



CITY OF MEDINA

Planning Department

132 North Elmwood Street
Medina, Ohio 44256
PH (330) 722-9023 • FX (330) 722-9045
www.medinaoh.org

Boards and Commissions Application for Zoning Approval

Project Address: 140, 142, 144 NORTH COURT ST.

Parcel No: Case No:

Project Description: (describe below and check all that apply) Sign Lighting

Planning Commission

- Site plan approval [] Conditional zoning certificate [] Conditional sign approval [X] Code or Map Amendment []
Preliminary plan [] Subdivision [] Other: []

Historic Preservation Board

- Certificate of Appropriateness [X] Conditional sign approval []

Board of Zoning Appeals

- Variance [] Appeal []

Please note: applications will not be accepted as complete by the City of Medina until the applicant and property owner fulfill the requirements listed within the submittal requirements. Application fees are accepted in cash or by check payable to the City of Medina.

Affidavit of Applicant and Property Owner

The undersigned do hereby certify that the information to the City of Medina in and with this application is true and accurate and consents to employees and/or agents of the City of Medina entering upon the premises of this application for purposes of inspection pertaining to the application. Property Owner also consents to posting of a sign seven days prior to the scheduled meeting for public notice for variance, rezoning, code amendment, conditional use requests, and requests subject to a public hearing.

Applicant: Spencer T. Smith Property Owner: Same as Applicant

Address: 952 N. HUNTINGTON ST. MEDINA, 44256

Email: Spencer.T.Smith1@hotmail.com

Phone: 330-421-9500 Fax: Phone: Fax:

Applicant (please sign and print) Spencer T. Smith Date 11/18/21

Property Owner (please sign and print) Same as Above Date

H21-14 Walker Building Exterior Alterations and Sign

Property Owner: Spencer Smith
Applicant: Spencer Smith
Location: 140-144 North Court Street
Zoning: C-2 (Central Business)
Request: Certificate of Appropriateness approval for exterior alterations and Conditional Sign approval for a wall sign

LOCATION AND SURROUNDING USES

The subject site is composed of 0.38 acres on the southeast corner of North Court Street and Friendship Street. Adjacent properties include the following uses:

- North – Auto Repair
- East – Single and Two-Family Residential
- South – Restaurant
- West – Mixed-Use Building



PROPOSED APPLICATION

The applicant is requesting approval for a number of completed exterior alterations and a wall sign:

- Center two doors on the west building facade - Doors were replaced with similar style doors and painted beige. The transoms above the doors were previously filled with wood. Glass has been installed in the transoms and the trim has been painted beige.
- New trim was installed around windows and doors. The trim is Azek composite material painted beige
- Four sign backgrounds were created by painting the background black and the trim white.
- "The Walker Building – 1936" sign was installed with beige lettering. The size has not been indicated, but it appears to comply with the subject regulations.
- Two black gooseneck lighting fixtures were installed on the north building facade.

The applicant is proposing the installation of 12 black gooseneck light fixtures above the signboards on the west building facade.

DESIGN GUIDELINES/DEMOLITION CRITERIA (SECTION 145.07)

- (a) Preservation/rehabilitation/renovation. With respect to preservation/rehabilitation/renovation generally it is the interest of the Board that buildings within the Historic District be preserved, thus maintaining the character of the Historic District. Consistent with the U.S. Secretary of the Interior, Standards for the Treatment of Historic Properties, the intent of these Guidelines is to preserve and restore the features which establish a building's architectural character while making alterations and renovations necessary for the efficient and contemporary use of the building.
- The rehabilitation process assumes that some alterations may be necessary to meet the needs of the building Owner and the health, safety, and welfare of the building occupants. Such alterations should be done so as not to destroy the materials and features which help to define a building's historic, cultural and/or architectural character. The historic materials, features and/or craftsmanship are important in defining the building character and should be retained, protected, and repaired when possible.
- When the preservation of architectural features is not possible, alterations should be done in a manner respectful of the existing character, but done in a manner that is representative of architectural design and construction of contemporary times.

