

Landmark Commission

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

AGENDA

November 17, 2021

5:00 P.M.

City Commission Chamber

Live Streamed on www.youtube.com/CityofSanduskyOH

1. Call to Order -Roll Call
2. Review of October 27th Special Meeting Minutes
3. Applications:
 - a. 220 E. Water Street
4. Staff Reports
 - a. 133 E. Market St. Signage
5. Other Business
6. Adjournment

NEXT MEETING: December 15, 2021

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

**Landmark Commission
October 27 2021
Special Meeting Minutes**

Meeting called to order:

Chairman Ryan Whaley called the meeting to order at 7:00pm. The following members were present: Mike Meinzer, Louis Schultz, Robert Truka, and Kima Yandell. Alec Ochs represented the Community Development Department. Brendan Heil represented the Law Department. Administrative Assistant Kristen Barone was also present.

Introductions were made to new member Kima Yandell.

Review of minutes from September 29, 2021:

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

Applications:

220 East Water Street

Mr. Whaley stated that since there are several items the applicant is proposing, he will ask staff to go through them one at a time and then have the board members make a motion on them one at a time.

1) Windows

Mr. Ochs stated that 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. According to the Secretary of the Interiors' Standards, "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." The window parts are noticeably bowed and deteriorating, causing structural stress. 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. Mr. Truka asked if the applicant brought in samples of the mullions. Applicant Ryan Tamburino stated that he does not but could get those if the board would like to see that. Mr. Meinzer stated that he does not see any issues with the proposed windows as long as the size, dimension, and placement of the windows does not change. Mr. Schultz moved to approve the proposal and Mr. Whaley seconded. All voting members were in favor of the motion.

2) Door

Mr. Ochs stated that the applicant would like to replace the dilapidated front single wooden door with an extended double glass door entrance to comply with current fire code regulations, allow for more accessible/increased foot traffic, and allow more visibility from the street and more natural light into the space. The new door opening is designed to take cues from the existing exterior façade, limiting alteration to the building. He said it is unknown if the wooden door that is there now is original. According to the Preservation Design Guidelines, "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". 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. Mr. Truka stated that his concern with the door and the signage above it, is that it appears to be encroaching onto the window above it and he is afraid that water will pool there and erode the building. Also, if the proposed sign were to ever change, what would it look like behind it. Mr. Tamburino stated that the original wood frame that was around the door in pictures shown did encroach onto the window above, so the door and signage they are proposing would match the same level of encroachment. He said that as far as the water pooling, that would be something he would have to ask the contractor and sign company about. He said that if the sign were ever to be removed, you would just see the brick that you see currently. Mr. Whaley stated that he is comfortable with the proposed door as long as the applicant followed staff's conditions. Mr. Truka added that he would also like to see some details of how the door meets the limestone, what the return is and how it is caulked. Mr. Schultz asked the applicant if they would be willing to shrink the size of the sign above the door a bit and if that would help some of Mr. Truka's concerns. Mr. Tamburino stated that he thinks they could probably compromise a little there. Mr. Truka stated that it would be visually more appealing if the sign above the door was sleeker. If the sign did match the height of the lentil, that would also resolve this issue of the pooling water. Mr. Whaley stated that it probably makes more sense to vote for the door and blade sign together with the way the discussion is going to prevent any confusion. Mr. Meinzer stated that he is excited about the development there, but he does not think that proposed doors meet the character of the building, rather he thinks that the doors stand out against the building. Mr. Tamburino stated that they were just trying to go with what has been approved downtown previously. Owner of the building John Feick stated that the door that is there now is not original to the building. He said that his father made and put it there in 1975. The door at the other end of the building is a standard glass and aluminum door, so this door would match that one basically. Mr. Whaley moved to approve the door and the blade sign and Mr. Schultz seconded. Mr. Whaley, Mr. Schultz, and Mr. Truka voted for the motion. Mr. Meinzer and Ms. Yandell voted against the motion. The motion failed. Mr. Truka said that he would like to see more options for the door. Mr. Schultz stated that glass doors are more welcoming in his opinion than a solid wood door. Mr. Tamburino stated that he is willing to bring more options to the committee if they can tell him what they are looking for. He said that the deadline for the next meeting has already passed, so he asked if they are able to present other options at the next meeting. Mr. Heil stated that if the Landmark Commission wants to make a motion to allow them to come back to the next meeting they can do that. Mr. Whaley made a motion to allow the applicants to present other options at the next meeting Mr. Schultz seconded.

3) Patio

Mr. Ochs stated that the applicant would like to construct a non-permanent metal and cable wiring system to create an outdoor lounging space for guests. Currently that address does not have any outdoor space available for guests to step outside to enjoy the view of downtown Sandusky. An Encroachment permit would need to be filed with the city for the proposed railing system. These items are in line with the standards in the Preservation Design Guidelines. Staff recommends the granting of the Certificate of Appropriateness with the condition that the patio is removed seasonally. Mr. Ochs stated that he would recommend that the Landmark Commission come up with an allowable time frame. Mr. Tamburino stated that they will not have food at their establishment, but will have drinks, so there will not be tables out there but there will be stools and a rail. Mr. Whaley asked what the rules were on how much space the patio can take up. Mr. Ochs state that he believes that the Public Works Department would handle the encroachment permit and make sure they are following the rules on that. Mr. Whaley made a motion to approve the patio from March to November and Mr. Meizner seconded. All voting members were in favor of the motion.

Staff reports:**a. Administrative Approval of 165 Jackson Street signage**

Mr. Ochs showed the commission two signs that were administratively approved at this location for One Digital. They are two monument signs that are not illuminated. The code only allows for one monument sign, but since there was already two signs there before, they are both permitted. The background of the sign is white, but since the previous signs were white, staff feels this is appropriate.

b. Administrative Approval of 126 Columbus Ave signage

Mr. Ochs showed the commission a window sign that was administratively approved at this location for Fleet Capital. The sign does meet the guidelines.

Meeting adjourned:

Mr. Whaley moved to adjourn and the meeting ended at 7:55pm.

