:**

“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.”

Staff notes: It is unknown if this door is original, but it seems to match the postcard picture attached to this report (to the best of our ability).



RECOMMENDATION

Staff recommends the granting of the Certificate of Appropriateness for the proposed door design and materials with the following conditions:

1. The proposed door / stone cutting does not exceed the width in-between the stone pillars, as proposed. If extended, the applicant must reapply with exact details of work needed on the pillars.
2. The Contractor must follow the masonry guidelines on pages 14-15 of the Sandusky Preservation Design Guidelines.

North Elevation Patio:

The construction of a non-permanent metal and cable wiring system to create an outdoor lounging space for guests

- a. Currently that address does not have any outdoor space available for guests to step outside to enjoy the view of downtown Sandusky.
- b. An Encroachment permit would be filed with the city for the proposed railing system.

An outdoor dining patio will be installed on a seasonal basis, it will be dismantled and stored inside during the winter. These items are in line with the standards in the Preservation Design Guidelines.

RECOMMENDATION

Staff recommends the granting of the Certificate of Appropriateness with the following conditions:

1. The patio is removed seasonally.

Signage:

The design / installation of 2 new, branded signage on the exterior of the building. The sign is to be constructed locally through Brady Signs.

- a. The signage that has been chosen was determined by our goal to accentuate the direction that the downtown businesses have been trending. We feel that our choices in material and lighting compliment and falls in line with the other tasteful signs in the downtown historic district. Examples of similar, existing signage has been provided for reference as to how we believe our proposed option meshes well with the landscape of the other downtown businesses.
- b. The only part of the sign that will be lit would be where the letters are routed out, not the entire sign.
- c. With the Winery building having much of an industrial feel on the inside, the signage would accentuate the same feel on the outside of the space. The signs would be in the form of 1 round 2'x2' internally illuminated blade sign to capture the attention of potential customers from down the street, and 1 rectangular 20 sq ft front facing, back lit installment over the door to direct those to the main entrance of the establishment. The brightness of the illumination would be soft in level, and alternatively could be agreed upon together with the committee to help ensure that the brightness is a tone that is not overbearing or too bright and fits with existing businesses.

Sandusky Preservation Design Guidelines

Signage:

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

The Secretary of the Interiors' Standards for the Treatment of Historic Properties

Signage:

- sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- new signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

RECOMMENDATION

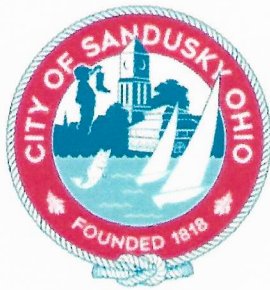
Staff recommends the granting of the Certificate of Appropriateness if the brightness does not exceed the brightness deemed appropriate by the Landmark Commission.

CONCLUSION / RECOMMENDATION

The Engels & Krudwig Building is an important building in Sandusky's Downtown Commercial Historic District, and it retains several historical features. Staff is appreciative of the owner's and applicant's efforts to restore the building and also liven up the public realm on Water St. As noted above, staff has expressed slight concern over a few of the proposed changes that conflict with the Sandusky Preservation Design Guidelines.

Overall, staff is supportive of the project and supports the granting of the Certificate of Appropriateness's with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction.



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: 220 E Water St

Name of Property Owner: Feick LLC

Mailing Address of Property Owner: 224 E Water St

City: Sandusky State: OH Zip: 44870

Telephone #: 4196252554 Email: feickja3@gmail.com

If same as above check here ☐

Name of Applicant: Ryan Tamburrino

Mailing Address of Applicant: 2121 Wayne St


City: Sandusky State: OH Zip: 44870

Telephone #: 4198711131 Email: ryan@tamboentertainment.com

Description of Work to be Done:

Update Water Street (front of building) by:

1. Replacement of windows with new, insulated, like windows with similar mullion pattern as original windows with black frame and black mullions. Details attached.
2. Replacement of front single wooden door with an extended double glass door entrance to allow for more traffic in and out of the building (future engagements), more visibility from the street into the space, and to allow more natural light into the space. New opening to mesh well with existing exterior facade limiting alteration to the building. Details attached.
3. Installment of new, branded signage on the exterior of the building to guide foot traffic in the downtown region towards the building. Simple, non overbearing signage in the form of 1 blade sign, and 1 20 sq ft front facing installment over the door. Details attached.


