

MEETING DATE: 8-8-19

**HISTORIC PRESERVATION
BOARD**

**Case No. H19-12
205 S Prospect**



CITY of MEDINA
Historic Preservation Board
August 8, 2019 Meeting

Case No: H19-12

Address: 205 S. Prospect Street

Applicant: Brian Feron – Medina County Historical Society representing the current property owner (Phillips Anna Jean & Grace Marie & Caroline Elizabeth Trustee)

Subject: Historic Landmark Designation

Zoning: R-3, High Density Urban Residential District

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

This subject property is located on the southwest corner of S. Prospect St. and Blake Ave.

Project introduction:

The applicant requests designation as a local Historic Landmark as permitted in Chapter 145 of the Codified Ordinances. This process allows for sites with historic and cultural significance to be designated as a landmark and preserved through the regulatory review process of the Historic Preservation Board and the City of Medina Design Guidelines for Historic Properties and Districts.

Please find attached to this report:

1. Applicant's Historic Landmark nomination narrative and supporting information received August 2, 2019
2. Site aerial

Considerations:

Chapter 145 of the Codified Ordinances detail the process for designation as a landmark property:

145.08 DESIGNATION CRITERIA FOR HISTORIC DISTRICTS OR LANDMARKS.

In considering the designation of any place, building, structure, work of art, or similar object in the City as an Historic District or Landmark, the Historic Preservation Board shall apply the following criteria with respect to such property:

- (a) Its character, interest or value shall be part of the development, heritage or cultural characteristics of the City, State or the United States;*
- (b) Its location shall be a site of a significant historical event;*
- (c) Its identification shall be with a person who significantly contributed to the culture and development of the City;*
- (d) Its exemplification shall be of the cultural, economic, social or historic heritage of the City;*
- (e) Its portrayal shall be of the environment of a group of people in an era of history characterized by a distinctive architectural style;*
- (f) Its embodiment shall be of elements or architectural design, detail, materials or craftsmanship which represents architecture of significant character, charm, or grandeur;*
- (g) Its relationship shall be to other distinctive areas which are eligible for preservation or conservation;*
- (h) Its unique location or singular physical characteristics shall be representative of an established and familiar visual feature of a neighborhood or of the City.*

145.09 DESIGNATION PROCEDURES FOR HISTORIC DISTRICTS OR LANDMARKS.

- (a) A property (building, structure, place, or object) may be nominated as an Historic Landmark or a group of properties may be nominated as an Historic District by an individual, group, or by the Historic Preservation Board. For individual buildings, the property owner shall approve the nomination. For a district, dissension by property owners shall be less than 25%. Each owner of private property in a district has one vote regardless of how many properties or what part of one property that party owns and regardless of whether the property contributes to the significance of the district.*
- (b) When a proposal to establish an Historic District or to designate an individual property or site as a Landmark for protection is received by or initiated by the Historic Preservation Board, the owner or owners of included properties shall be notified.*
- (c) The Historic Preservation Board shall consider the proposal in terms of the criteria provided in Section 145.08. Properties shall be documented to meet at least one of the criteria listed. The Board shall make a recommendation to City Council.*

(d) City Council shall give due consideration to the findings and recommendations of the Historic Preservation Board in making its determination with respect to the proposed designation of place, building, structure, or object as an Historic District or Landmark.

Staff Comments:

The house was constructed in 1891 and also has two existing barns on the property of mid to late 19th century vintage. The primary building is 2-1/2 stories, has a full basement and a 2,517 sq ft footprint. The building contains many original components and exterior material design and surfaces.

The request for Landmark designation means future renovations and alterations to the site would be reviewed by the Historic Preservation Board for compliance with Chapter 145 of the Codified Ordinances. The current owner and applicant are fully aware of the restrictions this designation imposes on this property in terms of future improvements and changes to the all buildings on the subject property.

