



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
Phone: 330-722-9023
Fax: 330-722-9045
www.medinaoh.org

Application Number H22-12

GENERAL	Date of Application <u>4/21/2022</u> Property Location <u>102 West Washington St. Medina OH 44256</u> Description of Project <u>Install black and white striped awning across storefront. Install bubbleberry sign with three overhead lamps above awning. Paint front door black. The rest of the store front colors will remain unchanged. Add bubbleberry name to lemonberry sign (on brick) closer to the corner.</u>
CONTACT INFORMATION	Applicant Name <u>Don Smith</u> Address <u>1196 Inverness La</u> City <u>Medina</u> State <u>OH</u> Zip <u>44224</u> Phone <u>(440) 724-6234</u> Email <u>don@lemonberryfrozenyogurt.com</u> Property Owner Name <u>Rose Company</u> Address <u>23 Public Square, suite 200</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>(330) 725-6767</u> Email <u>www.RosePlaces.com</u>
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input checked="" type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<p><i>By signing this application, I hereby certify that: (1) The information contained in this application is true and accurate to the best of my knowledge, (2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record, (3) I assume sole responsibility for correspondence regarding this application, and (4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i></p> Signature <u></u> Date <u>4/21/22</u>
OFFICIAL USE	Meeting Date <u>5/12/22</u> Fee (See Fee Sheet) \$ _____ Meeting Outcome _____ Check Box when Fee Paid <input type="checkbox"/> Zoning District <u>C-2</u>

H22-12 Bubbleberry Awning, Painting, and Signs

Property Owner: Park Exchange Ltd
Applicant: Don Smith
Location: 102 West Washington Street
Request: Certificate of Appropriateness approval for an awning and painting and Conditional Sign approval for wall signs and a projecting sign

LOCATION AND SURROUNDING USES

The subject site is composed of 0.04 acres located on the south side of West Washington Street. Adjacent properties contain the following uses:

- North – Office
- East – Restaurant
- South – Retail
- West – Barber Shop



BACKGROUND & PROPOSED APPLICATION

The property is a vacant tenant space which was formerly home to House of Flowers. The applicant is proposing to locate “Bubbleberry” in the tenant space and proposes the following alterations:

- Awning – A 9 foot wide fabric awning with black and white stripes.
- Door Color – Painting of the front door black. The raised trim areas of the door are shown as the existing gray color.
- Projecting Sign – A 4 sq. ft. projecting sign on the east side of the tenant space. The sign will incorporate a gold powder-coated steel bracket and a round PVC sign. The sign includes colors of “Coral Sand”, black, and white.
- Wall Sign on Storefront – An 11.7 sq. ft. wall sign consisting of an aluminum frame and acrylic letters. The sign is illuminated by two black angle shade lights above the sign, which are assumed to be metal. The sign incorporates colors of “Coral Sand”, black, and white.

- Wall Sign at Lemonberry – A 16.7 sq. ft. wall sign consisting of an aluminum frame and acrylic letters. The sign is located below the existing Lemonberry wall sign to the east of the subject storefront and incorporates colors of “Coral Sand”, black, and white. The sign is 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. At this time, the applicant has not filed a variance regarding this sign.

DESIGN GUIDELINES (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's 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

AWNINGS AND CANOPIES

Awnings and canopies are used on commercial buildings to shade sunlight and provide protection from inclement weather. Awnings are made of flexible material and are suspended over an upper floor window or a storefront. Canopies are typically made of more rigid material and a more substantial framework supported by columns. A canopy often spans the width of the sidewalk.

Recommendations

- Do not use a canopy in place of an awning, unless evidence shows a canopy was original to the building.
- Adding awnings to a building where there originally were none may be appropriate if it is in an acceptable location on the facade and the awning uses the same materials and design of a historic example.
- Awnings and canopies should not interfere with the building's style or character or obscure architectural features.
- Use separate awnings rather than one continuous awning across a storefront that is divided into bays by piers or multiple display windows.

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.

