



CITY of MEDINA Historic Preservation Board Meeting

Historic Preservation Board

Meeting Date: February 13, 2020

Meeting Time: 5:00pm

Present: Elizabeth Biggins-Ramer, Leslie Traves, Don Geitz, Jonathan Mendel
(Community Development Director), Sandy Davis (Administrative Assistant)

Absent: Paula Banks, Patty Stahl

Elizabeth Biggins-Ramer swore in Leslie Traves for a new term ending 12/31/23.

Mrs. Biggins-Ramer made a motion to nominate Leslie Traves as Chairperson and herself as Vice-Chairperson. The motion was seconded by Mr. Geitz.

Vote:

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

Mrs. Biggins-Ramer made a motion to approve the minutes from the August 29, 2019 and November 14, 2019 meetings as submitted. The motion was seconded by Mr. Geitz.

Vote:

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

Announcements: No Announcements

Old Business:

H19-05 132 N. Elmwood Avenue City of Medina COA
Mr. Mendel gave a brief overview of the case. Mr. Mendel stated in August of 2019 the Historic Preservation Board reviewed the proposal for a Certificate of Appropriateness for the City Hall parking garage which is currently under construction. Mr. Mendel stated that proposal was approved except for the lighting and the canopy between City

Hall and the new garage structure. Mr. Mendel stated those have been finalized and the Historic Preservation Board needs to approve them so the Design Build contractor can order the materials and be ready for installation in the spring.

Mr. Mendel showed a schematic of the canopy which would go between the City Hall building and the parking garage. Mr. Mendel stated in the plans from the August 29, 2019 meeting, there was a concept drawing. Mr. Mendel stated it was determined that there is no need for lighting on the exterior of the building but there will need to be lighting on the upper level of the parking garage. Mr. Mendel showed a rendering of the proposed light posts, a simple square pole with a low profile LED fixture. Mr. Mendel stated they will be unobtrusive to the landscape.

Mr. Mendel stated the canopy design is a very simple utilitarian, simple structure due to budget constraints. Mr. Mendel stated the design provides the functionality needed and in a color, black, that blends into the background. Mr. Mendel stated it will be located about 185' east of the public sidewalk. Mr. Mendel stated it is not intended to be a focal feature, but just a utilitarian cover for going between the two buildings and it leaves the parking garage and City Hall to be the primary architectural focal points.

Mr. Mendel stated staff recommends approval of the entry canopy and the upper level lighting as proposed.

Mr. Geitz asked if the gutters are located on the garage side or the City Hall side. Mr. Mendel stated the structure will slope towards the garage so the gutters will be on the garage side. Mr. Mendel stated the gutters will drain into the planting area, or will be piped into the storm system. Mr. Geitz stated the design looks really cheap. Mr. Geitz stated he drew a sketch. Mr. Geitz suggested running a piece of metal parallel to the earth to make it look a little more meaty instead of the thin piece of metal and start it at the City Hall side and fatten it as it gets to the other end and have it parallel instead of leaning. Mr. Mendel stated he can take the suggestion forward and see if it fits into the cost structure of the design. Mr. Mendel stated right now this is the design that fits with the budget. Mr. Geitz stated for another \$2.95 they can buy a piece of metal and run it across and anchor it from the inside so when you look at it, it looks more substantial.

Mr. Geitz stated the proposal looks very narrow and skinny. Mr. Geitz stated the piece of metal could be put on the outside so when you look at it, it would look flat all the way across and nobody would know it is sloping. Mr. Geitz stated it would look more in scale. Mr. Geitz stated there is a mammoth garage and mammoth City Hall and a little skinny canopy structure between them. Mr. Geitz stated it looks bad.

Mr. Mendel stated he can give that suggestion to Patrick Patton, the City Engineer. Mr. Mendel stated these are pre-design systems with pre-designed components. Mr. Mendel stated he will ask if there is a way to incorporate an upper fascia to square it off to hide the slope of the roof. Mr. Geitz stated his other suggestion is to make the columns big enough so the downspouts are not visible when walking from Elmwood. Mr. Geitz suggested 8 x 8 posts. Mr. Geitz stated the 4 x 4 posts look like pencils. Mr. Geitz stated

the columns could be simulated with metal in 8 x 8 posts. Mr. Mendel stated he does not know if it can be done with the pre-engineered systems. Mr. Mendel stated he would recommend the board make it an option in the approval instead of mandatory. Mr. Geitz stated "option" is a dirty word. Mr. Geitz stated the city is spending \$300,000 on a parking deck and are proposing little dinky columns and a canopy that probably that will be poured in concrete, not even down to the frost line per the drawings. Mr. Geitz stated the odds of it popping up over the years are good. Mr. Geitz stated that is the cheapest way to anchor something. Mr. Mendel stated it is and he would imagine, given the nature of the structure, it is also lightweight and easily removed if it does pop up.