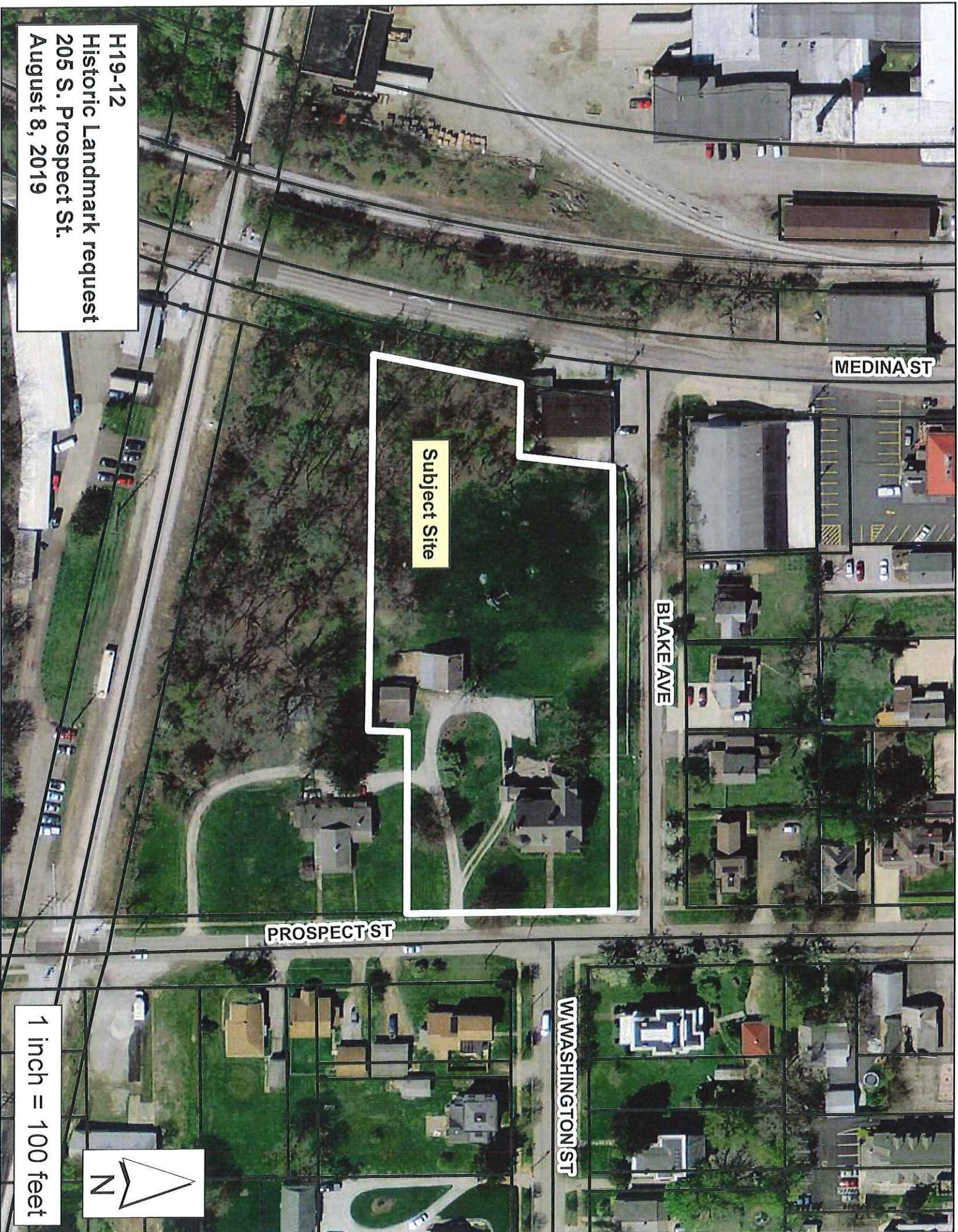
In accordance with Section 145.08(a), (c), (d) and (f), the site contains considerable cultural and historic significance with its direct connection to an important historical Medina and Ohio resident (H.G. Blake) and the fact that the building and grounds represent an outstandingly well preserved example of Victorian Shingle style residential architecture in the City of Medina and the State of Ohio.

This request is part of the next several steps of ownership transfer from the current owners to the Medina County Historical Society and application for grant funding.

Recommendation:

Staff recommends the Historic Preservation Board forward a recommendation of approval to City Council to designate 205 S. Prospect Street a local historic landmark since the subject property meets the following criteria in Section 145.08:

- (a) Its character, interest or value shall be part of the development, heritage or cultural characteristics of the City, State or the United States\
- (c) Its identification shall be with a person who significantly contributed to the culture and development of the City
- (d) Its exemplification shall be of the cultural, economic, social or historic heritage of the City
- (f) Its embodiment shall be of elements or architectural design, detail, materials or craftsmanship which represents architecture of significant character, charm, or grandeur



MEDINA ST

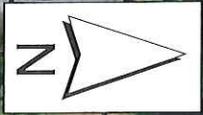
BLAKE AVE

PROSPECT ST

W WASHINGTON ST

Subject Site

H19-12
Historic Landmark request
205 S. Prospect St.
August 8, 2019



1 inch = 100 feet

HISTORIC LANDMARK DESIGNATION APPLICATION

1. Current Owner / Applicant Information

Date: August 2, 2019

Property Owner Name: PHILLIPS ANNA JEAN & GRACE MARIE & CAROLINE ELIZABETH TRUSTEE__

Property Owner Address: 205 S. Prospect, Medina, OH 44256

Contact for Project Information: Brian Feron

Phone: 330-310-7584 Email: Brian Feron <BFeron@tcpi.com>

2. Location of the Proposed Landmark

Address: 205 S. Prospect

Cross Streets: Blake Street and S. Prospect

Parcel #'s: 028-19A-21-379 Zoning: 511 - Single Family Unplatted 0-9.9 Acres



3. Property Information

Historic Name of Property: R.M. McDowell House

Date of Construction: 1891

Builder: Gruninger Brothers

Architect: George Nettleton

Architectural Style: Shingle

Historic Use(s): The house was built as a single-family residence for R. M. and Elizabeth Blake McDowell. Over time, it was modified into 6 apartments, but then purchased by descendants of the original family and restored into a single-family home.

Present Use: single-family residence

Property Included in Historic Survey Yes No

4. Statement of Significance

The proposed landmark is significant for the following reason(s). Please check all that apply:

- It is associated with significant events or patterns, or reflects important aspects of social or cultural history

- X It is associated with a person or persons important to our history
- X It is significant for its architecture or design, or is a notable work of a master builder, designer or architect
- X It is valued as a visual landmark, or has special character or meaning to the city and its residents
 - o It contains archaeological deposits that have the potential to yield important information about history or prehistory

Please summarize why the property or district should be designated a City of Medina Landmark. Whenever possible, include footnotes or a list of references that support the statement of significance. Copies of historic photographs, articles or other sources that directly relate to the property should also be attached.

The property was built for the eminent Medina resident, R.M. McDowell in 1890, and is considered one of the finest examples of Shingle Style residential architecture in the State of Ohio. McDowell was president of the Old Phoenix Bank, and his wife, Elizabeth A. Blake, was the daughter of nationally known abolitionist and State of Ohio Senator, H.G. Blake. As a child, Elizabeth often accompanied her father to Washington, DC, and witness the inauguration of Abraham Lincoln, and the resignation of Lincoln's Confederate counterpart, Jefferson Davis, from the U.S. Senate. Elizabeth married Lieutenant R.M. McDowell in 1863.

