

ARC – July 7, 2025 Reviews

MEMEBERS PRESENT: Chair Jason Boltz, Bill Weber and Michael Ackermann. Melanie Baker, Curt Smock and Elizabeth were excused.

ARC-25-13 – Meg Schofield – Innovative Title, 275 Springside Drive, sign review, B-3.

Zoning Comments: Property is located on the south side of Springside Drive, roughly 1,700’ west of the N. Cleveland-Massillon Road and Springside Drive intersection. The property is surrounded by office buildings. The Applicant is proposing to add a revised sign panel to the existing monument sign. Mr. Funk stated the proposed sign panel meets the Zoning Resolution, and that he would present the sign for the applicant as it is very straightforward.

Mr. Funk presented to the Commission the proposal to add an additional sign panel on the existing monument sign for “Hobson Rasnick Fox & Kolligian.” The sign panel is 9.5” high x 30” wide. Mr. Funk demonstrated the existing sign and the proposed sign via the exhibits the applicant submitted. Currently, the panel just says “Hobson.” So basically, all they are doing is changing the practice name on the panel to read “Hobson, Rasnick, Fox and Kolligian.” It is a pretty simple sign that lists the partner names. The panel is a brushed stainless steel, with sort of a faux finish on it to make it look like stainless steel on aluminum and the panel will be on both sides of the monument sign.

Discussion ensued by the Commission and Mr. Ackerman confirmed with Mr. Funk that the overall monument sign meets the sign criteria. Mr. Weber asked about illumination and Mr. Funk said there would be no illumination.

Motion to approve the application for ARC-25-13, as presented, by Mr. Weber; seconded by Mr. Ackermann. Roll Call: Mr. Ackermann, Mr. Boltz and Mr. Weber. Vote: 3-0 to approve.

ARC-25-14 – Gary Neola of Cornerstone Architects, representing Joseph Saccone for Spark by Hilton and Hyde Park, 4073 Medina Road, building/elevation review, B-2.

Zoning Comments: Property is located on the north side of Medina Road, roughly 300’ west of the Springside Drive and Medina Road intersection. The property also has road frontage on Springside Drive. To the north there are hotels, to the east are Huntington Bank, Barnes & Nobles and the True North gas station, to the south is commercial property in Copley Township, and to the west is I-77. The site is currently used as the Holiday Inn and previously a Hyde Park restaurant, which is coming back. Mr. Funk explained that at this time we are mainly looking at the building . Once they have finalized the signage they will come back with the complete sign package. However, you will see complete representation of the proposed signage on the submittal. Mr. Funk said we will look at the proposed modifications to the existing building and noted that the restaurant will require a conditional use approval because it has not operated as a restaurant in over five years.

Mr. Gary Neola, architect, and Mr. Joseph Saccone, owner, presented to the Commission a proposal to remodel the existing Holiday Inn property and to rebrand the hotel to a Spark by Hilton and the restaurant

to the Hyde Park Prime. Mr. Neola walked the Commission through the existing Holiday Inn and shared the Spark by Hilton's color scheme via his exhibits on screen. He stated that they require signage to be in certain places and also require a mural to be in two different locations. One is to be visible from when you enter the building and then another that is at the end of the building. The end one will be facing 77 and be visible from the freeway. Mr. Neola pointed the mural out via the site plan. He stated that they will be using Spark by Hilton's building colors consisting of three different grays for painting the existing EFIS. There will be a dark gray to create a vertical feel to it, and then there is a lighter gray and at the top there is a third gray. Mr. Neola presented larger color samples for the Commission to review. He stated that the P21 is the dark gray color, the P22 is the medium gray and the light gray is the P20. Mr. Neola identified the colors on the building elevations for the members.

Discussion ensued by the Commission and Mr. Boltz asked what the mural is made out of and Mr. Neola shared that it is just painted on the existing wall. Spark by Hilton uses a lavender, a yellow and purple for the murals. On the larger mural there is also another purple along with a teal color used. Mr. Neola walked them through the main entryway and the materials there, and identified the new lighting, the existing stone and enclosed columns for support. Mr. Boltz inquired with Mr. Funk if in the past we have determined wall graphics to be signage or not. Mr. Funk explained it depends on what the graphic exhibits. If it is advertising, then it is signage, but this is just graphics that should not be considered a sign. Mr. Boltz asked if any components outside of the building would be improved or updated. Mr. Neola stated that they are not changing the parking lot layout or the landscaping. The only thing that will ever happen in the landscaping, moving forward, is replacing anything for maintenance; if something dies, and needs to be replaced. This is strictly just a paint job on the exterior here. Mr. Saccone clarified to say that the entire parking lot is getting resurfaced and the landscaping will be trimmed and cleaned up, most likely by the end of the October. This will give a nice, crisp, fresh look to the building. Mr. Weber asked if the same refreshers would take place on all the building blocks, including the back elevations, and Mr. Neola confirmed that all elevations will be painted and refreshed. Regarding lighting, Mr. Boltz asked if they would have similar lights to the sconces that were there. Mr. Neola stated that the Hilton is requiring the light fixtures be replaced as part of their improvement plans and pointed them out via the exhibits on screen. They will be a white, fairly medium tone of light, at a 3,500 Kelvin. Applicant stated that they plan to get the building painted by October 1st.

Regarding the restaurant, Mr. Neola presented the existing design and the new one with the awnings. "Hyde Park Grill" is being replaced to say, "Hyde Park Prime." The lettering and configuration are going to stay, and the top will be black. One wall will be black with a white HP Monogram sign, and the rest of the walls will be painted white. The color scheme is black and white for the whole building. Mr. Neal pointed out the small lantern wall sconces that will replace the current lights. The intent is for the restaurant to be physically different from the hotel per the Spark by Hilton requirement. The hotel in the restaurant will not connect except for emergency egress. Mr. Chairman clarified with the applicants that they are looking for just the building elevations approvals and that a signage package for both the hotel and the restaurant would be forthcoming.

Mr. Saccone asked the Commission for feedback on the signs on their current submission. Mr. Chairman felt that it all works well, the logo might be a size issue, but he did not think they would get much pushback from the Commission. He asked that they go through the motions and verify the amount of signage and our requirements. Mr. Funk advised the applicants that they would first get the Appearance Review Commission's approval and if a variance were needed then they would apply to the Board of Zoning Appeals. Mr. Chairman noted that there may be a problem with the number of signs as he sees three wall signs. He liked the signage and the logo on the dark wall. Mr. Neola confirmed that there were no other

improvements besides landscaping, cleanup, and concrete repair work; all of the railings going up to the entrance will be repaired.

Mr. Weber inquired whether this will be a single application, or will this be separate approvals; one for Hyde Park and one for Spark by Hilton? Mr. Funk stated that it is one application for this evening. The applicant agreed as it is viewed as one project by them. The Commission was pleased with the proposal.

Motion to approve the application for ARC-25-14, as presented, by Mr. Ackermann; seconded by Mr. Weber. Roll Call: Mr. Boltz, Mr. Weber and Mr. Ackermann. Vote: 3-0 to approve.

Meeting adjourned.