



## CITY of MEDINA Historic Preservation Board Special Meeting

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### Historic Preservation Board

Meeting Date: August 8, 2019

Meeting Time: 5:00pm

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

Absent: None

Mrs. Biggens-Ramer made a motion to approve the minutes from the July 11, 2019 meeting as submitted. The motion was seconded by Mr. Geitz.

Vote:

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

Mrs. Banks joined the meeting at 5:07pm.

Farmer's Exchange Update:

Mr. Mendel provided some photos of the existing site conditions and the progress on the building at 320 S. Court Street. Mr. Mendel stated there are 16 apartments being built out on floors 2 and 3. Mr. Mendel stated there will be a restaurant and marketplace on the first floor as well as commercial space on the garden level.

The meeting was temporarily paused and Mr. Geitz left the meeting at 5:10pm.

Mr. Mendel resumed the meeting at 5:10pm. Mr. Mendel stated the garden level has changed to commercial leasing space. Mr. Mendel stated there has been significant renovation and rehabilitation of the mid twentieth century storefront along Court Street for the Farmer's Exchange. Mr. Mendel stated the exterior sidewalks, walkways and platform from the south side of the first floor of the building have been replaced. Mr. Mendel stated the canopy has been reroofing but the original 85 plus year old steel is still there. Mr. Mendel stated partial site paving and replacement and historically complimentary windows are being installed now. Mr. Mendel stated tenant signage

proposed for the building is on the Board of Zoning Appeals agenda this evening. Mr. Mendel stated the large billboard structure is on the roof for the billboard sign approved by the Board of Zoning Appeals in May.

Mr. Mendel stated the expected opening is still September or October of 2019 for some or all of the spaces being actively leased.

Mr. Mendel presented many photos of the updates. Mr. Mendel stated the Board of Zoning Appeals Chairman asked for comments from the HPB regarding the signage coming before the BZA this evening.

Patty Stahl recused herself from the conversation regarding the signage for the Farmer's Exchange.

Mr. Mendel presented the proposed sign package submitted for the Board of Zoning Appeals for a variance request this evening. Mr. Mendel stated the applicant is looking to put signage on the frontage as well as the north and south sides of the building frontage. Mr. Mendel stated the signs on the building are compliant. Mr. Mendel stated it is the projecting signs being proposed that are prohibited and need a variance from the Board of Zoning Appeals. Mr. Mendel stated the projecting signs are consistent historically per the old photos of the building that were presented. Mr. Mendel stated the projecting signs are part of the SHPO and Historic Tax Credit review process. Mr. Mendel stated the zoning code does not allow projecting signs anywhere other than the Historic District. Mr. Mendel stated the proposed projecting signs are 26.5 sq. ft. each.

Mr. Mendel stated the applicant presented 3 scenarios and the applicant did not specify which option they preferred. Mr. Mendel stated one option is with all three signs in a row between the second and third floor up to the roof of the building. Mr. Mendel stated the next option would be to put them in a triangular formation hanging from the existing pole over the first floor roof and the third option would be two signs hanging off the existing pole between the second and third floor and the third sign hanging off the front of the first floor portion of the building which would require a Revocable Use Permit from City Council as it hangs over the public right of way.

Mrs. Banks stated she thinks the three signs over the first floor roof in a triangular formation would be easier to read for residents. Mrs. Banks stated signs need to be placed where you expect to see them and not loaded with lots of words. Mrs. Banks stated as you are walking and driving by it would be visible. Mrs. Banks stated if they are too far apart it defeats the purpose of having the sign.

Mr. Mendel stated Keller Meats is going on the west façade and Carnivore is on the south side of the first floor frontage.

Mr. Mendel stated the billboard on the top of the building will be referencing the Farmer's Exchange.

Mrs. Traves stated she is ok with the three in a triangle. Mrs. Biggens-Ramer stated the three signs is probably easier to see.

Mrs. Biggens-Ramer stated she is not a fan of the configuration with the sign over the public right of way. Mrs. Traves agreed as well as Mrs. Banks.

The HPB board agreed the 3 sign configuration that is not over the public right of way is their first choice. Mr. Mendel stated he will pass this along to the Board of Zoning Appeals

Other Announcements: Mr. Mendel stated he sent out an invite for a special meeting for the parking garage for August 29<sup>th</sup>.

New Business:

1. H19-11 209 S. Broadway John McGee CSP

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is 209 S. Broadway, a small house behind the Courthouse Common building, directly across the street from the Library. Mr. Mendel stated the applicant recently purchased the building to move his insurance office into the building and would like a new ground sign.

Mr. Mendel stated the applicant is proposing a 12 sq. ft. ground sign on the east side of the property facing South Broadway. Mr. Mendel stated the zoning code allows a 12 sq. ft. 6ft tall ground sign maximum. Mr. Mendel stated the setback is 5 feet from the public right of way.

