MEETING DATE: 2-11-16

HISTORIC PRESERVATION BOARD

Case No. H16-01

125 N. Broadway

CITY of MEDINA
Historic Preservation Board
February 11, 2016

Case No: H16-01

Address: 125 N. Broadway Street

Applicant: Rob Root – Landmark Homes

Subject: Certificate of Appropriateness – Façade Renovations

Zoning: C-2 Central Business District

Submitted by: Justin Benko – Associate Planner

Site Location:
The site is located on the west side of N. Broadway Street, south of E. Friendship Street and north of E. Liberty Street with the historic district.

Project introduction:
The former PNC/National City Bank drive thru is attached to the applicant's building. The demolition of the drive thru, which is scheduled for February 4, 2016, was approved by the Historic Preservation Board in case H14-12. The removal of the drive thru will leave an exposed concrete block wall on the south façade of the building. The applicant is seeking a Certificate of Appropriateness for the façade renovations to the entire building. The building will feature Hardi Plank siding in "Timber Bark," vinyl siding in "sawgrass" that simulates wood shake siding, and stone on the front façade. Approximately 9% of the façade will be vinyl. The applicant is seeking a variance at the February 11, 2016 Board of Zoning Appeals meeting to allow vinyl siding to be installed within the Historic District because it is prohibited.

The applicant has also proposed an attached storage shed for the rear of the building with a depth of 3 ft. The storage shed will be finished with of the same materials as the rest of the building.

Sample and material samples will be available at the meeting.

Attached to this report:
1. Aerial photograph of the subject parcel.
2. Building elevation.
3. Letter from applicant.

Considerations:

Design Guidelines
Section 145.07(3) of the City of Medina Codified Ordinances states the rehabilitation process assumes that some alterations may be necessary to meet the needs of the building Owner and the health, safety, and welfare of the building occupants.

Such alterations should be done so as not to destroy the materials and features which help to define a building's historic, cultural and/or architectural character. The historic materials, features and/or craftsmanship are important in defining the building character and should be retained, protected, and repaired when possible.

When the preservation of architectural features is not possible, alterations should be done in a manner respectful of the existing character, but done in a manner that is representative of architectural design and construction of contemporary times.

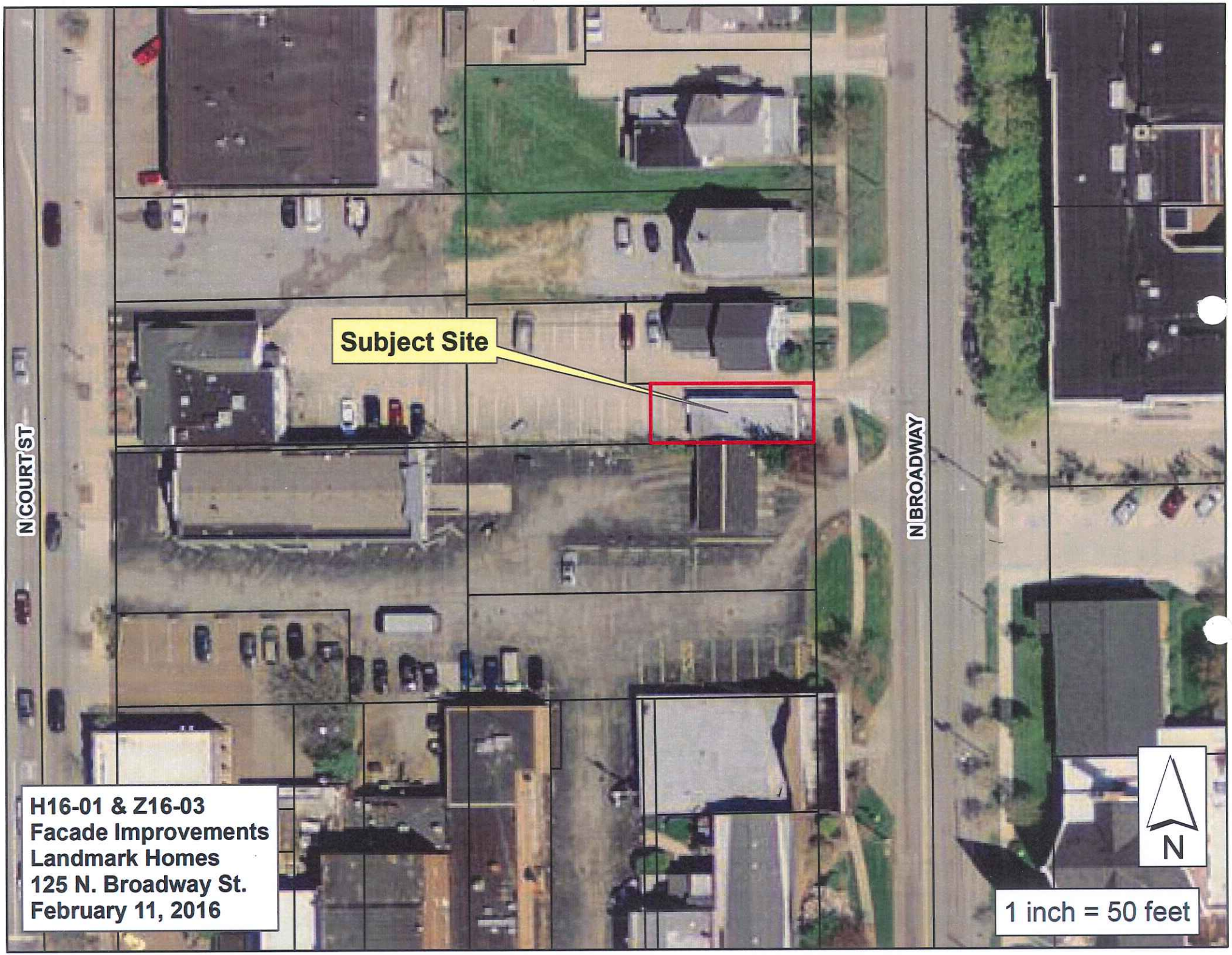
Staff Comments: The proposed façade alterations are consistent with an updated early 20th century bungalow style building. Although masonry is preferred, the use of Hardi Plank siding to replicate wood will assure the building retains its character with relatively low maintenance and without the considerable expense to the applicant. The use of the vinyl trim and vinyl shake siding is consistent with the intent of the code because the applicant has proposed a high quality vinyl that replicates wood. Moreover, the vinyl constitutes just 9% of the exterior façade.

