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## Landmark Commission

240 Columbus Ave  
Sandusky, Ohio 44870

419.627.5715

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

### AGENDA

June 15, 2022

5:00 P.M.

City Commission Chamber

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

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1. Call to Order- Roll Call
2. Review of May 18, 2022 Meeting Minutes
3. Applications
  - 134 East Adams Street
  - 428 Wayne Street
  - 414 Wayne Street
4. Administrative Approvals
  - 103 West Market Street
  - 189 East Market Street
5. Other Business
6. Adjournment

**NEXT MEETING: July 20, 2022**

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

## **Landmark Commission**

**May 18, 2022**

### **Meeting Minutes**

#### **Meeting called to order:**

Chairman Alan Griffiths called the meeting to order at 5:00pm. The following members were present: Mr. Whaley, Mr. Truka, Mr. Meinzer (came in after 305 E. Water St application), Mr. Schultz, and Ms. Defreitas. Alec Ochs and Arin Blair represented the Community Development Department, Brendan Heil represented the Law Department, and Administrative Assistant Kristen Barone was also present.

#### **Review of minutes from April 20, 2022:**

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

#### **Applications:**

##### **305 East Water Street**

Ms. Blair stated that this application is for a Certificate of Appropriateness to paint a mural on the western façade facing Hancock Street. The submitted materials state that muralist are well accredited professionals and have done the recent work at Castaway Bay. The proposed paint is specifically formulated for use on brick and masonry. The building at 305 E. Water St. has been modified several times since the 1980's. It is documented as a non-contributing structure in the Downtown Sandusky Commercial Historic District. The Sandusky Preservation Design Guidelines do not mention the addition of new murals. They suggest preserving any existing painted signs that are from the historic time period of the downtown. This guideline and the following historic photo from Columbus Ave downtown illustrate how large paintings on the sides of buildings were common in the historic time period of downtown. Staff recommends granting a certificate of appropriateness for a mural at this location with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, Planning Division, and any other applicable agency prior to construction and 2) The applicant agrees to be responsible for any routine maintenance and upkeep the mural will require including cleaning, touch ups, and graffiti removal as applicable. Ms. Blair then stated that staff has received supporting comments from neighboring property owners regarding this project and have not received any negative comments. Notices do not need to be send out to surrounding properties for Landmark Commission, but they do for Board of Zoning Appeals applications, and that meeting is tomorrow. Mr. Schultz moved to approve the application and Mr. Truka seconded. All voting members were in favor of the application except for Mr. Whaley, who abstained. Mr. Griffiths stated that he believes there may be more mural applications coming in. He said that as long as applications meet the requirements from a technical perspective, he would be okay with staff administratively approving them as they would the sign applications, and just bring ones to the commission that fall out of the norm. Mr. Whaley stated that in order to see more murals around, the thinks that simplifying the process makes sense. Mr. Griffiths asked staff opinion on this direction from the commission. Ms. Blair agreed that mural applications in similar cases, such as proposals for non-contributing buildings, buildings that have been substantially altered, and locations on portions of buildings that do not contribute to the character of individual structures are appropriate for staff review and administrative approval. She confirmed that staff would bring any cases to commission that were more complicated or didn't adhere to these stated conditions.

##### **165 East Water Street**

Mr. Ochs stated that the applicant seeks to either renovate or replace the door on the south façade and replace the door on the east facade. For the door on the south façade, the proposed replacement doors would be the same size and

shape to what's existing and so would the new windows and panels. The color selection would be cream, closely matching the current door color. For the door on the east façade, the applicant seeks to replace the door adjacent to Wayne St. with a single steel door. The color selection is cream, closely matching the existing door color. Staff recommends granting a Certificate of Appropriateness for the a) replacement of the Wayne Street door as proposed, b) the restoration of the original Water Street Door, and c) the replacement of the Water Street Door with a wooden and glass panel door of the same detail and character of the original only if the original door is found to be unable to be restored due to deterioration with the following conditions: 1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction. Mr. Truka stated that if the owner were to take apart the door on the south facade and try to rebuild it, he may run into a further problems or things he needs to address in order to meet code, which could then lead to a very costly project. He said he would be fine leaving it up to the owner to make that call on if that is feasible for him to do or not. Mr. Meinzer made a motion to approve the application subject to staff's conditions and Mr. Schultz seconded. All voting members were in favor of the motion.

**Administrative Approvals:**

**206 West Market Street**

Mr. Ochs stated that a sign at Crowbar was administratively approved and shared the details on the signage with the Landmark Commission.

**128 East Market Street**

Mr. Ochs stated that exterior alterations at this address were administratively approved and shared the details on that project with the Landmark Commission. The proposed window and door replacement will increase the curb appeal of this storefront while maintaining the historic significance of the building. The changes are minor and appropriate according to the Secretary of Interior standards. All items to be replaced are not original in design or material the building, and therefore do not count as "distinctive materials" nor contribute to the historic significance of the building. Staff determined this was appropriate and a minor change and completed the application with a staff approval.

**Meeting adjourned:**

Mr. Schultz motioned to adjourn the meeting and the meeting ended at 5:32pm

**Approved by:**

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Kristen Barone, Clerk

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Alan Griffiths, Chairman

# LANDMARK COMMISSION REPORT

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APPLICATION FOR A CERTIFICATE OF  
APPROPRIATENESS FOR FENCE ALTERATIONS AT  
134 E. ADAMS ST.

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## FENCE ALTERATION

Reference Number: PLC 22-0022

Date of Report: June 3, 2022

Report Author: Alec Ochs, Assistant Planner





# City of Sandusky, Ohio

## Landmark Commission Report

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### BACKGROUND INFORMATION

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Applicant: Tina and Dan Frederick  
30 Park St. PO Box 10  
Milan, OH 44846

Owner: Lockwood Land Company  
30 Park St. PO Box 10  
Milan, OH 44846

Site Location: 134 E. Adams St.  
Sandusky, Ohio 44870

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

Existing Uses: Residential

Proposed Project: Fence alterations – Fence Removal and Replacement

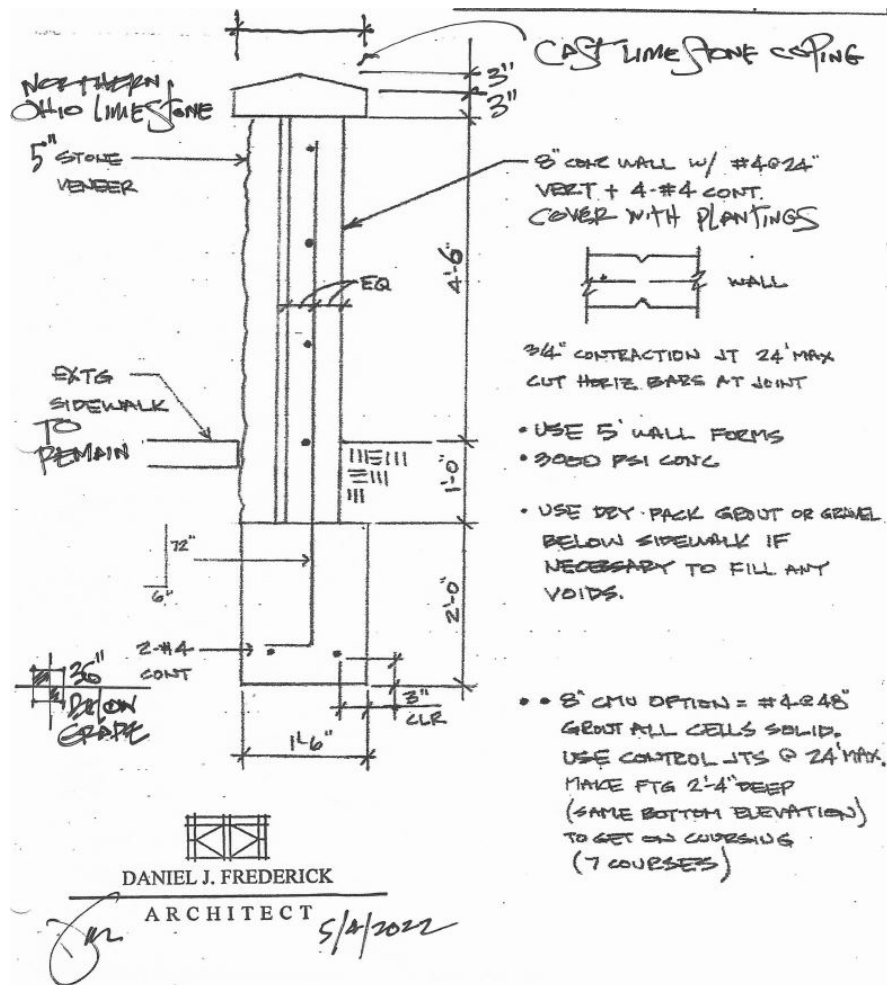
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## SITE PICTURES

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## PROPERTY DESCRIPTION

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The building at 134 E. Adams St. was built around 1852.

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

“Door Lights, Roof Brackets, Segmental Pediments, stoop and side porch, original wrought iron fence around front, brick wall on side”.

The Ohio historic Inventory of 1982 states the following regarding the history and significance:

“This is an unusually fine example of Italianate style in Limestone. It is shown on the 1854 drawing of the buildings of Sandusky. Lester Hubbard was an early Sandusky merchant. He was later president of the Second National Bank”.

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## PROJECT SCOPE

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The applicant seeks to alter the fences at 134 E. Adams St. The project has three primary components.

1. Demolish 80 feet of brick wall along the sidewalk facing Wayne St.
  - a. Replace 50 feet with Ohio limestone
  - b. Replace 30 feet with iron fence to match existing front yard fence
2. Demolish 20' of wood wall
  - a. Replace with landscaping
3. Replace red slats with green on existing chain link fence

Item 1





Item 2



Item 3



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## RELEVANT GUIDELINES

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### 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.

#### **Fences [paraphrased from guidelines]**

The Sandusky Design Guidelines offer a list of points to guide fence design. These include considering:

- Solve privacy / security needs with wood or metal materials
  - Avoid masonry walls
- Use typical fence forms
- Wood fences should be painted / stained with opaque options to match
- Avoid chain-link, stockade, shadow board, basket weave, and other contemporary designs
- Never use electric fence, barbed wire, or razor ribbon fencing
- Always face the front side towards the street posts should be on the inside
- High fencing in the rear, lower fencing near front of the lot
- Consider setting the fence back from the street or sidewalk
  - Provide planting strip
  - Maximum fence height of 3-4 feet in front
  - Maximum fence height of 6 feet in back

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

1. “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.”
2. “New additions and adjacent or related new construction will 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.”

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## SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

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The proposed fence alterations offer a few positive changes to the residential structure at 134 E. Adams St. The conversion of 30 feet from brick to iron will help showcase the architecture on the Wayne St. façade from the streetscape.



The new limestone material on the remaining 50 feet of proposed fence replacement will better match the existing character and material of the residential structure. The home at 428 Wayne is a similar example of this proposal.

Photo of 428 Wayne St.



Staff determined this change is an appropriate alteration. Although the brick wall is listed in the 1982 description of the character of the property, it is unknown whether it is original. The existing wall bows into the sidewalk at a degree that looks hazardous. A new limestone wall and iron fence will contribute to the property and character of the neighborhood.

An additional fence permitting process will be required before fence construction.

