

**MEETING DATE: 02-14-19**

# **PLANNING COMMISSION**

**Case No. P18-22  
525 West Liberty**



**CITY of MEDINA**  
**Planning Commission**  
**February 14, 2019 Meeting**

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**Case No:** P18-22

**Address:** 525 W. Liberty St.

**Applicant:** Alchem Corporation

**Subject:** Amend September 13, 2018 approval - Site Plan and TCOV-Certificate of Appropriateness review for building façade rehabilitation

**Zoning:** M-U, Multi-Use District

**Submitted by:** Jonathan Mendel, Community Development Director 

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**Site Location:**

The property is located at the northeast corner of W. Liberty St. and Medina St.

**Project Background:**

In 2018, the applicant proposed rehabilitating the southern half of the west building façade due to severe deterioration of the exterior finish brick. The applicant proposed removing the non-structural finish brick exposing the structural concrete block underneath then filling in several former wall openings at the southwest corner of the building with concrete block to match, replacing the existing windows and finishing the concrete block by applying a skim coat of stucco and painting to match the remainder of the building or simply painting the concrete block to match the color of the existing southern half of the building.

In the intervening time between September 2018 and now, the applicant began the rehabilitation project, but due to circumstances once they began into the project, the applicant decided the approved plan needed to change. The proposed amended rehabilitation plan is outlined in the applicant's attached narrative. The applicant proposes finishing the area of removed face brick with painted metal siding instead of skim coating and painting the structural concrete block that was behind the finish face brick.

Please find attached to this report:

1. Proposed amended project narrative and schematic rehabilitation plans received February 7, 2019
2. September 13, 2018 case P18-22 Planning Commission packet
3. September 13, 2018 case P18-22 Planning Commission minutes

**Considerations:**

**Site Plan Design Guidelines – Section 1109.04(c)**

The proposed amended façade rehabilitation plan must be reviewed under the following Site Plan design guidelines:

- (7) *Materials shall be appropriate for the structure and the use therein. Materials shall be weather-resistant. The materials shall be compatible with and not in stark contrast to the materials used on adjacent structures.*
- (8) *Colors and textures shall be appropriate for the size and scale of the proposed structure and shall be harmonious with adjacent structures. Building colors shall consist of earth-tones. Bright, chromatic, colors are discouraged.*
- (10) *The following styles and materials are inappropriate and shall be discouraged from use:  
E. Sheet metal siding, except as rain gutter/downspouts; exposed unstained wood; exposed steel nails; vinyl siding; and flimsy vertical wood siding (e.g., T-111),*

The proposed amended finish plan for the west building façade may not be consistent with each of the above design guidelines. The sheet metal siding is clearly discouraged by Section 1109.04(c)(10)(E). Despite this discouragement, the proposed metal siding infill is internally consistent with the existing exterior finishes and design of the current building's west façade along Medina St. Lastly, the applicant proposes leaving the original finish face brick as a wainscoting on the bottom of the subject west wall and for a 25 long portion of the entire wall north from the building's southwest corner.

**Transitional Corridor Overlay District (Section 1116)**

This site is also within the Transitional Corridor Overlay District and subject to Section 1116.10(c)(2) requiring review and action by the Planning Commission for a Certificate of Appropriateness as well. The following outlines general and specific guidelines for proposals within the TCOV:

- (1) *The Planning Commission shall determine whether the proposed change will be appropriate to the preservation of the environmental, architectural or historic character of the Overlay District pursuant to the criteria included in the Overlay District Development Guidelines. In determining the appropriateness of the change, the Planning Commission may solicit input from the Historic Preservation Board in areas with buildings of historical and/or architectural significance.*

Excerpts of TCOV Design Guidelines provide the following specific applicable guideline:

***TCOV.8 Building Materials and Appurtenances.***

*(a) The architectural character and exterior building materials of new and remodeled buildings should be harmonious with surrounding buildings in color and texture, proportion, scale, patterns and opening sizes and shapes.*

*(b) Construction materials and colors for walls and fences that are visible from the street should be uniform and compatible with the architectural style, color and building material of the building and its surroundings.*

*(c) The original pattern of window and door openings and their shape and configuration should not be altered. Window and door openings should not be reduced, enlarged, or filled-in on street facade. Replacement windows and doors should match the original in size, shape and design.*

*(d) Original materials should be repaired, restored, and reused whenever possible. Where necessary missing or deteriorated materials should be replaced with appropriate recycled or new materials which match the original as closely as possible.*

In reviewing the proposed final exterior finish plan for this building, the proposed amended plan could certainly be in conflict with the letter of the above guidelines. The amended proposed plans intend to cover the existing windows on the east façade, which is clearly discouraged by subsection (c) above.

**City Department Comments:**

**City Engineer Approval.** No comments at this time.

**Building Department.** No comments at this time

**Police Department.** No comment at this time.

**Service Department.** No comment at this time.

**Water/Backflow.** No comment at this time.

**Fire Department.** No comment at this time.

**Engineering Department.** No comment at this time.

**Economic Development** No comment at this time

**Staff Comments:**

Replacing the façade brick with new brick to match the existing condition would certainly be the best option for consistency with the applicable overlay and site plan design guidelines.

The amended plan as proposed could be considered internally consistent (in material and color) with the existing façade treatment of the remainder of the west façade along Medina St, but the affected portion of the building will retain a tall wainscoting area of the original face brick and also for 25 feet of the entire west façade from the southwest building corner to the north.

**Recommendation:**

Staff recommends the Planning Commission **approve** the amended proposal.

Proposed amended  
project narrative and  
schematic  
rehabilitation plans  
received February 7,  
2019

ALCHEM CORPORATION  
525 West Liberty Street  
Medina, OHIO 44256

February 7, 2019

Planning Commission  
City of Medina  
132 North Elmwood Ave.  
Medina, Ohio 44256-9023



Re: Request for Changes to Planning Commission Resolution,  
Case No. P18-22, Dated September 18, 2018

At the City of Medina Planning Commission Meeting on September 13, 2018, Alchem Corporation requested approval of our Site Plan and a TCOV-Certificate of Appropriateness review for building façade rehabilitation for our building at 525 West Liberty Street, Medina, Ohio. Our request was approved and a resolution generated on September 18, 2018, allowing the rehabilitation with three stipulations listed in the attached copy of the Resolution.

As the work began on the project and the brick façade on the wall was removed, it became evident that the structural concrete block wall underneath the brick was first, structurally sound and second not made of blocks that could reasonably be painted or skim coated and painted to make an acceptable appearance for the façade on the wall. The problem we had that caused us to question the structural integrity of the wall was actually an issue with one window that was inserted years after the original building was constructed but long before we purchased it.

