

MEETING DATE: 6-13-19

**HISTORIC PRESERVATION
BOARD**

**Case No. H19-08
117 E Liberty**



CITY of MEDINA
Historic Preservation Board
June 13, 2019 Meeting

Case No: H19-08

Address: 117 E. Liberty St.

Applicant: Illes Architects representing The Odd Fellows

Subject: Certificate of Appropriateness – Storefront renovation

Zoning: C-2, Central Business

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The subject property is located on the north side of Public Square.

Project introduction:

The applicant proposes a complete renovation of the entire ground level storefront. The existing storefront is an amalgam of non-original materials and colors. The primary existing façade material is wood siding typically referred to as ‘T-111 siding’ that is quickly deteriorating and will need significant repair in the near future.

The proposed storefront renovation plan is outlined on the attached architectural design plans. It involves the following:

- New storefront tiled bulkheads and window systems for each of the two existing storefront tenant spaces.
- A larger storefront frieze and cornice defining the storefront from the upper story building portions. This will also be a sign board area for tenant wall signs.
- Fixed metal roofed canopy across the entire building front in the frieze area.
- The tenant storefronts will be framed by piers finished with fluted box pilasters with capitals and bases.

Attached to this report:

1. Applicant’s proposed storefront elevation plans received May 28, 2019
2. Comments from the Medina Community Design Committee received June 5, 2019
3. Comments from Main Street Medina received June 4, 2019

Considerations:*The City of Medina Guidelines for Historic Properties and Districts*

Section 145.07(a) of the City of Medina Codified Ordinances desires, 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.

The renovation 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.

Staff Analysis:

Reviewing the proposed renovation plan, it was compared with the following design guidelines outlined in the *City of Medina Design Guidelines for Historic Properties and Districts*. The following guidelines are applicable specifically to commercial storefront projects. Staff comments to each applicable guideline is provided in non-italics:

Missing Element

- *Replace or reconstruct the missing element using materials that match the original as closely as possible.*

There is substantial historical photographic evidence of the original storefront design and possible materials. The proposed renovation does reflect some of the original design details but the storefront piers' finish design is simpler in the historical photos than the fluted pilasters proposed. The dentil detailing on the storefront cornice is not present in the historical building photo. Lastly, the proposed tiled storefront bulkheads are not consistent with the smaller and untiled coffered bulkheads in the historical photos.

- *If no evidence can be found to document the element's original appearance, replacement should be consistent with the building's size, scale, and materials. The replacement should be simplified in order to avoid creating an elaborate detail that may not have been part of the original design.*

Not applicable

- *Examining other buildings of the same architectural style can help determine what may be appropriate.*

The storefront at Ormandy's Trains and Toys (10 S. Court St.), which is an early 20th Century commercial building similar in period to the subject building, has painted glazed steel tiles covering the storefront bulkheads and piers, but are not likely original to the building.

Deteriorated Element

- *Repair of deteriorated historic elements should not alter the appearance of the storefront. Repair deteriorated elements as soon as possible to prevent further damage or loss of material.*
- *If a historic element is deteriorated beyond repair and removal has been approved, document with photographs and measurements before removal. Then reproduce the element, matching the original design and materials.*

Without exploratory demolition of the existing storefront, it is not possible to know the extent of extant original storefront design and finish materials under the existing façade. Strategically removing portions of the existing façade could assist in understanding the best path to proceed with the renovation and the final proposed design.

Non-original Element

- *If an element has been previously replaced, consider retaining the existing element if it is unique, aesthetically complements the building, or is a good example of what was in style in its own time (i.e., a well-designed and constructed 1920s storefront in an 1870s commercial building).*
- *If the element is considered inappropriate for the building, replace the element with one that is acceptable.*

The existing façade materials and individual storefronts are not original to the building and do not represent good examples of the time period in which they were constructed nor do they aesthetically complement the remainder of the building. Removal through a renovation project will not be detrimental to the building or the Historic District.

Staff Comment:

A renovation is warranted due to the beginning deterioration and inappropriateness of the existing façade design and materials, but the exact final design may need to be further refined after performing further strategic exploratory investigation under the existing facade to determine what remains of the original storefront design and materials. This process could result in further reconsideration of portions of the proposed design elements, especially the storefront cornice dentils, tiled bulkheads and fluted pilastered piers.

Community Comments:

Both the Medina Community Design Committee and Main Street Medina have provided written commentary regarding the applicant's proposed renovation design. These comments are attached to this staff report for review.

Note: the Medina Community Design Committee and Main Street Medina are local private non-profits. Their review and comments are not a required part of the Historic Preservation Board codified review procedure for a Certificate of Appropriateness.

Recommendation:

Staff recommends the applicant continue the request to a later date in order to further refine and/or amend the proposed renovation after conducting the following actions:

1. Perform strategic exploratory demolition of the existing façade to determine the existence and/or condition of extant portions of the original storefront as shown in available earliest historical photographic evidence of the subject building in order to determine feasibility of preservation and/or rehabilitation and incorporation of design elements and materials that remain.
2. If it is determined that no substantive portions of the original storefront design and materials are extant under the existing façade or they do exist, but are not able to be rehabilitated, the applicant will study the available earliest historical photographic evidence of the subject building to determine whether to incorporate, through replication, detail design and materials in the proposed renovation.

If the Historic Preservation Board wishes to proceed with the renovation as proposed, the following motion is provided:

Approve a Certificate of Appropriateness for the proposed storefront renovation project at 117 E. Liberty with the following condition:

1. Subject to review and approval of applicable building permits by the City of Medina Building Department.

Comments from the
Medina Community
Design Committee
received June 5, 2019



Jonathan Mendel, AICP, Community Development Director
City of Medina
132 North Elmwood Ave.
P.O. Box 703
Medina, OH 44258-0703

June 5, 2019

Dear Jonathan,

The Medina Community Design Committee appreciates the opportunity to provide feedback on the proposed work to be completed on 115 Public Square.

The I.O.O.F. building has housed a variety of businesses throughout its history. The activities of these establishments have been captured in words and photographs over the years; most recently in Bob Hyde's *Beyond the Storefronts* publication. *Beyond the Storefronts* provides pictorial documentation of the I.O.O.F.'s original exterior and should be referenced in restoration/renovation of the building's façade.

The proposed façade alterations document did not convey clearly the design elements to be employed and where they would be installed. The following outlines our questions, concerns and comments pertaining to this project.

1. Is the frieze painted plywood, on which the businesses' signs will be mounted? If so, another material needs to be considered for the frieze.
2. Is the existing wood façade being removed from the building? If so, the original pilasters and storefront transom windows should be restored/renovated (shown in historical photographs of accompanying document).
3. If the original pilasters do not exist or cannot be salvaged, chamfered pilasters like the originals should be utilized instead of the proposed Doric pilasters.
4. The building's original design utilized molded panels below the storefront windows, and not tile. In 1904, subway tile was a design element for subways, and is not applicable in this application.

