



CITY of MEDINA Historic Preservation Board

Historic Preservation Board

Meeting Date: June 12, 2014

Meeting Time: 5:00 pm

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

Absent: Paula Banks

Minutes: The minutes of the May 8, 2014 Historic Preservation Board meeting were presented for approval. Leslie Traves made a motion to approve the minutes as submitted. Don Geitz seconded the motion.

Vote:

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

Laura Parnell joined the meeting at 5:03 p.m.

1. H14-09 44 Public Square Mike Rose COA
Justin Benko gave a brief overview of the case. Mr. Benko stated this is a request for a Certificate of Appropriateness to install an entrance awning. Mr. Benko stated the property

Mr. Benko stated the subject property is located on the south section of Public Square on E. Washington Street. Mr. Benko stated the property is surrounded by C-2 zoning.

Mr. Benko stated the applicant wishes to install an awning over the entry way at 44 & 45 Public Square. Mr. Benko stated the awning will replace two light fixtures that were located at the top corners of the entry way. Mr. Benko stated the awning will be brown in color. Mr. Benko stated all exterior alterations require a certificate of appropriateness from the Historic Preservation Board.

Mr. Benko stated color samples have been submitted and they are consistent with the district. Mr. Benko presented the color samples to the board. Mr. Benko stated although this will be the only awning on this section of Public Square, there are numerous awnings throughout the Historic District. Mr. Benko stated this awning will be harmonious in size and color and should enhance the architectural character of the front façade. Mr. Benko stated the installation of an awning will be an attractive addition to the district.

Mr. Benko stated staff recommends that the Historic Preservation Board grant a Certificate of Appropriateness for the project.

Present for the case was Mike Rose, property owner. Mr. Rose stated the canopy color is actually maroon and not brown and is the same as the awning he installed on the apartment building that is located on the southwest corner of Smith Road and Court Street. Mr. Rose stated this will be the same color and style.

Mr. Geitz stated he looked up some historic pictures of the square to see the types of awnings that used to be on the buildings. Mr. Geitz stated there were two types, one that comes down to a point and one with scallops. Mr. Geitz stated the proposed awning is square. Mr. Geitz suggested using the scalloped or pointed. Mr. Rose stated the square awnings wear better because the flaps get frayed. Mr. Rose stated he feels this is appropriate for the area. Mr. Rose stated he would like to add the word "Marketplace" to the front of the awning. Mr. Rose stated the canopy is to attempt to draw attention to the businesses in the building. Mr. Rose stated the tenants requested it.

Mrs. Traves made a motion to approve a Certificate of Appropriateness for the installation of an entrance awning at 44-45 Public Square as presented.

The motion was seconded by Mrs. Brown.

Geitz	<u>Y</u>
Brown	<u>Y</u>
Traves	<u>Y</u>
Parnell	<u>Y</u>
Approved	4-0

2. H14-10 207 S. Court Interior Design Studio CSP

Mr. Benko gave a brief orientation of the case. Mr. Benko stated this is an application for a Conditional Sign Permit to install a projecting sign at 207 S. Court Street, Interior Design Studio.

Mr. Benko stated the building is located on the west side of South Court Street south of E. Washington Street and North of E. Smith Road.

Mr. Benko stated the applicant has submitted a request for a projecting sign for Interior Design Studios. Mr. Benko stated the proposed 4 sq. ft. sign will be a double-sided PVC

3. H14-11 PP#028-19B-20-136, E. Liberty City of Medina COA

Jonathan Mendel gave a brief overview of the case. Mr. Mendel stated this is a request for a Certificate of Appropriateness for the new city owned Welcome Center and public restroom facility. Mr. Mendel stated the property is located at the northeast corner of Liberty Street and Court Street. Mr. Mendel stated this is the former KeyBank drive-thru. Mr. Mendel stated the city purchased the building to convert to this new use.

Mr. Mendel stated the proposal this evening is only for the exterior building changes. Mr. Mendel stated the main work is the enclosing of the canopy where the drive thru was located with new brick for the new restroom facility. Mr. Mendel stated there was much effort taken to try and match the existing brick however, it is not an exact match. Mr. Mendel stated samples have been submitted of the colors of the remaining exterior finish materials throughout the building.

Mr. Mendel stated the design guidelines require that the existing buildings should be designed to not detract from the original character and whenever possible, located away from the primary or street face of the building. Mr. Mendel stated the addition should be designed to 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 this project will greatly enhance the downtown environment. Mr. Mendel stated the plans in the packet have been updated and e-mailed to the board members. Mr. Mendel stated there were some changes and the architect will address those changes.

Mr. Mendel stated staff recommends approval of the project.

