



# CITY of MEDINA Historic Preservation Board Meeting

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## Historic Preservation Board

Meeting Date: May 14, 2020

Meeting Time: 5:00pm

Present: Elizabeth Biggins-Ramer (joined meeting at 5:10pm), Leslie Traves, Don Geitz, Paula Banks, Jonathan Mendel (Community Development Director), Sandy Davis (Administrative Assistant)

Absent: Patty Stahl

Don Geitz made a motion to approve the minutes from the February 13, 2020 meeting as submitted. The motion was seconded by Paula Banks.

Vote:

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

Announcements: No Announcements

Old Business: None

New Business:

H20-01      144 N. Court      Wrecking Crew Brew Works      CSP

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is one of the tenant spaces in a 3 unit building. Mr. Mendel stated the applicant requests a wall sign for a new business in the existing building at the SE corner of N. Court Street and E. Friendship St.

The proposed primary wall sign is 14 sqft on the west (front) building façade.

Mr. Mendel stated the proposed sign does comply with all the sign code requirements.

Mr. Mendel stated the proposed signage is compatible with the district, the building and the conditional sign guidelines.

Mr. Mendel stated Staff recommends the Historic Preservation Board grant a conditional sign approval for the proposed Wrecking Brew Works sign at 144 N. Court St. Mr. Mendel stated this is also a local business expansion as the applicant is currently a nano-brewery out of their home on W. Friendship.

Present for the case was the business owner Ryan Primiano, 144 N. Court Street, Medina. Mr. Primiano stated they are currently brewing out of a garage. Mr. Primiano stated their colors are red, black and white and the letters have significance. Mr. Primiano stated the “w’s” are shaped like the number “1” representing the six original friends that grew up together. Mr. Primiano stated 2 of the friends opened up the business together. Mr. Primiano stated they came up with the name in High School.

Also present for the case was Dave Sterrett from Medina Signs. Mr. Sterrett stated the sign is a router cut acrylic so it will be dimensional. Mr. Sterrett stated the letters will be stud mounted into the brick and the white acrylic will be painted red.

Mr. Primiano stated the occupancy is 50 people. Mr. Primiano stated this is the only sign they will have on the building. Mr. Primiano stated there will be hours of operation on the door along with the address. Mr. Sterrett stated he would recommend window graphics in the future. Mr. Sterrett stated they will come back to the board for that.

Mr. Geitz stated he really likes the sign.

Mr. Geitz made a motion to approve a Conditional Sign at 144 N. Court Street, Wrecking Crew Brew Works as submitted.

The motion was seconded by Mrs. Banks.

Vote:

Biggins-Ramer	<u>Y</u>
Traves	<u>Y</u>
Geitz	<u>Y</u>
Banks	<u>Y</u>
Approved	4-0

2. H20-02                      Joann King                      233 ½ S. Court Street                      COA

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated the applicant requests a certificate of appropriateness to modify a small portion of the existing ground floor south exterior wall and add a small addition (~95 sqft) at the rear of the second floor to accommodate an elevator for the building.

Mr. Mendel stated the property is zoned C-2 Central Business District and is located at the west side of the 200 block of S. Court St.

Mr. Mendel stated the applicant wants more accessibility to the existing second floor dwelling unit in the subject property.

Mr. Mendel reviewed the proposed location of the elevator on the building using the detailed drawings.

Mr. Mendel stated the proposed addition is at the rear of the building and the details are simple and consistent with the character and age of the building and probably a slight improvement to the look of the back of the building. Mr. Mendel stated it is not visible from the public right-of-way on S. Court Street and it adds greater flexibility to the built infrastructure.

Mr. Mendel stated the proposed addition and first floor alteration is minor in scale, location and impact to the existing building and general district.

Mr. Mendel stated the exterior finish materials and composition is simple and complementary with the subject property and will actually be a visual improvement even though only visible from the 'private' portion of the subject site.

Mr. Mendel stated Staff recommends that the Historic Preservation Board grant a Certificate of Appropriateness for the proposed addition and alteration to 233-1/2 S. Court St.

Present for the case was Tony Cerny, Architectural Design Center. Mr. Cerny stated the existing apartment on the second floor, one story on the back is utilized for services for All Fired Up. Mr. Cerny stated they will be taking a small portion of the floor area in back of All Fired Up and put in a lower level entrance and space for an elevator. Mr. Cerny stated the elevator would come up on the roof level of the one story portion in the back. Mr. Cerny stated when you get off the elevator, there are 3 windows. Mr. Cerny stated the center window will come out and become the opening that leads you to the existing apartment. Mr. Cerny stated they will infill between the addition and the 2 story structure next door with a small outside deck to supplement the apartment. Mr. Cerny stated the structure is wood frame like the interior and will be sided with a cement board siding.

Mr. Cerny stated one window transitions into a door into the building and the other window gets filled in because that is where the elevator shaft is located.

Mr. Geitz asked if the outdoor stairway will remain. Mr. Cerny stated yes, it belongs to the building next door. Mr. Cerny stated they are not building in the alley. Mr. Cerny stated the alley stays the same. Mr. Cerny stated they are sliding glass doors in the entry area. Mr. Cerny stated the cement board siding will be painted a dark terracotta color like the brick itself.

