



**CITY of MEDINA**  
**Historic Preservation Board**  
**May 12, 2022**

Meeting Date: May 12, 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

Ms. Biggins-Ramer was not present at the start of the meeting. Vice-Chair Wood called the meeting to order.

**Approval of Minutes**

Ms. Knaggs made a motion to approve the minutes from April 14, 2022 as submitted.

The motion was seconded by Ms. Traves.

Vote:

Knaggs	<u>Y</u>
Traves	<u>Y</u>
Wood	<u>Y</u>
Approved	<u>3-0</u>

The Court Reporter swore in all attendees.

**Applications**

1.	H22-10	Kathy Thuener	119 North Court Street	CSP
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Mr. Dutton stated that the applicant, Kathy Thuener, was requesting a Conditional Sign permit for a wall sign. Mr. Dutton said that the applicant was proposing to replace an existing wall sign on the front of the building. He stated that the proposed sign was 29.5 sq. ft. in area and composed of a High Density Urethane (HDU) material with a routed dimensional face. Mr. Dutton noted that the existing wood wall sign with vinyl lettering was 26 sq. ft. and had a similar color palette.

Mr. Dutton stated that Staff recommended approval of application H22-10 for a wall sign replacement.

Present for the case was Kirk Reau of South Town Creative Shop, 402 South Elmwood Avenue. Mr. Reau stated that his company was producing the sign. He presented samples of the colors and sign material to the Board. Mr. Reau noted that HDU was more durable than wood, and that the one-piece design of the new sign would present a nicer finish.

Ms. Traves made a motion to approve application H22-10 as submitted.

Ms. Knaggs seconded the motion.

Knaggs	<u>Y</u>
Traves	<u>Y</u>
Wood	<u>Y</u>
Approved	<u>3-0</u>

2. H22-11 James Duber 114 North Broadway Street COA

Mr. Dutton stated that the applicant, the Medina County Board of Commissioners, was requesting a Certificate of Appropriateness for the reconstruction of exterior stairs on the north side of the building, facing East Friendship Street, which were not structurally sound. Mr. Dutton stated the proposed stairs would be similar in design to the existing stairs incorporating brick, stone, and concrete. He noted that concrete used for the stair treads would include a snowmelt system to improve safety and reduce wear. Mr. Dutton stated that the applicant had indicated that the proposed metal railing would either match the existing rail or would be dark bronze in color. Mr. Dutton stated that Staff recommended approval of application H22-11 for the reconstruction of an exterior stair.

Present for the case was the architect for the project, James Duber of Envelope Consulting Services, 12060 Clark Road, Chardon, OH. Mr. Duber stated that the stairs in question were not original to the building and that they were unsafe and needed to be replaced. Mr. Duber presented the Board with samples of the materials for the project. He noted that the new bricks were a close match to what had been originally used for the stairs. Mr. Duber stated that they would be installing a snowmelt system to improve the safety and longevity of the new stairs.

Ms. Traves made a motion to approve application H22-11 as submitted.

Ms. Knaggs seconded the motion.

Knaggs	<u>Y</u>
Traves	<u>Y</u>
Wood	<u>Y</u>
Approved	<u>3-0</u>

Mr. Dutton stated that the applicant, Don Smith, was requesting Certificate of Appropriateness approval and Conditional Sign approval for a vacant tenant space that was formerly home to House of Flowers. Mr. Dutton stated that the applicant planned to locate “Bubbleberry” in the tenant space and had proposed a number of alterations. He noted a fabric awning with black and white stripes was proposed on the storefront and the front door was proposed to be painted black with raised trim areas remaining gray. Mr. Dutton stated that a 5 sq. ft. projecting sign was proposed on the east side of the tenant space with a gold bracket. He noted the round PVC sign would be “Coral Sand”, black, and white as colors.

