

**MEETING DATE: January 11, 2018**

**HISTORIC PRESERVATION  
BOARD**


**Case No. H18-02**

**103-105 W. Liberty**



**CITY of MEDINA**  
**Historic Preservation Board**  
**January 11, 2018**

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**Case No:** H18-02  
**Address:** 103-105 W. Liberty St.  
**Applicant:** Roberta Johnson  
**Subject:** Certificate of Appropriateness – Window Replacement  
**Zoning:** C-2 – Central Business District  
**Submitted by:** Jonathan Mendel, Community Development Director 

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**Site Location:**

This subject property is located on the northwest corner of N. Court St. and W. Liberty St.

**Project introduction:**

The applicant requests a Certificate of Appropriateness for window replacement. Currently the windows at the site are wood double hung with a single pane in each sash. The applicant proposes replacing the wood windows with Architect Reserve Pella curved top windows that feature insulated glass in a color to match the existing color.

Attached to this report:

1. Applicant's project description, materials and colors details.

**Considerations:**

**Design Guidelines**

- Section 145.07(3): With respect to preservation/rehabilitation/renovation generally it is the interest of the Board that buildings within the Historic District be preserved, thus maintaining the character of the Historic District. Consistent with the U.S. Secretary of the Interior, Standards for the Treatment of Historic Properties, the intent of these Guidelines is to preserve and restore the features which establish a building's architectural character while making alterations and renovations necessary for the efficient and contemporary use of the building.

- 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 windows will appear harmonious to the existing building and will be done in a manner respectful to the character of the District. The overall perceivable variation between the windows should be minimal. Presently, there is varying levels of deterioration and peeling paint on the windows; once replaced, the need for maintenance will be minimized for the future.

**Recommendation:**

Staff recommends 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.

Application to Historic Preservation Board for Certificate of Appropriateness

Location: 103-105 W. Liberty Street, Medina, OH 44256  
Building located on the northwest corner of North Court Street and West Liberty Street formerly known as the Barnard Building and known as the JBBB Building since 1976.  
FYI: attached history of building since 1976

Contractor: Berlin Construction, Millersburg, Ohio  
Contact: Gid A. Yoder  
Phone: 330-893-2003  
E-mail: gy@berlinconst.com

Project: Replace 9 windows on second floor front (facing south) and 4 windows on second floor east side (facing N. Court St.) with Architect Reserve Pella curved top windows, including aluminum flashing frame outside, interior sash wood stained to match existing windows. See attached photos and visit [www. Pella. com](http://www.Pella.com)

Replace three windows on main floor, Cool Beans coffee shop, with 5/8 inch insulated safety glass with painted wood sash frame to match existing windows. See attached photos.

Replace four light fixtures on east side of building and one matching fixture on front of building with Craftmade Bent Glass with clear beveled glass. See attached printout for light fixture specifications.

After windows are replaced, building will be painted with existing colors. Additional repairs will be repairing step on east side to rear entrance of Williams and Batchelder law firm, replacing floor tiles in main lobby to elevator and The Bookshelf, replacing gutter on rear side of building with 6-inch aluminum spouting with commercial downspouts in color to match rear of building. Our understanding is that these repairs do not require the prior approval of the Historic Preservation Board.

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East Face (N Court St)



South Face (W Liberty St)





South Face (W Liberty St) Second Floor Window



East Face (N Court St) Second Floor Window

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South Face (W Liberty St) First Floor Windows Left of Cool Beans Entry

Bottom window only being replaced.

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*South Face (W Liberty St) First Floor Upper Windows Right of Cool Beans Entry  
Upper right window only being replaced.*



*South Face (W Liberty St) First Floor Upper Window Left of Cool Beans Entry*

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# Proposal - Detailed

ABC Supply #0645  
734 Springmill St  
Mansfield, OH 44903  
Phone: (419) 524-6601 Fax: (419) 525-4990