CONDITIONAL SIGN PERMIT DESIGN GUIDELINES (SECTION 1147.16)

In reviewing a proposal for a conditional sign permit, the Historic Preservation Board and Planning Commission shall consider whether the proposal meets the following design guidelines, which are in addition to the design criteria for all signs listed in Section 1147.07(d):

- (a) Lettering should be large enough to be easily read but not overly large or out of scale with the building or site.
- (b) The ratio between a message and its background should permit easy recognition of the message.
- (c) The size, style, and location of a proposed sign should be appropriate to the site and use with which the sign is associated.
- (d) A sign should complement the building with which it is associated, as well as adjacent buildings, by being designed and placed to enhance the architecture of the building.
- (e) The color of a sign should be compatible with the color of the building facade with which it is associated. A sign should be designed with a minimum number, and harmonious use, of colors.
- (f) A permanent window sign should be comprised of individual letters, logos or design elements that are not encompassed by a solid opaque background, so as not to obscure the view through the window with which the sign is associated.
- (g) The size of the lettering and graphics on a projecting sign should be appropriate for viewing by pedestrians.
- (h) A ground sign that provides a directory of occupants for a multi-occupant building should have simplicity of design, to compensate for the additional amount of information provided (i.e. utilize common elements such as the same background color, or other common elements, etc.).
- (i) The area of a wall sign should not exceed eighty percent (80%) of the area of the frame of architectural space specifically intended for signage.
- (j) A projecting sign that is comprised of multiple elements hanging from the same supports should be designed such that all such elements are compatible in size, shape, and color.
- (k) Multiple signs associated with a single use should contain similar materials, colors, and design elements, regardless of sign type(s).
- (l) An awning or canopy sign should be located on the valance of the awning or canopy.

- (m) Temporary sidewalk signs shall be constructed of materials compatible with the permanent building signs. Plastic framing, white background dry erase boards and changeable letter tracks are discouraged.

CITY OF MEDINA DESIGN GUIDELINES FOR HISTORIC PROPERTIES AND DISTRICTS

STREETSCAPE

The streetscape interacts directly with the pedestrian. A combination of elements defines the streetscape and provides a setting for the building.

Recommendations

- Incorporate street trees and flowers into the wide sidewalks of the commercial district.
- Place containers at storefronts to feature additional plantings.
- Provide benches and waste cans to accommodate shoppers and businesspeople.
- Locate streetlights near businesses for illumination and safety.
- Light fixtures placed on the facade provide additional light and illuminate business signs.

SIGNAGE

Signage is used to locate a business and to advertise what products or services that business offers to the public. When designing a sign, it is important to consider the building it is representing. A sign that complements the building makes the business and the entire district more attractive to visitors. Signage should enhance the facade and not distract from it. Reference Preservation Brief 25.

Recommendations

- Historic signage should be retained and restored when it is suitable to the current business.
- New signage should be designed and constructed using materials and methods that are consistent with the building's architectural style.
- The size of the sign should be relative to the location in which it will be placed on the building (i.e. fit within a frieze or in a window or transom).
- Limit the size of the sign to the least amount necessary to reach the public.
- The color and lettering of the sign should complement the building. Attach signage in a way that it will not damage historic materials (i.e. on masonry structures, attach only in mortar joints).
- Small signs may be placed at secondary entrances that are accessible to the public in order to identify the business and should also comply with these recommendations.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application H21-14 for exterior alterations and a wall sign at 140-144 North Court Street, as submitted, with the condition that the applicant shall submit a Sign Permit application for the installed wall sign.

**140-144 North Court Street
Items for Approval**

Completed:

- Two new doors replaced with a similar door painted beige
- Glass installed in transoms, previously filled with wood
- Trim around windows and doors, trim is Azek composite material painted beige
- Four sign backgrounds painted black with white trim
- "The Walker Building – 1936" sign
- Two black gooseneck lighting fixtures on south building facade

Proposed:

- 12 black gooseneck lights above sign panels
- Conduit will be along the front of the building to avoid drilling 12 holes through the parapet wall



CITY OF MEDINA

Community Development Department

132 N. Elmwood Ave. Medina, OH 44256
Phone: 330-722-9056 Fax: 330-764-4385

November 23, 2021

Spencer Smith
952 N. Huntington St.
Medina, OH 44256

Dear Mr. Smith,

You are receiving this notice because your application has been scheduled for review by the City of Medina Historic Preservation Board. The Board will review your application, as described below, at their next regular meeting at **5:00 pm on December 9, 2021**. The meeting will be held at City Hall, 132 North Elmwood Avenue, Medina, OH 44256.