We reassessed the removal of the façade brick and concluded that we needed to remove only a section of the brick that was about 56 feet long and only above the bottom of the original windows in the building. There were cracks in the brick that necessitated the removal of that amount of the brick façade. The brick used to fill in around the windows when the wall was refurbished many years ago and the window size reduced were not of an acceptable quality and crumbled when they were removed from the wall. There were gaping holes below the windows where window air conditioner units had been installed years ago.

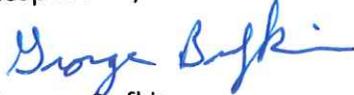
We began searching for how to best retain as much of the original structure as possible while making our building appearance as nice as possible. We needed an option that would be acceptable in appearance, low maintenance and cost effective.

We also backed away from our building and looked at the view as you approach from the west. Specifically, we went into the A.I. Root parking lot to gain perspective. More than 60% of the west side of the building is galvanized siding. Internal consistency with this siding seems more

important to us from an overall aesthetics perspective than having painted concrete block as is present on the east and southeast side of the building. Maintenance on painted concrete block is also difficult and it becomes an eyesore about every 5 to 7 years.

We found galvanized siding that closely matches the color of the galvanized siding on the northern portion of the west side of the building and is guaranteed to maintain its beauty for 20 years. We propose using this siding to cover the area of structural concrete block on the west side of the building exposed during the removal of a portion of the brick wall.

Respectfully submitted,



George Bufkin  
Alchem Corporation  
525 West Liberty Street  
Medina, Ohio 44256

5 attachments

**RESOLUTION  
PLANNING COMMISSION**

September 18, 2018

Band of Brothers Restoration  
650 W. Smith Rd.  
Medina, Ohio 44256

PROPERTY: 525 W. Liberty

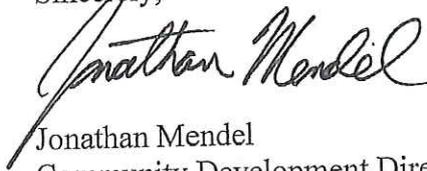
CASE NO: P18-22

WHEREAS, YOUR APPLICATION WAS DULY PROCESSED AND AFTER APPROPRIATE REVIEW AND STUDY THE COMMISSION HAS PASSED THE FOLLOWING RESOLUTION:

At the September 13, 2018 meeting the Planning Commission approved the site plan and TCOV Certificate of Appropriateness for building façade rehabilitation at 525 W. Liberty Street subject to the following:

1. Review and approval of applicable permits by the City of Medina Building Department
2. The subject building façade shall be finished as painted concrete block using a paint color consistent with the existing south half of the existing building
3. The applicant will work with City staff during permit review to verify appropriate use of colors, window design and the material transition at the building's southwest corner.

Sincerely,



Jonathan Mendel  
Community Development Director











September 13, 2018  
case P18-22 Planning  
Commission packet

**MEETING DATE: 9-13-18**

# **PLANNING COMMISSION**

**Case No. P18-22**

**525 West Liberty Street**



**CITY of MEDINA**  
**Planning Commission**  
**September 13, 2018 Meeting**

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**Case No:** P18-22  
**Address:** 525 W. Liberty St.  
**Applicant:** Alchem Corporation  
**Subject:** Site Plan and TCOV-Certificate of Appropriateness review for building façade rehabilitation  
**Zoning:** M-U, Multi-Use District  
**Submitted by:** Jonathan Mendel, Community Development Director 

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**Site Location:**

The property is located at the northeast corner of W. Liberty St. and Medina St.

**Project Background:**

The applicant proposes rehabilitating the southern half of the west building façade due to severe deterioration of the exterior finish brick. The applicant proposes removing the non-structural finish brick exposing the structural concrete block underneath. Then they propose filling in several former wall openings at the southwest corner of the building with concrete block to match, replacing the existing windows and finishing the concrete block by applying a skimp coat of stucco and painting to match the remainder of the building or simply painting the concrete block to match the color of the existing southern half of the building.

Please find attached to this report:

1. Proposed project narrative and schematic rehabilitation plans received August 27, 2018
2. Existing building exterior photos
3. Aerial photograph

**Considerations:**

**District Regulations – Section 1129:**

Proposed Use: The existing use is an existing non-conforming light industrial use, but the proposal does not affect this status.

Lot and setback requirements: The existing building is existing non-conforming in relation to the M-U district site development standards, but the proposal does not affect this status.

**Site Plan Design Guidelines – Section 1109.04(c)**

The proposed façade rehabilitation must be reviewed under the following Site Plan design guidelines:

- (7) Materials shall be appropriate for the structure and the use therein. Materials shall be weather-resistant. The materials shall be compatible with and not in stark contrast to the materials used on adjacent structures.*
- (8) Colors and textures shall be appropriate for the size and scale of the proposed structure and shall be harmonious with adjacent structures. Building colors shall consist of earth-tones. Bright, chromatic, colors are discouraged.*
- (10) The following styles and materials are inappropriate and shall be discouraged from use:
  - C. Exposed concrete or cinder block on the front or sides of any building (except split face, ½ high or other special "architecturally patterned" block),*
  - D. Stucco appearance, unless it is utilized with bands of accent color, recessed or protruding belt courses, wide reveals, or combinations thereof,**

The proposed finish plan for the west building façade may not be consistent with each of the above design guidelines. Leaving the underlying structural concrete block exposed or installing a stucco finish on the west building façade is considered inappropriate and discouraged by guideline 1109.04(c)10.

**Transitional Corridor Overlay District (Section 1116)**

This site is also within the Transitional Corridor Overlay District and subject to Section 1116.10(c)(2) requiring review and action by the Planning Commission for a Certificate of Appropriateness as well. The following outlines general and specific guidelines for proposals within the TCOV:

- (1) The Planning Commission shall determine whether the proposed change will be appropriate to the preservation of the environmental, architectural or historic character of the Overlay District pursuant to the criteria included in the Overlay District Development Guidelines. In determining the appropriateness of the change, the Planning Commission may solicit input from the Historic Preservation Board in areas with buildings of historical and/or architectural significance.*

Excerpts of TCOV Design Guidelines provide the following specific applicable guideline:

***TCOV.8 Building Materials and Appurtenances.***

*(a) The architectural character and exterior building materials of new and remodeled buildings should be harmonious with surrounding buildings in color and texture, proportion, scale, patterns and opening sizes and shapes.*

*(b) Construction materials and colors for walls and fences that are visible from the street should be uniform and compatible with the architectural style, color and building material of the building and its surroundings.*

*(c) The original pattern of window and door openings and their shape and configuration should not be altered. Window and door openings should not be reduced, enlarged, or filled-in on street facade. Replacement windows and doors should match the original in size, shape and design.*

*(d) Original materials should be repaired, restored, and reused whenever possible. Where necessary missing or deteriorated materials should be replaced with appropriate recycled or new materials which match the original as closely as possible.*

In reviewing the proposed final exterior finish plan for this building, the plan could certainly be determined to be in conflict with the letter of the above guidelines.

