



CITY of MEDINA Historic Preservation Board

Historic Preservation Board

Meeting Date: May 8, 2014

Meeting Time: 5:00 pm

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

Absent: None

Minutes: The minutes of the April 10, 2014 Historic Preservation Board meeting were presented for approval. Leslie Traves made a motion to approve the minutes as submitted. Paula Banks seconded the motion.

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

The minutes of the April 17, 2014 Special Historic Preservation Board meeting were presented for approval. Don Geitz made a motion to approve the minutes as submitted. Laura Parnell seconded the motion.

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

1. H14-07 119 E. Liberty P.J. Marley's COA
Justin Benko gave a brief overview of the case. Mr. Benko stated this is a request for a Certificate of Appropriateness for building alterations and Conditional Sign Approval for a projecting sign and window signs for P.J. Marley's located at 119 E. Liberty Street.

Mr. Benko stated the project is PJ Marley's Restaurant 7 Pub which is located in the former Key Bank building on Public Square. Mr. Benko stated PJ Marley's will focus on upscale burgers in a family friendly atmosphere. Mr. Benko stated the applicant is proposing the addition of a new Americans with Disabilities Act (ADA) compliant ramp with a new ADA compliant entry door at the rear of the site; new lighting for the front exterior foyer; exterior painting; signage; and the installation of a new glass block window. Mr. Benko stated all exterior alterations require a certificate of appropriateness from the Historic Preservation Board. Mr. Benko stated all signage in the historic district is conditionally permitted from the Historic Preservation Board.

Mr. Benko stated the property is required to have a handicap accessible ramp. Mr. Benko stated the front entrance has a step up into the restaurant; there is not sufficient space in front for a ramp nor is there suitable space at the rear entrance for an ADA approved ramp. Mr. Benko stated the applicant has proposed the addition of a new ADA compliant door in the north façade to allow for the addition of a ramp. Mr. Benko stated the door will be a half glass and metal door painted to match the existing wall color. Mr. Benko stated the door will have panic hardware and an ADA compliant threshold and sweep.

Mr. Benko stated the applicant has proposed adding a single pendant light in the exterior foyer. Mr. Benko stated the weather resistant light will be "coffee bronze" in color. Mr. Benko stated the pendant light is a replica of turn of the century gas lights and is consistent to the district.

Mr. Benko stated projecting signs are permitted to be 4 sq. ft. in area. Mr. Benko stated the proposed cellular PVC sign will be 2.41 sq. ft. in area.

Mr. Benko stated the applicant has proposed permanent window decals in colors that coordinate with the oval projecting sign. Mr. Benko stated at the time of the staff report preparation, staff was still waiting for the exact window sign dimensions. Mr. Benko stated the applicant is aware of the 25% sign area requirement.

Mr. Benko stated during the interior demolition of the rear portion of the building, it was discovered that several window openings were covered up. Mr. Benko stated the only usable window opening is adjacent to the rear entry door. Mr. Benko stated the applicant is proposing the installation of a glass block window, with a small vent to allow for some natural light into the kitchen area.

Mr. Benko stated the proposed renovations will generally enhance the property and the district. Mr. Benko stated the ADA compliant entrance and ramp is necessary for the contemporary use of the building. Mr. Benko stated the applicant has proposed to paint the ramp to match the existing color on the north façade. Mr. Benko stated staff suggests that the ramp be stained a natural brown wood color. Mr. Benko stated this will reduce maintenance and will be more appropriate for the district. Mr. Benko stated the signage is consistent to the district and should prove to be an attractive upgrade for the area. Mr. Benko stated staff does recommend that dimensional relief elements be incorporated into the projecting sign. Mr. Benko stated likewise, the addition of the light will not only

illuminate what could be a dark exterior foyer, the replica gas light is consistent with the historic character of the district. Mr. Benko stated the glass block window in the rear of the property will increase functionality on the interior of the building without detracting from the building. Mr. Benko stated several businesses on the square have similar glass block windows in the rear of the property.