The McDowell house was constructed on land owned by H.G. Blake. His original Greek Revival farm house was moved roughly 100 yards to the south so that the McDowell House could be built at the terminus of West Washington Street, allowing a direct view from the house to the Square, and Old Phoenix Bank.

The home is currently owned by the Phillips Family, the 5th generation of the original builders, and is one of the largest, private estates of the Victorian era in the City.

This home was designed by eminent architect, George Nettleton, who in 1896 joined the esteemed Albert Kahn in Detroit as the firm of Nettleton, Kahn, and Trowbridge.

Property / Architecture Description

Please provide a detailed description of the exterior of the building and any associated buildings on the property. This includes the building's shape, number of stories, architectural style and materials. For example, is the building clad with wood, brick or stucco? What materials are the windows and exterior doors made of? Please be sure to include descriptions of the non-publicly visible portions of the building. Attach photographs of the property, including the rear facade.

The home is a three-story, twelve room and seven fireplace mansion. The home is characterized by tis massive turret with conical roof, located on the southeast corner of the home. The home has a large extended front porch, along with another adjacent to the porte cochere near the rear of the home. The windows are leaded glass with large, four-panel stained glass section located in the front of the home, providing light to the main stairway, There is also a Palladian window at the main gable, as well as an oriel window with leaded glass located in the front of the house. A recessed, walk-out balcony has been screened in. Original detailed woodwork and hardware are extant throughout the house.

The exterior of the home features signature American Shingle style motifs, such as shaped and decorative shingle siding on the upper stories, rounded corners, and eyebrow window headings. The massive cut granite foundation also extends up the first story of the two-story conical tower on the southeast corner of the home. The slate roof has been repaired with like materials, yet the conical tower retains its original slate roof, featuring gradation of shingle sizes from large at the bottom to smaller at the top. It also retains the original copper tower finial. The front porch fully extends across the entire east façade of the property, and also features signature Shingle Style designs, including simple curved balustrades and heavy, muscular turned columns.

The north façade features and applied Palladian arch over an inset balcony with four turned columns. The south façade originally mirrored this concept, with a Palladian arch over a five-bay set of windows and decorative, rectangular panel.

The main façade of the house features two outstanding leaded/stained glass windows, and one notable wooden window. The first is the stained glass, staircase landing window, recognized as one of the largest residential stained glass windows in the City of Medina. The second story main bedroom, on the northeast corner of the home, features an expansive, flattened curved, leaded glass window, with a built-in wooden arch. The third-floor space features a ½ cylindrical window of wood, with 170 individual panes of glass. The original south side porte cochere matches the style of the home, with wooden shingles, turned columns, and a granite foundation.

The interior of the home remains largely as it was built in 1891, and features natural woodwork throughout, decorative plaster work in the entry hall and formal parlor, and outstanding fireplace mantels and decorative tile. Notable are the transfer ware tiles in a second floor bedroom. The parlor also houses a large, stained glass window made of two colors of faceted rondels, and a large, beveled pane of glass. The house has some original light fixtures. The house retains its original windows and brass hardware, several functioning sets of pocket doors, and hardwood floors.

The 1.5 acres parcel also retains two barns/outbuildings, one of which possibly dates to the 1860's and was part of the original H.G. Blake homestead.

The McDowell house has been cited as one of the finest examples of Shingle Style architecture in the State of Ohio, as well as being the largest and most significant example in the City of Medina.

6. Ownership/Occupancy History Table

Please list all owners of the property from the date of construction to present.

Dates: From - To _____ Names _____

The house has been in possession of the McDowell Family, or descendants of the family, since its construction in 1891.

7. Public Information Release

Please read the following statements and check each to indicate that you agree with the statement. Then sign below in the space provided.

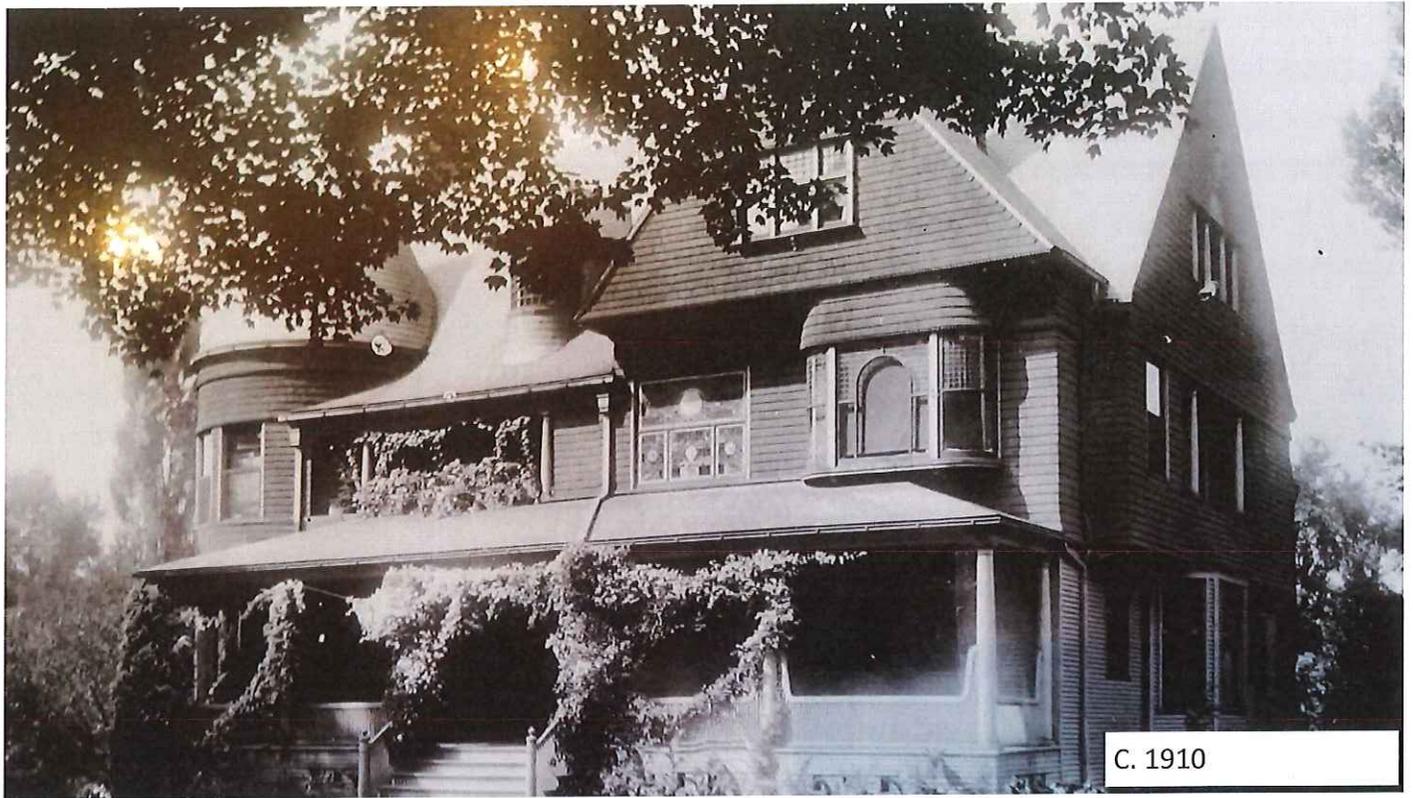
- X I understand that submitted documents will become public records under the Ohio Public Records Act, and that these documents will be made available upon request to members of the public for inspection and copying.
- X I acknowledge that all photographs and images submitted as part of the application may be used by the City without compensation.