Signature of Property Owner

9-13-2021
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

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.



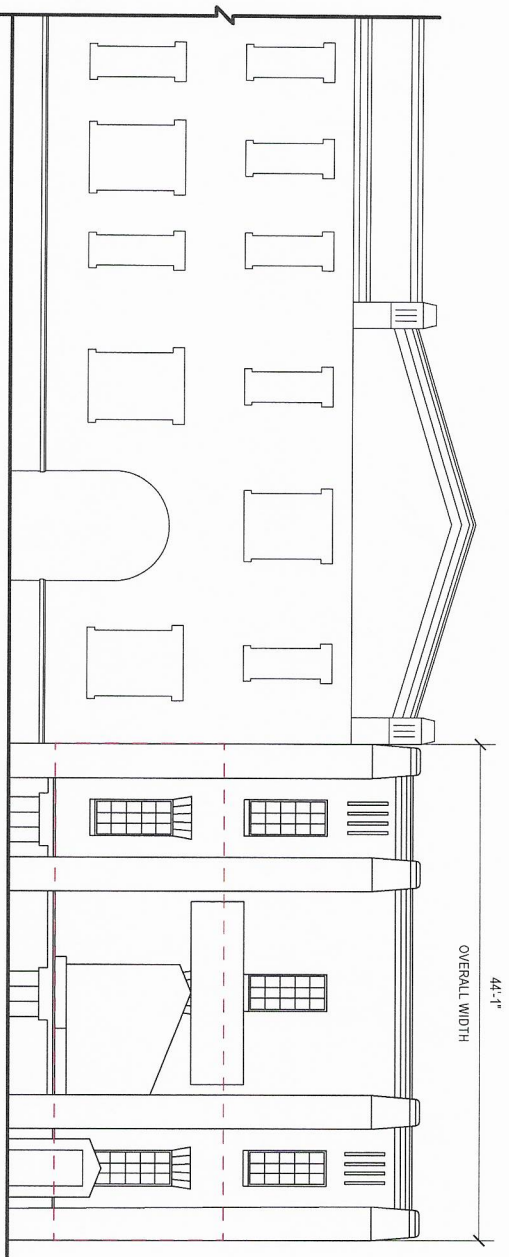
E&K WINERY BUILDING

224 E. Water Street

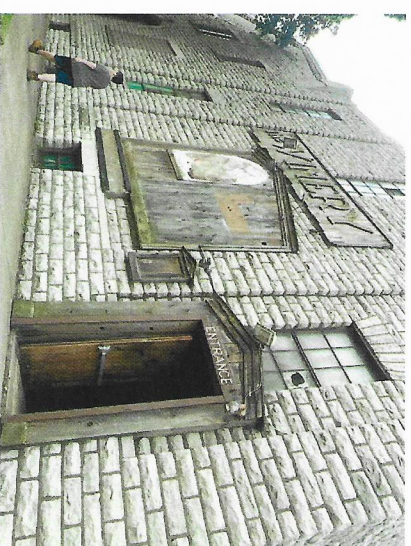
LANDMARK COMMISSION

SUBMISSION: September 15, 2021

EXISTING BUILDING CONDITION



1 North Elevation – Existing
Scale: 3/32" = 1'-0"



2 Previous Building Condition
Scale: NTS

PROPOSED BUILDING ALTERATIONS

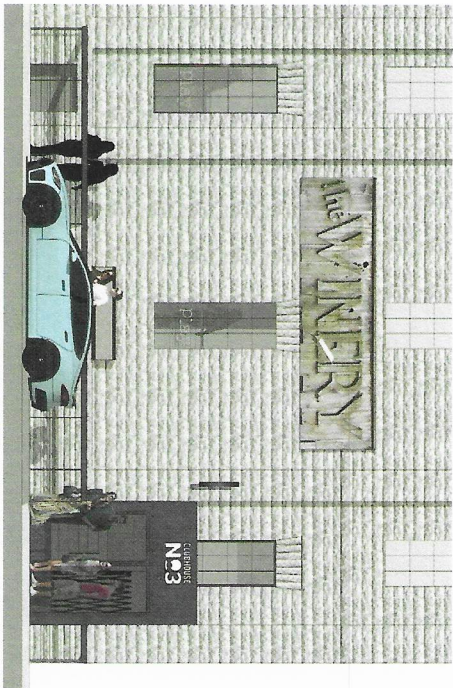


PROPOSED BUILDING ALTERATIONS

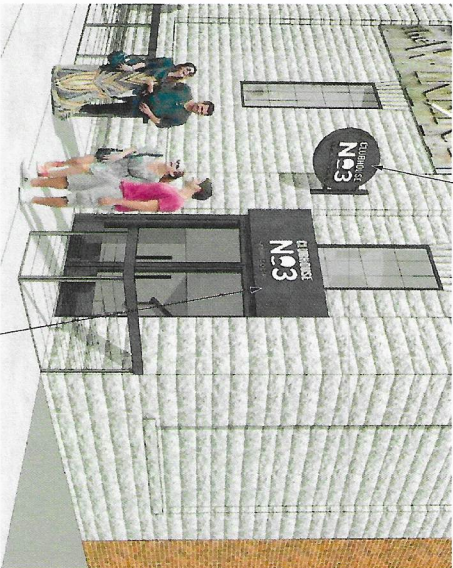


1 Exterior Concept View 1 - Looking West
Scale: NTS

Modern industrial cable railing system (or similar) to create outdoor patio area along length of leaseable space;



