



**CITY of MEDINA
Historic Preservation Board
Special Meeting
April 16, 2015**

Historic Preservation Board

Meeting Date: May 14, 2015

Meeting Time: 5:00 pm

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

Absent: None

Minutes: Paula Banks made a motion to approve the minutes from the April 16, 2015 Special meeting as submitted. The motion was seconded by Mrs. Traves.

Vote:

Geitz	<u>Y</u>
Banks	<u>Y</u>
Brown	<u>Y</u>
Traves	<u>Y</u>
Parnell	<u>Y</u>
Approved	5-0

1. H15-10 102 W. Washington Uptown Hair CSP

Mr. Benko gave a brief overview of the case. Mr. Benko stated this is a request for a Conditional Sign permit for 102 W. Washington Street.

Mr. Benko stated the site is located on the south side of W. Washington Street. Mr. Benko stated S. Elmwood Avenue is located to the west, and S. Court Street is located to the east.

Mr. Benko stated the applicant has submitted a request for a new wall sign and window signage for Uptown Hair. Mr. Benko stated the salon will be located in the former The Raspberry and The Rose space. Mr. Benko stated the wall sign will be a 12 sq. ft. non-illuminated, painted sign panel. Mr. Benko stated the window signage will be interior vinyl lettering.

Mr. Benko stated the proposed sign is 12 sq. ft. and the building has 12.5 feet of linear frontage. Mr. Benko stated the proposed sign is 12 sq. ft... Mr. Benko stated window

Mr. Benko stated the wall sign will be a 20 sq. ft. non-illuminated, Alumalite sign panel. Mr. Benko stated the lettering and trim will be blue in color with a cream colored background.

Mr. Benko stated at twenty square feet in area, the proposed sign adheres to the size requirements.

Mr. Benko stated the proposed signage will be compatible with the building and the district. Mr. Benko stated the proposed signage adheres to applicable zoning regulations. Mr. Benko stated staff recommends the Historic Preservation Board grant a conditional sign approval for the proposed sign.

Present for the case was business owner Milt Marshall, 238 S. Elmwood. Mr. Geitz asked if signage will be put near the sidewalk at some point for visibility. Mr. Marshall stated they would like to but they are waiting for a contract with Akron Children's Hospital so they can add them to the signage.

Mr. Marshall stated people can enter from the parking lot. Mr. Marshall stated there are twelve parking spaces but the property abuts municipal parking.

Mr. Marshall stated customers enter the building under the awnings to the left. Mr. Marshall stated the sign was put on the right side so it would not be blocked by trees. Mr. Marshall stated he is in the process of getting approval from the City Building Department to put a set of bi-fold doors that lock in order to house the garbage receptacles. Mr. Marshall stated the colors are royal blue and cream to match the awning. Mr. Marshall stated he does not have color samples.

Mrs. Banks made a motion to grant Conditional Sign approval for signage at 238 S. Elmwood Avenue, "Got Milt? Health & Fitness Center" as submitted. The motion as seconded by Mrs. Brown.

Vote:	
Geitz	<u>Y</u>
Banks	<u>Y</u>
Brown	<u>Y</u>
Traves	<u>Y</u>
Parnell	<u>Y</u>
Approved	5-0

3. H15-12 119 Public Square P.J. Marley's COA

Mr. Benko gave a brief overview of the case. Mr. Benko stated this is a request for a Certificate of Appropriateness for P.J. Marley's Restaurant & Pub. Mr. Benko stated the site is located on the northern section of Public Square. Mr. Benko stated Second Sole Shoes & Apparel is located to the west and Eli's Kitchen is located to the east.

Mr. Benko stated the applicant has proposed the addition of a 493 sq. ft. outdoor dining deck for P.J. Marley's Restaurant & Pub. Mr. Benko stated the deck will seat approximately twenty-eight patrons and will provide a view of Bicentennial Park. Mr. Benko stated the outdoor dining will be accessed via the interior of the restaurant or via the existing ADA ramp. Mr. Benko stated the deck will be stained a natural wood color to match the existing ramp. Mr. Benko stated no landscaping has been proposed at this time. Mr. Benko stated the applicant is also seeking a Conditional Use approval for outdoor dining at the May 14, 2015 Planning Commission Meeting. Mr. Benko stated the deck would also require a revocable use permit with the City of Medina because it would be built upon a portion of the property owned by the City of Medina.

Mr. Benko stated the outdoor dining deck will be a notable improvement over the asphalt parking lot area that currently exists which upon completion of Bicentennial Park, will no longer be accessible for parking. Mr. Benko stated the outdoor dining deck is consistent with the building and will be a nice addition to the dining options on Public Square. Mr. Benko stated the deck will provide a visual boundary for the park. Mr. Benko stated staff suggests flower planters along the perimeter of the deck or flower boxes affixed to the railing of the deck. Mr. Benko stated this would better incorporate the deck to Bicentennial Park.

Mr. Benko stated staff recommends that the Historic Preservation Board grant a Certificate of Appropriateness for the project on the following conditions:

1. Subject to all necessary building permits for the project
2. Subject to the incorporation of flower boxes and/or planters
3. Contingent on Medina City Council approval of a revocable use permit to use city owned land.
- 4.

Present for the case was Patty Stahl, owner of P.J. Marley's, 119 Public Square. Mrs. Stahl gave an orientation to the project site on the projector.

Mrs. Stahl stated the area is now asphalt. Mrs. Banks asked if there would be parking around the proposed site. Mrs. Stahl stated the only parking spaces are the ones they already have but they would be losing one parking space.

Mrs. Stahl stated there are two city owned handicap parking spaces on the other corner of the lot. Mrs. Stahl stated the deck will be accessed from the interior of the restaurant only. Mrs. Stahl stated the deck will not be covered.

