

**MEETING DATE: 01/14/21**

**HISTORIC PRESERVATION  
BOARD**

**Case No. H21-01  
117 Public Square**



**CITY of MEDINA**  
**Historic Preservation Board**  
**January 14, 2021 Meeting**

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**Case No:** H21-01

**Address:** 117 Public Square

**Applicant:** Brian Hilberg – business owner (Odd Fellows – property owner)

**Subject:** Certificate of Appropriateness – Site improvements  
Conditional Sign Approval

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

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

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**Site Location:**

The site is located at the north side of Public Square.

**Project Introduction:**

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

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

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

Please find attached to this report:

1. Proposed site plan, photo samples, sign plans and site photos received December 23, 2020

**City of Medina Design Guidelines**

*Section 145.07 (b): Additions/new construction. With respect to additions/new construction to existing buildings and all new buildings or structures within Historic Districts, it is generally the interest of the Board that such additions/new construction shall be designed to enhance the character of the Historic District. Consistent with the preface of this Chapter, new buildings and additions should be representative of architectural design and construction of contemporary times.*

**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.

**Sign Area.** Signs must conform to the sign regulations outlined in Chapter 1147. The proposed wall sign is 22.4 sqft, the maximum allowed is 22.5 square feet for this and complies.

**Staff Comments:**

The proposed outdoor site improvements don't 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.

