



# CITY of MEDINA Historic Preservation Board

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## Historic Preservation Board

Meeting Date: April 14, 2016

Meeting Time: 5:00 pm

Present: Leslie Traves, Laura Parnell, Gloria Brown, Justin Benko (Associate Planner), Sandy Davis (Administrative Assistant), Jonathan Mendel (Community Development Director)

Absent: Don Geitz, Paula Banks

Ms. Parnell made a motion to approve the October 8, 2015 minutes as submitted. The motion was seconded by Mrs. Traves.

Vote:

Brown	<u>Y</u>
Traves	<u>Y</u>
Parnell	<u>Y</u>
Approved	3-0

Mrs. Traves made a motion to approve the November 12, 2015 minutes as submitted. The motion was seconded by Mrs. Brown.

Vote:

Brown	<u>Y</u>
Traves	<u>Y</u>
Parnell	<u>Y</u>
Approved	3-0

Ms. Parnell made a motion to approve the minutes of the December 10, 2015 meeting as presented. Mrs. Brown seconded the motion.

Vote:

Brown	<u>Y</u>
Traves	<u>Y</u>
Parnell	<u>Y</u>
Approved	3-0

Ms. Parnell made a motion to approve the February 11, 2016 minutes as submitted. The motion was seconded by Mrs. Traves.

Vote:

Brown	<u>Y</u>
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Mr. Mendel stated with respect to additions/new construction to existing buildings and all new buildings or structures within Historic Districts, it is generally the interest of the Board that such additions/new construction shall be designed to enhance the character of the Historic District. Mr. Mendel stated consistent with the preface of this Chapter, new buildings and additions should be representative of architectural design and construction of contemporary times.

Mr. Mendel stated the existing buildings have been on this site for many decades and housed various uses over that time – gas station, motor vehicle, service, contractor shop, office space. Mr. Mendel stated currently only the small former gas station building is occupied for office space by the Medina Area Chamber of Commerce. Mr. Mendel stated the existing buildings do represent a part of the history of downtown Medina, but do not contribute to the community’s vision for the immediate and surrounding areas of central Medina.

Mr. Mendel stated the existing buildings are relatively small and are not adaptable for uses which contribute to the continued and expanding vitality of the downtown. Mr. Mendel stated the buildings are not a significant loss to the Historic District when compared to the value the proposed mixed use (commercial and residential) will provide to the continued and expanding downtown vitality.

Mr. Mendel stated the proposed building uses the two historical main street architectural styles, Italianate and Early 20<sup>th</sup> Century Commercial. Mr. Mendel stated these are proposed to be consistent with the architecture of the existing Historic District. Mr. Mendel stated in addition, the execution of the design is appropriately detailed and proportioned in relation to the specific architectural styles.

Mr. Mendel stated in regards to the desire in Section 145.07(b) for the design to “*enhance the character of the Historic District*” and “*be representative of architectural design and construction of contemporary times*”, the project certainly enhances the character of the Historic District with its pedestrian orientation and street level storefront transparency, which is the commonly valued character throughout the Historic District. Mr. Mendel stated although the architectural style is a historical style and may not be representative of contemporary times, the execution of the style is good and urban form is objectively a vast improvement over the existing site.

Mr. Mendel stated Staff recommends that the Historic Preservation Board grant a Certificate of Appropriateness for the demolition of the existing buildings and site improvements and construction of the proposed 3-story mixed use building and site improvements as presented.

Present for the case was Ian Jones, Mann Architects in Fairlawn, Ohio. Mr. Jones stated this is a mixed use building with residential above and offices and retail below. Mr. Jones stated the architecture and design reflects back to historic periods but it is more appropriate than doing something contemporary with traditional materials. Mr. Jones

stated since the building is very large, the building was done in three architectural styles in order to break up the façade.

Mrs. Brown asked what style it goes back to. Mr. Jones stated probably 1880's, 1890's more of a Romanesque style. Mr. Jones stated the National Historic Preservation Board suggests that something lends new but if an addition is added on, it should mimic the proportions but not the detailing.

Mr. Jones stated the cornice will be either fiberglass or another composite that can last in the elements.

