



CITY of MEDINA Historic Preservation Board

Historic Preservation Board

Meeting Date: September 11, 2014

Meeting Time: 5:00 pm

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

Absent: Laura Parnell, Gloria Brown

Minutes: The minutes of the August 14, 2014 Historic Preservation Board meeting were presented for approval. Leslie Traves made a motion to approve the minutes as submitted. Don Geitz seconded the motion.

Vote:

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

1. H14-16 47 Public Square Something's Popping COA-CSP

Justin Benko gave a brief overview of the case. Mr. Benko stated this is a request for a Certificate of Appropriateness and Conditional Sign Permit for 47 Public Square, Something's Popping. Mr. Benko stated the site is located mid-block on the south side of Public Square. Mr. Benko stated One Lucky Dog Bakery is located to the west and the Engine House is located to the east.

Mr. Benko stated the applicant has proposed a sign panel replacement for Something's Popping, a gourmet popcorn shop, which will be located in the former Posh Peacock space. Mr. Benko stated the proposed 29.5 sq. ft. sign will be re-painted with new vinyl graphics added. Mr. Benko stated signs must conform to the sign regulations outlined in Chapter 1147. Mr. Benko stated wall signs are permitted at one square foot per linear foot of storefront. Mr. Benko stated the present sign board exceeds the code allowance by approximately five square feet if the length of the façade is measured from the far edge of 'Door 47' but is allowable if the façade ends at the far edge of 'Door 46'. Mr. Benko stated staff is comfortable with allowing the far edge of 'Door 46' to be the determination of the façade but notes that additional wall signage for the tenant at 46 Public Square would be prohibited. Mr. Benko stated these conditions were approved in

Historic Preservation Board Case #H12-05 for the Posh Peacock conditional sign approval. Mr. Benko stated Section 1147.04(c) allows for the sign panel replacement of non-conforming signs.

Mr. Benko stated the sign will be a nice addition to the square and is consistent with the district. Mr. Benko stated the larger sign is visually more appealing as it is centered on the front façade.

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

Present for the case was Carl May from Medina Signs representing Lorene Hocevar, owner of Something's Popping.

Mr. May presented the paint chips to the board to review the colors. Mrs. Banks asked if the window signage in the photo will remain. Mr. May stated the window signage will be placed on the inside of the windows. Mr. Benko stated the proposed window signage is in compliance with the 25% requirement.

Mr. Geitz made a motion to approval a Conditional Sign Permit and Certificate of Appropriateness for signage as submitted for 47 Public Square, Something's Popping. The motion was seconded by Mrs. Traves.

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

2. H14-17 221 S. Court Brian D. Becker CSP
Justin Benko gave a brief orientation to the case. Mr. Benko stated this is an application for a Certificate of Appropriateness for awning removal and lighting alterations and also Conditional Sign approval for window signage and projecting sign for Huth & Harris Wine Merchants located at 221 S. Court Street.

Mr. Benko stated the building is located on the west side of South Court Street south of E. Washington Street and North of E. Smith Road.

Mr. Benko stated the applicant has submitted a request for a Certificate of Appropriateness for the removal of the awning at the former Gramercy Gallery space. Mr. Benko stated the awning will be replaced by a 7.5 sq. ft. window sign featuring the "H2" logo in etched glass and frosted vinyl. Mr. Benko stated the existing gas lights will be painted and retrofitted with LED lighting. Mr. Benko stated new 10 inch glass globes will be added to the lighting. Mr. Benko stated a proposed 3 sq. ft. projecting sign will hang from the modified light sconce. Mr. Benko stated the projecting sign will be constructed of high-density urethane foam. Mr. Benko stated all exterior alterations

require a certificate of appropriateness from the Historic Preservation Board. Mr. Benko stated the proposed sign complies with the sign code size requirements, additionally, window signage can account for 25% of the total window area. Mr. Benko stated the proposed window signage 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 projecting sign complies with the sign location requirements.

Mr. Benko stated the removal of the awning will be mitigated by the addition of the etched glass window signage. Mr. Benko stated the large "H2" logo will be distinctive, yet harmonious with the district. Mr. Benko stated retrofitting the existing gas lights to LED lights will modernize the exterior lighting while preserving the historic accuracy of the lights. Mr. Benko stated the new signage and minor façade alterations will be an attractive addition to the historic district.