Mr. Mendel stated the sign is compatible with the district, the building, and the conditional sign guidelines and applicable sign code regulations.

Mr. Mendel stated he recommends approval of the conditional sign request for 209 S. Broadway.

Present for the case was property owner John McGee. Mr. McGee stated it is 12 sq. ft. and is black on the interior and a magenta red and yellow. Mr. McGee stated the sign is made of PVC. Mr. McGee stated the sign will not be taller than 6 feet. Mr. McGee stated it is held together with 2 4x4 posts covered in PVC. Mr. McGee stated these are the State Farm colors which are required by the company.

Also present was sign contractor Ed Gonzales.

The board agreed it was a nice sign.

Mrs. Stahl made a motion to approve a Conditional Sign Permit for 209 S. Broadway as submitted.

The motion was seconded by Mrs. Banks.

Vote:  
 Stahl Y  
 Banks Y  
 Biggens-Ramer Y  
 Traves Y  
 Approved 4-0

2. H19-12 205 S. Prospect Medina Co. Historical Society Recommendation for Historical Designation

Mr. Mendel gave a brief overview of the case. Mrs. Bank stated she is a member of the Historical Society and asked if she should recuse herself. Mr. Mendel stated Mrs. Banks may be recuse herself if she would like but the request is not benefiting her directly and is actually imposing more regulation on a current or future property owner. Mr. Mendel stated it could be viewed as not a benefit. Mr. Mendel asked Mrs. Banks if she is on the board of the Historical Society. Mrs. Banks stated she is not. Mr. Mendel stated as a pure member she is fine and it would not be a conflict of interest given the nature of this request.

Mrs. Biggens-Ramer stated she is a member but not on the board also.

Mr. Mendel stated this is the second request for a local landmark for the Historic Preservation Board enabling legislation. Mr. Mendel stated the first request was for the Farmer's Exchange in 2012 and the Historic District. Mr. Mendel stated a district and a landmark are different where a landmark is typically one piece of property. Mr. Mendel stated in this case, the request is by the property owners, the Phillips Family and the applicant is the Medina County Historical Society who is looking to purchase the property to have it continue to be a history asset for the community.

Mr. Mendel stated the Historical Society is requesting landmark designation. Mr. Mendel stated the property is zoned R-3, High Density Urban Residential. Mr. Mendel stated the designation would apply to the primary building and also any accessory buildings on the site. Mr. Mendel stated if changes were done, it would need to receive a certificate of appropriateness review process through the Historic Preservation Board.

Mr. Mendel stated the Landmark Designation is for sites of historical or cultural significance to the City of Medina in the State of Ohio. Mr. Mendel stated the designation can help preserve the property through an additional regulatory review process with the Historic Preservation Board.

Mr. Mendel stated the application must site at least 1 of the following criteria for designation from Section 145.08:

***145.08 DESIGNATION CRITERIA FOR HISTORIC DISTRICTS OR LANDMARKS.***

*In considering the designation of any place, building, structure, work of art, or*

*similar object in the City as an Historic District or Landmark, the Historic Preservation Board shall apply the following criteria with respect to such property:*

- (a) Its character, interest or value shall be part of the development, heritage or cultural characteristics of the City, State or the United States;*
- (b) Its location shall be a site of a significant historical event;*
- (c) Its identification shall be with a person who significantly contributed to the culture and development of the City;*
- (d) Its exemplification shall be of the cultural, economic, social or historic heritage of the City;*
- (e) Its portrayal shall be of the environment of a group of people in an era of history characterized by a distinctive architectural style;*
- (f) Its embodiment shall be of elements or architectural design, detail, materials or craftsmanship which represents architecture of significant character, charm, or grandeur;*
- (g) Its relationship shall be to other distinctive areas which are eligible for preservation or conservation;*
- (h) Its unique location or singular physical characteristics shall be representative of an established and familiar visual feature of a neighborhood or of the City.*

Mr. Mendel reviewed the following regulatory process through the city in Section 145.09.

