



CITY of MEDINA Historic Preservation Board Special Meeting

Historic Preservation Board

Meeting Date: June 13, 2019

Meeting Time: 5:00pm

Present: Leslie Traves, Elizabeth Biggens-Ramer, Paula Banks, Patty Stahl, Jonathan Mendel (Community Development Director), Sandy Davis (Administrative Assistant)

Absent: Don Geitz

Mrs. Biggens-Ramer made a motion to approve the minutes from the May 9, 2019 meeting as submitted. The motion was seconded by Mrs. Banks.

Vote:

Biggens-Ramer	<u>Y</u>
Banks	<u>Y</u>
Traves	<u>Y</u>
Approved	3-0

Announcements: Mr. Mendel stated the second round of bids for the Parking Garage have gone out.

Old Business:

There was no old business.

New Business:

1. H19-08 117 E. Liberty Odd Fellows COA

Mr. Mendel gave a brief orientation of the project. Mr. Mendel stated the property is zoned C-2 Commercial and is in the Historic District. Mr. Mendel stated the subject property is located on the north side of Public Square.

Mr. Mendel stated the applicant proposes a complete renovation of the entire ground level storefront. Mr. Mendel stated the existing storefront is an amalgam of non-original materials and colors. Mr. Mendel stated the primary existing façade material is wood siding typically referred to as 'T-111 siding' that is quickly deteriorating and will need significant repair in the near future.

Mr. Mendel stated the proposed storefront renovation plan is outlined on the attached architectural design plans. Mr. Mendel stated it involves the following:

- New storefront tiled bulkheads and window systems for each of the two existing storefront tenant spaces.
- A larger storefront frieze and cornice defining the storefront from the upper story building portions. This will also be a sign board area for tenant wall signs.
- Fixed metal roofed canopy across the entire building front in the frieze area.
- The tenant storefronts will be framed by piers finished with fluted box pilasters with columns and bases.

Mr. Mendel stated in reviewing the proposed renovation plan, it was compared with the following design guidelines outlined in the *City of Medina Design Guidelines for Historic Properties and Districts*. Mr. Mendel stated the following guidelines are applicable specifically to commercial storefront projects. Staff comments to each applicable guideline is provided in non-italics:

- *Replace or reconstruct the missing element using materials that match the original as closely as possible.*

Mr. Mendel stated there is substantial historical photographic evidence of the original storefront design and possible materials. Mr. Mendel stated the proposed renovation does reflect some of the original design details but the storefront piers' finish design is simpler in the historical photos than the fluted pilasters proposed. Mr. Mendel stated the dentil detailing on the storefront cornice is not present in the historical building photo. Mr. Mendel stated lastly, the proposed tiled storefront bulkheads are not consistent with the smaller and untiled coffered bulkheads in the historical photos.

- *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.*

Not applicable

- *Examining other buildings of the same architectural style can help determine what may be appropriate.*

Mr. Mendel stated the storefront at Ormandy's Trains and Toys (10 S. Court St.), which is an early 20th Century commercial building similar in period to the subject building, has painted glazed steel tiles covering the storefront bulkheads and piers, but are not likely original to the building.

Mrs. Banks asked if all the storefronts facing the square are on the National Historic Registry. Mr. Mendel stated they are in the Nationally Registered District but are not individual national registered landmarks. Mr. Mendel stated the Design Guidelines enacted by the City in 2007 are mirrored to the National Park Service guidelines.

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.*

Mr. Mendel stated without exploratory demolition of the existing storefront, it is not possible to know the extent of extant original storefront design and finish materials under the existing façade. Mr. Mendel stated strategically removing portions of the existing façade could assist in understanding the best path to proceed with the renovation and the final proposed design.

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 in an 1870s commercial building).*
- *If the element is considered inappropriate for the building, replace the element with one that is acceptable.*

Mr. Mendel stated the existing façade materials and individual storefronts are not original to the building and do not represent good examples of the time period in which they were constructed nor do they aesthetically complement the remainder of the building. Mr. Mendel stated removal through a renovation project will not be detrimental to the building or the Historic District.

Mr. Mendel stated a renovation is warranted due to the beginning deterioration and inappropriateness of the existing façade design and materials, but the exact final design may need to be further refined after performing further strategic exploratory investigation under the existing facade to determine what remains of the original storefront design and materials. Mr. Mendel stated this process could result in further reconsideration of portions of the proposed design elements, especially the storefront cornice dentils, tiled bulkheads and fluted pilastered piers.