5. Also, the proposed design indicates five rows of subway tile (~15") below Marie's storefront windows. The existing windows sit close to sidewalk level. Are replacement windows being considered?
6. The proposed design indicates "solar glass" being used in the storefront windows. Are these windows being replaced? A specifications sheet was not provided to evaluate the window material.
7. The proposed design depicts both businesses having a three-section storefront window, however, an open-air window is also shown as a design element. Clarification on the window selection is needed.
8. The proposed design does not delineate the type of tile being recommended for the exterior entrances into the businesses. This needs to be specified.
9. There are no indications as to what the white marks on the top and the bottom of the metal canopy might represent. Are these lights? This needs to be explained.
10. The metal canopy is like that of Huntington Bank's. The recommended color is historically appropriate.

The I.O.O.F. project is fortunate to have pictorial documentation of the building's original façade. The Community Design Committee would be honored to assist the I.O.O.F. with research and design ideas that will support their façade update project, inclusive of building renderings

Sincerely,
Michele Nichols, President
Medina Community Design Committee

Cc: Medina Community Design Committee Board Members
Bill Lamb, Executive Director

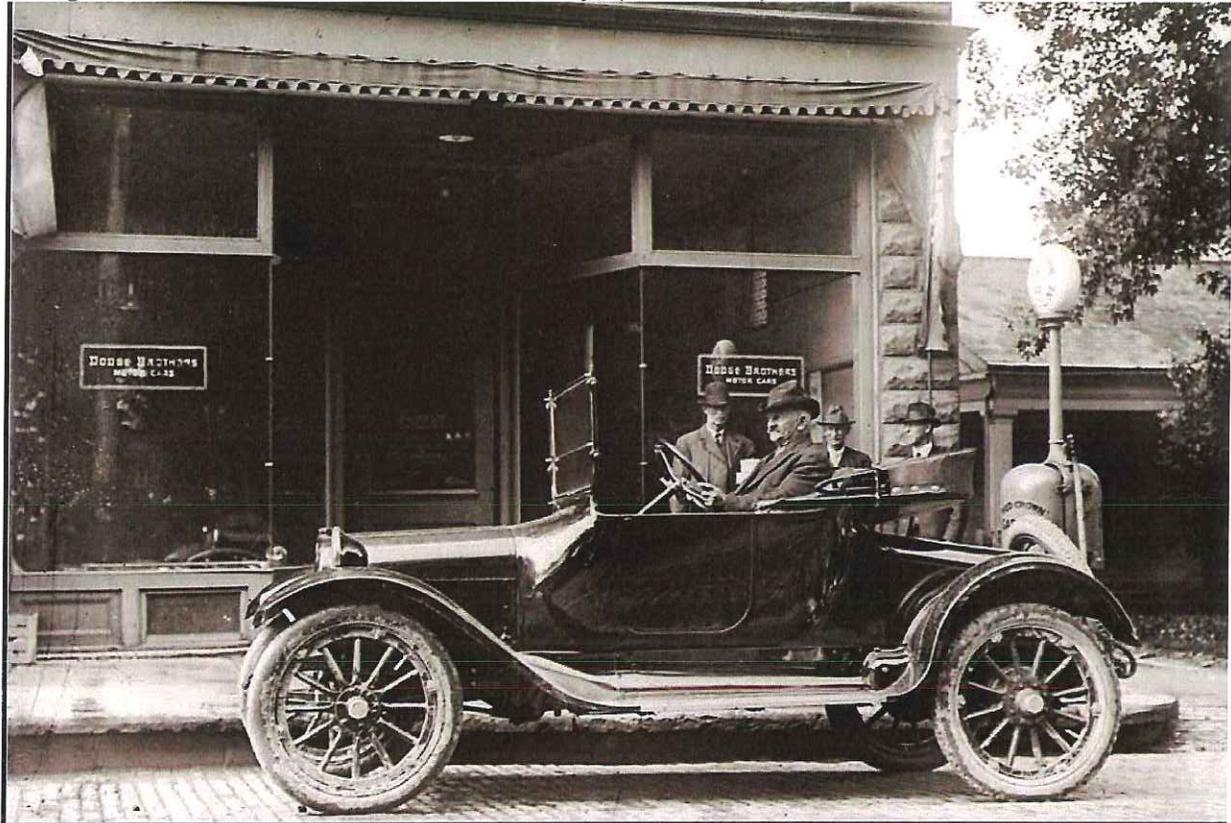
Beyond the Storefronts
North-Side Public Square #117-#122
I.O.O.F. Building- 1904

#117 North Side Public Square: I.O.O.F. Bldg.-1904

Home of the Medina Morningstar Lodge 26 of the Independent Order of Odd Fellows.

Building built by Curtis and Brown for the sum of \$11,675.

Dodge Brothers Automobiles, C. C. Cheney, (1905-1916)



Beyond the Storefronts

North-Side Public Square #117-#122

I.O.O.F. Building- 1904

Medina County Telephone Company, (1911-1926)

1. Medina County Telephone Co. purchased the Bell Company in 1911 and moved to this location on the Square.



2. In 1926 Medina County Telephone Company was bought out by Frank Knapp and Associates and in 1927 moved to their new building at #218 East Washington Street.

3. 1931-The Odd Fellows are rapidly completing the remodeling of the rooms in the temple building formerly occupied by the Northern Ohio Telephone Company's exchange for recreation rooms for lodge members.

Beyond the Storefronts
North-Side Public Square #117-#122
I.O.O.F. Building- 1904

Prichard Ford Parts Company, Arlie and George Prichard, Props. (1923-1928)

Motor Sales Company, Hudson, Essex Dealers, (1929-1932)

HUDSON *and* ESSEX

YOU ARE INVITED TO SEE

THESE NEW MODELS

FRIDAY - SATURDAY, JAN. 15 - 16

IN OUR DISPLAY ROOMS

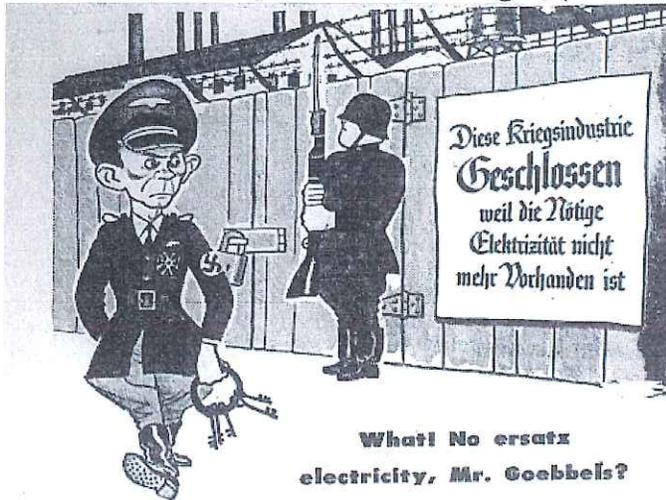
MOTORS SALES CO.

