



240 Columbus Ave Sandusky, Ohio 44870 419.627.5715 www.cityofsandusky.com

# AGENDA April 20, 2022 5:00 P.M.

# **City Commission Chamber**

Live Streamed on www.youtube.com/CityofSanduskyOH

- 1. Call to Order- Roll Call
- 2. Review of March 16, 2022 Meeting Minutes
- 3. Applications
  - 630 Hancock Street
  - 206-208 West Market Street
  - 151 East Market Street
  - 107 Columbus Avenue
- 4. Administrative Approvals
  - 124 East Market Street
  - 305 East Water Street
- 5. Other Business
  - Public Arts & Culture Commission Vinyl Mural Program
- 6. Adjournment

**NEXT MEETING: May 18, 2022** 

# Landmark Commission March 16, 2022 Meeting Minutes

# Meeting called to order:

Chairman Alan Griffiths called the meeting to order at 5:01pm. The following members were present: Mr. Truka, Ms. Yandell, Mr. Whaley, and Ms. Defreitas. Alec Ochs and Arin Blair represented the Community Development Department. Sarah Chiappone represented the Law Department. Administrative Assistant Kristen Barone was also present.

# Review of minutes from March 16, 2022:

Mr. Whaley made a motion to approve the minutes as submitted and Ms. Defreitas seconded. All voting members were in favor of the motion.

# **Applications:**

## 215 & 217 East Water Street

Mr. Ochs stated that the building at these locations was the most recent home of ZINC Brasserie and Boom Town Coffee. The applicant is applying on behalf of the owner of Saucy Brew Works, who has entered into an agreement with the building owner to pursue the lease of the building for renovation into Saucy Brew Works and Saucy Coffee. They intend to operate the space very similarly to the way it was utilized as Zinc and Boom Town, as two connected restaurant/eatery establishments. The applicant seeks to rebrand the building with a treatment unique to this location. They wish to unify the existing storefronts and highlight the existing façade elements with a muted color scheme of gold and black. The design elevates the building's most distinct features – the ornate column details that are currently painted gold on black – by allowing them to stand out across a unified black façade. They have also proposed adding three gooseneck light fixtures to match the existing fixtures in style, size, and pace. Mr. Ochs stated that this structure is not a significant historic structure contributing to the Downtown Historic District. Therefore, the consideration of what is appropriate should focus on ensuring proposed changes do not detract from the overall character of the district. The proposed storefront is unified with a contemporary design appeal, while still falling within a historic color palate. While eye catching, staff does not consider it bold or detracting from the district in a way the guidelines suggest be considered. The proposed design highlights the structures' column patterns, in this case the details that contribute most to the character of this particular building. The exposed brick proposed to be painted may not be original and has been painted in the past. Staff recommends the granting of the Certificate of Appropriateness for the proposed storefront painting with the following conditions: 1. Paint used on exposed brick is appropriate to the surface to be painted, i.e., it will allow the brick to breathe as needed and contribute to the preservation of the material. Mr. Whaley stated that by looking at the pictures staff provided, it seems the brick that is there currently is not original so he does not think that the proposed changes are going to change any historical character of the building, especially since building has been drastically changed already. He also thinks the look of the building fits with the look of the neighborhood. Mr. Truka asked if the back of the building is going to be touched. Ms. Blair stated the front of the building is all that is being proposed at this time. Mr. Griffiths asked if the signage that is on the rendering is demo signage. Ms. Blair stated that is correct. She said the signage is not proposed to be internally illuminated so staff will be able to administratively approve that. Mr. Griffiths asked if the proposed color is within the downtown color palate. Ms. Blair responded that it is. Applicant, David Maison with Maison A + D, confirmed that at this time just the store front is being proposed for work, not the back side. Mr. Whaley motioned to approve the proposed changes and Ms. Yandell seconded. All members were in favor of the motion.

# 237 West Washington Row

Mr. Ochs stated that the applicant would like to paint the window trim and replace the six awnings. The awnings are proposed to match the existing style, design, and material, but change to a black cherry color. The awnings are currently green. The awnings are not believed to be original in design or an original material to the building. However, there is evidence some awnings existed in the 1950's and could be considered a contributing factor to the historic significance of the building. The current green awnings match the color of the window frames throughout the exterior of the building. The first-floor window trim is proposed to be painted as a part of this proposal. The proposed black cherry awning color meets the color standards for signage. The signage will be reviewed by staff for permitting and for a Certificate of Appropriateness at a later time. Staff has the power to approve sign proposals administratively. The proposed color for the existing trim and entryway trim is black. The original color for the store front and window trim on the street level are unknown. The current window and storefront materials are not original to the building and are no considered historically significant. Staff has no opposition to the black paint color proposed. Staff would like to note for the record that repainting the second and third floor window trim black to match the applicant's proposed changes is preferred. However, it would fall onto the building owner and not the applicant to make changes above the first floor. Despite the mismatch, staff does not believe this should affect the applicant's ability to receive approval to replace the awnings and paint the first floor trim. Staff recommends the granting of the Certificate of Appropriateness with the following conditions: 1. All applicable permits are obtained through the Building Department, Engineering Department, Planning Department, and any other applicable agency prior to construction, 2. Retain and repair any original hardware as possible as part of the awning replacement process. If it must be replaced, match the original as closely as possible. Nathan Glass with Brady Signs and Michelle with Berkshire Hathaway Home Services Professional Realty stated that with Berkshire Hathaway being a franchise, they have to go with the color scheme they are given. Mr. Glass then said that the awnings are actually not going to be replaced, they are just going to be recovered with the black cherry color. Mr. Griffiths stated that the upper floor windows should match the windows on the ground floor and asked if they had any conversations with the landlord about that. Mr. Glass stated that there has been a discussion but he has not heard if a decision has been made. He said that Berkshire Hathaway is only going to be leasing that corner space in the building, but the owner asked them to recover all of the awnings in the entire storefront so that they all match, so they are doing that, but they did not agree to paint the upper floor windows as well. Ms. Defreitas asked that when Berkshire Hathaway leaves that space, will that awning have to keep getting recovered because of the signage on the awning, or could they put the signage on the window instead of the awning. Ms. Blair states that if this tenant leaves the space, she would expect the building owner or new tenant to recover the awning. She stated that it is preferable for all six awnings to match and if a new tenant or the building owner proposed mismatched awnings in the future, that staff would bring the case to the commission for review. Michelle stated that she is not sure how long the lease is for the space but she does know that they plan on being there long term as there is room to grow in that space if needed. Mr. Whaley moved to approve the proposed changes and Mr. Truka seconded. Mr. Griffiths then asked staff if they could reach out to the owner to let him know that they would hope to see the upper floor window trim painted to match what the applicant is doing and that if the tenant is to change, the building owner would ultimately be responsible for changing out that awning because under the signage rules they technically have 30 days to take the signage down after a business closes or moves. All members were in favor of the motion.

# 532 Wayne Street

Mr. Ochs stated that the owners of this home seek to replace the temporary wooden support two by fours. The two by fours were in place as an effort to save the structure from structural failure two owners ago. The applicant wishes to replace them with square chamfered fiberglass columns with custom capes of cedar. This design would be historically accurate to Italianate architecture. The applicant noted that the previous porch utilized wooden fluted columns with ornate Greek Corinthian pillars. The Greek Corinthian style pillars that were in place previously are believed to not be

original. Staff is supportive of the applicant's stance of installing columns that best match the original architecture of the home. There is substantial evidence from other local examples provided by the applicant, as well as examples of the column style on the back porch of the property in question, to support square, Italianate-era style columns are more accurate to the time frame of the home. This meets the National Rehabilitation Standards. Staff is appreciative of the applicant's efforts to best match this home to the original architecture. Staff is also supportive of the material. Based on the examples provided it seems that it looks like a close match, especially from the sidewalk perspective and would be less susceptible to future weathering. Staff recommends the granting of the Certificate of Appropriateness for the proposed squared chamfered fiberglass columns with custom capes of cedar with the following condition: 1. All applicable permits are obtained through the Building Department, Engineering Department, Planning Department, and any other applicable agency prior to construction. Applicant Nolan Murray stated that they are proposing fiberglass columns to be used as they believe that material will hold up against the weather much longer than wood. The top portion however will be cedar and will be carved to match what is on the back porch. Mr. Whaley stated that they have approved fiberglass in the past for the reason that it will hold up better over time and most people cannot tell a difference between that and wood. Ms. Yandell motioned to approve the proposed changes and Ms. Defreitas seconded. All members were in favor of the motion.

### **124 East Market Street**

Mr. Ochs stated that the applicant is proposing window glass replacement, porcelain replacement and addition of decorative molding, and front door replacement. The applicant seeks to replace the windows in the same size, location, and orientation of the existing windows. The proposal specifies 1" clear tempered glass with black aluminum frames. The black frames replacement is a change from the current chrome window frames. The applicant seeks to replace the storefront black porcelain siding with black LP (engineered treated wood) siding panels. A decorative azek picture frame molding, in matching black color, is proposed to be applied on the lower panels and the top panel where signage will be installed. One note on the design installation/inspiration example, the applicant is not proposing to paint any brick on this building. The applicant seeks to replace the existing glass panel door with a smooth fiberglass door that has lower panel detail and a glass window. The door is proposed to be painted black and be installed with chrome hardware. The current storefront configuration is believed to be a more contemporary renovation that drastically altered the original storefront. The design and configuration of the existing storefront has not been documented as having historic significance. The proposed facade renovation will increase the curb appeal of this storefront while maintaining the historic significance of the building. All items to be replaced, including the windows, door, and porcelain panels are believed to not be original in design or material the building, and therefore do not count as "distinctive materials" nor contribute to the historic significance of the building. Overall, staff feels that these improvements will bring modern texture and appeal to the building façade, without disrupting the historical integrity of the building or the district. Staff recommends granting a Certificate of Appropriateness with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, Planning Department, and any other applicable agency prior to construction and 2) No brick is painted as a part of this project. Mr. Whaley made a motion to approve the proposed changes and Mr. Truka seconded. All members were in favor of the motion.

## **101 East Water Street**

Ms. Blair stated that there is one more application that staff want to present to the Landmark Commission that was not on the agenda. The owners of Landmark Bar and Grill want to extend their current patio along the backside of the building. She said that normally when someone submits plans to the Building Department, it will flag them if it is a property that needs to go to Landmark Commission for approval first, but that did not happen for this case. There might have been some confusion because there was a patio deck that was approved by Landmark Commission last year, but that was proposed to be put on the other side of the building where there is vacant land currently. So staff will be having

some conversations to try to prevent any confusion in the future. The proposed extension elevation, materials, and design are to complement the existing patio. The Building Department and Public Works Department have signed off on the project. The design does align with the design guidelines. Staff recommends approval of the Certificate of Appropriateness because it matches the existing character of the patio, it matches the character of the previously approved side patio, it is not detrimental to the historic character of the architecture, and it aligns with the Downtown Plan and feedback heard from residents and stakeholders for more waterfront/outdoor dining. Mr. Truka stated that this may be out of the Landmark Commission realm but stated that it looks like the steps were taken out so there must not be any issues with egress. Jeff Foster with Payto Architects stated there is not. Mr. Truka approved the proposed changes and Ms. Defreitas seconded. All members were in favor of the motion.

# **Administrative Approvals:**

# 169 Washington Row

Mr. Ochs stated that applicant is Moto Mortgage and they said that they needed to cover the windows as proposed in order to be in compliance with the Credit Bureau and Mortgage Compliance Standards. Since window coverage is not considered a sign, staff was just looking at the words on the windows. Staff went back and forth with the applicant a bit to come up with what staff believed is appropriate based off of the code, which states that signs cannot be more than 25% of the window. Staff felt the color and scheme did match the historical guidelines, so staff granted approval. Mr. Griffiths stated that since there were two applications today where the applicants needed to abide by corporate standards that maybe that could be something to consider when updating the guidelines.

### Other Business:

Meeting adjourned:

Ms. Blair stated that staff have not had the capacity to bring to the committee more information on adding historic districts, but that will be coming in the future.

# 

# CITY OF SANDUSKY, OHIO DEPARTMENT OF PLANNING

# LANDMARK COMMISSION

# REPORT

# APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS AT 630 HANCOCK ST.

# STOREFRONT RENOVATION WINDOW REPLACEMENT

Reference Number: PLC 22-0016

Date of Report: April 7, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio Landmark Commission Report

# BACKGROUND INFORMATION

Applicant: 630 Hancock, LLC

4125 Lorain Rd. Cleveland, OH 44113

Owner: Jeff Foster, Payto Architects

1220 W. Sixth St., Suite 405

Cleveland, OH 44113

Site Location: 630 Hancock St.

Sandusky, Ohio 44870

Historic Status: Contributing building in the National Register of Historic Places

Existing Uses: Unknown

Proposed Uses: 2<sup>nd</sup> floor residential, 1<sup>st</sup> floor retail

Proposed Project: Exterior alterations – Storefront Renovation

Exterior Storefront Alteration

Window Replacement

# SITE PICTURES













# PROPERTY DESCRIPTION

This building, referred to as both the Keubler Block and the Stang Block in early writings, was built in 1909. Now, commonly called the "flat iron building," it is the only limestone building of its kind in Sandusky. There is reference to this block being used as the first shopping area outside of downtown, giving evidence to a historical first floor retail use. There is mention of a dance hall being used on the second floor.

It was listed on the National Register of Historic Places in 1982. The Ohio historic Inventory of 1982 states the following regarding the buildings important features:

"The only limestone flat iron building in Sandusky, this has a decorative stone fascia with a rising sun motif and a corbeled stone cornice. There are stone string courses above each floor that are narrow above the first floor and wide above the second. There is a band in the middle of the first floor. An Oriel window is on the upper west wall. Pilasters separate the lower windows & metal bands decorated with stars are the tops of the original windows."

The Ohio historic Inventory of 1982 states the following regarding the buildings important features:

- "Decorative stone façade, corbeled stone cornice"
- "Stone bands around each floor"
- "Oriel Window"
- "Decorative stone band in middle of first floor"
- "Pilasters"

### **PROJECT SCOPE**

The applicant seeks to renovate the storefront of 630 E. Hancock Street's facade. The project has two primary components:

- 1. Renovate the previously modified storefronts
- 2. Full window replacement

# 1. Storefront Modification

The applicant seeks to:

- Replace the storefront with an aluminum storefront system color bronze
- Paint existing steel lintel bean, door and transom surfaces color bronze
- Add a canvas awning color red
- Add azek material signboard above first floor windows
- Clean stone surfaces





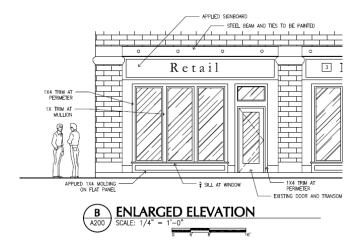




RENDERED VIEW OF CORNER
SCALE: NTS

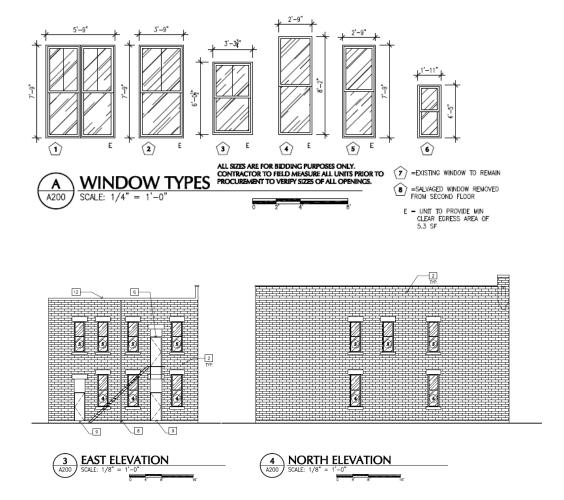


3 HANCOCK STREET ELEVATION
SCALE: NTS



# 2. Window Replacement

The applicant seeks to replace the windows in the same size, location, and orientation of the original window frames. The proposal specifies 1" clear, insulated tempered glass with brown aluminum frames on the exterior. The black frames replacement is a change from the current chrome window frames.



### RELEVANT GUIDELINES

# Sandusky Preservation Design Guidelines

[A Certificate of Appropriateness] "is necessary when a change is being made to the exterior of a property... which involves any of the following actions: construction; reconstruction; or alteration of any property, structure, tree, sign, area, or object within the District, including the changing of any exterior color or building material.

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

"New additions, exterior alterations or related new construction will not destroy historic
materials, features and spatial relationships that characterize the property. The new
work will be differentiated from the old and will be compatible with the historic
materials, features, size, scale and proportion, and massing to protect the integrity of
the property and its environment."

## **Guidelines for Preserving Storefronts:**

| STOREFRONTS  |   |  |  |
|--|---|--|--|
| RECOMMENDED  | NOT RECOMMENDED   |  |  |
| Identifying, retaining, and preserving storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the store- | Altering storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.  Replacing historic storefront features instead of repairing or replac- |  |  |
| front are significant, as are features, such as display windows, base panels, bulkheads, signs, doors, transoms, kick plates, corner posts, piers, and entablatures.   | ing only the deteriorated material.   |  |  |
| Stabilizing deteriorated or damaged storefronts as a preliminary measure, when necessary, prior to undertaking preservation work.  | Failing to stabilize a deteriorated or damaged storefront until additional work is undertaken, thereby allowing further damage to occur to the historic building.   |  |  |
| <b>Protecting and maintaining</b> masonry, wood, glass, ceramic tile, and metals which comprise storefronts through appropriate treatments, such as cleaning, paint removal, and reapplication of protective coating systems.  | Failing to protect and maintain historic materials on a cyclical basis so that deterioration of storefront features results.  |  |  |
| Protecting storefronts against arson and vandalism before work begins by covering windows and doors and by installing alarm systems keyed into local protection agencies.  | Leaving the storefront unprotected and subject to vandalism before work begins, thereby also allowing the interior to be damaged if it can be accessed through an unprotected storefront.   |  |  |
| Protecting the storefront when working on other features of the building.  | Failing to protect the storefront when working on other features of the building.   |  |  |

# SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

The proposed façade renovation will increase the curb appeal of this storefront while maintaining the historic significance of the building. The current windows and storefronts have been significantly altered from the historic features of these parts of the building. The proposed replacements are more appropriate to the historic integrity of the building than the existing and

are in line with the style and type previously approved by the Landmarks Commission for other projects.