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

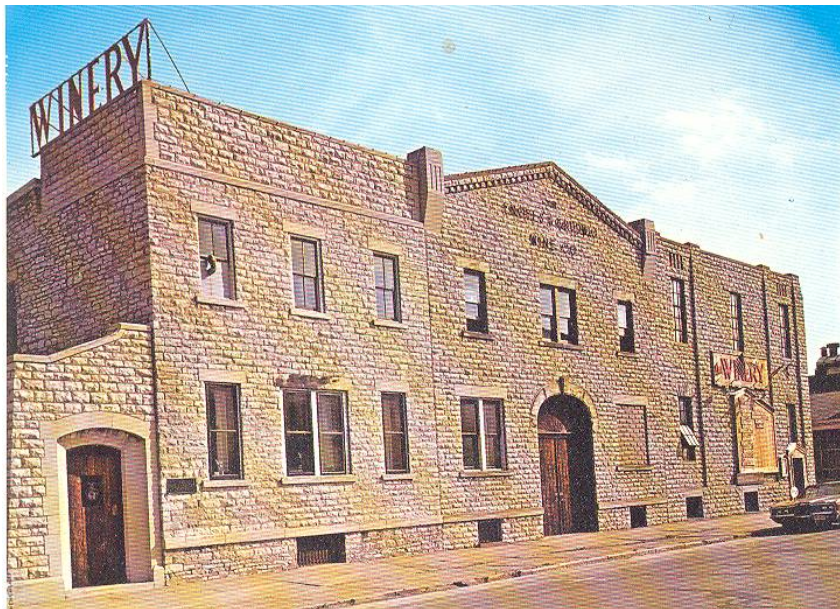
Proposed Project: Exterior alterations, door replacement, outdoor dining sidewalk patio, signage, and window replacement.

SITE DESCRIPTION

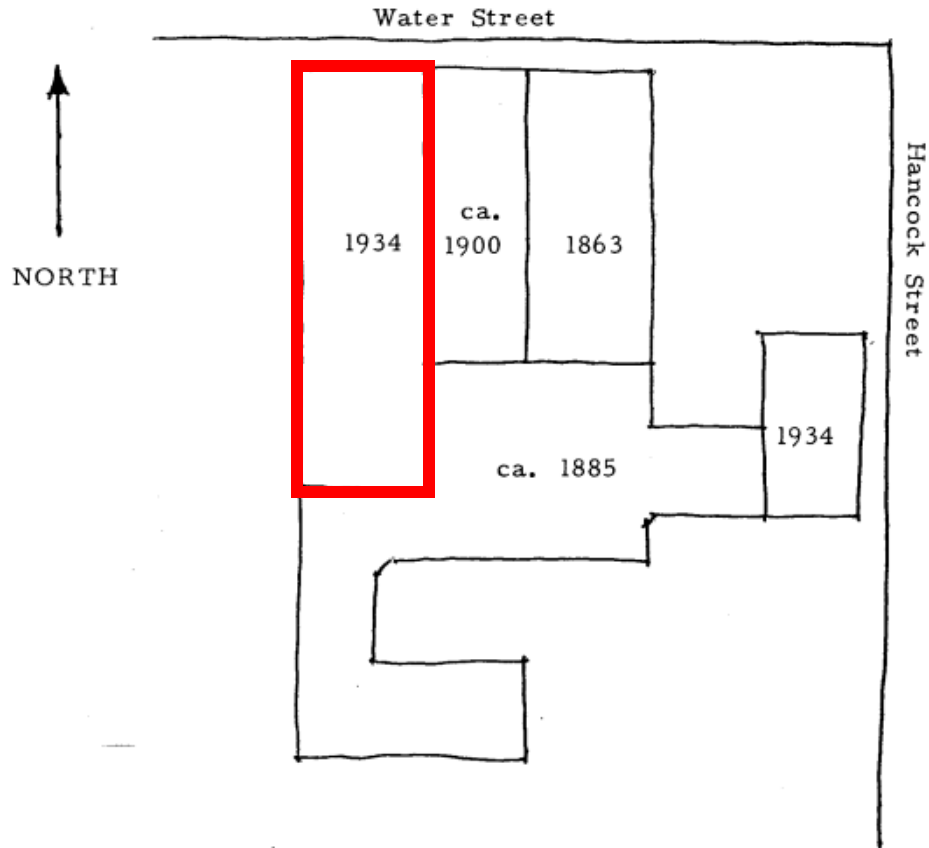
Building location at 115 West Water St.



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



Engels & Krudwig Wine Company



DEPARTMENT OF PLANNING COMMENTS

Sections of the first application were tabled until the November Landmark Commission meeting. This report is in reference to the sections that required additional information and were tabled for further consideration for November 17, 2021.

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:

COMMENTS / RECOMMENDATION

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.

**** The new application has several door options.**

1. The door originally proposed—simple look, vertical handles.
2. Mullion glass design that match the approved windows—turn handle design
3. Simple “prairie” inlay glass design—turn handle design

Sandusky Preservation Design Guidelines

Entrances and Doors:

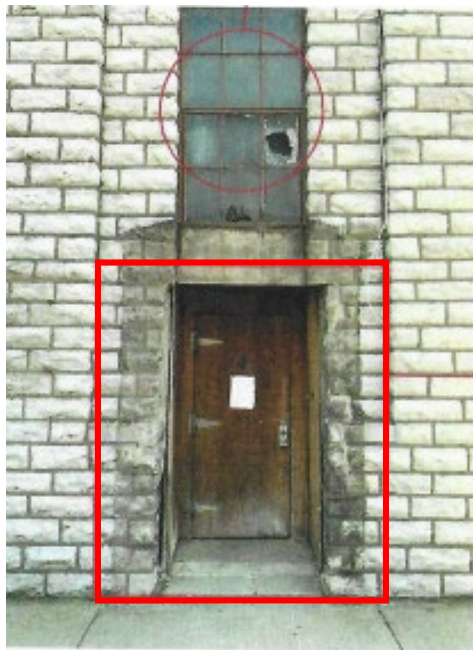
“Consider the architectural style of a building when considering entrance doors. Avoid heavily carved, ornate doors on simple buildings. The same is true of large ornamental hardware such as door knobs, locks, and hinges.”