2 Exterior Concept View 2 - Front Elevation
Scale: NTS

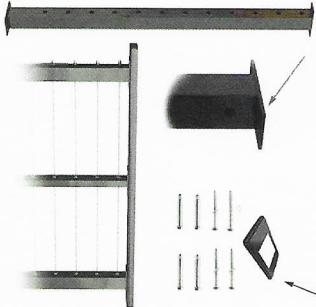


Proposed Blade Sign
Projecting sign mounted to building facade.
Increases visibility along Water St.;
Internally illuminated (two-sided)

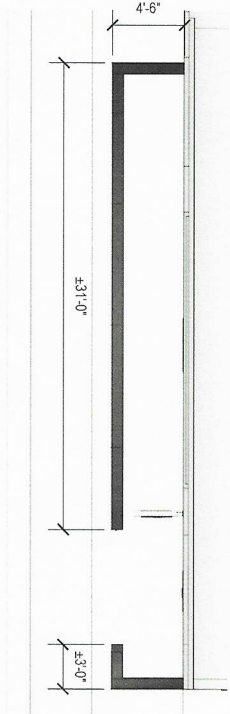
3 Exterior Concept View 3 - Looking East
Scale: NTS

Proposed Building Identity Sign
Sign cabinet mounted to building facade to appear incorporated into storefront/door system; blackened steel look finish with internally illuminated logo

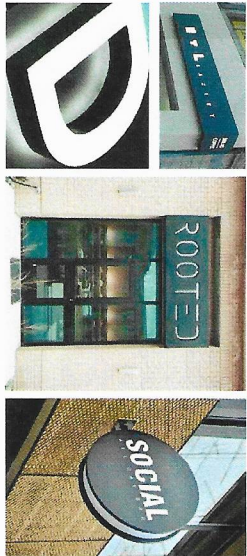
RAILING REFERENCE IMAGERY



4 Railing Plan
Scale: NTS



EXTERIOR SIGNAGE REFERENCE IMAGERY

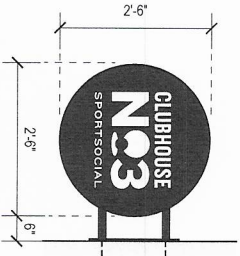
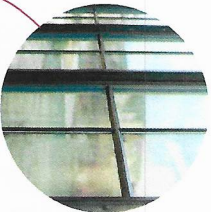


