

**MEETING DATE: 4-14-16**

**HISTORIC PRESERVATION  
BOARD**

**Case No. H16-05**

**33 Public Square**



**CITY of MEDINA**  
**Historic Preservation Board**  
April 14, 2016

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**Case No:** H16-05

**Address:** 33/32 Public Square

**Applicant:** Dan Mason, Property Owner

**Subject:** Certificate of Appropriateness – Façade rehabilitation  
Conditional Sign Review

**Zoning:** C-2 – Central Business District

**Submitted by:** Jonathan Mendel, Community Development Director 

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**Site Location:**

This subject property is located at the northwest corner of W. Washington St and Public Square/S. Court St.

**Project introduction:**

As part of the Downtown Revitalization Grant, the applicant requests a certificate of appropriateness for the rehabilitation of the primary (Public Square/S. Court) and the secondary façade (W. Washington).

The proposed changes involve extensive painting of the architectural details throughout the facades (storefront and cornices) and the existing windows, and restoration of the ground floor storefront to be similar its the early/mid-20<sup>th</sup> century configuration.

Additionally, a wall sign is proposed for the east façade of the building above the 3<sup>rd</sup> floor windows. This requires conditional sign approval.

Attached to this report:

1. Existing conditions photos
2. Proposed building elevations and color samples received March 28, 2016
3. Proposed wall sign plan received March 28, 2016

**Considerations:****Design Guidelines**

*Section 145.07(3) of the City of Medina Codified Ordinances with respect to preservation/rehabilitation/renovation generally it is the interest of the Board that buildings within the Historic District be preserved, thus maintaining the character of the Historic District. Consistent with the U.S. Secretary of the Interior, Standards for the Treatment of Historic Properties, the intent of these Guidelines is to preserve and restore the features which establish a building's architectural character while making alterations and renovations necessary for the efficient and contemporary use of the building.*

*Such alterations should be done so as not to destroy the materials and features which help to define a building's historic, cultural and/or architectural character. The historic materials, features and/or craftsmanship are important in defining the building character and should be retained, protected, and repaired when possible.*

**Staff Comments:** The proposed primary façade rehabilitation will restore the existing storefront to be consistent with its early/mid-20<sup>th</sup> century appearance as shown in historical photograph on the Building Elevation plan.

Additionally, the proposed painting plan will update the exterior of the building while enhancing it and the Historic District. The proposed rehabilitation of the original façade will greatly add to the District and remove inappropriate façade finishes. The proposed design is an ideal example of historical building rehabilitation.

Note: The only signage under review is as shown on the Building Elevation plan is the 3<sup>rd</sup> floor wall sign.

**Conditional Sign Review**

**Sign Area.** Signs must conform to the sign regulations outlined in Chapter 1147. Wall sign area is calculated at one sq. ft. of sign for every one linear foot of store frontage. At 21 sq. ft. in area, the proposed sign adheres to the size requirements

**Conditional Sign Permit Review guidelines**

- 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.
- The guidelines state that the proposed sign must be harmonious and in accordance with the general character of the district:

**Staff Comments:**

The proposed signage will be compatible with the building and the district. The proposed signage adheres to applicable zoning regulations. Physical material samples will be provided at the April 14, 2016 meeting.

**Recommendation:**

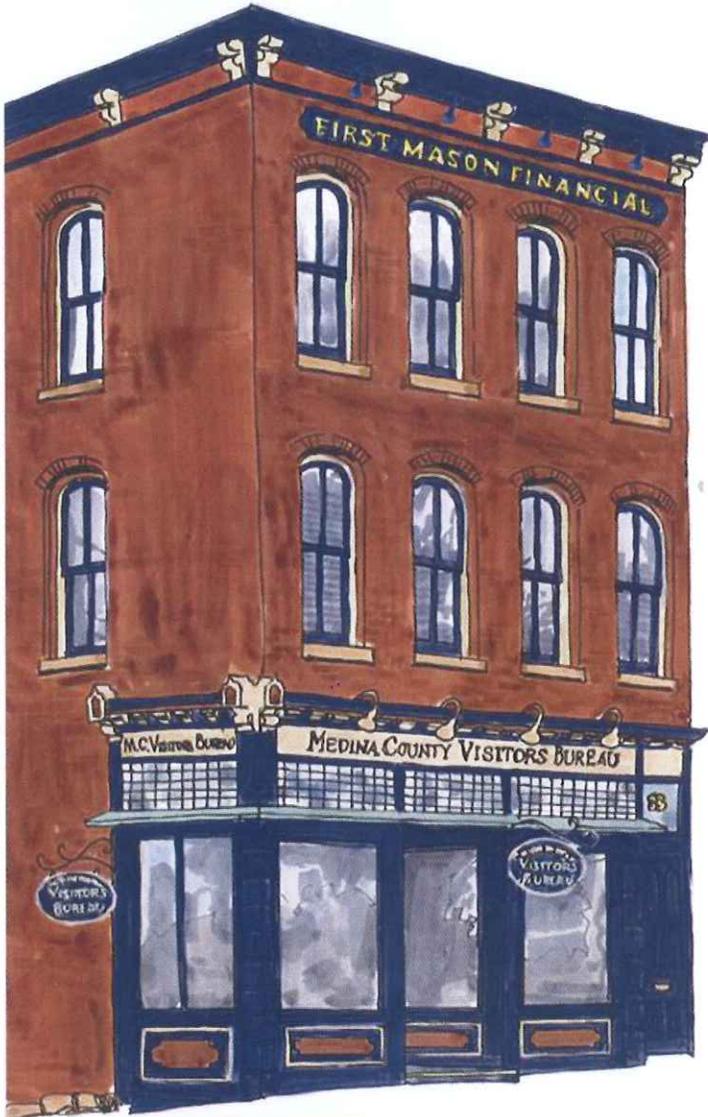
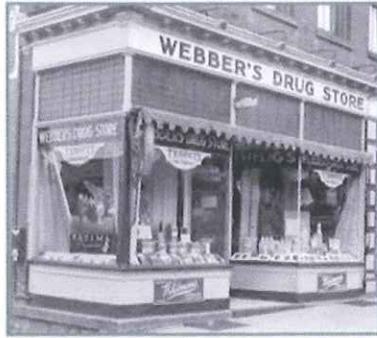
Staff recommends the Historic Preservation Board grant a Certificate of Appropriateness for the proposed façade changes and a Conditional Sign approval for the proposed 3<sup>rd</sup> floor wall sign following conditions:

1. Subject to all necessary building permits from the City of Medina Building Department for applicable portions of the façade rehabilitation
2. No other signage is approved as part of this review other than the 3<sup>rd</sup> floor wall sign on the east building façade.

**Existing Building  
Photo**



# 32/33 PUBLIC SQUARE



**Colors:**

**TRIM:**

Dark Blue:  
SW6244 Naval (sher-wms)

**TAN ACCENT:**

PM-27 Richmond Bisque (ben moore)

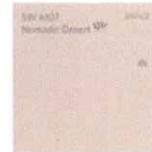
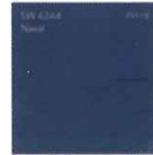
or

SW6107 Nomadic Desert (sher-wms)

**ACCENTS:**

SW 2811 Rookwood Blue Green (sher-wms)

SW 2803 Rookwood Terra Cotta (sher-wms)



RECEIVED  
MAR 28 2016

BY: .....

Washington St. Entrance



32 Public Square Entrance

FIRST MASON FINANCIAL

MEDINA COUNTY VISITORS BUREAU

33

308" w

MAR 28 2015



# A Solid Substrate & Dimensional Letter Sign

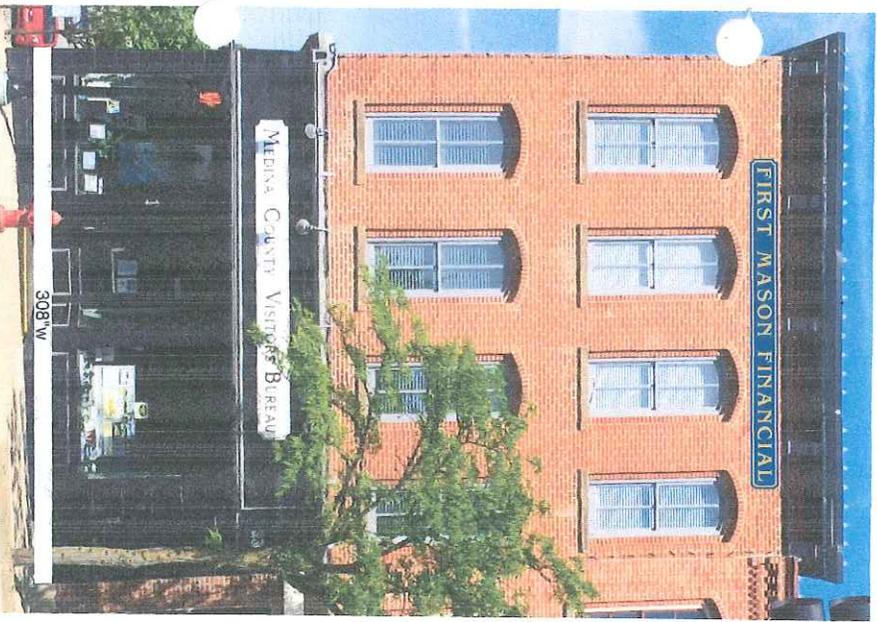
16"h x 190"w = 21.11 sq. ft.

**Fabricate and Install - Building I.D. Sign**

- Signs to read as specified
- Mounting Fasteners

POSTED  
 MAR 28 2016

BY: .....



308" W Frontage

**FIRST MASON FINANCIAL**  
 190 in

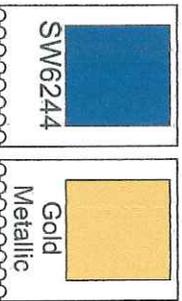
# FIRST MASON FINANCIAL

Gemini plastic formed letters 8" Benquiat

**COLOR SPECIFICATIONS:**

Letter Face Color: Gold

Backer Color: Naval Blue - SW-6244



111 W. Smith Rd. Medina, OH 44256 - 330-723-2494

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**Client Name:** First Mason Financial  
**Contact Name:** Daniel Mason  
 216-798-8329  
**Location:** 33 Public Square  
 Medina, OH 44256

**Start Date:** NA  
**Last Revision:**  
 Job#: Job  
 Drawing#: 1  
 Page: 1

Client Approval \_\_\_\_\_  
 Landlord Approval \_\_\_\_\_

**Sales Rep:** D. Sterrett  
**Designer:** D. Sterrett