**City Department Comments:**

**City Engineer Approval.** No comments at this time.

**Building Department.** No comments at this time

**Police Department.** No comment at this time.

**Service Department.** No comment at this time.

**Water/Backflow.** No comment at this time.

**Fire Department.** No comment at this time.

**Engineering Department.** No comment at this time.

**Economic Development** No comment at this time

**Staff Comments:**

Restoring the façade with brick to match the existing condition would certainly be the best option for consistency with the applicable overlay and site plan design guidelines.

Although, the east side of the existing building has painted concrete block as the finished façade material. Finishing the west façade with painted concrete block could be considered internally consistent with the existing design, materials and treatment of the subject property. Given this internal consistency and the fact that the immediate neighborhood is a mix of façade finish materials and treatments, the proposal may not be out of place within the immediate vicinity.

If the painted concrete block finish façade is approved for the west side façade, special attention must be paid to the transition at the southwest building corner where the concrete block would transition to the existing face brick of the south building façade. The corner must be treated in a industry appropriate finish method to prevent a jagged or clumsy edge.

**Recommendation:**

Staff recommends the Planning Commission **approve** the application subject to the following conditions:

1. Review and approval of applicable permits by the City of Medina Building Department.
2. The subject building façade shall be finished as painted concrete block using a paint color consistent with the existing south half of the existing building.
3. The applicant will work with City staff during permit review to verify appropriate use of colors, window design and the material transition at the building's southwest corner.



**BAND OF BROTHERS RESTORATION LLC**

[www.band-of-bros.com](http://www.band-of-bros.com)

DATE: 08/25/18

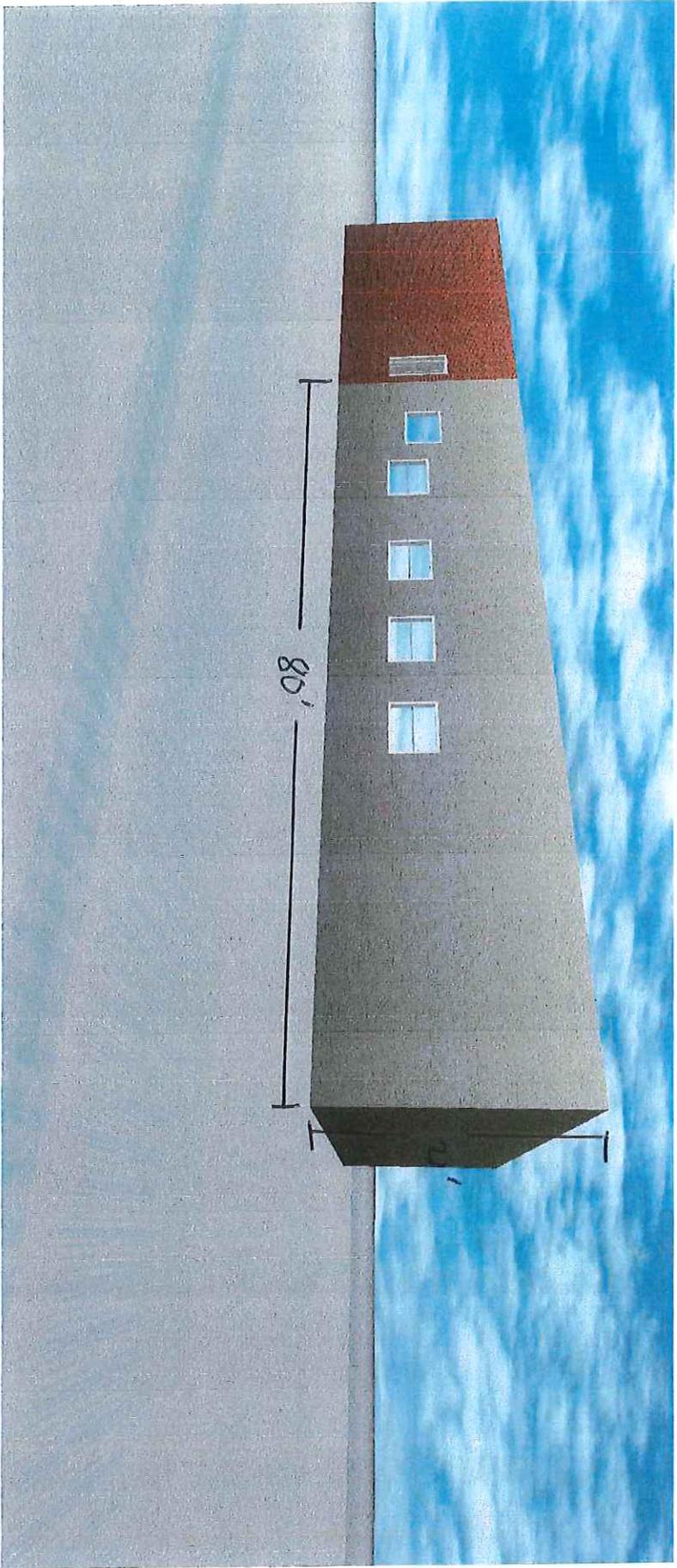
650 W. Smith Rd Unit 15  
Medina ohio 44256  
Phone (330) 968-7302  
Fax (330) 952-0029

**NAME:** Alchem Corpoation  
**Address:**525 W. Liberty St. Medina Ohio 44256

Demo of sand colored brick on west wallof building.Exposing the block behind the brick. From there we have to ways to finish it out 1 be that we would paint the block to match the block that is already painted. 2 lay a coat of stucco on the block then paint.