PROPOSED BUILDING ALTERATIONS

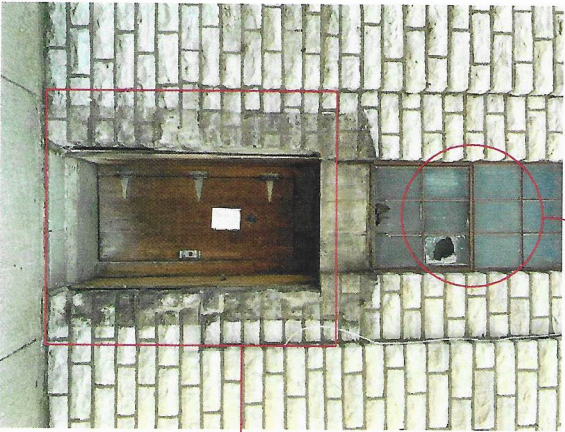
GENERAL NOTE:
Project Logo shown for reference only;
final identity in development

NEW WINDOWS

Existing windows will be replaced with
new glass window panes, black
frames with black mullions similar to
existing windows



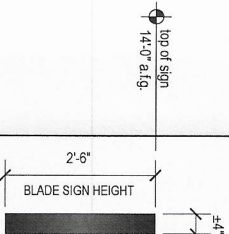
3 Blade Sign Detail
Scale: 1/2" = 1'-0"



NEW ENTRY DOOR SYSTEM

Extend entry opening to accommodate double
width door entry system, image shown for
reference; final system being finalized

1 Existing Entry - Context View
Scale: NTS



2 North Elevation - Entry Detail
Scale: 1/2" = 1'-0"



LANDMARK COMMISSION REPORT

APPLICATION FOR SIGNAGE TO 165 E. JACKSON STREET

Reference Number: PS21-0025-2

Date of Report: October 13, 2021

Report Author: Alec Ochs, Assistant Planner



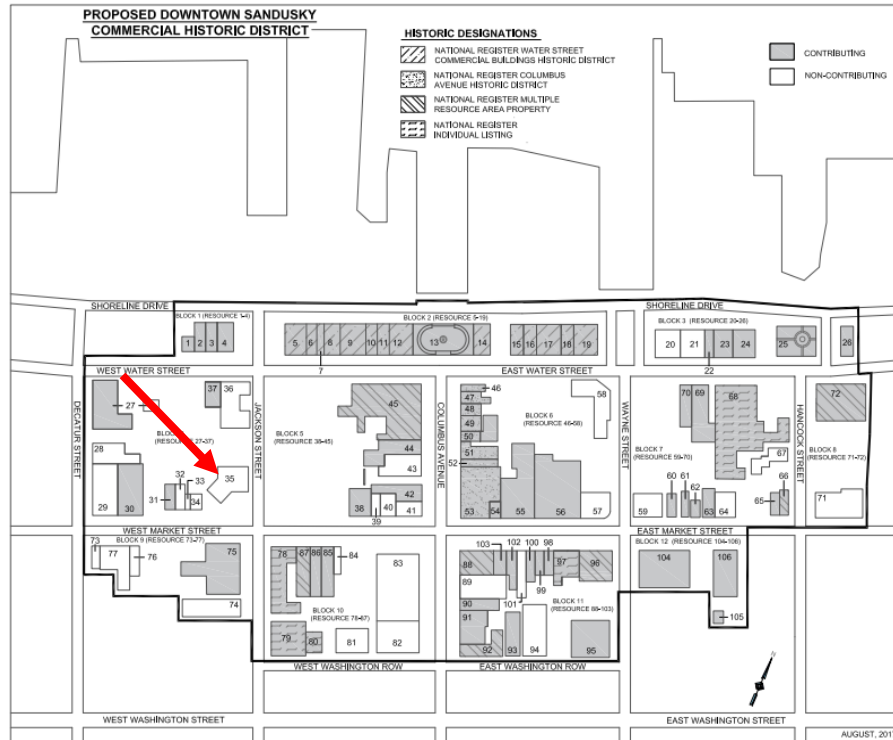
City of Sandusky, Ohio Landmark Commission Report

BACKGROUND INFORMATION

Brady Signs, has submitted an application, for two monument signs on the east & south side of 165 E. Jackson St. The following information is relevant to this application:

Applicant:	Brady Signs 1721 Hancock St. Sandusky, Ohio 44870
Project:	New Signage
Site Location:	165 E. Jackson St.
Zoning:	"DBD"/ Downtown Business
Existing Uses:	Business
Proposed Uses:	Business

SITE DESCRIPTION



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



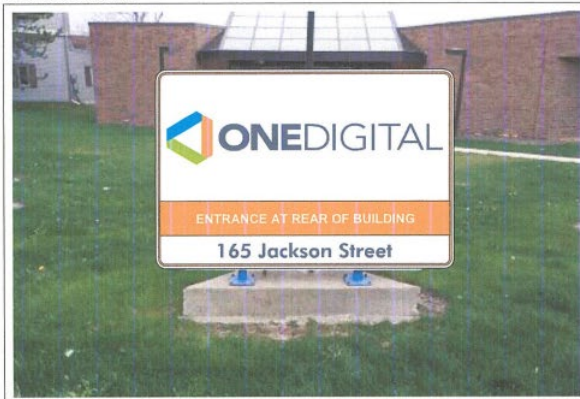
Existing Sign



Newly Proposed Sign



Newly Proposed Signage



Existing Signage



DIVISION OF PLANNING COMMENTS

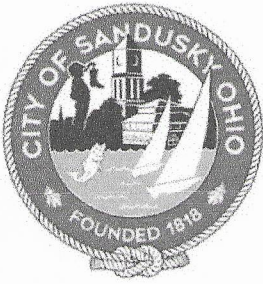
Earlier this year, the property located at 165 E. Jackson St. got the approval from Landmark Commission of an illuminated light of similar design / color on the east side of the building on September 29, 2021.

The applicant, wishes to place two new non-illuminated signs on the South and East side of the property at 165 Jackson St. The zoning Code requires only one monument sign on this property, but the signs are being replaced with identical signs, therefore able to be permitted. Staff determined that the sign complies with the Sandusky Preservation Design Guidelines.

Staff feels it is a good quality design with simple graphics and simple messages. The shape is appropriate, the colors are not fluorescent and the background is white but is replacing what is existing.

CONCLUSION/RECOMMENDATION

Staff granted administrative approval for the signage application on September, 30 2021.



LANDMARK COMMISSION

Application for a Certificate of Appropriateness

Department of Planning
240 Columbus Ave
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419.627.5891
www.cityofsandusky.com

Instructions to Applicants

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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:

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- 2) Supporting documentation:
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 - 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: 1121 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] 8/26/21
Signature of Authorized Agent _____ Date _____

Owner Consent for Sign Installation and Permits

I Timothy Paradiso, being the owner, manager
(Individual's Name)
of the business/property known as OneDigital (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@onedigital.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

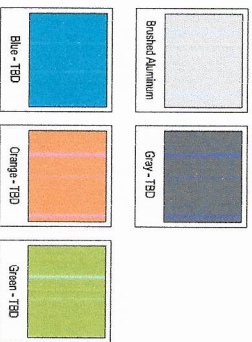
New Monument Sign Panel: Single Sided

SIGN 2



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

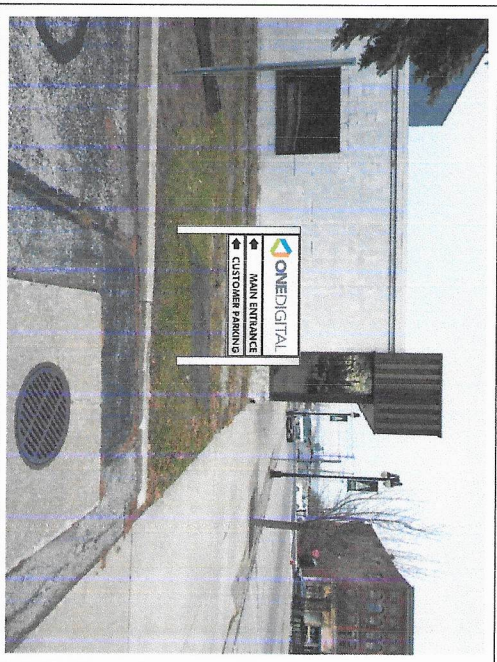
Colors



Existing Sign



Newly Proposed Sign



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.