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 feels all the door options are fitting and appropriate. Staff recommends approval of whichever design the Committee deems appropriate.

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.

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.

**** The new application has several sign options.**

1. A sign—shorter in height that does not exceed the existing window area.
2. A sign similar to number 1—but with no background and with halo illuminated lighting.

Staff comments:

Is sign option number 1 going to be internally illuminated?

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 feels both sign options are fitting and appropriate. Staff recommends approval of either design.

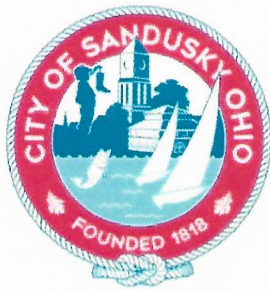
Staff recommends the granting of the Certificate of Appropriateness if the brightness does not exceed the brightness deemed appropriate by the Landmark Commission.

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.



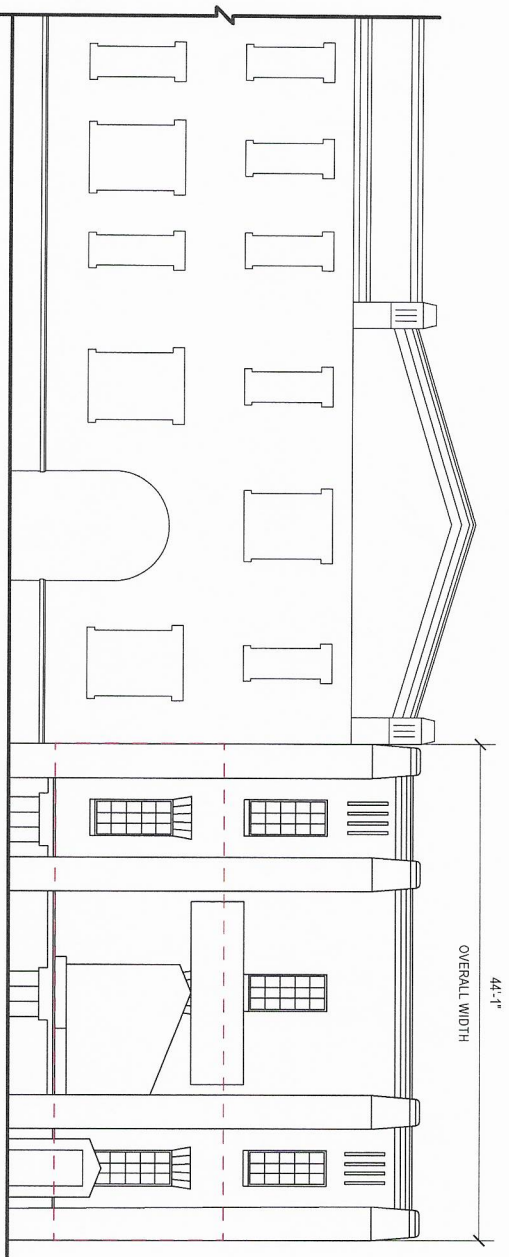
E&K WINERY BUILDING

224 E. Water Street

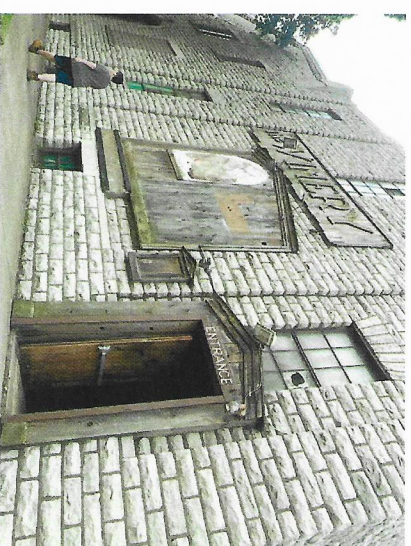
LANDMARK COMMISSION

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

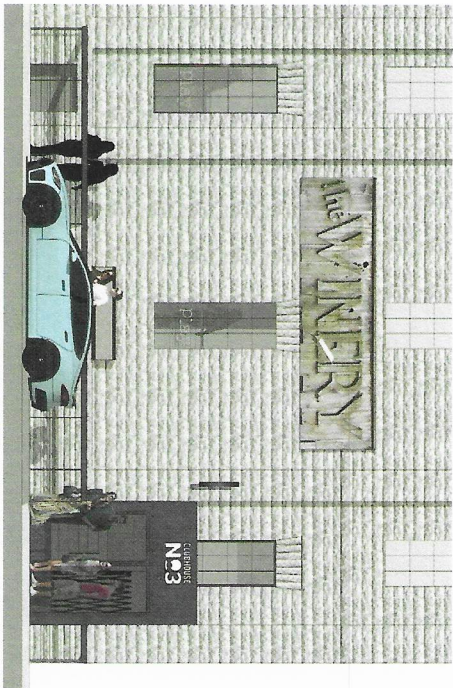


PROPOSED BUILDING ALTERATIONS

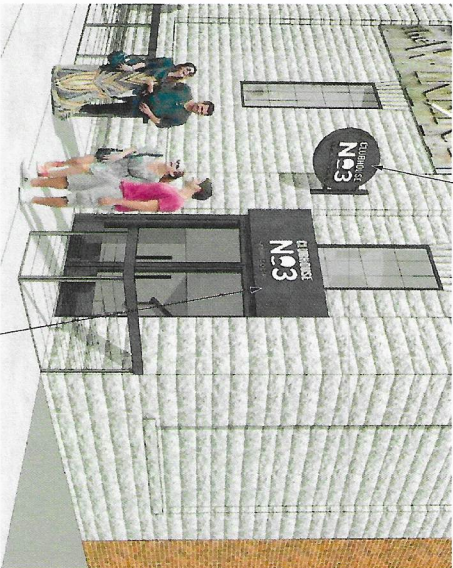


1 Exterior Concept View 1 - Looking West
Scale: NTS

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

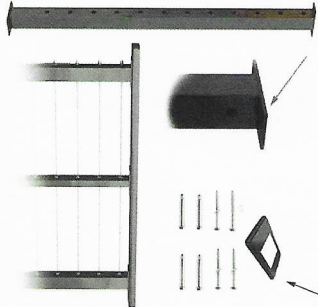


Proposed Blade Sign
Projecting sign mounted to building facade.
Increases visibility along Water St.;
Internally illuminated (two-sided)