Public Square

Medina, Ohio

Phone 1494

Ohio Edison Store, X.L. Hess, Manager, (1933-1995)



OF COURSE, you wouldn't catch crafty Herr Goebbels actually posting such a sign: "This war industry closed for lack of electric power."

Yet power shortages have hampered German factories. With all their other substitutes, the Nazis haven't yet invented an ersatz electricity.

They've tried to fill the gap by kidnaping workers from all conquered countries. But the

muscles of whip-lashed men can't compete with power-driven machines.

America is more fortunate. No power shortage here!

Five times more electric power than in the last war. More

power than all the Axis combined! And no war industry served by Ohio Edison Company—or any of America's electric companies—has been without ample power for all its needs!

WASTE IN WAR IS A CRIME!
Don't waste electricity because it isn't rationed

OHIO EDISON CO.

Vacant, (1996-2004)

Beyond the Storefronts

North-Side Public Square #117-#122

I.O.O.F. Building- 1904

Marie's Restaurant, Brian Hilberg, Prop. (2005–2018)

1. *Marie's Café was established in 2005 and has been providing guests with outstanding breakfast and lunch ever since. Our specialty is in the area of breakfast items, homemade soups, gourmet sandwiches, and fresh salads.*
2. *Regular customers particularly value unique twist on menu items, use of fresh and local ingredients when available, and authentic ethnic items.*
3. *When you sit at one of the tables in the front alcove of Brian Hilberg's restaurant, Marie's Cafe, you are surrounded by two walls of murals representing the east and west sides of Medina's 1870's- era Square. Gaze out the front window and you see the real thing.*



Beyond the Storefronts

North-Side Public Square #117-#122

I.O.O.F. Building- 1904

#118 North Side Public Square: Letterly House,-1869, I.O.O.F. Bldg.-1904

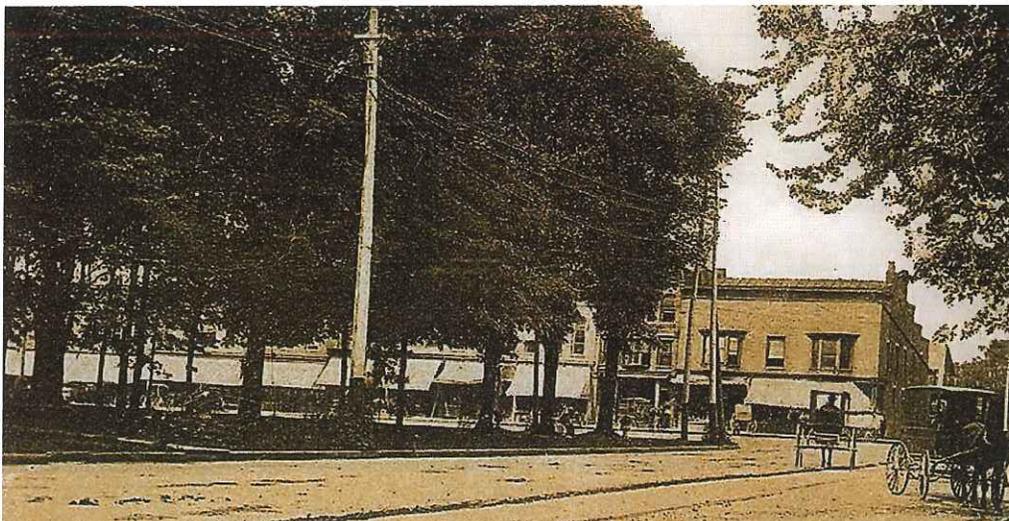
Jacob Letterly Residence (1869-1870)

Foltz Residence and Restaurant, W. B. Foltz, Prop. (1870-1885)

In 1885, W. B. Foltz moved to North Dakota, but returned in 1886.

Foltz Restaurant, W. B. Foltz, Prop. (1897-1902)

- 1. The establishment is entirely new with the lunch counter and cigar cases located on the east side and tables on the west side.*
- 2. All sort of lunches such as sandwiches, pie, and pork and bean soup are prepared all times during the day.*
- 3. The restaurant is provided with a ladies entrance.*
- 4. As a further accommodation for the public, Mr. Foltz is building sheds back of his restaurant for stabling houses, the charges of which will be five and ten cents.*
- 5. Mark Spillman sold the Letterly house and part lot 84 to the I. O. O. F Lodge 26 in 1903.*
- 6. In 1904 the old Letterly home was torn down to build the 3 story IOOF Hall. Built by Curtis and Brown for \$11,675. with a front of concrete stone and plate glass 44' wide and 80' deep with indoor toilets and a Georgia pine interior stained in different colors.*



Beyond the Storefronts

North-Side Public Square #117-#122

I.O.O.F. Building- 1904

I.O.O.F. Lodge No. (1844–2016)

Morning Star Lodge No. 26 was instituted January 18, 1844 by Thomas Spooner, Grand Master. The charter members were S. B. Logan, S. H. Bradley, Joseph Whitmore, H. G. Blake, C. A. Drake and H Torbett.

- 1. The Independent Order of Odd Fellows began in 18th Century England, it was deemed odd to find people organized for the purpose of giving aid to those in need without recognition and pursuing projects for the benefits of all mankind.*
- 2. Our deep history began in North America, with the United States and Canada in 1819, and is continually expanding throughout the World where we are a worldwide fraternity in 26 countries. The Odd Fellows and Rebekahs are striving to make the world a better place in which to live, seeking To Improve and Elevate the Character of Mankind.*
- 3. The members of the Independent Order of Odd Fellows are sometimes referred to "Odd Fellows" or "Rebekahs." Odd Fellows have also become known in many areas as "The Three Link Fraternity" which is evidenced by our worldwide "Three Link Emblem" which stands for Friendship, Love and Truth. These three links symbolize the chain that binds our members together and illustrates that our Communities, States, Provinces and Nations are strongest when joined together.*
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- 7. On November 15, 1916 a fire in the upper floors of the I. O. O. F building caused extensive damage.*
- 8. The I. O. O. F, block on north side of the square was partially destroyed by fire on Wednesday morning.*

Beyond the Storefronts

North-Side Public Square #117-#122

I.O.O.F. Building- 1904

9. *The building is a concrete block and brick structure and is owned by Morning Star lodge No. 261, I. O. O. F. The third floor was occupied by the lodge room proper, with a well-appointed dining room occupying the rear or north half of the second floor. The front half of the second floor is occupied by the offices of the Medina Telephone Company, while the ground floors contained the grocery store of D. R. Pelton on the west side and C. C. Cheney and Son's auto sales room on the east side. The roof of the entire block was practically all burned and of the third story of the building there is nothing left but the four walls and the floor. The two lower stories were not damaged to any extent by the fire, but were flooded with water and somewhat damaged by smoke. The building was well covered by fire insurance.*