Biggens-Ramer made a motion to approve a Certificate of Appropriateness for a building addition and alteration for an elevator to be located at 233 1/2 S. Court Street as submitted. The motion was seconded by Mrs. Banks.

Vote:

Biggins-Ramer	<u>Y</u>
Traves	<u>Y</u>
Geitz	<u>Y</u>
Banks	<u>Y</u>
Approved	4-0

3. H20-03                      281 S. Court Street                      Craig Sturgill                      COA

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated the applicant requests a Certificate of Appropriateness for window replacement. Mr. Mendel stated the property is zoned C-2, Central Business District. Mr. Mendel stated the subject property is located on the northwest corner of S. Court St. and W. Smith Rd.

Mr. Mendel stated the current windows are predominantly wood two sash with a single pane in each sash. Mr. Mendel stated the applicant proposes replacing the windows with Pella Impervia Fiberglass Frame two sash windows in Black.

Mr. Mendel stated the proposed windows will appear harmonious to the existing building and will be done in a manner respectful to the character of the District. Mr. Mendel stated the overall window sash design, frame material and color change will be harmonious with the subject property's architectural style and overall design. Mr. Mendel stated there is varying levels of deterioration and peeling paint on the windows; once replaced, the need for maintenance will be minimized for the future.

Mr. Mendel stated Staff recommends the Historic Preservation Board grant a Certificate of Appropriateness for the project with the following condition:

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

Present for the case was applicant Craig Sturgill, 281 S. Court Street, Medina. Mr. Sturgill stated the windows are very deteriorated and some of the window panes have dropped down from the sash about ½ inch to 1 inch. Mr. Sturgill stated the existing windows are wood so they are subject to dry rot and maintenance. Mr. Sturgill stated the proposed windows are very durable fiberglass material with a 15 year warranty and virtually no maintenance. Mr. Sturgill stated the color goes all the way through in black. Mr. Sturgill stated one correction is these are single hung instead of double hung. Mr. Sturgill stated they are the same appearance but less maintenance for a single hung. Mr. Sturgill stated the fiberglass material will provide a much more durable long term solution and protect the integrity of the building for years to come. Mr. Sturgill stated he would like to put grills in the top sashes. Mr. Sturgill stated the section 145.07 of the Planning and Zoning Code it speaks of maintaining the historic integrity of the building but also allowing improvements and efficiencies. Mr. Sturgill stated he drove around the around and found about 50% of the buildings in the downtown region had some type of window grid in the top sash, specifically the Farmer's Exchange building, P.J. Marley's, Second Sole, Medina Courthouse, Busy Bee Mufflers, the Federal Building, and Medina

Public Restrooms. Mr. Sturgill stated those are just a few of the buildings that have grids. Mr. Sturgill stated he believes grids provide a more pleasing look and attract more people to the building. Mr. Sturgill stated he prefers the grids between the window panes. Mr. Sturgill stated the windows are dual panes filled with argon gas which reduces noise levels which would also improve marketability of the building.

Mr. Mendel stated he received a letter from the Community Design Committee with comments regarding the proposal. Mr. Mendel passed a copy out to the board members and submitted a copy for the record. Mr. Mendel stated he also received an e-mail from Matt Weiderhold, Executive Director of Main Street Medina with comments on the proposal. Mr. Mendel stated the comments generally approve of the proposal but both comments feel the grids are not appropriate to this specific building.

Mr. Sturgill stated he did research and found the mullions were developed back in the mid-19<sup>th</sup> century so they have been a historical part of windows and he believes they would be historically accurate for that area.

Mrs. Banks asked if the windows that are currently in the building are historical. Mr. Mendel stated they are vintage to the building and he does not know their exact age. Mr. Mendel stated they are probably original or really close to original to the building. Mr. Sturgill stated the building is about 120 years old and the windows have probably been replaced but he does not know when.

Mr. Sturgill stated the windows on the front of the building would be a fixed pane with a horizontal divider between them to look like a dual pane. Mr. Sturgill stated the front windows will be fixed so when driving down the road, you will not see open windows and the contents inside. Mr. Sturgill stated the remainder of the windows on the building would be single hung with the bottom sash able to open and close.

Mr. Sturgill stated the mullions will only be on the top half of the windows for all the windows except the tiny street level window.

Beth Biggens-Ramer stated windows are very specific to time of construction so not all buildings have mullions and this building would have had clear span windows based on when it was originally built.

Mr. Geitz stated he feels the mullions will add some character to the building.

There was a short discussion regarding the design of the grids.

Beth Biggens-Ramer stated she is recusing herself from voting since she is on the Board of the Community Design Committee.

Mr. Geitz made a motion to approve a Certificate of Appropriateness for window replacement at 281 S. Court Street as submitted subject to the applicant obtaining all necessary building permits from the City of Medina Building Department.

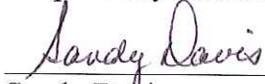
The motion was seconded by Mrs. Banks.

Vote:

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

Having no further business, the meeting was adjourned.

Respectfully submitted,



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Sandy Davis



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Leslie Traves, Chairperson