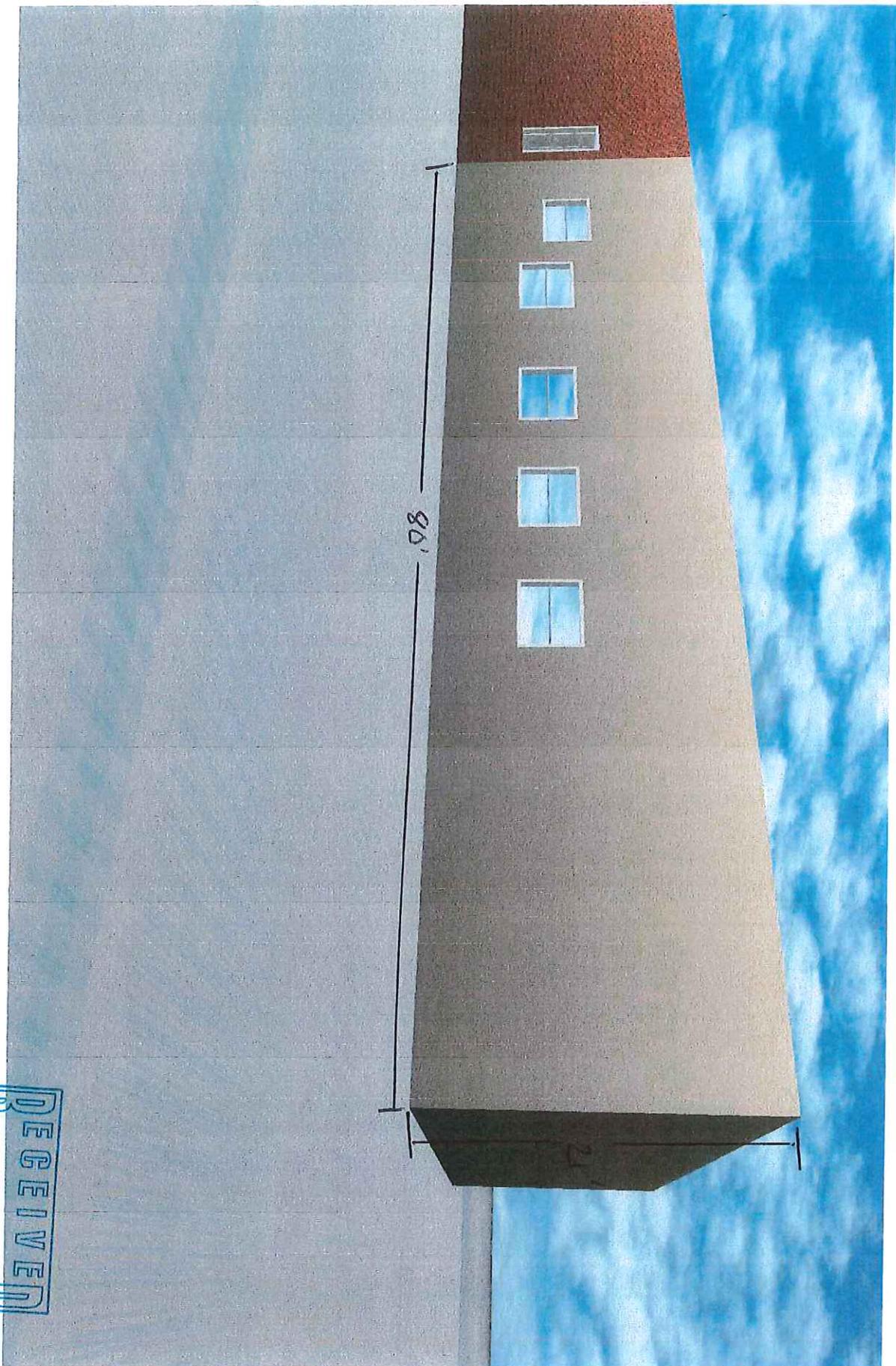


**THANK YOU FOR YOUR CONSIDERATION!**



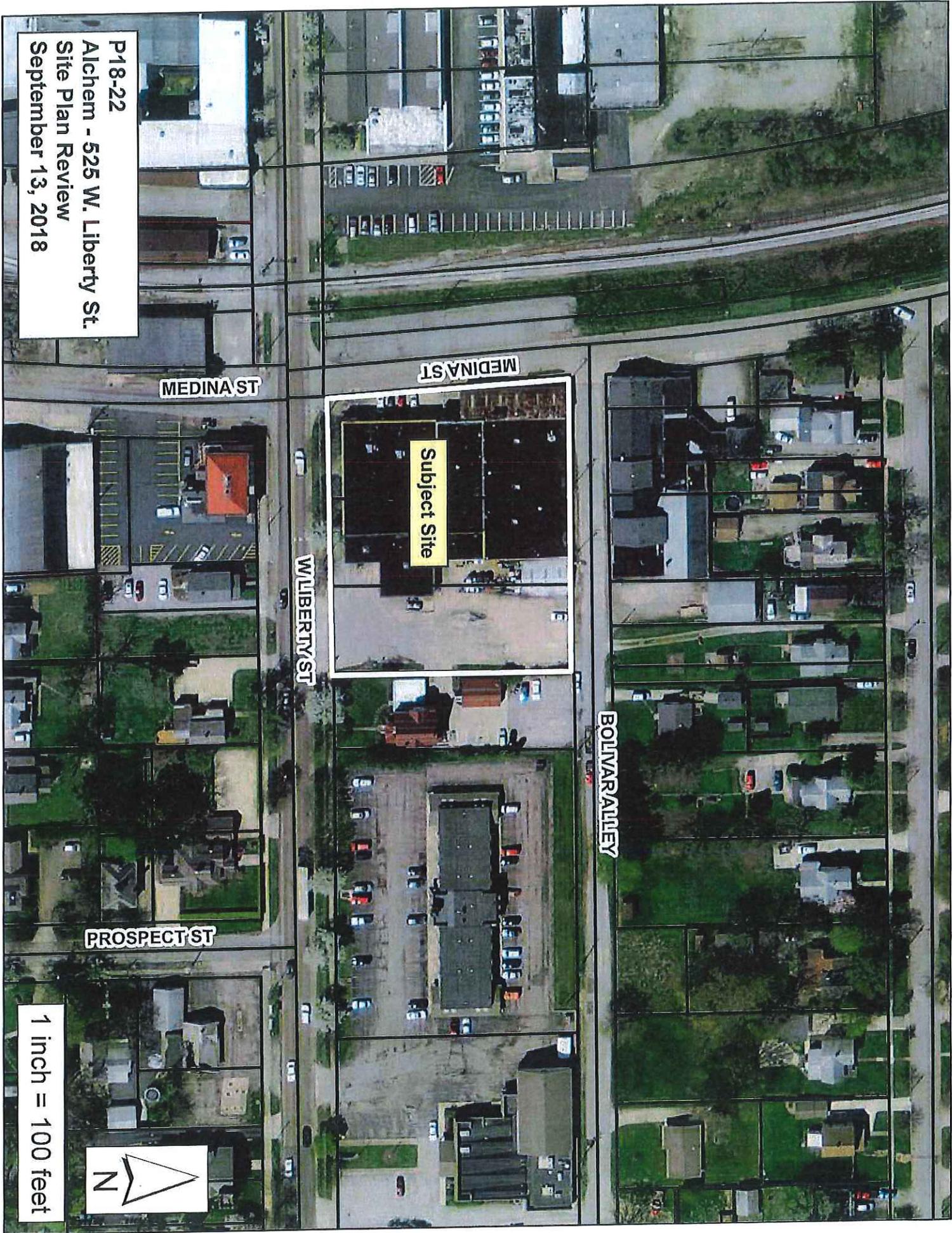
80'

RECEIVED  
AUG 27 2018  
By *Jm*



80'