One item staff would mention is a recommendation from the The Sandusky Preservation Design Guidelines for "not cleaning masonry; the darkened, weathered surface is part of your buildings history that ought to be preserved". Staff is understanding of the applicants desire to clean the building for beautification reasons. Staff is not opposed to this request, as it has been approved in other projects such as the Sandusky Library. If cleaning is undertaken, staff would like to see the Masonry guidelines (page 14) of the Sandusky Preservation Design Guidelines be followed.

## CONCLUSION / RECOMMENDATION

Staff appreciates the applicant's proposed investment in this unique and landmark structure in the city and for bringing this project in front of the Commission.

Staff recommends granting a Certificate of Appropriateness for the façade renovation that includes:

- 1. Storefront Alteration
- 2. Window Replacement

with the following conditions:

- 1. All applicable permits are obtained through the Building Department, Engineering Department, Planning Department and any other applicable agency prior to construction.
- 2. No stone is painted or altered as a part of this project.
- 3. The Masonry guidelines in the Sandusky Preservation Design Guidelines are followed:
  - a. Use gentle detergents or chemical cleaners that have been tested for effectiveness and for lack of masonry damage
  - b. Water pressure should not exceed 300 pounds per square inch



# **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:** 3<sup>rd</sup> Wednesday of each month at 5:00 P.M.\* – City Commission Chamber, First Floor of City Hall. \*Meeting dates are subject to change. Please check www.cityofsandusky.com/Landmark 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
- 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

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.

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

# **Application for a Certificate of Appropriateness**

| STAFF USE ONLY: Filing Date: Hearing Da  | te: Reference Numb              | oer:                     |  |  |
|--|---------------------------------|--------------------------|--|--|
| Address of Property for Certificate of Appropriateness: 630 Hancock Street   |                                 |                          |  |  |
| Name of Property Owner: 630 Hancock,   | LLC Attn: Justin Carson         |                          |  |  |
| Mailing Address of Property Owner: 4125  | Lorain Road                     |                          |  |  |
| City: Cleveland  | State: OH                       | Zip: 44113               |  |  |
| Telephone #: 440-915-7908  | Email: carson2113@gmail.com     |                          |  |  |
| If same as above check here  Name of Applicant: Jeff Foster, Payto Architects  Mailing Address of Applicant: 1220 West Sixth Street, Suite 405   |                                 |                          |  |  |
| City: Cleveland  | State: OH                       | Zip: 44113               |  |  |
| Telephone #: 216-241-6800  | Email: jfoster@paytoarchitects. |                          |  |  |
| Description of Work to be Done:  Exterior work: Renovation of the previously modified storefronts and full window replacement.  Interior work: White box renovations to the ground floor retail space. Construction of (3) apartment units on the second floor. All new MEP services throughout. |                                 |                          |  |  |
| Signature of Property Owner Date   | Signature of Authorize          | 3/22/22<br>ed Agent Date |  |  |

APPLICATION #LANDMARK-001

UPDATED 12/2/2019

# **The Sandusky Preservation Design Guidelines**

The guidelines can be found on the city's website at <a href="http://www.cityofsandusky.com/residents/planning">http://www.cityofsandusky.com/residents/planning</a> 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.

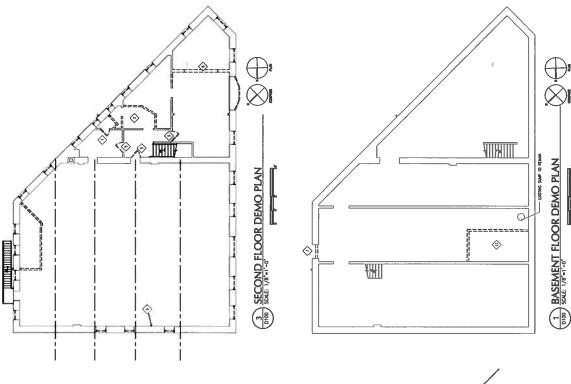


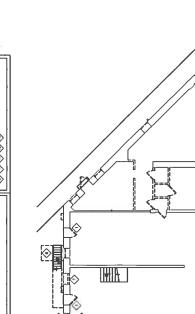






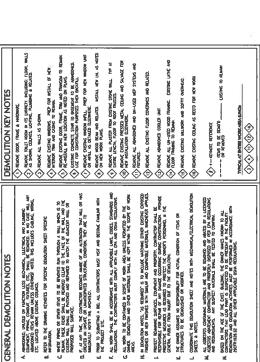






(2)

FIRST FLOOR DEMO PLAN









**S** 

9

9

1 WEST (HANCOCK) & CORNER ELEVATIONS
(200) SOLE 1/8 - 1-0

9

9

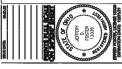
9

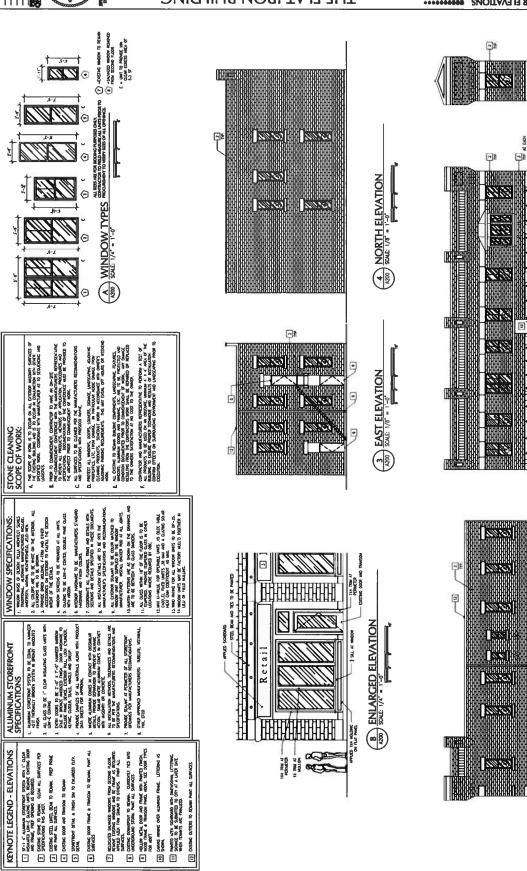
SOUTHEAST ELEVATION

SOME 1/8" 1 1-0

200.50





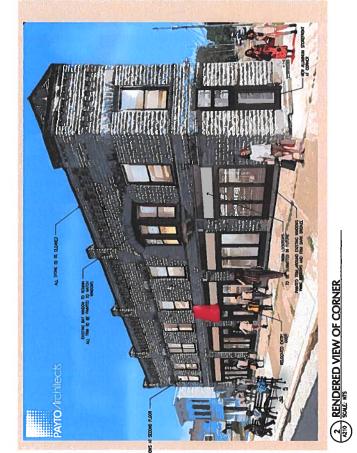




# THE FLAT IRON BUILDING SANDUSKY, OH 44870















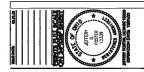
HANCOCK STREET ELEVATION (2310) SOME MIS

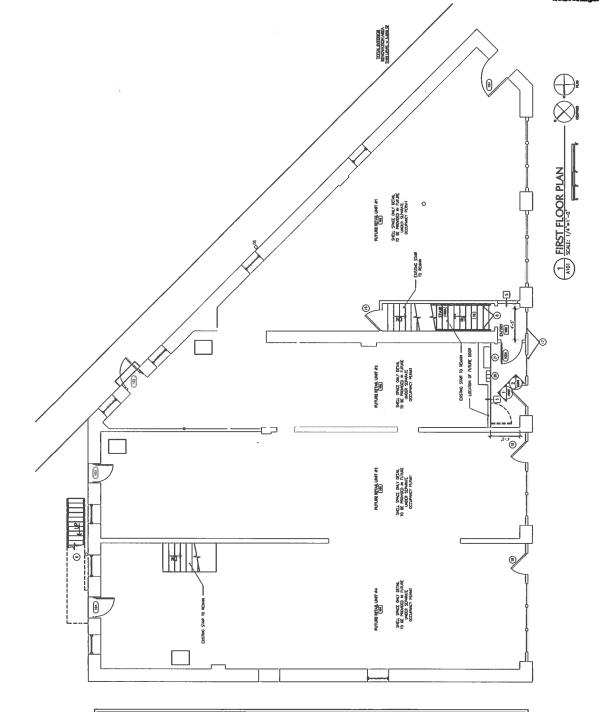




Architects

# THE FLAT IRON BUILDING SANDUSKY, OH 44870





| -      | 2               |
|--------|-----------------|
| PLAN   | 8               |
| 7      | Ĕ               |
|        | ись ок соместом |
| n      | 8               |
| ă      | 8               |
| FLOOS  | 9               |
| u-     | 벓               |
| Ġ.     |                 |
| 岁      | URT.            |
|        |                 |
| ECEND  | MOND DROW       |
| =      | 23              |
| ш      | 8               |
| $\geq$ |                 |
| ¥      | SINDED          |
| ב      | 3               |
| (EYNO) | 200             |
| -      | IC-             |

- Council and policy and the connection of walls.
   Outside and policy and the connection of walls.
   Outside and policy and the council of the counc

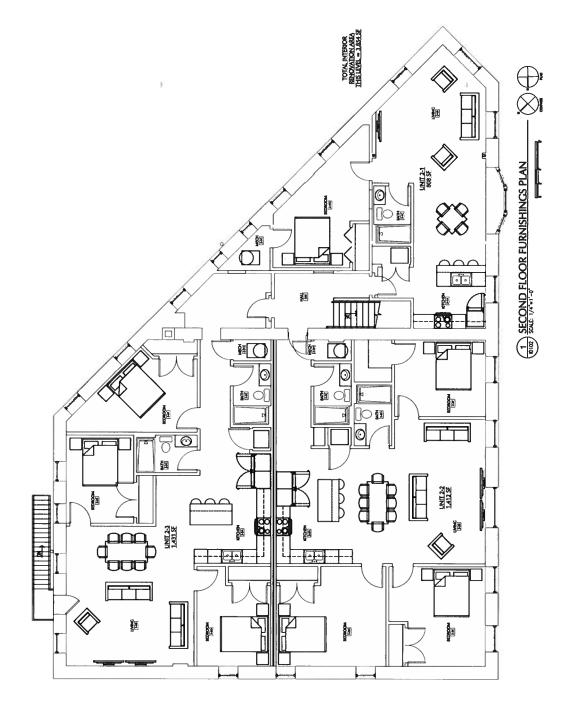
- Margen N, Propose prop a bus house a read of surgery, where the surgery of t

NOTE, ALL DAIDISIONS THIS SHEET ARE THISH DAIDISIONS

F DETAL SPEET ABOD







# CITY OF SANDUSKY, OHIO DEPARTMENT OF PLANNING

# LANDMARK COMMISSION

# REPORT

# APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS AT 206 W. MARKET ST.

# STOREFRONT RENOVATION

Reference Number: PLC 22-0012

Date of Report: April 11, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio Landmark Commission Report

# BACKGROUND INFORMATION

Applicant: Cindy Gunderson

3548 E. Eagle Beach Circle Port Clinton, OH 43452

Owner: Same as above

Site Location: 206 W. Market St.

Sandusky, Ohio 44870

Historic Status: Contributing building in the Downtown Sandusky Commercial Historic

District

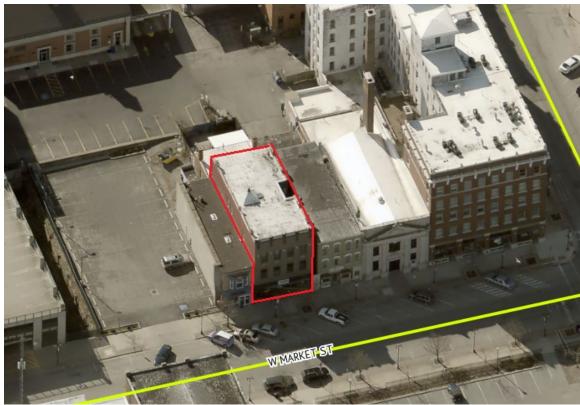
Existing Uses: Retail storefront

Proposed Project: Exterior alterations – Storefront Renovation

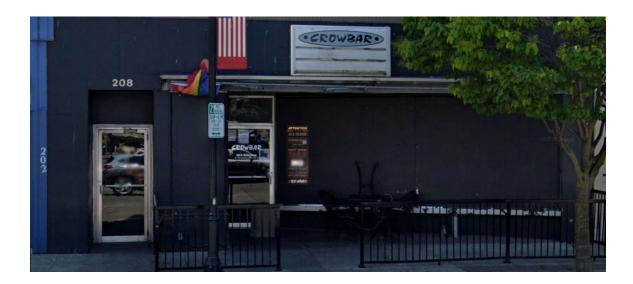
• Exterior material alteration

# SITE PICTURES









## PROPERTY DESCRIPTION

There is little history on this building, but it has been documented that stores have been on the first level since historically. Built in 1900, local historical inventory listed the brickwork and colors (presumably on the second and third story and cornice) as important features.

### PROJECT SCOPE

The applicant seeks to renovate the storefront of 206 E. Market Street's facade. The project has one primary component:

# 1. Storefront Material Replacement

The applicant seeks to replace the black storefront panels with a black acrylic solid surface. The exact color from the following material example was not specified.

Avonite Surfaces®, a brand of Aristech Surfaces, products provide high end aesthetic surfacing solutions for all architectural and design applications with the industry's broadest line of colors, patterns and designs. Our acrylic solid surface brings design inspirations to life. Shape your inspiration today.

Products below represent our global color palette, see the Standard Offering Category for your Region.

- · Products with an \* are denoted as Non-Standard for North America.
- · Products with a † are denoted as Non-Standard for Europe.
- · Products with an \* and † are denoted as Non-Standard for North America and Europe.

For specific questions on stock and availability in your region, please contact our Customer Service department.







Note: Signage was also submitted as part of this proposal and will be administratively approved by staff. The following image was provided to show the character of the proposed externally illuminated signage:



### **RELEVANT GUIDELINES**

# Sandusky Preservation Design Guidelines

[A Certificate of Appropriateness] "is necessary when a change is being made to the exterior of a property... which involves any of the following actions: construction; reconstruction; or alteration of any property, structure, tree, sign, area, or object within the District, including the changing of any exterior color or building material.

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

"New additions, exterior alterations or related new construction will not destroy historic
materials, features and spatial relationships that characterize the property. The new
work will be differentiated from the old and will be compatible with the historic
materials, features, size, scale and proportion, and massing to protect the integrity of
the property and its environment."

# **Guidelines for Preserving Storefronts:**

| STOREFRONTS  |   |  |  |
|--|---|--|--|
| RECOMMENDED  | NOT RECOMMENDED   |  |  |
| Identifying, retaining, and preserving storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and | Altering storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.                 |  |  |
| pigmented structural glass) and the configuration of the store-<br>front are significant, as are features, such as display windows,<br>base panels, bulkheads, signs, doors, transoms, kick plates,<br>corner posts, piers, and entablatures.                            | Replacing historic storefront features instead of repairing or replacing only the deteriorated material.  |  |  |
| <b>Stabilizing</b> deteriorated or damaged storefronts as a preliminary measure, when necessary, prior to undertaking preservation work.   | Failing to stabilize a deteriorated or damaged storefront until additional work is undertaken, thereby allowing further damage to occur to the historic building.                         |  |  |
| <b>Protecting and maintaining</b> masonry, wood, glass, ceramic tile, and metals which comprise storefronts through appropriate treatments, such as cleaning, paint removal, and reapplication of protective coating systems.  | Failing to protect and maintain historic materials on a cyclical basis so that deterioration of storefront features results.  |  |  |
| Protecting storefronts against arson and vandalism before work begins by covering windows and doors and by installing alarm systems keyed into local protection agencies.  | Leaving the storefront unprotected and subject to vandalism before work begins, thereby also allowing the interior to be damaged if it can be accessed through an unprotected storefront. |  |  |
| Protecting the storefront when working on other features of the building.  | Failing to protect the storefront when working on other features of the building.   |  |  |

## SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

A façade renovation will increase the curb appeal of this storefront while not altering the historic significance of the building. Staff feels that the current façade materials are not historically significant and supports the replacement of the current wood panels with the proposed material. Staff reached out to the applicant for more information on the size, location, and character of the proposed panels. It is unclear if the proposed renovation will replace the full extent of wood surface in the current storefront. The applicant also did not specify the precise proposed color from the provided examples. Staff feels a non-reflective / low contrast color is more appropriate for the historic district, such as the CARBON or ECLIPSE color shown in the example.

Overall, staff feels that these improvements will bring more appeal to the building façade, while contributing to the historic character of the district.

### **CONCLUSION / RECOMMENDATION**

Staff appreciates the applicant's proposed investment in the building and for bringing this project in front of the Commission. Staff recommends the Landmarks Commission request more details from the applicant at the meeting before making their determination on the appropriateness of the application.