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#### CONCLUSION / RECOMMENDATION

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Staff appreciates the applicant's proposed investment in the building and in the City of Sandusky. Staff recommends granting the Certificate of Appropriateness with the following conditions:

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

## Application for a Certificate of Appropriateness

### STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 134 Adams Street, Sandusky OH

Name of Property Owner: Lockwood Land Company, LLC

Mailing Address of Property Owner: 30 Park Street, PO Box 10

City: Milan State: OH Zip: 444846

Telephone #: 419-577-9880 Email: tina@frederickarchitects.com

If same as above check here ☒

Name of Applicant: TINA AND DAN FREDERICK

Mailing Address of Applicant: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

### Description of Work to be Done:

1. DEMOLISH FAILING NON-HISTORICAL BRICK WALL 80'  
REPLACE PART WITH APPROPRIATE STONE WALL 50'  
REPLACE PART WITH IRON FENCE TO MATCH EXISTING 30'
2. DEMOLISH SOLID WOOD WALL 20'  
REPLACE WITH LANDSCAPING 20'
3. REPLACE RED SLATS WITH GREEN AT  
EXISTING CHAIN LINK FENCE AT ALLEY PARKING 60'

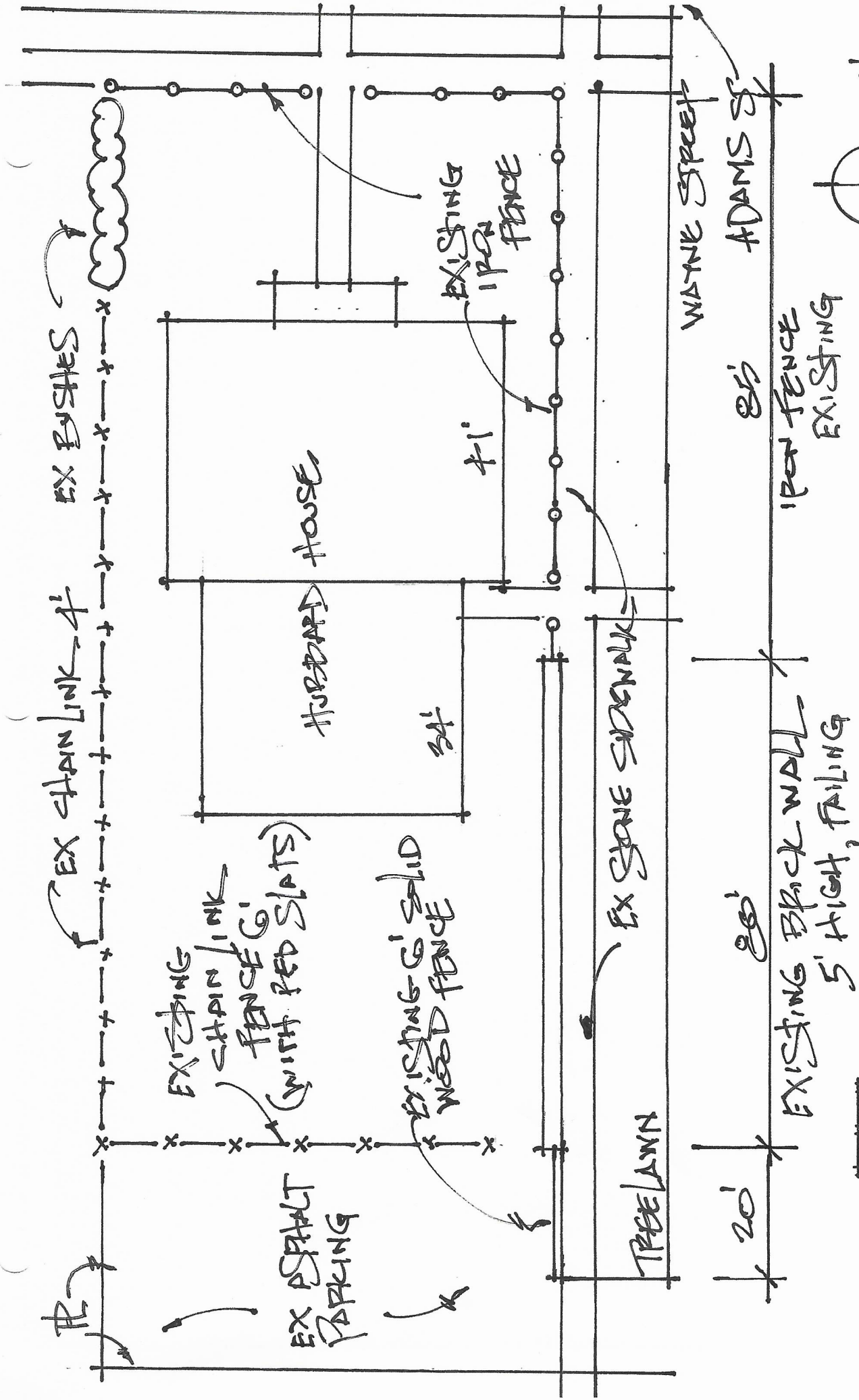
Tina A. Frederick  
Signature of Property Owner

5/4/22  
Date

[Signature]  
Signature of Authorized Agent

5/4/22  
Date



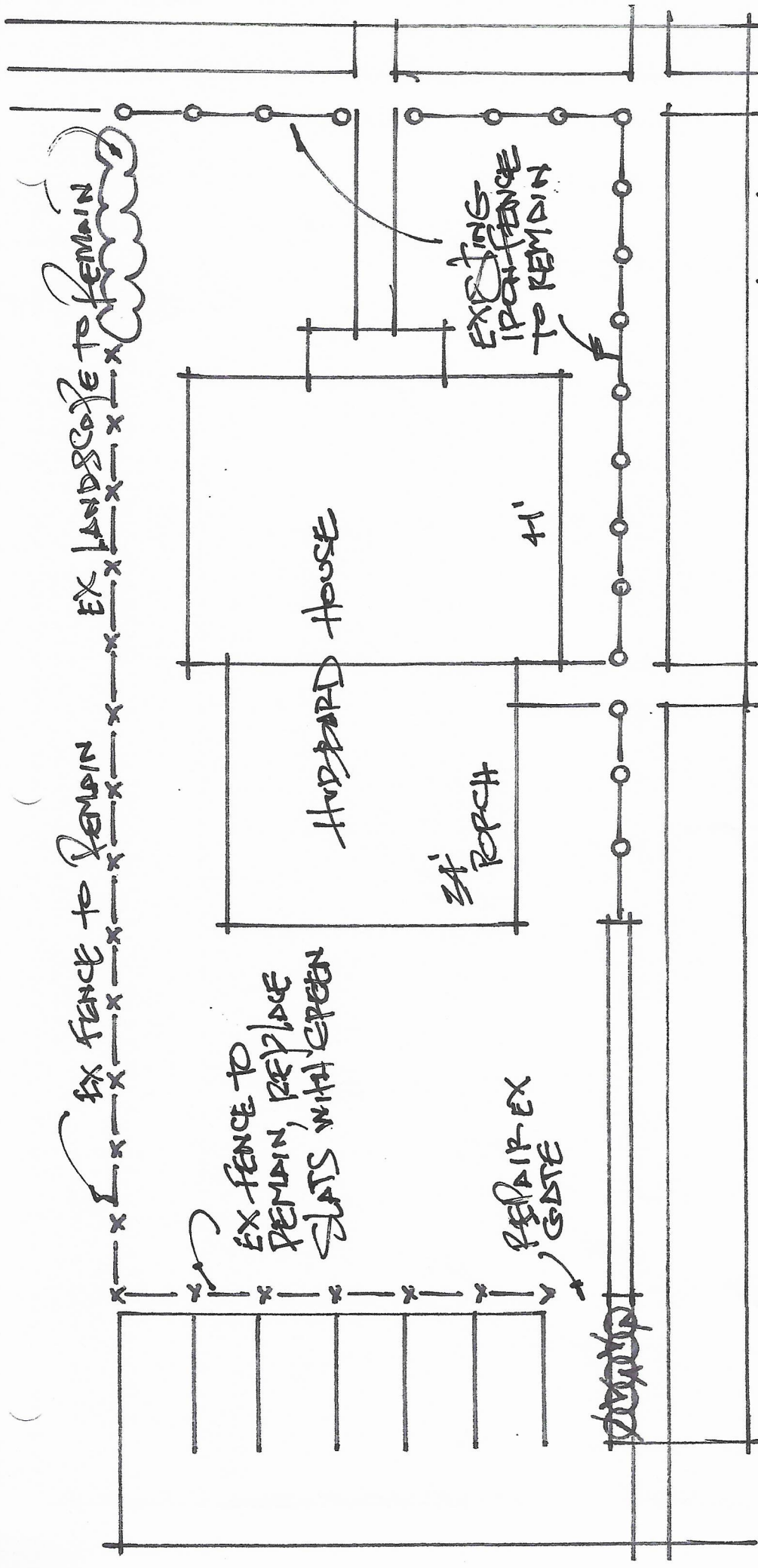


DANIEL J. FREDERICK

ARCHITECT

HUBBARD HOUSE

EXISTING 1"=20'  
CONDITIONS



WAYNE STREET

NEW IRON FENCE TO MATCH EXISTING -  
ALLOWS FOR OPEN VIEW OF PORCH

DEMOLISH EXISTING SOLID  
WOOD FENCE, REPLACE  
WITH LANDSCAPING

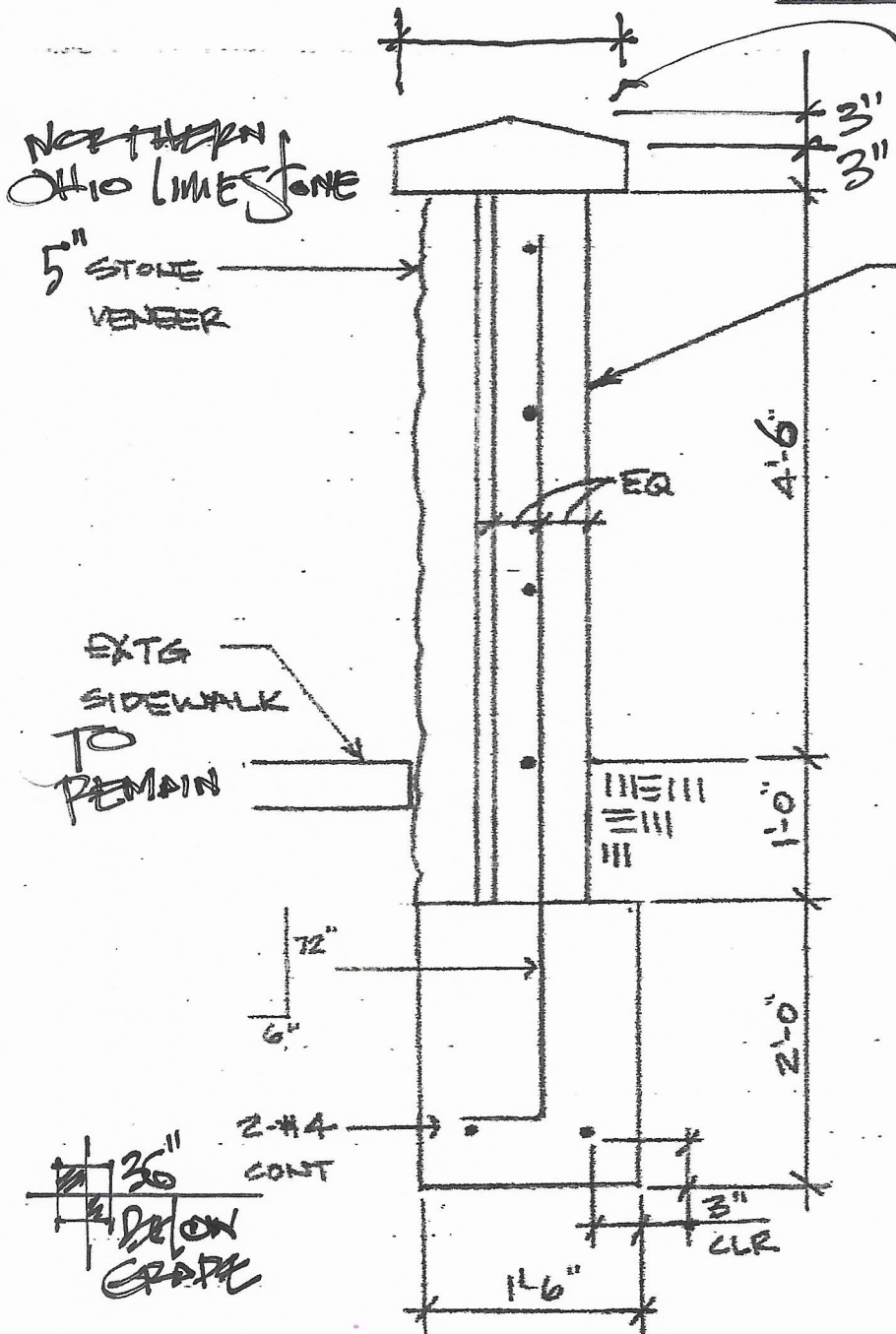
HUDNUT HOUSE  
PROPOSED 1"=20'