RECEIVED  
AUG 27 2018  
By \_\_\_\_\_



P18-22  
Alchem - 525 W. Liberty St.  
Site Plan Review  
September 13, 2018

MEDINA ST

MEDINA ST

Subject Site

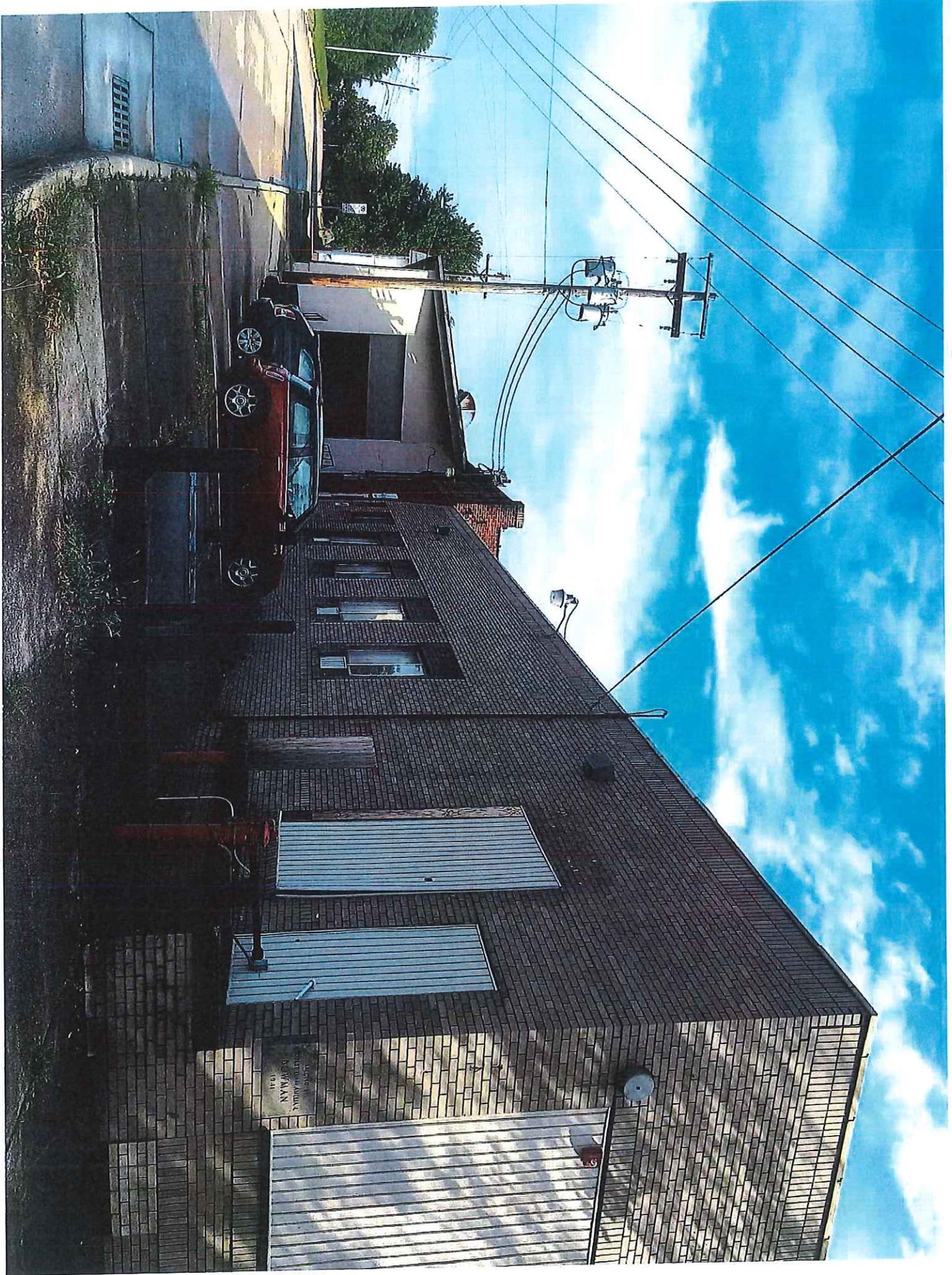
W LIBERTY ST

BOLIVAR ALLEY

PROSPECT ST

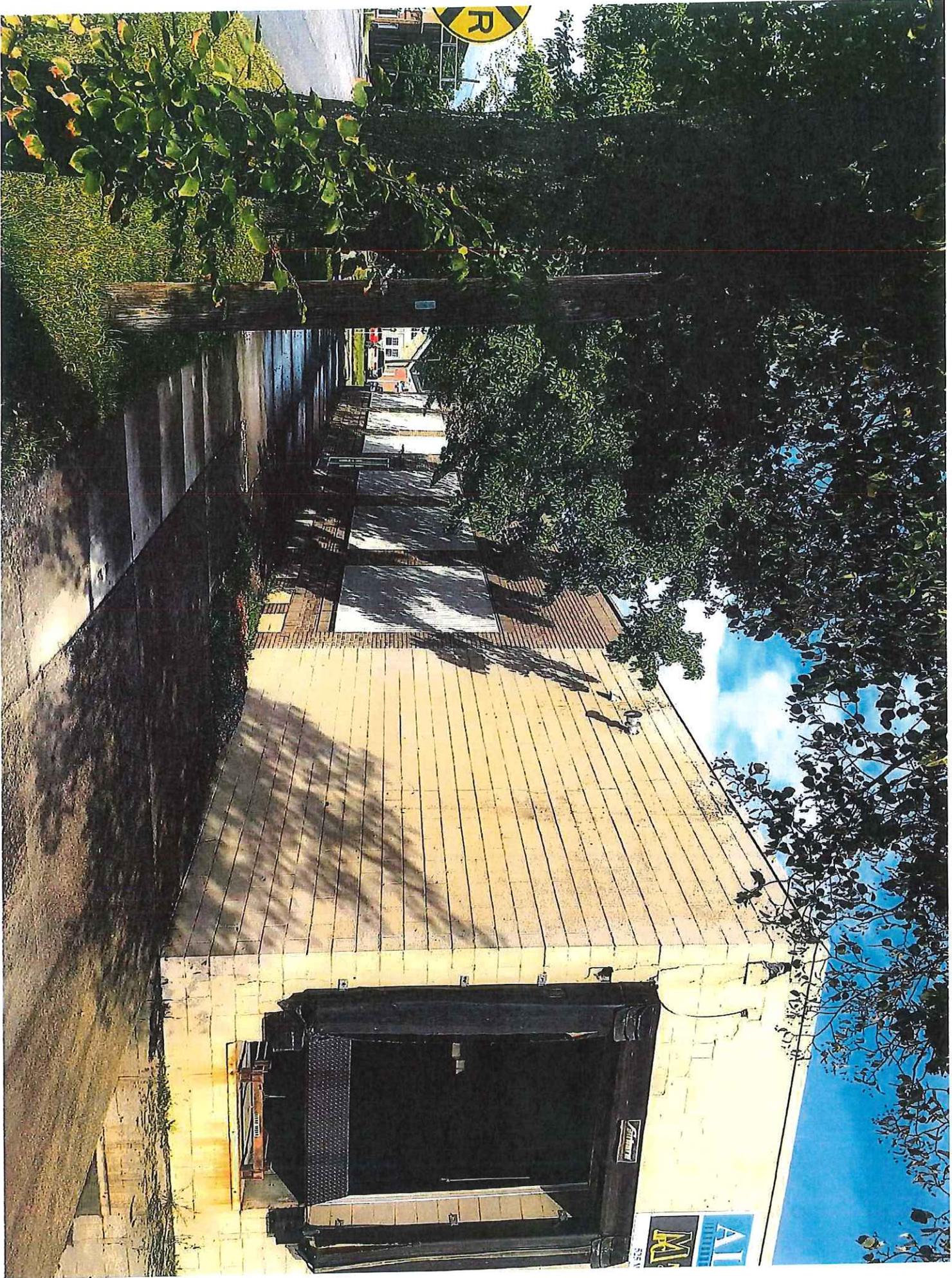
1 inch = 100 feet





1911  
NEW YORK  
STATE  
DEPARTMENT OF  
CORRECTIONS





September 13, 2018  
case P18-22 Planning  
Commission minutes



# CITY of MEDINA

## Planning Commission

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### Planning Commission Meeting

Meeting Date: September 13, 2018

Meeting Time: 6:00 pm

Present: Bruce Gold, Rick Grice, Andrew Dutton, Brian Hilberg, Paul Rose, Jonathan Mendel (Community Development Director), Sandy Davis (Administrative Assistant)

Absent: Monica Russell

The Court Reporter swore in all attendees.

Minutes: Bruce Gold made a motion to approve the minutes from the August 9, 2018 meeting of the Planning Commission as submitted. The motion was seconded by Mr. Rose.

Vote:

Grice	<u>Y</u>
Gold	<u>Y</u>
Dutton	<u>Y</u>
Rose	<u>Y</u>
Hilberg	<u>abstain</u>
Approved	4-1

Announcements: Mr. Mendel stated Ohio Edison worked on the Dr. Raymond project and are placing new poles prior to installing a new transformer.

Mr. Mendel stated Council approved an ordinance to approve the criteria developer for the design build process for the parking garage and an ordinance to transfer the 80 x 140 ft. lot created along the frontage of W. Liberty Street, transferring it to the Medina City Development Corporation so they can go through an RFP process to find a private developer to develop the property. Mr. Mendel stated both will be coming to Planning Commission for development review.

Mr. Rose stated the SPD request for the portion of property by the Acme project property is in the review stage and there will be a public hearing October 9, 2018 to discuss it.



match, replacing the existing windows and finishing the concrete block by applying a skim coat of stucco and painting to match the remainder of the building or simply painting the concrete block to match the color of the existing southern half of the building.

Mr. Mendel stated the existing use is an existing non-conforming light industrial use, but the proposal does not affect this status.

Mr. Mendel stated the existing building is existing non-conforming in relation to the M-U district site development standards, but the proposal does not affect this status.

Mr. Mendel stated the proposed façade rehabilitation must be reviewed under the following Site Plan design guidelines:

- (7) Materials shall be appropriate for the structure and the use therein. Materials shall be weather-resistant. The materials shall be compatible with and not in stark contrast to the materials used on adjacent structures.*
- (8) Colors and textures shall be appropriate for the size and scale of the proposed structure and shall be harmonious with adjacent structures. Building colors shall consist of earth-tones. Bright, chromatic, colors are discouraged.*
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  - C. Exposed concrete or cinder block on the front or sides of any building (except split face, ½ high or other special "architecturally patterned" block),*
  - D. Stucco appearance, unless it is utilized with bands of accent color, recessed or protruding belt courses, wide reveals, or combinations thereof,**

Mr. Mendel stated the proposed finish plan for the west building façade may not be consistent with each of the above design guidelines. Mr. Mendel stated leaving the underlying structural concrete block exposed or installing a stucco finish on the west building façade is considered inappropriate and discouraged by guideline 1109.04(c)10.

