



CITY of MEDINA Historic Preservation Board

Historic Preservation Board

Meeting Date: April 10, 2014

Meeting Time: 5:00 pm

Present: Gloria Brown, Paula Banks, Don Geitz, Sandy Davis (Administrative Assistant), Justin Benko (Associate Planner), Jonathan Mendel (Community Development Director)

Absent: Laura Parnell, Leslie Traves

Minutes: The minutes of the March 13, 2014 Historic Preservation Board meeting were presented for approval. Don Geitz made a motion to approve the minutes as submitted. Paula Banks seconded the motion.

Vote:

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

1. H14-02 60 Public Square Domokur Architects COA

Jonathan Mendel gave a brief overview of the case. Mr. Mendel stated this is a request for a Certificate of Appropriateness to replace the exterior wooden doors with a storefront window. Mr. Mendel stated the site is located in the C-2 Commercial District with C-2 zoning to the south and west and P-F, Public Facilities zoning to the north and east,

Mr. Mendel stated the applicant wishes to replace existing wood exterior doors on the east building façade with aluminum framed storefront windows. Mr. Mendel stated the space will now be an office space for a tenant and no longer an entrance into the building. Mr. Mendel stated frame will be painted or anodized with color to match the existing building windows.

Mrs. Brown asked the color. Present for the case was Beth Ann Graham with Domokur Architects. Ms. Graham stated the building has a brick wall with a painted wood trim going around the existing openings. Ms, Graham stated the intent is to keep that existing trim and take out the doors and in-filling it with a storefront system. Ms. Graham stated the material for the storefront system would be the same color as the trim and the same

color as the other trim on the other windows on the building. Mrs. Brown asked for clarification of what a storefront system is. Ms. Graham explained what a storefront system is and presented cut sheets for review. Ms. Graham stated it is an extruded aluminum system that has the finish baked on. Ms. Graham stated it comes in any color and the intent is to match the color of the windows on the building.

Ms. Graham stated the system will have the arch top window with a horizontal band and then two lites below with a ten inch base.

Mr. Geitz stated the existing window is one piece and has the address above. Mr. Geitz stated the proposed system has a mullion. Mr. Geitz asked how the address will be applied with the mullions.

Ms. Graham stated if the address is needed in that space, they can remove that center piece if preferred however; the address is there because it is an entrance. Ms. Graham stated it will no longer be an entrance therefore; the address is no longer necessary.

Ms. Banks asked if all the architectural trim would remain but just the window would be replaced rather than a door. Ms. Graham stated that is correct.

Mr. Mendel stated he would like color samples for the window framing to verify it will match the existing color of the existing frames on the building. Mr. Mendel stated the horizontal band between the upper lite and the base has no note as to the color. Ms. Graham stated the bottom base is part of the window system and will be the same material as the painted material. Ms. Graham stated right now the proposal is for the bottom piece to be the painted material as is the horizontal band. Ms. Graham stated if the board prefers, they can make it a different material. Ms. Graham stated the intent is for it to be part of the window system. Ms. Graham showed a sample of the color and material.

Mrs. Banks stated she has a problem with the stairway being centered in front of the door which will now be a window. Dillon McBride, Property Manager for the site, stated the current door is specifically used for access to the first floor. Mr. McBride stated it is the third access on that floor. Mr. McBride stated a stairwell with ingress and egress capability will be maintained as well as a front main entrance looking out over the square. Mr. McBride stated the subject entrance is not currently used by any of the tenants on the first floor. Mr. McBride stated the first floor tenants are being moved up to the third floor single office units and they are moving a larger financial firm in the whole first floor. Mr. McBride stated in order to make additional room for offices, they are capturing the square footage that was previously used as an ingress and egress and are now turning it into a window which adds more curb appeal to the building and more practicality.

Ms. Banks stated her concern is the public coming to the building and not the tenants. Mr. McBride stated it is a private building and the only access that is allowed for the public is for their specific clients. Mr. McBride stated there is no direct retail.

Mr. Mendel stated the subject property is not necessarily a historic building but he is applying the Section 5 guidelines for reviewing this building. Mr. Mendel stated Section 5 speaks to preserving existing material when feasible and not altering existing openings. Mr. Mendel stated it states to not create a false history of the building. Mr. Mendel stated the proposed building renovation is something that will enhance the district and the structure itself. Mr. Mendel stated the renovation will create a stronger storefront presence for the building. Mr. Mendel stated it will enhance the streetscape significantly,

Mr. Mendel stated the Board is free to act on the request if they choose to do so without a representative from Landmark Homes.

Mrs. Brown stated the proposal is attractive and creative but quite a large undertaking. Mrs. Brown stated she would prefer to speak with the applicant prior to making a motion.

Mrs. Banks stated it is a vast improvement and Mr. Geitz agreed. Mr. Mendel stated it is a good execution of the Arts & Crafts style.

Mrs. Banks asked for color samples. Mr. Mendel stated color samples were not provided. Mr. Mendel stated the packs contained color renderings but may not state the specific color names.

Mrs. Brown stated she would prefer tabling the case in order to speak with the applicant since this is a big change to the building. Mrs. Brown stated she would be more comfortable seeing actual color samples.

Mr. Geitz commented there are no windows on the south side of the building. Mr. Mendel stated there are currently no window openings on that side of the building and the interior may not accommodate them.