10. *The origin of the fire is unknown, the first indication of fire being, at 7:20 A. M. Wednesday morning when smoke was discovered issuing from the northeast window on the third floor this being a window of a small room used as the property room of the Odd Fellows bodies. The encampment had a meeting in the rooms on Tuesday night, and degrees were conferred upon several candidates from Wadsworth. There was a lunch sorted in the dining rooms and it was about 1:30 o'clock when the last ones left the hall and everything was apparently all right at that hour. The rooms on the third floor are furnace heated and electrically lighted.*

11. *The Medina Fire Department responded quickly and the new chemical engine which is provided with 200 feet of hose, was given its first real test, but the fire had gained considerable headway and could not be extinguished by that alone though it held it somewhat in check, while the steamer was being fired up to a working head of steam. Some difficulty was had by bursting hose, there being, numerous leaks in the line from the east side of the park. The A. I. Root-company came to the rescue with two reels of hose, a very much needed addition to the present city equipment. The firemen worked like heroes and made a splendid fight, a very practical demonstration of the wisdom of Medina's maintaining a fire department and also of giving the department better equipment with which to fight. For instance, ladders that can be quickly adjusted to reach the third floor of a building.*

12. *The Medina Telephone Company continued to give prompt service even after the whole top of the building was on fire, the operators leaving the switchboards only after being compelled to do so by the water drenching them from the floor above. Fortunately, the fire did not break through the third floor, and the telephone equipment, except for some damage by water, was not seriously damaged, and though there was no local telephone service on Wednesday and not until Thursday afternoon, long distance service was given on Wednesday evening, and it is thought that within a day, or-two everything at the local exchange will be in good order. The local service, when it started shortly after noon Thursday, was excellent.*

13. *On Thursday D. R. Pelton was moving back his stock of groceries, and not heavy, from \$100 to \$200. In addition to the losses of the Odd Fellows, the G. A. R and W. R. C. lost all their belonging, including many pictures and other souvenirs. The damage to the building is estimated at \$5,000. The work of permanent repair will be started as soon as possible, workmen being now at work putting on a temporary roof. It will be necessary to re-plaster and redecorate the entire*

Beyond the Storefronts
North-Side Public Square #117-#122
I.O.O.F. Building- 1904

Interior of the block. Practically everything on the third, floor, Including, the furniture and regalia of the I. O. O. F. bodies was destroyed. The building was erected in 1904



Beyond the Storefronts
North-Side Public Square #117-#122
I.O.O.F. Building- 1904

8. In 1925 the members remodeled and renovated the interior and exterior of the building.



Beyond the Storefronts

North-Side Public Square #117-#122

I.O.O.F. Building- 1904

#115 North Side Public Square: I.O.O.F. Block-1904

Home of the Medina Morningstar Lodge 26 of the Independent Order of Odd Fellows.
Built by Curtis & Brown for the sum of \$11,675

Nichols Grocery Store, O. E. Nichols, Prop. (1905-1912)

Bowman Grocery Store, Roy Bowman, prop. (1912-1914)

Wyman Restaurant, Jack Wyman, Prop. (1914-1916)

1. *Jack Wyman put in a restaurant and was glad to sell out to Dan Pelton and put the tables, chairs and dishes in the cellar.*

Pelton's Market, Daniel Pelton, Prop. (1916-1958)

1. *Dan Pelton moved his grocery business from 21 west Side Public Square where he had been in business with Hobart Edwards since 1906.*

2. *When the history of Medina is written, one of the longer and more interesting chapters in the narrative will deal with D. R. Pelton farmer, school teacher, merchant, letter-writer, political analyst, civic-spirited citizen - and yet more than the sum total of all these.*



Beyond the Storefronts

North-Side Public Square #117-#122

I.O.O.F. Building- 1904

D. R. PELTON AND SONS FOOD STORE MARKS 50 YEARS IN BUSINESS

Editor: The Medina Sentinel, August, 1956

That's me, Dan Pelton. In 1906 I bought Hiram Hunsberger's interest in the grocery of Hunsberger and Foote on the westside of the Public Square here in Medina, where Rickards are now. (21 west-side Public Square) Foote sold to Hobart Edwards, then I bought Edwards out and had full, control until Foote determined to go into business again, so I sold to him and started up in the I.O.O.F. Building where we now have a complete food store operated by D. R. Pelton & Sons.

When I started in business, not a street in town was paved. Goods came to town on the B, & O, railroad and were hauled to places of business by draymen Ben Watters and Dave Yocum.

Where parking meters stand to get your money today for the privilege to trade with us, hitching posts were free to tie their horses. No time limit. Most hitching was done next to the sidewalk as streets were terrible in wet weather mud, mud, mud!

George Reinhardt had a bakery, candy store and soda fountain where Abrams handles dry-cleaning. I had the same on the west side with groceries and a dining room. You start at the Gazette block, go west to Court, south on Court to the Farmers' Exchange, cross the street, go north all the-way up to liberty, west on Liberty to Stouffer's Creamery, cross the street, go east to Court, then north to Bishop's Buggy Shop across from where A. B. Bishop lived, now Waite's Funeral Home, go back to Liberty, then east to the Congregational church and the only other business man left with me is E. B. Spitzer. All the rest have gone where only one report will be demanded and looked over which will determine our destiny forever.

