

H24-18 Liberty Baptist Fellowship

Property Owner: Birch Family Limited Partnership IV

Applicant: Kevin Robinette

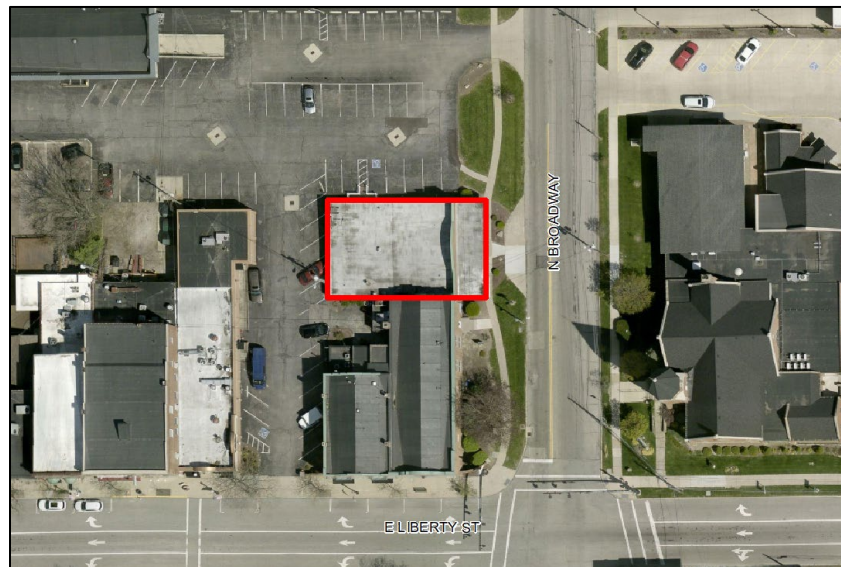
Location: 111 North Broadway Street

Request: Certificate of Appropriateness approval for front facade alterations and Conditional Sign Permit approval for a wall sign

LOCATION AND SURROUNDING USES

The subject site is composed of 0.08 acres located on the west side of North Broadway Street. Adjacent properties contain the following uses:

- North – Parking
- East – Church
- South – Retail/Office
- West – Restaurant



BACKGROUND & PROPOSED APPLICATION

The Fellowship building previously incorporated a large canopy projecting towards North Broadway Street. In July of 2024, due to the condition of the canopy and its location over a public sidewalk, an emergency demolition was approved and the canopy was removed.

The applicant is proposing to repair the front facade by constructing a signband with a cornice, clad in EIFS, over the damaged area. The project will incorporate colors of “Roycoft Vellum” on the signband, “Rookwood Amber” on the cornice, and “Gallery Green” on the flashing.

The applicant is also proposing to place a 6.25 sq. ft. (2.5 ft. x 2.5 ft.) metal sign in the center of the signboard. The sign was previously located on the south side of the canopy. Two dark colored cylindrical lights are also shown on each side of the sign.

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.

CITY OF MEDINA DESIGN GUIDELINES FOR HISTORIC PROPERTIES AND DISTRICTS

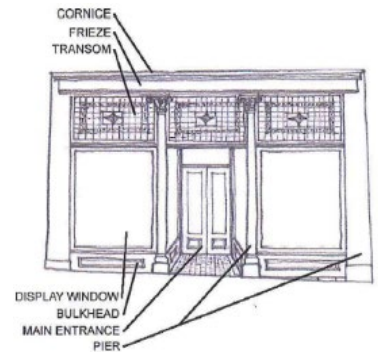
Design Guidelines

Materials/Color/Texture - Selecting materials that are compatible in color and texture with adjacent structures help to create a unified design within the district.

Preservation/Rehabilitation/Renovation - Recommendations

Missing Element

- Replace or reconstruct the missing element using materials that match the original as closely as possible.
- If no evidence can be found to document the element's original appearance, replacement should be consistent with the building's size, scale, and materials. The replacement should be simplified in order to avoid creating an elaborate detail that may not have been part of the original design.
- Examining other buildings of the same architectural style can help determine what may be appropriate.



