



**CITY OF MEDINA**  
**Historic Preservation Board**  
**April 14, 2022**

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Meeting Date: April 14, 2022

Meeting Time: 5:00 PM

Present: Elizabeth Biggins-Ramer, Rebekah Knaggs, Leslie Traves, Paul Wood,  
Andrew Dutton (Community Development Director), Sarah Tome (Administrative Assistant)

Absent: Patty Stahl

**Approval of Minutes**

Ms. Traves made a motion to approve the minutes from March 10, 2022 as submitted.

The motion was seconded by Ms. Knaggs.

Vote:

Biggins-Ramer	<u>Y</u>
Knaggs	<u>Y</u>
Traves	<u>Y</u>
Wood	<u>Y</u>
Approved	<u>4-0</u>

The Court Reporter swore in all attendees.

**Old Business**

1.	H22-01	Craig Sturgill	281 South Court Street	COA
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Mr. Dutton stated that this case had been previously tabled so that the applicant could present the Board with a landscape plan. Mr. Dutton noted that the applicant had submitted a landscape plan and photos of the plants by email.

Present for the case was Craig Sturgill, 445 West Liberty Street. Mr. Sturgill stated that he had taken the Board's advice and had gone to Boyert's Greenhouse and Farm for a landscape plan. Mr. Strugill stated that the plan called for the river rock to be extended to around the air conditioning unit and for three boxwoods to be planted between the stairs and the A/C units. Mr. Sturgill noted that there was a lot of concrete and gravel, which left little space for plants.

There was some discussion as to whether boxwoods or arborvitae would be better in the space and possibly extending the line of boxwoods to the front of the building.

Mr. Sturgill stated that the property line was very close on that side of the building and that it would be hard to mow the grass if the plants were extended to the front.

Ms. Biggins-Ramer suggested that arborvitae could be placed in front of the stairway instead of the third boxwood, which would help to mask the stairway from the front of the building.

Mr. Wood made a motion to approve application H22-01 as submitted.

Ms. Traves seconded the motion.

Biggins-Ramer	<u>Y</u>
Knaggs	<u>Y</u>
Traves	<u>Y</u>
Wood	<u>Y</u>
Approved	<u>4-0</u>

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2.        H21-13              The Rose Company              241 South Court Street              COA

Mr. Dutton stated that the case had been previously tabled so that the applicant could present the Board with the following items:

- Historical photographs of the rear of the building
- Available information regarding the historical context of the rear of the building
- A complete plan for the rear of the building illustrating all completed/proposed changes
- Details and samples of all items which have not been provided such as doors and gutters

Mr. Dutton noted that the applicant had submitted a rear façade elevation drawing, an outdoor wall lantern specification sheet, photos of the sleeping porch, and photos of the south side of the building showing. Color samples and a sample of the Hardiboard were shown to the Board.

Present for the case was Mike Rose, of the Rose Company, 23 Public Square, and Anthony Cerny, of Architectural Design Studios, Inc., 620 East Smith Road. Mr. Cerny stated that the sleeping porch had not been original to the building. Mr. Cerny noted that they had included photos of damage that had been previously restored and a drawing of the rear of the building.

Ms. Biggins-Ramer asked if the applicant had consulted the Sanborn Insurance Maps of the building. Ms. Biggins-Ramer noted that the 1897 Sanborn map showed a two-story sleeping porch on the building.

There was a discussion of whether a more historical door style could be used on the two first floor rear doors.

Ms. Knaggs asked if there was still spacing for a door, should someone want to put the sleeping porch back on in the future. Mr. Cerny stated that it was possible.

Mr. Wood noted that the applicant should have come to the Historic Preservation Board before the renovations had started so that they could have been guided in preserving the historical elements of the building. She noted that proper maintenance would have kept the sleeping porch from becoming an issue. Ms. Biggins-Ramer stated that if the applicant had come before the Board prior to demolition, they could have taken care of a proper restoration of the rear façade.

Mr. Cerny stated that not everything old is worth restoring.

There was some discussion as to whether putting the Hardiboard over the brick façade could lead to issues in the future should water get behind the Hardiboard. Reference was made to the collapse of the rear wall of the Gardener's Cottage. Mr. Cerny indicated that using Hardiboard would not present such an issue.

Ms. Traves made a motion to approve application H21-13 as submitted.

Ms. Knaggs seconded the motion.

Biggins-Ramer	<u>N</u>
Knaggs	<u>Y</u>
Traves	<u>Y</u>
Wood	<u>N</u>
Denied	<u>2-2</u>

Mr. Rose addressed the Board and stated that he thought the Board's comments were inappropriate and that the Board's actions were punitive. Mr. Rose stated that the project was being portrayed as the bypassing of the Board was intentional, which was not his intention. Mr. Rose stated that they had seen a safety problem and had approached Dan Gladish, The City of Medina's Building Official. He continued that Mr. Gladish had said to take the sleeping porch down and then The Rose Company had put back something they thought was appropriate. Mr. Rose stated that he appreciated that the Board was trying to keep historical elements, but that they were creating an image of being difficult to deal with.