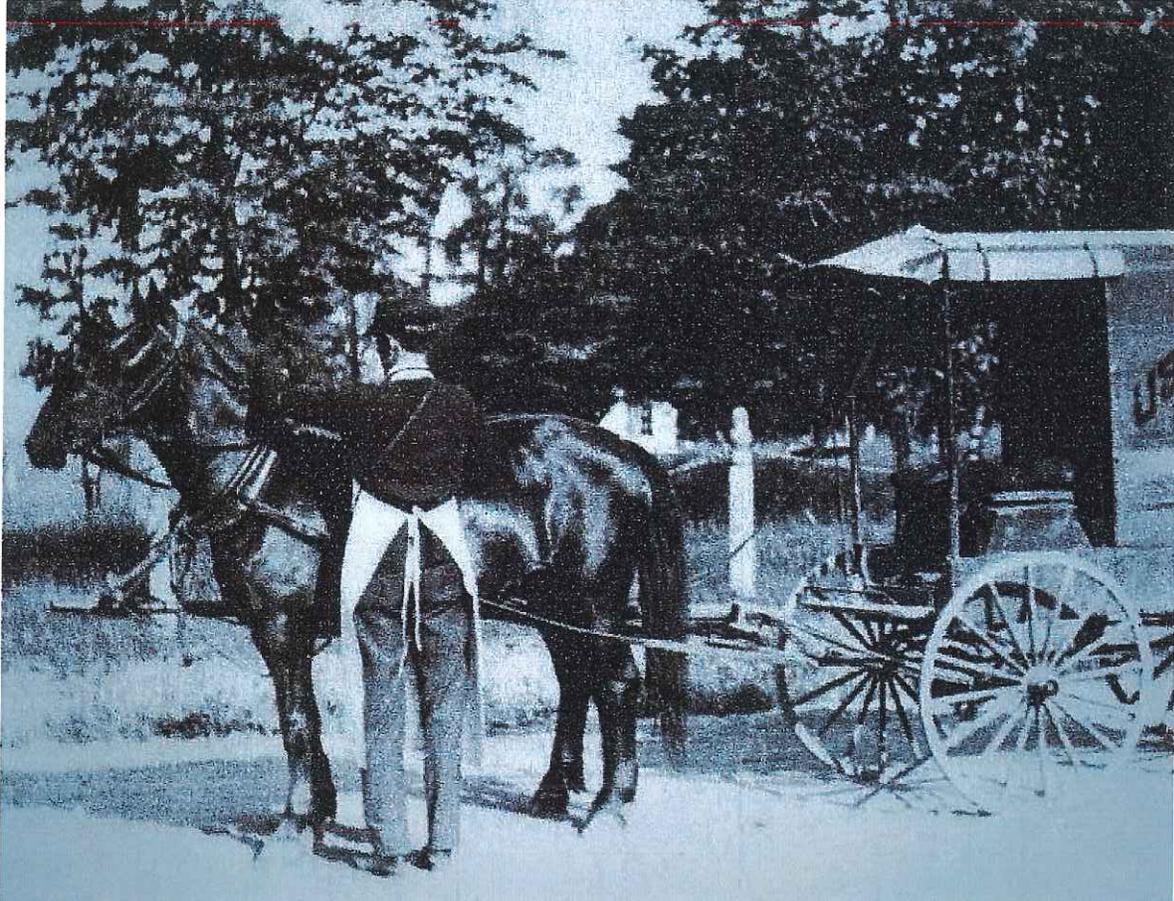
When I started in business eggs were 12 cents a dozen, butter 15 to 18 cents a pound. I bought so much from the farmers I had to send to Cleveland and have it made over by melting and re-churning it into fresh milk, all refuse was strained out and it looked like creamery and some was sold for creamery. Finally a law was passed demanding it be labeled "Process Butter." Barrels of butter were made over. All I got for it was 15 cents a pound.

I had a soda fountain and sold big sodas for 10 cents. We served about 25 dinners each day for 25 cents each; meat and potatoes, bread, butter and gravy, one side dish, coffee and pie for only 25 cents. A piece of pie like I served then would cost 25 cents extra today. You see. I had no church to pay for.

We baked in an old brick oven heated with wood; cooked with wood and coal. No gas, no electric refrigeration, just cooled with ice brought from Chippewa Lake.

Beyond the Storefronts North-Side Public Square #117-#122 I.O.O.F. Building- 1904

Mr. Waltz peddled milk for Bill Fitch at 5 cents a quart, 3 cents a pint and many had to get only a pint, or more would spoil. I had to buy a horse and wagon so I could meet competition. The smallest order I ever delivered was a 3 cent cake of yeast, and that ended that kind of ordering.



Store opened at 6:30, closed when the loafers left around 8 or 9 o'clock; 7:30 for special occasions. Those were the good old days.

When I moved to our present location on the north side of the square it was a poor location. The only business worth mentioning was the Savings Deposit Bank. Roy Bowman had tried a grocery in the same store we are in today. Jack Wyman put in a restaurant and was glad to sell out to me and put the tables, chairs and dishes in the cellar. Doc Freeman, I.O.O.F. trustee, told me I could have the room as long as I wished for at \$25.00 a month — seven times that now, and I didn't know how things would turn out.

I had to build a bake shop in the back lot which was torn down two years ago and the bakery was put in a new addition. I had no trouble getting to our back lot and bakery on three sides back then. Now it looks as though we would have to get a helicopter to get to the bakery. Brotherly love is wonderful, we hope, with liberty and justice for all under God.

Beyond the Storefronts
North-Side Public Square #117-#122
I.O.O.F. Building- 1904

Well, I have had the grandest help all these years. Our children have all helped in the store ever since they were big enough. All pulled out and established homes of their own and are busy at their own work. The two youngest boys, Maynard and Dan Jr decided to stay with Dad and take over the management and hard work as partners in a going business on the Square in Medina.

Daniel R. Pelton

Pelton's Grocery and Bakery, Dan R. Jr. and Maynard Pelton, Props. (1960-1977)

Your Christmas Present is Here

Come and get your ticket to see Wesley Barry in
"HEROES OF THE STREET"
FOR DEC. 24, Afternoon and Evening.
Show begins at 1 o'clock. Do your shopping here and get your tickets **FREE.** - Best candy for the money in town at 25c lb. Come and see.

PELTON'S GROCERY & BAKERY

1. Pelton sons took over management of the grocery on the passing of Daniel Pelton, Sr.



Beyond the Storefronts

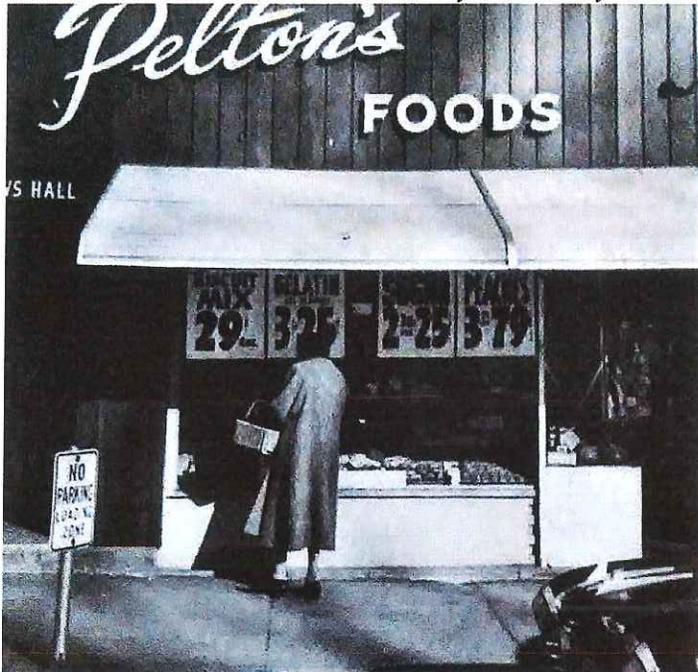
North-Side Public Square #117-#122

I.O.O.F. Building- 1904

Pelton's Food Store, Linda and Don Westling, Props. (1977-1978)

1. Dan and Melba Pelton, who operate Pelton's Foods on Public Square in Medina, have sold the business to a Richfield couple, Linda and Don Westling, who intend to keep the name Pelton's.

2. Long time employees who plan to stay on after the Peltons leave are Frank Moore, meat-cutter, baker Bob Edwards and Mary Hathaway and Eleanor Riffner.