Mr. Benko stated staff recommends the Historic Preservation Board grant a Certificate of Appropriateness for the awning removal and lighting changes. Mr. Benko stated staff recommends the Historic Preservation Board grant a Conditional Sign Permit for the proposed signage.

Present for the case was sign contractor Brian Becker from Becker Signs. Mrs. Traves asked if the gas lights are already existing. Mr. Becker stated no, they are historic gas lights from the area that are being retrofit and installed.

Mr. Becker stated the sconces will be disassembled and a bonnet will be fabricated to replace the gas fixture and converted to an LED lamp. Mr. Becker stated they will then put a globe on it.

Mr. Becker stated there are two possible locations to install the gas lights. Mr. Becker stated they would like to run low voltage wiring through the wall to mount the power supplies on the inside. Mr. Becker stated they would like to get power to the lights with a minimum disturbance of the inside architecture. Mr. Becker stated an alternate location was given which is the lower location on the building in the event the power cannot be run to the upper location.

Mr. Becker stated the location of the lights will depend on the electrician and how he can run the power with minimal disruption to the architecture. Mrs. Traves asked if there is a light above the front door. Mr. Becker stated he is not aware of any.

Mr. Becker stated there will only be two globe lights placed either on the upper location on either side of the door or on the lower location on the sides of the suite.

Mr. Becker stated the upper location is the preferred location if the electric work can be done.

Mr. Geitz pointed out that the globe lights will light the building as opposed to the other lights on the square which are down lighting. Mr. Geitz stated he thinks it will shine light on the whole building. Mr. Becker stated he does not think the light will be very bright. Mr. Becker stated he is presenting what the tenant requested and they love the gas light sconces.

Mr. Becker stated they can use an LED fixture inside to give it more of a down light.

Mrs. Banks asked if the sign coloring will be the same as the awnings. Mr. Becker stated there will be no awnings, they are all being removed.

Mr. Becker stated the sign in the transom above the door is an etched glass vinyl frost that gives the appearance of blasted glass. Mr. Becker stated the frost will be applied on the inside of the window.

Mr. Becker stated the projecting sign is black and white and is a carved sign. Mrs. Traves asked if the projecting sign is normally placed that close to the door. Mr. Benko stated the code is only specific on the height of the projecting sign and not on the location on the building.

Mr. Becker stated there is a header stone that runs above the door that the sconces will be attached to if they are placed in that location. Mr. Geitz asked if the sign is supported by the horizontal piece going across. Mr. Benko stated the projecting sign will be fitted to the light fixture rather than the traditional bracket.

Mr. Becker stated the sign material is lighter than other sign materials.

Mr. Geitz made a motion to approve a Certificate of Appropriateness for awning removal and lighting alteration and a Conditional Sign Permit for window signage and a projecting sign for Huth & Harris Wine Merchants as submitted.

The motion was seconded by Mrs. Traves.

Vote:

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

3. H14-18 137 W. Liberty Street City of Medina COA

Mr. Benko gave a brief overview of the case. Mr. Benko stated this is a request for a Certificate of Appropriateness for the painting of the building exterior at 137 W. Liberty, Porters Shoe Repair.

Mr. Benko stated the site is located on the north side of West Liberty Street. Mr. Benko stated the Federal Court House is located to the west, and Sully's Irish Pub is located to the east.

Mr. Benko stated the City of Medina is seeking a Certificate of Appropriateness for the exterior painting of Porter's Shoe Repair. Mr. Benko stated Porter's Shoe Repair has been a tenant of the property since the 1950's. Mr. Benko stated the main building color will be Benjamin Moore Gloucester Green paint (cw-440), the trim will be painted Benjamin Moore Burwell Green (cw-445), and the door will be painted Benjamin Moore Greenhow Moss (cw-450).

Mr. Benko stated the exterior painting of the Porter's Shoe Repair will enhance the exterior of the building. Mr. Benko stated the colors selected are more consistent with the neighborhood and the Historic District as a whole. Mr. Benko stated this will be a significant upgrade for the building.

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

Mrs. Traves made a motion to approve a Certificate of Appropriateness for the exterior painting of 137 W. Liberty Street as presented using the Benjamin Moore colors proposed.

The motion was seconded by Mr. Geitz.

