



CITY of MEDINA Historic Preservation Board Special Meeting

Historic Preservation Board

Meeting Date: July 11, 2019

Meeting Time: 5:00pm

Present: Leslie Traves, Elizabeth Biggens-Ramer, Paula Banks, Patty Stahl, Don Geitz, Jonathan Mendel (Community Development Director), Sandy Davis (Administrative Assistant)

Absent: None

Mrs. Biggens-Ramer made a motion to approve the minutes from the June 13, 2019 meeting as submitted. The motion was seconded by Mrs. Banks.

Vote:

Biggens-Ramer	<u>Y</u>
Banks	<u>Y</u>
Traves	<u>Y</u>
Geitz	<u>Y</u>
Stahl	<u>Y</u>
Approved	5-0

Announcements: Mr. Mendel stated the second round of bids for the Parking Garage have been received. Mr. Mendel stated he and Chairman Traves are on the design review committee who will interview the bidders. Mr. Mendel stated the proposals are now available publically through the City of Medina website, engineering bidding section. Mr. Mendel stated he spoke with the Patrick Patton, the project manager. Mr. Mendel stated he can forward an e-mail that has the link on it that talks to committee members doing the interviews. Mr. Mendel stated the board can look at the proposals through that link. Mr. Mendel stated if the committee members would like to provide comments, they may forward the comments straight to Jonathan via e-mail and do not "reply all". Mr. Mendel stated that way the comments can be considered in the discussion process prior to coming before the HPB for a Certificate of Appropriateness. Mr. Mendel stated comments can be forwarded to him as soon as possible or up until July 18th, the date of the meeting for the review panel.

Mr. Mendel stated case H19-08 will be moved to the end of the agenda today in order to take the two sign requests first as they will be short discussions.

New Business:

1. H19-09 117 E. Liberty Odd Fellows COA

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is a request for a Conditional Sign Approval for I.D.E.A. Jewelers located at 108 W. Washington Street. Mr. Mendel stated the storefront is located on the south side of the 100 block of W. Washington Street.

Mr. Mendel stated the applicant is requesting a new 25 square foot wall sign on the north (front) building façade which is compatible with the district, the building and the condition sign guidelines.

Mr. Mendel stated staff recommends the Historic Preservation Board grant a conditional sign approval for the proposed I.D.E.A. wall sign at 108 W. Washington Street.

Present for the case was Jim Briola from North Coast Sign and Lighting, 310 N. Broadway Street, Medina. Mr. Briola stated the sign back panel will be polymetal, an acrylic and aluminum composite which will have brown vinyl on it. Mr. Briola stated the large letters will be ½” cut out pvc and the small letters will be 3M premium vinyl as well as the border around the edge and the designs on both sides.

Mr. Briola stated the lettering on the bottom is too small to cut out. Mr. Briola stated the colors are black and white. Mr. Briola stated the large letters are raised.

Mr. Geitz made a motion to approve the Conditional Sign permit as submitted at 108 W. Washington Street, I.D.E.A. Jewelers.

The motion was seconded by Mrs. Stahl.

Vote:

Stahl	<u>Y</u>
Banks	<u>Y</u>
Biggens-Ramer	<u>Y</u>
Traves	<u>Y</u>
Geitz	<u>Y</u>
Approved	5-0

2. H19-10 140 W. Washington Molly’s Fashion Boutique CSP

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is a request for Conditional Sign approval for new window signage for Molly’s Fashion Boutique and Medina Funtastic Toyz. Mr. Mendel stated the property is located at the south side of the 100 block of W. Liberty at the corner of S. Elmwood and W. Washington.

Mr. Mendel stated the request is to put Molly's Fashion Boutique permanent window signage on the north (front) and south (rear) building facades. Mr. Mendel stated both facades are compliant with the requirement for permanent window signage. Mr. Mendel stated Molly's Fashion Boutique is currently in the rear of the building and is being moved to the front to switch places with Funtastic Toyz.

Mr. Mendel stated the proposed signage is compatible with the district, the building and the conditional sign guidelines.

Mr. Mendel stated staff recommends approval as submitted.

Present for the case was Ed Wright, business owner. Mr. Wright stated they are using the same cream color as the Miss Molly logos on the front of the gift shop.

Mr. Mendel stated the hanging sign for Funtastic Toyz is the main wall sign for the business and is compliant even though the business is in the rear. Mr. Wright stated the hanging sign will remain.

Mrs. Stahl made a suggestion to move the tea kettle logo down a little. Mr. Wright stated the space is not there to do so.

Mr. Wright announced the grand opening is tomorrow at 1:00pm and all are invited.

Mrs. Biggens-Ramer made a motion to approve a Conditional Sign Permit for window signage as proposed for 140 W. Washington Street.

The motion was seconded by Mrs. Stahl.

Vote:

Stahl	<u>Y</u>
Banks	<u>Y</u>
Biggens-Ramer	<u>Y</u>
Traves	<u>Y</u>
Geitz	<u>Y</u>
Approved	5-0

Old Business:

1. H19-08 117 E. Liberty Odd Fellows COA

Mr. Mendel gave a brief orientation of the project. Mr. Mendel stated this is a continuation from the June 13, 2019 meeting. Mr. Mendel stated at the June 13th meeting, there were a number of items discussed at length regarding the proposed renovation. Mr. Mendel stated the three main discussion items were the strategic exploratory demolition into the existing façade to see what is behind the existing façade materials to determine if there are any historical materials. Mr. Mendel stated if no salvageable material is discovered, there was a discussion of how to simulate some of the

original historical details in the historic photos of the site. Mr. Mendel stated there was concern about the white subway tile on the new storefront bulkheads and the fluted pilasters on the storefront piers.

