



**CITY of MEDINA**  
**Historic Preservation Board**  
**Regular Meeting Minutes**  
**March 14, 2024**

Meeting Date: March 14, 2024

Meeting Time: 5:00 PM

Present: Elizabeth Biggins-Ramer, Patty Stahl, Leslie Traves, Matt Wiederhold, Paul Wood, Andrew Dutton (Community Development Director), and Sarah Tome (Administrative Assistant)

Absent: Rebekah Knaggs

**Approval of Minutes**

Mrs. Stahl made a motion to approve the minutes from February 8, 2023 as submitted.

The motion was seconded by Mrs. Traves.

Vote:

Biggins-Ramer	<u>Y</u>	Stahl	<u>Y</u>
Traves	<u>Y</u>	Wiederhold	<u>Abstain</u>
Wood	<u>Y</u>		
Approved	<u>4-0</u>		

The Court Reporter swore in all attendees.

**Applications**

1. H24-05 Glenn Brant 115-117 East Liberty Street COA

Mrs. Stahl recused herself from the case.

Mr. Dutton stated that the subject site was the Medina Oddfellows building on the north side of East Liberty Street/Public Square. He stated that the applicant was proposing to relocate an existing residential storage shed to the rear yard of the property. He noted that the shed had a wood exterior and asphalt shingles, and would be painted "Firebrick". Mr. Dutton stated that the shed's location in the rear yard would be screened by existing buildings, walls/fences, and landscaping.

Mr. Dutton stated that staff recommended approval application H24-05 for the construction of a rear storage shed. He added that, while staff recognized that the proposed residential shed was generally not aesthetically compatible with existing principal structures, the shed would be located in a rear yard, would not be visible from public streets, and would provided a storage option for the applicant.

Present for the case was Glenn Brant, 2527 Granger Road.

Mr. Wiederhold asked what the shed's purpose would be. Mr. Brant stated that they had no storage in their building and the shed would be used for storage of chairs, coolers, tarps, and other similar items. Mrs. Wiederhold asked if the placement of the shed would block the rear stairs to the basement. Mr. Brant stated that it would not.

Mr. Wiederhold made a motion to approve application H24-05, as submitted.

Mr. Wood seconded the motion.

Vote:

Traves	<u>Y</u>	Wiederhold	<u>Y</u>
Wood	Y	Biggins-Ramer	<u>Y</u>
Approved	<u>4-0</u>		

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2. H24-07 Dave Sterrett 228 South Court Street CSP

Mr. Dutton stated that the subject site was formerly The Dress Bridal Boutique on the east side of South Court Street. He added that the applicant was proposing to locate a new business from Seville in the space. Mr. Dutton stated that the storefront had ample windows in which seven window signs had been proposed. He noted that signs ranged from 1.85 sq. ft. to 13 sq. ft. in area with a total window sign area of 39 sq. ft., which was compliant with Zoning Code requirements. Mr. Dutton stated that the signs incorporated a variety of colors including beige, light green, black, white, and pink.

Mr. Dutton stated that staff recommended approval of application H24-07 for the window signs.

The applicant was not present for this case.

Mr. Wiederhold stated that he felt there was a lot of signage for the space. Mrs. Stahl stated that having the signs at a symmetrical height would be better. There was a discussion as to the size and placement of the signs. Mr. Wiederhold asked if the Board can do a partial approval. Mr. Dutton stated that they could.

Mr. Wiederhold made a motion to approve only signs indicated as "A" and "B" in the application.

Mrs. Stahl seconded the motion.

Vote:

Wiederhold	<u>Y</u>	Wood	<u>Y</u>
Biggins-Ramer	<u>Y</u>	Stahl	<u>Y</u>
Traves	<u>Y</u>		
Approved	<u>5-0</u>		

3. H22-19 James Gerspacher 257 South Court Street COA Revision

Mr. Dutton stated that the application had been approved for the demolition of the buildings and the construction of a hotel in November of 2022. He noted that the approval contained seven conditions, including one that stated that there shall be a resolution between the applicant and the owner of 241 South Court Street for the restoration repair of any scarring due to the demolition of that wall. Mr. Dutton stated that, to satisfy the that condition, the owner of the property, Legacy Hotel of Medina LLC drafted an agreement taking responsibility for damage to 241 South Court Street during demolition. He noted that Legacy Hotel of Medina LLC had stated that the owner of 241 South Court Street, MRR Properties LLC, had not agreed to sign the document. Mr. Dutton stated that, as indicated in the provided memo from City of Medina Law Director Greg Huber, the Board did not have the authority to require that an applicant enter into an agreement with an adjacent property owner.