Deteriorated Element

- Repair of deteriorated historic elements should not alter the appearance of the storefront. Repair deteriorated elements as soon as possible to prevent further damage or loss of material.
- If a historic element is deteriorated beyond repair and removal has been approved, document with photographs and measurements before removal. Then reproduce the element, matching the original design and materials.

Non-original Element

- If an element has been previously replaced, consider retaining the existing element if it is unique, aesthetically complements the building, or is a good example of what was in style in its own time (i.e., a well-designed and constructed 1920s storefront on an 1870s commercial building).
- If the element is considered inappropriate for the building, replace the element with one that is acceptable.

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 - 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 H24-18 for the proposed wall signs and recommends the use of natural material or faux natural material, such as composite wood, for the signband in place of EIFS. In addition, a detail of the proposed lighting will need to be submitted for the Board's review.



AERIAL



SERVICES
Sunday
10:45 AM
6:00 PM
Wednesday
7:00 PM

111
North
Broadway

Liberty Baptist Fellowship
111 N. Broadway



SERVICES
Sunday
10:45 AM
6:00 PM
Wednesday
7:00 PM

North Baptist Fellowship
111 N. Broadway

Pastor Max Deffenbaugh

111 North
Broadway



Liberty Baptist Fellowship

CHURCH PARKING
VIOLATORS
WILL BE TOWED

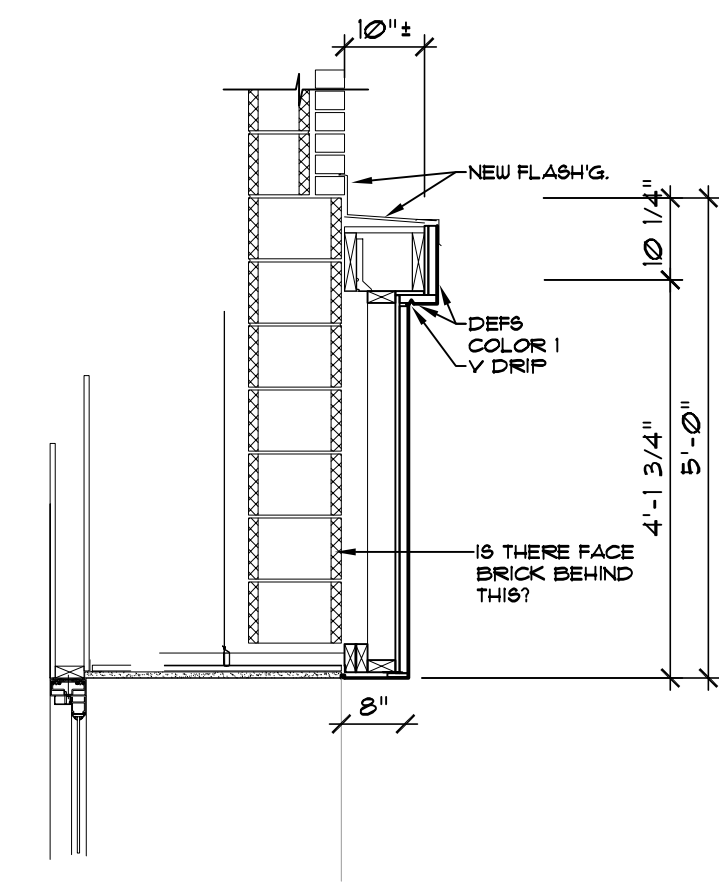
Liberty Baptist Fellowship

CHURCH PARKING
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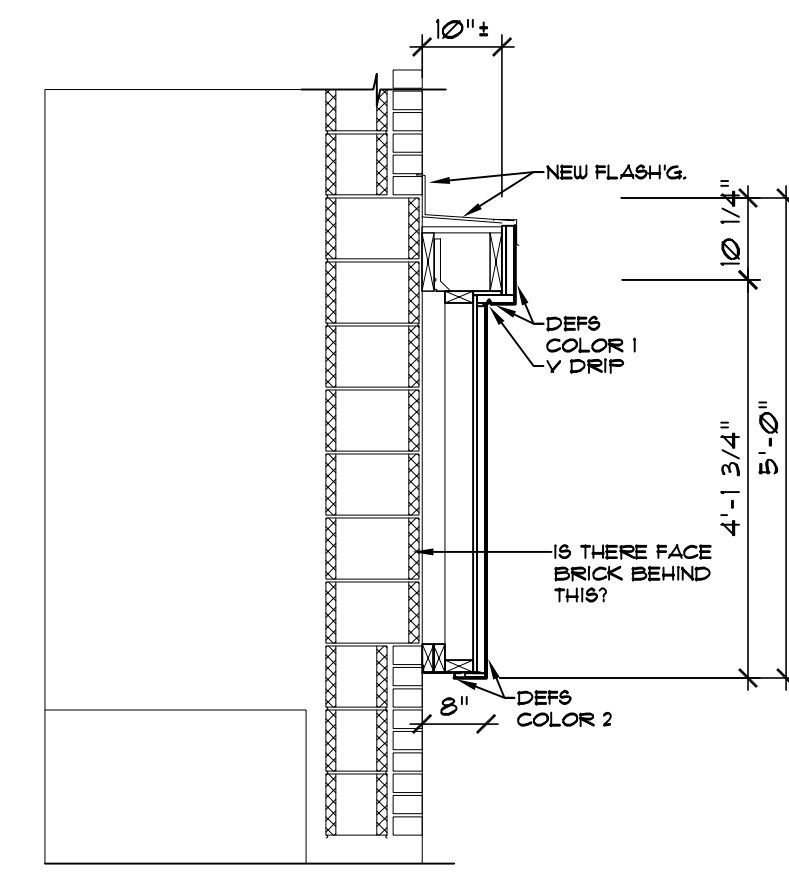
Liberty Baptist Fellowship

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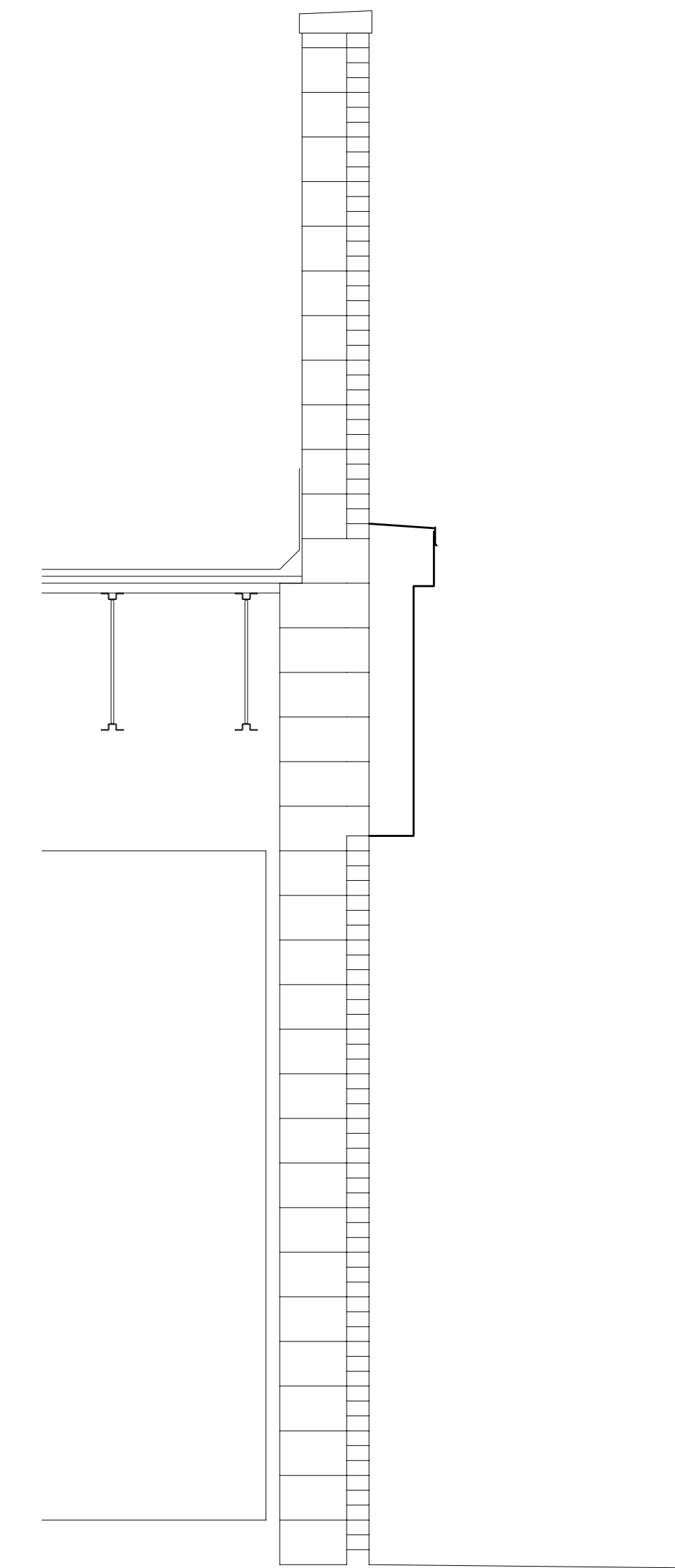
W.I.O.
ALITTLE