Mr. Mendel stated this site is also within the Transitional Corridor Overlay District and subject to Section 1116.10(c)(2) requiring review and action by the Planning Commission for a Certificate of Appropriateness as well. Mr. Mendel stated the following outlines general and specific guidelines for proposals within the TCOV:

- (1) The Planning Commission shall determine whether the proposed change will be appropriate to the preservation of the environmental, architectural or historic character of the Overlay District pursuant to the criteria included in the Overlay District Development Guidelines. In determining the appropriateness of the change, the Planning Commission may solicit input from the Historic Preservation Board in areas with buildings of historical and/or architectural significance.*

Mr. Mendel stated excerpts of TCOV Design Guidelines provide the following specific applicable guideline:

***TCOV.8 Building Materials and Appurtenances.***

*(a) The architectural character and exterior building materials of new and remodeled buildings should be harmonious with surrounding buildings in color and texture, proportion, scale, patterns and opening sizes and shapes.*

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*(c) The original pattern of window and door openings and their shape and configuration should not be altered. Window and door openings should not be reduced, enlarged, or filled-in on street facade. Replacement windows and doors should match the original in size, shape and design.*

*(d) Original materials should be repaired, restored, and reused whenever possible. Where necessary missing or deteriorated materials should be replaced with appropriate recycled or new materials which match the original as closely as possible.*

Mr. Mendel stated in reviewing the proposed final exterior finish plan for this building, the plan could certainly be determined to be in conflict with the letter of the above guidelines.

Mr. Mendel stated restoring the façade with brick to match the existing condition would certainly be the best option for consistency with the applicable overlay and site plan design guidelines.

Mr. Mendel stated the east side of the existing building has painted concrete block as the finished façade material. Finishing the west façade with painted concrete block could be considered internally consistent with the existing design, materials and treatment of the subject property. Mr. Mendel stated given this internal consistency and the fact that the immediate neighborhood is a mix of façade finish materials and treatments, the proposal may not be out of place within the immediate vicinity.

Mr. Mendel stated if the painted concrete block finish façade is approved for the west side façade, special attention must be paid to the transition at the southwest building corner where the concrete block would transition to the existing face brick of the south building façade. Mr. Mendel stated the corner must be treated in a industry appropriate finish method to prevent a jagged or clumsy edge.

Mr. Mendel stated Staff recommends the Planning Commission **approve** the application subject to the following conditions:

1. Review and approval of applicable permits by the City of Medina Building Department.
2. The subject building façade shall be finished as painted concrete block using a paint color consistent with the existing south half of the existing building.