Name (Print): Date: Signature:

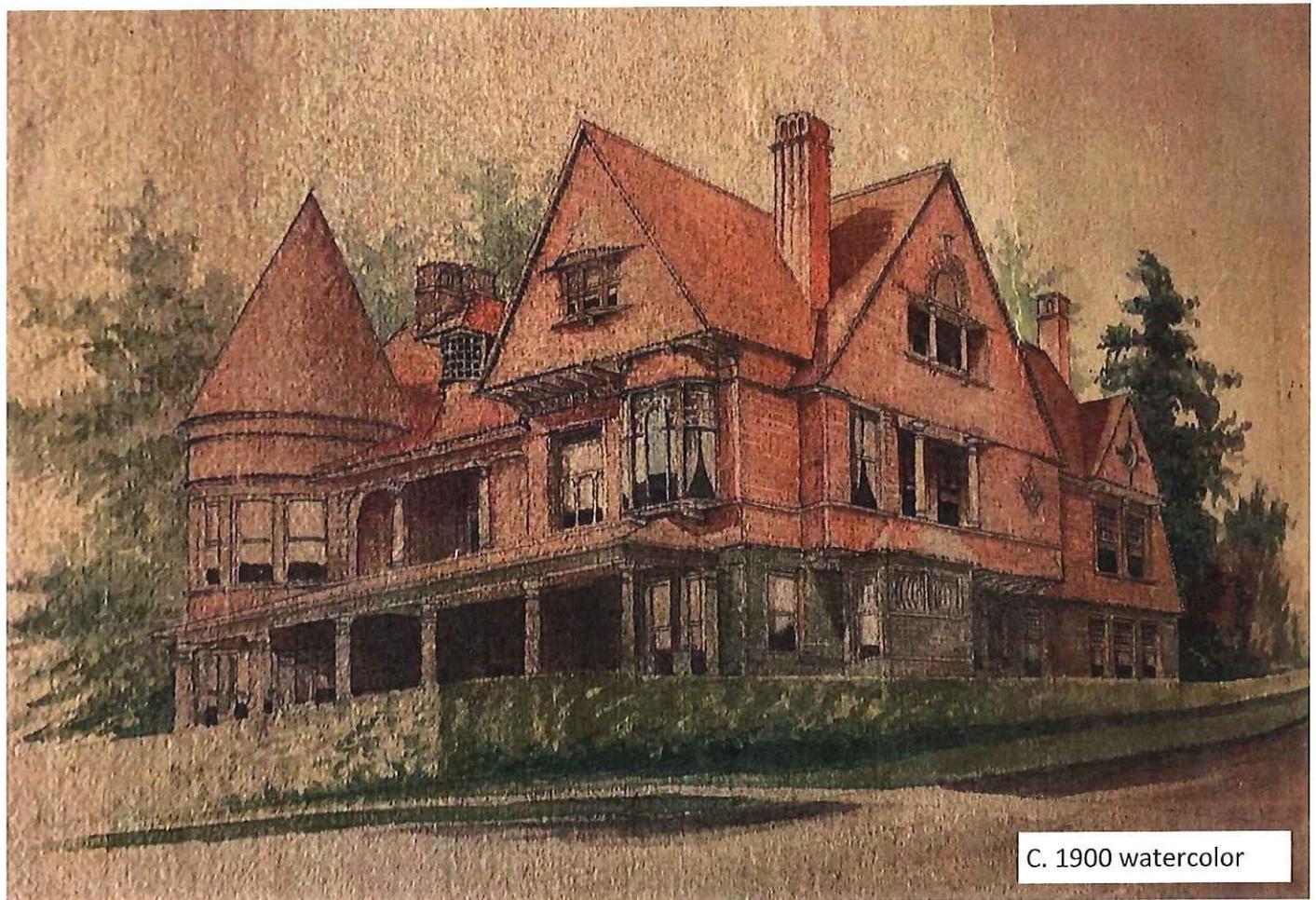
 8/2/19

Matt Wiederhold Date: August 2, 2019





C. 1910



C. 1900 watercolor



Main façade 2019



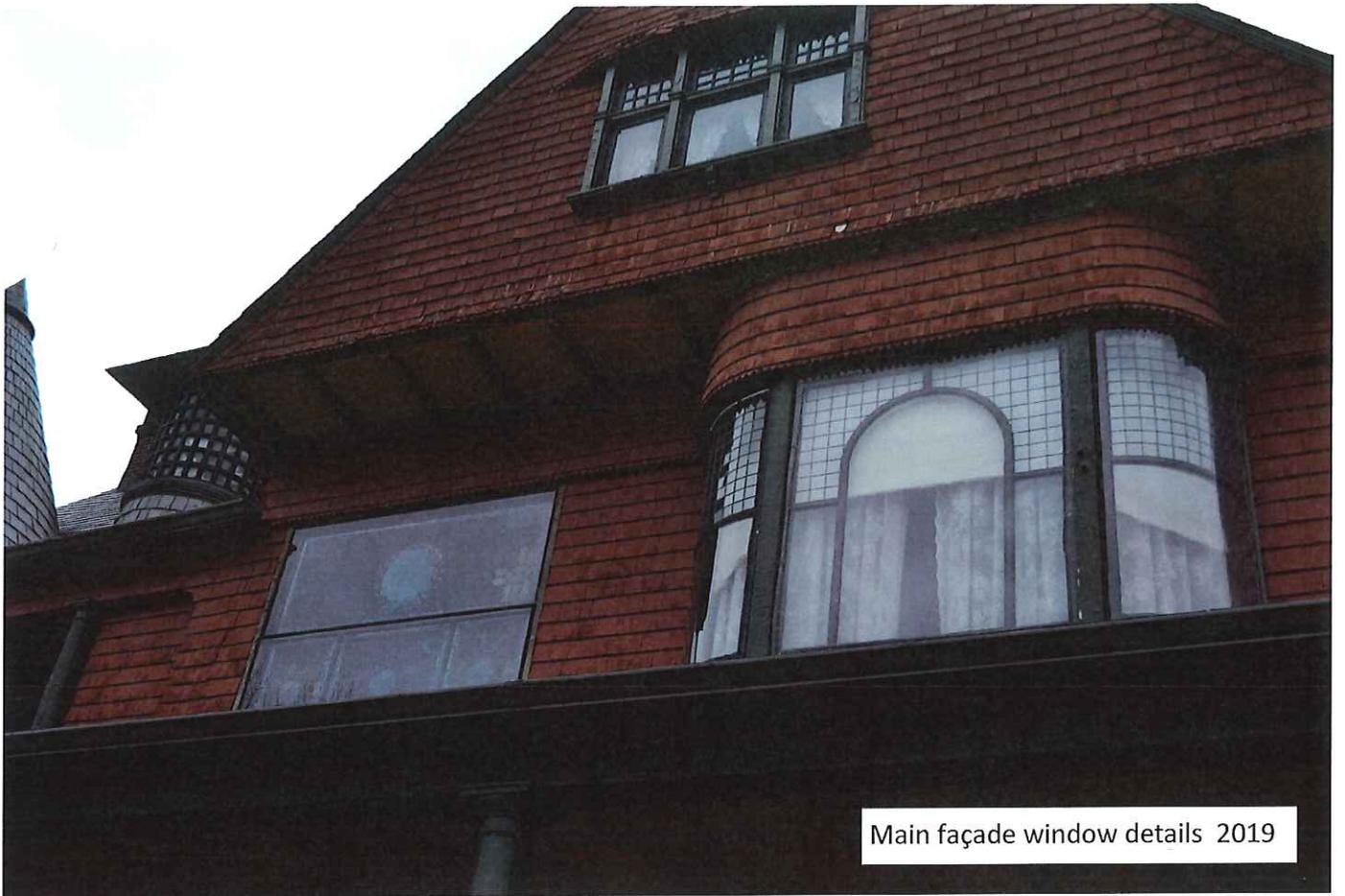