Vote:

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

H14-19 260 S. Court Street Mark Klaus COA

Mr. Benko gave a brief overview of the case. Mr. Benko stated this is a request for a Certificate of Appropriateness for an awning addition and gate design for the property located at 260 S. Court Street, Castle Noel.

Mr. Benko stated the site is located on the east side of S. Court Street and is south of Public Square, north of E. Smith Road.

Mr. Benko stated Castle Noel, located in the former United Methodist Church complex, is the largest indoor Christmas attraction in the United States. Mr. Benko stated the project encompasses two parcels and each parcel contains one building. 258 S. Court Street serves as the entrance to the Castle Noel Museum. Mr. Benko stated the main church building located at 260 S. Court Street serves as the museum/exhibit area. Mr. Benko stated the applicant is seeking a Certificate of Appropriateness for a wood fence

located in the alley between the two buildings. Mr. Benko stated the fence, which is already complete, is intended to prevent people from gaining entrance to the museum and popular outdoor exhibits without paid admission. Mr. Benko stated the fence is wood construction painted green to match the trim of the museum entrance.

Mr. Benko stated the applicant is also seeking a Certificate of Appropriateness for the replacement of the awning on the south side of the building. Mr. Benko stated the awning, which is nearly complete, is replacing a 1960's era awning. Mr. Benko stated the colors of the awning have not been changed; however, the awning is being constructed and trimmed to look more historically appropriate. Mr. Benko stated all exterior alterations require a Certificate of Appropriateness from the Historic Preservation Board.

Mr. Benko stated the fence is located approximately 50 feet into the alley between the two buildings and is trimmed to look historically appropriate. Mr. Benko stated the color of the fence matches the painted trim of the exhibit entrance. Mr. Benko stated this allows the fence to appear harmonious with Castle Noel while achieving the necessary functionality of impeding unpaid patrons.

Mr. Benko stated the replacement of the awning should freshen up the south façade and should make the entrance look more historically accurate.

Mr. Benko stated the addition of the fence and the awning replacement will enhance the utility of the museum complex, all while maintaining or enhancing the historical character of the property.

Mr. Benko stated staff recommends that the Historic Preservation Board grant a Certificate of Appropriateness for the installation of the fence and awning replacement subject to the following condition:

1. Subject to all necessary building permits.

Present for the case was Mark Klaus, owner of Castle Noel. Mr. Geitz asked if he will be keeping the posts. Mr. Klaus stated no. Mr. Klaus apologized for doing the work prior to receiving approval from the board. Mr. Klaus stated the city approached him regarding property maintenance so he thought he could proceed with the work. Mr. Klaus stated he was not aware he needed to come to the board. Mr. Klaus stated he was asked to repair the old awning. Mr. Klaus stated he did not replace the awning but just reskinned the awning to look better. Mr. Klaus stated the plywood and metal were replaced along with a few of the joists. Mr. Klaus stated in order to make it look more appropriate, the finish of the poles will be a decorative corbel upper trim with a detailed mold. Mr. Klaus stated the entire pole will be covered with finish material. Mr. Klaus stated the poles are meant to add to the decoration of the façade. Mr. Klaus stated there will be another detailed trim on the lower area and some further dimension added to the pole. Mr. Klaus stated they did not replace any of the structure and it is still anchored to the building in the same manner. Mr. Klaus stated it was simply improved.

Mr. Geitz inquired about the placement of the signage that was approved by the Historic Preservation Board last year. Mr. Klaus stated the logo was always to be on the front entrance of the store and there is an additional large sign on the side. Mr. Klaus stated he did not finish the large sign on the side of the building because he will need to reapply to make the sign smaller to allow for identification for 'Alien Vacation' at the next meeting.

There was a short discussion regarding future sign alterations to come before the board next month.

Mr. Geitz made a motion to approve a Certificate of Appropriateness for the awning addition and gate design for the property at 260 S. Court Street, Castle Noel, as presented.

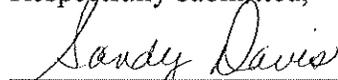
The motion was seconded by Mrs. Banks.

Vote:

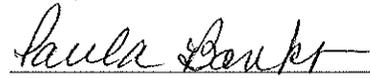
Geitz	<u>Y</u>
Banks	<u>Y</u>
Traves	<u>Y</u>
Approved	3-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Paula Banks, Co-Chairperson