**DAVE BICKLEY P.E.**  
STRUCTURAL DESIGN  
AND INSPECTION

**BIC**

#	SHEET	
NAME	HUBBARD WALL	DATE 5.1.22
CLIENT		



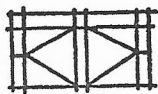
**CAST LIMESTONE COPING**

8" CONC WALL W/ #4 @ 24"  
VERT + 4-#4 CONT.  
COVER WITH PLANTINGS



3/4" CONTRACTION JT 24' MAX  
CUT HORIZ. BARS AT JOINT

- USE 5' WALL FORMS
- 3000 PSI CONC
- USE DRY-PACK GROUT OR GRAVEL  
BELOW SIDEWALK IF  
NECESSARY TO FILL ANY  
VOIDS.
- • 8" CMU OPTION = #4 @ 48"  
GROUT ALL CELLS SOLID.  
USE CONTROL JTS @ 24' MAX.  
MAKE FTG 2'-4" DEEP  
(SAME BOTTOM ELEVATION)  
TO GET ON CURBSIDE  
(7 COURSES)



DANIEL J. FREDERICK

ARCHITECT

5/4/2022



# HUBBARD HOUSE

11



EXACTLY MATCH EXISTING IRON FENCE



FAILING BRICK WALL BLOCKING WAYNE ELEVATION,  
REPLACE WITH IRON FENCE TO EXPOSE PORCH





DEMOLISH WOOD FENCE  
 REPLACE RED SLATS WITH GREEN  
 FAILING BRICK WALL BEYOND





INSIDE OF WALL SHOWING GREEN PLANT COVER



NEW STORE  
 WALL 50'

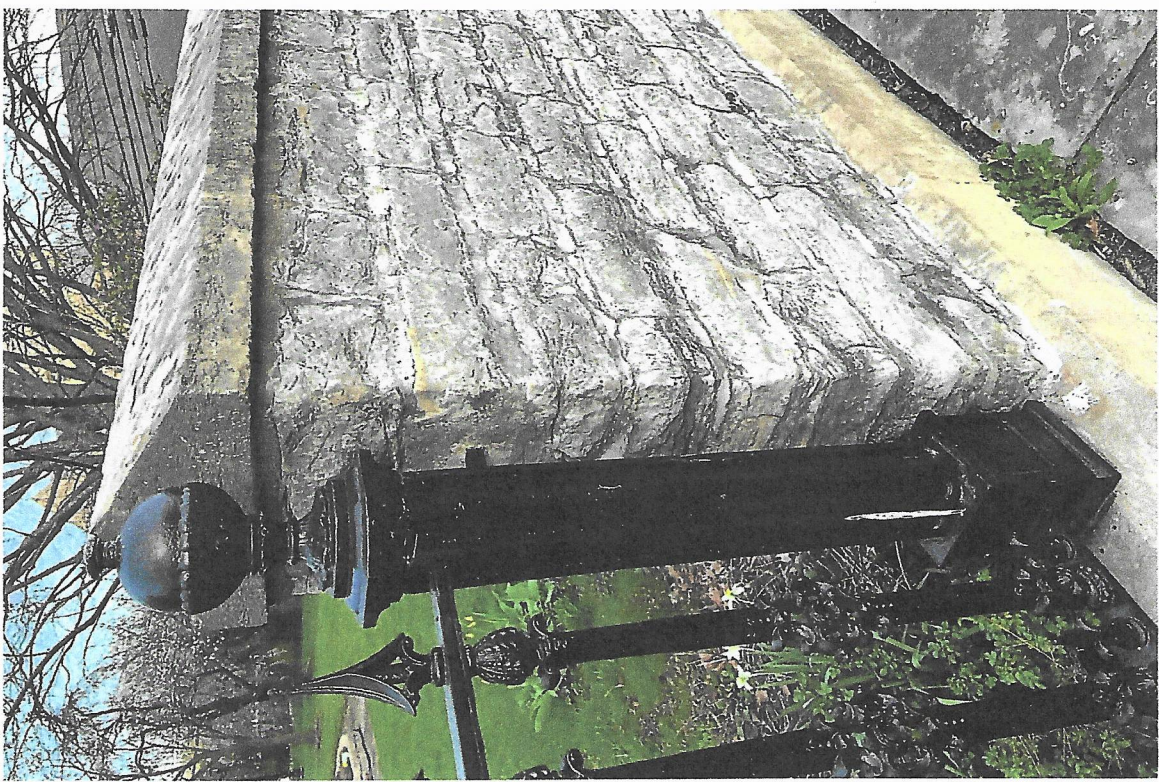
NEW IRON  
 FENCE 30'



[4]



FAILING BRICK WALL TO  
BE REMOVED

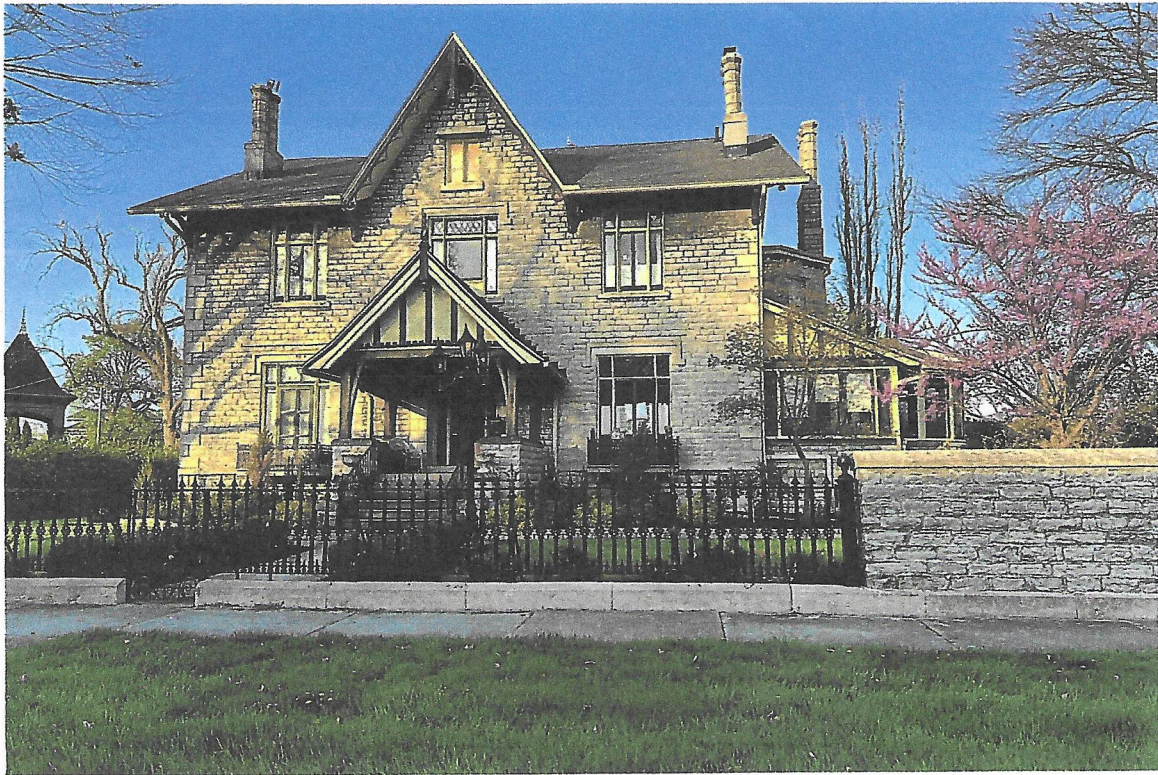


ADJACENT STONE WALL CONCEPT



428 WAYNE STREET, ACROSS THE STREET

5



NOTE: IRON FENCE AT FRONT ELEVATION, WALL AT YARD



LIMESTONE WALL CONCEPT SURROUNDING YARD



# LANDMARK COMMISSION REPORT

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APPLICATION FOR A CERTIFICATE OF  
APPROPRIATENESS FOR EXTERIOR ALTERATIONS  
AT 428 WAYNE ST.

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## PORCH CONSTRUCTION

Reference Number: PLC 22-0024

Date of Report: June 6, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Landmark Commission Report

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### BACKGROUND INFORMATION

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Applicant: Vimal & LeaAnn Kumar  
428 Wayne St.  
Sandusky, OH 44870

Owner: Same as above

Site Location: 428 Wayne St.  
Sandusky, OH 44870

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

Existing Uses: Residential

Proposed Project: New back porch construction

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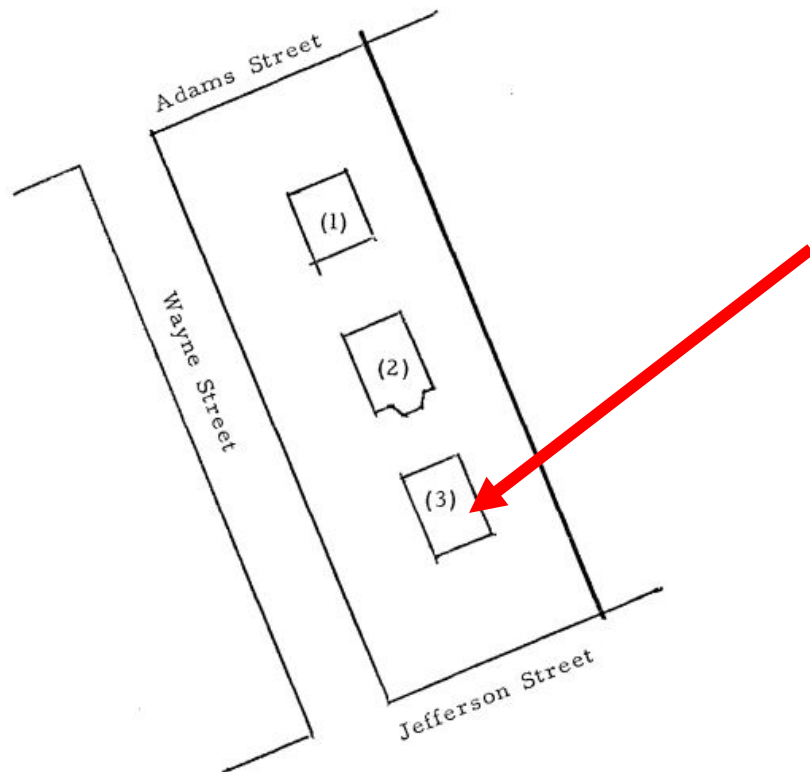
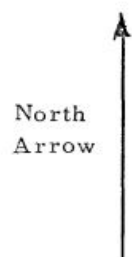
**SITE PICTURES**

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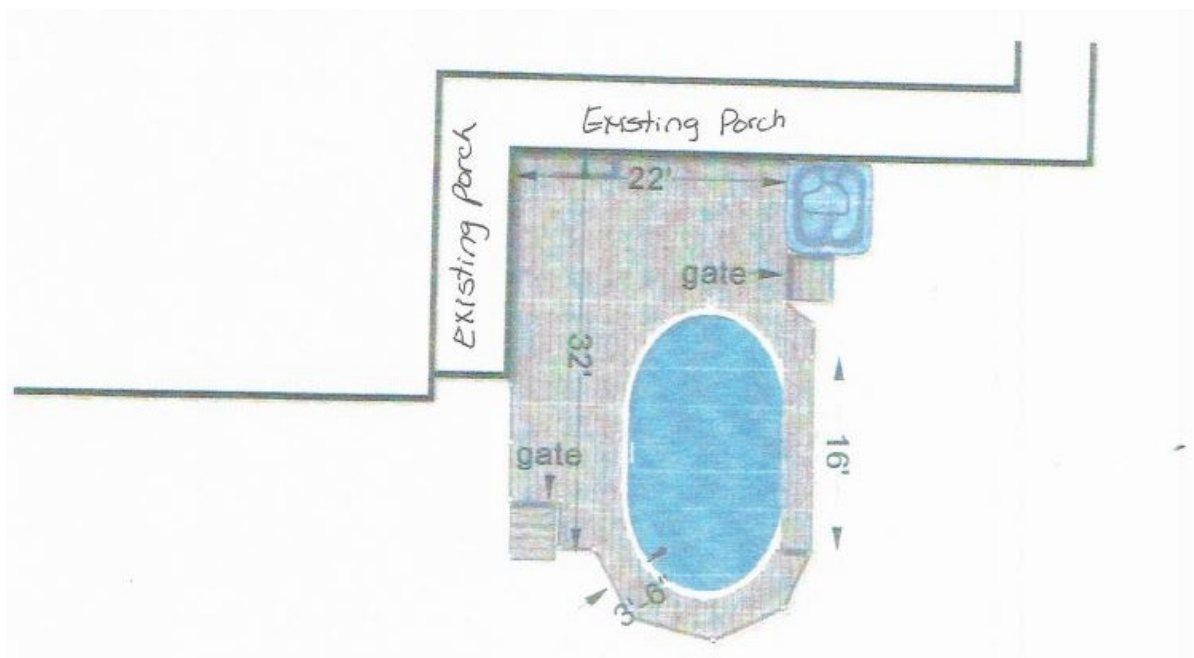