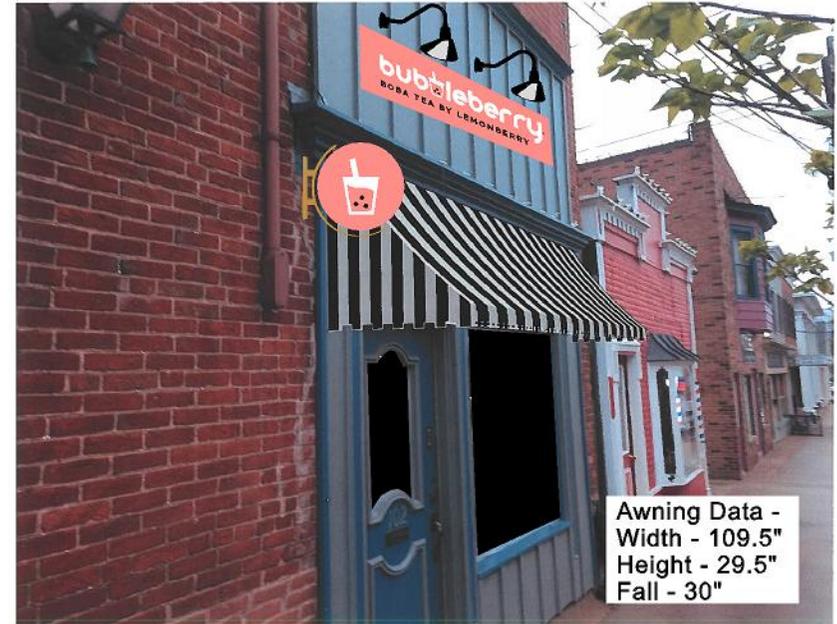
Recommendations

- 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 H22-12 regarding the proposed awning, painting, projecting sign, and wall sign above the storefront with exterior lighting.

However, staff **cannot recommend approval** of application H22-12 regarding the proposed second wall sign at Lemonberry as it is not permitted by code and would represent a second sign for the business outside of the tenant space.



For Submittal

Customer:	Don Smith		
Company:	Lemonberry / Bubbleberry		
Address:	102 W Washington		
City:	Medina	State/ZIP:	Ohio 44256
Phone:	440-724-6234		
Email:	don@lemonberryfrozenyogurt.com		

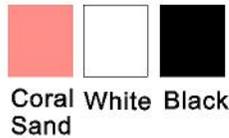


411 West Smith Rd.
 Medina, Ohio 44256
 330-723-2484
 medinasigns.com

Job No.:	NA	Date:	4/26/2022
Order Date:		Salesperson:	Dave Sterrett
Need By Date:		Estimate:	0.00
Comments:			



Frontage 12'



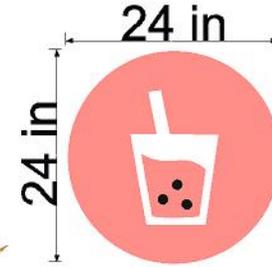
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Angle Shade Sign Light x 2



1147.15
 (e) One permanent projecting sign, not exceeding four (4) square feet per side, for each ground floor nonresidential building unit with not less than twelve (12) linear feet of primary building frontage. Said sign shall be located not more than fourteen (14) feet above finished grade as measured from top of sign, and shall maintain a minimum vertical clearance of eight (8) feet from bottom of sign to finished grade. A projecting sign may extend into a public right-of-way, provided that such sign shall maintain a minimum horizontal separation of one foot from outer edge of sign to outside edge of curb.



3.14 SF

84 in

20 in



11.66 SF

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Job No.:	NA	Date:	4/26/2022
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Need By Date:		Estimate:	0.00
Comments:			



Front Door
Color Change
to Black

For Submittal

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Phone:	440-724-6234	
Email:	don@lemonberryfrozenyogurt.com	

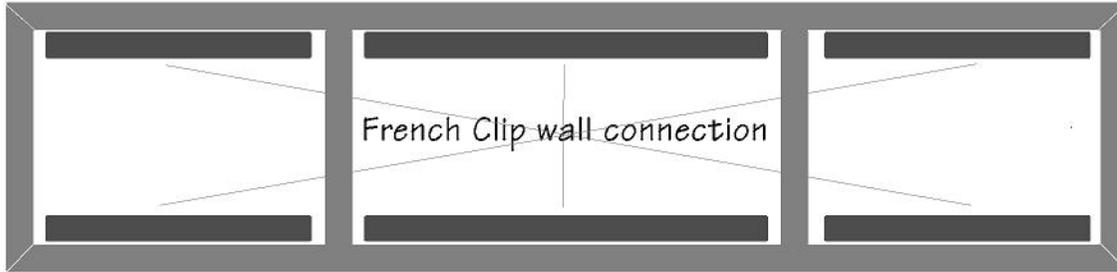
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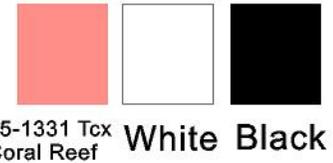
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Need By Date:		Estimate:	0.00
Comments:			



White/ Black
Laser Cut acrylic x 1/4"



