



CITY of MEDINA Historic Preservation Board

Historic Preservation Board

Meeting Date: June 9, 2016

Meeting Time: 5:00 pm

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

Absent: Laura Parnell and Don Geitz arrived after case H16-07.

Mrs. Traves made a motion to approve the May 12, 2016 minutes as submitted. The motion was seconded by Ms. Banks.

Vote:

Traves	<u>Y</u>
Brown	<u>Y</u>
Banks	<u>Y</u>
Approved	3-0

Announcements: None

1. H16-06 140 N. Court Bill & Shemara Samaco CSP
Justin Benko gave a brief overview of the case. Mr. Benko stated the storefront is located on the east side of North Court Street, south of E. Friendship Street and North of E. Liberty Street.

Mr. Benko stated the applicant has submitted a request for a new wall sign for Awesome Sauce Vapors. Mr. Benko stated Awesome Sauce Vapors will be located in the space vacated by Pat's Computer Rescue. The wall sign will be 32 sq. ft. Color samples will be provided at the meeting.

Mr. Benko stated signs must conform to the sign regulations outlined in Chapter 1147. Mr. Benko stated wall sign area is calculated at one sq. ft. of sign for every one linear foot of store frontage. Mr. Benko stated at 32 sq. ft. in area, the proposed sign adheres to the size requirements. Color samples were presented to the board.

Mr. Benko stated the proposed sign will be compatible with the tenant spaces in the building and consistent with the district. Mr. Benko stated the proposed sign 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 Bill Samaco, business owner. Mrs. Brown asked what Awesome Sauce Vapors means. Mr. Samaco stated the product is electronic cigarettes. Mr. Samaco stated the “sauce” is just a name they picked. Mr. Samaco stated it is not referring to a food or sauce of any kind.

Mrs. Traves made a motion to grant a conditional sign permit for “Awesome Sauce Vapors”, located at 140 N. Court Street as submitted.

The motion was seconded by Mrs. Brown.

Vote:

Traves	<u>Y</u>
Banks	<u>Y</u>
Brown	<u>Y</u>
Approved	3-0

2. H16-07 133 N. Court Street Lighthouse Family Guidance CSP

Mr. Benko gave a brief overview of the case. Mr. Benko stated the property is located on the west side of N. Court Street, south of W. Friendship Street and North of W. Liberty Street.

Mr. Benko stated the applicant has submitted a request for a new tenant panel on an existing ground sign for Lighthouse Family Guidance. Mr. Benko stated the 2.5 sq. ft. double-sided sign panel will have a light gray background with blue lettering. Mr. Benko stated the smaller sign panel for Gary M Hetrick tax service will remain. Mr. Benko stated color samples have been provided at the meeting. Mr. Benko stated the proposed sign panel will replace the current sign panel that was previously approved by the Historic Preservation Board in case H15-14.

Mr. Benko stated the proposed tenant panel sign is 2.5 sq. ft. in area; the smaller tenant sign panel for Gary M Hetrick tax service is 2 sq. ft. Mr. Benko stated the proposed sign adheres to applicable sign code size regulations.

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 as part of the sign installation relating to case H15-14, a decorative panel was added to the top of the sign which raises the height of the sign to 7.5 ft. Ground signs in the city have a 6 feet height max. Mr. Benko stated the overall height of the sign should be reduced to 6 feet.

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

1. Subject to the decorative panel on the top of the sign being reduced to 6 feet in height.

Present for the case was Paul Brilla from FastSigns. Mr. Brilla stated there was an existing panel in the space but the tenant moved out. Mr. Brilla stated this sign will be replacing their panel with the new tenant. Mr. Brilla stated nothing else is being added to the height of the sign, just the lower section. Mrs. Brown asked the applicant if they are agreeable to reducing the height of the sign to six feet. Mr. Brilla stated the sign is already in place. Mr. Brilla stated the posts are in place, they are just adding the panel.