If the commission votes to grant approval of this application, staff recommends the Certificate of Appropriateness for the façade renovation includes the following conditions:

- 1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction.
- 2. No brick is painted as a part of this project.



# **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**: 3<sup>rd</sup> Wednesday of each month at 5:00 P.M.\* – City Commission Chamber, First Floor of City Hall. \*Meeting dates are subject to change. Please check www.cityofsandusky.com/Landmark 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 report as to the structural soundness of the building prepared by professionals experienced in preservation and rehabilitation
- Estimates of the costs and income for rehabilitation of the building
- Estimates of the costs and income for new development
- d. Valuation of the property
- e. Preliminary development plans

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 <a href="mailto:thorsman@ci.sandusky.oh.us">thorsman@ci.sandusky.oh.us</a> with any questions.

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

# Application for a Certificate of Appropriateness

| STAFF USE ONLY:   |                        |                           |                       |
|---|------------------------|---------------------------|-----------------------|
| Filing Date: He   | earing Date:           | Reference Numl            | ber:                  |
|   |                        |                           |                       |
| Address of Property for Certificate   | of Appropriateness:    | 206/208 W Market          | St., Sandusky,        |
| Name of Property Owner: Cindy   |                        |                           |                       |
| Mailing Address of Property Owne  | r: 3548 E Eagle        | Beach Circle,             |                       |
| City: PORT CLINTON  |                        | State: OH                 | <sub>Zip:</sub> 43452 |
| Telephone #: 4193411987   | <sub>Email</sub> . Cir | ndy@amusementa            |                       |
|   |                        | , 0                       |                       |
| If same as above check here   |                        |                           |                       |
| Name of Applicant: Cindy Gur  | nderson                |                           |                       |
| Mailing Address of Applicant: 354   |                        | ich Circle                |                       |
| City: PORT CLINTON  |                        |                           | 12152                 |
| Telephone #: 4193411987   | cin                    | State: OH                 | <sub>Zip:</sub> 43452 |
| relephone #   | Email: Ciri            | dy@amusemental            | es.com                |
| Description - f.W.  |                        |                           |                       |
| Description of Work to be Done:   |                        |                           |                       |
| <ul> <li>Renovate black panels on faca</li> <li>Updated signage to replace out</li> </ul> | de with updated bla    | ack solid surface materia | I.                    |
| - Updated signage to replace outdated signage and identity.                               |                        |                           |                       |
|   |                        |                           |                       |
|   |                        |                           |                       |
|   |                        |                           |                       |
|   |                        |                           |                       |
|   |                        |                           |                       |
|   |                        |                           |                       |
|   |                        |                           |                       |
|   |                        |                           |                       |
| Cynthia K Gunderson   | 3/30/2022              |                           |                       |
| Signature of Property Owner   | Date                   | Signature of Authorized   | Agent Date            |

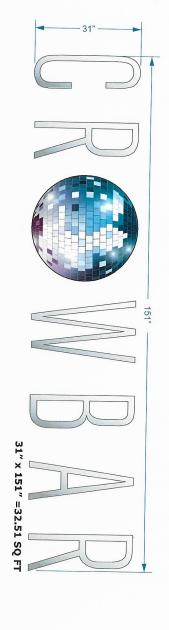
# The Sandusky Preservation Design Guidelines

The guidelines can be found on the city's website at <a href="http://www.cityofsandusky.com/residents/planning">http://www.cityofsandusky.com/residents/planning</a> 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.

Option 1 - Halo Illuminated with face lit Disco Ball



# Fabrication Details

"Disco Ball" to be face and back lit Stand-offs painted MAP Brushed Aluminum "Disco Ball" face to be digitally printed, applied to white plex Stud mount installed on 1.5" stand-offs Letter faces and returns painted MAP Brushed Aluminum Welded aluminum construction letters Qty. 1/set - Illuminated letters





**Digital Print** 



# (3" Deep) REMOTE HALO LIT CHANNEL LETTERS

- FABRICATION DETAILS

  F1. FACES: 1/8" Thick Routed Aluminum.

  F2. RETURNS: 0.63" Aluminum.

  F3. BACKS: 1.77" Thick Routed Polycarbonate. (Sanded To Diffuse)

  F4. ANGLE CLIPS: 1/2" Alum Clips Pop-Riveted To Letter Backs.

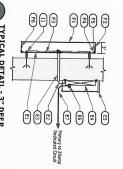
  F5. HARDWARE: Attach Returns To Clips On Letter Backs w/ #6

  Pan Head Screws.

  F6. DRAIN HOLES: 1.4"Ø With Light Cover. (2) Per Letter.
- Exterior Signs Only.

- ELECTRICAL AND LIGHTING
  EL. LEDS: internally Illuminated With LEDs.
  EL. WIRE: Secondary Low Voltage LED Wire.
  E3. PASS THRU: Paige Wall Buster Or EQ.
  E4. POWER SUPPLY: Class 2 Power Supply Inside Enclosure.
  E5. ENCLOSURE: UL Listed W/Removable Cover (Paige Box Or EQ).
  E6. SERVICE SWITCH: 20amp Toggle Switch On Side Of
- E7. PRIMARY: Flexible Conduit With Primary Wire To Disconnect

INSTALLATION HARDWARE 11. HARDWARE: Minimum 1/4"9 Riv-nuts w/Non-Corrosive Hardware. Min (3) Per Individual Element. Threaded Rod & Pipe Spacers Supplied With Sign Unless Otherwise Noted.



# TYPICAL DETAIL - 3" DEEP HALO LIT REMOTE CHANNEL LETTER SCALE: 3/4" = 1'0"

- CHANNEL LETTER INSTALLATION NOTES:

  1. Sufficient Primary Dedicated Circuit In Vicinity of Sign By Others,

  2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer
  Where Allowed By Local Codes,

  3. Sign Shall Be UL. Listed.

  4. All Visible Wiring & Conduit To Be Run In Straight Lines & 90° Bends,

  5. Seal All Building Penetrations,

  6. Threaded Rod Supplied With Sign Unless Otherwise Noted.

ESTIMATED WEIGHT: 3.00 lbs Per S/F
ESTIMATED ELECT LOAD: (X.X) Amps @120v
ELECT REQUIREMENT: (X) 20a Circuit @120v

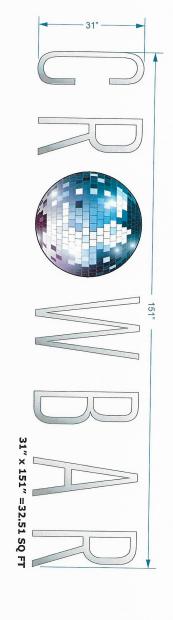
This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2022 Brady Signs.

| from Brady Signs. | for your personal use under the agreement that the use of the design is in its entirety or any part will not be reproduced,           | They represent chargeable time spent. They are submitted Customer: CROWBAR |
|-------------------|---|--|
| Client Approval:  | the design is in its entirety or any part will not be reproduced, Location: 206 W. Market St. Sandusky, OH 44870 File Name: Dwg76073A | Customer: CROWBAR  |
| Title:Date:       | File Name: Dwg76073A  | Date: 2/10/22  |

www.bradysigns.com

1721 Hancock Street Phone:419-626-5112 Sandusky, OH 44870

These drawings are the



# **Fabrication Details**

Stand-offs painted MAP Brushed Aluminum Stud mount installed on 1.5" stand-offs "Disco Ball" face to be digitally printed LED back-lit, Halo illuminated Letter faces and returns painted MAP Brushed Aluminum Welded aluminum construction letters Qty. 1/set - Illuminated letters









# (3" Deep) REMOTE HALO LIT CHANNEL LETTERS

- FABRICATION DETAILS

  F1. FACES: 1/8" Thick Routed Aluminum.

  F2. RETURNS: .063" Aluminum.

  F3. BACKS: .17" Thick Routed Polycarbonate. (Sanded To Diffuse)

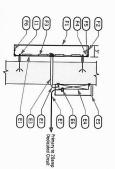
  F4. ANGLE CLIPS: 1/2" Alum Clips Pop-Riveted To Letter Backs.

  F5. HARDWARE: Attach Returns To Clips On Letter Backs w/ #6
- F6. DRAIN HOLES: 1/4"Ø With Light Cover. (2) Per Letter. Exterior Signs Only.

- ELECTRICAL AND LIGHTING
  EL. LEDS: Internally Illuminated With LEDs.,
  EZ. WITRE: Scondary Low Voltage LED Wire.
  E3. PASS THRU: Paige Wall Buster Or EQ.
  E4. POWER SUPPLY: Class 2 Power Supply Inside Endosure.
  E5. ENCLOSURE: UL Listed W/Removable Cover (Paige Box Or EQ).
  E6. SERVICE SWITCH: 20amp Toggle Switch On Side Of
- E7. PRIMARY: Flexible Conduit With Primary Wire To Disconnect Switch.

INSTALLATION HARDWARE

II. HARDWARE: Minimum 1/4"Ø Riv-nuts w/Non-Corrosive
Hardware. Min (3) Per Individual Element. Threaded Rod &
Pipe Spacers Supplied With Sign Unless Otherwise Noted.



# TYPICAL DETAIL - 3" DEEP HALO LIT REMOTE CHANNEL LETTER SCALE: 3/4" = 1'0"

- CHANNEL LETTER INSTALLATION NOTES:

  1. Sufficient Primary Dedicated Circuit In Vicinity of Sign By Others,

  2. Letter To Letter Wring & Final Primary Hook-up By Sign Installer
  Where Allowed By Local Codes.

  3. Sign Shall Be U.L. Listed.

  4. All Visible Wiring & Conduit To Be Run In Straight Lines & 90° Bends,

  5. Seal All Building Penetrations.

  6. Threaded Rod Supplied With Sign Unless Otherwise Noted.

ESTIMATED WEIGHT: 3.00 lbs Per S/F
ESTIMATED ELECT LOAD: (X.X) Amps @120v
ELECT REQUIREMENT: (X) 20a Circuit @120v

This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2022 Brady Signs. 2/10/22 Dwg76073A

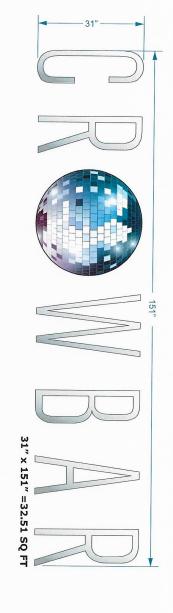
Customer: Client Approval ocation: 206 W. Market St. Sandusky, OH 44870 CROWBAR Title.

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

the design is in its entirety or any part will not be reproduced from Brady Signs. for your personal use under the agreement that the use of copied, lent or used for any purpose without written consent They represent chargeable time spent. They are submitted These drawings are the exclusive property of Brady Signs.

Date:

# Option 3 - Non-Illuminated



# **Fabrication Details**

Stud mount installed, flush Letter faces and returns painted MAP Brushed Aluminum "Disco Ball" face to be digitally printed Qty. 1/set - Non-Illuminated letters Welded aluminum construction letters



MAP Brushed Aluminum

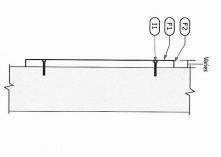


**Digital Print** 

## **FABRICATED NON-ILLUMINATED LETTERS**

FABRICATION DETAILS
F1. FACES: .063" Thick Routed Aluminum.
F2. RETURNS: .040" Aluminum.

INSTALLATION HARDWARE
II. HARDWARE: Minimum #10-24 Non-Corrosive Threaded Rod.
Min (3) Per Individual Element.



1 FABRICATED LETTERS
2 SCALE: 1-1/2" = 1'0"

FABRICATED LETTER INSTALLATION NOTES:
1. Drill Wall & Fill Holes With Construction Adhesive

# This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2022 Brady Signs. Cus

7 1721 Hancock Street Sandusky, OH 44870 Phone:419-626-5112 www.bradysigns.com

for your personal use under the agreement that the use of the design is in its entirety or any part will not be reproduced from Brady Signs. These drawings are the exclusive property of Brady Signs. They represent chargeable time spent. They are submitted

| Location: 206 W. Market St. Sandusky, OH 44870 | 14870 File Name: Dwg760734 |
|--|----------------------------|
|  |                            |

Date:





# This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2022 Brady Signs.

7 1721 Hancock Street Sandusky, OH 44870 Phone:419-626-5112 www.bradysigns.com

for your personal use under the agreement that the use of the design is in its entirety or any part will not be reproduced copied, lent or used for any purpose without written consent These drawings are the exclusive property of Brady Signs.
They represent chargeable time spent. They are submitted from Brady Signs.

Customer: CROWBAR

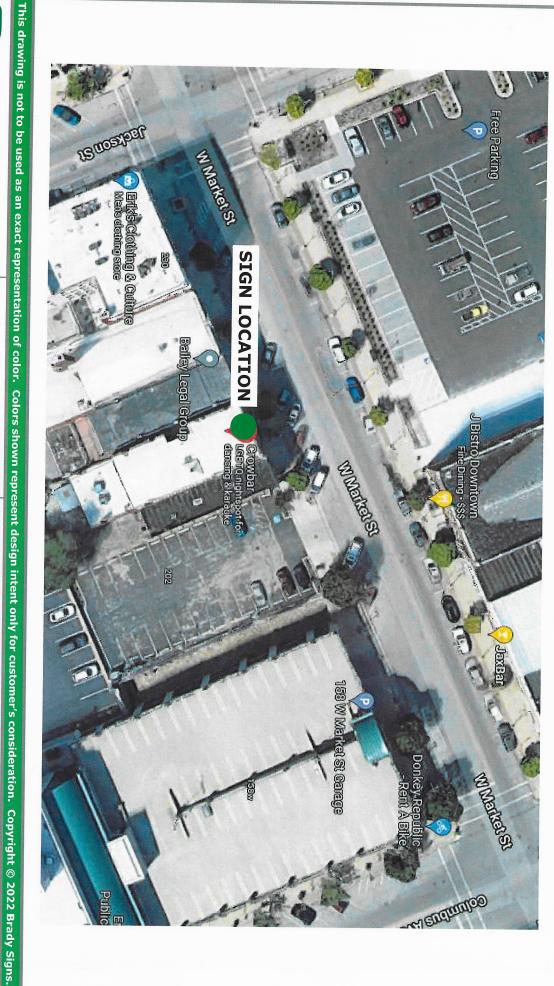
Location: 206 W. Market St. Sandusky, OH 44870

Client Approval:

2/10/22

File Name: Dwg76073A

Date:



7 1721 Hancock Street Sandusky, OH 44870 Phone:419-626-5112 www.bradysigns.com

These drawings are the exclusive property of Brady Signs. They represent chargeable time spent. They are submitted for your personal use under the agreement that the use of the design is in its entirety or any part will not be reproduced,

Customer: CROWBAR

Client Approval.

Location: 206 W. Market St. Sandusky, OH 44870

File Name: Dwg76073A

2/10/22

Title:

Date:



## Visit BradySigns.com 1721 Hancock Street - Sandusky, Ohio 44870 Phone (419)626-5112

## **Proposal and Purchase Contract**

THIS PROPOSAL IS VALID FOR 30 DAYS FROM THE DATE OF THIS PROPOSAL

CUSTOMER CROWBAR 206 W. Market Street Sandusky, OH 44870

PROPOSAL / JOB SITE CROWBAR

206 W. Market Street Sandusky, OH 44870

New Building Sign Options

Proposal Date

3/9/2022 Drawing # Dwg76073A Proposal # Quo76073A

Sales Executive

Nathan Glass

THIS PROPOSAL AND PURCHASE CONTRACT IS SUBJECT TO THE WARRANTIES ,WARRANTY DISCLAIMER, TERMS AND CONDITIONS APPEARING HEREON, ON THE REVERSE SIDE HEREOF AND IN FINAL ORDER ACKNOWLEDGMENT ,AND PURCHASER AGREES TO BE BOUND THEREBY. NO MODIFICATIONS OR ADDITIONS THERETO SHALL BE BINDING UPON BRADY SIGN COMPANY. UNLESS EXPRESSLY CONSENTED TO IN WRITING IN EITHER THE PROPOSAL OR THE FINAL ORDER ACKNOWLEDGMENT. ANY CONFLICTING WARRANTIES, TERMS AND CONDITIONS IN ANY OF PURCHASER'S DOCUMENTS ARE SPECIFICALLY REJECTED BY BRADY SIGN COMPANY.

| Option | Description   | Т  | Amount   |
|--------|---|----|----------|
| 1      | <b>Back Lit Letters w/Face Lit Logo</b> - Brady Signs to furnish and install (1) set of halo lit channel letters reading "CROWBAR". Letters to be fabricated from aluminum and will have painted faces/returns. "Disco Ball" to be back and face lit with a translucent digital print applied to a white acrylic face. Letters to illuminate with white LEDs. Remote power supplies will be mounted on the inside of the building wall. See Dwg76073A for more details. | \$ | 8,300.00 |
| 2      | <b>Back Lit Letters</b> - Brady Signs to furnish and install (1) set of halo lit channel letters reading "CROWBAR". Letters to be fabricated from aluminum and will have painted faces/returns with a digital print graphic for the "disco ball". Letters to illuminate with white LEDs. Remote power supplies will be mounted on the inside of the building wall. See Dwg76073A for more details.  | \$ | 7,875.00 |
| 3      | <b>Non-Illumianted Letters -</b> Produce and and install (1) set of non-illuminated letters reading "CROWBAR". Letters to be fabricated from aluminum and will have painted faces/returns with a digital print graphic for the "disco ball". See Dwg76073A for more details.  | \$ | 6,425.00 |
|        | *Price includes standard permit acquistion services. Fee's Not Included.  **Permit fee's will be billed at cost on the final invoice.  ***All options presented will require Landmarks Commission approval.   |    |          |
|        | Typical Lead Time: 8 - 12 weeks. Commencement upon paid deposit, signed contract, finalized customer approved art work and zoning approval. Due to COVID-19 supply chain disruptions all lead times are an estimate only. Electrical service is not included in this proposal and is the responsibility of the project owner.   |    |          |
|        | Sub total from above  |    | TBD      |
|        | Sales tax percentage  |    | 6.75%    |
|        | Sales tax   |    | TBD      |
|        | Total   |    | TBD      |
|        | Downpayment due at time of Order  |    | 50%      |
|        | Balance due upon completion of Contract   |    | 50%      |



## TERMS AND CONDITIONS

The terms below are standard for the sign industry. If you have any questions, please contact our office and ask to speak to your project manager.