Mitered Frame Assembly
2" x 1/8" Aluminum angle
w/bracing



15-1331 Tcx Coral Reef White Black



.080 Aluminum sheet
Painted - attached to framing

For Submittal

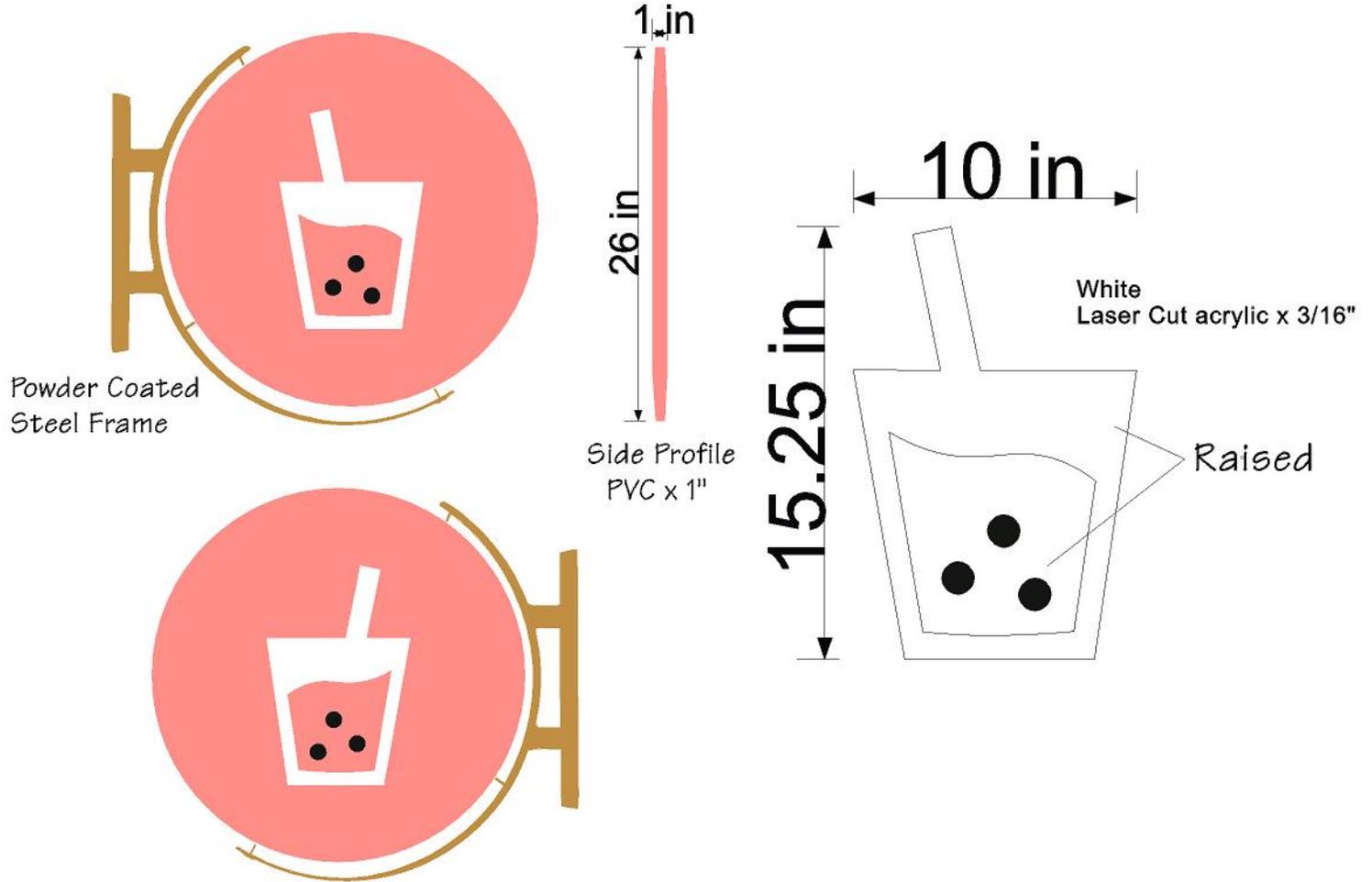
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Job No.:	NA	Date:	5/1/2022
Order Date:		Salesperson:	Dave Sterrett
Need By Date:		Estimate:	0.00
Comments:	Hex : #faa181 Rgb : rgb(250,161,129) Hsl : 16° , 92% , 74% RgbaColor : rgba(250,161,129,1.00) Lab XyzColor : 56.132, 47.399, 26.959		

Eclipse Fixed Mount Sign Bracket



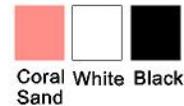
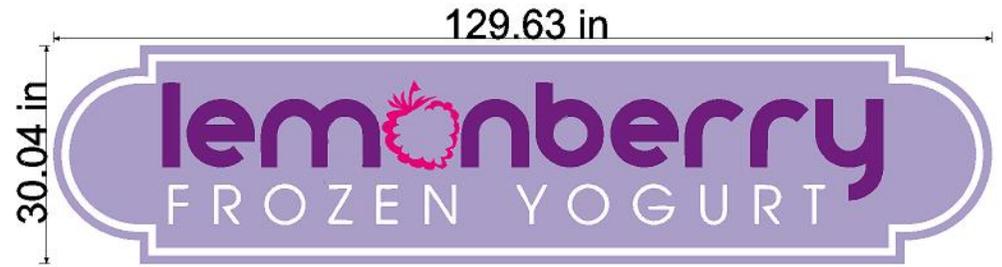
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Job No.:	NA	Date:	5/1/2022
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Need By Date:		Estimate:	0.00
Comments:			



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