Mr. Mendel stated since the June 13th meeting, the applicant conducted exploratory investigation. Mr. Mendel stated it did not appear to be any evidence of a historical façade. Mr. Mendel stated the existing underlying storefront structure is an uncoordinated combination of materials and composition that do not represent quality in construction nor are they internally unified for preservation purposes. Mr. Mendel stated the applicant revised the storefront renovation plan by removing the fluted pilasters on the storefront piers, changing the subway tile to black ceramic tile, changing the piers to paneled piers to mimic the original storefront.

Mr. Mendel stated the existing façade materials of individual storefronts are not original to the building and they do not represent good examples of their time or period of construction. Mr. Mendel stated removal through the renovation process would not detrimental to the building or the district.

Mr. Mendel stated a renovation is warranted due to the beginning deterioration and inappropriateness of the existing façade materials. Mr. Mendel stated the first plan had some details that were in question and the applicant had not performed an exploratory investigation of the existing façade to determine the extent of the remaining original design and materials.

Mr. Mendel stated the applicant has now performed this investigation and found nothing worth preserving and also revised the renovation plan to simplify the storefront pier detailing, the revised plan will be a welcome change to the subject property and the District.

Mr. Mendel stated staff recommends the Historic Preservation Board approve the storefront renovation plan received June 27, 2019 for 117 E. Liberty Street with the following condition:

1. Subject to all necessary building permit reviews by the City of Medina Building Department.

Present for the case was Chip Klinkenberg, President, Illes Architects, Medina, Ohio. Mr. Mendel stated a letter was also provided to the board from Main Street Medina giving some additional commentary from the Executive Director.

Mr. Klinkenberg stated they are dealing with the basis of what exists structurally. Mr. Klinkenberg stated there is nothing historic underneath the T111 façade. Mr. Klinkenberg stated they took into account the comments from the June 13th meeting and upgraded the elevation materials. Mr. Klinkenberg brought material samples of the proposed bulkhead tile and pier material. Mr. Klinkenberg stated this is really a colorless

building with everything neutral so they highlighted and accented some of the pieces by adding more texture while keeping to the same overall color palette.

Mr. Klinkenberg stated they will not be using any glazed tile material but will be using a matte finish porcelain tile for the bulkhead in a 6x6 patterned tile. Mr. Klinkenberg stated the pattern is a very common pattern from 1890 to about 1938. Mr. Klinkenberg stated they will be using a hexagon patterned tile with all the colors of the building in it. Mr. Klinkenberg stated the hexagon is a common design for that period. Mr. Klinkenberg stated since the gloss finish was taken out, they changed the white storefront aluminum to bronze to eliminate some lines and tie in the bronze canopy.

Mr. Klikenberg stated the panels around the columns will be a synthetic plywood in a white prefinish but will be painted a specific color white which is not a gloss finish. Mr. Klikenberg stated that will tie everything together. Mr. Klikenberg stated the cornice and dental work above will be the same color. Mr. Klikenberg stated the intent is to unify the whole building in one piece and implement where the individual door entrance would be.

Mrs. Traves asked if the copper will patina over time. Mr. Klikenberg stated copper does not turn blue unless you force it. Mr. Klikenberg stated it turns color due to acid rain. Mr. Klikenberg stated it will turn bronze.

Mr. Klikenberg stated all the grout in the tile will be white. Mr. Klikenberg stated the aluminum storefront that holds that glass will go back to bronze to match the canopy. Mr. Klikenberg stated the canopy extends out 4'. Mr. Geiz asked what is on top of the canopy. Mr. Klikenberg stated steel and bronze, a hard seal.

Mrs. Biggens-Ramer asked if the buff color would be considered in the panel. Mr. Klikenberg stated he feels that is a mistake. Mr. Klikenberg stated they are trying to tie the whole building together and not take smaller components and change their color.

Mr. Klikenberg stated if they have white grout and ceramic tile and white on the storefront, it creates the bottom of the building with a white top. Mr. Klikenberg stated they are reversing that putting the bronze on top.

Mr. Klikenberg showed the proposal with the dental molding. There was a discussion regarding different color elements in the building. There was a suggestion to put the letters in copper. Mr. Klikenberg stated copper is expensive but he did a rendering showing how it would look in copper.

Mrs. Traves made a motion to approve the plan as presented on July 11, 2019 and dated July 11, 2019 with the following conditions:

1. The letters at the top of the building may be painted copper at the applicant's discretion.

The motion was seconded by Mrs. Banks.

Vote:
Stahl Y
Banks Y
Biggens-Ramer Y
Traves Y
Geitz Y
Approved 5-0

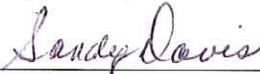
Mrs. Biggens-Ramer asked if there are any updates on the courthouse. Mr. Mendel stated a meeting is scheduled at City Hall which all board members were invited to. Mr. Mendel stated no documents have been received as they are still working on the interior design and how to combine the buildings into one.

Mrs. Banks stated there is a rally in Public Square this evening regarding keeping the two courts separated. Mrs. Biggens-Ramer asked about rumors going around about design. Mr. Mendel stated he has not heard any rumors. Mr. Mendel stated the Mayor and Council President are on the committee and are aware of the need to make the process transparent. Mr. Mendel stated he does not expect to see a plan for several months.

Mrs. Banks asked the status of the Farmer's Exchange. Mrs. Stahl gave an update on the progress.

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Leslie Traves, Chairperson