Granite turret structure, 2019



North façade 2019



South facade, 2019



Main façade window details 2019



Porte cochere 2019



Original barn, possible c1860



Entry/receiving hall



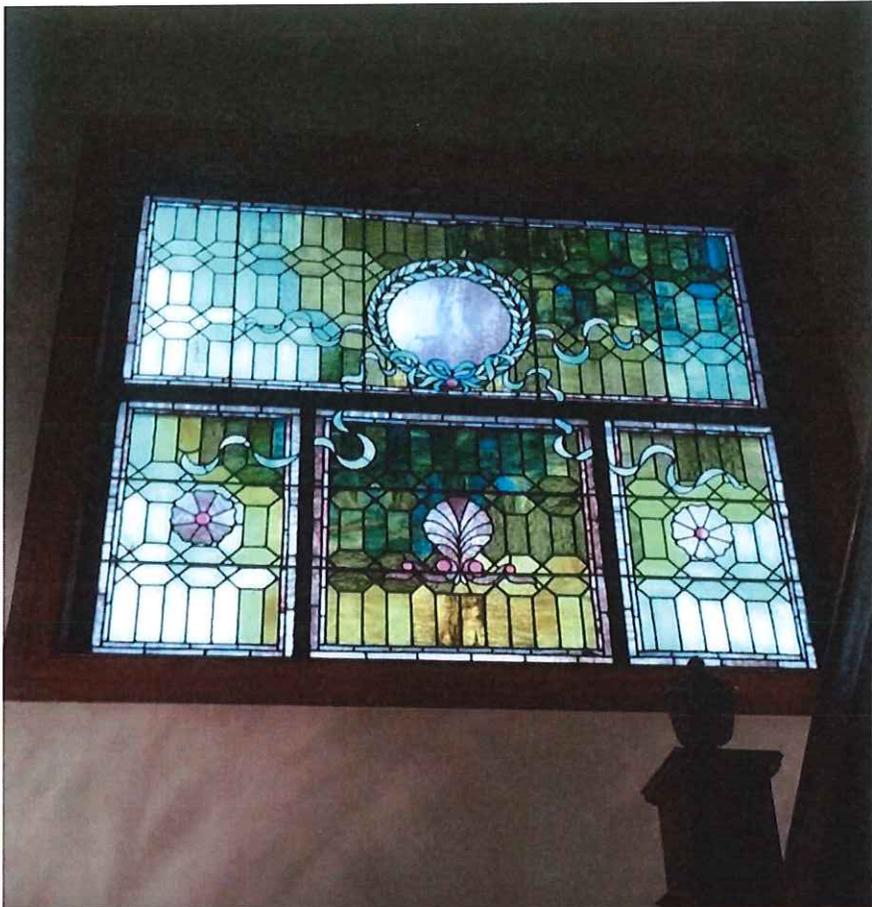
Entry hall fireplace 2019



