



Landmark Commission

City Building

City of Sandusky, Ohio 44870

**July 27th, 2016
1ST FLOOR CONFERENCE ROOM
4:30 P.M.**

AGENDA

1. Review of minutes from June 29, 2016
2. Application for Landmark Designation for the Kingsbury Building at 238-240 Columbus Avenue

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

LANDMARK COMMISSION REPORT

APPLICATION FOR LANDMARK DESIGNATION FOR THE KINGSBURY BUILDING

Reference Number: LC-03-16

Date of Report: July 20, 2016

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio Landmark Commission Report

BACKGROUND INFORMATION

Sharon Trsek, on behalf of Marous Brothers has submitted a Landmarks application for local landmark designation of the Kingsbury Building, 238-240 Columbus Avenue. The following information is relevant to this application:

Applicant: Marous Development, LLC
38025 Second Street Suite 102
Willoughby, Ohio 44094

Site Location: 238-240 Columbus Avenue

Zoning: "DBD"/Downtown Business District

Existing Uses: Vacant

SITE DESCRIPTION

238-240 Columbus Avenue



DIVISION OF PLANNING COMMENTS

The applicant has presented an application for local landmark designation for the property located at 238-240 Columbus Ave. Section 1161.06 specifies the criteria for designation of a landmark building. The building must be at least 50 years old and must also fall into one of the following categories:

- A. It is in the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, city, state, or nation; or
- B. It is associated in a significant way with the life of a person important in the history of the city, state, or nation; or
- C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; or
- D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; or
- E. It is an outstanding work of a designer or builder; or
- F. Because of its prominence of spatial location, contrasts of siting, age, or scale it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City.

The applicant has provided a very detailed report indicating the history of the building and original founders of the building. The West Brothers and the Kingsbury Building had a great impact on the City of Sandusky. The Kingsbury building was the home to dentists, physicians, attorneys, insurance companies, jewelers, and for a short time City Hall occupied the third floor. Per the application the Kingsbury Building also played a role in the history of telephone service in Sandusky. The Telephone Company "Home Systems" was founded in 1895 and located within the Kingsbury Block then moved to their headquarters in Cleveland around 1922 when they merged with Ohio Bell Telephone.

The business and the founders are significant to the community but an additionally important aspect for consideration is the historic integrity of the west side of Columbus Avenue. As the applicant indicated in the application, the contemporary design and construction of the County building and parking garage consumed the entire block fronting Columbus Avenue, therefore the historic integrity of the west side of Columbus Avenue within its first block is lost. By retaining the Kingsbury building, as well as the Commercial Banking & Trust Co. the east side of Columbus Avenue would be preserved.

CONCLUSION/RECOMMENDATION

Staff believes that the existing building is an important piece of the City of Sandusky's history. Staff believes that the building meets the criteria for historic designation as a Local Landmark. Staff would recommend the Landmark Commission approve the Local Landmark designation for the Kingsbury building at 238-240 Columbus Ave.