1. Estimates: Pricing is good for 30 days from the date of the written estimate. Pricing does not include rock excavation, relocating any existing utilities, dewatering, encountering obstructions including traffic control or unforeseen obstructions, concrete removal or rock excavation or any landscape restoration of any type.

The estimate is based on normal working hours, specifications provided by client and normal installation methods. If at any point unforeseen circumstances should occur that goes above and beyond stated in the estimate then the client will be notified and change order requested.

Unforeseen circumstances include but are not limited to:

- A. Existing electrical is unsafe for installation of new signage and per code.
- B. If standard mounting methods do not apply due to unforeseen wall composition (i.e. Steel I or H beams, interior of store being disturbed) and special mounting is required.
- C. Not having access to wire and make final connections for all signs.
- 2. Electrical: Customer shall have electrical power available within 5' of a wall sign and stubbed at base for a monument sign by customer. If additional electrical work must be done to meet this requirement, customer shall incur an additional charge for any and all time and material supplied for this purpose.
- 3. Permits: Any permit(s) required for this job will be obtained by Brady Signs and will be billed at cost.
- 4. Site preparation: Customer shall be responsible for site preparation and access to site by Brady Signs and/or its subcontractors. All OUPS marks must be current. In the event that Brady Signs is delayed by customer not having site ready, and additional trips are necessary to complete project, the customer shall be charged for this additional time. Service and installations will be done during normal business hours and installers/subcontractors for Brady Signs shall be provided by customer sufficient and easy access to the installation site(s) and customer shall insure that site(s) are free of surface and sub-surface obstruction. In the event during excavation that rock or other obstructions are encountered requiring additional time and/or equipment to prepare for installation there will be additional charges to the customer.
- 5. Warranty: All signage work shall come with a one (1) Year Warranty for labor and materials from the last day of installation. Any manufacturer's warranty including for signage components (i.e. LED modules and LED message centers) will be passed through to the customer. After the expiration of the one (1) year warranty on labor, labor charges will be incurred at Brady Signs' normal hourly rate. There are no other warranties which extend beyond the description on the face hereof. If any party, other than Brady Signs or its agents, works on the signage, all warranties are void. If customer defaults under Section 10 all warranties are void.
- 6. Risk of Loss: Customer shall bear the risk of loss upon delivery of signage to site(s). Therefore, the customer shall maintain sufficient insurance, including, but not limited to fire, windstorm, liability, and casualty, on the signage from the time of delivery.
- 7. Security Interest: Customer hereby grants Brady Signs a security interest in any signage until fully paid by customer. Customer hereby authorizes Brady Signs to prepare and file any financing statement as necessary under the UCC. Customer further agrees to promptly execute any other documents requested by Brady signs, such as a security agreement, in order to protect Brady Sign's security interest.



- 8. Additional Work: Any desired additional work or modifications to the proposed work (as set forth herein) shall be specified in writing by the customer. Customer shall be responsible for any additional fees charged for the additional work or modification to the proposed work including fees for cranes or lifting equipment.
- 9. Payment: Customer shall pay 50% of the estimate amount to Brady Signs upon execution of the estimate. Customer shall pay all remaining amounts due upon the primary installation, service, delivery or shipment.
- 10. Default: Any payment not made within payment terms, shall constitute a default and the outstanding amount due shall accrue interest at the rate of 1.5% per month.
  - Brady Signs shall be entitled to recover from customer all costs of collections, including reasonable attorney's fees, regardless of whether incurred through demand, trial, appeal, or otherwise.
- 11. Customer accepts responsibility for all damage to private or public property if customer orders any trucks / equipment beyond the curb line, and relieves Brady Signs of any / all responsibility for the forgoing. Examples of damage include but are not limited to concrete and pavement damage, towing charges, mud tracked on parking lots / public streets and rutting of ground / soil.
  - Further, as additional consideration, the undersigned agrees to indemnify and hold harmless Brady Signs and its suppliers for any / all damage to the premises and / or adjacent property, claimed by anyone having arisen from this agreement.
- 12. Governing Law and Venue: This Agreement and the performance hereof shall be construed and governed in accordance with the laws of the State of Ohio without giving effect to its conflicts or choice of law principles. All Parties acknowledge and agree that exclusive venue for any disputes, controversies or litigation arising under this Agreement lies solely with the State Courts located within Lorain County, Ohio and, further, agree to submit (jointly and individually) to the personal jurisdiction of the State Courts located within Lorain County, Ohio.
- 13. Miscellaneous: The headings and captions designated in this Agreement are for convenience only and shall not be used to enlarge, contract or otherwise interpret any provision of this Agreement.
- 14. JURY WAIVER: THE UNDERSIGNED HEREBY WAIVES THE RIGHT TO A TRIAL BY JURY CONCERNING ANY AND ALL MATTERS ARISING OUT OF OR IN ANY WAY ASSOCIATED WITH THE PURCHASE OR FINANCE OF THE SIGNAGE DESCRIBED ABOVE.

| By Signing Below, you are a | agreeing that you have read, understood, and voluntarily | intend to contract all of the above: |
|-----------------------------|--|--------------------------------------|
|                             | Date:  |                                      |
| Company Name                |  |                                      |
| By:                         |  |                                      |
| Signature                   | Printed Name   |                                      |
|                             |  |                                      |
| Signature                   | Printed Name   |                                      |



0

# STANDARD OFFERING

North America

Europe

White

COLORS

Beige

Black

Brown

Gray

## COLLECTION Vibrant

Partitions/Workplace

New for 2019 - North America

New for 2019 - Europe

Small Particulate

Medium & Large Particulate

Movement

Translucent

Recycled

Concrete



# Aristech Acrylics STUDIO Collection Avonite Surfaces News & Events About Us Contact Us Acrylic Sheet Architectural Resin Solid Surface

GLOBAL COLOR PALETTE

inspirations to life. Shape your inspiration today. design applications with the industry's broadest line of colors, patterns and designs. Our acrylic solid surface brings design Avonite Surfaces®, a brand of Aristech Surfaces, products provide high end aesthetic surfacing solutions for all architectural and

Products below represent our global color palette, see the Standard Offering Category for your Region.

- Products with an \* are denoted as Non-Standard for North America.
- Products with a † are denoted as Non-Standard for Europe.
- Products with an \* and † are denoted as Non-Standard for North America and Europe

For specific questions on stock and availability in your region, please contact our Customer Service department.







BLACK LAVA 9020<sup>†</sup>



CARBON 8282\*1



ECLIPSE 8240



NIGHT SHADOW 9024\*



STAR SHINE 7820

## CITY OF SANDUSKY, OHIO DEPARTMENT OF PLANNING

## LANDMARK COMMISSION

## REPORT

## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS AT 151 E. MARKET ST.

## STOREFRONT ALTERATION

Reference Number: PLC 22-0012

Date of Report: April 7, 2022

Report Author: Alec Ochs, Assistant Planner



## City of Sandusky, Ohio Landmark Commission Report

## BACKGROUND INFORMATION

Applicant: Cindy Gunderson

3548 E. Eagle Beach Circle Port Clinton, OH 43452

Owner: Same as above

Site Location: 151 E. Market St.

Sandusky, Ohio 44870

Historic Status: Contributing building in the Downtown Sandusky Commercial Historic

District

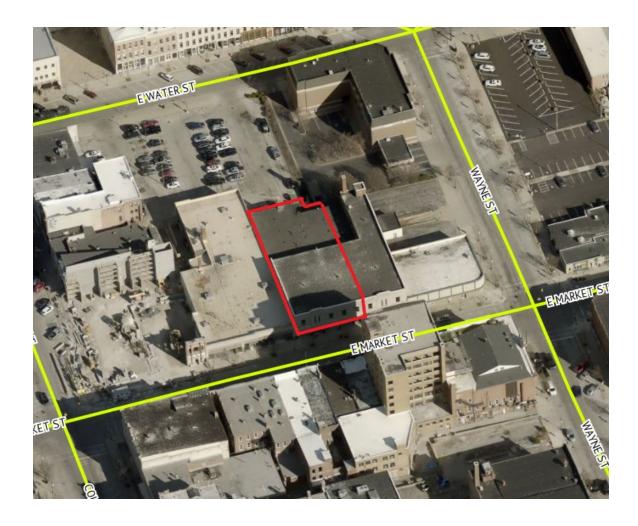
Existing Uses: Retail storefront

Proposed Project: Exterior alterations – Storefront Renovation

• Storefront Alteration

## SITE PICTURES





## PROPERTY DESCRIPTION

There is little history on this building, but it has been documented that stores have been on the first level since it's been built. Built in 1939 after the great Market St. fire destroyed the original Graefe building.

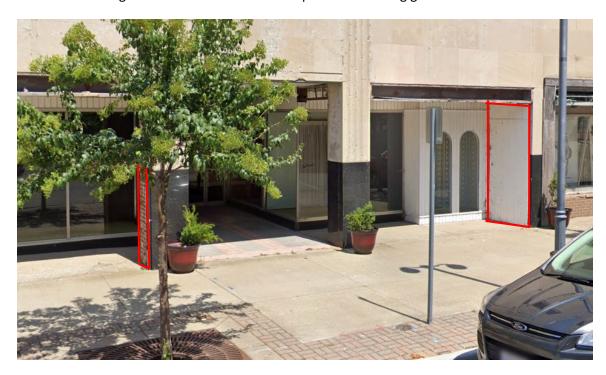
## PROJECT SCOPE

The applicant seeks to renovate the storefront of 151 E. Market Street's facade. The project has two primary components:

- 1. Renovate the pillars to add black marble to sections currently with open brick
- 2. Enclose fabric awning boxes with manufactures sandstone material to match the original façade.

## 1. Pillar Material Alteration

The applicant seeks to replace the pillar materials to what is believed to be its original condition. The proposal includes altering the exposed brick materials to black granite. This project also includes removing the wood walls between the pillars and adding granite as needed.



## 2. Façade Alteration

The applicant seeks to fill in the awning boxes with a manufactured sandstone material to match what is believed to be the original façade design.



## RELEVANT GUIDELINES

## Sandusky Preservation Design Guidelines

[A Certificate of Appropriateness] "is necessary when a change is being made to the exterior of a property... which involves any of the following actions: construction; reconstruction; or alteration of any property, structure, tree, sign, area, or object within the District, including the changing of any exterior color or building material.

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

"New additions, exterior alterations or related new construction will not destroy historic
materials, features and spatial relationships that characterize the property. The new
work will be differentiated from the old and will be compatible with the historic
materials, features, size, scale and proportion, and massing to protect the integrity of
the property and its environment."

## **Guidelines for Preserving Storefronts:**

| STOREFRONTS  |   |  |  |
|--|---|--|--|
| RECOMMENDED  | NOT RECOMMENDED   |  |  |
| Identifying, retaining, and preserving storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and | Altering storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.                 |  |  |
| pigmented structural glass) and the configuration of the store-<br>front are significant, as are features, such as display windows,<br>base panels, bulkheads, signs, doors, transoms, kick plates,<br>corner posts, piers, and entablatures.                            | Replacing historic storefront features instead of repairing or replacing only the deteriorated material.  |  |  |
| Stabilizing deteriorated or damaged storefronts as a preliminary measure, when necessary, prior to undertaking preservation work.  | Failing to stabilize a deteriorated or damaged storefront until additional work is undertaken, thereby allowing further damage to occur to the historic building.                         |  |  |
| <b>Protecting and maintaining</b> masonry, wood, glass, ceramic tile, and metals which comprise storefronts through appropriate treatments, such as cleaning, paint removal, and reapplication of protective coating systems.  | Failing to protect and maintain historic materials on a cyclical basis so that deterioration of storefront features results.  |  |  |
| Protecting storefronts against arson and vandalism before work begins by covering windows and doors and by installing alarm systems keyed into local protection agencies.  | Leaving the storefront unprotected and subject to vandalism before work begins, thereby also allowing the interior to be damaged if it can be accessed through an unprotected storefront. |  |  |
| Protecting the storefront when working on other features of the building.  | Failing to protect the storefront when working on other features of the building.   |  |  |

## SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

The proposed façade renovation will increase the curb appeal of this storefront while maintaining what is understood to be the original character of the building. All items proposed are to match the existing building materials.

Overall, staff feels that these improvements will bring more appeal to the building façade, while contributing to the character of the historic district.

## CONCLUSION / RECOMMENDATION

Staff appreciates the applicant's proposed investment in the building and for bringing this project in front of the Commission.

Staff recommends granting a Certificate of Appropriateness for the façade renovation that includes:

- 1. Storefront Alteration
  - 1. Pillar Material Alteration
  - 2. Façade Alteration

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**: 3<sup>rd</sup> Wednesday of each month at 5:00 P.M.\* – City Commission Chamber, First Floor of City Hall. \*Meeting dates are subject to change. Please check www.cityofsandusky.com/Landmark 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

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 <a href="mailto:thorsman@ci.sandusky.oh.us">thorsman@ci.sandusky.oh.us</a> with any questions.

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

## **Application for a Certificate of Appropriateness**

| STAFF USE ONLY: Filing Date:                    | Hearing Date:           | Reference N        | umber:           |             |
|---|-------------------------|--------------------|------------------|-------------|
| Address of Property for Cortific                | oto of Appropriatoross: |                    |                  |             |
| Address of Property for Certifica               |                         |                    |                  |             |
| Name of Property Owner:                         |                         |                    |                  |             |
| Mailing Address of Property Ow                  | ner:                    |                    |                  | <del></del> |
| City:   |                         | State:             | Zip:             |             |
| Telephone #:                                    | Email:                  |                    |                  |             |
| If same as above check here                     | ]                       |                    |                  |             |
| Name of Applicant:                              |                         |                    |                  |             |
| Mailing Address of Applicant:                   |                         |                    |                  |             |
| City:   |                         |                    |                  |             |
| Telephone #:                                    | Email:                  |                    |                  |             |
| Description of Work to be Done                  |                         |                    |                  |             |
| Synthia K Gunderson Signature of Property Owner | Date                    | Signature of Autho | <br>orized Agent | <br>Date    |

## **The Sandusky Preservation Design Guidelines**

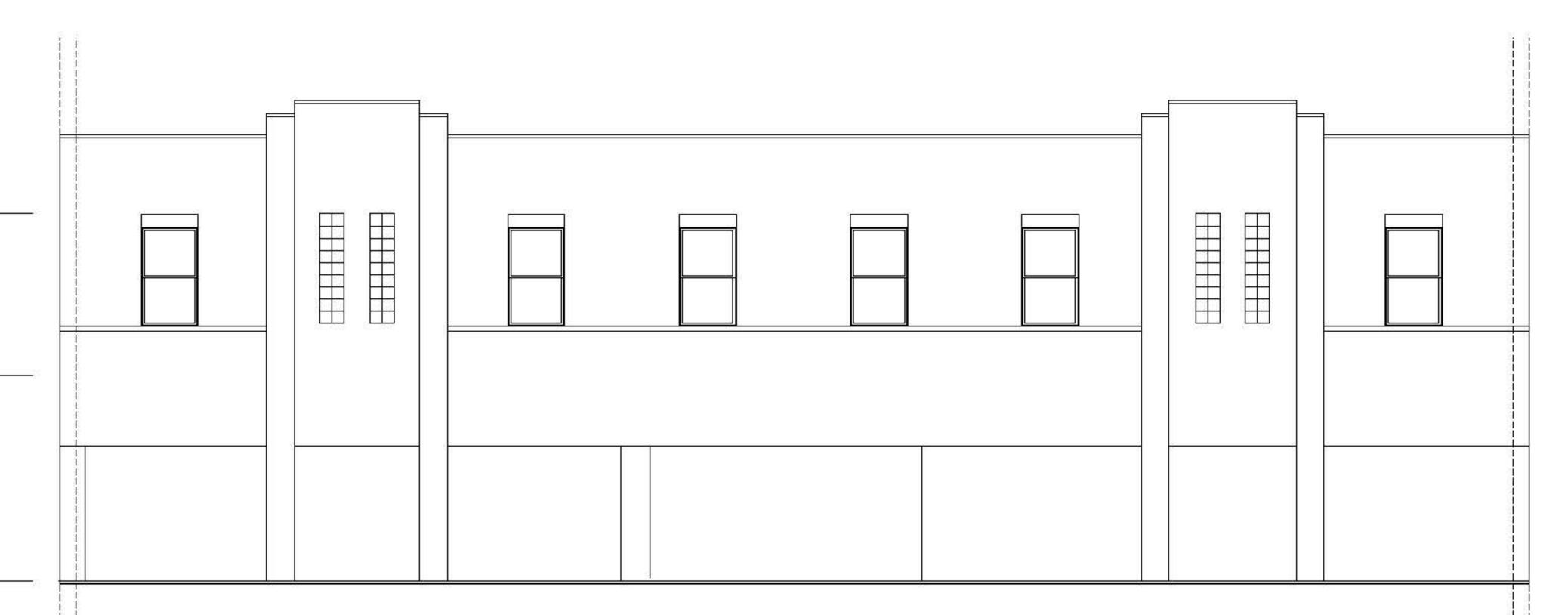
The guidelines can be found on the city's website at <a href="http://www.cityofsandusky.com/residents/planning">http://www.cityofsandusky.com/residents/planning</a> and zoning/historic preservation.php

## 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.







## SOUTH ELEVATION

SCALE 1/4"-1"-0"



## CITY OF SANDUSKY, OHIO DEPARTMENT OF PLANNING

## LANDMARK COMMISSION

## REPORT

## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR BUILDING ALTERATIONS AT 107 COLUMBUS AVE

## BUILDING RENOVATION BUILDING ADDITION

Reference Number: PLC 22-0014

Date of Report: April 11, 2022

Report Author: Alec Ochs, Assistant Planner



## City of Sandusky, Ohio Landmark Commission Report

## BACKGROUND INFORMATION

Applicant: Sandusky State Theatre – Chris Parthemore, Director

107 Columbus Ave. Sandusky, Ohio 44870

Owner: Sandusky State Theatre

107 Columbus Ave. Sandusky, Ohio 44870

Site Location: 107 Columbus Ave.