Mr. Mendel stated both the Medina Community Design Committee and Main Street Medina have provided written commentary regarding the applicant's proposed renovation design. Mr. Mendel stated these comments are attached to this staff report for review.

Mr. Mendel stated the Medina Community Design Committee and Main Street Medina are local private non-profits. Mr. Mendel stated their review and comments are not a required part of the Historic Preservation Board codified review procedure for a Certificate of Appropriateness.

Mr. Mendel stated Staff recommends the applicant continue the request to a later date in order to further refine and/or amend the proposed renovation after conducting the following actions:

1. Perform strategic exploratory demolition of the existing façade to determine the existence and/or condition of extant portions of the original storefront as shown in available earliest historical photographic evidence of the subject building in order to determine feasibility of preservation and/or rehabilitation and incorporation of design elements and materials that remain.
2. If it is determined that no substantive portions of the original storefront design and materials are extant under the existing façade or they do exist, but are not able to be rehabilitated, the applicant will study the available earliest historical photographic evidence of the subject building to determine whether to incorporate, through replication, detail design and materials in the proposed renovation.

Mr. Mendel stated if the Historic Preservation Board wishes to proceed with the renovation as proposed, the following motion is provided:

Approve a Certificate of Appropriateness for the proposed storefront renovation project at 117 E. Liberty with the following condition:

1. Subject to review and approval of applicable building permits by the City of Medina Building Department.

Present for the case was Chip Klinkenburg, President, Illes Architects. Mr. Klinkenburg spoke in length about the features of the building. Mr. Klinkenburg stated there are unique features about the building that need to be taken into account such as color, texture, scale of existing materials, existing features that will not change and also look at the historic context. Mr. Klinkenburg stated the building was built in 1904 and a lot of the front structure appears to have been cast iron which was common at that time. Mr. Klinkenburg stated in the initial investigation they found the right side existing storefront masonry was lowered and a lentil was installed so it does not match the west side of the building, structurally underneath. Mr. Klinkenburg stated they will not be tearing into the building to get into where they need to make changes on the building. Mr. Klinkenburg stated they established the lower level line of 8 feet and the top which is the cornice eave line originally in the construction. Mr. Klinkenburg stated they must continue that eave all the way across the building and replicate the original building in terms of a horizontal line.

Mr. Klinkenburg stated they are not trying to make it all Marie's Café. Mr. Klinkenburg stated they do not know if the original iron pilasters there. Mr. Klinkenburg stated it is highly unlikely.

Mr. Klinkenburg stated the storefront footprint is different from the original construction. Mr. Klinkenburg stated the most important detail has been dealing with inaccurate heights across the storefront. Mr. Klinkenburg this is what determined the need for the 4 foot band across the storefront and the eave line on the top.

Mr. Klinkenburg stated the storefront is flat and needs something projecting out to make it stand out better.

Present for the case was Pete Nepidal, Trustee for the Odd Fellows. Mr. Nepidal stated they took out a 4 x 8 foot antique door from Eli's which was vandalized and it was restored with a double door. There was a brief discussion regarding the doors on the building.

Mr. Klinkenburg stated they emulated the old pilasters with a slight projection off the face of the building in 3 locations of the original pilasters to eliminate a flat surface. Mr. Klinkenburg stated the masonry is damaged in some areas from nails when the building was refaced.

Mr. Klinkenburg stated there is no bulkhead wall at Marie's. Mr. Klinkenburg stated they chose a subway tile to match the windows and cornice in white and is clean. Mr. Klinkenburg stated the back-up color is bronze to go with the stone masonry.

Mrs. Banks stated she would like to find out about the original steel beams. Mr. Klinkenburg stated they know enough to know they will not be using them. Mr. Klinkenburg stated they are higher than the existing window elevation. Mrs. Biggens-Ramer asked if the transom windows are there. Mr. Klinkenburg stated part of them are there on the west side but not on the east side. Mr. Klinkenburg stated half the building has them and half does not because they dropped the masonry down on Marie's.

Mrs. Traves asked what style the building is being called. Mr. Klinkenburg stated this is a bit of everything. Mrs. Traves asked if all new windows will be installed. Mr. Klinkenburg stated yes they will be storefront windows with a slight tint and probably $\frac{3}{4}$ " glass. Mr. Klinkenburg stated all the doors are recessed back. Mr. Klinkenburg stated they are looking at non-slip quarry tile of some type for the floors of the entryway.