Mr. Geitz asked how close the canopy comes to City Hall and will it have a bracket up against it so water does not drip in-between on both sides. Mr. Mendel stated the intent is that it will not be dripping off of all four sides.

Mrs. Biggens-Ramer asked if the canopy will be attached to the garage and City Hall or will it be a free standing structure. Mr. Mendel stated he believes it is free standing but will go right up to both structures. Mr. Mendel stated he imagines it will come under the entry header in the doorway of City Hall and up to the upper wall of the parking garage.

Mr. Geitz stated on a windy day, no matter what you do, it will drip on both sides. Mr. Geitz stated the metal should cover up the purlins and the metal is attached to each one. Mr. Mendel stated it would be a full fascia against the structure of the rafters and attach to the outside ones. Mr. Mendel stated either way, if the board would like to ask for that bit of trim to finish it out they could recommend it. Mr. Mendel stated he would like to stress the importance that this is a minor portion of the entire project and although it is small, there is not a lot of wiggle room in the budget to spend extra on this canopy. Mr. Geitz stated he does not agree with doing a cheap canopy after investing all that money into the garage. Mr. Mendel stated he does not disagree but the reality is that the project is at the edge of the budget.

Mrs. Biggens-Ramer stated there were conversations in the past of doing a brick base and such. Mr. Mendel stated he did sketches to that affect and had them priced out. Mr. Mendel stated it was quoted at \$70,000 canopy. Mrs. Biggens-Ramer stated there was also a past discussion about lighting. Mrs. Biggens-Ramer asked the plan for lighting along the outside of the garage. Mr. Mendel stated the corridor previously had the double headed small light standards that were original to City Hall in the 1970's. Mr. Mendel stated the intent is they will be replaced with the more decorate street lights meeting the standards that we now have similar to the ones throughout the downtown area. Mr. Mendel stated they will be placed in the corridor area and the canopy would be tall enough for lighting to get under it from City Hall or the garage.

Mr. Geitz stated that the discussion began with Mr. Mendel stating "everyone else has approved this". Mr. Geitz stated it is now coming to the Historic Preservation Board. Mr. Geitz stated once again, they are the last ones down the road. Mr. Geitz stated the garage was approved before the HPB saw it and by the time it came to HPB, it was already approved by every committee and the board was left to try and do architectural

approvals after the fact. Mr. Geitz asked if the board is just supposed to approve it with no question. Mr. Geitz stated it should be the HPB's job to approve the design. Mr. Mendel stated the Historic Preservation Board is not a design review board but is there to confirm the design to be consistent with the guidelines and building and the district. Mr. Mendel stated a parking garage is not a historic form onto itself. Mr. Geitz stated it sure looks like it. Mr. Geitz stated one guy voted that he loves the red brick and then was awarded the contract to build it. Mr. Geitz stated that man had no training in architecture or design. Mrs. Biggens-Ramer stated she thinks Mr. Geitz's points are valid. Mrs. Biggens-Ramer stated if the HPB is supposed to be cognizant of the whole project, and he understands budget constraints, but they are not asking for an entire brick structure. Mrs. Biggens-Ramer stated it does look disproportionate to the other structures and it is a valid point. Mrs. Biggens-Ramer stated there are 2 significant structures and a canopy that is spindly looking. Mrs. Biggens-Ramer stated adding the fascia board would give the look of more substance. Mrs. Biggens-Ramer asked if the pillars are hollow. Mr. Mendel stated they are painted steel columns. Mrs. Biggens-Ramer stated going from 4x4 to 6x6 would give it a meatier appearance. Mrs. Biggens-Ramer stated a canvas would look better than what is being proposed.

Mr. Geitz stated the plan does not say what size the columns are. There was a brief conversation about the stair column design.

Mr. Mendel stated the canopy metal will be black. Mrs. Biggens-Ramer asked if the lights can be a warm LED light. Mr. Mendel stated he does not know that detail yet. Mrs. Biggens-Ramer stated the blue LED is harsh and she would like to see the warm LED lights used because they will be seen from a distance as far as Cool Beans. Mrs. Biggens-Ramer stated she would recommend warm LED lights and not blue LED lights. Mrs. Traves asked if the lights will have motion sensors. Mr. Mendel stated probably a photo eye sensor light.