## New Business

1.      H22-07      Dave Sterrett      108 Public Square      COA/CSP

Mr. Dutton stated that the applicant, Dave Sterrett, was requesting Certificate of Appropriateness approval for painting and Conditional Sign approval for a wall sign. Mr. Dutton stated that the applicant was proposing to paint the background of the upper portion of the front building façade black. He noted a wall sign was also proposed on the front façade containing white pin-mounted acrylic letters.

Mr. Dutton continued that, per Section 1147.06(a) of the Zoning Code, the size of the proposed wall sign is determined by a rectangle encompassing the total height and width of the sign. He stated that the sign was 47.27 in. tall and 267.76 in. wide for a calculated sign area of 87.89 sq. ft., which was far larger than the permitted 30 sq. ft. of sign area. Mr. Dutton noted that the applicant had submitted an alternate calculation outlining the sign elements, which was 34.48 sq. ft., slightly larger than permitted. Mr. Dutton noted that a variance had been submitted to the size of the sign, which would be heard by the Board of Zoning Appeals later in the evening.

Mr. Dutton stated that staff recommended approval of application H22-07 for the proposed painting and wall sign with the condition that the applicant shall receive a variance from the Board of Zoning Appeals to Section 1147.14(d) regarding the size of the wall sign.

Present for the case was Dave Sterrett, of Medina Signs, 411 West Smith Road. Mr. Sterrett stated that the area of the sign was larger than allowed, but looked aesthetically .

Ms. Biggins-Ramer inquired into the calculations used to determine a sign's square footage. Mr. Dutton stated that the code requires a rectangle that includes all sign elements and, in this case, this left a lot of dead space in the calculated area. Mr. Sterrett stated that the dead space above the roof was part of the calculation because of the rectangle.

There was a discussion as to whether the owner would be putting signage on either the door or the windows. Mr. Sterrett stated that, as far as he knew, there were no plans to put signage on the windows or door. Mr. Sterrett presented a sample of the sign material and a sample of the paint color to the Board.

Ms. Traves made a motion to approve application H22-07 as submitted.

Mr. Wood seconded the motion.

Vote:

Biggins-Ramer	<u>Y</u>
Knaggs	<u>Y</u>
Traves	<u>Y</u>
Wood	<u>Y</u>
Approved	<u>4-0</u>

Mr. Dutton stated that the applicant, Craig Sturgill, was requesting Conditional Sign Permit approval for a wall sign face replacement. He stated that, in January of 2018, a Conditional Sign Permit was approved for a 12 sq. ft. (24 in. x 72 in.) wall sign on the south side of the building, facing West Smith Road, for "The Dress Rack". Mr. Dutton stated that the applicant was proposing to change the face of the sign, maintaining the same frame and dimensions. He continued that the proposed aluminum composite wall sign incorporated white lettering with a red background.

Mr. Dutton stated that staff recommended approval of application H22-09 for a wall sign face replacement.

Present for the case was Craig Sturgill, 445 West Liberty Street. A sample of the sign material was presented to the Board.

Ms. Knaggs inquired into the mounting process. Mr. Sturgill stated that they will be using the existing frame, with the sign abled to slide in or out. Mr. Sturgill noted that one side of the sign would be for the tenant, while the other side would display TruRidge for when the space is without a tenant.

Ms. Traves made a motion to approve application H22-09 as submitted.

Ms. Knaggs seconded the motion.

Vote:

Biggins-Ramer	<u>Y</u>
Knaggs	<u>Y</u>
Traves	<u>Y</u>
Wood	<u>Y</u>
Approved	<u>4-0</u>

#### **Discussion Item**

Mr. Dutton stated that there had been a collaboration between City staff, Main Street Medina, and the Community Design Committee to put together a handout on architectural review and historic preservation. He noted that the handout offered a wide variety of information to help building owners preserve and improve their historic buildings. Mr. Dutton stated that the handouts would be mailed to every property owner in the historic district and would be presented to new businesses when they enter the district.

Ms. Traves stated that the handout looked wonderful and thanked Mr. Dutton for the time and effort involved in creating it.

Ms. Biggins-Ramer suggested adding Heritage Ohio as a contact. Ms. Biggins-Ramer stated that she was grateful for the work Mr. Dutton had done on the handout.

**Adjournment**

Having no further business, the meeting was adjourned.

Respectfully submitted,

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Sarah Tome

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Elizabeth Biggins-Ramer, Chairwoman