Liberty Deli, Jerry Gunner, Prop. (1978–1990)

Gunners Deli, Jerry Gunner, Prop. (1990–1993)

Ah Good Pizza, Jerry Gunner, Prop. (1993–1994)

Gunners Pizza and Deli, Jerry Gunner, Prop. (1995–1997)

Joe's Big City Deli, (1998–1998)

The Diner, (1999–2008)

Eli's Kitchen, Eli Fayad, Prop. (2009–2018)

1. A breakfast and brunch Restaurant.

Beyond the Storefronts
North-Side Public Square #117-#122
I.O.O.F. Building- 1904



Comments from
Main Street Medina
received June 4, 2019

Jonathan Mendel

From: Matt Wiederhold <info@mainstreetmedina.com>
Sent: Tuesday, June 4, 2019 9:56 AM
To: Jonathan Mendel
Cc: Rob Henwood (rhenwood@medinaco.org); rogersmalley@zoominternet.net
Subject: FW: proposed facade changes to the Odd Fellows Building
Attachments: 115 public square proposed facade alterations.pdf; odd fellows 1.jpg; 20180425_162218_resized.jpg

Jonathan-

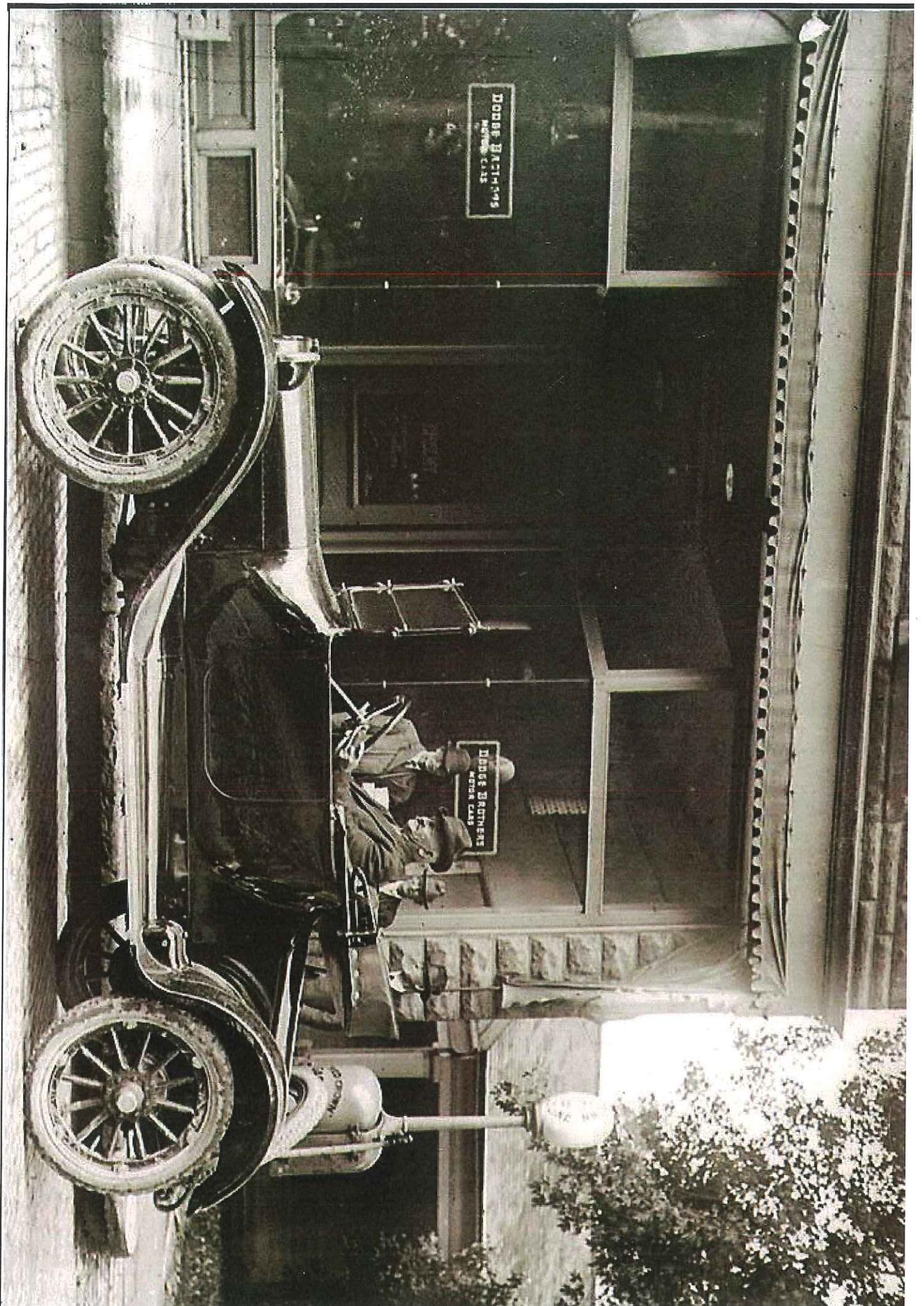
Thank you for the opportunity to review the proposed alterations to 115 Public Square. From a historic preservation standpoint, Main Street Medina has several concerns with the current plan.