Mr. Benko stated staff will contact the owner of the property to affirm that the sign meets the six foot requirement. Mr. Benko stated it is the property owner's responsibility to meet the height requirements of the sign posts and signs.

Mr. Benko stated the applicant is replacing what was there with a new Lighthouse Family Guidance sign panel. Mrs. Brown asked if the sign will be seven feet. Mr. Brilla stated no. Mr. Brilla stated the posts are already in place.

Mr. Benko stated when the posts were installed last year with another case, they added a decorative panel on top which raised it to 7.5 feet. Mr. Mendel stated this application is not connected to that panel, it is just a statement of information for the board that there is a non-conformity with this sign that comes from a previous item that needs to be corrected.

Mr. Mendel stated the height is the property owner's responsibility.

Mrs. Banks made a motion to approve a Conditional Sign permit for 133 N. Court Street, Lighthouse Family Guidance.

Mrs. Traves seconded the motion.

Vote:

Traves	<u>Y</u>
Banks	<u>Y</u>
Brown	<u>Y</u>
Approved	

Mrs. Brown stated the agenda will be switched to hear case H16-09 first in order to allow the other two board members to arrive.

Mr. Geitz and Ms. Parnell joined the meeting for H16-09.

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated the applicant requests a conditional sign approval for the Alien Vacation Mini Golf signage and a certificate of appropriateness for the architectural decoration surrounding the canopy to the mini golf entrance.

Mr. Mendel stated the proposed sign is 49.5 square feet and does not include the area of the architectural decoration surrounding the signage.

Mr. Mendel stated the architectural decorations are three dimensional and sculptural architectural additions to the existing entrance canopy on the south side of the building, which is the main customer entrance to the currently operating mini golf use.

Mr. Mendel stated Signs must conform to the sign regulations outlined in Chapter 1147. Mr. Mendel stated wall sign area is calculated at one sq. ft. of sign for every one linear foot of store frontage. Mr. Mendel stated at 49.5 sq. ft. in area, the proposed sign adheres to the size requirements

Mr. Mendel stated the proposed architectural decorations provide interest and dynamism to the building and site, while not requiring the alteration of the any existing architectural features on the mid-20th century portion of the building. Mr. Mendel stated although the proposed decorations are divergent from the materials and finishes of the existing building, they are consistent with the theme of the mini golf use.

Mr. Mendel stated the proposed sign is consistent with the nature of the use and the site (Castle Noel/Mini Golf) as a unique recreation entertainment use. Mr. Mendel stated there is minimal interaction with the main building façade(s) and is proposed for the canopy at the entrance for the mini golf use.

Mr. Mendel stated the applicants have stated they intend to use the best materials and execution for the signage and the proposed architectural decorations.

Mr. Mendel stated staff recommends that the Historic Preservation Board grant a Certificate of Appropriateness for the project with the following condition:

1. Subject to review and approval of sign permits
2. Subject to review by the Building Dept for building code compliance for the architectural decoration

Present for the case was Mark Klaus, owner of Castle Noel. Mr. Klaus stated he wanted to create an art installation on the outside of the building that would draw people to come in. Mr. Klaus stated the spaceship is a steel ten foot tall ship which is already constructed. Mr. Klaus stated it will be an antique bronze color. Mr. Klaus stated the remainder is sculptured and hard shell covered in a polyuria hard shell that is sprayed onto it. Mr. Klaus stated it will be much thicker and sturdy. Mr. Klaus stated the sculpture will be one solid piece and will not be attached to the building but will be mounted on the top of the roof area at the entrance. Mr. Klaus stated it will be sitting on

top of that and there will be two large cables which attach the roof to the wall and the sculpture will slide over the cables as one solid sculpture. Mr. Klaus stated gave a more detailed description for the board to visualize.