Mr. Dutton stated that the HPB would need to either revise Condition #7 or remove Condition #7 and leave the issue of damages between the property owners. He added that a potential revision to Condition #7 could state: "The applicant shall repair any unreasonable damage to the building at 241 South Court Street caused by the demolition of buildings at 253 or 257 South Court Street".

Mrs. Traves did not participate in review of the application and did not vote on the motion.

Mrs. Stahl asked if the potential revision had come from the Law Director. Mr. Dutton stated that it had been reviewed by the Law Director.

Mrs. Biggins-Ramer made a motion to change Condition #7 to the approval of H22-19 to state that "The applicant shall repair any unreasonable damage to the building at 241 South Court Street caused by the demolition of buildings at 253 or 257 South Court Street".

Mr. Wood seconded the motion.

Vote:

Wiederhold	<u>Y</u>	Wood	<u>Y</u>
Biggins-Ramer	<u>Y</u>	Stahl	<u>Y</u>
Approved	<u>4-0</u>		

4. H24-06 Ian Jones 257 South Court Street & 226 South Elmwood Avenue COA

Mrs. Traves recused herself from the case.

Mr. Dutton stated that this site was composed of two properties located between South Court Street and South Elmwood Avenue. He noted that the eastern 0.96 acre property had received conditional approval from the Historic Preservation Board, Planning Commission, and Board of Zoning Appeals for the development of a hotel. Mr. Dutton stated that the current application did not alter or affect previous approvals concerning the hotel. He noted that the current application proposed the demolition of the NAPA building to the west side of the site and the

construction of a parking lot along with the construction of a 5,800 sq. ft. event center to the rear of the hotel.

Mr. Dutton noted that the Board of Zoning Appeals had heard two variances for this property on March 12<sup>th</sup>. He continued that the Board approved a variance for parking setbacks and tabled a variance to building size.

Mr. Dutton stated that the first portion of the application was the demo of the NAPA building. He noted that the building had an industrial exterior incorporating concrete block, vertical metal siding, glass block windows, front facing garage doors, with a partial barrel roof and a partial flat roof. Mr. Dutton stated that, per information from the Sanborn Maps from 1902, the original structures on the site were a wood-framed residential building and a rear outbuilding. He added that the current building was constructed in 1946. Mr. Dutton stated that, unlike other recent demo applications, the request was not based on the condition of the building, rather it's limited aesthetic and historic value and the marginal benefits of renovations.

Present for the case was Jason Stevenson, 6800 River Forest Drive, and Ian Jones, of Mann Parsons Gray Architects, 3660 Embassy Parkway in Fairlawn.

Mr. Wiederhold asked if there was a garage attached to the building. Mr. Stevenson stated that there had been several additions to the building over time. He added that the section Mr. Wiederhold was referring to had been a drive through bay, but had most recently been used for inventory storage. Mr. Wiederhold asked if remediation would need to be done to the site. Mr. Stevenson stated that there was a little bit of remediation needed. He added that their contractor would be abating asbestos and cleaning the site. Mrs. Biggins-Ramer asked if there was ground contamination. Mr. Stevenson stated that remediation was limited to the interior of the building.

Mr. Wood made a motion to approve the portion of the application regarding building demolition, as presented.

Mr. Wiederhold seconded the motion.

Vote:

Wood	<u>Y</u>	Biggins-Ramer	<u>Y</u>
Stahl	<u>Y</u>	Wiederhold	<u>Y</u>
Approved	<u>4-0</u>		

Mr. Dutton stated that the second portion of the application included the construction of the event center and parking lot. He noted that there was also a patio to the north and east of the event center. Mr. Dutton stated that the event center included a 2,810 sq. ft. banquet room, restrooms, a warming kitchen, and entrances on the east and west sides of the building. He added that the exterior of the building was primarily brick, with a cast stone base and a cornice on portions of the building.