He continued that an 11.7 sq. ft. wall sign consisting of an aluminum frame and acrylic letters was proposed above the storefront “Coral Sand”, black, and white in color. Mr. Dutton noted the sign was illuminated by two black angle shade lights above the sign.

Mr. Dutton indicated that a 16.7 sq. ft. wall sign consisting of an aluminum frame and acrylic letters was proposed below the existing Lemonberry wall sign to the east of the subject storefront. He stated that the sign was not permitted by Section 1147.15 of the Planning and Zoning Code, as only one wall sign is permitted per tenant and the sign is not located at the tenant space.

Mr. Dutton stated that Staff recommended approval of application H22-12 regarding the proposed awning, painting, projecting sign, and wall sign above the storefront with exterior lighting. However, Mr. Dutton noted that staff could not recommend approval of application H22-12 regarding the proposed second wall sign at Lemonberry as it was not permitted by code and would represent a second sign for the business outside of the tenant space.

Present for the case was Don Smith, 1196 Inverness Lane, Stow. Mr. Smith stated that they were proposing to open a cold drinks store called Bubbleberry. He noted that Medina Signs was creating the proposed signage.

Ms. Knaggs inquired into samples of the sign material. Mr. Smith stated that Dave Sterrett, of Medina signs, was going to bring the sample but had been unable to attend. Mr. Smith noted that the material was the same as a sample presented by Mr. Sterrett at the April 14, 2022 meeting.

There was a discussion as to the color choices for the signs and projecting sign bracket.

Ms. Knaggs made a motion to approve the awning, lights, two front signs and the painting of the door as submitted. This motion did not include the directional sign.

Ms. Traves seconded the motion.

Knaggs	<u>Y</u>
Traves	<u>Y</u>
Wood	<u>Y</u>
Approved	<u>3-0</u>

At this point, Ms. Biggins-Ramer joined the Board.

There was a discussion as to the second wall sign. Ms. Traves expressed concern over the sign's arrow pointing the wrong way down a one-way street. Mr. Smith stated that he was concerned that people would not know that Bubbleberry was a separate storefront and wanted the sign to help direct potential customers. He noted that he would be willing to remove the arrow and apply for a Variance with the Board of Zoning Appeals if the Historic Preservation Board approved the Certificate of Appropriateness.

Ms. Traves made a motion to approve the Certificate of Appropriateness for the second wall sign with the condition that the arrow be removed.

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>

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4. H22-13 Nancy Nozik 99 Public Square COA

Mr. Dutton stated that the applicant, Nancy Nozik, was requesting Certificate of Appropriateness approval for the replacement of a window on the upper floor of the east side of the County Courthouse. Mr. Dutton stated that the applicant was proposing to remove the existing glass and frame and replace it with a cast stone. Mr. Dutton noted that, due to the construction of the new courthouse addition to the east, the window was not visible from street level. Mr. Dutton stated that Staff recommended approval of application H22-11 for the infill of a window on a facade not visible from the street.

Present for the case was the architect for the project, Nancy Nozik, of Brandstetter Carroll, Inc., 1220 West Sixth Street, Cleveland. Ms. Nozik stated that once the courthouse addition had been constructed and they were able to reach the roof, they found the deteriorated state of the molding and window at the gabled end of the old courthouse roof. She explained that they had considered replacing the window, but decided the medallion would be better for long-term maintenance. Ms. Nozik noted that the window could be put in again at a later date. She presented samples of the bricks and stone material to the Board.

Ms. Knaggs asked if the medallion material matched that of a pediment previously approved for the courthouse addition. Ms. Nozik stated that while the pediment of the new addition was a triangle rather than a circle, the material would be the same. Ms. Nozik noted that the medallion would be visible from the fourth floor of the new addition.

Mr. Duber stated that, at the start of the project, they had not anticipated that the window would be preserved, so he felt that the fact it could be preserved was fantastic.

Ms. Knaggs made a motion to approve application H22-13 as submitted.

Ms. Biggins-Ramer 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>

**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