Present for the case was Kevin Robinette, Architect for the project. Mr. Robinette stated the proposed project is to turn the old KeyBank drive-thru into a restroom and visitor center. Mr. Robinette gave an orientation to the proposed building design. Mr. Robinette stated the physical changes to the exterior will be minimal with a brick panel infill of the drive-thru openings, and three panels at the end. Mr. Robinette stated they intend to use a brick that is complimentary to the existing brick since it can no longer be matched. Mr. Robinette presented a brick sample to the board which he feels is most appropriate as it has some of the same textural qualities as in the existing brick. Mr. Robinette stated he recommends using this brick. Mr. Robinette stated the only other selection to consider is the windows. Mr. Robinette stated the intent is to bring natural light to the building. Mr. Robinette stated the windows will open to allow air to move through. Mr. Robinette stated the only other change is to remove the half round canopy at the front of the building so there are two doors going in. Mr. Robinette stated there is currently one door. Mr. Robinette stated the fixed window will be removed so facilitate two doors. Mr. Robinette stated the decorative grill will be matched from the existing door opening transom. Mr. Robinette stated the only material to choose is the windows and doors. Mr. Robinette stated the existing building has a light beige/yellow color to it. Mr. Robinette showed a sample of the proposed material. Mr. Robinette stated they would like to use a clad window which has only a few base colors.

Mr. Robinette stated they will return to the board for signage. Mr. Robinette stated there are three existing lights on the building. Mr. Robinette stated one on the east side and one on both the north and south side which are security lights. Mr. Robinette stated these lights will be rewired and remain. Mr. Robinette stated the remainder of the existing lights for the drive thru signage will be removed. Mr. Robinette stated the remaining site lighting for the building will be pole lighting.

Mrs. Traves asked if they will also be replacing the doors. Mr. Robinette stated yes. Mr. Robinette stated the city is entertaining adding a fountain, therefore the project is not going to touch the existing brick walls.

Mr. Geitz asked if stucco was ever considered for the building walls. Mr. Robinette stated it was never considered.

Mr. Geitz commented on the floor plan in general regarding the placement of the sinks.

Mrs. Traves made a motion to approve a Certificate of Appropriateness for the City of Medina Welcome Center and Public Restrooms as submitted.

The motion was seconded by Mr. Geitz.

Vote:

Brown	<u>Y</u>
Geitz	<u>Y</u>
Traves	<u>Y</u>
Parnell	<u>Y</u>
Approved	4-0

4. H14-12 125 N. Broadway Birch Family Ltd. COA

Mr. Benko gave a brief overview of the case. Mr. Benko stated this is a request for a Certificate of Appropriateness to demolish the bank drive through located at 125 N. Broadway Street. Mr. Benko stated the property is located on the west side of N. Broadway Street. Mr. Benko stated the property is bounded to the north by E. Friendship Street and to the south by E. Liberty Street.

Mr. Benko stated the subject property is the now vacant former PNC/National City Bank drive through building. Mr. Benko stated the applicant is seeking a Certificate of Appropriateness for the demolition of the drive through. Mr. Benko stated upon completion, the applicant will repave and stripe the area to provide for additional parking. Mr. Benko stated per the applicant, the property has been for lease for an extended period of time. Mr. Benko stated while there has been some interest in leasing the building, the applicant has not received any interest in the drive through. Mr. Benko stated the bank drive through building was constructed in 1980 and offers no historical significance to

the District. Mr. Benko stated all exterior alterations require a certificate of appropriateness from the Historic Preservation Board.

Mr. Benko stated the bank drive through has exceeded its economic usefulness and offers no historical significance to the district. Mr. Benko stated the additional parking will enhance the functionality of the Historic District and should make the remaining historical building fronting E. Liberty Street more marketable.

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

1. A demolition permit be obtained from the Medina Building Department
2. Staff approval of the parking area design

Mr. Geitz asked what will happen to the brick wall of the Landmark Homes property which joins the drive-thru. Property owner Megan Harbath stated the buildings do not touch but are approximately one inch apart. Ms. Harbath stated there is concrete block on the south wall. Ms. Harbath stated she believes Landmark Homes has applied to the Historic Preservation Board for changes to their building to enhance the exterior.

Ms. Harbath stated she does not know the timeframe for Landmark Homes but her plan is to scrape and paint the side of the building in the interim so it is not an eyesore. Ms. Harbath stated there is probably five or six feet on the southeast side of the building that is a taupe color which will be matched as closely as possible to paint the remainder of the side of the building.

Mr. Mendel stated he will contact Landmark Homes to see if they are ready to bring their proposal back to the board.

Mr. Geitz made a motion to approve a Certificate of Appropriateness for the demolition of the bank drive through located at 125 N. Broadway Street subject to the following conditions:

1. A demolition permit be obtained from the Medina Building Department
2. Staff approval of the parking area design

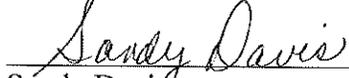
The motion was seconded by Mrs. Brown.

Vote:

Brown	<u>Y</u>
Geitz	<u>Y</u>
Traves	<u>Y</u>
Parnell	<u>Y</u>
Approved	4-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Gloria Brown, Chairperson