Mr. Mendel stated it is not the HPB's position to determine the color of the light coming out of the light pole. Mr. Mendel stated the HPB is responsible for the structure of the building to some detailed level, is it consistent with the guidelines of the code, is it consistent with the Secretary of the Interior's Guidelines. Mr. Mendel stated Leslie was on the committee reviewing the proposals as a representative of the HPB. Mr. Mendel stated to keep themselves legal with the city's own requirements, they do need to get a formal Certificate of Appropriateness approval from the Historic Preservation Board. Mr. Mendel stated boards and commissions typically exist to be a control on non-public entities coming in or private entities as a protection of the commons. Mr. Mendel stated this is a project that has been vetted through the public realm through a diverse group of people reviewing the proposals, including Council and public meetings. Mr. Mendel stated he understands the board's position and he will make sure the upper level lights are of a soft illumination.

Mr. Mendel stated the board can put the recommendations into a motion but he suggests not making it mandatory. Mr. Geitz stated that is what the board is here for, to make the conditions mandatory. Mr. Geitz stated the board can't make a motion this evening to

approval the proposal but can make a motion to be contingent on something. Mr. Mendel stated the board needs to understand where he is coming from. Mr. Mendel stated the materials need to be ordered in order for the project to be done in July or so. Mr. Geitz stated that is plenty of time. Mr. Geitz stated he is sure there will be extras from the contractors because every job has extras. Mr. Geitz stated this is an extra. Mr. Geitz stated he feels it is a waste of time coming here tonight because all they are doing is approving something previous approved by somebody who isn't qualified to approve it. Mr. Geitz stated that is his own opinion. Mr. Geitz stated if the other two board members agree with him, then they cannot approve this structure until they get a motion of approval from the Historic Preservation Board. Mr. Geitz stated he is not in favor of making any motion until the board receives more input on the design.

Mr. Mendel stated this project has to happen and there is no wiggle room on the budget. Mr. Mendel stated the board needs to be conscious of the public dollars. Mrs. Biggens-Ramer asked what some of the other contingencies are for the project. Mr. Mendel stated he does not know the details but there are other items changing like storm water management that will add on costs to the proposal.

Mr. Geitz asked where the water will go from rain. Mr. Mendel stated that is not HPB's responsibility, it is the Engineer's job to take care of it. Mr. Geitz stated it is still the board's responsibility to let somebody know that the board knew that flooding would happen if drainage was not configured correctly. Mr. Geitz stated the board would be remiss if they did not say anything.

Mr. Mendel stated there are other multiple entities and people that will be keeping an eye on the project. Mrs. Traves asked Mr. Mendel if he can check with Patrick Patton, City Engineer, to see about the trim piece and slightly larger columns to see where the price would come in. Mrs. Traves stated the board could make themselves available early next week for a special meeting in order to vote on the proposal once the answers are received from Mr. Mendel.

Mr. Mendel stated it would be better for the board to approve the proposal with options. Mrs. Biggens-Ramer stated she would rather not have the canopy then if it is going to be the design that is being presented. Mrs. Biggens-Ramer stated the distance between the two buildings is not that great so we could go without a canopy. Mr. Mendel stated there is also the option of not doing a canopy. Mr. Mendel stated there currently is no cover.

Mrs. Biggens-Ramer suggested a canopy. It was decided a canopy does not have the strength and longevity. Mrs. Biggens-Ramer stated if she has a choice of choosing between the proposed structure and nothing, she would rather see nothing. Mrs. Biggens-Ramer stated the proposal looks spindly and like an after-thought.

Resident Tammy Kirby, 46 W. Friendship Street stated she agrees that the proposal looks like an after-thought. Ms. Kirby stated with all the money going into the garage itself, it looks like it was slapped together. Ms. Kirby stated the downspouts were not thought through either.

There was a brief discussion about a canvas cover.

Leslie Traves suggested a motion to approve the light fixtures on their own. Mrs. Biggins-Ramer made a motion to accept the structure of the presented light fixture for the garage with the recommendation that the lights be of warm LED and not blue to be in harmony with the warm lighting of the Square.

The motion was seconded by Mr. Geitz.

Vote:

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

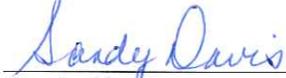
Leslie Traves recommended a continuance of the case for the canopy structure. The board agreed. The case was continued pending more information on a slightly altered design vs eliminating the canopy.

New Business:

There was no new business presented.

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Leslie Traves, Chairperson