Mr. Geitz expressed a concern about the look of the existing handicap ramp. Mr. Geitz stated it is not historic and he feels it does not look good. Mrs. Geitz, wife of Mr. Geitz, attended the meeting as a resident and expressed the same feelings about the look of the ramp and the look of the proposed deck. Mrs. Geitz stated it is not historic looking.

Mrs. Stahl stated she feels the fact that they have a ramp is a great benefit to the district.

Mrs. Stahl stated the only way to orient the ramp and not infringe onto city property was to wrap it around the building. Mr. Geitz stated the horizontal boards proposed for the deck are not historic looking.

Mr. Geitz asked if the dumpsters will be closed off. Mrs. Stahl stated the city is planning to do something with the dumpsters when they do something with the parking lot. Mrs. Stahl stated she needs to wait and see what the city is planning to do with the parking lot.

Mrs. Banks stated the board should be looking at the proposal in front of them and not at the dumpster location.

Mrs. Geitz again stated she does not feel the vertical boards are historic looking.

Mrs. Parnell asked for samples of the pressure treated decking. Mrs. Stahl stated she will provide them to the city. Mrs. Stahl stated she does not want to make a large investment into the design of the deck at this time since they do not know if the outdoor dining will be successful. Mrs. Stahl stated she feels a wood deck is very suitable. Mrs. Brown stated she feels decks are a fairly unobtrusive thing. Mrs. Brown stated basically you will see flower boxes and not the floor decking from the street. Mrs. Brown stated she does not have an objection to the proposal.

Mrs. Parnell asked for a rendering of what it will look like when it is completed. Mrs. Stahl stated she will provide a rendering. Mrs. Parnell asked if the boards are going horizontal rather than vertical due to the cost. Mrs. Stahl stated yes, but she will evaluate that cost and see what it would be to run the boards vertically.

Mrs. Banks asked when the projected would begin. Mrs. Stahl stated not until the city finishes their work. Mrs. Stahl stated she has started a dual path of obtaining approval from the board and also applying for council approval.

Mrs. Banks asked if there is a projected date of completion. Mrs. Stahl stated she would like to have the deck completed by July in order to have the ability to use it this season.

Mrs. Stahl stated the deck will be a natural wood color. Mrs. Traves stated she would approve the deck but would rather see spindles than straight, flat boards around it.

Mr. Geitz suggested pricing out vinyl railing and TREX decking. Mrs. Stahl stated it would look nicer but would be three times the cost.

Mrs. Parnell stated she would like to see deck sample materials and a rendering. Mrs. Stahl stated she will price out vertical slats.

The board tabled the case in order to receive more information from the applicant. Mrs. Stahl stated she will come back to the board next month.

Mr. Benko gave a brief orientation to the case. Mr. Benko stated this is a request for Conditional Sign Approval for 28 Public Square, Jan Lee Vintage.

Mr. Benko stated the storefront is located on the west side of Public Square. Mr. Benko stated Eastwood Furniture is adjacent to the north and The Olive Tap is adjacent to the south.

Mr. Benko stated the applicant has submitted a request for a new wall sign, a new projecting sign, and new window signage for Jan Lee Vintage. Mr. Benko stated the business will be located in the space vacated by Studio Knit. Mr. Benko stated the wall sign will consist of 8" flat cut letters with a .5" standoff. Mr. Benko stated the projecting sign will be a four sq. ft. sign panel affixed to a decorative bracket and the window signage will be interior vinyl. Mr. Benko stated all three signs will feature a consistent logo.

Mr. Benko stated the proposed wall sign is 6.2 sq. ft. and the building has 21.5 feet of linear frontage.

Mr. Benko stated the proposed projecting sign is four sq. ft. and the maximum size for a projecting sign is four sq. ft.

Mr. Benko stated the window signage is allowed to account for twenty-five percent of the window area and the proposed window signage is two sq. ft.

Mr. Benko stated the proposed signage complies with the sign code size requirements. Mr. Benko stated the proposed signage will be compatible with the building and the district. Mr. Benko stated the use of block letters is harmonious to neighboring properties.

Mr. Benko stated staff recommends the Historic Preservation Board grant a conditional sign approval for the proposed signs with the following condition:

1. The proposed projecting sign complies with the sign location height regulations outlines in 1147.15(e).

Present for the case was Jim Briola, sign contractor, North Coast Sign & Lighting. Mr. Briola stated the sign will have individual cut-out letters. Mr. Briola stated the letters will be ½" thick pvc. Mr. Briola stated the lettering will be the same color as the trim above it. Mr. Briola stated the logo is also cut-out and the red color will match the door color. Mr. Briola stated the sign in the center is actually on the glass in 3M premium vinyl applied to the inside of the glass. Mr. Briola stated the projecting sign will be ¾" thick pvc with the same color scheme as the other signs but with a lighter background color than the marquise background.

Ms. Parnell made a motion to approve a Conditional Sign Permit for 28 S. Court Street, Jan Lee Vintage, as submitted subject to the following:

1. The proposed projecting sign complies with the sign location height regulations outlines in 1147.15(e).

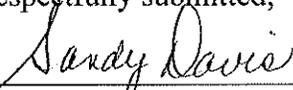
The motion was seconded by Mrs. Banks.

Vote:

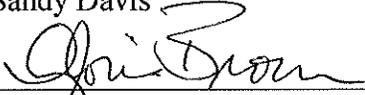
Geitz	<u>Y</u>
Banks	<u>Y</u>
Brown	<u>Y</u>
Traves	<u>Y</u>
Parnell	<u>Y</u>
Approved	5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Gloria Brown, Chairperson