Main staircase 2019



Main staircase 2019



Staircase landing window, 2019

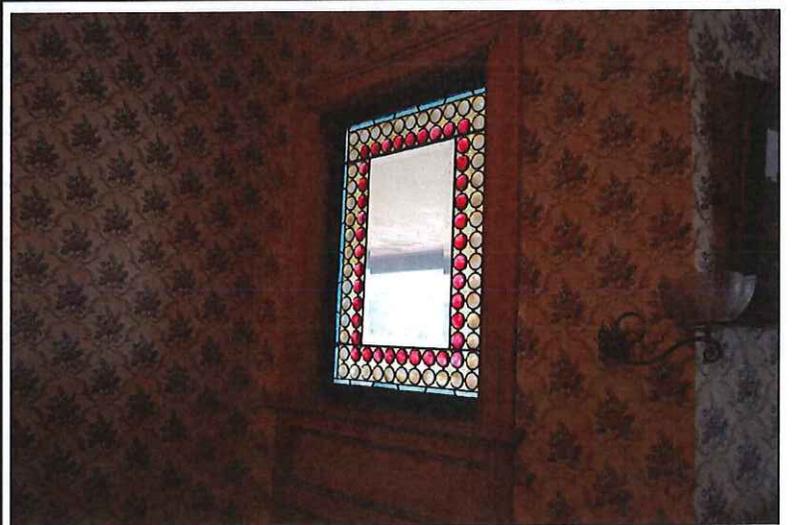




Formal parlor

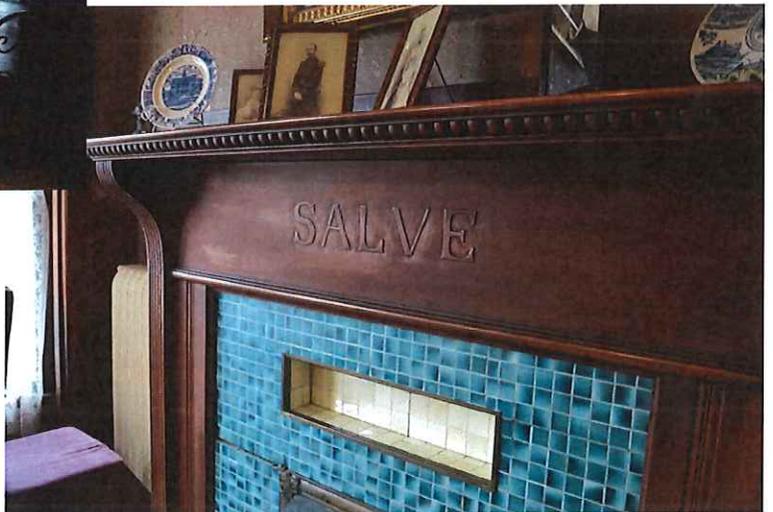
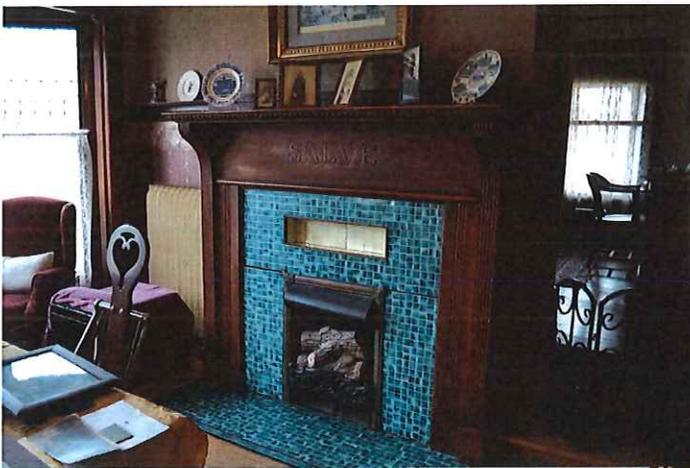