Mrs. Brown made a motion to table the request for a Certificate of Appropriateness for the property located at 125 N. Broadway in order to have the applicant provide color samples. The motion was seconded by Mr. Geitz.

Vote:

Banks	<u>Y</u>
Brown	<u>Y</u>
Geitz	<u>Y</u>
Tabled	3-0

3. H14-04 United Church of Christ Congregational 217 E. Liberty Proj. Intro.
Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this project is for the United Church of Christ Congregational at 217 East Liberty Street. Mr. Mendel stated this is a project introduction in order for the applicant to get some feedback from the Board that they can take to their design firm. Mr. Mendel stated the applicant will come back to the board at a later date for a formal review.

Mr. Mendel stated the property is zoned C-2, Retail Office District and is located at the northeast corner of the square. Mr. Mendel stated the applicant wishes to construct a two story 3,930 square foot addition to the northeast corner of the existing building. Mr. Mendel stated the addition will contain a first floor gathering area with a double height ceiling and some second floor office space. Mr. Mendel stated the exterior of the proposed addition is proposed as brick to match the existing building as closely as possible. Mr. Mendel stated the design cues and window forms from the existing building are being simulated and incorporated into the proposed addition. Mr. Mendel stated the applicant is seeking comments from the board.

Mr. Mendel referred to Section 145.07 (b): Additions/new construction. 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 additions to existing buildings in the Historic District should be designed so as not to detract from the original character of the building. Mr. Mendel stated whenever possible, additions should be located away from the primary or street face of the building. Mr. Mendel stated the addition should be designed so as not to destroy existing architectural features, such that the addition can be removed and the building restored to its original condition.

Mr. Mendel stated the proposed addition will generally enhance the property and the district. Mr. Mendel stated the addition is proposed to the rear of the existing building and attached to the newest portion of the property, which is a "school" addition likely from the middle of the twentieth century. Mr. Mendel stated this portion of the building onto which the addition is proposed is the least sympathetic in design with the oldest portion of the church, although there is consistency with the use of red brick throughout the entire existing building.

Mr. Mendel stated the proposed addition is designed to reflect design elements from the old sanctuary portion of the building (simplified gothic revival style, red brick, gothic style windows, tall lower floor windows, etc), but needs further refinement to the details throughout. Below are suggestions from staff to refine the consistency of building mass and details:

1. Consider changing the form of the addition to be consistent the roof/wall intersection design of the old sanctuary portion of the building. Instead of the roofs overhanging all the walls of the structure, the gable end walls of the building would extend above the roof with a parapet which is present on the main building masses of the existing building (see the attached architectural rendering). Alternatively, resize the eave fascia on the addition to be consistent in width with the eave and parapet fascia throughout the existing building

2. Remove the windows and infill with brick below the large gothic window in the upper story of the primary north façade where the one story building portion intersects with the two story portion. These windows look awkward and will create maintenance problems in the future with the lower roof flashing too close to the windows encouraging moisture infiltration.
3. Incorporate stone or simulated stone sills and use stone quoins within brick lintels for the proposed gothic windows and simple stone lintels for the rectilinear windows.
4. Submit color samples for the building materials, windows, and doors.
5. Submit material sample of the brick surfacing.

Present for the case was Cheryl Ingrahm, Moderator for the Unite Church of Christ Congregational Church and also Pastor Neal Sadler and Dave Webber, Chair of Bicentennial Capital Campaign, previous Chair of architectural committee. Mr. Webber stated the northeast corner view is missing from the submittal. Mr. Webber stated he has asked the architect to include the window features with sandstone and so forth. Mr. Webber gave a brief history of the proposed renovations and how they came about. Mr. Webber stated they will take another look at the windows and the eaves structure. Mr. Webber stated the ministry has gotten so active that it poses a space concern. Mr. Webber stated there is also major concerns with the old portion of the building such as interior stairways. Mr. Webber stated both elderly, handicapped residents and children have a problem with the interior stair. Mr. Webber stated for this reason they are planning to put a much larger elevator in and ADA approved restrooms. Mr. Webber stated the brick work will be as consistent as possible with the existing structure and the historic square.

Mrs. Banks asked if the addition will be on the same heating and cooling system. Mr. Webber stated that is the intent. Mr. Webber stated there are currently boilers in the building. Mr. Webber stated they are looking at a whole new system.

The board thanked the applicant for their presentation.

H14-05 NE Corner of Liberty & Court Street City of Medina Proj. Intro.

Mr. Mendel represented the City of Medina in the project introduction. Mr. Mendel stated the project is for a Welcome Center and public restrooms. Mr. Mendel stated the site is the former Keybank drive-thru building. Mr. Mendel stated the City purchased the drive-thru and the land around it and a separate private party purchased the bank building. Mr. Mendel stated this is an introduction for feedback purposes on design.

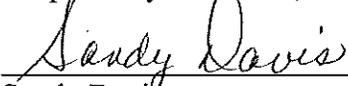
Mr. Mendel explained the proposal as filling in the drive-thru canopy and installing restrooms and a Welcome Center.

Mr. Mendel stated the window with the canopy on the front would be replaced with double doors with one solid side and a man door. Mr. Mendel stated the canopy is proposed to be removed and a decorative grill installed. Mr. Mendel stated the south, east, and north elevations are basically the same with the infill of the canopy with brick.

Present was Kevin Robinette, Architect. Mr. Robinette gave an orientation to the proposed building plans.

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Gloria Brown, Chairperson