Sandusky, Ohio 44870

Historic Status: Contributing building in the National Register of Historic Places and

Downtown Sandusky Commercial Historic District

Existing Uses: Theatre

Proposed Uses: Theatre

Proposed Project: Exterior alterations

Exterior Building Renovations

Stagehouse Reconstruction & Expansion

Building Addition

## SITE PICTURES









## PROPERTY DESCRIPTION

The Sandusky State Theatre was built between 1928-1929. It has been used as a state theatre, offices, and storefront since it was built, only changing owners a handful of times. Built as a typical 1920's movie palace with the embellishments of that period. It was once described as "the complete entertainment center" it once had "a bowling alley and billiard tables in the basement". At one point in history, Warner Bros. leased the property.

The theater was listed on the National Register of Historic Places in 1982. The Ohio historic Inventory of 1982 states the following regarding the building's important features:

"This theatre has curved gables topped with an anthemion motif. Two rows of carved roping decorate each arch and there are stone urns in-between the arches at the upper roof line. The roof line between the arches has a cornice frieze topped with pineapple decorations."

On June 11<sup>th</sup>, 2020, a severe storm hit Sandusky, causing damage to the Historic State Theatre. The high wind caused the collapse of the 70' tall stagehouse while also damaging the interior of the property. A "phase 1" of construction and damage mitigation improvements were completed immediately after the damage to clear the rubble, secure the theater roof and walls with new steel trusses, decking, and structure, and protect the interior with a temporary wall along the back edge of the building. Also at this time, historic materials were salvaged and stored for use in the theatre reconstruction, the roof was repaired, and masonry reconstruction around the damage site was completed.

## PROJECT SCOPE

The applicant seeks to restore and expand the existing stagehouse that was damaged in 2020 and add a new addition to the theatre. There is extensive interior work as part of the scope. The Sandusky Preservation guidelines requires only exterior modifications to be brought in front of the commission.

Project items for Landmark Commission review includes three primary components:

- Exterior renovations
- Stagehouse reconstruction & expansion
- Building Addition

## 1. Exterior Renovations

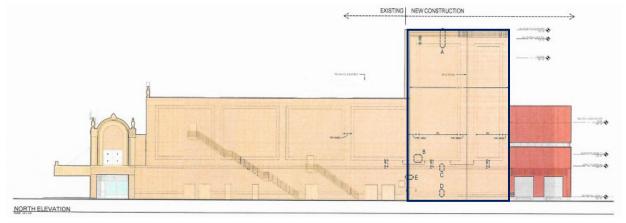
The applicant seeks to replace the aluminum storefront door and adjacent window at the northwest corner of the building. The door is to be replaced with hollow metal panel style fire doors to match the rest of the existing nonhistorical fire doors on the north façade. The window opening will be infilled with brick to match the existing brick wall.



Exterior renovations to be completed that *do not require* a Certificate of Appropriateness include basic maintenance to existing windows, masonry repointing as necessary (expected less than 5 percent of masonry is in need of repointing), and minor repair of existing roofing membrane.

## 2. Stagehouse Reconstruction & Expansion

The stagehouse is to be rebuilt with an increased depth from the original—expanding from 25' – 47' with matching width and height. The exterior of the stagehouse will match the buff brick on the north and east facades and red brick on the south and west, as historically built. The loading dock will remain in the same location.





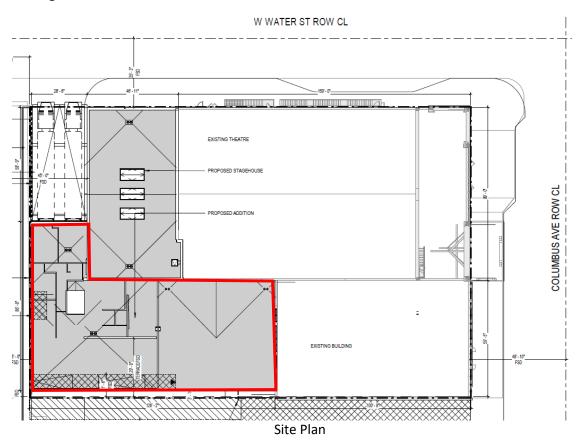


WATER ST - RENDER

WATER ST - RENDER

## 3. Building Addition

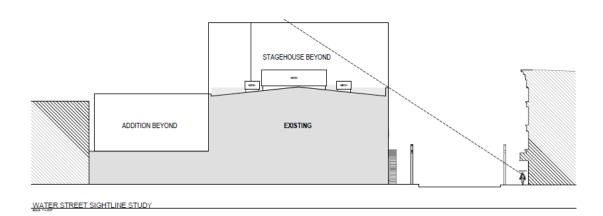
The applicant seeks to add a new building behind the annex and south of the historic theatre building to support back of house functions as well as provide additional venue space. The 2 story addition will be differentiated from the historic theatre in massing but contextual in scale. The exterior color will be terracotta, based on recommendations from the state historic preservation board. The exterior material will be gypsum fiber reinforced concrete panel. The new addition sits behind the existing non-historic annex and will not be visible from the primary east façade. The addition will only be visible from the north façade if viewed from behind the loading docks.



7



South side of building facing north



STAGEHOUSE BEYOND

THEATER BEYOND

ADDITION

EXISTING

COLUMBUS AVENUE SIGHTLINE STUDY

Sightline Studies – Water Street (above), Columbus Avenue (below)

Interior connections from the addition to the theatre are proposed to take place primarily at the new stagehouse, the basement, and the annex. The connection from the theatre to the addition takes place at the existing theatre fire exit without any change or impact to the historic fabric of the theatre. The existing historic basement boiler room with its associated dressing rooms above will remain in place and be incorporated into the new addition.

## RELEVANT GUIDELINES

## Sandusky Preservation Design Guidelines

1. [A Certificate of Appropriateness] "is necessary when a change is being made to the exterior of a property... which involves any of the following actions: construction; reconstruction; or alteration of any property, structure, tree, sign, area, or object within the District, including the changing of any exterior color or building material.

## 2. New Buildings

- a. It need not duplicate designs found in adjacent and nearby buildings
- b. It should be the average height of nearby buildings
- c. Re-create the variety of materials typical of the area, use rough-faced concrete block or a rock veneer
- d. New buildings should maintain the proportions and overall scale of adjacent and nearby buildings

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

"New additions, exterior alterations or related new construction will not destroy historic
materials, features and spatial relationships that characterize the property. The new
work will be differentiated from the old and will be compatible with the historic
materials, features, size, scale and proportion, and massing to protect the integrity of
the property and its environment."

## SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

Staff is excited to see the proposed expansion and restoration of the Sandusky State Theatre. It is one of the most notable historic structures in the downtown. The State Theatre is a landmark institution and a key attraction to our business center, anchoring the city's history and future. This restoration and expansion has the ability attract more shows, visitors, and future investments in the downtown historic district—furthering the City's historic preservation efforts.

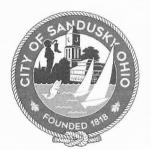
This project has undergone extensive review with the State Historic Preservation Office in order to apply for Historic Preservation Tax Credits as part of the reconstruction funding stream. For this reason, staff supports the recommendations of the State Historic Preservation Office for all exterior improvements and the new addition to the property as appropriate to the historic character of both Downtown Sandusky and the State Theatre.

## CONCLUSION / RECOMMENDATION

Staff applauds the applicant's proposed investment in the building and for bringing this project to the Commission. The collapse of the building's stagehouse in 2020 was a devastating loss for the community. The ability for the Sandusky State Theatre to not only recover from that loss, but also turn it into an opportunity to expand and innovate, is a story truly worth celebrating. We look forward to this project enabling this landmark institution to thrive as a cultural anchor in the City of Sandusky for today and for the next several generations.

Staff recommends granting a Certificate of Appropriateness for all features of the project including the exterior renovations, stagehouse reconstruction and expansion, and building addition with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, Planning 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**: 3<sup>rd</sup> Wednesday of each month at 5:00 P.M.\* – City Commission Chamber, First Floor of City Hall. \*Meeting dates are subject to change. Please check www.cityofsandusky.com/Landmark 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
- Estimates of the costs and income for rehabilitation of the building
- Estimates of the costs and income for new development
- d. Valuation of the property
- e. Preliminary development plans

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.

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

## **Application for a Certificate of Appropriateness**

| STAFF USE ONLY: Filing Date: Hearing  | Date:   | Reference Number:  | 9676<br>   |            |
|---|---|--|--|------------|
| Address of Property for Certificate of Ap   | propriateness: 107 Co   | olumbus Ave. Sandusky  | , OH 44870-:   | 2503       |
| Name of Property Owner: Chris Parthe  | more  |  |  |            |
| Mailing Address of Property Owner: 107  | Columbus Ave.   |  |  |            |
| <sub>City:</sub> Sandusky   |   | _ <sub>State:</sub> Ohio   | Zip: 44870-2   | 2503       |
| Telephone #: 419.626.1347   | Email: chrisp@s   | sanduskystate.com  | - 1  |            |
| If same as above check here   |   |  |  |            |
| Name of Applicant:  |   |  |  |            |
| Mailing Address of Applicant:   |   |  |  |            |
| City:   |   |  |  |            |
| Telephone #:  |   |  |  |            |
| Description of Work to be Done: The Sandusky State Theatre renovation  Historic Renovation Zone – This so State Theatre and includes the Stage work completed directly after the colla - The stagehouse is to be rebuilt with matching withe buff brick on the north and historically built. The loading do | cope focuses on wor<br>house Reconstruction<br>apse in 2020.<br>With an increased de<br>width and height. The<br>deast facades and included the contraction of th | k within the historic foon and previous dama<br>oth from the original; e<br>e exterior of the stage<br>red brick on the south<br>current location. | otprint of the<br>age mitigatio<br>expanding<br>shouse will n<br>and west as | n<br>natch |
| Building directly to the south of the his   | storic property. The  |  |  | Idina      |
| in 1993 and the property is not consider  |   | ouls footions on the nor   | ···  |            |

## The Sandusky Preservation Design Guidelines

The guidelines can be found on the city's website at <a href="http://www.cityofsandusky.com/residents/planning">http://www.cityofsandusky.com/residents/planning</a> and zoning/historic preservation.php

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

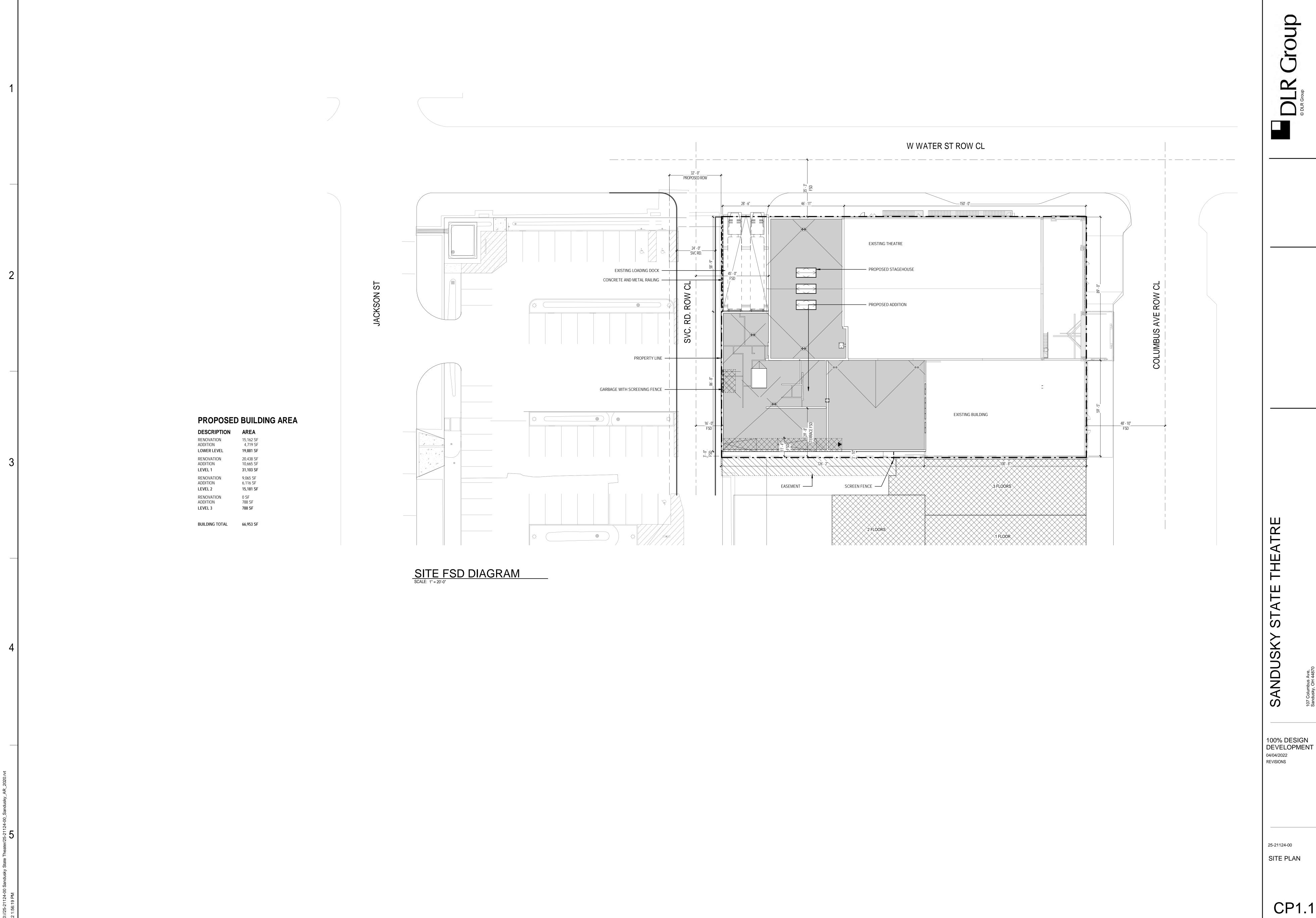
- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or 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.

The Sandusky State Theatre renovation includes three separate zones of work:

Historic Renovation Zone – This scope focuses on work within the historic footprint of the State Theatre and includes the Stagehouse Reconstruction and previous damage mitigation work completed directly after the collapse in 2020. - The stagehouse is to be rebuilt with an increased depth from the original; expanding from 25' to 47' with matching width and height. The exterior of the stagehouse will match the buff brick on the north and east facades and red brick on the south and west as historically built. The loading dock will remain in its current location.

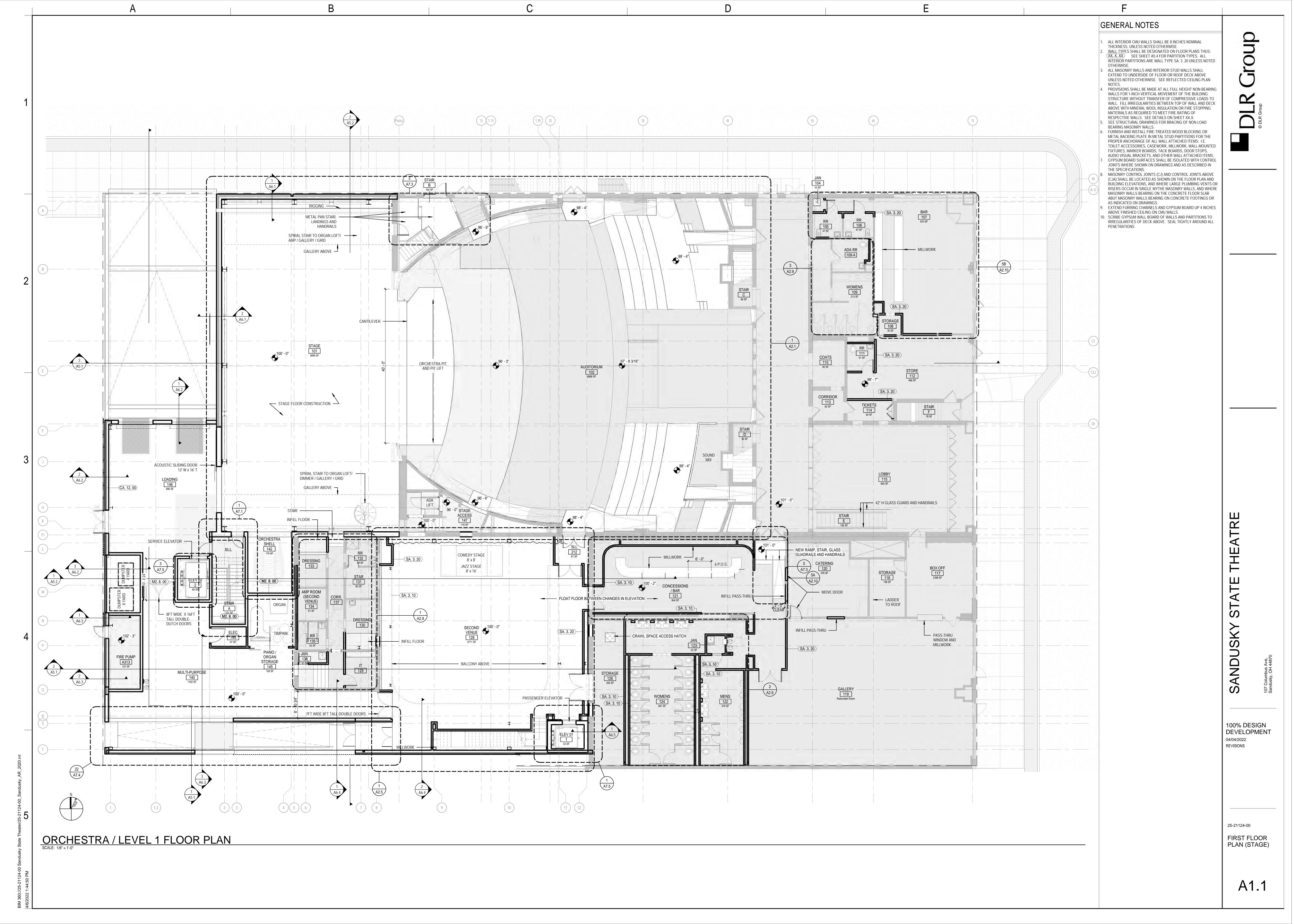
Non-Historic Renovation Zone – This scope of work is focused on the theater's Annex Building directly to the south of the historic property. The Theatre purchased the Annex Building in 1993 and the property is not considered historic.