The attached storage shed will be finished with of the same materials as the rest of the building and should appear harmonious to the rear façade.

The specific materials and colors for the proposed façade renovation are complimentary and will be a considerable improvement to this section of N. Broadway Street.

Recommendation:
Staff recommends that the Historic Preservation Board grant a Certificate of Appropriateness for the project with the following condition:

1. Subject to all necessary building permits from the City of Medina Building Department.
2. Subject to a variance approval for the vinyl siding from the Board of Zoning Appeals.



H16-01 & Z16-03
Facade Improvements
Landmark Homes
125 N. Broadway St.
February 11, 2016

Board of Zoning Appeals
February 11th, 2016, 6:00 PM

- Variance – asking for permission to use high quality vinyl shake siding in the gables of the Landmark Homes Office building located at 125 N. Broadway Street.
- In my opinion, this variance is NOT substantial. The area that will be high quality vinyl material will be less than 9% of the total exposed square footage (not including roof square footage).
- The essential "character" of the street and the neighborhood WILL be substantially altered by this overall renovation to the building, but will NOT suffer detriment as a result of this variance if granted. This is a very high quality vinyl shake product and is very different from flimsy products used in other applications. This product also has a lifetime fade protection warranty, will never lose its color, and will never "flake" the paint from its surface. This product has a very good combination of quality, architectural appeal, and maintenance characteristics.
- This variance, if granted, will not adversely affect the delivery of governmental services.
- The owner was not specifically aware of this zoning restriction when he purchased the property, but this would not have affected his ultimate decision to purchase the building.
- The spirit of this zoning requirement will be upheld by granting this variance. This vinyl product is far superior to any other "natural" product because of the shape and color of the shake, and the architectural statement that this product will make. It is our desire to have the highest quality products on our building so that we can use it as a model for the custom homes that we build in the Medina area each year.