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

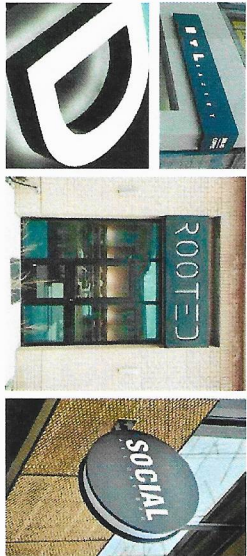
RAILING REFERENCE IMAGERY



4 Railing Plan
Scale: NTS



EXTERIOR SIGNAGE REFERENCE IMAGERY

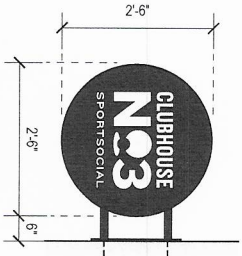
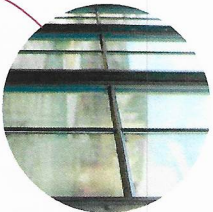


PROPOSED BUILDING ALTERATIONS

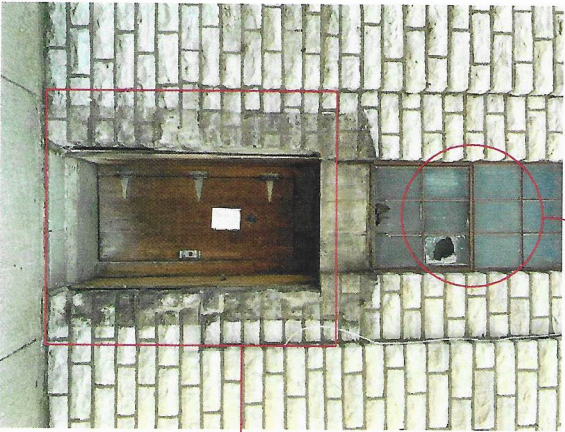
GENERAL NOTE:
Project Logo shown for reference only;
final identity in development

NEW WINDOWS

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

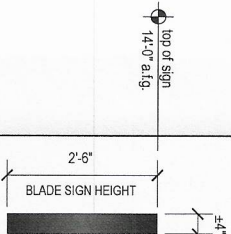


3 Blade Sign Detail
Scale: 1/2" = 1'-0"



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

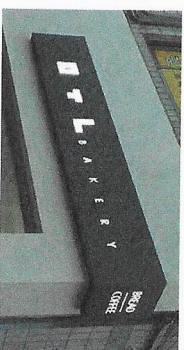
1 Existing Entry - Context View
Scale: NTS



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



PROPOSED BUILDING ALTERATIONS



EXTERIOR SIGNAGE REFERENCE IMAGERY

PROPOSED BUILDING ALTERATIONS



EXTERIOR SIGNAGE REFERENCE IMAGERY

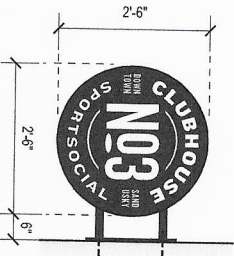
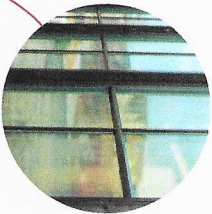
PROPOSED BUILDING ALTERATIONS

GENERAL NOTE:

Project Logo shown for reference only,
final identity in development

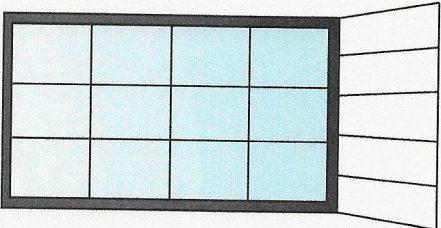
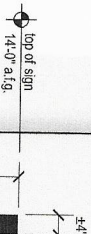
NEW WINDOWS

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

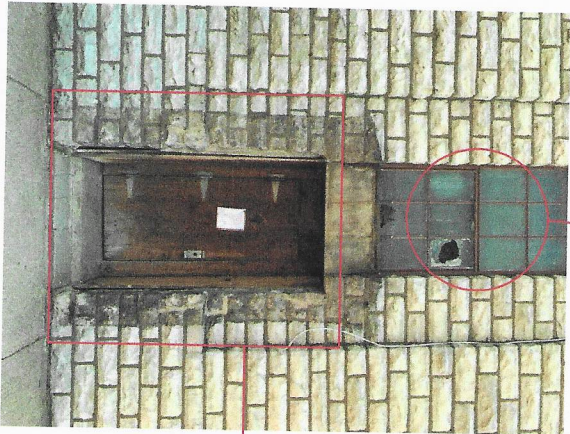
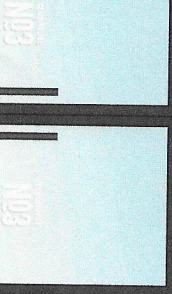


5 sf Sign Area

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



CLUBHOUSE NO3



1 Existing Entry - Context View
Scale: NTS



NEW ENTRY DOOR SYSTEM

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

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

7'-2"
ENTRY DOOR SYSTEM WIDTH
OVERALL SIGN WIDTH

Sign Option B
Door Option 1

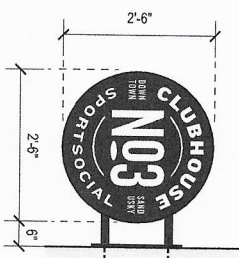
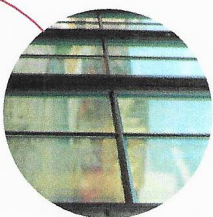
PROPOSED BUILDING ALTERATIONS

GENERAL NOTE:

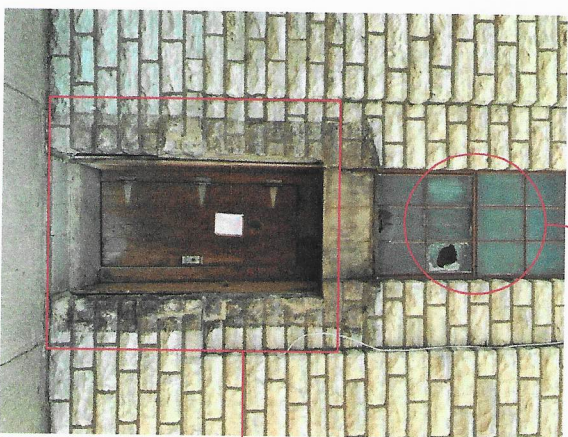
Project Logo shown for reference only;
final identity in development

NEW WINDOWS

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



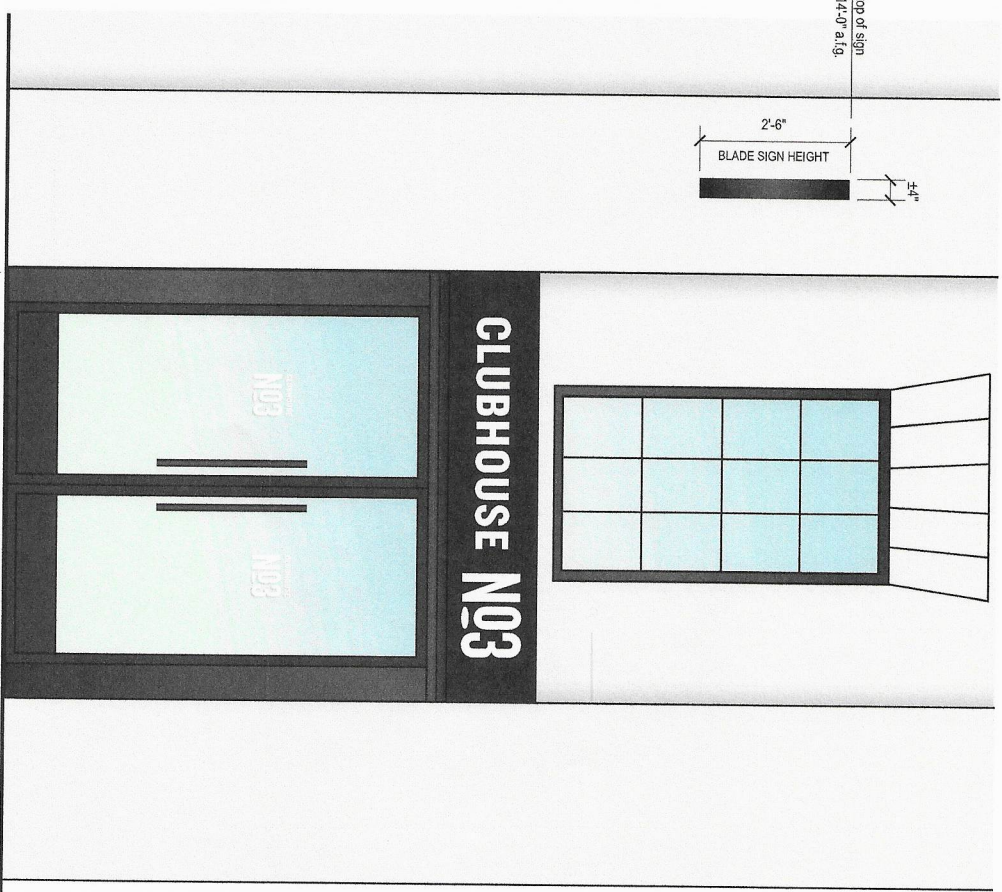
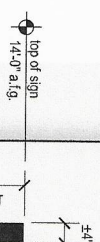
3 Blade Sln Detail
Scale: 1/2" = 1'-0"



1 Existing Entry - Context View
Scale: NTS



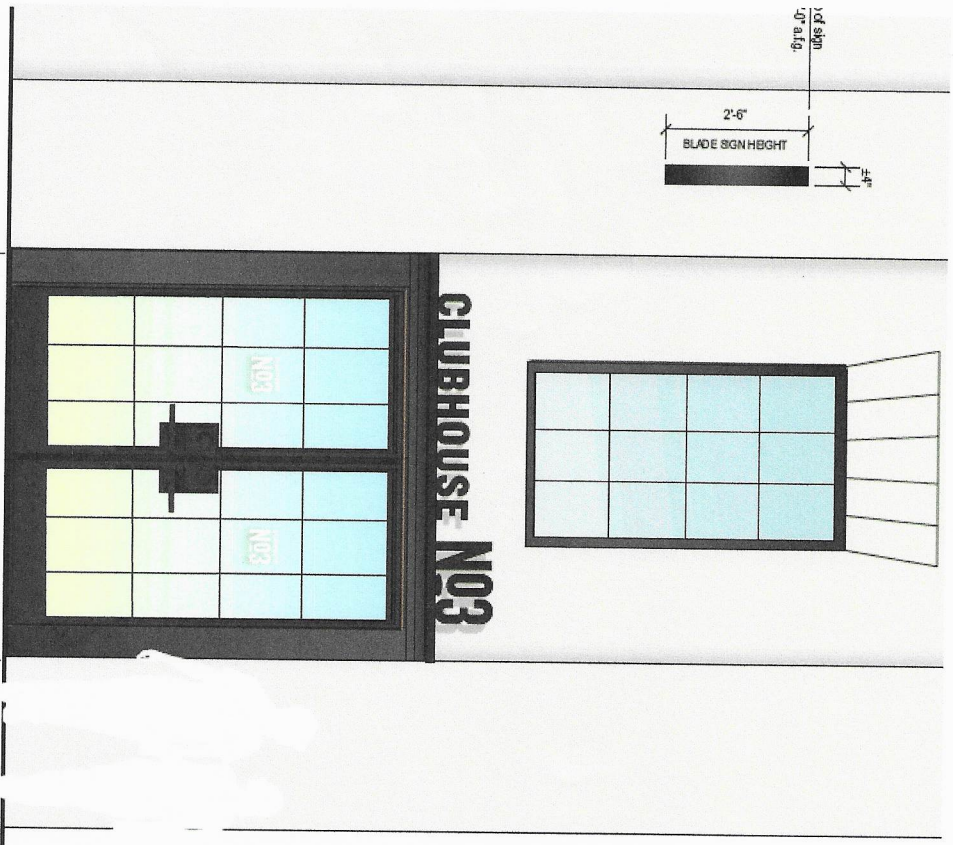
NEW ENTRY DOOR SYSTEM
Extend entry opening to accommodate double width door entry system; image shown for reference; final system being finalized



