



# BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue  
330-722-9038  
www.medinaoh.org

Application Number H24-11

<b>GENERAL</b>	Date of Application <u>June 3, 2024</u> Property Location <u>236 S. Court Street, Medina, OH 44256</u> Description of Project <u>Renovation / painting of facade of property</u> <u>We plan on opening "Hemingways Underground", an upscale</u> <u>speakeasy.</u>
<b>CONTACT INFORMATION</b>	<b>Applicant</b> Name <u>Deborah Chapman, Hemingways, LLC dba Hemingway's</u> Address <u>261 Oak Dr NW</u> City <u>North Canton</u> State <u>Underground</u> Zip <u>OH 44720</u> Phone <u>330-949-9953</u> Email <u>chapman.425.d@gmail.com</u> <b>Property Owner</b> Name <u>Nancy Myers (nancymyers45@icloud.com)</u> Address _____ City _____ State _____ Zip _____ Phone _____ Email <u>nancymyers45@icloud.com</u>
<b>APPLICATION TYPE</b>	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 checked="" type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
<b>APPLICANT SIGNATURE</b>	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. Signature <u>Deborah Chapman</u> Date <u>6/3/2024</u>
<b>OFFICIAL USE</b>	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>50</u> Meeting Date <u>6/11/24</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

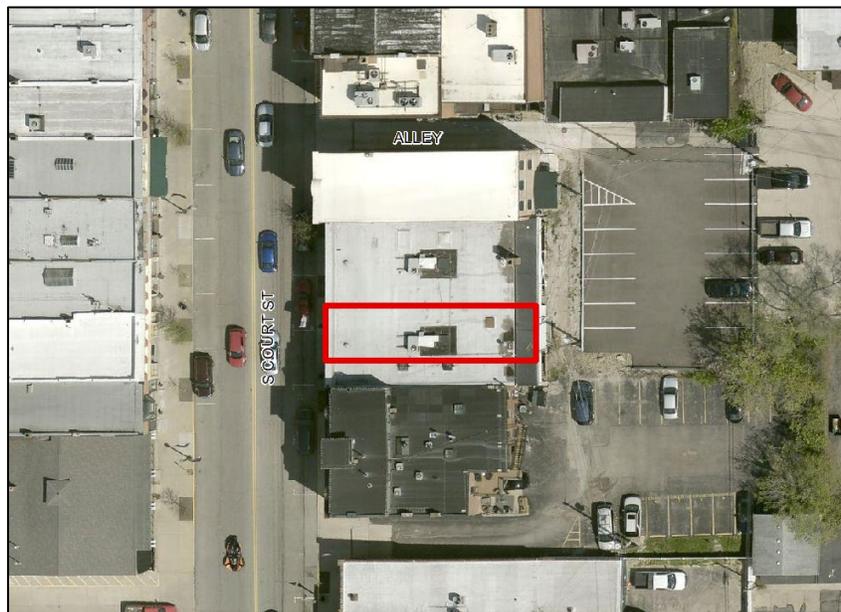
## H24-11 Hemingway's Signs and Facade Alterations

Property Owner: Granger Girl Ltd.  
Applicant: Deborah Chapman  
Location: 236 South Court Street  
Request: Conditional Sign Permit approval for wall, projecting, and window signs and Certificate of Appropriateness approval for painting and a new doorway

### **LOCATION AND SURROUNDING USES**

The subject site is composed of 0.05 acres on the west side of South Court Street. Adjacent properties include the following uses:

- North – Retail
- East – Parking
- South – Retail
- West – Retail



### **BACKGROUND & PROPOSED APPLICATION**

The applicant is proposing to locate Hemingway's Underground in the lower level of the building, which was previously occupied by Antiquation. The new business proposes three sign types:

- Wall Sign – Black and bronze/gold acrylic channel letters – 6 sq. ft.
- Window Sign – White vinyl – 11 sq. ft.
- Projecting Sign – Off-white, black, and bronze/gold – 3.1 sq. ft.

The applicant has also proposed painting the storefront "Tuxedo" in color, the removal of a transom, the replacement of the front door with a wooden arched door, and the addition of three gooseneck lights.