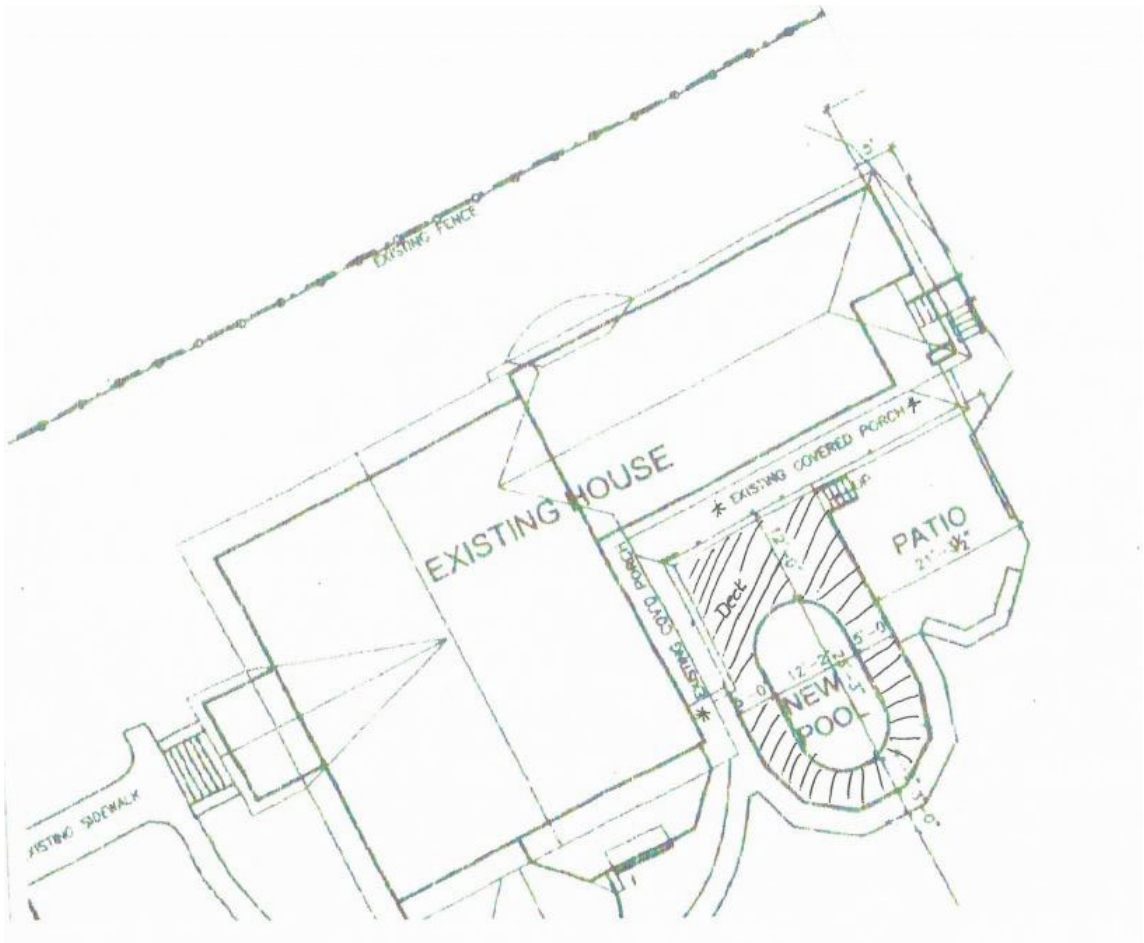




1. Oran Follett House
2. Jay O. Moss House
3. Augustus H. Moss House







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#### PROPERTY DESCRIPTION

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The lot at 428 Wayne St. was purchased in 1842. The building at 428 Wayne St. was built after 1842 but records are inconclusive on the date of construction.

The Local Ohio historic Inventory of 1979 states the following regarding the buildings important features:

“Gingerbread verge boards, stone lintels and sills; Bay windows on south side, Polygonal chimney pots; pendent and finial over front porch”.

The State of Ohio historic Inventory of 1974 states the following regarding the history and significance:

“Is a limestone building in the Gothic Revival style. The basic form of the house follows the typical A.J. Downing form, a rectangular front with a steep gable symmetrically placed, and a gabled roof”.

“This block of three houses provides a capsule history of the nineteenth century styles in stone architecture in Sandusky. By representing the Greek, Gothic and Italianate styles in stone construction, the block epitomizes a most characteristic phenomenon in the development of Sandusky’s nineteenth century appearance, which it still remains to a large degree”.

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#### PROJECT SCOPE

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The applicant seeks to add a new back porch to the house around a pool. The porch will be located next to the existing back porch but not attached to the porch or house. The deck will be below the level of the existing porch. The house and existing porch will not be altered.

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#### RELEVANT GUIDELINES

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##### 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.

##### **Porches and Stoops [paraphrased from guidelines]**

The Sandusky Design Guidelines offer a list of points to guide porch and stoop alterations. These include considering:

- Should be preserved in their historic forms
- Use a simple design and avoid adding: brackets, scrollwork, spindles, and other decorative detail.
- Avoid drilling or cutting original stone materials
- Avoid brick as a material for porch bases
  - Use light colored stone
- Should be placed below the water table
- If supported on piers, allow space between for adequate ventilation and keep materials dry

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

1. "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."
2. "New additions and adjacent or related new construction will 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."

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#### **SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS**

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The new porch will not be physically altering the historic integrity of the historic structure. The porch is to be attached to the existing porch for walkability but structurally disconnected from the historic structure, causing no damage to the existing porch or house materials.

The existing stone wall along Wayne St. and Jefferson St. will hide the porch from the street perspective, causing minimal visual impacts to the surrounding area and preserve the existing visual from the streetscape.

Staff supports this request as it will have minimal impacts on the historic integrity of the structure or visual perspective.

An additional permit approval process will be required prior to deck construction.

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#### **CONCLUSION / RECOMMENDATION**

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Staff appreciates the applicant's proposed investment in the building and in the City of Sandusky. Staff recommends granting the Certificate of Appropriateness with the following conditions:

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



## Application for a Certificate of Appropriateness

### STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 428 Wayne St Sandusky, Oh 44870

Name of Property Owner: Vimal & Leann Kumar

Mailing Address of Property Owner: 428 Wayne St

City: Sandusky State: Oh Zip: 44870

Telephone #: 419-262-1414 Email: imagine rh@yahoo.com

If same as above check here ☒

Name of Applicant: \_\_\_\_\_

Mailing Address of Applicant: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

### Description of Work to be Done:

Construction of a deck with fencing to enclose the previously approved above ground pool and jacuzzi. The deck will be located next to the existing porch but not attached to the porch. The deck will be below the level of the existing porch. The house and porch will not be affected or altered.