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

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

Newly Proposed Signage



Existing Signage



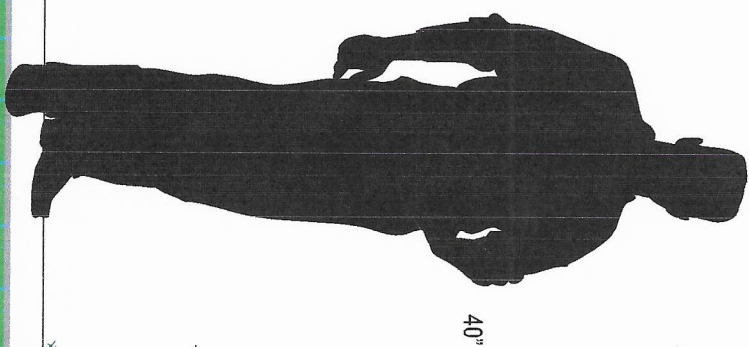
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BRADY
SIGNS
1721 Hancock Street
Sandusky, OH 44870
Phone: 419-626-5112
www.brady signs.com

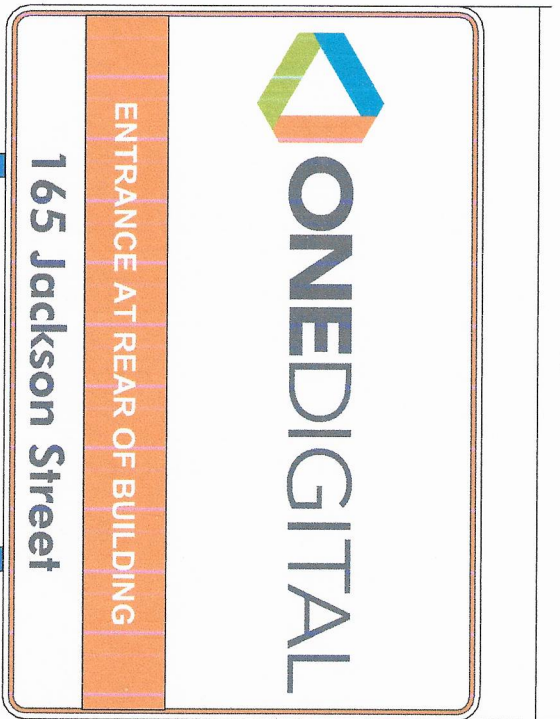
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Customer: One Digital	Date: 6/30/2021
Location: 165 Jackson St. Sandusky, OH 44870	File Name: Dwg75936A
Client Approval: _____	Title: _____ Date: _____

SIGN 3



40"



60"

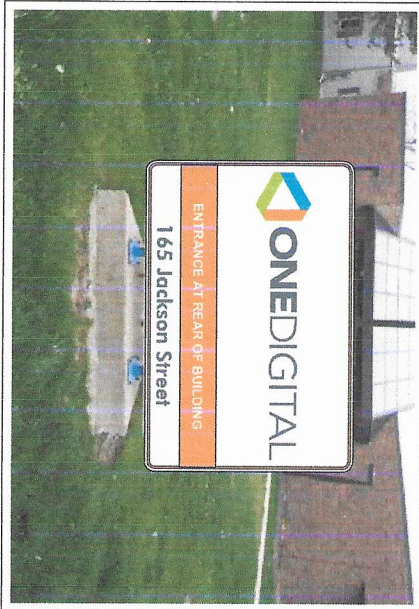
Front Elevation

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

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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: _____

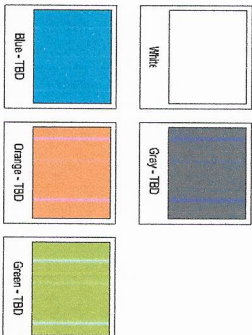
Newly Proposed Signage



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



- 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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BRADY
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1721 Hancock Street
Sandusky, OH 44870
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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: _____

LANDMARK COMMISSION REPORT

APPLICATION FOR SIGNAGE TO 126 COLUMBUS AVE.