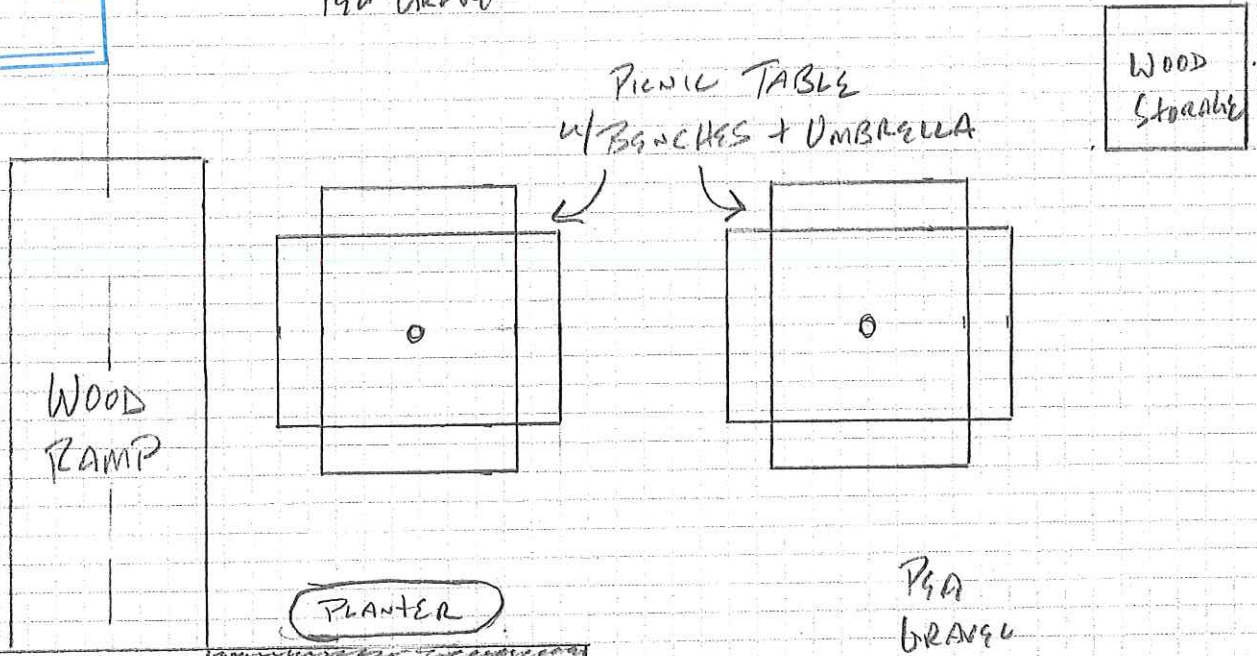
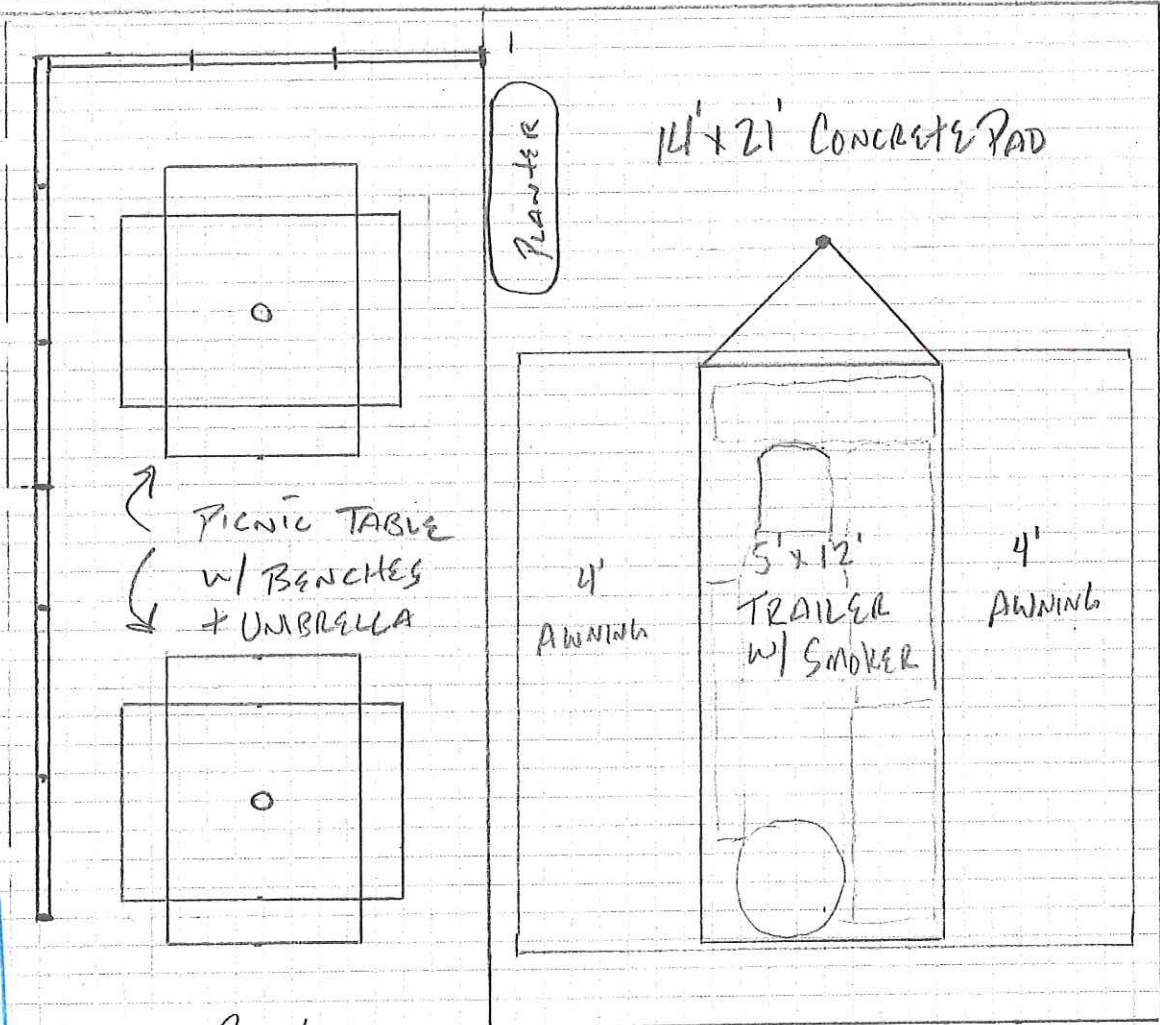
The proposed signage is compatible with the district, the building and the conditional sign guidelines.

