



## CITY of MEDINA Historic Preservation Board Meeting

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### Historic Preservation Board

Meeting Date: January 14, 2021

Meeting Time: 5:00pm

Present: Paula Banks, Elizabeth Biggins-Ramer, Patty Stahl, Leslie Traves, Rebekah Knaggs, Jonathan Mendel (Community Development Director), Sandy Davis (Administrative Assistant)

Absent: None

Mrs. Banks made a motion to elect Leslie Traves as Chairperson for 2021. Mrs. Banks amended the motion to add Elizabeth Biggins-Ramer as Vice-Chair and seconded the motion.

Vote:

Banks	Yes
Traves	Yes
Biggins-Ramer	Yes
Stahl	Yes
Approved	4-0

Mrs. Traves swore in Rebekah Knaggs as a new Board Member.

There were no minutes presented for approval.

Announcements: Mr. Mendel announced the Medina County Courthouse project will be coming before the Historic Preservation Board in a Special Meeting around March 18, 2021.

Mr. Mendel stated the redevelopment project on W. Liberty where Porter's Shoe store is located may be coming soon also.

Mr. Mendel announced that the applicant for case H20-06 who came before the Historic Preservation Board in November of 2020 with a request for the demolition of the building at 133 N. Court Street has appealed that decision. Mr. Mendel stated that appeal will be going before the Board of Zoning Appeals to appeal the decision, for the demolition of 133 N. Court Street from the November 2020 meeting. Mr. Mendel stated he will keep the Historic Preservation Board informed of the date and time of the meeting.

Old Business: None

New Business:

1. H21-01      BM Ventures, Inc.      117 Public Square      COA/CSP

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated the site is located at the north side of Public Square.

Mr. Mendel stated the applicant requests a Certificate of Appropriateness to add seating and site improvements on the ground behind the building for outdoor dining.

Mr. Mendel stated the applicant also requests a new wall sign the new business. Mr. Mendel stated the applicant requests a primary wall sign is 22.4 sqft on the south (front) building façade.

Mr. Mendel stated the applicant has closed their former restaurant, Marie's Café, to change over to a new restaurant theme and name – Swine BBQ.

Mr. Mendel stated Signs must conform to the sign regulations outlined in Chapter 1147. Mr. Mendel stated the proposed wall sign is 22.4 sqft, the maximum allowed is 22.5 square feet for this and complies.

Mr. Mendel stated the proposed outdoor site improvements do not substantively affect the historic character of the existing building and general district, since the proposed improvements are in the property's rear service area and should be an aesthetic improvement.

Mr. Mendel stated the proposed signage is compatible with the district, the building and the conditional sign guidelines.

Mr. Mendel stated Staff recommends the Historic Preservation Board grant a Certificate of Appropriateness and Conditional Sign Approval for the proposed site improvements and wall sign at 117 Public Square.

Present for the case was Brian Hilberg, 117 Public Square, Medina, Ohio. Mr. Hilberg stated their business is changing their entire concept to a Central Texas style atmosphere which is rustic. Mr. Hilberg stated they will be using barn siding and the sign will be made of reclaimed barnwood which is tongue and grooved and glued together. Mr. Hilberg presented a sample of the material for the board. Mr. Hilberg stated the sign will have raised black acrylic letters. Mr. Hilberg stated the rear of the building will be an improvement. Mr. Hilberg stated right now there are two dumpsters in the rear of the building and the city has agreed to move one of the large dumpsters next to where PJ



Marley's has their dumpster on the city lot. Mr. Hilberg stated Amuse has not decided where to move their dumpster yet.

Mrs. Traves asked if the fencing is to separate their business from the others. Mr. Hilberg stated it is to delineate the space, but the Department of Liquor Control requires some type of border around the outdoor seating. Mr. Hilberg stated they do not have their approval yet but hopefully it is sufficient.

Mrs. Banks asked how many people the tables can seat. Mr. Hilberg stated 24 with up to 6 at the picnic table.

Mrs. Traves asked if the smoker would go on the concrete pad. Mr. Hilberg stated yes, and it will take up most of the concrete pad. Mr. Hilberg stated the trailers will be 5 x 12 but there will be an awning roof attached. Mr. Hilberg stated the trailer that is currently back there is a utility trailer that is being used during construction. Mr. Hilberg stated the new trailer will be lightly larger and much taller and will be black powder coated. Mrs. Traves asked if the awning will be fixed to the concrete pad. Mr. Hilberg stated they will attach the poles in a temporary fashion in order to have the ability to remove the poles by pulling the pins and pull down the awning in order to take the trailer to catering events.

Mrs. Traves asked if the wall on the Amuse' side will be the rust red color. Mr. Hilberg stated yes, the Amuse wall as well as the whole wall on the back of the building will match the rust red color.

Mr. Hilberg stated the ramp will not be suitable for ADA accessibility, they would need to go around to the front of the building.

Mr. Hilberg stated the ground will be covered in pea gravel due to the cost factor, but they would like to eventually pave the area.

There was a brief discussion about the future use of the parking spaces behind Amuse.

Ms. Knaggs asked where their dumpster will be placed and if it will be enclosed. Mr. Hilberg stated all the dumpsters will be covered. Mr. Hilberg stated the wood storage will also be covered.

There was a discussion regarding how the proposed sign will be affixed to the front of the building. Mr. Hilberg stated the Oddfellows is currently in the process of renovating the front exterior of the building but the contractor backed out so it has delayed the process. Mr. Hilberg stated the location of the sign in the rendering is not accurate.

Mr. Mendel stated the sign board is white. Mr. Hilberg stated the white sign board will be noticeable on the new façade.

Mrs. Biggens-Ramer asked about the edges of the sign being staggered looking and expressed concerns about the sign not having a similar look as the other signs in the

District. Mr. Hilberg stated the top and bottom of the sign will be straight, and the sides will be slightly staggered but not extreme. Mr. Hilberg stated it will not be more than 1.5 inches in variation. Mr. Hilberg stated all the boards are the same length and are glued together and the edges are cut with a jigsaw.

Mrs. Biggens-Ramer asked if the railings will be black and have continuity with the railings that are currently there. Mr. Hilberg stated they will follow the same design and be black.

Mr. Hilberg stated they are looking for railings that are used with a patina, but they are not ready for them yet. Mr. Hilberg stated if he cannot find them, he will purchase new ones and put a clear coat on them.

Mr. Hilberg stated the fence will be in 3 ten-foot sections. Mr. Hilberg stated the space is 25' x 35' or 25' x 40'. Mr. Hilberg stated there will be an opening in the fence. Mr. Hilberg stated there are 3 panels with an open spot for a planter. Mr. Hilberg stated the space between the wooden ramp and the metal staircase is Jane's property.

Mrs. Banks made a motion to approve a Certificate of Appropriateness and Conditional Sign Permit as submitted.

The motion was seconded by Mrs. Stahl.


Vote:

Banks	<u>Y</u>
Biggens-Ramer	<u>Y</u>
Stahl	<u>Y</u>
Traves	<u>Y</u>
Knaggs	<u>Y</u>
Approved	5-0

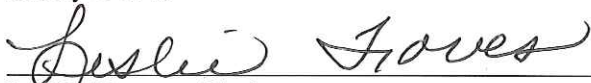
Rebekah Knaggs introduced herself to the board and gave a brief description of her educational background and experience in Historic Preservation.

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Leslie Traves, Chairperson