Reference Number: PS21-0028

Date of Report: October 13, 2021

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Fleet Capitol, LLC, - Paul Priestas has submitted an application, for one window signs on the façade window at 126 Columbus Ave. The following information is relevant to this application:

Applicant: Fleet Capital, LLC – Paul Priestas
126 Columbus Ave.
Sandusky, Ohio 44870

Project: New Signage

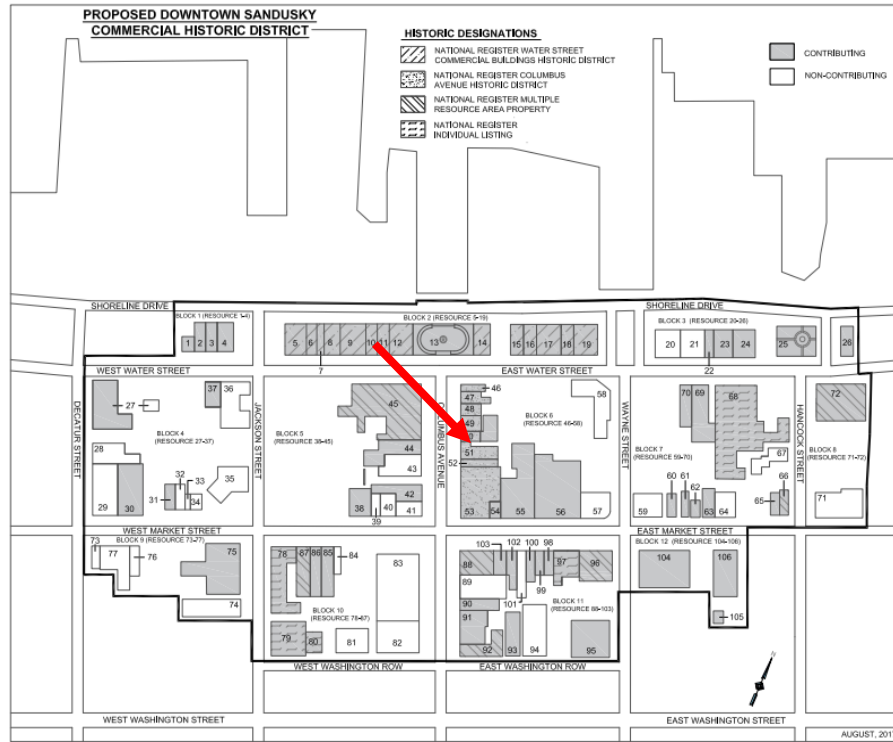
Site Location: 126 Columbus Ave.

Zoning: “DBD”/ Downtown Business

Existing Uses: Business

Proposed Uses: Business

SITE DESCRIPTION





DIVISION OF PLANNING COMMENTS

The applicant, wishes to place one new window sign on the South and East side of the property at 165 Jackson St. The zoning Code does not require zoning or building clearance. Window signs should not exceed 25% of the window area, which this sign meets. Staff determined that the sign complies with the Sandusky Preservation Design Guidelines.

Staff feels it is a good quality design with simple graphics and simple messages. The shape is appropriate, the colors are not fluorescent and the background is not white.

CONCLUSION/RECOMMENDATION

Staff granted administrative approval for the signage application on October 13, 2021.



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: 126 Columbus Ave

Name of Property Owner: Leisa Oakes

Mailing Address of Property Owner: 126 Columbus Ave

City: Sandusky State: OH Zip: 44870

Telephone #: 419-788-3446 Email: _____

If same as above check here ☐

Name of Applicant: Fleet Capital, LLC (Paul Priestas)

Mailing Address of Applicant: 126 Columbus Ave

City: Sandusky State: OH Zip: 44870

Telephone #: 419-515-7959 Email: Paul@FleetCapital.com

Description of Work to be Done:

Business Name and address listed in Navy blue/dark green color. This is a window sticker measuring about 3'x3' in size. We are a commercial lender, so this is required by the credit company to allow us to pull credit.

Signature of Property Owner

Date



Signature of Authorized Agent

9/27/2021
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

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.



FleetCapitalTM

126 Columbus Ave Suite B
Sandusky, Ohio 44870

18"