3. The applicant will work with City staff during permit review to verify appropriate use of colors, window design and the material transition at the building's southwest corner.

Present for the case was Geno Conley with Band of Brothers Restoration. Mr. Conley stated the brick is starting to buckle out above the window due to water damage. Mr. Conley stated they intend to remove that brick and fix any block damage behind the brick and get it to a nice finish like the east side of the building. Mr. Conley stated anywhere the siding is, they are going to address it as they are not sure if it is block behind there or just wood but the wall will be block to match the building.

Mr. Conley stated they will also fix the gutters to provide downspouts, tying them in to the catch basin at the street.

Mr. Gold stated there is a big difference between maintaining the brick façade and pulling it back to the block and painting it. Mr. Gold asked how that is going to tie into the rest of the structure when two of the prominent sides are the brick and now you are asking to go back to a 8 x 16 cinder block. Mr. Conley stated they are proposing to match the east side façade. Mr. Conley stated the original brick color was maroon or earth tone, there is also a metal structure on that side that is painted that color that they are proposing. Mr. Conley stated the front face will stay the same even though part of the front face is the block painted to the street. Mr. Conley stated there is a placard they will place back onto the side. Mr. Conley stated when they pull back the 4" brick, they will make sure that they put in new brick on the side to match what is there. Mr. Conley stated as long as you are looking at the front of the building, it will look as it should.

Mr. Gold stated the problem is when you pull the brick off you have got a difference in dimension. Mr. Conley stated all the windows are set back in past the brick, they are only on the block. Mr. Conley stated it is the same with the siding which is back to the dimension of the block.

Mr. Gold asked if they are proposing to take off the entire west wall. Mr. Conley stated that is correct. Mr. Gold stated that means all of the brick on the entire structure of the west wall. Mr. Conley stated just the blonde color brick, they will not get back into the original building.

Mr. Gold asked if they are going from the corner of the building which would be the southwest side to the northwest side. Mr. Conley stated that is correct.

Mr. Dutton asked if there are any plans for the south side of the building facing Liberty. Mr. Conley stated not at this time. Mr. Conley stated this is the main concern because of the way the brick is bowing out. Mr. Conley stated the owner has plans to do other work down the road.

Mr. Rose stated he sees problems with brick on the south face in the photo. Mr. Rose suggested fixing it all now. Mr. Conley stated that will all be reset. Mr. Conley stated that is one of the concerns as they start pulling it down, it is pulling away at the top. Mr.

Conley stated that will all be replaced. Mr. Conley stated they will have plenty of material to replace with original material at the front.

Mr. Rose stated he is having trouble visualizing the multiple outside appearances on one of the main entryways into the city. Mr. Rose asked if there is any way to make this all more uniform aesthetically. Mr. Conley stated to make it uniform they could propose removing all the brick and go to the block like the rest of the building. Mr. Rose stated it sounds like down the road they will need to do that anyway. Mr. Conley stated it is possible. Mr. Rose suggested just doing that now. Mr. Conley stated that is something he will have to talk about with the owner.

Mr. Conley stated there is nothing set in stone to say that will not happen down the road, they just know that this needs to be addressed immediately.

Mr. Rose asked if there are any hazards on the south end of the building. Mr. Conley stated as of right now no, other than the little corner, that is the only damage on the brick.

Mr. Dutton asked how the jagged edge on the southwest corner will be addressed. Mr. Conley stated they will cut the brick off the rip and come back in and weave in new corner brick that they found throughout the area so that they don't have weird cut bricks, they will have corner edge brick they found around the windows and other entryways for a nice smooth corner.

Mr. Mendel stated the comment between the property owner and Mr. Rose did not get on the record and he requested it be repeated.

Present for the case was George Bufkin, business/property owner. Mr. Bufkin stated money is the reason for not refacing the façade with all brick.

Dave Weber from 320 W. Washington Street commented. Mr. Weber stated his neighborhood has recently organized a new neighborhood association called Bankers Row. Mr. Weber stated it includes the area of West Washington and Prospect and Liberty. Mr. Weber stated a number of the homeowners for the last 40 years they have been there have tried in earnest to upgrade their properties, especially restoring them in some way to some of the historic nature of the district. Mr. Weber stated having been involved in a number of these kinds of projects over the years, he has a question and suggestion. Mr. Weber asked for clarification that the west wall will be re-bricked. Mr. Conley stated no. Mr. Conley stated it will be the block that is behind the brick. Mr. Weber stated that the blonde on the front is staying but it will not match the west wall. Mr. Conley stated that is correct it will be exactly like the east wall. Mr. Weber stated the thinking of the neighbors is that Alchem has always been a good neighbor. Mr. Weber stated his suggestion on behalf of the group would be to at least have the window openings retained. Mr. Weber stated if the framing cannot be retained, he would suggest new, more permanent. Mr. Conley stated that is what will happen. Mr. Conley stated the five windows will stay that are there now. Mr. Conley stated the openings will be back block. Mr. Mendel stated for those at the southwest corner that are closed off now.

Mr. Conley stated the windows will be block and will not have the brick around them and will be the same size. Mr. Weber asked if it will be framed out so you can see it is a window coming from the west. Mr. Conley stated yes. Mr. Weber asked if it is possible to hardy board that. Mr. Conley stated they actually filled in the opening with brick at some point and changed the size of the windows. Mr. Conley stated the change of the size of the windows is what they will stay with because it matches the block inside of the building now. Mr. Conley stated he is not sure about framing it out with hardy board. Mr. Weber stated he is asking for some type of frame in the opening itself to give the building façade a much nicer look from the west. Mr. Conley stated that would probably fit within the budget and he would propose metal trim framework as it will hold up longer.

Mr. Weber stated the neighbors would like to see the face re-bricked with new brick but given the budget constraints, he understands. Mr. Weber expressed their concern to maintain the integrity of the historic district and they would appreciate any consideration to that effect.

Matt Weiderhold, 643 W. Liberty commented. Mr. Weiderhold shared two old photographs of the building. Mr. Weiderhold stated he understands the owner's financial concerns for rehabilitating the building. Mr. Weiderhold stated there was another case where part of the building was being reconstructed because of water infiltration. Mr. Weiderhold stated it sounds like because of deferred maintenance, we are losing part of historic character and integrity of this building. Mr. Weiderhold stated the west wall is one of the main facades you see when coming into the city limits. Mr. Weiderhold stated by removing the brick and blocking in historic window openings and simplifying the wall is going to reflect the quality of the building or quality of the history of the neighborhood. Mr. Weiderhold stated he would respectfully ask that they reconsider and repair the brick. Mr. Weiderhold stated he would think it would be more cost effective to remove and re-brick with the existing material then to remove the entire brick wall and expose concrete block that was never meant to be exposed, and then fix that. Mr. Weiderhold asked the applicant to consider maintaining the brick and repair what is there.