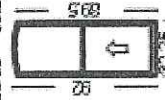
Sales Rep Name: ABCSupply64, 5  
Sales Rep Phone: 555-555-5616  
Sales Rep E-Mail: timothy.danals@asbcsupply.com  
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
<b>ABC Supply - 00645</b> ABC SUPPLY 1 ABC PKWY BELOIT, WI 53511-4466 <b>Primary Phone:</b> (419) 5246601 <b>Mobile Phone:</b> <b>Fax Number:</b> (419) 5254990 <b>E-Mail:</b> <b>Contact Name:</b>  <b>Great Plains #:</b> 2400645 <b>Customer Number:</b> 1007941952 <b>Customer Account:</b> 2400645	<b>BERLIN</b> 00645 ABC SUPPLY 734 Springmill St <b>Lot #</b> MANSFIELD, OH 44903-1137 <b>County:</b> RICHLAND <b>Owner Name:</b> ABC Supply - 00645 <b>Owner Phone:</b> (419) 5246601	<b>Quote Name:</b> ROBERT JOHNSTON  <b>Order Number:</b> P24 <b>Quote Number:</b> 9695836 <b>Order Type:</b> Non-Installed Sales <b>Wall Depth:</b> <b>Payment Terms:</b> C.O.D. <b>Tax Code:</b> 7.0 <b>Cust Delivery Date:</b> 01/04/2018 <b>Quoted Date:</b> 12/14/2017 <b>Contracted Date:</b> <b>Booked Date:</b> <b>Customer PO #:</b>

### Attributes

Architect Reserve, Single Hung, 32.25 X 92, Brick Red

1: 32.2592 Single Hung, Equal  
 Frame Size: 32 1/4 X 92 X 89 1/2  
 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"  
 Exterior Color / Finish: Painted, Standard EnduraClad, Brick Red  
 Interior Color / Finish: Early American Stain Interior *Dark Mahogany*  
 Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs  
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Cam-Action Lock, Brown, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
 Screen: Half Screen, Standard EnduraClad, Brick Red, Premium, InView™  
 Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-00781-00001, Egress Not Calculated  
 Grille: No Grille,  
 Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 245".



Viewed From Exterior  
Rough Opening: 33" X 92.75"

Qty  
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## Thank You For Your Interest In Pella® Products

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Printed on 12/18/2017

Detailed Proposal



**PELLA WARRANTY:**

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

**INSYNCTIVE PRODUCTS:** In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](http://Insynctive.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

**ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")**

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to [pellaweb support@pella.com](mailto:pellaweb support@pella.com), with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit [www.pella.com/arbitration](http://www.pella.com/arbitration) or e-mail to [pellaweb support@pella.com](mailto:pellaweb support@pella.com), with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

**Product Performance Information:**

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to milled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to [www.pella.com/performance](http://www.pella.com/performance).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)



# Craftmade - Z284-05 - Bent Glass 1 Light Medium Wall Mount in Matte Black with Clear Beveled Glass



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## Craftmade - Z284-05

Beautifully proportioned and timeless in style, Exteriors" Bent Glass collection adds a distinctive finishing touch to a traditional-style home. The elegant lantern shape is meticulously crafted. The pristine finishes offer extraordinary durability for classic beauty that will never fade away.

<b>Finish:</b>	Matte Black	<b>Max Watts:</b>	100
<b>Collection:</b>	Bent Glass	<b>Bulbs Included:</b>	No
<b>UPC:</b>	647881063986	<b>ENERGY STAR:</b>	No
<b>Online Product ID:</b>	2945203	<b>Material:</b>	Die Cast Aluminum
<b>Light Source:</b>	Incandescent	<b>Voltage:</b>	120v
<b>Shade Finish:</b>	Clear Beveled	<b>Warranty:</b>	1 Year
<b>Style:</b>	Traditional	<b>Location:</b>	Wet
<b>Height:</b>	18.25"	<b>Backplate Width:</b>	4.25"
<b>Width:</b>	9.5"	<b>Backplate Height:</b>	7"
<b>Extends:</b>	9.75"	<b>Shipping:</b>	L:10.43"x W:10.83"x
<b>Weight:</b>	4.8 lbs.		H:18.19" 5.91 lbs.
<b>Mounting:</b>	Wall Mount		
<b>Bulbs:</b>	1		

## ADDITIONAL PRODUCT INFORMATION:

- Die-Cast/sand-cast aluminum components
- Finish is treated with UV guard

### Z284-05 - Craftmade

Wolff Design Center is proud to present this matte black finished outdoor wall light, by Craftmade. The Z284-05 is made from premium materials, this Outdoor Wall Light offers great function and value for your home. This fixture is part of Craftmade's decorative Bent Glass Collection, so make sure to check out other traditional fixtures to accessorize your room.