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

7'-2"

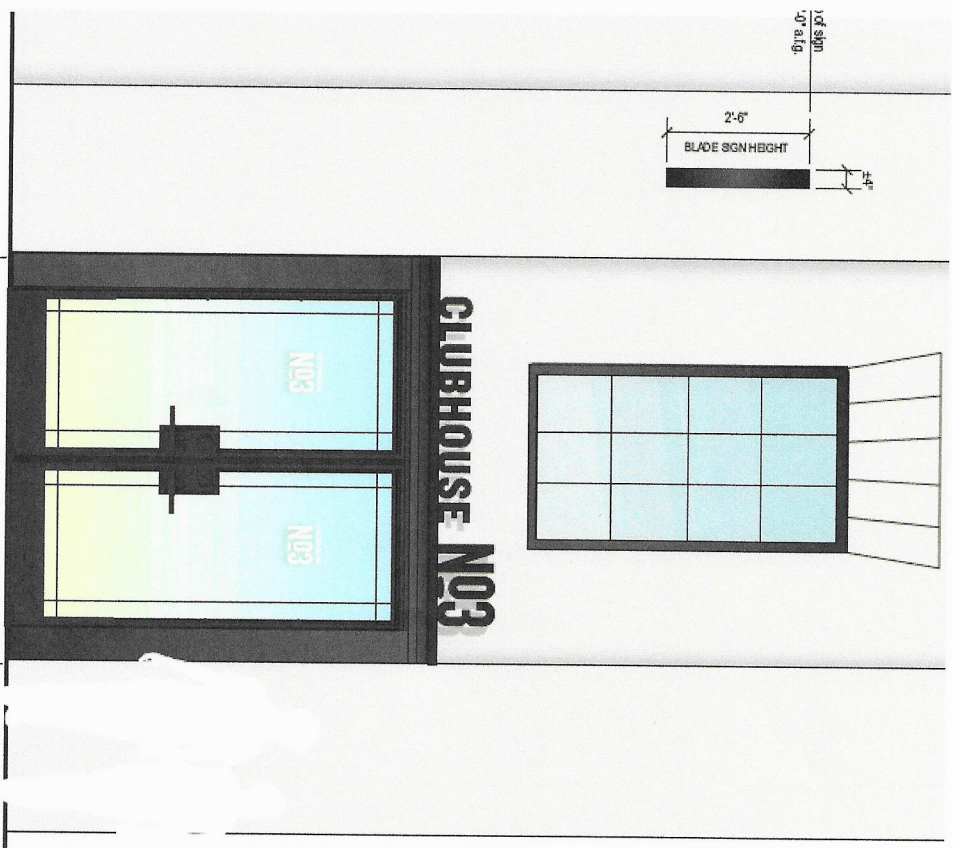
**Sign Option A
Door Option 1**



Sign Option B

Door 2

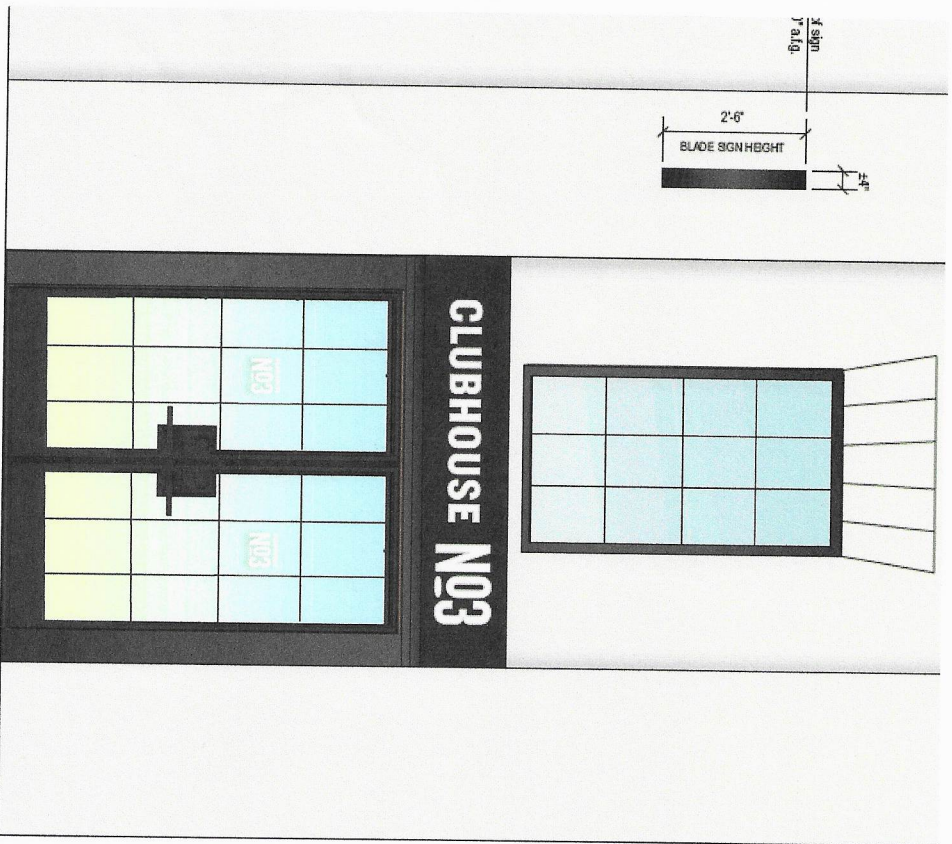
Metal Mullions to match widow size



Sign Option B

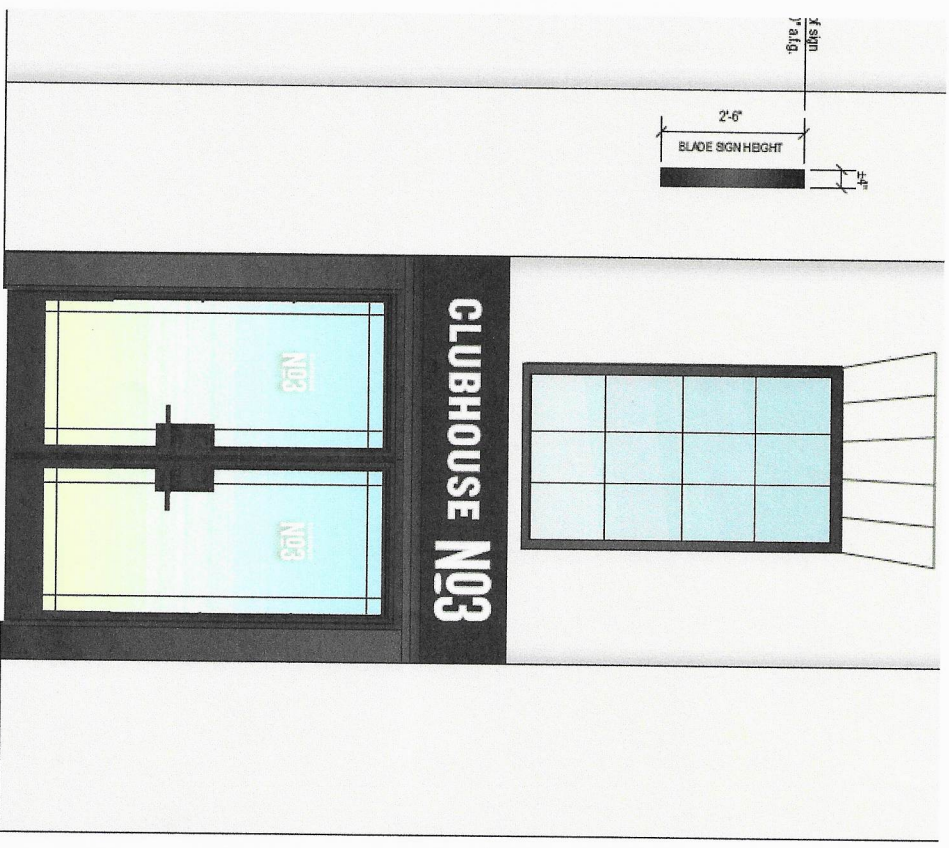
Door 3

Vinyl "Prairie" inlay added to glass door



Sign Option A
Door 2

Metal Mullions added at a size to match windows



Sign Option A
Door 3

Vinyl "Prairie" inlay added to glass door

LANDMARK COMMISSION REPORT

