



# CITY of MEDINA Historic Preservation Board

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## Historic Preservation Board

Meeting Date: February 12, 2015

Meeting Time: 5:00 pm

Present: Gloria Brown, Leslie Traves, Paula Banks, Laura Parnell, Sandy Davis (Administrative Assistant), Jonathan Mendel (Community Development Director), Justin Benko (Associate Planner)

Absent: Don Geitz

Minutes: The minutes of the December 11, 2014 meeting were presented for approval. Leslie Traves made a motion to approve the minutes as submitted. Laura Parnell seconded the motion.

**Vote:**

Brown	<u>Y</u>
Parnell	<u>Y</u>
Traves	<u>Y</u>
Banks	<u>Y</u>
Approved	4-0

1. H15-01 50 E. Washington City of Medina CSP

Justin Benko gave a brief overview of the case. Mr. Benko stated this is a request for Conditional sign approval for a projecting sign for the Engine House Museum.

Mr. Benko stated the applicant has submitted a request for a projecting sign for the Engine House Museum. Mr. Benko stated the proposed 4 sq. ft. sign will be a double-sided PVC sign with a scroll bracket. Mr. Benko stated the sign meets the size and code requirements.

Mr. Benko stated the proposed projecting sign will be compatible with the building and the district and adheres to applicable zoning regulations. Mr. Benko stated the projecting sign will be an attractive addition to the Historic District and will garner visibility for the Engine House Museum.

Mr. Benko stated staff recommends the Historic Preservation Board grant conditional sign approval for the proposed projecting sign.

Roger Smalley from the Community Design Committee spoke. Mr. Smalley stated they are currently using a banner on the site and have been wanting a sign for some time. Mr. Smalley stated the Archive Commission worked on the design with a graphic designer, Paula Banks, board member.

The board commented the sign is very attractive.

Mrs. Traves made a motion to approve a Conditional Sign Permit for 50 E. Washington Street, the Firehouse Museum, as submitted. The motion was seconded by Mrs. Brown.

Vote:

Parnell	<u>Y</u>
Brown	<u>Y</u>
Traves	<u>Y</u>
Banks	<u>Y</u>
Approved	4-0

2. H15-02 217 E. Liberty Medina United Church of Christ COA

Mr. Benko gave a brief overview of the case. Mr. Benko stated this is a request for a Certificate of Appropriateness for a building addition at the United Church of Christ Congregational.

Mr. Benko stated the site is located on the northeast corner of Public Square, within the Historic District across Liberty Street from the Medina County Courthouse and immediately south of the Medina County Administration building.

Mr. Benko stated the applicant has proposed a 1,965 sq. ft. addition to the United Church of Christ Congregational (UCCC) church. Mr. Benko stated UCCC brought a project introduction for the addition before the April 10, 2014 meeting of the Historic Preservation Board. Mr. Benko stated the addition will be located in the northeast corner of the church building and will provide for a large gathering area, meeting room, offices, and bathroom facilities, as well as an outdoor gathering area. Mr. Benko stated the project required two variances from the January 8, 2015 meeting of the Board of Zoning Appeals as well as Site Plan Approval from the January 8, 2015 meeting of the Planning Commission. The variances were approved at the January meeting.

Mr. Benko stated the proposed addition will generally enhance the property and the district. Mr. Benko stated the addition is proposed to the rear of the existing building and attached to the newest portion of the property, which is a “school” addition likely from the middle of the twentieth century. Mr. Benko stated this portion of the building onto which the addition is proposed is the least sympathetic in design with the oldest portion of the church, although there is consistency with the use of red brick throughout the entire existing building.

Mr. Benko stated everything that was proposed from the April 2014 meeting has been incorporated into the plan.



Justin Benko gave a brief overview of the case. Mr. Benko stated this is an application for Conditional Sign Approval for the wall sign for the public restrooms on Public Square. Mr. Benko stated the applicant has submitted a request for a wall sign for the public restrooms located in the former KeyBank drive-thru. Mr. Benko stated the proposed 16.52 sq. ft. sign will be Gemini Letters in the Optima font and will be installed on the south elevation facing Public Square. Mr. Benko stated nine inch address numbers will be installed on the west elevation of the building.

Mr. Benko stated the proposed sign complies with the sign code size requirements and the proposed wall sign will be compatible with the building and the district and adheres to applicable zoning regulations.

Mr. Benko stated Staff recommends the Historic Preservation Board grant a Conditional Sign approval for the proposed wall sign.

Mrs. Banks stated the letters look huge to her and she asked if they will be white. Mr. Benko stated they will be white. Mr. Mendel stated the letters will be three dimensional letters individually mounted on the façade.

Mrs. Brown stated she feels the letters are too large and distracts from the beauty of the square. Ms. Parnell stated she feels the font is too modern. Mrs. Traves suggested using the font that is being used on the Fire House Museum sign.

Present for the case was Mayor Dennis Hanwell. Mr. Hanwell stated the city directed the sign contractor to be as bold and stand-out as possible within the confines of the code. Mr. Hanwell stated they would like the sign to be visible for the investment that the city made for people standing as far away as the Fire Station to see that those are the public restrooms. Mr. Hanwell stated it was intentionally designed with the white against the dark background in order to stand out. Mr. Hanwell stated the people here visiting do not know where the restrooms are located and even if they are familiar with the Square, the restrooms are in a different location now. Mr. Hanwell stated the city would like to do as much as it can to have the sign as prominent as possible.