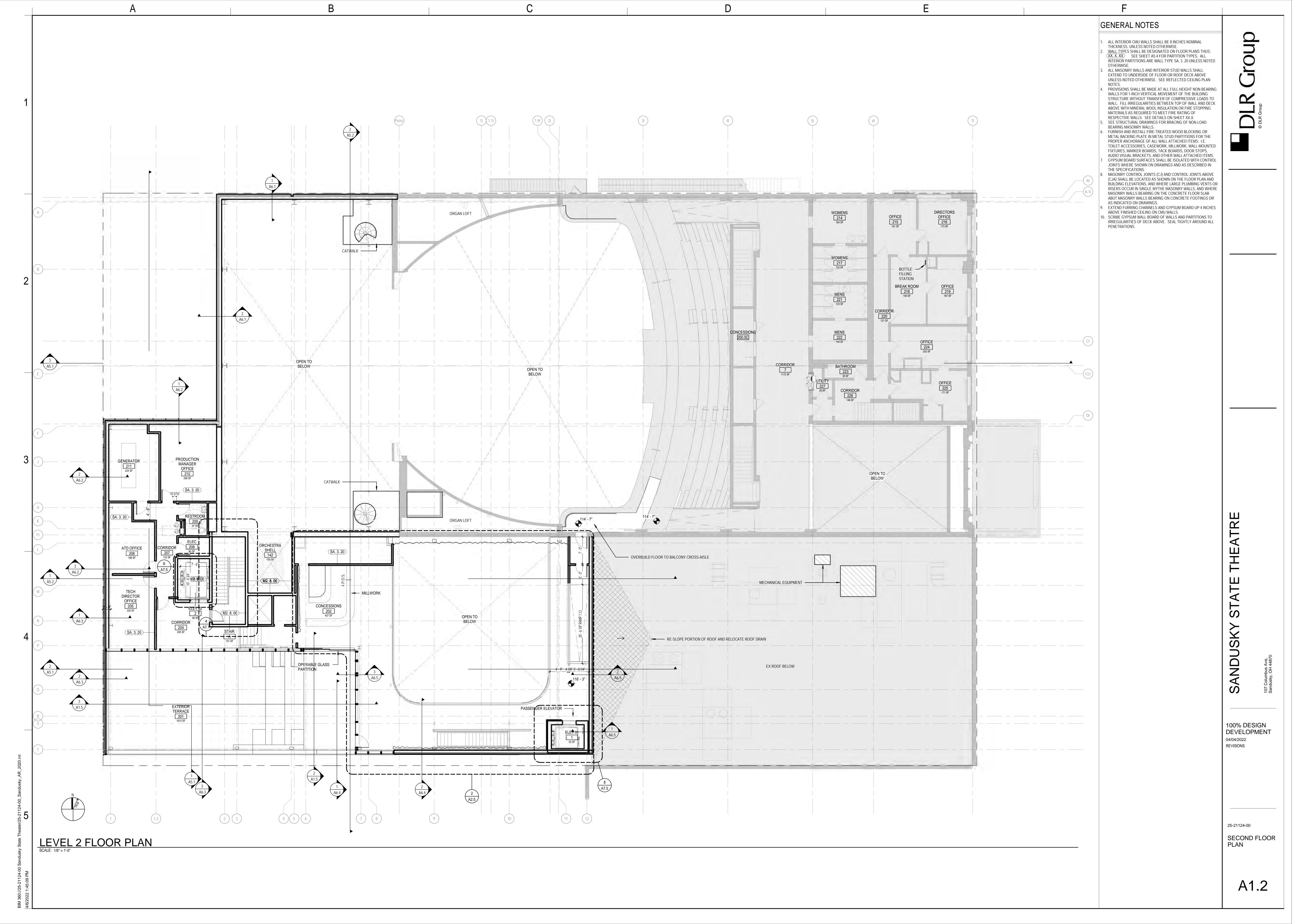
Back of House (BOH) Addition Zone – This scope of work focuses on the new construction taking place behind the Annex and directly south of the historic theatre building. The addition will also be located on the parking lot / alley side of the building. The 2 story addition will be differentiated from the historic theater in massing but contextual in scale and exterior material with a terracotta-colored gypsum fiber reinforced concrete panel.

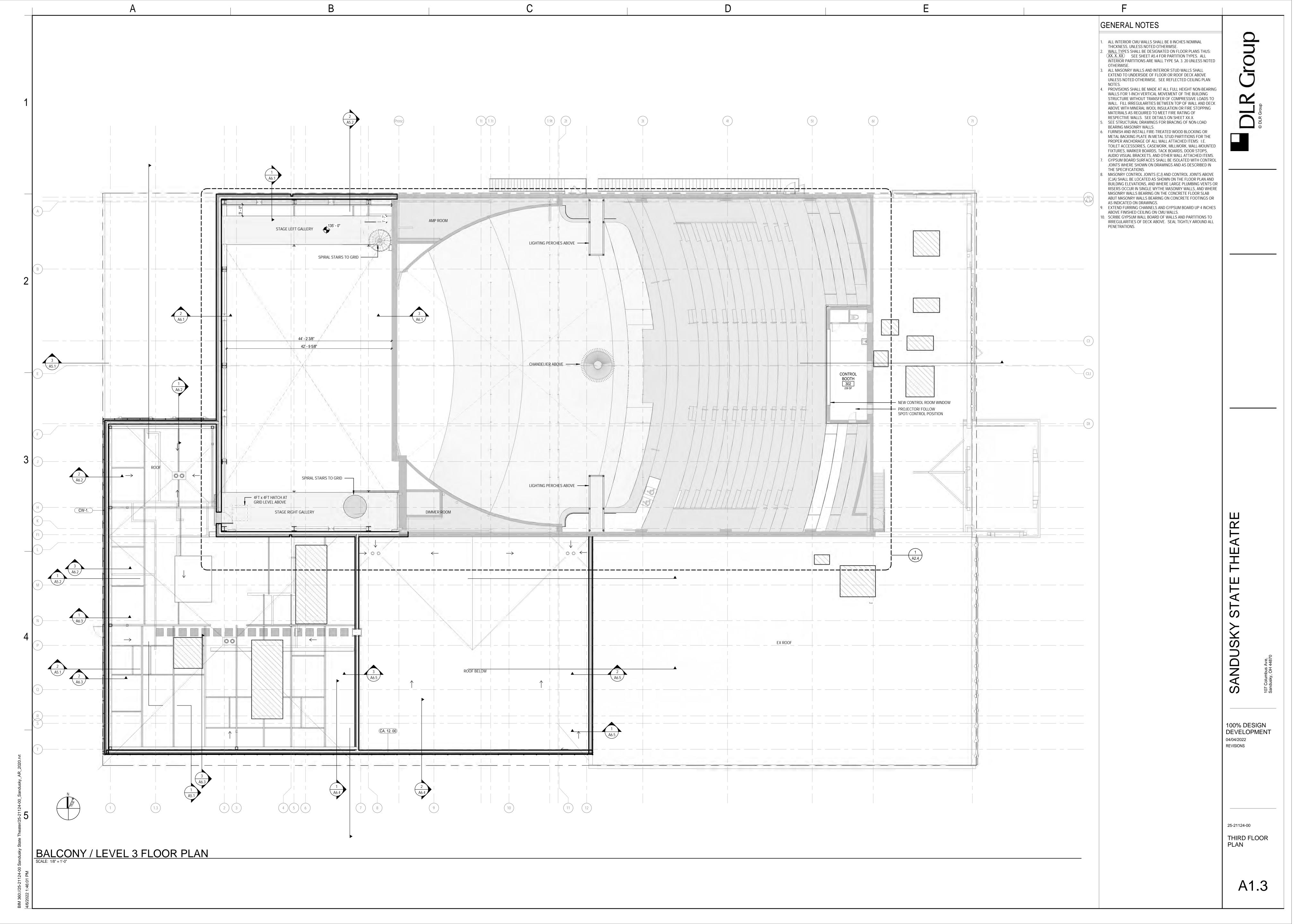


DEVELOPMENT









ROOF PLAN GENERAL NOTES

- PROVIDE 1/4" PER FOOT SLOPE TO DRAIN.
   PROVIDE 20-YR TOTAL SYSTEM WARRANTY FOR ALL NEW
- TAPERED INSULATION). 4. PROVIDE WALK PADS TO EACH ROOF DRAIN AND TO ALL

FULLY-ADHERED WHITE 60 MIL TPO MEMBRANE OVER 1/2" COVER BOARD OVER TAPERED POLYISO. INSULATION (2 1/2" THK. MIN. AT DRAIN AND AVERAGE R SHALL EXCEED R-30) OVER VAPOR RETARDER/TEMP. ROOF OVER 5/8" ROOF BOARD SECURED TO FLAT STRUCTURAL METAL DECK

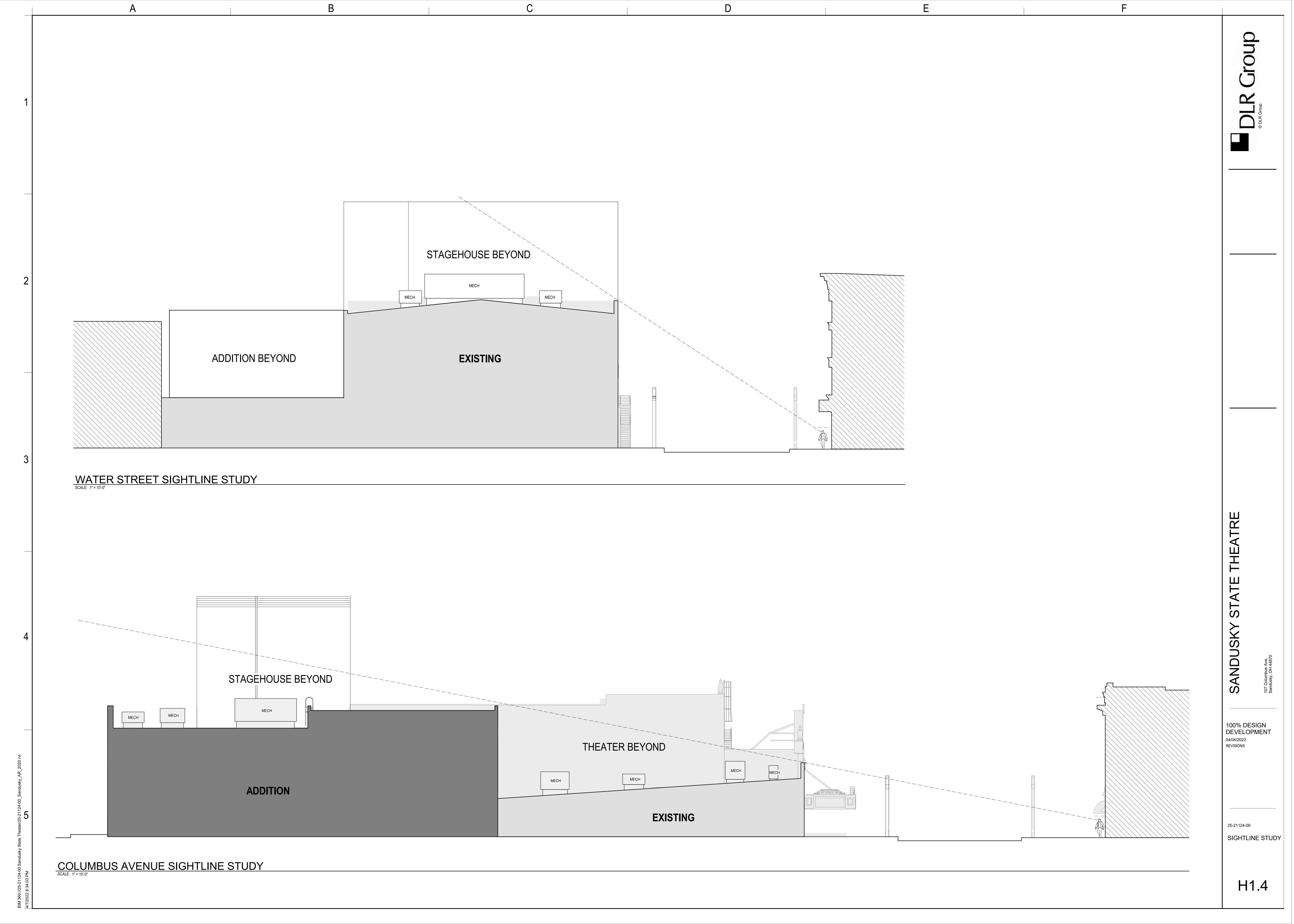
FULLY-ADHERED WHITE 60 MIL TPO MEMBRANE OVER 1/2" COVER BOARD OVER TAPERED POLYISO. INSULATION (2 1/2" THK. MIN. AT DRAIN AND AVERAGE R SHALL EXCEED R-30) OVER VAPOR RETARDER/TEMP. OVER FLAT CONCRETE STRUCTURAL DECK

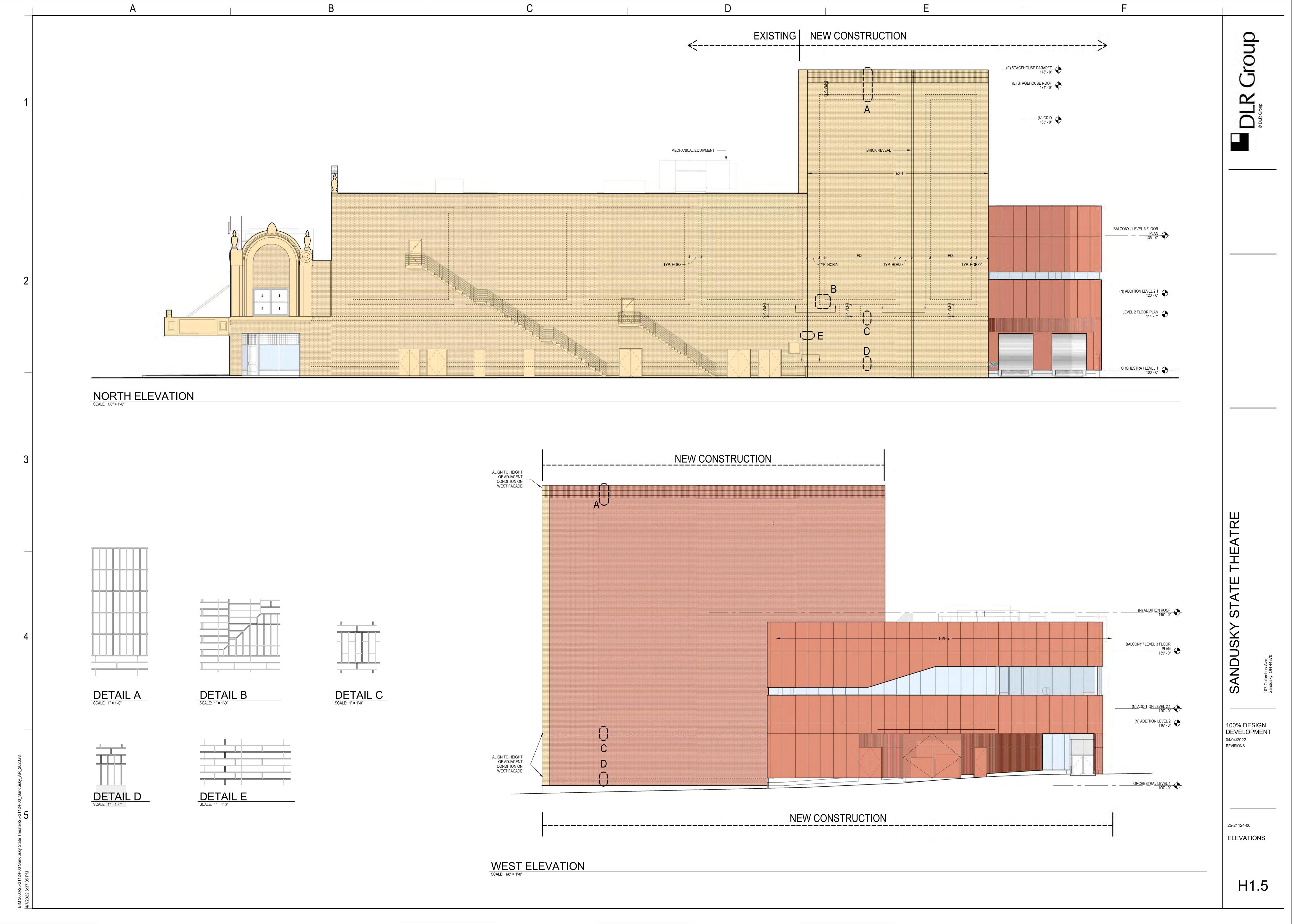
TYPE 3 (ACOUSTIC ALTERNATIVE TO CONCRETE) FULLY-ADHERED WHITE 60 MIL TPO MEMBRANE OVER TWO LAYERS OF 5/8" ROOF BOARD OVER TAPERED POLYISO. INSULATION (2 1/2" THK. MIN. AT DRAIN AND AVERAGE R SHALL EXCEED R-30) OVER VAPOR RETARDER/TEMP. OVER TWO LAYERS OF 5/8" ROOF BOARD OVER FLAT STRUCTURAL METAL DECK