APPLICATION FOR SIGNAGE TO 133 E. MARKET STREET

Reference Number: PS21-0030

Date of Report: November 10, 2021

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Meghan and Rick Hogrefe, have submitted an application, for two wall signs--one on the North & one on the south facades of the building on 133 E. Market St. The following information is relevant to this application:

Applicant: Meghan and Rick Hogrefe
5235 Castle Hills Dr.
San Diego, CA 92109

Project: New Signage

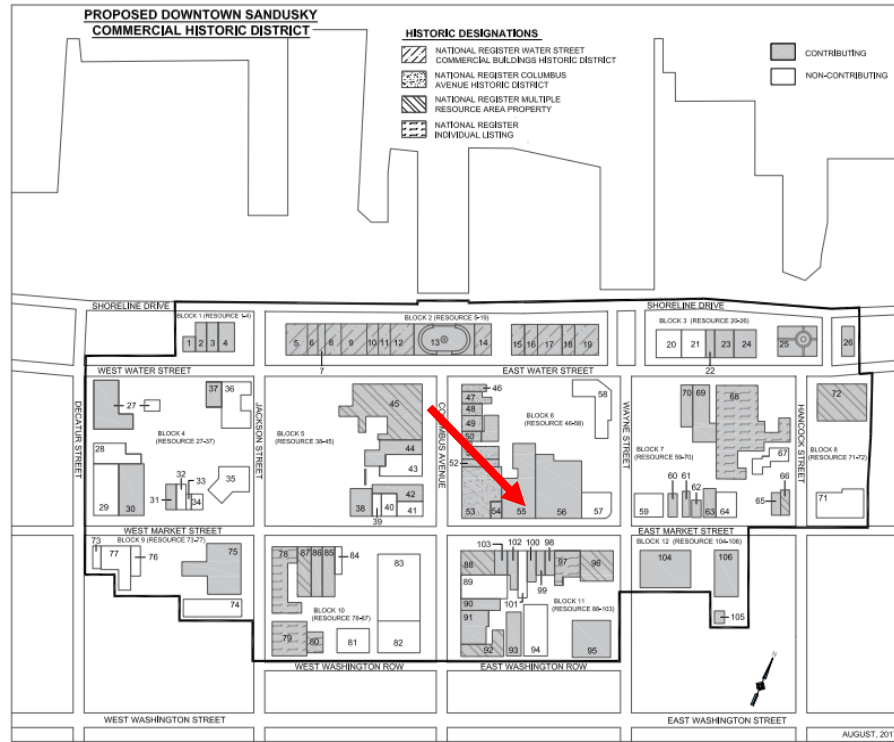
Site Location: 133 E. Market St.

