



CITY of MEDINA
Historic Preservation Board
June 11, 2015

Historic Preservation Board

Meeting Date: July 9, 2015

Meeting Time: 5:00 pm

Present: Paula Banks, Don Geitz, Laura Parnell, Leslie Traves, Sandy Davis
(Administrative Assistant), Jonathan Mendel (Community Development Director)

Absent: Gloria Brown

Minutes: Leslie Traves made a motion to approve the minutes from the June 11, 2015 meeting as submitted. The motion was seconded by Mr. Geitz.

Vote:

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

1. H15-15 215 S. Court Rustic & Refined CSP

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is a request for a Conditional Sign Permit for 215 S. Court Street, Rustic & Refined. Mr. Mendel stated the storefront is located on the west side of South Court Street, south of W. Washington Street and North of W. Smith Road.

Mr. Mendel stated the applicant has submitted a request for a new projecting sign for Rustic & Refined. Mr. Mendel stated the projecting sign will be 2.07 sq. ft. and feature Sherwin Williams "Navaho White" letters on a black background. Mr. Mendel stated the applicant has brought Color samples to the meeting.

Mr. Mendel stated the proposed sign complies with the sign code size requirements.

Mr. Mendel 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. Mendel stated the Conditional Sign Permit Review guidelines in §1147.16 state that the proposed sign must be compatible with the design and materials of the building on

which the sign is to be placed. Mr. Mendel stated the guidelines state that the proposed sign must be harmonious and in accordance with the general character of the district:

Mr. Mendel stated the proposed signage will be compatible with the building and the district. The proposed signage adheres to applicable zoning regulations.

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

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

Mr. Geitz asked what the current height of the sign is at. Mr. Mendel stated it is not marked on the rendering but he believes it is approximately 8 ft. Mr. Mendel stated it cannot be less than 8 feet.

Present for the case was business owner Scott Jenny, 821 Dogwood Trail, Medina, Ohio. Mr. Jenny stated he and his wife own Perfectly Charming and Rustic and Refined. Mr. Jenny stated they would like to have a hanging sign mainly for pedestrian traffic. Mr. Jenny stated the proposed sign is tasteful and fits in with the Historic District.

Mrs. Traves asked the height of the projecting sign. Mr. Jenny stated the sign will be at the eight foot minimum.

Mr. Geitz made a motion to approve a Conditional Sign as submitted for 215 S. Court subject to the minimum 8 ft. height requirement. The motion was seconded by Ms. Parnell.

Vote:

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

2. H15-16 248 S. Court Perfectly Charming CSP

Mr. Mendel gave a brief orientation to the case. Mr. Mendel stated this is a request for Conditional Sign approval for a sign at 248 S. Court, Perfectly Charming. Mr. Mendel stated the storefront is located on the east side of South Court Street, south of E. Washington Street and north of E. Smith Road.

Mr. Mendel stated the applicant has submitted a request for a new projecting sign for Perfectly Charming. Mr. Mendel stated the projecting sign will be 2.33 sq. ft. and feature black letters on a Sherwin Williams "Antique White" background. Color samples have been provided for the meeting.

Mr. Mendel stated signs must conform to the sign regulations outlined in Chapter 1147. Mr. Mendel stated the maximum size for a projecting sign is 4 square feet. Mr. Mendel stated the proposed sign complies with the sign code size requirements.

Mr. Mendel 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. Mendel stated the Conditional Sign Permit Review guidelines in §1147.16 state that the proposed sign must be compatible with the design and materials of the building on which the sign is to be placed.

Mr. Mendel stated the guidelines state that the proposed sign must be harmonious and in accordance with the general character of the district. Mr. Mendel stated the proposed signage will be compatible with the building and the district. Mr. Mendel stated the proposed signage adheres to applicable zoning regulations.

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

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

Mr. Geitz asked if the bracket will be white. Betsy Jennie, owner, was present for the case. Mrs. Jennie stated it will be antique white, same as the sign lettering. Mr. Geitz stated a black bracket may make the sign stand out more and be more visible. Mrs. Jennie stated she feels the white will show up nice against the brick and it will go well with the sign.

Mrs. Banks complimented the applicant on her storefront windows.

Ms. Parnell made a motion to approve a Conditional Sign at 248 S. Court Street, Perfectly Charming, as submitted subject to the projecting sign complies with the sign location height regulations outlined in 1147.15(e).

The motion was seconded by Mrs. Traves.

Vote:

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

Mr. Mendel gave a brief orientation to the case. Mr. Mendel stated this is a request from The Medina County District Library for a Certificate of Appropriateness for window replacement at 210 S. Broadway.