Signature of Property Owner

5-10-22

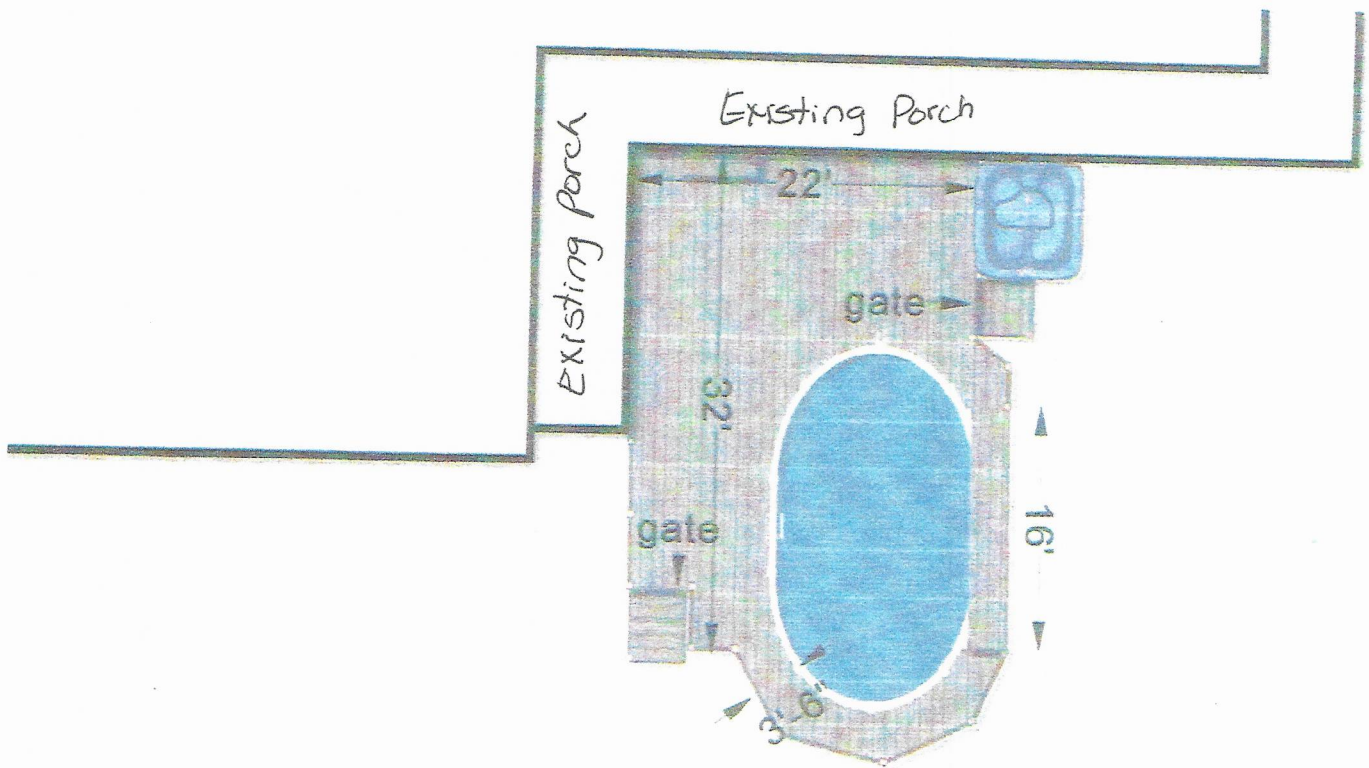
Date

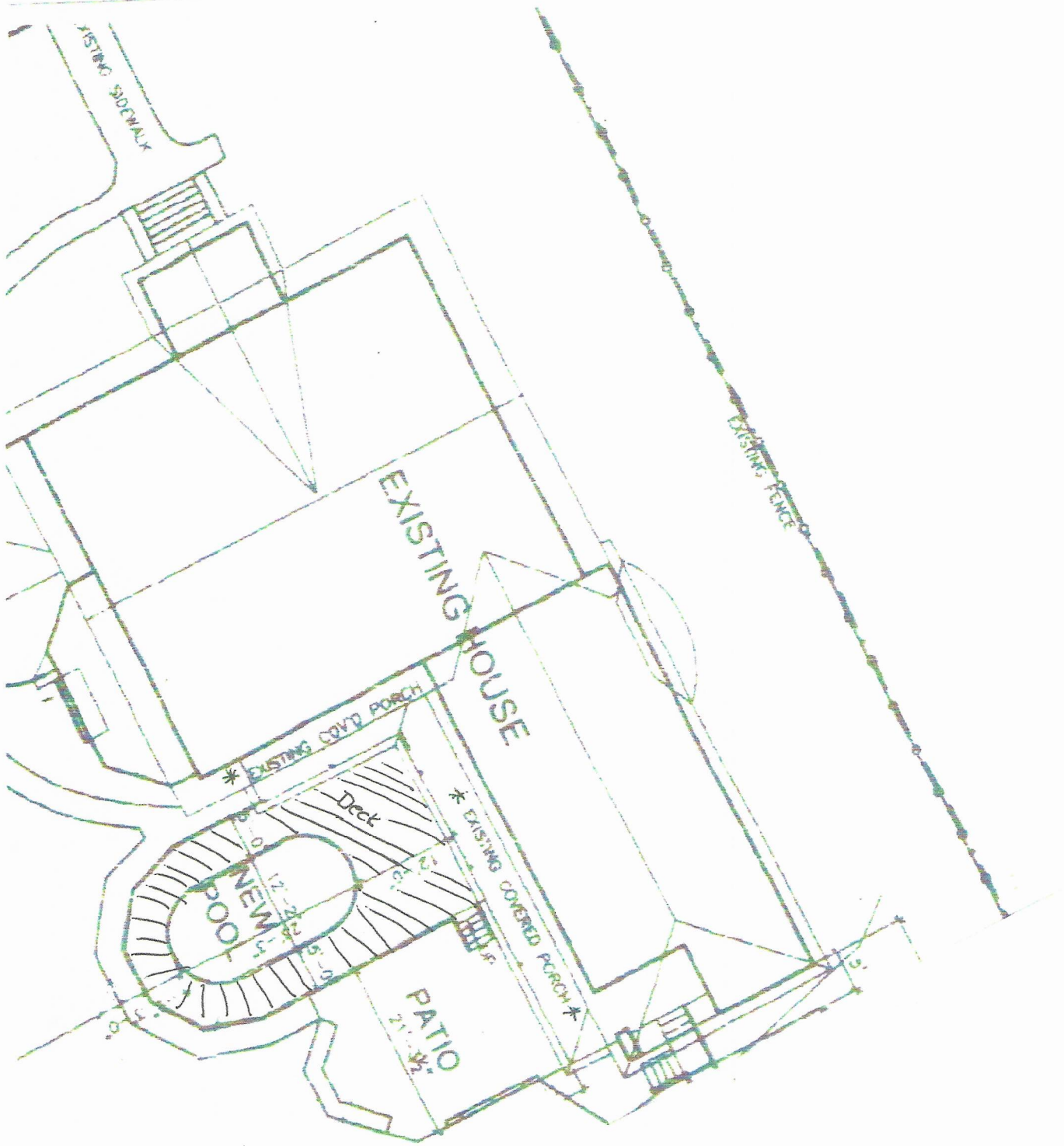
Signature of Authorized Agent

Date

Kumar

# Deck For Approved Pool + Jacuzzi









*Specializing in Outdoor Living Spaces*

Dave Oprzadek  
4208 Campbell St  
(419) 357-2219  
Customdeckandporch.com

To: Doc Kumar  
Address: 428 Wayne St  
Phone: 419 357-3962  
Date: 9/8/21

## Proposal

*Description of work:* Construct new deck around the pool according to dimensions in the attached drawing. Install 4x6 treated posts in the ground concreted. Install double 2x10 beams and 2x8 floor joists 12 inches on center. Install Azek Brownstone 5/4x6 inch decking with hidden fasteners. Construct 2 sets of stairs to grade. Install Key Link textured bronze aluminum rail with square spindles as outlined in drawing. Install 2 gates at the top of each set of steps total 2. Stone skirting shown for illustration purposes, work to be completed by another contractor

*We propose to furnish materials and labor, complete and in accordance with the above specifications for the sum of:*

1. Pool deck
2. Deck rail with spindles and 2 gates

*Payments to be made as follows: Paid in full upon completion*

*Contractors Signature:*

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*Acceptance of this Proposal:* The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. The homeowner is responsible for notifying the contractor of all underground utilities or obstructions. We will not be responsible for any mismarked utilities or obstructions. Payment will be made as outlined above. This proposal may be withdrawn in 30 days if not accepted.

*Date of Acceptance:* \_\_\_\_\_ *Signature:* \_\_\_\_\_

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## Alec Ochs

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**From:** Vimal Kumar <imaginerh@yahoo.com>  
**Sent:** Thursday, May 12, 2022 10:49 AM  
**To:** Alec Ochs  
**Subject:** Re: 428 Wayne St.  
**Attachments:** WayneStApp.pdf

***THIS EMAIL IS FROM AN EXTERNAL SOURCE. PLEASE DO NOT CLICK ON ANY LINKS OR ATTACHMENTS IF YOU ARE NOT EXPECTING THEM OR UNLESS YOU KNOW THEM TO BE SAFE***

Hello Alec,

Attached is the application and documentation regarding the pool deck construction at my home on Wayne Street. I would like to stress that the house and existing porch will not be affected in any way. The deck will be free standing, below the porch level, to enclose the above ground pool. Let me know if you have any questions and if anything further is required from me.

Thank you,

Vimal S. Kumar

On Tuesday, May 3, 2022, 09:06:50 AM EDT, Alec Ochs <aochs@ci.sandusky.oh.us> wrote:

Hi,

This property is a historic home on the National Register. It requires a Certificate of Appropriateness for any exterior alterations to the building. If you could fill out this application and get it back to me asap for review. I cannot approve the deck application without this review. I appreciate your patience.

Regards,

**Alec Ochs | Assistant Planner**  
COMMUNITY DEVELOPMENT DEPARTMENT  
240 Columbus Ave | Sandusky, OH 44870



# Application for a Certificate of Appropriateness

## STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 103 WEST MARKET ST

Name of Property Owner: JAMI TALLMAN (TALLTOWN INVESTMENTS LLC)

Mailing Address of Property Owner: PO BOX 2844 SANDUSKY OH

City: SANDUSKY State: OHIO Zip: 44870

Telephone #: 419 202 7754 Email: talltown1@gmail.com

JESS - property mgr.

If same as above check here ☐

Name of Applicant: ERIK ANDERSON

Mailing Address of Applicant: 232 Jackson St suite 107

City: Sandusky State: OHIO Zip: 44870

Telephone #: 419 504 0047 Email: haberdasher@eriksclothing.com

Description of Work to be Done:

Replace existing sign with our own insert  
otherwise, no change.

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# LANDMARK COMMISSION REPORT

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APPLICATION FOR A CERTIFICATE OF  
APPROPRIATENESS FOR EXTERIOR ALTERATIONS  
AT 414 WAYNE ST

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## CHIMNEY REMOVAL

Reference Number: PLC 22-0027

Date of Report: June 3, 2022

Report Author: Alec Ochs, Assistant Planner





# City of Sandusky, Ohio

## Landmark Commission Report

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### BACKGROUND INFORMATION

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Applicant: Avon Legal LTD  
35765 Chester Rd.  
Avon, OH 44011

Owner: Michael E. Witte  
8050 Leavitt Rd.  
Amherst, OH 44001

Site Location: 414 Wayne St.  
Sandusky, Ohio 44870

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

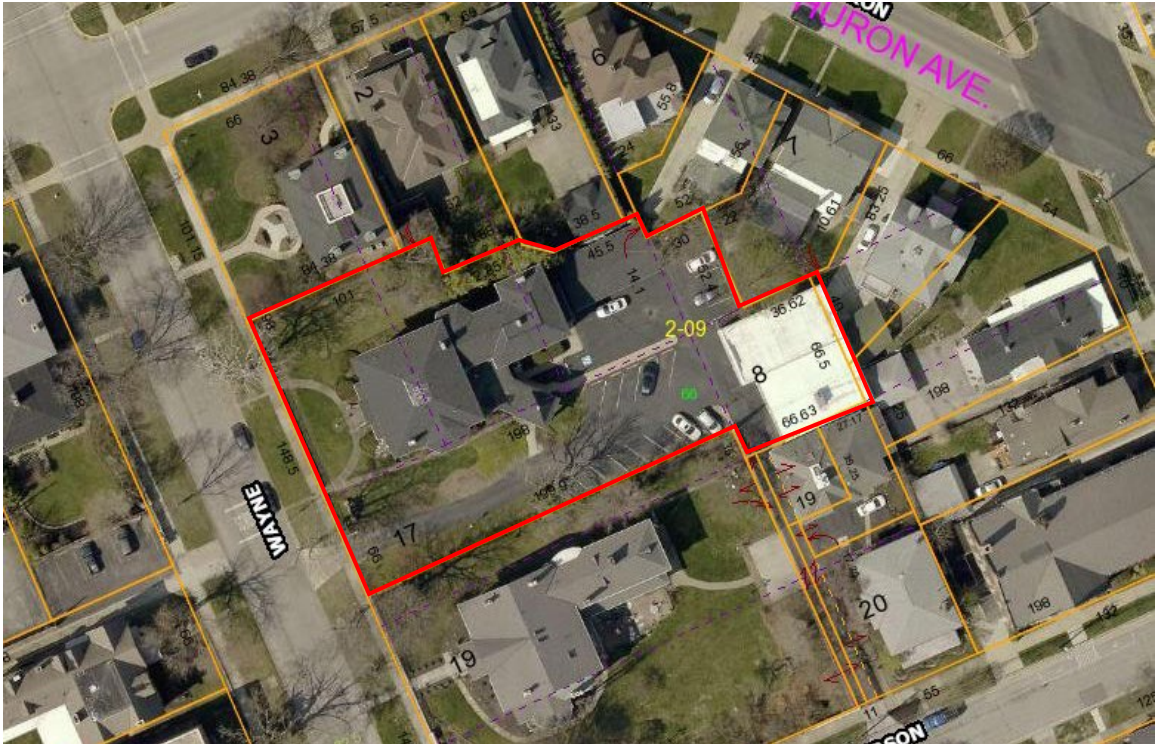
Existing Uses: Residential

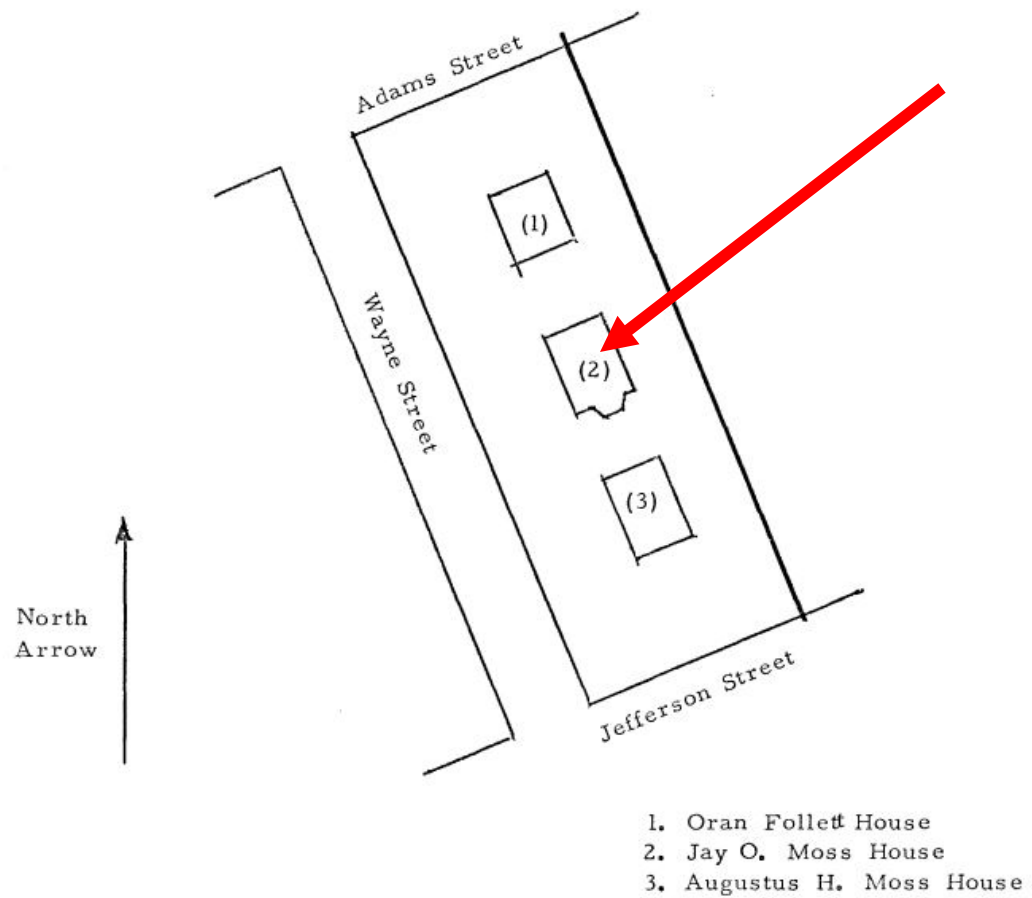
Proposed Project: Exterior Alterations – Chimney Removal

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SITE PICTURES

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#### PROPERTY DESCRIPTION

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The building at 414 Wayne St. was built around 1872. There is minimal documented history documented on this property that is relevant to this application.