Ms. Parnell stated she thinks the building is beautiful and will fit in with the other buildings well. Ms. Parnell asked why the stairwell is so wide. Mr. Jones stated they are required to have two stairs in the building and there is a requirement for a distance between the two stairways. Ms. Parnell asked if the stairs could be moved to the north side of the building to allow building frontage on N. Court instead of a staircase. Mr. Jones responded that the two stair exits have to be a certain distance apart to meet code.

Mr. Jones provided material samples to the board of the bricks, siding and colors.

Ms. Parnell asked the back siding color be a more earthy tone instead of stark white. Mr. Jones agreed.

Mr. Mendel stated the building will be of wood structure with a masonry façade.

Dr. Loren Raymond, property owner, stated he would like to have the building up in nine months to a year.

Mrs. Traves asked if the trim on the top of the building can carry through around the corners. Mr. Jones stated yes.

Bill Lamb, 721 S. Court, Medina. Mr. Lamb stated the Community Design Committee gave the building five stars out of five and is impressed with the design.

Mr. Lamb stated that he personally likes the building design as it fits with the other buildings and fits into the strategic downtown planning.

Kimberly Marshall, Economic Development Director, talked about the Phase 1 Environmental Assessment done on the property and the money invested in making the site business ready. Mrs. Marshall stated she supports the project.

Ms. Parnell made a motion to approve a Certificate of Appropriateness to demolish the existing buildings at 139-145 N. Court Street and to construct a new 3-story mixed use building as submitted.

rehabilitation of the original façade will greatly add to the District and remove inappropriate façade finishes. Mr. Mendel stated the proposed design is an ideal example of historical building rehabilitation.

Mr. Mendel stated signs must conform to the sign regulations outlined in Chapter 1147. Wall sign area is calculated at one sq. ft. of sign for every one linear foot of store frontage. At 21 sq. ft. in area, the proposed sign adheres to the size requirements

Mr. Mendel stated the canopy sign is much smaller than what would be allowed by code. Mr. Mendel stated the two signs are appropriate to the design and scale of the building.

Mr. Mendel stated the proposed signage will be compatible with the building and the district. Mr. Mendel stated the proposed signage adheres to applicable zoning regulations.

Mr. Mendel stated staff recommends the Historic Preservation Board grant a Certificate of Appropriateness for the proposed façade changes and a Conditional Sign approval for the proposed 3<sup>rd</sup> floor wall sign and canopy sign with the following conditions:

1. Subject to all necessary building permits from the City of Medina Building Department for applicable portions of the façade rehabilitation
2. No other signage is approved as part of this review other than the 3<sup>rd</sup> floor wall sign on the east building façade.

Present for the case was Dave Sterrett from Medina Sign Post. Mr. Sterrett showed material and color samples to the board. Mr. Sterrett stated the navy blue would be a slight shade darker than the sample.

Also present for the case is property owner Daniel Mason, 33 Public Square. Mr. Mason stated the original transom glass is shown on the renderings. Mr. Mason stated he is hoping that when they pull back the wood, the glass is still there. Mr. Mason stated if not, they would be putting in the transom glass. Mr. Mason stated the transom glass was used to bring light into the back of the building before electricity was present.

Mr. Mason stated the light fixtures are existing. Mr. Mendel stated the projecting signs in the renderings are not being reviewed at this time. Mr. Mendel stated the applicant will come back with those at a later date along with the Medina County Visitor's Bureau sign.

Mr. Mason stated the blue color is called "naval" blue.

Mr. Bill Lamb stated the Community Design Committee supports the design.

Mrs. Traves made a motion to approve a Certificate of Appropriateness for the proposed façade changes at 33 Public Square as submitted. The motion was seconded by Ms. Parnell.

Vote:

Brown	<u>Y</u>
Parnell	<u>Y</u>
Traves	<u>Y</u>
Approved	3-0

Ms. Parnell made a motion to grant Conditional Sign Approval for the wall sign and canopy sign at 33 Public Square as submitted.

The motion was seconded by Mrs. Traves.

Vote:

Brown	<u>Y</u>
Parnell	<u>Y</u>
Traves	<u>Y</u>
Approved	3-0

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sandy Davis  
Sandy Davis

Gloria Brown, co-chair  
Gloria Brown, Chairperson