**Recommendation:**

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.



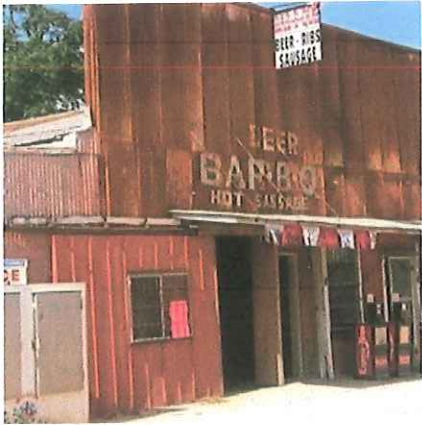
Parking Lot



AMUSE (BLOCK WALL)

BLOCK WALL (TO BE PAINTED TO MATCH AMUSE)

Swine BBQ is requesting approval for a new wall sign and outdoor dining area at 117 Public Square (former Marie's Café space). The new restaurant concept is authentic, central Texas-style barbecue and is looking to convey the casual, rustic atmosphere typically found in a central Texas-style barbecue "joint". This will be accomplished by using repurposed materials for decor such as barn siding, corrugated roofing, pallet wood and picnic tables.





## OUTDOOR DINING

Recent photos of the rear of the building where the outdoor dining is proposed:



Despite having a rustic atmosphere, the proposed outdoor dining area will be a considerable improvement to the existing space in the rear of the building.

The entire rear wall of the building (including Jane's Diner) will be painted in the Spring to match the painted wall of Amuse.

The waste dumpsters that are currently located on the existing concrete pad are to be relocated by the city and will be replaced with a custom-built reverse-flow offset pit smoker with an attached awning.

These photos are representative of the pit smoker but the trailer and awning frame will be black powder coated. Firewood will be neatly stored in repurposed IBC tote cages as shown below.





Surrounding the pit smoker will be wood picnic tables with umbrellas placed on a fresh bed of pea gravel. Repurposed water troughs will be scattered throughout the dining area and used as decorative planters. Staying with the central Texas-style theme, the outdoor dining area will be bordered with repurposed livestock panels.





**SIGN**

101" x 32" (22.4 sq ft)

The proposed sign dimensions are ~~86" x 31" (18.5 sq ft)~~ and the width of the building is 22'-6". The sign letters will be individual cut from acrylic with black vinyl graphics applied. They will be attached with standoff bolts to a sign base constructed from repurposed barn siding that is finished with a clear polyurethane.

*It should be noted that the property owner has applied for, and received, approval for a renovation of the front of the entire building (including Jane's Diner). The below representation of the sign will be considerably different after the renovation is completed this spring.*

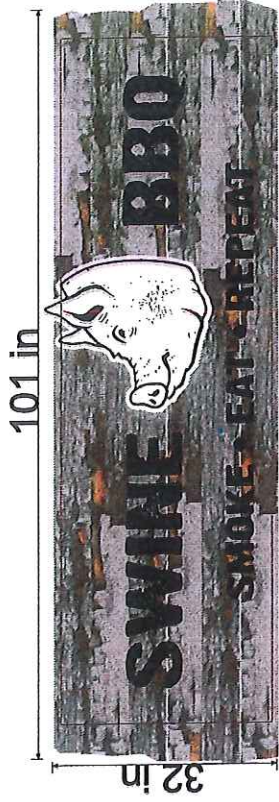


Swine BBQ -- Layout

Customer:	Brian Hillberg
Company:	Swine BBQ
Address:	117 Public Square
City:	Medina Ohio 44256
Phone:	440-653-5519
Email:	brianhillberg@gmail.com

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Comments:			



Sign board area (with sign shown) 22.5 sf



Sign area 20 sf

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Parcel # 028-19B-20-051





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