The Local Ohio historic Inventory of 1979 states the following regarding the buildings important features:

“Cornice roof brackets, molded stone window hoods, pillared portico, stone water table, cut stone petal shaped at front, brass doorbell to follow shape of bell. Carriage drive through on side with polygonal roof with finial”.

The State of Ohio historic Inventory of 1979 states the following regarding the history and significance:

“The middle house, of limestone, is in the High Victorian Italianate style”.

“This block of three houses provides a capsule history of the nineteenth century styles in stone architecture in Sandusky. By representing the Greek, Gothic and Italianate styles in stone construction, the block epitomizes a most characteristic phenomenon in the development of Sandusky’s nineteenth century appearance, which it still remains to a large degree”.

Chimneys are not mentioned in the recounts of architecture on this block or this structure.

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#### PROJECT SCOPE

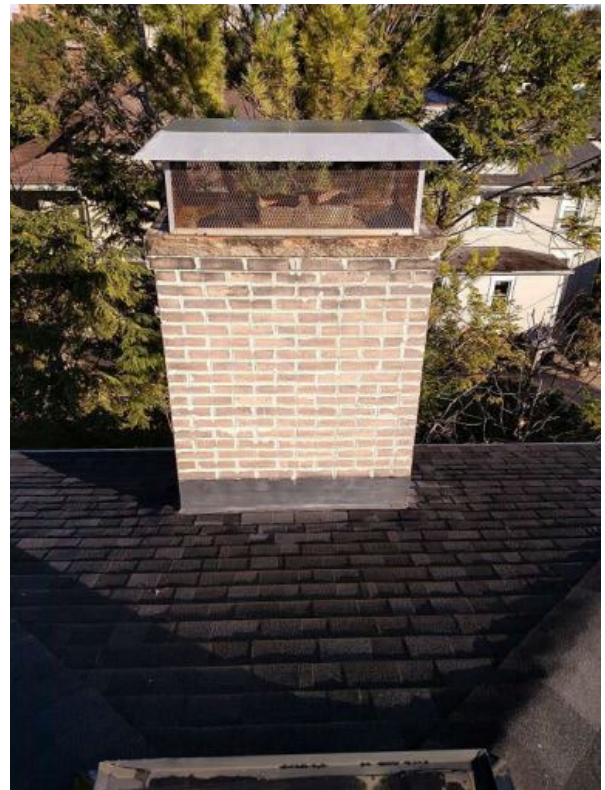
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The applicant seeks to remove the 4 existing chimneys from the roof and patch to match the existing roof shingles. The applicant has stated:

“Multiple attempts have been made over the last decade or more to address water intrusion issues at the chimneys, including replacement of portions above the roof, replacing flashing,, caps and applying waterproofing to the exterior surface. These attempts have failed to resolve the moisture issues. The chimneys serve fireplaces which are no longer functional, and formerly served furnaces and water heater(s). The furnaces have been converted to high efficiency direct vent and the water heater was converted to electric. The Owner desires to have the chimneys removed as they are no longer functionally required, and the water intrusion issues have not been successfully resolved. The materials used for the replacement above the roof were red and off white face brick (depending on chimney), which I can only guess were not the original material”.



### **Suspected Non-original Chimneys**



### **Suspected Previously Removed Chimneys (evidence from attic infrastructure that does not protrude the roof line)**





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## RELEVANT GUIDELINES

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### 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

1. “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.”

### **National Park Service:**

#### **PRESERVATION BRIEFS: 17-- Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character**

**Staff note: The following example details a structure where the chimneys are mentioned as significant to the character of the structure. It is not a perfect comparison to the case at hand since the overall character of this example is very simple and therefore makes the character of the chimney more prominent overall. However, it is supplementary information useful to the evaluation of this case.**

#### **Overall Visual Character: Roof and Related Features**

“On this building pictured below, the most important visual aspects of its character are the roof and its related features, such as the dormers and chimneys. The roof is important to the visual character because its steepness makes it highly visible, and its prominence is reinforced by the patterned tinwork, the six dormers and the two chimneys. Changes to the roof or its features, such as removal or alterations to the dormers, for example, would certainly change the character of this building. This does not discount the importance of its other aspects, such as the porch, the windows, the brickwork, or its setting; but the roof is clearly crucial to understanding the overall visual character of this building as seen from a distance”.



National Park Service:

**PRESERVATION BRIEFS: 39 - Holding the Line: Controlling Unwanted Moisture in Historic Buildings**

### **Level III Replacement / Alterations For Chronically Damp Conditions**

Undertake exterior rehabilitation work that follows **professional repair practices**-i.e., replace a deteriorated feature with a new feature to match the existing in design, color, texture, and when possible, materials. In some limited situations, non-historic materials may be necessary in unusually wet areas

### **Selecting an Appropriate Level of Treatment**

If moisture cannot be managed by maintenance alone, it is important to reduce it by mitigating problems before deteriorated historic materials are replaced. **Treatments should not remove materials that can be preserved**; should not involve extensive excavation unless there is a documented need; and should not include coating buildings with waterproof sealers that can exacerbate an existing problem. Some alteration to historic materials, structural systems, mechanical systems, windows, or finishes may be needed when excessive site moisture cannot be controlled by drainage systems, or in areas prone to floods. These changes, however, should, be sensitive to preserving those materials, features, and finishes that convey the historic character of the building and site.

### **Summary and References**

The majority of moisture problems can be mitigated with maintenance, repair, control of ground and roof moisture, and improved ventilation. **For more complex situations, however, a thorough diagnosis and an understanding of how the building handles moisture at present, can lead to a treatment that solves the problem without damaging the historic resource.**

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#### **SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS**

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In context with similar structures in the neighborhood, most significantly the Follett House Museum, the chimneys at 414 Wayne St are reasonably assumed to be original features characteristic to the architecture.

However, the single chimney facing Wayne Street is the only one that is visible from the sidewalk and contributing to the character of the property from the public realm. This is generally the area most concerned with historic preservation standards. Staff considers the professional repair practices that have been previously done and have not stopped the water protrusion. In this case, staff suggests the commission consider supporting the removal of the three chimneys towards the rear of the structure and away from the visual prominence of the building. This way, the owners could focus their remaining efforts to preventing water intrusion on the single remaining chimney.

Further research indicates this structure likely had two symmetrical chimneys similar to the Follett House. See following black-and-white image of the home depicting a chimney on the northwest corner that has since been removed. There are comments from the applicant / contractor that the remaining front chimney does not have time appropriate brick, therefore it is unlikely to be original. The materials may or may not be original but the chimney placement seems to be. Staff has determined this chimney placement is very likely historically accurate, with chimneys placed in the opposite spots across the front façade from each other (see Follett House example). The Wayne St. façade chimney does lack time appropriate architectural character compared to the historical chimney (see black/white photo) further confirming the theory that the existing chimney is not original.

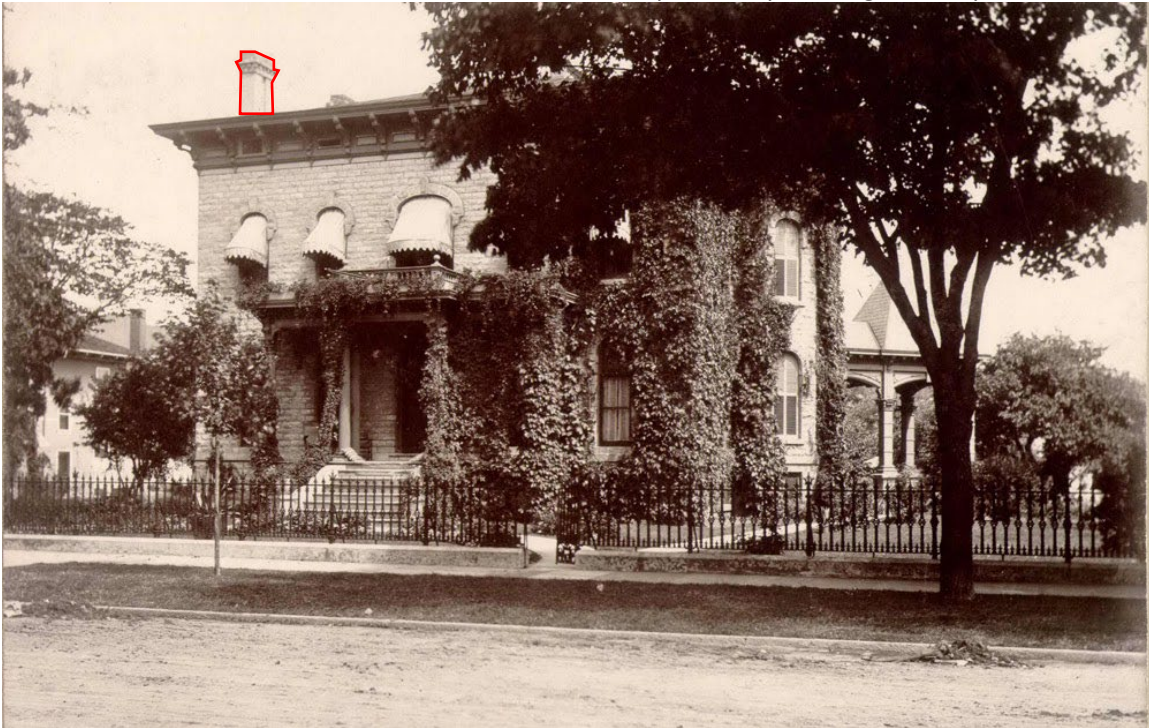
The chimney seen from the Wayne street perspective is most prominent of the 4 chimneys in this application and staff supports focusing mitigation efforts on this chimney if salvaging the 3 others is not likely. Also, due to the determination of the existing front chimney being a non-contributing reconstruction of the original, and its symmetrical pair having been since removed, staff also would support the removal of the front chimney. The removal of the front chimney would restore the symmetrical appearance of this structure from the view on Wayne Street, albeit without any chimney protrusions on the roof line.

If the commission supports removal of the existing non-historic chimney, and the applicant would like to more accurately restore the historic appearance of this structure, they could consider the feasibility of adding two new false chimneys that are reconstructed to the best extent possible in character and material to match the original – using the Follett House Museum and historic photos as their guide. This could be done in a strict *historic reconstruction* approach to this structure.