Mr. Klinkenburg stated he will bring samples of tile and materials for the next discussion. Mr. Klinkenburg stated all the wood bulkheads in the square are rotted and they would like something more durable and maintenance free for the bulkhead materials.

Mr. Klinkenburg stated they are trying to get the building into the 20th century to have clearer lines and ease of dealing with the scale of the front of the building.

Mrs. Traves asked if they could match the stone. Mr. Klinkenburg stated they could possibly match the color. Mrs. Traves asked if they could use stone rather than subway tiles. Mr. Klinkenburg stated it is possible. Mr. Klinkenburg stated it is sandstone.

Mr. Mendel stated when Sully's did a façade renovation the bulkhead of the storefront was rotting and disintegrating and it was only 8 years old. Mr. Klinkenburg stated if they are able to save the stone on either end of the building, maybe they would consider replicating that on the bulkheads. Mr. Mendel stated there may not be stone on the west.

There was a lengthy discussion about different possibilities of materials for the bulkheads. Mrs. Banks stated the proposal reminds her of a 1950's soda shop. There was a discussion regarding the style of the columns.

Mrs. Traves asked for comments from the public. Bill Lamb, 721 S. Court, spoke representing the Community Design Committee. Mr. Lamb stated he has a letter from the Chairman of the Committee which expresses concerns. Mr. Lamb stated the overall project will be a vast improvement to a building that has been looked at for a long time. Mr. Lamb stated the restoration of the downtown was not called the restoration of the downtown but was a cleaning-up of the downtown. Mr. Lamb stated the Engine House was the first building and it was not brought back to its original look of raw brick but was painted red because it was a dirty white. Mr. Lamb stated the view has always been that some things would be incremental and this is a great opportunity to get to the degree that we can to restore because it is such a visually significant building on the square because of the material it was built with because it is the only one.

Mr. Lamb stated to any degree of assistance, the CDC is willing to work with the architect in any way to assist with design. Mr. Lamb stated the proposal as submitted so far is a significant improvement to the district and it should be taken to the degree that everyone is comfortable with.

Skip Baron, 536 N. Broadway Street commented. Mr. Baron stated he agrees with all the comments from the board and Mr. Lamb. Mr. Baron stated he feels the white tile looks like a soda fountain and stands out from the other buildings on the square. Mr. Baron asked if the brown coloring above the cornice was to separate it. Mr. Klinkenburg stated there is a copper flashing in there. Mr. Klinkenburg stated above that is sandstone. Mr. Baron stated it would be great to see what is underneath it and proceed with the best approach.

Mrs. Traves stated she feels this is a work in progress and will take a few meetings to come to a design that is agreeable. Mrs. Traves stated material samples would help to give a better understanding as discovery is done.

Mrs. Banks asked if they are planning to look behind the current façade. Mr. Klinkenburg stated they have to go behind the façade and explore.

Mr. Klinkenburg stated he feels they have obligations because of the structural concerns of the building.

Mr. Klinkenburg stated they are ready to start as soon as they receive approval. Mrs. Biggens-Ramer commented she would like some exploration done and likes some of the material suggestions. Mrs. Biggens-Ramer commented the metal awning is nice.

Mr. Klinkenburg stated it would not be impossible to have a two tone break and replicate some of the metal in the column work.

Mrs. Banks stated she feels working with Main Street Medina and the Community Design Committee would be a good way to go rather than having the Historic Preservation Board pick apart every aspect. Mr. Klinkenburg stated that is what this committee is for, the exchange of good ideas. Mr. Klinkenburg stated there is no right answer. Mr. Klinkenburg stated there are multiple problems with this building both architecturally and logistically. Mr. Klinkenburg stated the strong components are there.

There was a brief discussion regarding the dental work and creating shadow lines to add character.

Mr. Klinkenburg stated he can offer a revised front elevation showing stone material as well as the inclusion of the balance of the samples for the roofing and the plywood. Mr. Klinkenburg stated they will investigate the section that was taken off and photograph it for the committee to show what was discovered without having to tear the whole front of the building off. Mr. Klinkenburg stated he can bring this back to the board for review.

Mrs. Traves stated the board can do a special meeting if the applicant would like to in order to keep the project moving along.

Mrs. Biggens-Ramer recommended working with the CDC.

Mr. Klinkenburg requested to table the application in order to do further exploration of the building.

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Leslie Traves, Chairperson