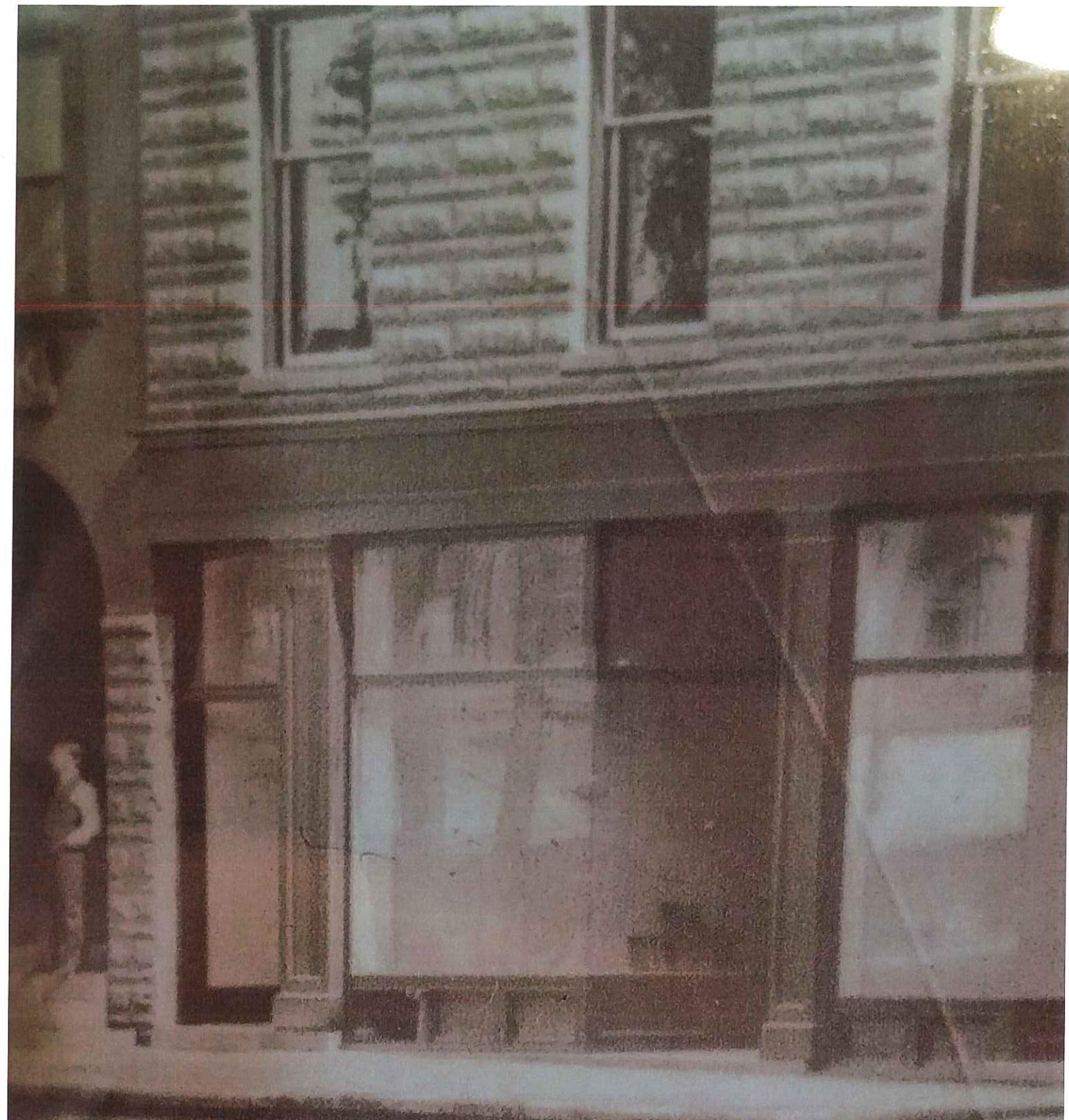
1. Replacing/adding bulkheads/knee walls in the original display window areas, and then covering them in white subway tile is not in character with the original design, and has no precedence in the district
2. Covering the original transom windows with either white pvc or plywood panels, and then adding a standing seam, bronze colored pent roof (similar to what is on the front to Huntington Bank). Fabric awnings would be appropriate
3. Replacing original structural columns with fake Doric columns, material unclear from the drawing. I believe that the original stone outer pillars and inner steel pillars are still extant under the current t-111 wood siding, and should be exposed and restored
4. Replacing, regrading, and tiling the entries to make them ADA compliant is wonderful, but there is no detail on the color, shape, or size of the proposed tile that will be used.
5. On one part of the plan, the architect calls for bi-fold windows on Marie's Café that would open (similar to House of Hunan), but then façade rendering shows a three panel window. The plan itself seems to have inconsistencies or plans that are not in harmony with each other.
6. The pvc dentil molding is inconsistent with the overall appearance of the building. We would prefer that the original storefront cornice was replicated and/or restored to the original appearance with crown molding.

I believe some committee members may attend the meeting to speak on the topic as well. I will not be able to attend.

Matt Wiederhold
Main Street Medina
39 Public Square, Suite 305
Medina, OH 44256
330-722-6186, info@mainstreetmedina.com





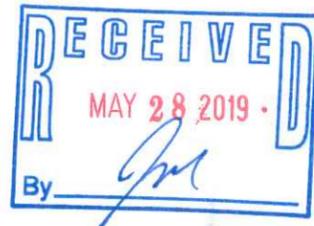


I. O. O. F. TEMPLE

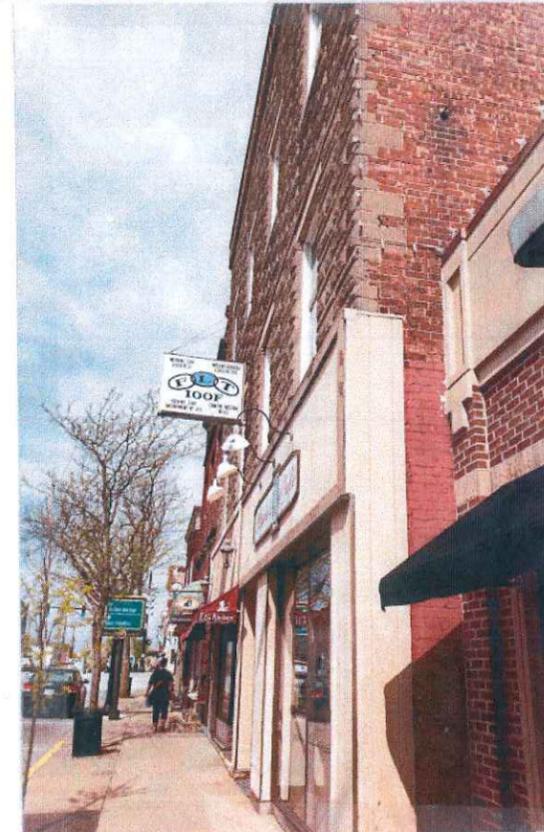
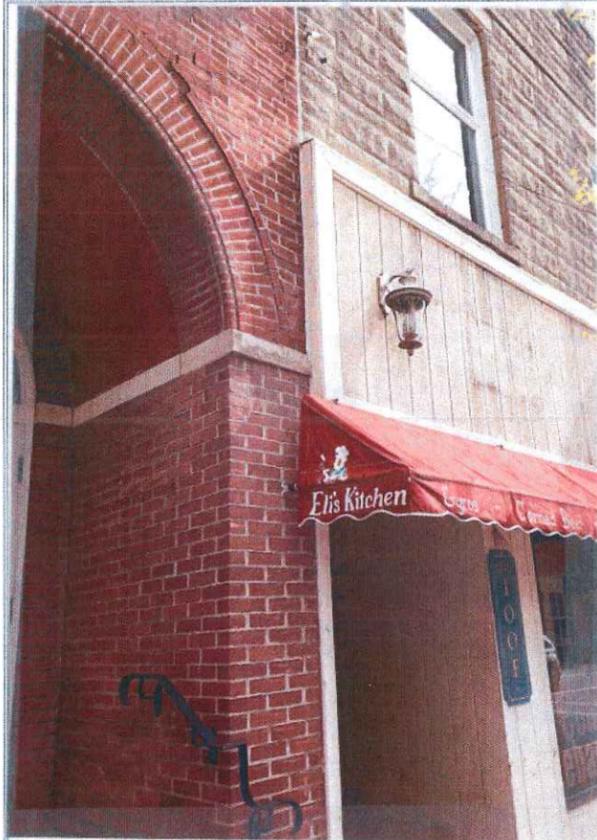
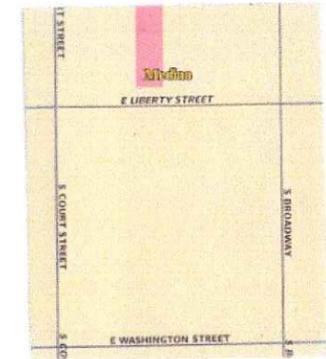