H21-14: Spencer Smith requesting Certificate of Appropriateness approval for front building façade alterations, lighting, and signage at 104-144 North Court Street in the City of Medina Historic District.

Please feel free to contact me at (330) 722-9023 or adutton@medinaoh.gov if you have any questions or need any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Dutton".

Andrew Dutton
Community Development Director



Community Development Department
 132 North Elmwood Ave
 Medina, Ohio 44256

Rec'd of: Spencer T. Smith

Date: 11/18/21

Address: 140-144 N. Court St.

Building Division	Fee	Planning & Zoning Division	Fee
1. Building Permit #	\$	1. Sign Permit #	\$
2. HVAC Permit #	\$	2. Variance	\$
3. Electric Permit #	\$	3. Code or Map Amendment	\$
4. Plumbing Permit #	\$	4. Site Plan	\$
5. Fire Supp/Alarm Permit #	\$	5. Conditional Sign Permit #	\$
6. Demolition Permit #	\$	6. Conditional Zoning Certificate	\$
7. Contractor Registration #	\$	7. Plat Preliminary Plan	\$
8. Foreclosure Filing #	\$	8. Final Plat	\$
9. Plan Review Fee	\$	9. Fence Permit #	\$
10. Zoning Certificate Fee	\$	10. Certificate of Appropriateness	\$50
11. B.B.S Fee <input type="checkbox"/> %	\$	11. Open Space #	\$
12. Miscellaneous	\$	12. Miscellaneous	\$
Engineering			
1. Grading Completion Deposit	\$		
2. Plan Review Fee	\$		
3. SWP3 Fee	\$		
Total \$		Total \$	50

Project Type & Address:

Certificate of Appropriateness application to the Historical Review Board for exterior alterations

How Paid: Cash Check # 2165 Visa/MasterCard

Processed by: _____ Receipt Reference # _____

CITY OF MEDINA
 132 NORTH ELMWOOD AVE.
 P.O. BOX 703
 MEDINA, OH. 44258-0703

DATE 11/18/2021 THU TIME 16:32

PLANNING	\$50.00
SUBTOTAL	\$50.00
TOTAL	\$50.00
CHECK	\$50.00

(330) 725-8861
THANK YOU

JENNY 000003 00001

Building in 2019 – Google Street View



Existing Building



Existing Building



The Walker Building
- 1936 -



Changes to Doors, Trim and Transcends

Changes to Doors, Trim and Transcends



Changes to Sign and Sign Background

The Walker Building
— 1936 —



Addition of Lighting



Addition of Lighting



Proposed Lighting - 12 on East Facade (Black)





Sign Bracket Store
6056 Corte Del Cedro
Carlsbad, CA, 92011
Phone: 888-919-7446
www.signbracketstore.com

Quote

Quote #: QT1023399
Quote Date: 10/18/2021
Quote Expire Date: 11/17/2021
Customer ID: 1104610

BILL TO:		SHIP TO:			
Wow Home Improvement 952 N Huntington St Medina OH 44256-1505 United States of America		Wow Home Improvement 952 N Huntington St Medina OH 44256-1505 United States of America 330-725-3600			
CUSTOMER P.O. NO.	TERMS	LEAD TIME			
	Prepaid				
FOB POINT	SHIPPING TERMS	SHIP VIA			
	Sales Order	UPS Ground			
NO.	QTY.	ITEM	PRICE	UOM	EXTENDED PRICE
1	12	SL8-QS18112-QSHL-A-C91: Quick Ship 12in. Angle Shade Sign Light with QSHL-A Arm. Painted color #C91 Black	153.8500	EA	