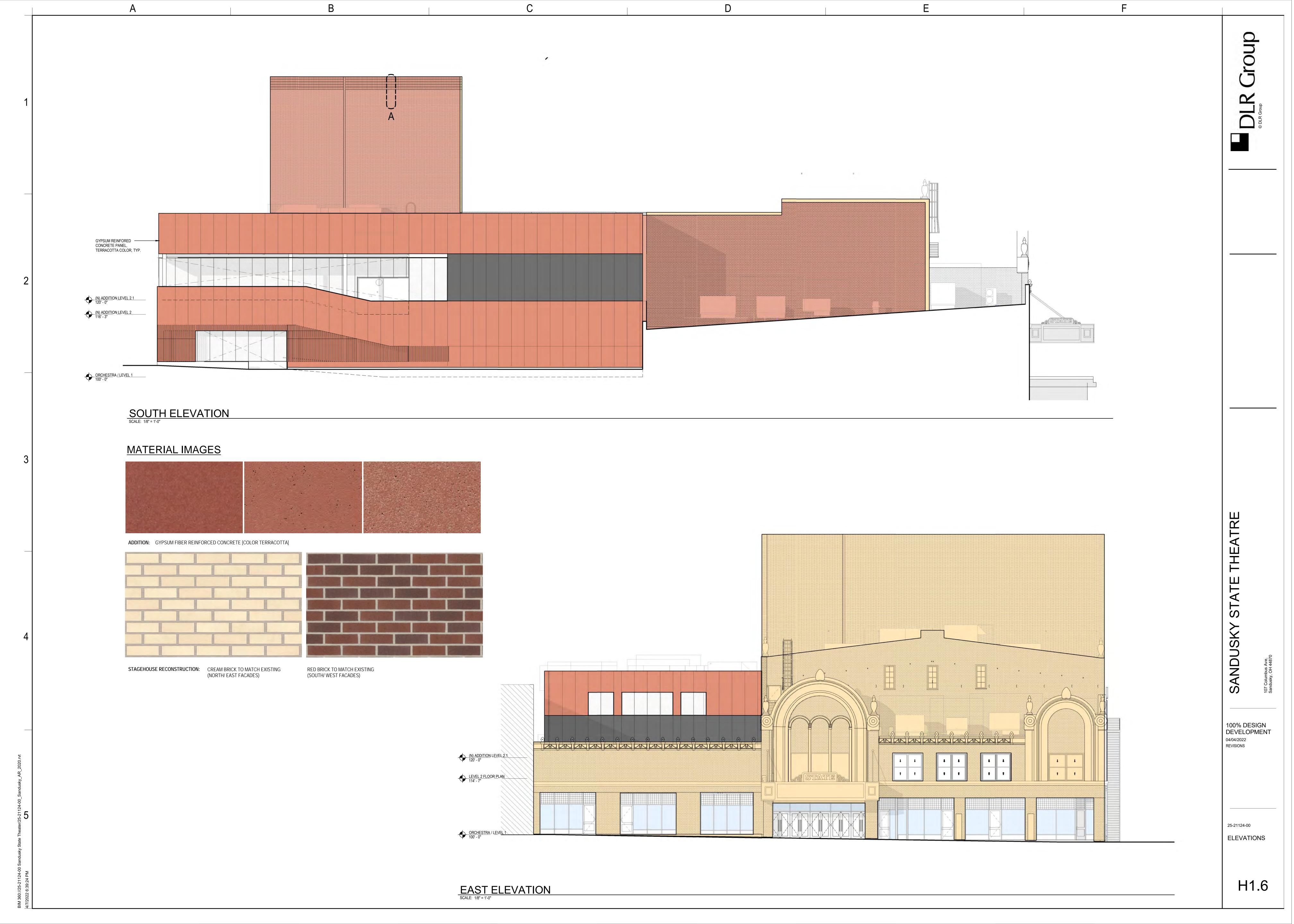
100% DESIGN DEVELOPMENT REVISIONS

ROOF PLAN

A1.4

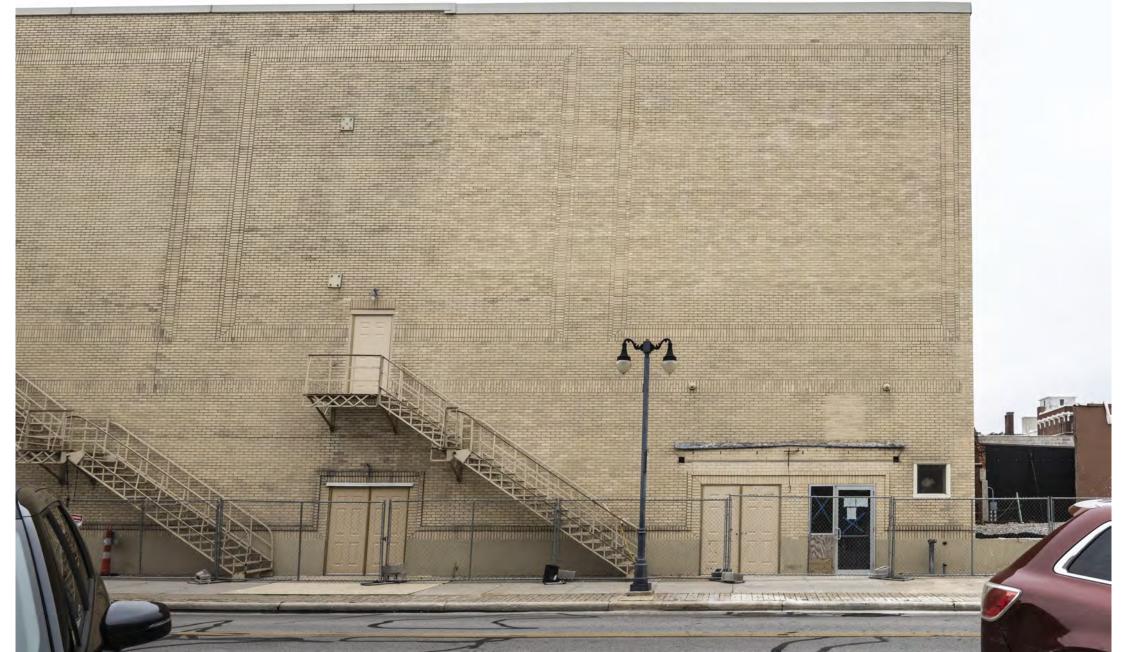


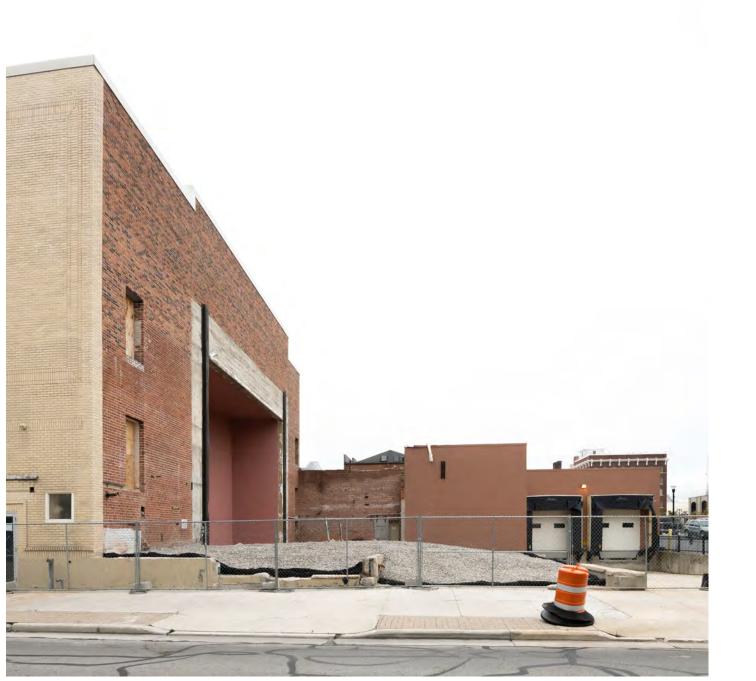




H1.7







WATER ST - PHOTO WATER ST - PHOTO



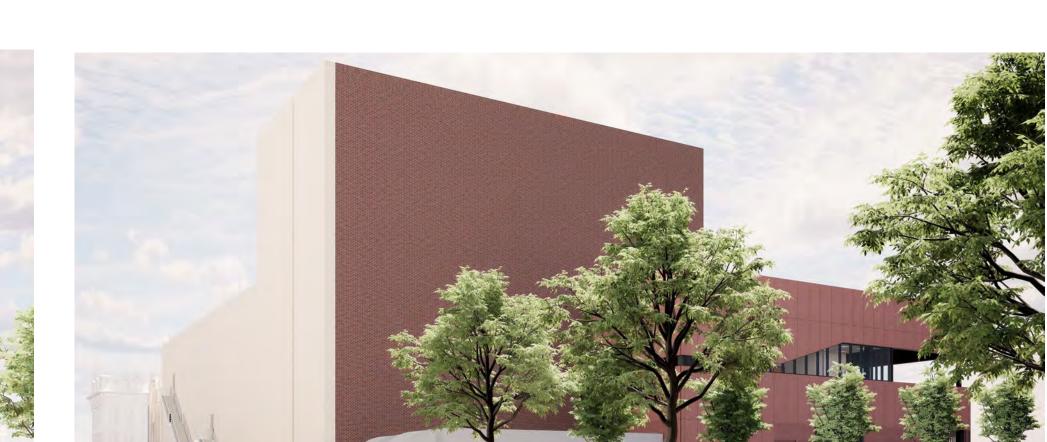
WATER ST - RENDER





PARKING/ SOUTH - RENDER

PARKING/ SOUTH - PHOTO PARKING/ WEST - PHOTO







WATER ST -PHOTO (PRE-COLLAPSE) WATER ST - RENDER

### CITY OF SANDUSKY, OHIO DEPARTMENT OF PLANNING

# LANDMARK COMMISSION REPORT

### APPLICATION FOR SIGNAGE TO 124 E. MARKET STREET

Reference Number: PS21-0018

Date of Report: March 31, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio Landmark Commission Report

### **BACKGROUND INFORMATION**

Applicant: Morgan Wadding

3221 Country Club Lane

Huron, OH 44839

Owner: Aldridge Restoration, LLC

P.O. Box 11

Huron, OH 44839

Project: New Signage

Site Location: 124 E. Market St.

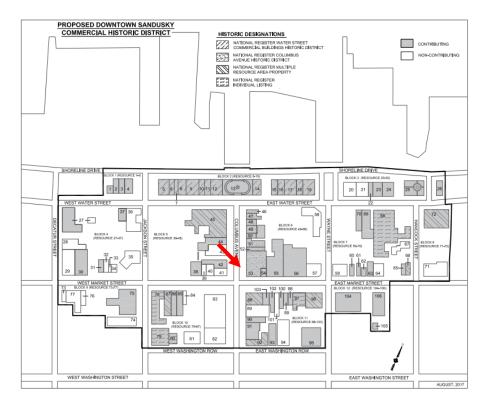
Sandusky, Ohio 44870

Zoning: "DBD"/ Downtown Business

Existing Uses: Business

Proposed Uses: Business

### SITE DESCRIPTION

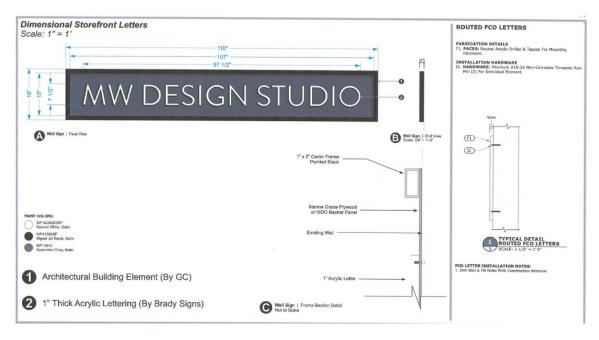














**DIVISION OF PLANNING COMMENTS** 

In a previous Landmark Commission meeting, the property located at 124 E. Market Street got an approval from Landmark Commission for a storefront renovation. The exterior signage was included in the application, but separated for staff approval.

The applicant, Morgan Wadding, wishes to place one new non-illuminated wall sign on the north face of 124 E. Market Street and three window signs on three separate storefront windows. The zoning Code requires a maximum of 20 sq. ft. of wall signage on this building. The proposed sign meets this requirement at 13.75 sq. ft. The three window signs meet the zoning code requirements and the 25% window area threshold.

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.

### Sandusky zoning code:

Window Signs. Window signs shall not require zoning clearance or a building permit. Window signs shall be permitted in any district subject to the following limitations:

- (1) Any sign, graphic or neon located within 24" of a window surface will be considered a window sign.
- (2) The aggregate area of all such signs shall not exceed twenty-five percent of the window area on which such signs are displayed.

# (3) Window signs shall not be assessed against the sign area permitted for other sign types

### Sandusky Preservation Design Guidelines:

"Window graphics are appropriate for downtown buildings, including both storefront display and upper floor windows"

"The use of white backgrounds in signs is strongly discouraged"

""Fluorescent" colors are among those which should not be used at all as they are not compatible with the more traditional colors that exist on downtown buildings".

### CONCLUSION/RECOMMENDATION

Staff determined the 25% threshold for window signage has been met. The final approved design of both the window and wall signage have a good quality design with simple graphics and simple messages. The shapes are appropriate, the colors are not fluorescent and the background is not white.

Staff granted administrative approval for the wall and window signage application on March, 28 2022.



### **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:** 3<sup>rd</sup> Wednesday of each month at 5:00 P.M.\* – City Commission Chamber, First Floor of City Hall. \*Meeting dates are subject to change. Please check www.cityofsandusky.com/Landmark 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 report as to the structural soundness of the building prepared by professionals experienced in preservation and rehabilitation
- 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

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 <a href="mailto:thomas-horsman@ci.sandusky.oh.us">thomas Horsman, Assistant Planner</a>, at 419-627-5715 or <a href="mailto:thomas-horsman@ci.sandusky.oh.us">thorsman@ci.sandusky.oh.us</a> with any questions.