Mr. Klaus stated the spaceship is free standing on the parking lot. Mr. Klaus stated there will be pots of flowers around the spaceship as well as at the entrance. Mr. Klaus stated the side vine sculptures will be wrapped around the wooden pillars at the entrance.

Mr. Klaus stated they will be incorporating alien sculptures into the miniature golf. Mr. Klaus stated he would like to add an 8" x 11' sign underneath the word "mini golf" which states "Sci-fi Movie Museum Cocktail Bar". Mr. Klaus stated they have a full liquor license.

Ms. Parnell asked if there is enough room underneath to add the cocktail bar sign. Mr. Klaus stated yes since the sign will only be 8 inches high.

Mr. Mendel stated the board may approve the additional cocktail bar signage this evening along with the other approvals if they wish.

Mrs. Banks asked if the doors to the spaceship will be closed. Mr. Klaus stated the doors will probably be closed all the time.

Ms. Parnell stated the font on the sign looks like "Mint golf" at first glance. Mr. Klaus stated he will try and adjust the size to look like "mini" golf.

Mr. Mendel stated the sign size would still be compliant with the zoning code requirements after adding the additional cocktail bar sign to the bottom.

The board members stated they have no objections to adding the additional signage this evening.

Sandy Davis asked if the "aliens" will also be there as in the rendering. Mr. Klaus stated yes. Mr. Klaus stated the aliens will be anchored to the parking lot.

Mrs. Traves asked if they are just voting on signage.

Mr. Mendel stated this is for a Certificate of Appropriateness for the entire project and also a Conditional Sign permit.

Bill Lamb, Councilman at Large, stated his support of this project.

Ms. Parnell made a motion to approve a Conditional Sign Permit as proposed at the June 9th meeting and a Certificate of Appropriateness for the architectural decoration as proposed at the June 9th meeting for 260 S. Court, Alien Vacation Mini Golf as submitted subject to the following:

1. Subject to review and approval of sign permits
2. Subject to review by the Building Dept. if necessary for building code compliance for the architectural decoration

The motion was seconded by Mrs. Banks.

Vote:

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

4. H16-08 239 S. Court Lance & Leslie Traves COA

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated as part of the Downtown Revitalization Grant, the applicant wishes to paint portions of the building façade (cornice, storefront, door and windows). Mr. Mendel stated the paint job will consist of “Gloucester Sage”, “Chambourd”, “Clarksville Gray” and “Fiji”. Mr. Mendel stated these colors will be used on the exterior as shown on the plan submitted.

Mr. Mendel stated the proposed painting scheme will provide more diversity to the façade elements and extenuate the façade detailing while also maintaining its unity.

Mr. Mendel stated staff recommends that the Historic Preservation Board grant a Certificate of Appropriateness for the building painting.

Present for the case was Leslie Traves, owner/operator of the Labyrinth Management Group. Mrs. Traves stated they are re-painting the front façade. Mrs. Traves stated they are proposing to change the color scheme with a color palette that was suggested by the Community Design Committee. Mrs. Traves provided color samples.

Mrs. Traves stated the main portion of the building will be painted in the greens with the plum and teal used as accent colors. Mrs. Traves stated the plum will be on the corbels and the windows will be the darker green with some of the accents a lighter green. Mrs. Brown asked where the teal will go. Mrs. Traves stated the corbels will be the teal including the second story corbels. Mrs. Traves stated Patty from the Painted House is a member of the Community Design Committee and she picked the colors.

Mrs. Traves stated the front door will be plum. Mrs. Traves stated the upper three windows will be painted and not the windows next door.

Mrs. Banks made a motion to approve a Certificate of Appropriateness for the painting of the façade at 239 S. Court Street, Labyrinth Management Group, as submitted.

The motion was seconded by Mr. Geitz.

Vote:

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

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sandy Davis
Sandy Davis

Paula Banks, V. Chairperson
~~Gloria Brown, Chairperson~~
Paula Banks Vice-Chair