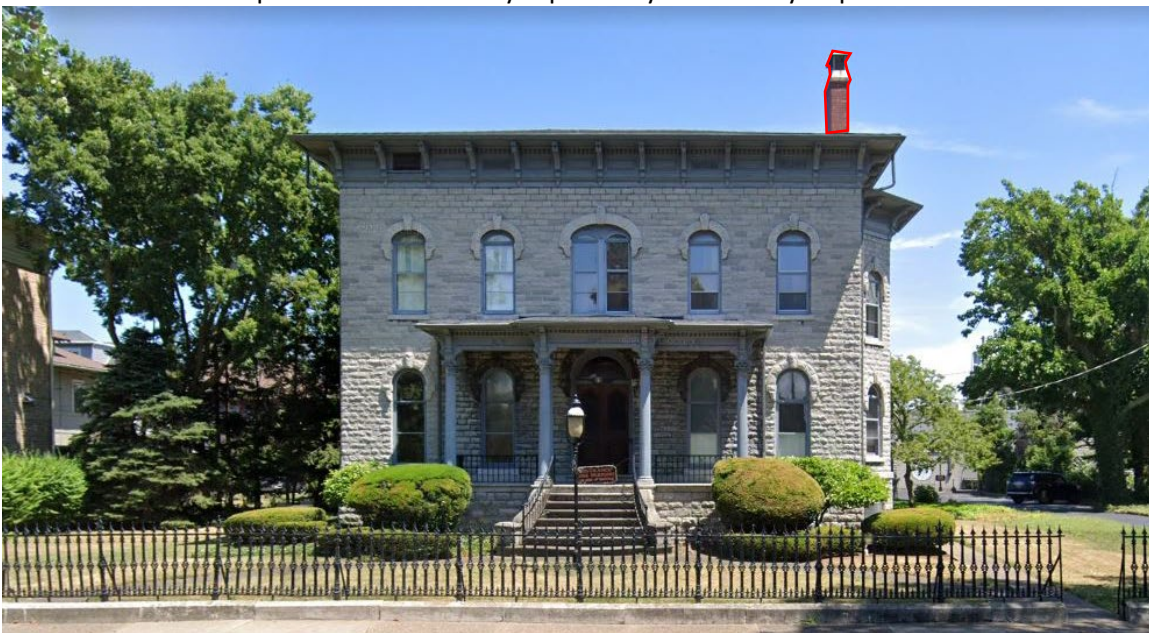
Finally, from a historic preservation standpoint, the overwhelming historic value and character of this structure would not be decreased by the removal of the existing chimneys. The significance of its architectural features lies primarily in the shape, limestone material, window shape and features, cornice and roofline, front steps and porch.



Photo from unknown timeframe. Shows previously existing chimney



Modern photo shows chimney is placed symmetrically to picture above



Follett House example



In conclusion, staff determined that the following options for this case. Staff more strongly supports options 1 or 3, but is open to option 2 based on Commission input.

1. Table: Instruct the applicant to further evaluate all 4 chimneys to attempt to save them and mitigate water intrusion issues, then report back to the commission at a specified time frame for a decision.
2. Partial removal: Grant the removal of the three chimneys not visible from the street and focus preservation efforts on the southwest corner chimney that is visible from Wayne Street.
3. Full approval: Grant the removal of all four chimneys in interest of the most sure method of fixing water intrusion issues on the structure, as well as removing the false historic character of the southwest corner chimney visible from Wayne street.

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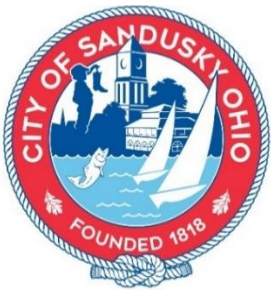
**CONCLUSION / RECOMMENDATION**

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Staff appreciates the applicant's proposed investment in the building and in the City of Sandusky. If Commission moves to grant a Certificate of Appropriateness, staff suggests the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, Planning Division 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](http://www.cityofsandusky.com)

## Instructions to Applicants

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

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

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

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

**APPLICATION FEE:** No Fee.

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

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

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

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

Submit application and materials to:

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

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

## Application for a Certificate of Appropriateness

**STAFF USE ONLY:**

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

Address of Property for Certificate of Appropriateness: \_\_\_\_\_

Name of Property Owner: \_\_\_\_\_

Mailing Address of Property Owner: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

If same as above check here ☐

Name of Applicant: \_\_\_\_\_

Mailing Address of Applicant: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Description of Work to be Done:

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

\_\_\_\_\_  
Date

*Michael A. Witte*

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

\_\_\_\_\_  
Date

## **The Sandusky Preservation Design Guidelines**

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

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

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### **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.



Chimney Removal for

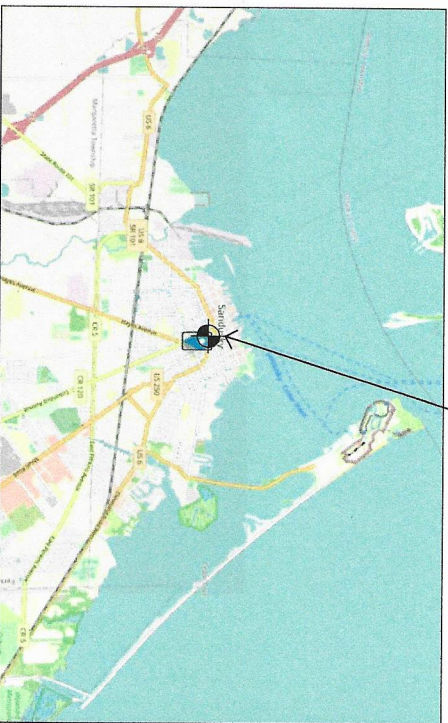
# Avon Legal Ltd

414 Wayne Street

AVON LEGAL LTD

Sandusky Ohio 44870

PROJECT LOCATION



## LOCATION PLAN

NO SCALE

## CODE DATA

APPLICABLE CODE: 2011 OHIO BUILDING CODE AUGUST 2018 RELEASE  
LOCATION: CITY OF SANDUSKY, ERIE COUNTY, OHIO  
USE GROUP: (CBC 304.1) BUSINESS (PROFESSIONAL SERVICES, ATTORNEY OFFICES)  
CONSTRUCTION TYPE: VB, WOOD FRAMED, COMBUSTIBLE, UNPROTECTED.  
ALTERED AREA: 0 SQFT

## PROJECT DESCRIPTION

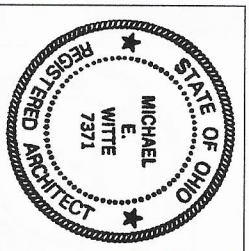
SELECTIVE DEMOLITION OF PORTION OF (4) CHIMNEYS ABOVE ROOF.

## LOCATION MAP

NO SCALE

## LIST OF DRAWINGS

A-0 TITLE SHEET  
A-1 EXTERIOR VIEW



Michael E. Witte, ARC # 8307371  
Exp 12/31/2023

**BRW** Bert R. Witte, Inc.  
General Contractor  
8050 Leavitt Road Amherst, Ohio 44001  
email: bertrwitteinc@centurytel.net  
(440) 986-3500 fax (440) 986-8225

Chimney Removal for  
Avon Legal Ltd

414 Wayne Street

Sandusky Ohio 44870

SHEET TITLE:  
Title Sheet

PROJECT NO:  
22104

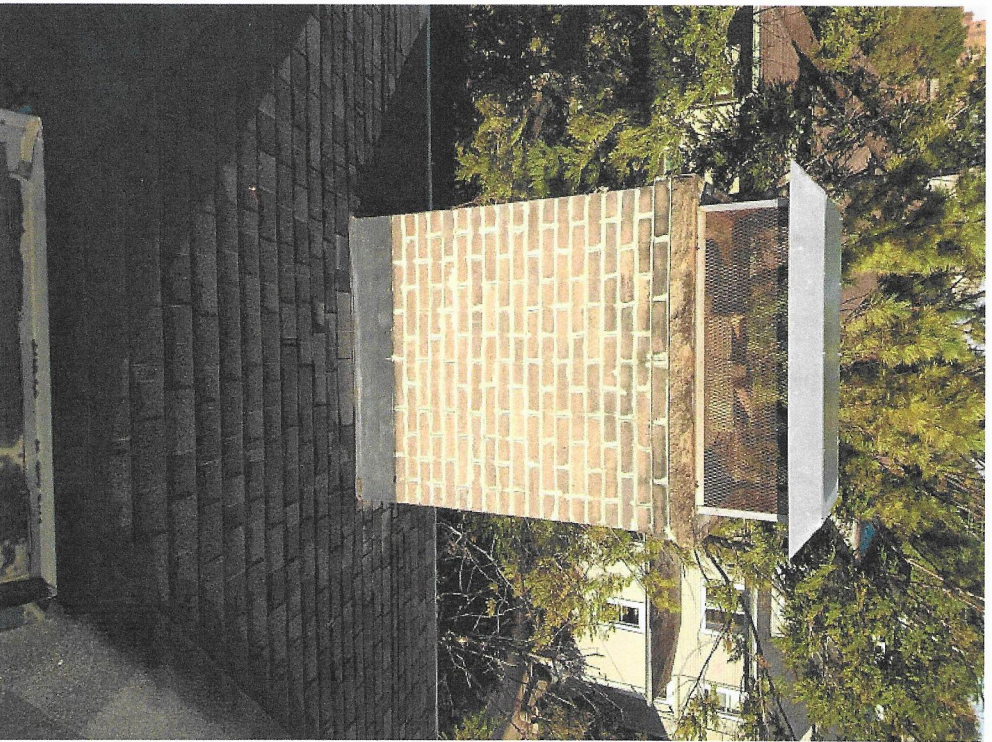
DATE:  
23-1719-22

SHEET

A-0

1 OF 2 SHEETS









CITY OF SANDUSKY, OHIO  
DEPARTMENT OF PLANNING

# LANDMARK COMMISSION REPORT

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APPLICATION FOR EXTERIOR ALTERATIONS TO  
103 W. MARKET STREET

SIGNAGE

Reference Number: PCL22-0028

Date of Report: June 6, 2022

Report Author: Alec Ochs, Assistant Planner





# City of Sandusky, Ohio

## Landmark Commission Report

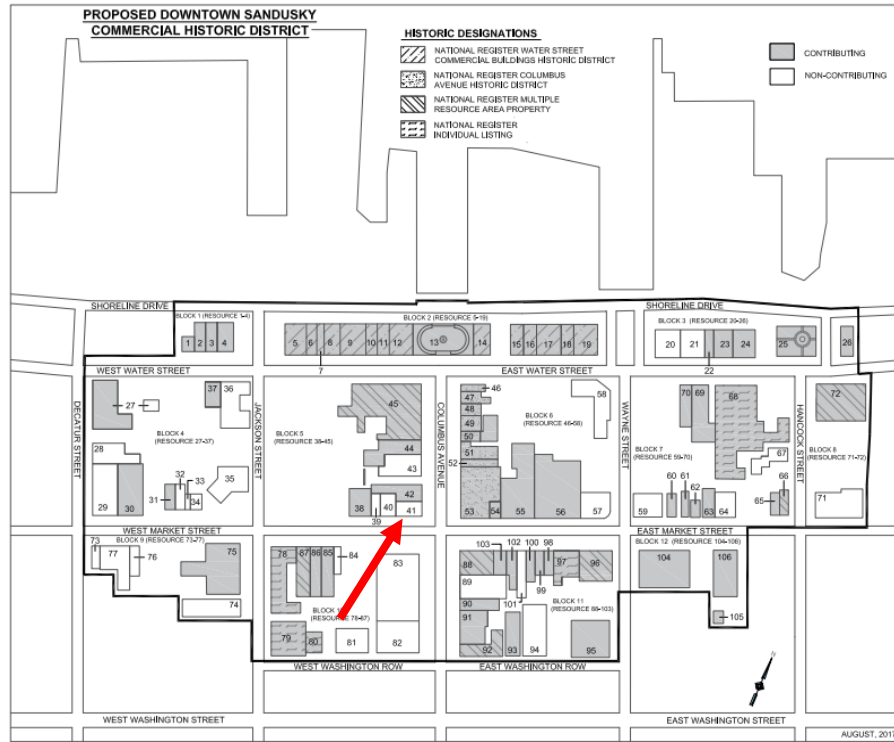
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### BACKGROUND INFORMATION

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Applicant:	Erik Anderson 232 Jackson Street, Suite 107 Sandusky, OH 44870
Owner:	Jami Tallman (Talltown Investments LLC) PO Box 2144 Sandusky, OH 44870
Project:	Replace Signage
Site Location:	103 W. Market St. Sandusky, Ohio 44870
Zoning:	"DBD" / Downtown Business
Existing Uses:	Business
Proposed Uses:	Business

## SITE DESCRIPTION









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**DIVISION OF PLANNING COMMENTS**

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The applicant Erik Anderson, proposes to replace the existing sign within the pre-existing signage footprint at 103 West Market Street. They want to replace the signage at the exact same location/place, and they are not exceeding the dimensions of the current wall signage. The earlier sign did meet the zoning code guidelines.

Staff determined it is a good quality design with simple graphics and simple messages. The shape is appropriate, the colors are not fluorescent, and meet the guidelines.

Sandusky zoning code:

(c) Business and Commercial Districts.