### **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.

### **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.

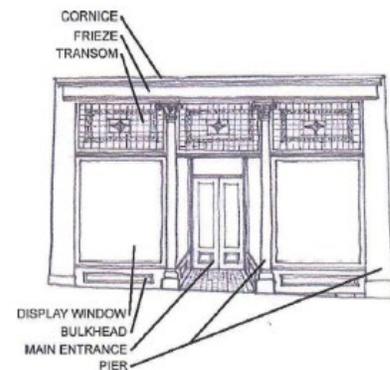
When the preservation of architectural features is not possible, alterations should be done in a manner respectful of the existing character, but done in a manner that is representative of architectural design and construction of contemporary times.

### **CITY OF MEDINA DESIGN GUIDELINES FOR HISTORIC PROPERTIES AND DISTRICTS**

#### **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.

### **COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION**

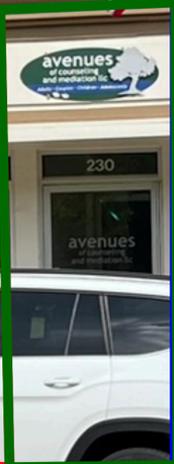
Staff recommends **approval** of application H24-11 regarding the Conditional Sign Permit for wall, window, and projecting signs. Staff recommends **revisions** to application H24-11 regarding the Certificate of Appropriateness request in order to maintain the window transom and select a door that is more compatible with the building and area.