Mr. Benko stated staff recommends that a certificate of appropriateness be granted for the project with the following conditions:

1. Submit sizes for the windows and window signage to affirm that the signs adhere to the 25% size requirements.
2. Incorporate dimensional relief into the oval projecting sign
3. The ADA compliant ramp be stained a natural wood brown color, subject to staff approval.

Present for the case was business and property owner, Patty Stahl, 119 Public Square. Mrs. Stahl gave an overview of the business and how the idea originated. Mrs. Stahl stated she and her husband purchased the building in April. Mrs. Stahl stated they are working on interior renovations.

Mrs. Stahl gave an explanation of where the proposed ramp will be placed on the building. Mrs. Stahl stated the ramp is proposed to come from the new door and go down, turn and go down the side of the building.

Mrs. Banks asked if the new Welcome Center will hinder parking and access with the ramp addition. Mrs. Stahl stated she spoke with Jonathan Mendel, Community Development Director, regarding that issue. Mrs. Stahl stated there is only eight feet of clearance from the baluster of the drive-thru to the edge of her property line which is six inches off of the ramp. Mrs. Stahl stated the space is tight to get a vehicle through.

Mrs. Stahl stated when you enter the building through the new door, it will be a public finished hallway.

Mr. Geitz mentioned the bracket on the wall might be low for people on the ramp. Mrs. Stahl stated she will look into it to make sure there is enough clearance.

Mrs. Stahl stated there are three parking spaces on her parcel. Mrs. Stahl stated she could make one handicap. Mrs. Stahl stated she is not sure if it is required. There was a lengthy discussion regarding the parking area.

Mrs. Stahl stated she is changing the verbiage to state Pub & Restaurant. Mrs. Stahl stated she will add dimensional relief to the sign. Mrs. Stahl stated she will stain the ramp the color the city staff recommends. Mrs. Banks asked the colors of the sign. Mrs. Stahl stated the background will be a peppery orange color. Mrs. Brown asked if the sign will be gold with brown trim with the dog a coppery color. Mrs. Stahl stated yes. Mrs.

Stahl stated they may change the color of the dog to black and white which may change the background color a little.

Mrs. Geitz asked where the sign will be placed. Mrs. Stahl gave an orientation to the sign location on the building.

Mrs. Brown asked who the sign contractor will be. Mrs. Stahl stated Hooks and Lattice.

Mrs. Brown stated she is ready to vote on staff recommendation number one for the size of the windows and also on the ramp. Mrs. Brown stated she would like to hold off voting on the sign until color samples are submitted.

Mrs. Brown made a recommendation for a motion to approve a Certificate of Appropriateness with the following two conditions:

1. Submit sizes for the windows and window signage to affirm that the signs adhere to the 25% size requirements
2. The ADA compliant ramp be stained a natural wood brown color, subject to staff approval.

Mr. Benko stated the board would need to table the case until sign and color samples are received or approve subject to staff approval of the sign colors and design.

Mrs. Banks made a motion to approve a Certificate of Appropriateness for the property located at 119 E. Liberty Street subject to the following:

1. Submit sizes for the windows and window signage to affirm that the signs adhere to the 25% size requirements
2. Incorporate Dimensional Relief into the oval projecting sign
3. The ADA compliant ramp be stained a natural wood brown color, subject to staff approval.
4. Subject to staff approval of the sign colors

Mrs. Brown seconded the motion.

Vote:

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

Mr. Benko gave a brief orientation of the case. Mr. Benko stated this is an application for a Certificate of Appropriateness for an addition and conditional wall sign for 221 S. Jefferson Street, Dominic's Restaurant.