Mr. Dutton made a motion to approve the site plan and TCOV Certificate of Appropriateness for building façade rehabilitation at 525 W. Liberty Street subject to the following:

1. Review and approval of applicable permits by the City of Medina Building Department
2. The subject building façade shall be finished as painted concrete block using a paint color consistent with the existing south half of the existing building
3. The applicant will work with City staff during permit review to verify appropriate use of colors, window design and the material transition at the building's southwest corner.

The motion was seconded by Mr. Gold.

Mr. Rose asked Mr. Bufkin if Mr. Weiderhold's suggestions are feasible to redo the brick in some way. Mr. Bufkin stated not on the front of the building with the budget they have to work with. Mr. Bufkin stated with taking the brick down and putting the brick up, he cannot give a solid answer because there will be more brick they will have to find which may result in 2 color bricks. Mr. Bufkin stated the brick is 60 years old and hard to find.

Mr. Weber suggested going back to the color of the brick in the rear of the building which was the original brick structure to be in keeping with the nature of the historic structure. Mr. Weber suggested maintaining the brick with repointing and replacing, as long as it is structurally workable.

Mr. Conley stated he would need to go back and look at the budget and discuss it with Mr. Bufkin.

Mr. Conley stated he believes their proposal will improve the situation, and there may be a change of going back and doing it properly in the future but not right now. Mr. Conley stated with the budget they currently have, it is just not feasible.

Mr. Weber expressed that once the building is made sound, future work may not happen.

Mr. Weiderhold suggested removing the buckled brick, repaired, and put back. Mr. Bufkin stated there was a building on South Court where the back wall fell off and the front had structural issues. Mr. Weiderhold stated the front has been fixed reusing the historic brick which was taken out, cleaned, remortered, and put back in. Mr. Weiderhold suggested taking out the brick above the window which is buckling, clean it, and put it back. Mr. Weiderhold stated eventually the south wall will come down and be concrete block as well at which point you have lost all integrity of the building.

Mr. Dutton asked if there is an original photo of the building. Mr. Weiderhold produced a photo of the building in 1941.

Mr. Gold stated there could be a problem finding brick to match the openings that have been blocked which could result in 2 colors of brick. Mr. Bufkin stated all the windows are much smaller than the original windows and the brick around them are grey, low quality bricks which he feels would not make sense to put back in. Mr. Weiderhold asked if he would consider re-bricking it and painting the wall to match the south. Mr. Bufkin stated they do not have the money. Mr. Weiderhold stated the building is his to maintain, he owns it, and he has a wonderful business. Mr. Weiderhold stated it does not seem fair that because he deferred the maintenance, and now there is water damage, the city will lose part of a historic building. Mr. Weiderhold stated he is sorry they do not have the money but that is his responsibility. Mr. Bufkin stated he understands.

Mr. Mendel stated this is not in a Historic District but is in the Transitional Corridor Overlay District.

The motion put on the floor by Mr. Dutton and seconded by Mr. Gold was called back up for a vote.

Vote:

Grice	<u>N</u>
Dutton	<u>Y</u>
Gold	<u>Y</u>
Rose	<u>Y</u>
Hilberg	<u>Y</u>
Approved	4-1

~~3. P18-23 137 W. Liberty City of Medina COM~~

~~Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is a request to rezone portion of 137 W. Liberty St. from P-F Public Facilities to C-2 Central Business. Mr. Mendel stated the subject property is located within the 100 block of W. Liberty and 100 block of N. Elmwood St. Mr. Mendel stated it is owned by the City of Medina and currently part of the Liberty Street parking public parking Lot 2.~~

~~Mr. Mendel stated the City of Medina has been working to develop a new public parking facility on the land currently owned by the City of Medina and part of the City Hall parking lot, the land formerly occupied by the Masonic Temple and Medina Theater and the Liberty St. public parking Lot 2. Mr. Mendel stated as part of this project and part of the Tax Increment Financing District (TIF) created in 2017, the City plans to subdivide a 140 foot by 80 foot lot along the north side of the Liberty Street frontage, which is currently occupied by a portion of public parking Lot 2 and Porter's Shoe Repair.~~

~~Mr. Mendel stated the City intends to transfer the property, once subdivided, to the Medina City Development Corporation for the purposes of issuing a Request for Proposals for private development of the property under the C-2 District standards.~~

~~Mr. Mendel stated, in order to reduce steps during or after the RFP process, the City requests rezoning the subject land area from P-F to C-2.~~

~~Mr. Mendel stated the new lot's subdivision is not fully executed yet, so a rezoning decision by the City Council will be conditioned that the rezoning is only effective once the lot is officially created.~~

~~Mr. Mendel stated the Future Land Use map of the Comprehensive Master Plan (adopted in 2007) is a guide for future municipal planning and land use within the city. Mr. Mendel stated the subject property's existing P-F zoning is consistent with the Master Plan Future Land Use Map; however, given the redevelopment intent of the property to support the activity and vitality of the Downtown and provide TIF funding for the planned public parking facility, rezoning the property to C-2 is appropriate.~~

~~Mr. Mendel stated the City proposes C-2 which is the zoning district for privately owned and developed properties within the center of the City. Mr. Mendel stated the permitted~~

Mr. Weiderhold, Director of Main Street Medina commented. Mr. Weiderhold stated he is in support of the project and it is an amazing rehabilitation of an important building south of the district. Mr. Weiderhold stated Main Street Medina voted to expand the District south going down Broadway to Lafayette and over to Huntington to pick up more developable space. Mr. Weiderhold stated parking is always an issue but when there are 10,000 people on the square for large events, somehow they find a place to park if they really want to be there. Mr. Weiderhold stated that is not downplaying the issue but asked that the city take into consideration the transformative power of this project. Mr. Weiderhold stated he feels it would be wonderful to have the first tax credit project in the city.

Mr. Rose made a motion to approve the Site Plan and Certificate of Appropriateness for the demolition and rehabilitation of 320 S. Court Street subject to the following:

1. Review and approval of applicable permits by the City of Medina Building Department
2. Work with City staff during permit review on the following project details:
  - a. Building components' design, material and colors
  - b. Site landscaping plan
  - c. Dumpster location screening details
3. Substantive changes to the building rehabilitation plan, as determined by City staff, shall return to the Planning Commission for approval as an amendment.

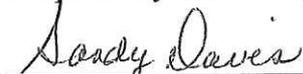
The motion was seconded by Mr. Gold.

Vote:

Grice	<u>Y</u>
Dutton	<u>Y</u>
Gold	<u>Y</u>
Rose	<u>Y</u>
Hilberg	<u>Y</u>
Approved	5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,

  
\_\_\_\_\_  
Sandy Davis

  
\_\_\_\_\_  
Rick Grice, Chairman