Sincerely,
Robert Root
Landmark Homes

JAN 28 2016

LANDMARK HOMES

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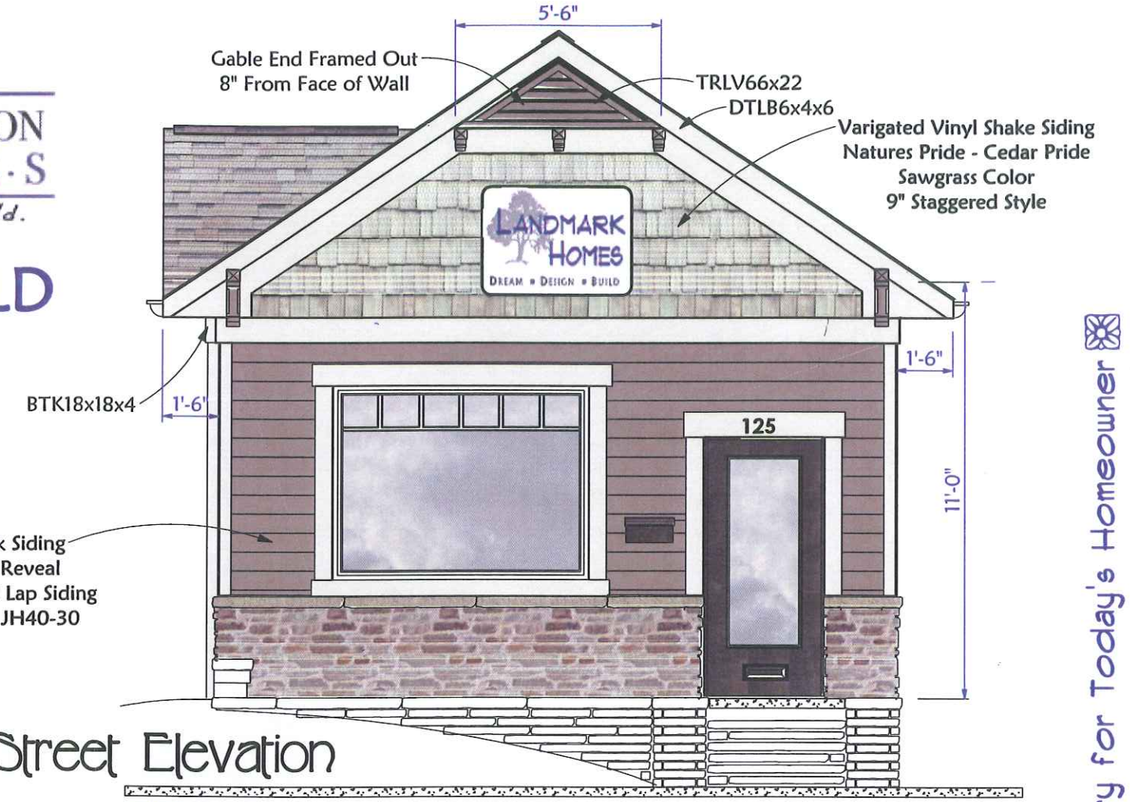
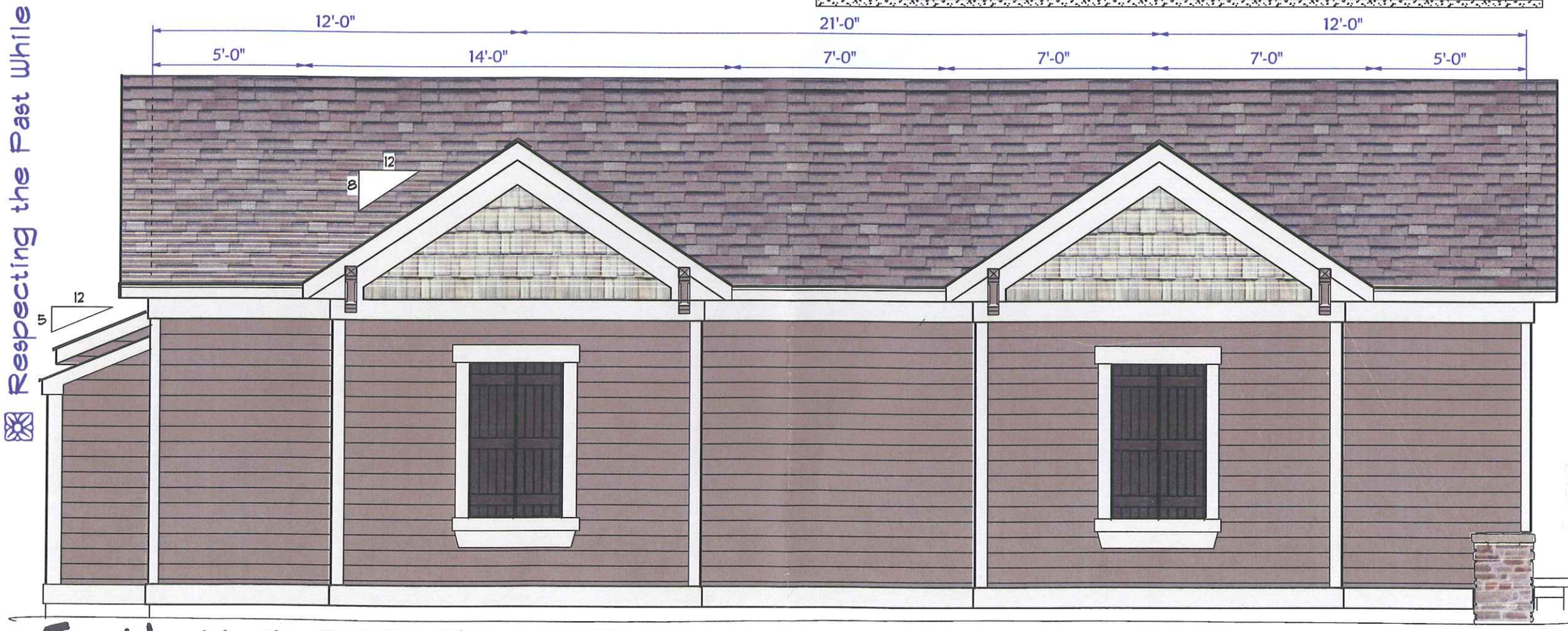
Exterior Renovation

Design Plans

Renovation Homes Inc.
Landmark Homes
Corporate Offices
125 N Broadway St. Medina OH



Broadway Street Elevation



~~North Public Square~~ South Elevation

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Respecting the Past While Building for the Future ◈

◈ Building Tomorrow's History for Today's Homeowner

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LANDMARK HOMES

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Exterior Renovation Design Plans

Renovation Homes Inc.
Landmark Homes
Corporate Offices
125 N Broadway St. Medina OH

East Elevation

New Storage Shed
3' Depth - Trash & Small Tools

North
~~South~~ Elevation

Respecting the Past While Building for the Future ◈

Building Tomorrow's History for Today's Homeowner ◈

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