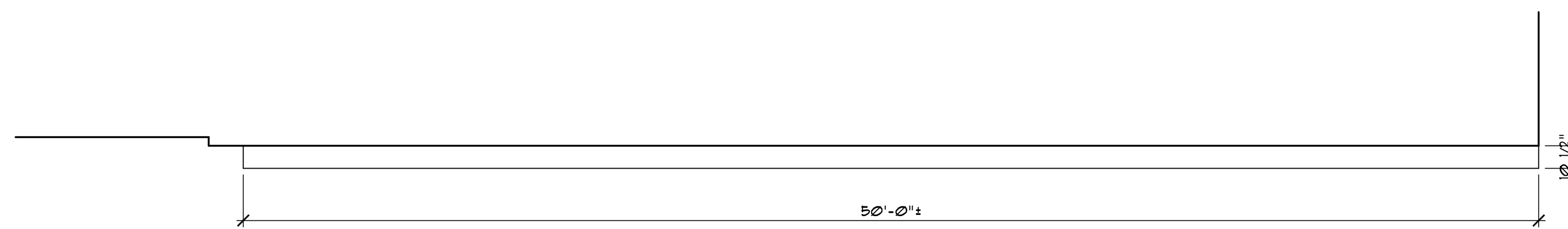
SECTION DETAIL
SCALE: 1/2" = 1'-0"



