



CITY of MEDINA Historic Preservation Board Meeting

Historic Preservation Board

Meeting Date: August 13, 2020

Meeting Time: 5:00pm

Present: Leslie Traves, Don Geitz, Paula Banks, Jonathan Mendel (Community Development Director), Sandy Davis (Administrative Assistant)

Absent: Patty Stahl, Elizabeth Biggins-Ramer

Paula Banks made a motion to approve the minutes from the May 14, 2020 meeting as submitted. The motion was seconded by Leslie Traves.

Vote:

Banks	<u>Y</u>
Traves	<u>Y</u>
Geitz	<u>Y</u>
Approved	3-0

Announcements: No Announcements

Old Business: None

New Business:

H20-04 235 S. Jefferson Hair Haven Salon LLC CSP

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is a request for Conditional Sign Approval for a ground sign face replacement. Mr. Mendel stated the applicant is looking to replace the existing sign board on the ground sign at this site for a Salon that has been there for a number of years. Mr. Mendel stated the applicant is the new owner of the property and the business.

Mr. Mendel stated the proposed sign is a ground sign replacement of 9.2 sq. ft. facing the front yard along the Jefferson Street frontage. Mr. Mendel stated ground signs in the Historic District have a maximum of 12 sq. ft. in area and 6' tall. Mr. Mendel stated the proposed sign complies with the sign code requirements.

Mr. Mendel stated the sign is a very simple informational sign and is not too dissimilar from the existing sign on the site. Mr. Mendel stated the proposed sign is compliant with the sign code regulations, the Conditional Sign Guidelines, and the District.

Mr. Mendel stated staff recommends approval of the sign as submitted.

Present for the case was Dave Sterrett from Medina Signs, representing the property and business owner. Mr. Sterrett introduced the property owner, Kimberly Cross. Mr. Sterrett stated the existing posts will be used so the sign will not move from its current location. Mr. Sterrett stated they will take 2 pieces of 1/4" aluminum composite, paint them, and sandwich them on two sides of the 1.5" square aluminum tubing. Mr. Sterrett stated it will have welded tabs that will attach to the 4 x 4 posts. Mr. Sterrett stated the colors are black and white.

Mr. Geitz made a motion to approve a Conditional Sign Permit for a ground sign face replacement at 235 S. Jefferson Street, Hair Haven Salon, LLC as submitted.

The motion was seconded by Mrs. Banks.

Vote:

Traves	<u>Y</u>
Geitz	<u>Y</u>
Banks	<u>Y</u>
Approved	3-0

2. H20-05 Damir Simic 243 S. Jefferson COA

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated the applicant requests a certificate of appropriateness for a roof replacement. Mr. Mendel stated the property is zoned C-2 in the Historic District and is on the west side of the 200 block of S. Court Street.

Mr. Mendel stated the applicant requests a Certificate of Appropriateness for a roof replacement. Mr. Mendel stated the applicant had the roof replaced without permits within the last 2 months. Mr. Mendel stated the replacement finished roofing material is standing seam metal roof, which replaced the previous asphalt shingle roofing. Mr. Mendel stated the metal roofing is finish in Charcoal color.

Mr. Mendel stated this is an alteration to a building. Mr. Mendel stated if it had been replaced with asphalt shingles in the same color and material, it would have been considered maintenance. Mr. Mendel stated since there was a dramatic change in the type of material, a Certificate of Appropriate review is required. Mr. Mendel stated the metal roof is not consistent with the use of metal roofs on small vernacular workers cottages such as this house. Mr. Mendel stated the metal roof is part of the owner's efforts to improve this property. Mr. Mendel stated this property has been effectively abandoned and unused for many years. Mr. Mendel stated the owner purchased it recently and intends to put the property into productive use. Mr. Mendel stated the

applicant got ahead of themselves without getting permits. Mr. Mendel stated in light of it not being consistent with this type of use on these types of buildings, staff recommends approval of the metal roof Certificate of Appropriateness.

Mr. Mendel showed existing conditions photographs.

Present for the case was property owner Damir Simic, 935 Lancaster Drive, Medina, Ohio. Mr. Simic stated he purchased the property a few months ago. Mr. Simic stated the roof was deteriorating and was leaking. Mr. Simic stated he was not aware of the Historic District guidelines and there was no malicious intent in replacing the roof. Mr. Simic stated the interior of the house has been remodeling and updated. Mr. Simic stated the only thing left to do is siding which he will consult with Mr. Mendel about.

Mrs. Banks asked the type of business that will go into the building. Mr. Simic stated his wife is a child therapist and she may work out of the house. Mr. Simic stated it will be office space or a single family house. Mr. Simic stated it is yet to be decided.

Leslie Traves gave Mr. Simic suggestions of resources for historical details and rehabilitation advice.

Mrs. Banks made a motion to approve a Certificate of Appropriateness for a roof replacement at 243 S. Jefferson Street subject to the following:

1. Subject to all necessary building permits from the City of Medina Building Department.

The motion was seconded by Mr. Geitz.

Vote:

Traves	<u>Y</u>
Geitz	<u>Y</u>
Banks	<u>Y</u>
Approved	3-0

Mr. Mendel advised Mr. Simic to contact the City of Medina Building Department in order to get themselves compliant with permits.

3. H20-07 City of Medina 200 Block of S. Court COA

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated the building is owned by the City and the city is the applicant. Mr. Mendel stated the request is for a Certificate of Appropriateness for façade painting of the building. Mr. Mendel stated the Medina Community Design Committee and Main Street Medina is privately funding and executing a repaint and minor repair project for the Interurban ticket house located on the west side of the 200 block of S. Court St and owned by the City of Medina.

Mr. Mendel stated the proposed colors are:

- Siding – Rookwood Antique Gold
- Trim – Rookwood Dark Green
- Window Sash – Rookwood Dark Red
- Front and Back Door – Rookwood Shutter Green

Mr. Mendel stated Section 145.07(a) states the intent of the 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.

Mr. Mendel stated the historic materials, features and/or craftsmanship are important in defining the building character and should be retained, protected, and repaired when possible. Mr. Mendel stated 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.

Mr. Mendel stated the proposed paint scheme will provide more diversity to the façade elements and extenuate the façade detailing while also maintaining its unity. Mr. Mendel stated this paint scheme design is appropriate to the subject building and complimentary to the immediate vicinity and the District.

Mr. Mendel stated Staff recommends that the Historic Preservation Board grant a Certificate of Appropriateness for the proposed painting and minor repair to the Interurban ticket house.

Mr. Mendel stated the signage will remain the same.

Mrs. Traves made a motion to approve a Certificate of Appropriateness for façade painting on the Interurban Ticket House as submitted.

Mr. Geitz seconded the motion.

Vote:

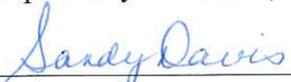
Traves	<u>Y</u>
Geitz	<u>Y</u>
Banks	<u>Y</u>
Approved	3-0

Mr. Mendel stated the parking garage is to be completed by August 21, 2020. Mr. Mendel stated the drive from the southeast corner of the building onto Liberty might be delayed.

The CIC is issuing the RFP/RFQ for the frontage along Liberty, south side of parking lot for development of the site. They will do a land lease on it.

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Leslie Traves, Chairperson

