



CITY of MEDINA
Historic Preservation Board
Regular Meeting Minutes
February 9, 2023

Meeting Date: February 9, 2023

Meeting Time: 5:00 PM

Present: Elizabeth Biggins-Ramer, Kevin Hutchinson, Patty Stahl, Leslie Traves, Paul Wood, Andrew Dutton (Community Development Director), and Sarah Tome (Administrative Assistant)

Absent: Rebekah Knaggs

Approval of Minutes

Ms. Traves made a motion to approve the minutes from January 12, 2023 as submitted.

The motion was seconded by Mr. Wood.

Vote:

Biggins-Ramer	<u>Y</u>
Hutchinson	<u>Y</u>
Stahl	<u>Y</u>
Traves	<u>Y</u>
Wood	<u>Y</u>
Approved	<u>5-0</u>

The Court Reporter swore in all attendees.

Applications

1. H23-01 Chip Klinkenburg 117 East Liberty Street COA

Present for the case was Chip Klinkenburg of Illes Architects, 5000 Gateway Drive. Mr. Klinkenburg stated that this endeavor had been originally approved by the Board in 2019, but that COVID and supply issues had delayed the project. Mr. Klinkenburg indicated that the overall project was similar to the original proposal with a few minor differences; namely, the bronze tiles were no longer available and the bulkheads were in disrepair and needed to be rebuilt. He added that the front stoops of the building would be changed to slope to allow the building to be more accessible. Mr. Klinkenburg stated that the original proposal had 30 in. of space available for signage. He noted that the awning needed to be located higher on the storefront, so 16 in. for signage was proposed.

Mr. Klinkenburg stated that the building would be power washed and an eggshell color would be used on the bulkheads. He indicated that there were two options for the storefront windows frames, a white version and a bronze version.

Ms. Biggins-Ramer inquired if the main difference between this application and the original proposal was the bulkhead sections. Mr. Klinkenburg stated that it was.

Ms. Stahl asked if bronze paint could be used on the bulkhead. Mr. Klinkenburg stated that he had concerns with bronze paint being in the sun. He added that the bronze storefront windows were proposed to make them stand out. Mr. Klinkenburg stated that the "I O O F" inscribed across the top of the building would be finished in copper with a black background to better highlight them.

Mr. Klinkenburg indicated that there would be uplighting for the building signage and can lights under the canopy shining down. He added that the lighting would be warm white. Mr. Klinkenburg stated that the two wooden doors on the building were being restored and the easternmost door would be replaced with a similar glass door with a bronze metal frame.

Mr. Klinkenburg stated that the tenants would be responsible for submitting Conditional Sign Permit applications to the Historic Preservation Board for approval.

Mr. Wood made a motion to accept the application as submitted with the bronze window frames and the paint color of SW 6364.

Ms. Traves seconded the motion.

Vote:

Hutchinson	<u>Y</u>
Stahl	<u>Y</u>
Traves	<u>Y</u>
Wood	<u>Y</u>
Biggins-Ramer	<u>Y</u>
Approved	<u>5-0</u>

2. H23-02 Dave Sterrett 32 Public Square CSP

Present for the case was Dave Sterrett of Medina Signs, 411 West Smith Road, and Tamara Harbaugh, the owner of The UpTown Shoppe, 32 Public Square. Mr. Sterrett stated that signage was proposed for a new business, The UpTown Shoppe. Mr. Sterrett presented the Board with a sample of the sign material.

There was a discussion as to the wall sign color. Ms. Stahl asked if the new wall sign would be the same gold color as the Visitor's Center sign. Mr. Sterrett said it would be very close. He added that the font would be Times for "UpTown" and Brush for "Shoppe".

Ms. Harbaugh stated that they had decided on the business’s name to honor the location. She added that the shop would be home to products created by local small businesses and artisans.

Ms. Biggins-Ramer asked if the new hanging sign would be the same size as the existing one. Mr. Sterrett said that it would be the same size and made of PVC. He also indicated that the existing sign bracket would be reused.

Mr. Traves made a motion to approve the wall sign in the gold color and the projecting sign as submitted.

Ms. Stahl seconded the motion.

Vote:

Stahl	<u>Y</u>
Traves	<u>Y</u>
Wood	<u>Y</u>
Biggins-Ramer	<u>Y</u>
Hutchinson	<u>Y</u>
Approved	<u>5-0</u>

Discussion Item

1. George Sam – Main Street Medina Façade Renovation Grant Program

Mr. Dutton stated that Main Street Medina was considering the possibility of a façade renovation grant program. He noted that it would most likely be a local grant administered by Main Street. Mr. Dutton stated that Main Street was interested in discussing the potential grant with the Board. He added that a similar façade renovation grant program from Troy, Ohio was in the Board’s packet for reference.

George Sam of 402 East Washington Street, Executive Director of Main Street Medina, stated that Main Street was looking at best practices from other communities that had successful grant programs. He noted that some programs were for very specific items, such as signs or awnings. Mr. Sam stated that they had also discussed the possibility of including the rehabilitation of less visible portions of the buildings, such as back entrances. He indicated that he wanted the program to be comprehensive enough to include both façade renovations and rehabilitations of historic buildings.

Ms. Stahl stated that she had taken part in several grant programs before. She noted that there was one in 2021 that was very well run. Mr. Sam stated that they would make the new grant similar to the 2021 grant, but that they would update it and include aspects from other successful grant programs.

Ms. Biggins-Ramer noted that renovations funded by the grant would need to go before the Historic Preservation board for approval. She also stated that she liked the thought of including building infrastructure in the grant.

Ms. Stahl stated that there was a trend where people were buying properties that were expensive to repair and asking to demo them. She stated that they needed to be conscientious of tenant responsibility.

Mr. Sam noted that the Design Committee of Main Street Medina offered free façade renderings, which could help building owners understand about building maintenance and beautification. He added that the grant could be extended beyond the 9 block Historic District to include all of the Main Street footprint.

There was a discussion as to in what order applications would be considered. Mr. Sam stated that they would bring guidelines to a future Board meeting.

Ms. Stahl stated she appreciated the Board being included in the process.

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Elizabeth Biggins-Ramer, Chairwoman