Mr. Benko stated the subject property is located on the west side of South Jefferson Street, south of East Washington Street. Mr. Benko stated this subject property is located on the west side of South Jefferson Street, south of East Washington Street. Mr. Benko stated the property is surrounded by commercial, mixed-use commercial properties, public facilities (Medina County Library and parking garage) and residential.

Mr. Benko stated the applicant has submitted a request for the addition on a walk in cooler on the south facing wall. Mr. Benko stated the cooler will be adjacent to the library driveway. Mr. Benko stated due to the success of Dominic's Restaurant, the cooler is needed for additional food storage. Mr. Benko stated the addition of the cooler will necessitate the relocation of a sign and a light. Mr. Benko stated the exterior of the cooler will be constructed of Azek PVC synthetic wood, painted to match the building. Mr. Benko stated the applicant is also proposing the addition of two new parking bollards. Mr. Benko stated all exterior alterations require a certificate of appropriateness from the Historic Preservation Board. Mr. Benko stated all signage in the historic district is conditionally permitted and requires a certificate of appropriateness from the Historic Preservation Board.

Mr. Benko stated Section 145.07(a) states the intent of the Guidelines is to preserve and restore the features which establish a building's architectural character while making alterations and renovations necessary for the efficient and contemporary use of the building.

Mr. Benko stated the historic materials, features and/or craftsmanship are important in defining the building character and should be retained, protected, and repaired when possible. Mr. Benko stated when the preservation of architectural features is not possible, alterations should be done in a manner respectful of the existing character, but done in a manner that is representative of architectural design and construction of contemporary times.

Mr. Benko stated the addition of the cooler is necessary for the efficient use of the restaurant. Mr. Benko stated the cooler is being constructed in a manner that is consistent with district and with the architectural character of the building.

Mr. Benko stated the applicant has proposed to move the existing sign and light on the south wall up to allow for the cooler addition. Mr. Benko stated the new location of the sign will actually be more visible. Mr. Benko stated the applicant has proposed re-installing the light in the decorative features at the top of the wall. Mr. Benko stated this would illuminate the sign; however, the location would not be consistent with the front of the building and detracts from the decorative features. Mr. Benko stated staff suggests permanently removing the light fixture on that wall.

Mr. Benko stated the addition of the cooler in this manner should appear consistent to the building and is an attractive addition when compared to a typical walk-in cooler. Mr. Benko stated the sign, once relocated, will remain harmonious to the building; however, the re-installation of the light interrupts the decorative features. Mr. Benko stated maintaining sign lighting balances the minor effect of the light relocation

Mr. Benko stated staff recommends that the Historic Preservation Board grant a Certificate of Appropriateness for the cooler addition and relocation of sign.

Mr. Benko presented a sample of the Azek trim to the board.

Present for the case was Dominic Carrino, owner of the building. There was a clarification of which areas would be painted red.

Ms. Parnell asked how often the trim will need to be repainted. Mr. Carrino stated the remodel was done nine years ago and it has not been painted since. Mr. Carrino stated the Azek trim is very durable.

Mr. Geitz asked about the number of bollards necessary. Mr. Carrino stated they are already existing.

Mr. Geitz suggested making the façade if the existing cooler match the new cooler. Mr. Carrino stated it would be expensive. Mrs. Banks stated it should not look too much like an entrance. Mr. Carrino stated he agrees.

Ms. Parnell made a motion to grant a Certificate of Appropriateness for an addition and conditional wall sign at 221 S. Jefferson Street as presented.

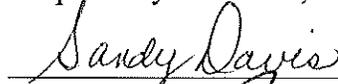
The motion was seconded by Mrs. Traves.

Vote:

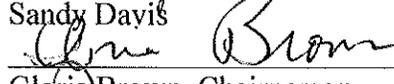
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| Banks | <u>Y</u> |
| Brown | <u>Y</u> |
| Geitz | <u>N</u> |
| Traves | <u>Y</u> |
| Parnell | <u>Y</u> |
| Approved | 4-1 |

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Gloria Brown, Chairperson