Zoning: "DBD" / Downtown Business

Existing Uses: Business

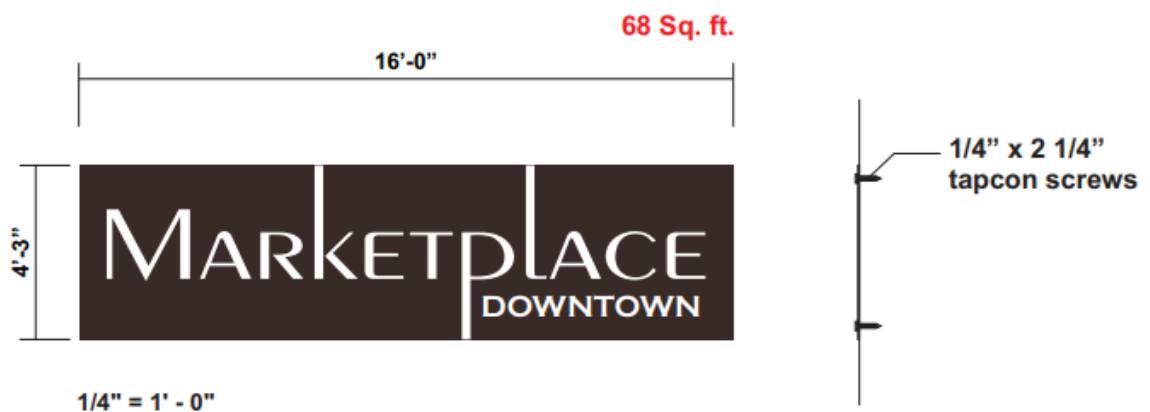
Proposed Uses: Business

SITE DESCRIPTION





3/32" = 1' - 0"



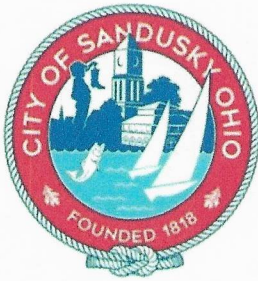
DIVISION OF PLANNING COMMENTS

The applicant, wishes to place two wall signs--one on the North & one on the south facades of the building on 133 E. Market St. Staff determined that the signs comply 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 November, 9 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: 133 E. Market Street

Name of Property Owner: Meghan and Rick Hogrefe

Mailing Address of Property Owner: 5235 Castle Hills Dr

City: San Diego State: CA Zip: 92109

Telephone #: 617-817-3261 Email: mhogrefe@h2productions.co

If same as above check here ☒

Name of Applicant: _____

Mailing Address of Applicant: _____

City: _____ State: _____ Zip: _____

Telephone #: _____ Email: _____

Description of Work to be Done:

Replacing the signage on the Market Street and Water Street sides of The Marketplace. Formerly The Marketplace at the Cooke and will now be The Marketplace Downtown. With the removal of the listed businesses on the black plaques, we will be increasing our signs to the maximum size approval of 90sq.ft. Signs have been ordered and will be replaced with new ones.

Meghan Hogrefe

Signature of Property Owner

11/1/21

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

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.

**Single face non-illuminated wall sign
Dark bronze cabinet with 1" returns
1/2" pvc router cut copy**

68 Sq. ft.

16'-0"

4'-3"

MARKETPLACE DOWNTOWN

$$1/4" = 1' - 0"$$

1/4" x 2 1/4"
tapcon screws

SIGN #2 - Option 1
Single face non-illuminated wall sign
Dark bronze cabinet with 1" returns
1 1/2" pvc router cut copy

18'-0"

90 Sq. ft.

1/4" x 2 1/4"
tapcon screws

5'-0"

MARKETPLACE DOWNTOWN

 $1/4" = 1' - 0"$ 

Date 11.09.21

Scale
As Noted

Drawing # 1 of 1

Marketplace07_091021

Sales
Part

Drawn

Work Order

www.bjvets.org.uk

This drawing has been reviewed and is:

☐ APPROVED
AS SUBMIT

☐ APPROVED
☐ AS NOTED

☐ NOT APPROVED
REVISE AND RESUBMIT

Representative Signature

Date _____

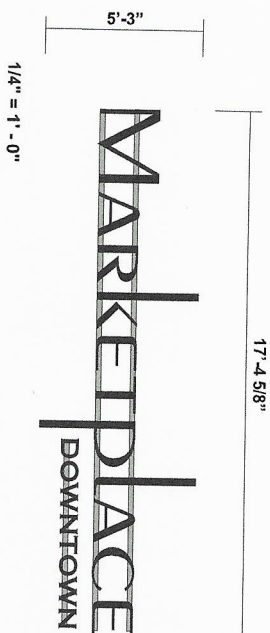
The drawings, specifications or plans are the property of The Wagner Electric Sign Company, a direct sales company, and are being supplied to you (applicant) as the sole responsibility of the organization that you directly represent for the sole purpose for you or your organization's consideration as to whether or not there is intent to purchase products or services from The Wagner Electric Sign Company. As such, you will be required to maintain a strict policy of confidentiality. Unauthorized distribution or circulation of such plans without the express, written consent of the Wagner Electric Sign Company is expressly forbidden. In the use of such plans, drawings, or other materials, you shall be required to give credit to the Wagner Electric Sign Company for such designs and services rendered. Such use will constitute a license to use the design services provided. Payment of \$20,000 shall be \$1,000. The fee for a standardized sign valued over \$20,000 shall be a minimum of \$5,000 based on design time and other uniqueness of the design and related to other projects. Such designs, in addition to being and all legal requests to create such.

This layout was prepared for printing on Tabloid or 11"x17" stock. Reproducing this on media other than size stated above, will distort and no longer be to scale. Colors are for representation purposes and are not intended to match the final product color. See PMS note.

Pantone® Matching System Colors (PMS). These colors are to assist your color selection and specification process, and are intended as a reference guide only. PANTONE® Computer Video simulations & printers displayed may not exactly match PANTONE® identified color standards. Use current PANTONE® Color Publications for most accurate color

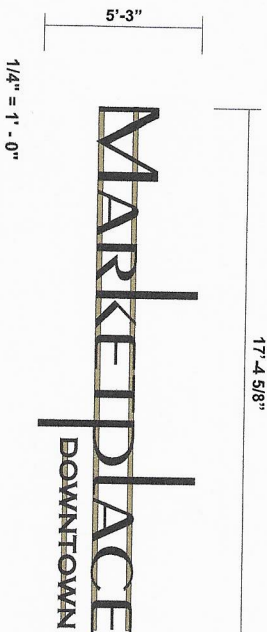
Wagner Electric Sign Co. © 2021

**Single face non-illuminated wall sign
Dark bronze 1/2" pvc router cut copy
Mounted on rails painted to match building**



SIGN #2 - Option 2

Single face non-illuminated wall sign
Dark bronze 1/2" pvc router cut copy
Mounted on rails painted to match building



3/32" = 1' - 0"


$$3/32" = 1' - 0"$$