RENOVATIONS FOR: MORNING STAR LODGE #26 I.O.O.F

117 EAST LIBERTY STREET
MEDINA, OHIO 44256



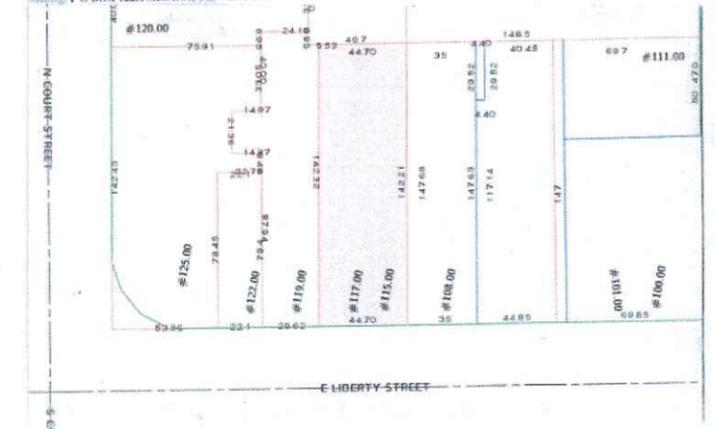
ILLES ARCHITECTS INC.
5000 GATEWAY DR.
MEDINA, OHIO 44256
PH: 330.725.6262



PARCEL:
Parcel Number: 026-190-20-051
Location: Medina City
School District: Medina City
City Lot: 34
Transfer Date: 1904/10/05, 1903/08/06
Address(es): 117.00-E LIBERTY STREET (Field), 115.00-E LIBERTY STREET (Field)
Structure Type: Commercial-117,115
If the address doesn't seem right, click here.
Latitude/Longitude (of picked point): 41.19368/-81.863407

OWNER:
Name: MORNING STAR LODGE NO 26 I O O F MEDINA OHIO
Percentage: 100.00

MAIL:
Owner: IOOF LODGE #26
Attention: #26
Mailing: P O BOX 1225, MEDINA, OH 44256, USA



SITE LOCATION

EXISTING SPRING 2019

30'-0"
5'-6"
7'-6"



EXISTING 2019
STREET ELEVATION
GRAPHIC SCALE 1/4" = 1'-0"



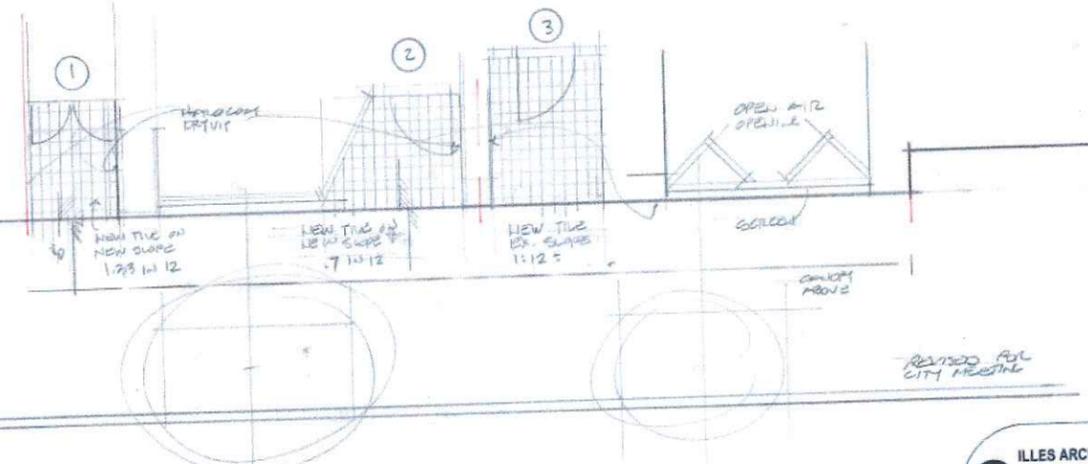
3



1



ELEVATION RENOVATIONS
SCALE 1/4" = 1'-0"

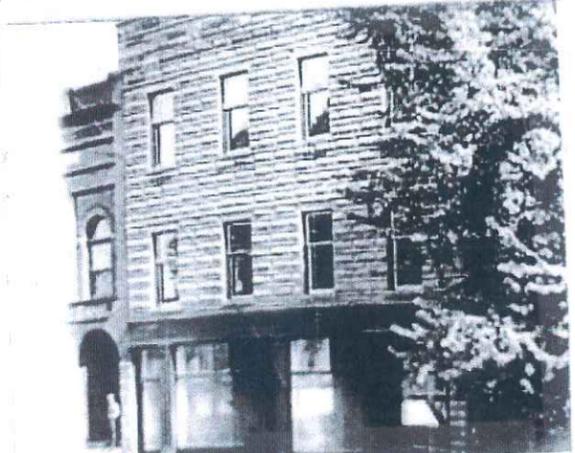


STORE FRONT PLAN
SCALE 1/4" = 1'-0"

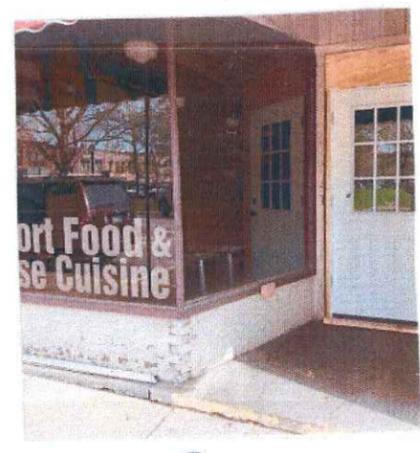
GENERAL NOTES
1. NEW WORK IS MEANT TO PROVIDE ACCESSIBLE AS BEST TECHNICALLY FEASIBLE PER LOCAL PERMITS PER 84115-84117. THIS IS A LOCAL HISTORIC BUILDING AS RECOGNIZED BY THE CITY OF MEDINA. THIS RENOVATION MEETS THE INTENT OF THE BUILDING CODE AND INTERNATIONAL ACCESS.



STREET RENOVATION FOR IOOF LODGE 26 CIRCA 1904 17 LIBERTY ST. MEDINA, OHIO



CIRCA 1904
STREET ELEVATION
NO SCALE



2

ILLES ARCHITECTS INC.
5000 GATEWAY DRIVE
SUITE 105
MEDINA, OHIO 44256
PH: 330.725.0262