***145.09 DESIGNATION PROCEDURES FOR HISTORIC DISTRICTS OR LANDMARKS.***

- (a) A property (building, structure, place, or object) may be nominated as an Historic Landmark or a group of properties may be nominated as an Historic District by an individual, group, or by the Historic Preservation Board. For individual buildings, the property owner shall approve the nomination. For a district, dissention by property owners shall be less than 25%. Each owner of private property in a district has one vote regardless of how many properties or what part of one property that party owns and regardless of whether the property contributes to the significance of the district.*
- (b) When a proposal to establish an Historic District or to designate an individual property or site as a Landmark for protection is received by or initiated by the Historic Preservation Board, the owner or owners of included properties shall be notified.*
- (c) The Historic Preservation Board shall consider the proposal in terms of the criteria provided in Section 145.08. Properties shall be documented to meet at least one of the criteria listed. The Board shall make a recommendation to City Council.*
- (d) City Council shall give due consideration to the findings and recommendations of the Historic Preservation Board in making its determination with respect to the proposed designation of place, building, structure, or object as an Historic District or Landmark.*

Mr. Mendel stated the house was constructed in 1891 and also has two existing barns on the property of mid to late 19<sup>th</sup> century vintage. Mr. Mendel stated the primary building is 2-1/2 stories, has a full basement and a 2,517 sq ft footprint. Mr. Mendel stated the building contains many original components and exterior material design and surfaces.

Mr. Mendel stated the request for Landmark designation means future renovations and alterations to the site would be reviewed by the Historic Preservation Board for compliance with Chapter 145 of the Codified Ordinances. Mr. Mendel stated the current owner and applicant are fully aware of the restrictions this designation imposes on this property in terms of future improvements and changes to the all buildings on the subject property.

Mr. Mendel stated in accordance with Section 145.08(a), (c), (d) and (f), the site contains considerable cultural and historic significance with its direct connection to an important historical Medina and Ohio resident (H.G. Blake) and the fact that the building and grounds represent an outstandingly well preserved example of Victorian Shingle style residential architecture in the City of Medina and the State of Ohio.

Mr. Mendel stated this request is part of the next several steps of ownership transfer from the current owners to the Medina County Historical Society and application for grant funding.

Mr. Mendel stated Staff recommends the Historic Preservation Board forward a recommendation of approval to City Council to designate 205 S. Prospect Street a local historic landmark since the subject property meets the following criteria in Section 145.08:

- (a) Its character, interest or value shall be part of the development, heritage or cultural characteristics of the City, State or the United States\
- (c) Its identification shall be with a person who significantly contributed to the culture and development of the City
- (d) Its exemplification shall be of the cultural, economic, social or historic heritage of the City
- (f) Its embodiment shall be of elements or architectural design, detail, materials or craftsmanship which represents architecture of significant character, charm, or grandeur

Present for the case was Brian Feron, President of the Medina County Historical Society, 206 N. Elmwood Avenue, Medina, Ohio.

Mr. Feron stated they have been looking at this property for several years and hope the board understands the Historical Society's need for expansion as the John Smart House is filled to the brim. Mr. Feron stated they turn away so many items every week that they would love to include in the county history. Mr. Feron stated this house would present that opportunity for them to grow and accommodate current generation's items that keep coming their way frequently. Mr. Feron stated they are not a wealthy organization but believe that the purchase will go through and there is still quite a bit of repair money

ahead that has been secured. Mr. Feron stated the grants will be a large part of securing the additional funding. Mr. Feron stated they are obtaining estimates on the exterior which is their first priority with shingle repairs and such. Mr. Feron stated it is nothing unusual for a 130 year old house. Mr. Feron stated it is a terrific asset to the community and the county. Mr. Feron stated the artifacts in the house are wonderful and most will remain. Mr. Feron stated it will make a great museum experience as well as a cultural and educational center. Mr. Feron stated everything on the staff report, A through H of Section 145.08 is very accurate as to what the facility will provide.

Mr. Feron stated the board is aware that when and if they receive this designation there will be rules to follow but more ideas are better. Mr. Feron stated they want to make sure the property is well cared for future generations as their number one goal.

Mr. Feron stated they have received good cooperation and support from the community so he anticipates City Council would approve this request which at that point they will begin working on the 3 to 5 year plan for the property.

Mrs. Banks stated it is a wonderful asset. Mrs. Banks commented on the need for more space and this will be a great addition.

Mr. Feron stated the subject property could probably accommodate 50 to 60 people as opposed to 25 maximum at the John Smart House.

Mr. Feron stated he hopes it will help the Banker's Row neighborhood by stimulating the preservation efforts on the remaining homes on Washington Street and the surrounding area. Mr. Feron stated this will be great for the city.

Mrs. Traves made a motion to recommend to City Council to approve the Historic District Landmark Designation for the property at 205 S. Prospect Street.

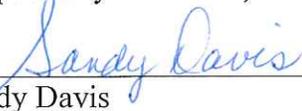
The motion was seconded by Mrs. Biggens-Ramer.

Vote:

Stahl	<u>Y</u>
Banks	<u>Y</u>
Biggens-Ramer	<u>Y</u>
Traves	<u>Y</u>
Approved	4-0

Having no further business, the meeting was adjourned.

Respectfully submitted,

  
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Sandy Davis

*Leslie Traves*

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Leslie Traves, Chairperson