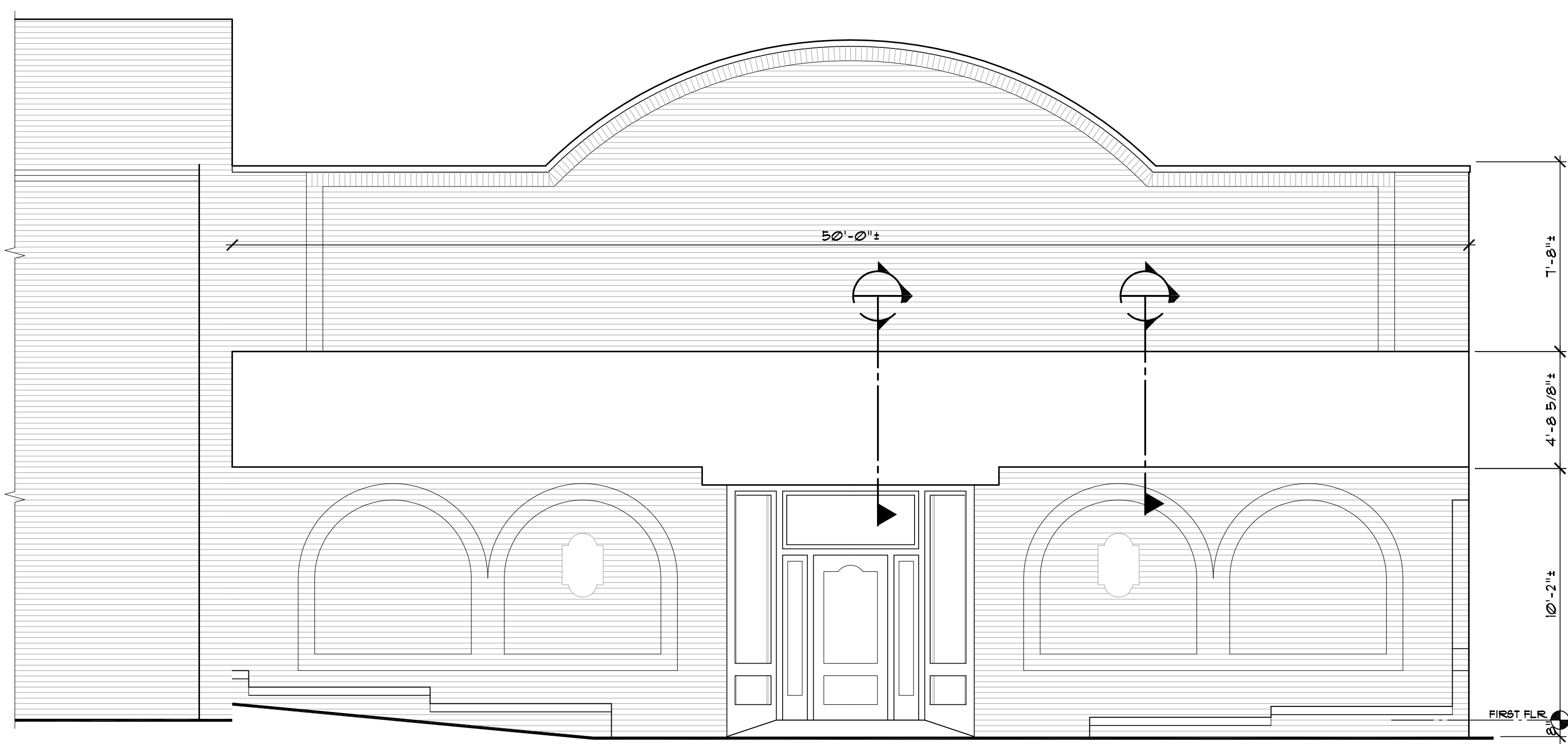
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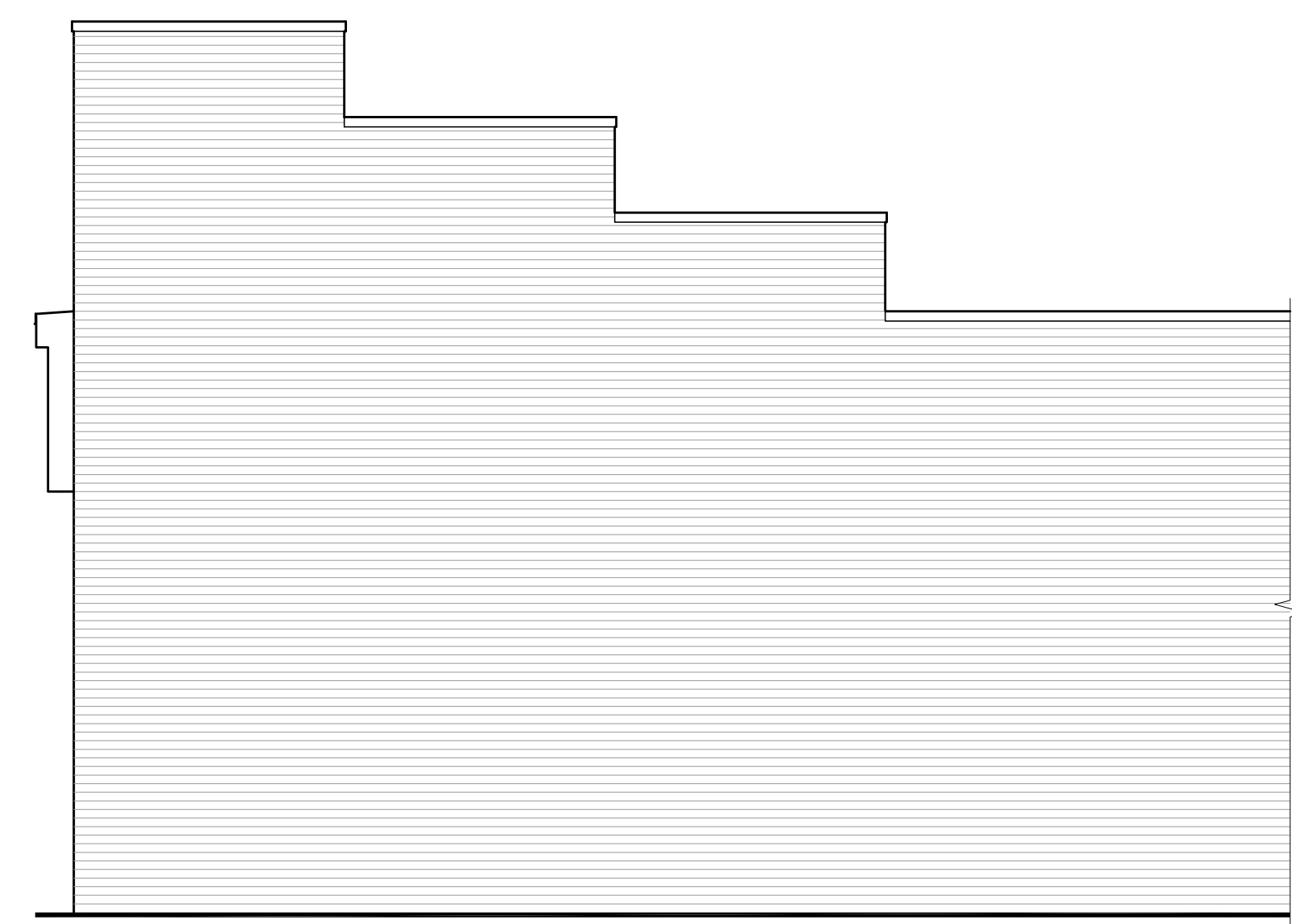
WALL SECTION
SCALE: 1/2" = 1'-0"



PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

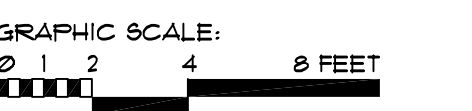


EAST ELEVATION
SCALE: 1/4" = 1'-0"



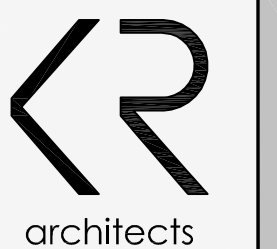
PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"

REV.	DATE	DESCRIPTION



Project	LIBERTY BAPTIST FELLOWSHIP EXTERIOR ALTERATIONS
Address	111 NORTH BROADWAY STREET MEDINA, OHIO 44256
Drawing	ELEVATION, WALL SECTION & DETAILS
Scale	AS NOTED
Date	09.24.2024
Issue for	REVIEW

Architecture	KEVIN C. ROBINETTE ARCHITECTS, LLC RA
Project Management	
Owner Representation	
2091 South Belvoir Blvd. South Euclid, Ohio 44121 216-246-0246	robin.c.kevin@gmail.com



KEVIN C. ROBINETTE, LICENSE #7728
EXPIRATION DATE 12/31/2025



LIBERTY BAPTIST CHURCH - 111 Broadway - Facade Repairs

SW 0015
Gallery Green

SW 2817
Rookwood Amber

SW 2833
Roycroft Vellum



2' 6" x 2' 6"

Existing sign/medallion to be located over entry



111 Broadway proposed lighting fixture.

Received
10/8/24