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

# Application for a Certificate of Appropriateness

| Address of Property for Certificate of Appropriateness: 124 E Market Street  Name of Property Owner: Aldridge Restoration LLC  Wailing Address of Property Owner: P.O. Box 11  City: Huron State: OH Zip: 44839  Telephone #: 419.602.7285 Email: Coreymaldridge@gmail.com  F same as above check here as above check here Elame of Applicant: Morgan Wadding  Mailing Address of Applicant: Morgan Wadding  Mailing Address of Applicant: S221 Country Club Lane  Ity: Huron State: OH Zip: 44839  Email: morgan@mwinteriorstyling.com  Escription of Work to be Done:  The front facade will remain the same. We just are wanting to replace the storefront window glass, front door, porcelain panels, and install new signage. The only Item being painted is the front door - the brick will NOT be painted.  Storefront Windows: These will be like for like. 1" clear tempered glass. The frames will be black aluminum.  Front Door: Attached the door. This will be painted black & will have chrome hardware.  Picture Frame Moulding & Porcelain Replacement: The black porcelain will be replaced with black LP siding panels. There will be an azek decorative moulding placed on top. The mouldings will also be black to match the panels & front door.  Signage: MW Design Studio will be in dimensional white lettering 20sqft. Sconces will be flanking the business name. The materials used for the background will also be black LP siding panels with accent   | STAFF USE ONLY: Filing Date:   | Hearing Date:                                      | Refe  | rence Number                      |                    |                      |
|--|--|--|---|-----------------------------------|--------------------|----------------------|
| Mailing Address of Property Owner: P.O. Box 11  City: Huron State: OH Zip: 44839  Telephone #: 419.602.7285 Email: Coreymaldridge@gmail.com  Fame as above check here Imail: Coreymaldridge@gmail.com  Address of Applicant: Morgan Wadding  Mailing Address of Applicant: 3221 Country Club Lane  Ity: Huron State: OH Zip: 44839  Transport of Work to be Done: Email: Morgan@mwinteriorstyling.com  Email: Morgan@mwinteriorstyling.com  The front facade will remain the same. We just are wanting to replace the storefront window glass, front door, porcelain panels, and install new signage. The only item being painted is the front door - the brick will NOT be painted.  Storefront Windows: These will be like for like. 1" clear tempered glass. The frames will be black aluminum.  Front Door: Attached the door. This will be painted black & will have chrome hardware.  Picture Frame Moulding & Porcelain Replacement: The black porcelain will be replaced with black LP siding panels. There will be an azek decorative moulding placed on top. The mouldings will also be black to match the panels & front door.  Signage: MW Design Studio will be in dimensional white lettering 20sqft. Sconces will be flanking the business name. The materials used for the background will also be black LP siding panels with accent moulding.  Decorptions of Property Owners and State of State | Address of Property for Certificat   | e of Appropriatene                                 | ess:124 E Mark                                  |                                   |                    |                      |
| State: OH Zip: 44839  Telephone #: 419.602.7285 Email: coreymaldridge@gmail.com  Final same as above check here  Jame of Applicant: Morgan Wadding  Mailing Address of Applicant: 3221 Country Club Lane  Inty: Huron State: OH Zip: 44839  Email: morgan@mwinteriorstyling.com  State: OH Zip: 44839  Email: morgan@mwinteriorstyling.com  Escription of Work to be Done:  The front facade will remain the same. We just are wanting to replace the storefront window glass, front door, porcelain panels, and install new signage. The only item being painted is the front door - the brick will NOT be painted.  Storefront Windows: These will be like for like. 1" clear tempered glass. The frames will be black aluminum.  Front Door: Attached the door. This will be painted black & will have chrome hardware.  Picture Frame Moulding & Porcelain Replacement: The black porcelain will be replaced with black LP siding panels. There will be an azek decorative moulding placed on top. The mouldings will also be black to match the panels & front door.  Signage: MW Design Studio will be in dimensional white lettering 20sqft. Sconces will be flanking the business name. The materials used for the background will also be black LP siding panels with accent moulding.  Descriptions of Property Owners.  Description of Property Owners.   |  |  |   |                                   |                    |                      |
| relephone #: 419.602.7285 Email: coreymaldridge@gmail.com  f same as above check here  lame of Applicant: Morgan Wadding  Mailing Address of Applicant: 3221 Country Club Lane ity: Huron State: OH Zip: 44839 elephone #: 773.308.5024 Email: morgan@mwinteriorstyling.com  sescription of Work to be Done:  The front facade will remain the same. We just are wanting to replace the storefront window glass, front door, porcelain panels, and install new signage. The only item being painted is the front door - the brick will NOT be painted.  Storefront Windows: These will be like for like. 1" clear tempered glass. The frames will be black aluminum.  Front Door: Attached the door. This will be painted black & will have chrome hardware.  Picture Frame Moulding & Porcelain Replacement: The black porcelain will be replaced with black LP siding panels. There will be an azek decorative moulding placed on top. The mouldings will also be black to match the panels & front door.  Signage: MW Design Studio will be in dimensional white lettering 20sqft. Sconces will be flanking the business name. The materials used for the background will also be black LP siding panels with accent moulding.  Description of Work to be Done:  The front facade will remain the same. We just are wanting to replace the storefront will be black aluminum.  Front Door: Attached the door. This will be painted black & will have chrome hardware.  Ficture Frame Moulding & Porcelain Replacement: The black porcelain will be replaced with black LP siding panels. There will be an azek decorative moulding placed on top. The mouldings will also be black to match the panels & front door.  Signage: MW Design Studio will be in dimensional white lettering 20sqft. Sconces will be flanking the business name. The materials used for the background will also be black LP siding panels with accent moulding.  |  | er:P.O. Box 11                                     | 4   |                                   |                    |                      |
| Email:coreymaldridge@gmail.com  f same as above check herelame of Applicant:Morgan Wadding  Aailing Address of Applicant:3221 Country Club Lane  ity:Huron   |  |  | State:  | ОН                                | _Zip:              | 44839                |
| Mailing Address of Applicant: 3221 Country Club Lane ity: Huron State: OH Zip: 44839 elephone #: 773.308.5024 Email: morgan@mwinteriorstyling.com  secription of Work to be Done:  The front facade will remain the same. We just are wanting to replace the storefront window glass, front door, porcelain panels, and install new signage. The only item being painted is the front door - the brick will NOT be painted.  Storefront Windows: These will be like for like. 1" clear tempered glass. The frames will be black aluminum.  Front Door: Attached the door. This will be painted black & will have chrome hardware.  Picture Frame Moulding & Porcelain Replacement: The black porcelain will be replaced with black LP siding panels. There will be an azek decorative moulding placed on top. The mouldings will also be black to match the panels & front door.  Signage: MW Design Studio will be in dimensional white lettering 20sqft. Sconces will be flanking the business name. The materials used for the background will also be black LP siding panels with accent moulding.  Decousing party Owner Studio Will also Design Property Owner Studio Will Party Owner Studio Wi | Геlephone #:419.602.7285   | Email:_  | coreymaldridge@                                 | gmail.com                         |                    |                      |
| Mailing Address of Applicant: 3221 Country Club Lane  ity:Huron  | f same as above check here   |  |   |                                   |                    |                      |
| elephone #:  | Name of Applicant:Morgan Wad   | dding  |   |                                   |                    |                      |
| elephone #:  | Mailing Address of Applicant: 32   | 21 Country Club La                                 | ne  |                                   |                    |                      |
| escription of Work to be Done:  The front facade will remain the same. We just are wanting to replace the storefront window glass, front door, porcelain panels, and install new signage. The only item being painted is the front door - the brick will NOT be painted.  Storefront Windows: These will be like for like. 1" clear tempered glass. The frames will be black aluminum.  Front Door: Attached the door. This will be painted black & will have chrome hardware.  Picture Frame Moulding & Porcelain Replacement: The black porcelain will be replaced with black LP siding panels. There will be an azek decorative moulding placed on top. The mouldings will also be black to match the panels & front door.  Signage: MW Design Studio will be in dimensional white lettering 20sqft. Sconces will be flanking the business name. The materials used for the background will also be black LP siding panels with accent  | City: Huron  |  | State:  | ОН                                | Zin:               | 44839                |
| escription of Work to be Done:  The front facade will remain the same. We just are wanting to replace the storefront window glass, front door, porcelain panels, and install new signage. The only item being painted is the front door - the brick will NOT be painted.  Storefront Windows: These will be like for like. 1" clear tempered glass. The frames will be black aluminum.  Front Door: Attached the door. This will be painted black & will have chrome hardware.  Picture Frame Moulding & Porcelain Replacement: The black porcelain will be replaced with black LP siding panels. There will be an azek decorative moulding placed on top. The mouldings will also be black to match the panels & front door.  Signage: MW Design Studio will be in dimensional white lettering 20sqft. Sconces will be flanking the business name. The materials used for the background will also be black LP siding panels with accent  Docusioned by:  3/3/22  | elephone #:  |  |   |                                   |                    |                      |
| Front Door: Attached the door. This will be painted black & will have chrome hardware.  Picture Frame Moulding & Porcelain Replacement: The black porcelain will be replaced with black LP siding panels. There will be an azek decorative moulding placed on top. The mouldings will also be black to match the panels & front door.  Signage: MW Design Studio will be in dimensional white lettering 20sqft. Sconces will be flanking the business name. The materials used for the background will also be black LP siding panels with accent moulding.  Docusigned by:  3/3/22  | The front facade will remain the sa window glass, front door, porcelai       | 1 panels, and install                              | anting to replace the new signage. The          | storefront<br>only item being     | painte             | d is the front       |
| Front Door: Attached the door. This will be painted black & will have chrome hardware.  Picture Frame Moulding & Porcelain Replacement: The black porcelain will be replaced with black LP siding panels. There will be an azek decorative moulding placed on top. The mouldings will also be black to match the panels & front door.  Signage: MW Design Studio will be in dimensional white lettering 20sqft. Sconces will be flanking the business name. The materials used for the background will also be black LP siding panels with accent moulding.  Docusigned by:  3/3/22  | Storefront Windows: These will be  | like for like. 1" clea                             | r tempered glass. T                             | he frames will I                  | be blac            | k aluminum.          |
| Picture Frame Moulding & Porcelain Replacement: The black porcelain will be replaced with black LP siding panels. There will be an azek decorative moulding placed on top. The mouldings will also be black to match the panels & front door.  Signage: MW Design Studio will be in dimensional white lettering 20sqft. Sconces will be flanking the business name. The materials used for the background will also be black LP siding panels with accent moulding.  Docusigned by:  3/3/22  |  |  |   |                                   |                    |                      |
| Docusigned by:  3/3/22  Postposzeosszeraub  Docusigned by:  3/3/22  Postposzeosszeraub  Doto Docusigned by:  3/3/22  | Picture Frame Moulding & Porcela   | in Renlacement: Th                                 | un black paradain                               | dill be a second of the           | with bla           | ack LP siding<br>ack |
| 95FD528083D840B 20ature of Property Owner Data   | Signage: MW Design Studio will be business name. The materials use moulding. | in dimensional whith the indicate in the backgroun | ite lettering 20sqft. 3<br>d will also be black | Sconces will be<br>LP siding pane | flankir<br>Is with | ng the<br>accent     |
| nature of Property Owner Date Signature of Authorized Agent Date   | DocuSigned by:   | 3/3/22   |   |                                   |                    |                      |
|  | gnature of Property Owner  | Date   | Signature of                                    | Authorized Ag                     | gent               | Date                 |

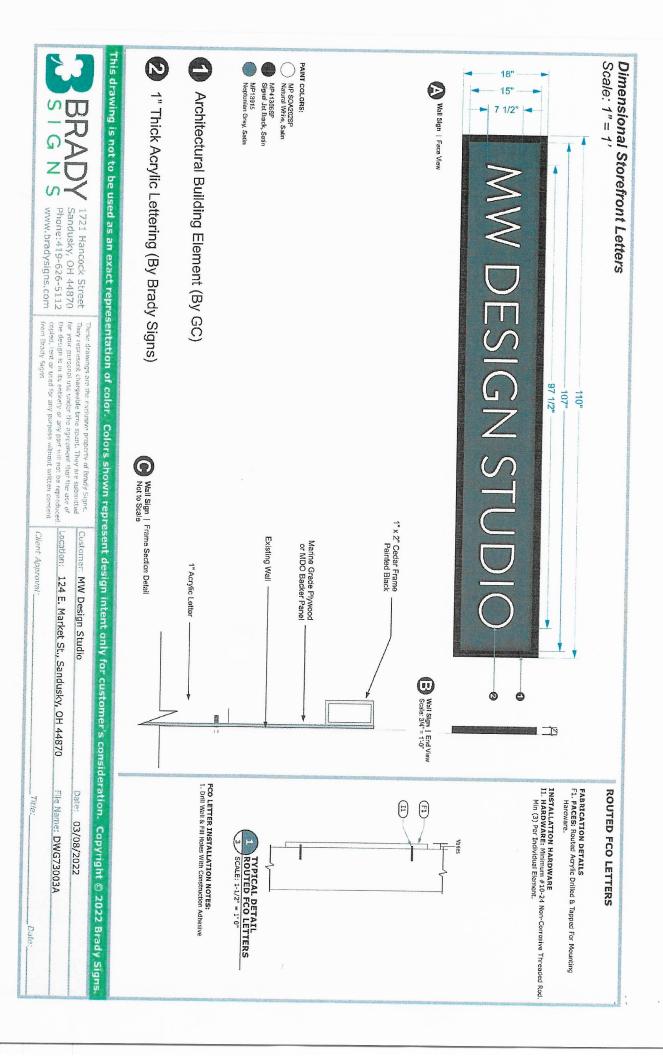
## The Sandusky Preservation Design Guidelines

The guidelines can be found on the city's website at <a href="http://www.cityofsandusky.com/residents/planning">http://www.cityofsandusky.com/residents/planning</a> 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.

# This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2022 Brady Signs. SIGNS www.bradysigns.com Storefront Vinyl Graphics Scale: NTS VINYL COLORS: Vinyl Graphics die-surings-performance white vnyl 3M 7125-10 White graphics - applied to second surface (msid+) of windows Window Lettering | Elevation View 84" -2"-Left Storefront Window These drawings are the exclusive property of Brady Signs. They represent chargeable time spant. They are submitted for your personal use under the agreement that the use of from Brady Signs the design is in its entirety or any part will not be reproduced copied, lent or used for any purpose without written consent 44" 48" Main Entry Door Customer: MW Design Studio 22" 124 E. Market St., Sandusky, OH 44870 Right Storefront Window File Name: DWG73003A Date: 03/08/2022 \_Date:



# CITY OF SANDUSKY, OHIO PLANNING DEPARTMENT

# LANDMARK COMMISSION

# REPORT

# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS EXTERIOR DECK EXPANSION FOR 305 EAST WATER STREET

Reference Number: PLC 19-0005

Date of Report: March 17, 2022

Report Author: Arin Blair, Chief Planner



# City of Sandusky, Ohio Landmark Commission Report

### **BACKGROUND INFORMATION**

East Water Street Project, LLC has submitted a Landmark application for a Certificate of Appropriateness for an expansion of their exterior deck at 305 East Water Street. The following information is relevant to this application:

Applicant: East Water Street Project, LLC

316 E Water Street Sandusky, OH 44870

Owner: East Water Street Project, LLC

316 E Water Street Sandusky, OH 44870

Site Location: 305 East Water St.

Sandusky, Ohio 44870

Historic Status: Non-contributing building in National Historic District

Existing Uses: Bar

Proposed Use: Bar

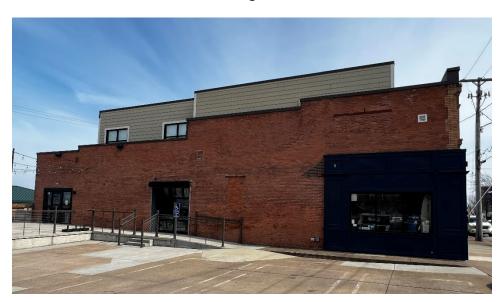
Proposed Project: Expansion of existing exterior deck

### SITE DESCRIPTION

### 305 E Water

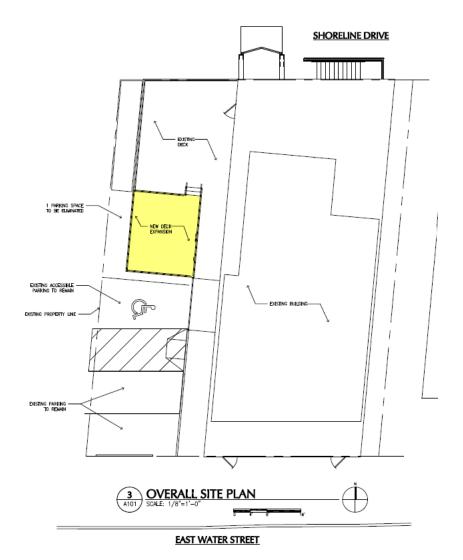


**Existing Condition** 



### **Proposed Project**





#### **DIVISION OF PLANNING COMMENTS**

The applicant has submitted an application for a Certificate of appropriateness to expand the existing deck in order to accommodate more outdoor seating and live music. The submitted materials state that the expansion will utilize the existing and/or match the existing railing in style, color, and character if new material is needed. The deck will be constructed with a composite material and will match the color and style of the existing concrete deck. The composite material is visible in the construction of several outdoor decks in the downtown historic district. The existing exterior architecture will not be affected by this project.

### CONCLUSION/RECOMMENDATION

It is staff's opinion that the proposed deck expansion meets the Secretary of the Interior's Standards and the Sandusky Preservation Design Guidelines. Specifically, the following:

- Porches should be installed in simple design and detail
- Changes and expansions of existing porches should match the existing design and character

Staff believes the deck expansion to be a minor change to the existing deck structure and believes it complements the architecture of the building as well as its existing use. Staff granted administrative approval for the project on March 17, 2022, with the condition that all necessary permits are acquired for 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**: 3<sup>rd</sup> Wednesday of each month at 5:00 P.M.\* – City Commission Chamber, First Floor of City Hall. \*Meeting dates are subject to change. Please check www.cityofsandusky.com/Landmark 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
- Estimates of the costs and income for rehabilitation of the building
- Estimates of the costs and income for new development
- d. Valuation of the property
- e. Preliminary development plans

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.

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

# Application for a Certificate of Appropriateness

| STAFF USE ONLY:<br>Filing Date:                                | Hearing Date:          | Reference Nu              | mber:          |  |  |
|--|------------------------|---------------------------|----------------|--|--|
| Address of Property for Certific                               | ate of Appropriateness | 305 E Water Street        |                |  |  |
| Name of Property Owner: East                                   | Water Street Project,  | LLC                       |                |  |  |
| Mailing Address of Property Ov                                 | vner:316 E Water Stre  | et                        |                |  |  |
| City:Sandusky  |                        | State: Ohio               | Zip: 44870     |  |  |
| Telephone #: 970-485-0670                                      | Email: Ry              | an@paddleandclimb.co      |                |  |  |
|  |                        |                           |                |  |  |
| If same as above check here                                    |                        |                           |                |  |  |
| Name of Applicant:   |                        |                           |                |  |  |
| Mailing Address of Applicant:                                  |                        |                           |                |  |  |
| City:  |                        | State:                    | 7in:           |  |  |
| Telephone #:   | Email:                 |                           |                |  |  |
| utilize existing railing and/or a constructed from composite a | nd will match color an | id style of existing deck |                |  |  |
| grature of Property Owner                                      | Date V                 | Signature of Authoriz     | red Agent Date |  |  |
| PPLICATION #LANDMARK-001                                       |                        |                           | IIPDATED 12/2  |  |  |

## The Sandusky Preservation Design Guidelines

The guidelines can be found on the city's website at <a href="http://www.cityofsandusky.com/residents/planning">http://www.cityofsandusky.com/residents/planning</a> 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.