Ms. Parnell suggested a long black backer board for the letters to be mounted on in white. Ms. Parnell suggested curving the edges of the backboard. Mr. Mendel stated that would be a good compromise with a different font. Mr. Mendel suggested the board could make a motion with stipulations so the case can move forward without coming back to the board or a re-design can be brought back to the board for review next month.

The board members stated they would like to review the design next month since the sign cannot be up in time for the Ice Festival.

Bill Lamb, City Councilman At-Large stated he is speaking on behalf of the Community Design Committee this evening. Mr. Lamb stated gave a brief history of the role the Community Design Committee played in cleaning up the signs on the square over the years.

Mr. Lamb stated the Community Design Committee board voted unanimously to have changes made to the proposed restroom sign. Mr. Lamb stated the board was not favorable to the color, size, or word “public” on the sign. Mr. Lamb stated a restroom sign speaks to a restroom. Mr. Lamb stated if you stand in front of First Merit Bank and look over at the restrooms, this will be the predominant sign on the square. Mr. Lamb stated he feels it is important for the city to set the example for all private businesses and take the time needed to come up with a design that is identifiable but is not so obvious.

Mr. Lamb stated he has received the comment that there has been a men’s and women’s bathroom on the square for years inside the Fire Station and people have always been able to find them. Mr. Lamb stated his suggestion would be that it is identifiable but not white, a subtle sign in a smaller size.

Mr. Hanwell stated he would like to see the word “public” remain on the sign but he is grateful for the CDC’s comments. Mr. Hanwell stated the visitors were using the restrooms inside the businesses without patronizing them which is why the new restroom was built as a public building. Mr. Hanwell stated he feels making it more subtle makes it less physical. Mr. Hanwell stated either it stands out and is visible or it is subtle and you do not see it.

Ms. Parnell asked if it is possible to have a design similar to the banner that is currently on the building. Ms. Parnell stated it is the Medina colors and would tie into the Wayfinding signage in the square.

Jim Briola from North Coast Sign & Lighting stated he would like to donate the services of his graphic designer to come up with some additional ideas if the board decides to look at other ideas.

Roger Smalley, resident of Medina, stated he feels the word “public” could be eliminated without any repercussions. Mr. Smalley stated the area on the square is going to be the Bicentennial Commons and will be clearly a public area. Mr. Smalley stated many of the signs in the area are on sign boards with contrasting colors that stand out but look more attractive.

Mrs. Brown stated the board agrees to wait until March to see alternative designs.

The case was tabled by the City until March.

2. H15-04 241 S. Court St. Raspberry & Rose CSP

Mr. Benko gave a brief overview to the case. Mr. Benko stated this is a request for a Conditional Sign at 241 S. Court Street, The Raspberry and The Rose. Mr. Benko stated the property is located on the west side of S. Court Street. Mr. Benko stated East Washington Street is located to the north and E. Smith Road is located to the south.

Mr. Benko stated the Raspberry and The Rose is relocating from 102 W. Washington Street to the space being vacated by The Dress Bridal Boutique. Mr. Benko stated the existing The Raspberry and The Rose signs were granted conditional sign approval at the April 17, 2014 Historic Preservation Board meeting. Mr. Benko stated the existing wall and projecting signs will be moved to the new location and additional window signage will be added.

Mr. Benko stated the size of the signs comply with the sign code requirements. Mr. Benko stated window signage can account for 25% of the total window area and the proposed window signage also complies with the sign code requirements.

Mr. Benko stated the signage is consistent with the building and with the neighborhood and will be an attractive addition to the Historic District. Mr. Benko stated staff recommends the Historic Preservation Board grant Conditional Sign approval for the proposed signs.

Mrs. Brown asked if they are taking the existing signs from one location and moving them to the new location. Mr. Benko stated yes.

Present for the case was Jim Briola from North Coast Sign & Lighting. Mr. Briola stated they will remove the sign, sand and paint the back of it, then install tubular aluminum horizontal pieces in the entrance to mount the sign on. Mr. Briola stated it will be painted the same color as the trim on the building. Mr. Briola stated the window vinyl will be reflective gold color.

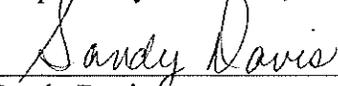
Ms. Parnell made a motion to approve a Conditional Sign Permit for 241 S. Court Street, The Raspberry and The Rose, as submitted. The motion was seconded by Mrs. Traves.

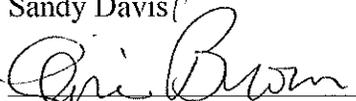
Vote:

Banks	<u>Y</u>
Brown	<u>Y</u>
Traves	<u>Y</u>
Parnell	<u>Y</u>
Approved	4-0

Having no further business, the meeting was adjourned.

Respectfully submitted,

  
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Sandy Davis

  
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Gloria Brown, Chairperson