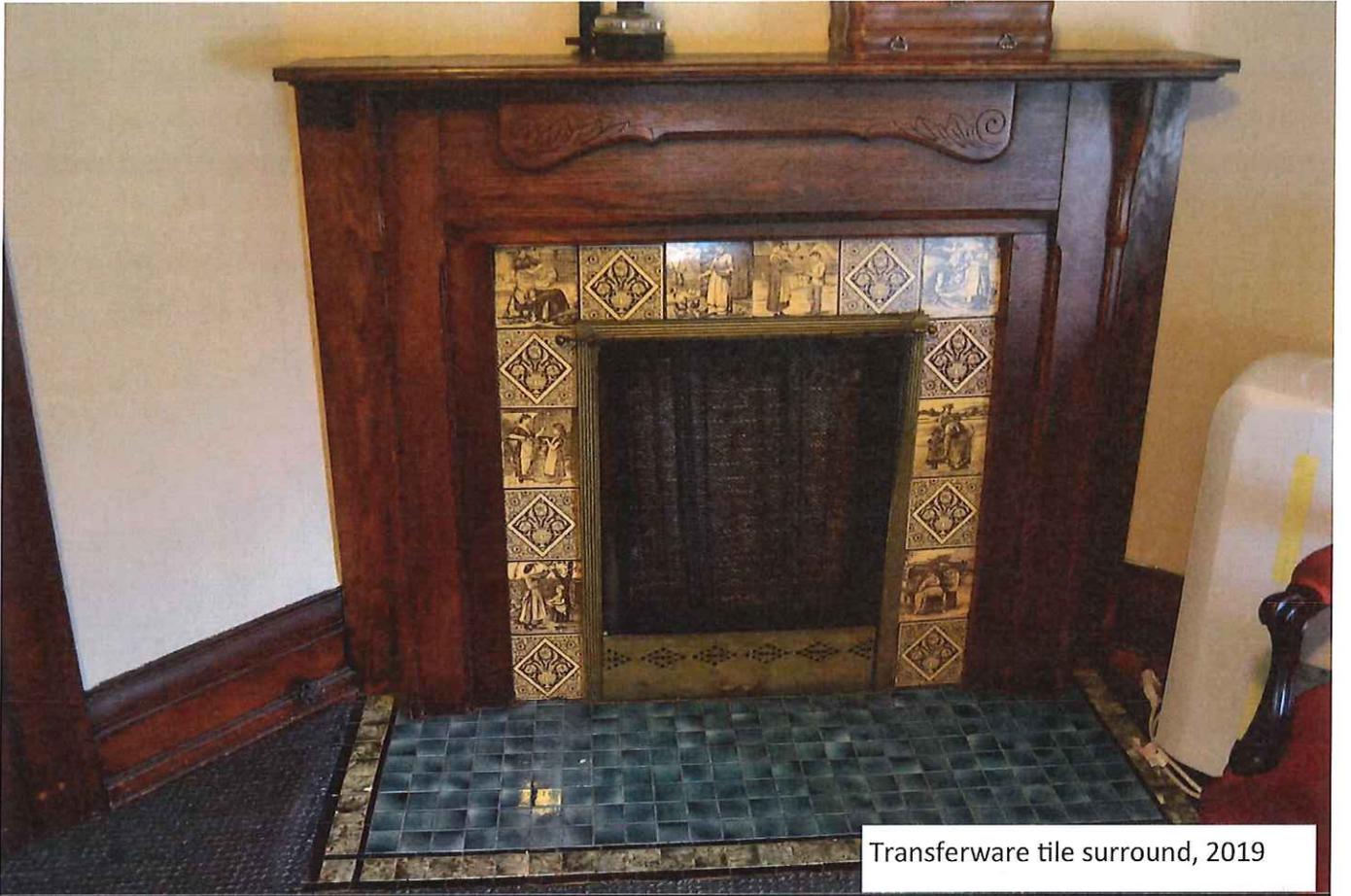
Parlor stained glass window





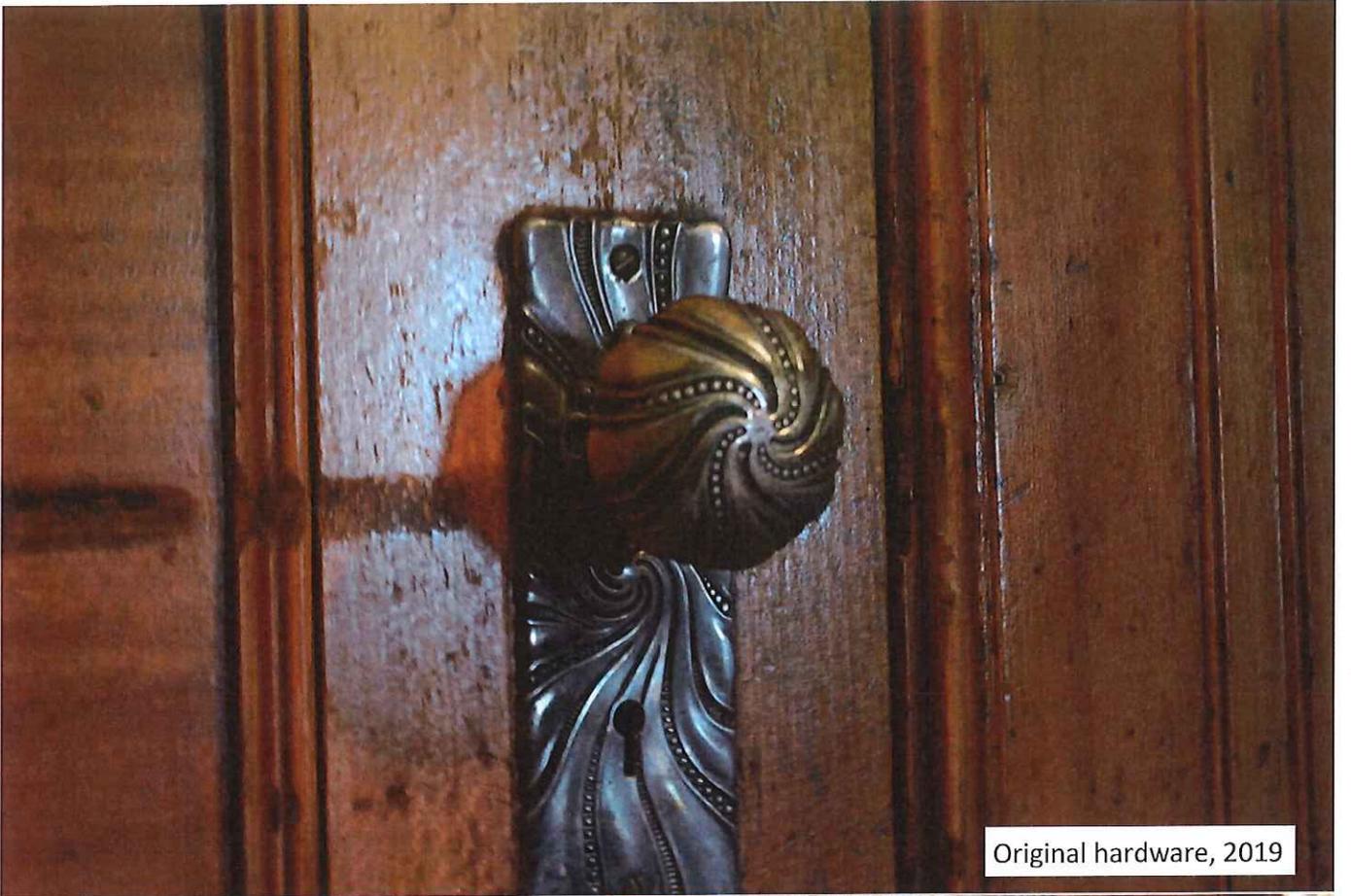
Main dining room 2019



