



## CITY of MEDINA Historic Preservation Board

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### Historic Preservation Board

Meeting Date: July 14, 2016

Meeting Time: 5:00 pm

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

Absent: Laura Parnell

Mrs. Traves made a motion to approve the October 8, 2016 minutes as submitted. The motion was seconded by Ms. Banks.

Vote:

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

Mrs. Banks stated the June 9, 2016 minutes will not be approved this evening due to not having a quorum of members that were present.

Announcements: None

1. H16-10 124 N Court Medina Signs/Fabric Obsession 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 and a new projecting sign for Fabric Obsessions. Mr. Benko stated Fabric Obsessions is located in the space vacated by Medina Music. Mr. Benko stated the wall sign will be 31.16 sq. ft. and the projecting sign will be 2.07 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 31.16 sq. ft. in area, the proposed sign adheres to the size requirements.

Mr. Benko stated the maximum size for a projecting sign is 4 square feet. Mr. Benko stated at 2.07 sq. ft. the proposed sign complies with the sign code size requirements.

Mr. Benko stated Section 1147.15(e) states that projecting signs shall be located not more than 14 feet above finished grade as measured from top of sign, and shall maintain a minimum vertical clearance of eight feet from bottom of sign to finished grade.

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 on the following condition:

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

Present for the case was Carl May and Dave Sterrett from Medina Signs. Mrs. Banks asked where the projecting sign will be located. Mr. May stated it will be by the door in order to get to the eight feet.

Mr. Geitz asked if it will be hung so as not to interfere with the sign on the wall. Mr. May stated the wall sign will remain where it is and the projecting sign will be at the eight foot height under the wall sign.

Mr. May showed the color samples to the board. Mr. Geitz asked the height of the vertical bracket. Mr. May stated it is probably 12 to 14 inches. Mr. Sterrett stated it will be installed in the brick correctly.

Mrs. Banks made a motion to approve a Conditional Sign Permit for a wall sign and projecting sign at 124 N. Court Street, Fabric Obsession as submitted.

The motion was seconded by Mrs. Traves.

Vote:

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

2. H16-12                      60 Public Square                      Gazebo Investments                      COA

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this subject property is located on the southeast corner of Public Square at South Broadway St.

Mr. Mendel stated the applicant requests a Certificate of Appropriateness for window replacement at 60 Public Square. Mr. Mendel stated currently the windows at the site are

wood double hung with a single pane in each sash. The applicant proposes replacing the wood windows with Andersen E-Series 9700 Historic Profiled Single Hung aluminum windows that feature insulated glass in a color to match the existing color.

Mr. Mendel stated the proposed window change from wood single hung windows to Andersen Architectural Collection Double Hung aluminum windows will appear harmonious to the existing building and will be done in a manner that is respectful to the character of the District. Mr. Mendel stated the overall perceivable variation between the windows should be minimal. Mr. Mendel stated there is varying levels of deterioration and peeling paint on the windows; once replaced, the need for maintenance will be minimized for the future.

Mr. Mendel stated this project is part of the current application within the Downtown Revitalization Grant. Mr. Mendel stated due to timing, this project was a late addition to the July 14, 2016 HPB agenda. Mr. Mendel stated staff does not necessarily have all the information we typically provide. Mr. Mendel stated the applicant has indicated the new windows would be substantially similar to the design and color of the existing windows, which are a dark brown color on the sashes. Mr. Mendel stated in accordance with this statement, staff recommends a condition of approval reiterating this statement by the applicant to explicitly ensure compliance.

Mr. Mendel stated this building was built in the early 1980s and was purposely designed in the Victorian Second Empire style, which evolved during 1865-1880.

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

1. The new window sashes and frames must be substantially similar in design and color to the existing window sashes and frames.
2. Subject to all necessary building permits from the City of Medina Building Department.

Present for the case was Dave Tycast, Property Manager from IRG Realty Advisors, Gazebo Investments, LTD.

Mrs. Traves asked if there were color or material samples. Mr. Tycast stated he does not. Mr. Tycast stated he can provide color samples but bringing in an actual window would be difficult. Mr. Tycast stated the cut sheets have the colors on them. Mr. Tycast stated the windows will be a dark brown to match what is existing. Mr. Tycast stated the building is fairly empty now and the windows are drafty and leaking. Mr. Tycast stated the new windows will make the building more attractive to new tenants.

Mr. Geitz made a motion to approve a Certificate of Appropriateness for the window replacement at 60 Public Square as submitted subject to the following:

1. The new window sashes and frames must be substantially similar in design and color to the existing window sashes and frames.
2. Subject to all necessary building permits from the City of Medina Building Department.

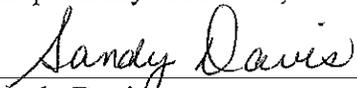
The motion was seconded by Mrs. Banks.

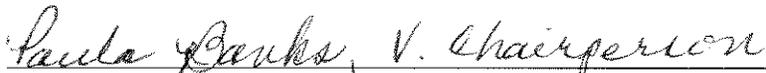
Vote:

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

Having no further business, the meeting was adjourned.

Respectfully submitted,

  
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Sandy Davis

  
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Paula Banks, Vice-Chairperson