GRIESINGER

Avenues



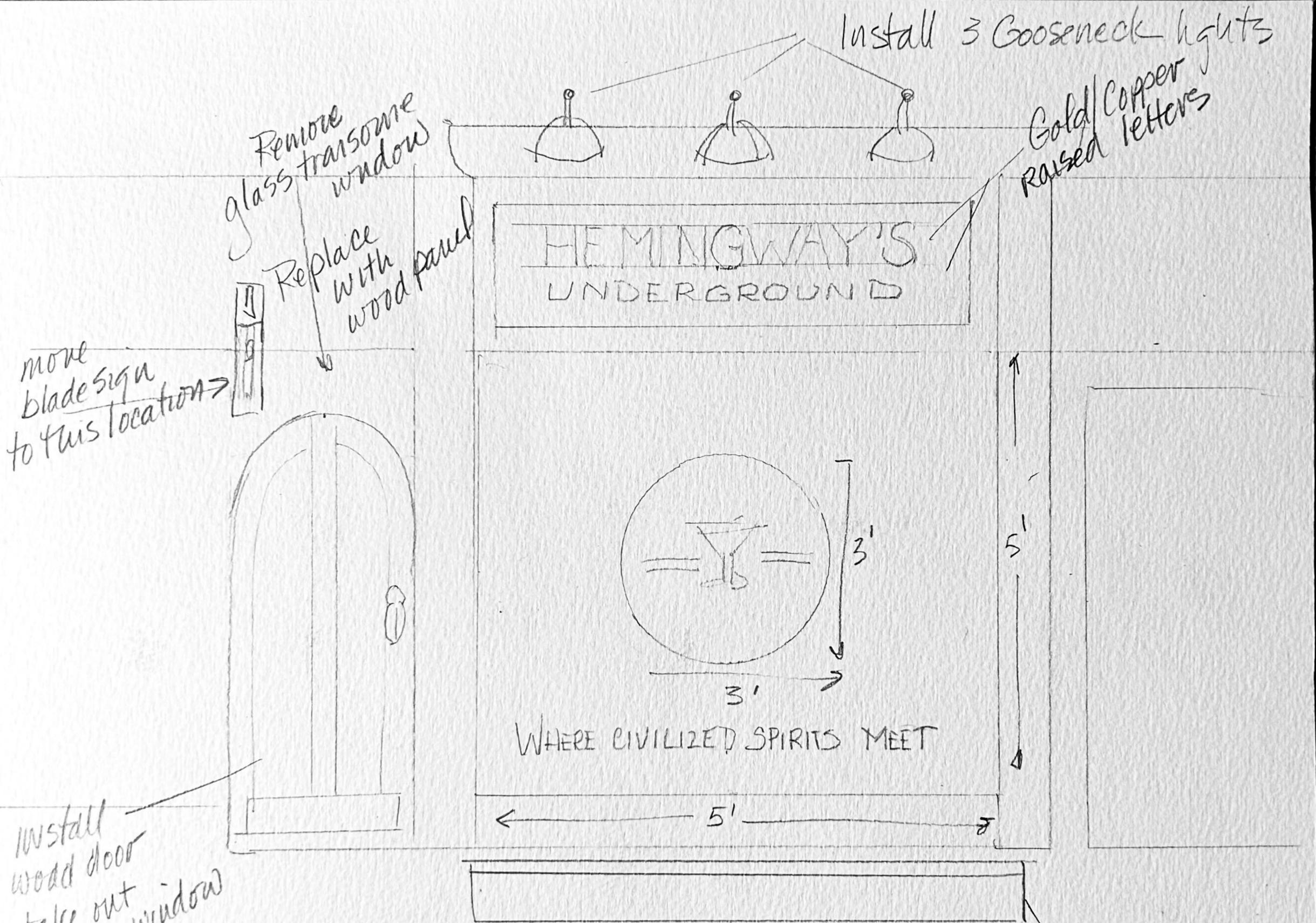
Elements



Hemingways

Elements





move blade sign to this location →

Install wood door  
take out transome window

Proposed Front of 236 S Court

add freestanding window box trough for flowers

CURRENT FACADE



HISTORIC DOOR



Tuxedo

AV6035

8006-8G

Blade sign  
moved if possible  
(if not we can keep in this spot)

3 Gooseneck Lights



Replace with wood door

new Hemingway's sign  
in Copper letters

HEMINGWAY'S  
UNDERGROUND

236



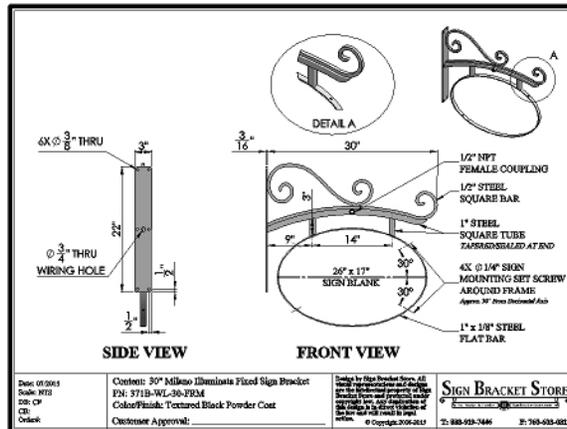
Chapman  
2024

Extends 17 1/2"



  
View  
Your R

# Franklin Iron Neihart 18" High Rustic Black RLM Outdoor Wall Light



### Blade Sign

Customer:	Debbie Chapman
Company:	Hemingway's Underground
Address:	236 South Court St.
City:	Medina Ohio 44256
Phone:	330-949-9953
Email:	chapman.425.d@gmail.com

**Medina Signs**  
*Since 1947*  
 411 West Smith Rd.  
 Medina, Ohio 44256  
 330-723-2484  
 medinasigns.com

Job No.:	NA	Date:	6/4/2024
Order Date:		Salesperson:	Dave Sterrett
Need By Date:		Estimate:	0.00
Comments:			



60 in  
 14.5 in  
**HEMINGWAY'S**  
 UNDERGROUND

LASER CUT ACRYLIC  
 SIGNBAND 72" X 46  
 FRONTAGE 144"  
 PIN MOUNTED TO FASCIA

51 in  
 31 in  
  
**WHERE CIVILIZED SPIRIT'S MEET**

White cast vinyl - 10.97 SF  
 Glass Area - 46.68 SF - 23.5%

Wall Sign and Window treatment

Customer:	Debbie Chapman		
Company:	Hemingway's Underground		
Address:	236 South Court St.		
City:	Medina	State/ZIP:	Ohio 44256
Phone:	330-949-9953		
Email:	chapman.425.d@gmail.com		



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

Job No.:	NA	Date:	6/4/2024
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