



CITY of MEDINA Historic Preservation Board

Historic Preservation Board

Meeting Date: August 14, 2014

Meeting Time: 5:00 pm

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

Absent: Laura Parnell, Paula Banks

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

Vote:

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

1. H14-14 11-12 Public Square Craig Jaworski COA
Justin Benko gave a brief overview of the case. Mr. Benko stated this is a request for a Certificate of Appropriateness for façade renovation and Conditional Sign approval. Mr. Benko stated the site is located on the west side of Public Square located between La Placa Jewelers and Ormandy's Train and Toys.

Mr. Benko stated the former Diamond Insurance Agency, located at 11-12 Public Square, will be transformed into Chill – An Artisan Ice Cream Company. Mr. Benko stated the applicant is rehabbing the interior and installing a kitchen to produce artisan ice cream onsite. Mr. Benko stated the applicant is seeking a certificate of appropriateness for a complete façade renovation to the existing building located at 11-12 Public Square. Mr. Benko stated the front of the building will be painted Glidden “Deepest Black” with Sherwin-William “Slick Blue” trim accents. Mr. Benko stated Hardie Plank Lap siding will be installed on the side and rear of the building painted to match the front façade. Mr. Benko stated the applicant proposes the installation of a rear brick patio with a decorate brick wall and privacy arbor. Mr. Benko stated the applicant proposes the replacement of the rear door along with the installation of a light above the rear door.

Mr. Benko stated all exterior alterations require a certificate of appropriateness from the Historic Preservation Board.

Mr. Benko stated the applicant is also seeking a conditional sign approval for window signage for the front of the building.

Mr. Benko stated the proposed façade renovations are vibrant, yet appropriate for the district and should prove to be a substantial upgrade to the current façade. Mr. Benko stated the construction of the rear patio and privacy arbor will transform a drab service entrance into a customer friendly entrance that enhances the rear of the building. Mr. Benko stated the rear door and rear light installation will increase the utility of the rear entrance while maintaining the character of the historic district.

Mr. Benko stated the proposed signage is harmonious to the building and consistent to the district. Mr. Benko stated this will prove to be a significant upgrade of the current signage.

Mr. Benko stated the proposed investment and renovation to the structure will provide a significant enhancement to the district and will be a great improvement to the property itself. Mr. Benko stated the renovation will create a stronger storefront presence to the building and will drastically improve the rear of the property. Mr. Benko stated the use of HardiPlank Lap siding should prove to be historically appropriate, yet durable. Mr. Benko stated window signage is appropriate and consistent with the building and the rear patio addition will dramatically improve the rear of the building.

Mr. Benko stated staff recommends that the Historic Preservation Board grant a Certificate of Appropriateness for the building renovation and a conditional sign approval subject to the following conditions:

1. Subject to all necessary building permits which is to include the patio, wall, and privacy arbor in the rear of the building
2. Subject to window sign sizes to affirm that the proposed signs are 25% of the overall size of the windows.

Present for the case was Craig Jaworski. Mr. Jaworski stated he and his wife own the building and their three children will be running the business. Mr. Jaworski stated this will be a high end ice cream store.

Mr. Geitz asked what is behind the seating wall being proposed. Mr. Jaworski stated it is all the electrical equipment which he would like to hide with the wall. Mr. Geitz asked if the top platform on the step can be widened and a hand rail added for safety purposes. Mr. Jaworski stated yes. Mr. Mendel stated the steps will be addressed with the building department so they meet code requirements.

Mr. Geitz asked if tables and chairs will be put on the patio. Mr. Jaworski stated no, the area is very small. Mr. Jaworski stated the intent is to make the entrance more attractive

since it is a public entrance from the alley. Mrs. Jaworski stated it will also make it easier to walk in and out of the building on pavers rather than gravel.

Mrs. Traves asked the applicant if they have considered doing the front door all blue. Mr. Jaworski stated they did consider it but it did not look good in the renderings.

Mrs. Brown made a motion to approve a Certificate of Appropriateness for the façade renovations and Conditional Sign approval as submitted subject to the staff recommendations below:

1. Subject to all necessary building permits which is to include the patio, wall, and privacy arbor in the rear of the property
2. Subject to window sign sizes to affirm that the proposed signs are 25% of the overall size of the windows.

The motion was seconded by Mr. Geitz.

Geitz	<u>Y</u>
Brown	<u>Y</u>
Traves	<u>Y</u>
Parnell	<u>Y</u>
Approved	3-0

2.H14-15 144 N. Court Street Michelle Ward CSP

Justin Benko gave a brief orientation to the case. Mr. Benko stated this is an application for a Conditional Sign Permit for 144 N. Court Street, Michelle's Place. Mr. Benko stated the building is located on the east side of N. Court Street. Mr. Benko stated East Friendship is located to the north and E. Liberty Street is located to the south.

Mr. Benko stated the applicant has proposed a new wall sign for Michelle's Place Restaurant. Mr. Benko stated the proposed 15.50 sq. ft. sign will be painted galvanized aluminum sheet metal. Mr. Benko stated the proposed sign is 15.05 square feet and the building frontage is 22.5 ft.

Mr. Benko stated the sign design is consistent with the building and the other tenant signs in the plaza. Mr. Benko stated the proposed sign will look harmonious and will be a nice addition to the historic district. Mr. Benko stated the sign colors are complimentary and consistent to the district. Mr. Benko stated color samples have been provided by the applicant.

Mr. Benko stated the proposed wall sign adheres to applicable zoning regulations and will be an attractive addition to the building and the historic district.

Mr. Benko stated staff recommends the Historic Preservation Board grant a Conditional Sign Permit for the proposed sign.

Present for the case was business owner, Michelle Ward. Mr. Geitz had some discussion about the other signs on the same building needing some maintenance. Mr. Mendel stated he will send the property maintenance officer to look at it.

The board discussed where the colors would go on the sign. Mr. Benko stated the sign renderings label the colors for the sign.

Ms. Ward stated ICandy is making the sign.

Mrs. Traves made a motion to approve a Conditional Sign permit for 144 N. Court Street as presented.

Mr. Geitz seconded the motion.

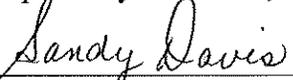
Vote:

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

Mr. Geitz commented about Castle Noel needing some approvals and permits. Mr. Mendel stated he is following up with Mr. Klaus.

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Gloria Brown, Chairperson