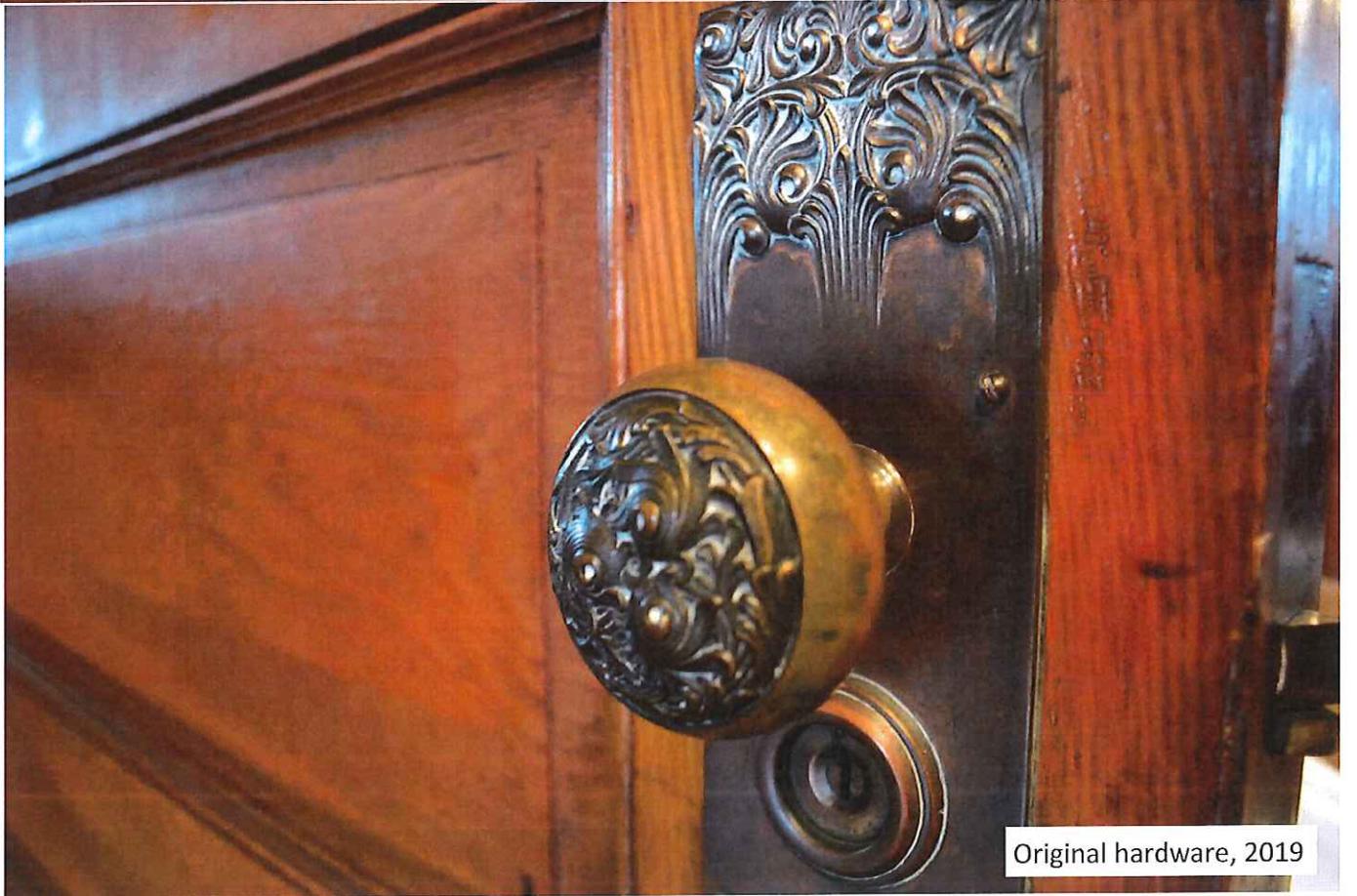


Transferware tile surround, 2019





Original hardware, 2019



Original hardware, 2019