(1) Wall signage per building wall facing a public right-of-way based on the following chart:

Speed limit on street	Mass factor
25 mph	1.00



Sandusky Preservation Design Guidelines:

- Flush-mounted wall signs, window signs and awning signs are most appropriate for commercial buildings.
- Good Quality designs with simple graphics and simple messages are encouraged.
- “Fluorescent” colors should not be used

---

**CONCLUSION/RECOMMENDATION**

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Staff determined the signage meets the requirements mentioned in the guidelines. The final approved design of the wall signage consists of a good quality design with simple graphics and simple messages. The shape is appropriate, the colors are not fluorescent, and the colors included are primary and not flashy.

Staff granted administrative approval for the wall and window signage application on May 27, 2022.

## Application for a Certificate of Appropriateness

### STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 103 W. Market St. Sandusky OH 44870

Name of Property Owner: Talltown Investments LLC

Mailing Address of Property Owner: 4208 Walnut Creek Lane

City: Sandusky State: OH Zip: 44870

Telephone #: 4196760141 Email: talltownse@gmail.com

If same as above check here ☐

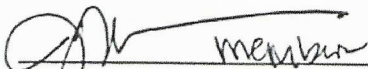
Name of Applicant: \_\_\_\_\_

Mailing Address of Applicant: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Description of Work to be Done:

  
Signature of Property Owner

5/19/22  
Date

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

\_\_\_\_\_  
Date



## The Sandusky Preservation Design Guidelines

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

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

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

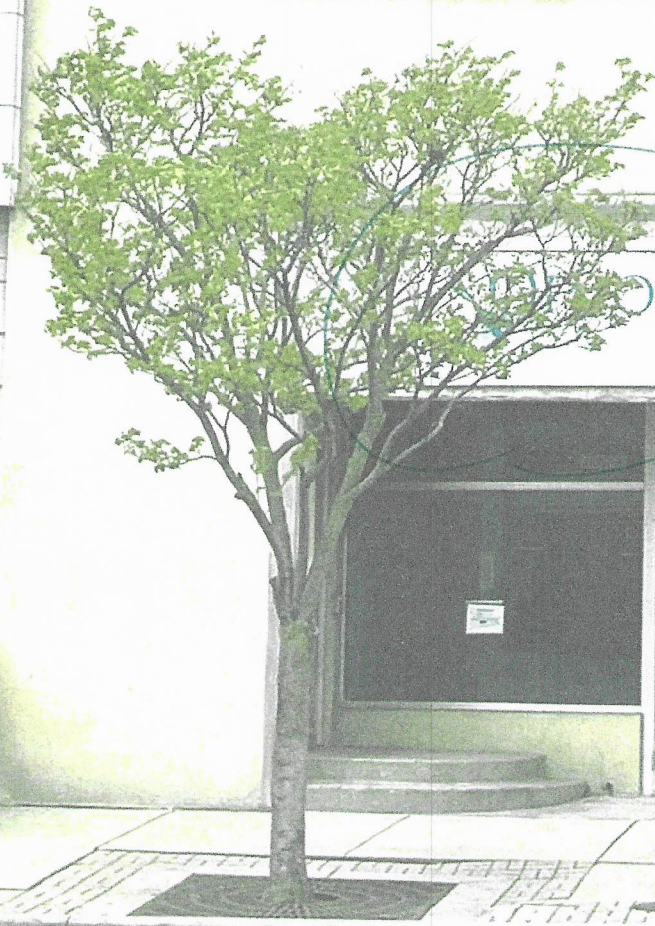
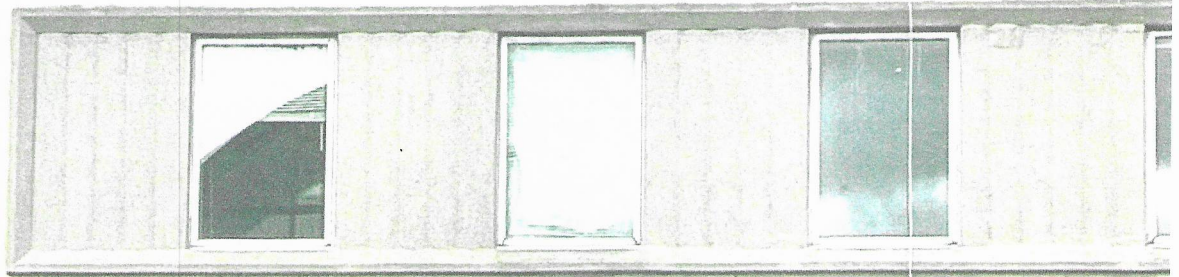
- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;
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- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;
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- (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.

**māksla**



**GALLERY**





COANS

103

For RENT

existing sign

We will replace the insert inside the frame

# LANDMARK COMMISSION REPORT

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## APPLICATION FOR EXTERIOR ALTERATIONS TO 189 E. MARKET STREET

### SIGNAGE

Reference Number: PCL22-0025

Date of Report: June 6, 2022

Report Author: Alec Ochs, Assistant Planner





# City of Sandusky, Ohio

## Landmark Commission Report

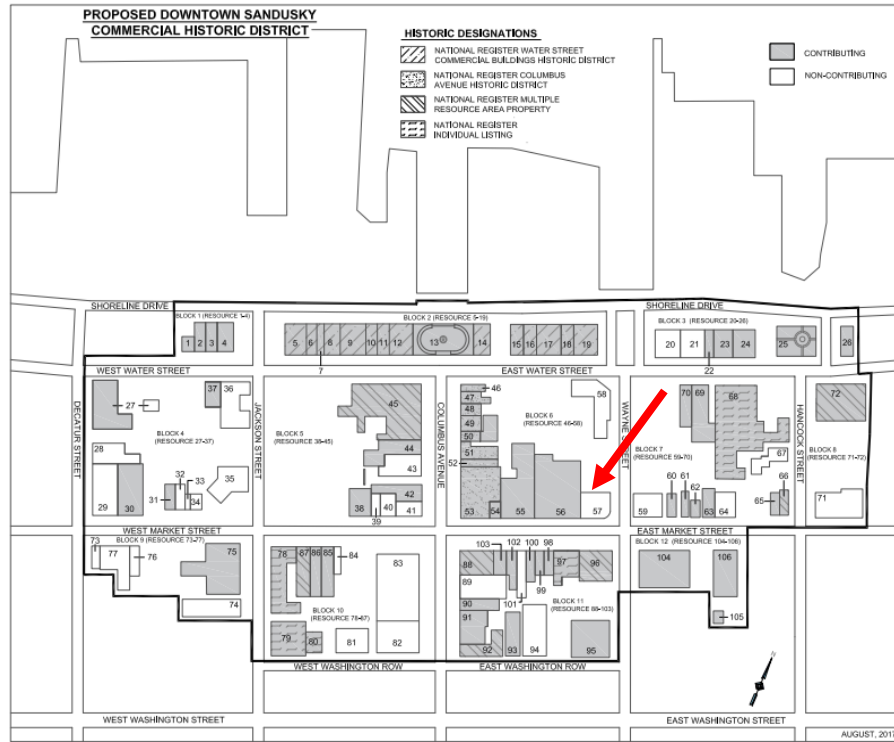
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### BACKGROUND INFORMATION

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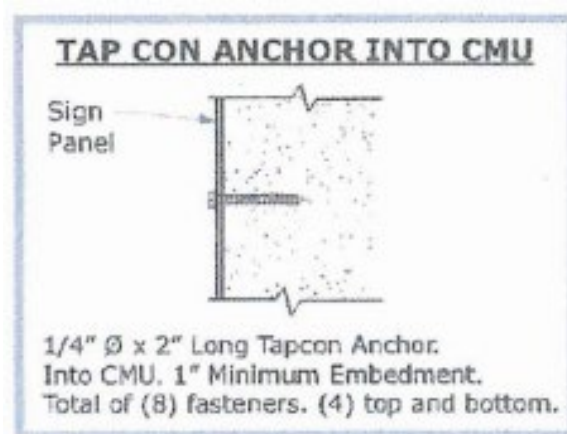
Applicant:	Osupplies – Brady Sign Co. 191 East Market Street Sandusky, OH 44870
Owner:	IRA Investment Ltd. 1721 Hancock Street Sandusky, OH 44870
Project:	New Signage
Site Location:	189 E. Market St. Sandusky, Ohio 44870
Zoning:	“DBD”/ Downtown Business
Existing Uses:	Business
Proposed Uses:	Business

## SITE DESCRIPTION











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**DIVISION OF PLANNING COMMENTS**

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The applicant, Osupplies – Brady Signs Co. -, proposes to install signage at 189 East Market Street. They want to place one 25-3/8" H x 95" ACM panel sign with flat digitally printed graphics applied first surface. Sign to be attached to building via exposed fasteners through the face of the panel.

The zoning code requires a maximum of 35 sq. ft. of wall signage on this facade. The proposed sign meets this requirement at 16.35 sq. ft.

Staff determined it is a good quality design with simple graphics and simple messages. The sign is not internally illuminated. The shape is appropriate and the colors are not fluorescent.

Sandusky zoning code:

(c) Business and Commercial Districts.

- (1) Wall signage per building wall facing a public right-of-way based on the following chart:

Speed limit on street	Mass factor
25 mph	1.00

Sandusky Preservation Design Guidelines:

- Flush-mounted wall signs, window signs and awning signs are most appropriate for commercial buildings.
- Good Quality designs with simple graphics and simple messages are encouraged.
- “Fluorescent” colors should not be used

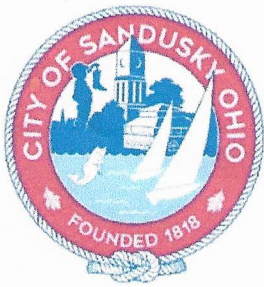
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**CONCLUSION/RECOMMENDATION**

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Staff determined the signage meets almost all the requirements mentioned in the guidelines. The final approved design of the wall signage consists of a good quality design with simple graphics and simple messages. The shape is appropriate, the colors are not fluorescent, and the colors included are primary and not flashy.

Staff granted administrative approval for the wall and window signage application on June 6, 2022.



## LANDMARK COMMISSION

### Application for a Certificate of Appropriateness

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

### Instructions to Applicants

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

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

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

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

**APPLICATION FEE:** No Fee.

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

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

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

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

Submit application and materials to:

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

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



## Application for a Certificate of Appropriateness

### STAFF USE ONLY:

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

Address of Property for Certificate of Appropriateness: 189 E. Market Street

Name of Property Owner: IRA Investments Ltd.

Mailing Address of Property Owner: 191 E. Market St.

City: SANDUSKY State: OH Zip: 44870

Telephone #: 419-627-2489 Email: \_\_\_\_\_

If same as above check here ☐

Name of Applicant: Brady Signs Co. for Osupplies.com

Mailing Address of Applicant: 1721 HANCOCK STREET

City: SANDUSKY State: OH Zip: 44870

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

Description of Work to be Done:

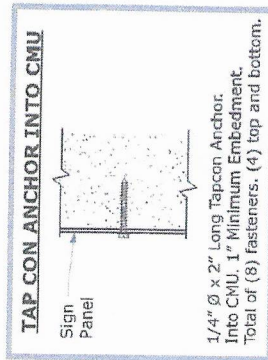
fabricate and install (1) 25-3/8"H x 95"W white  
acm panel sign with flat digitally printed  
graphics applied to first surface.

Randall A. Runtz  
Signature of Property Owner  
member-manager

5/3/22  
Date

Monica L. Gletcher 3/22/22  
Signature of Authorized Agent Date

Flat Panel Sign  
Store Frontage: 36 FT  
Scale: NTS



**Baseline Scope of Work**

Brady Signs to fabricate and install (1) 25-3/8" H x 95" white ACM panel sign with flat digitally printed graphics applied first surface. Sign to be attached to building via exposed fasteners through the face of the panel.



**PROPOSED SIGN**

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

Customer: O Supplies

Date: 3/12/22

Location: 189 E Market St. Sandusky, OH 44870

File Name: Dwg72945C

Client Approval: \_\_\_\_\_

Date: \_\_\_\_\_

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Site Plan  
Scale: NTS



**A** Storefront Flat Panel Sign

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**BRADY**  
SIGNS

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Title: \_\_\_\_\_

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