Mr. Mendel stated the subject property is located on the southeast of the S. Broadway Street and E. Washington Street Intersection.

Mr. Mendel stated the applicant is seeking a certificate of Appropriateness for window replacement at the Medina Library. Currently, the third floor windows of the north and south façades are door systems which have been prone to leak. Mr. Mendel stated the applicant proposes changing out the door systems with large windows. Mr. Mendel stated the windows are a Reliance curtain wall system which features high level insulation and integrated sun shades. Mr. Mendel stated visually, the windows will have similar grid patterns to the existing windows.

Mr. Mendel stated the proposed window change will appear harmonious to the other windows and the building as a whole. Mr. Mendel stated the window grid patterns are also consistent to the existing windows. Mr. Mendel stated the use of high quality window products should alleviate unnecessary maintenance over time.

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 all necessary building permits from the City of Medina Building Department.

Mrs. Traves asked if the proposed new windows will affect the fire escape plans. Mr. Mendel stated his understanding is that the existing windows were not accessible doors, but were installed as fixed windows.

Present for the case was Bob Arnold, Arnold Architectural Strategies, 4670 Foote Road, Medina, Ohio. Mr. Arnold stated there is only one door in the span that actually operates and it is only for access for staff to go out and sit. Mr. Arnold stated it never happened.

Mr. Arnold stated the Library has had huge problems with the windows. Mr. Arnold stated wind comes through the joints as does water. Mr. Arnold stated they are not replacing with doors because doors leak. Mr. Arnold stated there has been a lot of damage to the walls and flooring because of water leakage.

Mr. Arnold stated the doors are only siliconed in. Mr. Arnold stated he has concerns that outdoor pressure could pop the doors out which is why a window wall system will be put in to replace the doors. Mr. Arnold stated there will be one window on the north and one window on the south that will be accessible. Mr. Arnold stated they may have some that are operational.

Mr. Arnold stated the windows have a green tint to them and he will match what the building currently has. Mr. Arnold stated he provided a sample of the green framing for

the windows. Mr. Arnold stated it is a direct match to what is existing. Mr. Arnold stated the framing will be an exact match and he is still trying to find the exact tint for the window. Mr. Arnold stated he will match it as close as possible.

Mr. Geitz asked how far the existing doors are off the walkway. Mr. Arnold stated they are about 14 inches up from the floor. Mr. Arnold stated snow building up against the windows would cause leakage. Mr. Geitz asked if the roof is intact. Mr. Arnold stated yes, they have been replaced. Mr. Arnold stated there was an extensive water testing on the windows and doors to find where the water was leaking. Mr. Arnold stated the new windows will be 16 inches up from the floor.

Ms. Parnell made a motion to approve a Certificate of Appropriateness for window replacement for the Medina County District Library located at 210 S. Broadway Street, as submitted, subject to the window glazing green to match the existing window glazing as closely as possible.

The motion was seconded by Mrs. Banks.

Vote:

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

4. H15-18 44 Public Square Sparrow Art Gallery CSP

Mr. Mendel gave a brief orientation to the case. Mr. Mendel stated this is a request for Conditional Sign approval for Sparrow Art Gallery located at 44 Public Square.

Mr. Mendel stated the property is located in the Arcade Victoria on the south side of Public Square.

Mr. Mendel stated the applicant has submitted a request for a sign panel replacement for Sparrow Art Gallery on the Arcade Victoria pole sign. Mr. Mendel stated the storefront is located in the Arcade. Mr. Mendel stated the pole sign is located along E. Washington Street.

Mr. Mendel stated the proposed sign is compatible with the other tenant signs on the pole and is consistent with the district.

Mr. Mendel stated Staff recommends the Historic Preservation Board grant a conditional sign approval for the proposed sign.

Present for the case was Jim Briola, Sign Contractor from North Coast Sign & Lighting, 310 N. Broadway, Medina, Ohio.

Mr. Briola stated all the lettering on the glass will be gold leaf with black background outline.

Mr. Briola stated the ground sign is existing, this is a panel to be placed in the ground sign.

Mr. Geitz made a motion to approve a Conditional Sign approval for 44 Public Square, Sparrow Art Gallery as submitted subject to the gold leaf lettering with black outline.

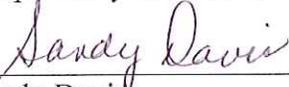
The motion was seconded by Mrs. Traves.

Vote:

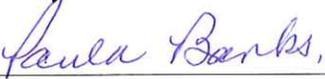
Geitz	<u>Y</u>
Banks	<u>Y</u>
Traves	<u>Y</u>
Parnell	<u>Y</u>
Approved	4-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Paula Banks, Vice-Chairperson