There are many companies that offer lighting and fans, but only one Craftmade. No one else brings our experience, knowledge, training, design and dedication. It's what's built our reputation and sets us apart. Today, Craftmade is stronger than ever. All of our products are under one brand. All of our focus is on creating the best in design and technology. And all of our attention is on giving you the best experience possible. When it comes to lighting and ceiling fans, we're proof that quality, style and service can live beautifully together.

### Craftmade Warranty

#### View More Products from the Bent Glass Collection



Z260-05



Z584-05

VIEW ALL



Z261-05



Z268-05



Z264-07



Z264-05



Z580-05



Z260-07

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#### View More Products Like This



OL5402BK



OL5901BK



OL11202DWZ

VIEW ALL



OL11300BK-LED



WB1814DWZ-LED



WB1815DWZ-LED



49121AVI



9032BKT



## HISTORY OF JBBB BUILDING

The Barnard Building (103-105 West Liberty St.) which we now refer to as the JBBB Building:

C. Nevada Johnson, Jr. joined the firm of Williams and Batchelder in June of 1967 after being discharged from the Army. The law firm was located at 120 W. Washington Street, in the Professional Building. William G. Batchelder III joined the firm in August and then his wife, Alice M. Batchelder a few years later. We were out of office space and Bill III and I started looking around for a new location. We decided that the second floor of the building on the northwest corner of the square would be a good location. We contacted the owner, a Cleveland attorney and made a deal to purchase the property. At that time a pool hall occupied the eastern one-third of the second floor with the remainder vacant. We took title on August 9, 1976 in the names of C. Nevada Johnson, Jr., William G. Batchelder, Jr., William G. Batchelder, III and John W. Brown (thus the name of JBBB). John W. Brown was a former mayor of the City of Medina and Lt. Governor of the State of Ohio.

The first floor had been leased to Revco Drug and City Loan. We hired Tim Davis, a Medina architect to draw plans for the renovation of the second floor and the entranceway to City Loan so that an elevator could be installed. Mel Gerspacher had a building company in addition to his real estate brokerage business and he was hired to do most of the renovation work. To the best of my recollection we moved our law offices over to the JBBB building on May 1, 1977. A lot of work was done in a short period of time.

Williams and Batchelder occupied the eastern 2/3<sup>rd</sup> of the second floor and the lobby area outside the elevator landing. The western 1/3 was unfinished until David N. Brown decided that he wanted to open his law office in that space. He occupied the space for three (3) years beginning in September of 1977 until he bought the Lance & Co. building and relocated to that space in 1980. Attorney Chris Collier was with Attorney Brown for a period of time. In succeeding years that western 1/3<sup>rd</sup> of the second floor was occupied by Dale Chase (before he became Municipal Judge), CPA Mark McGregor and attorney Jill Heck. After Mrs. Heck left, Williams and Batchelder needed additional office space and consolidated the entire second floor for office use including an office for Gregory Huber who had joined the firm. In 2016 the western area was leased to Project Learn (the Bookshelf) for classrooms and office space as Williams and Batchelder did not need the space any longer.

The western first floor 1/3<sup>rd</sup> of the building was occupied by City Loan at the time we bought the building. After City Loan departed, the space was occupied by American Realty Title (ARTA) a title company owned by John W. Brown, then attorney Kevin Campbell's art glass business for about 1 year and more recently by Project Learn.

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The eastern 2/3rds of the first floor was occupied by Revco Drug, successor to Standard Drug. After we remodeled the City Loan façade and upper building façade, Revco was "persuaded" to remodel its exterior. After Revco built its new building on S. Elmwood and vacated our space it remained empty for a time. An antique store known as Granny's Attic was there for a short time. Then Bill Lamb decided to open a coffee shop in the space. He was given a 20 year lease and he undertook the renovation of the interior. The coffee shop has gone through a series of operators and is currently known as Cool Beans, with Laura Parnell as proprietor.

William G. Batchelder, Jr., John W. Brown and C. Nevada Johnson, Jr. have passed away and William G. Batchelder III and Roberta A. Johnson, Successor Trustee of the C. Nevada Johnson, Jr. Trust now own the building.

12/18/17

This document was prepared by C. Nevada Johnson, Jr. before his death and revised by Roberta A. Johnson.

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