Mr. Dutton stated that Staff recommended approval of Certificate of Appropriateness application H24-06 with the condition that the demolition of two buildings at 253 and 257

South Court Street and the construction of a hotel conditionally approved by Certificate of Appropriateness H22-19 shall remain unchanged and any amendments shall be subject to Section 145.06(c)(4) of the City of Medina Codified Ordinances, "Amendments to a Certificate of Appropriateness".

Mr. Wiederhold asked if there was direct access to the patio from the hotel. Mr. Jones stated that there were doors on the northwest side of the hotel that allowed guests to access the alleyway beside the hotel, and to then enter the patio from there. There was a discussion on access between the hotel and event center.

Mr. Wiederhold inquired as to the event center's capacity. Joe Moffa of Riley Hotel Group, 387 Medina Road, stated that the capacity was 186. He noted that not all guests would be coming from the hotel.

Mr. Wiederhold noted that the south wall would be visible to the public and asked if changes could be made to the wall of the event center to make it look more accessible. Mr. Stevenson stated that the elevations did not do a good job of showing the building. He added that the 3D views did a better job of showing the dimension of the brick façade on the south face. Mrs. Stahl agreed that the south wall was rather flat. There was a discussion on ways the applicant to add dimension to the south wall, including windows or trellises. Mr. Jones noted that the south side of the building served as back of house to the banquet room.

Mrs. Stahl inquired as to why the event center was separate from the hotel. Mr. Jones stated that there was a sanitary easement behind the building. Mr. Stevenson stated that the storm sewer that ran underneath the existing buildings had to be moved to the rear of the hotel, which meant that they could not connect the buildings.

Mrs. Biggins-Ramer inquired as to the fence around the patio. Mr. Stevenson stated that it was a fence with gates located inside of a hedge. Mrs. Biggins-Ramer asked about the fence on the north side of the property. Mr. Stevenson stated that the fence would not be chain link, as indicated on the plans, but would rather be a dark metal, decorative fence that would match the hotel's aesthetics.

Mrs. Biggins-Ramer stated that she would like the bollard lighting included in the plans to be a bit more aesthetically pleasing. Mr. Stevenson stated that they were willing to choose a fixture that was a better match for the building.

Mr. Wiederhold stated that he was struggling with the thought of making a motion on a design that seemed so fluid. Mr. Stevenson stated that the level of detail required for the project made the design incomplete. He added that he was willing to make any changes that the Board requested.

There was discussion as to items the Board wanted to see and the possibility of conditional approval.

Mrs. Biggins-Ramer opened the meeting to the public.

James Amodio of Brown, Amodio & Chandler, 109 West Liberty Street, stated that his client, MRR Properties LLC, the owner of 241 South Court Street, had concerns about the placement of

the event center. He added that the proposed site plan would eliminate a cut through between the two properties. Brendan Rose of MRR Properties, LLC, 4015 Medina Road, inquired as to the position of the Board as to requirements for the façade of 241 South Court Street after the demolition for the hotel. Mrs. Biggins-Ramer stated that they hoped there will be no adverse effect to the wall. Mr. Dutton stated that it would reviewed administratively after the buildings were demolished.

Kimberly Marshall, Economic Development Director for the City of Medina, noted that there was landscaping along the edge of the event center parking lot and the city parking lot to the south, so the southern wall of the event center might not be very visible. There was a further discussion on landscaping and grade changes between the two properties.

Lance Traves, 239 South Court Street, stated that he approved of the revised site plan submitted by the applicant. He noted that it addressed some concerns he had had about the hotel project. Mr. Traves stated that he was completely in support of the event center project.

Brian Feron, 3335 Myers Road, stated that visibility might be difficult on South Court Street. He suggested that perhaps signage could be placed on the southern wall of the building. There was a discussion as to the potential of signage on the event center’s southern side.

Mr. Wiederhold made a motion to approve the portion of the application regarding the construction of an event center, as presented, with the condition that the following shall be provided to the Board for their review and approval:

1. The fence type including an example.
2. A detailed lighting plan including examples.
3. A detailed landscaping plan including all plant types.
4. Renderings of the south face of the proposed building incorporating a trellis, signage, or other architectural elements.
5. 3D views of the building from all sides, particularly the south side.
6. 3D views of the building and the hotel looking north from South Court Street and looking north from City Parking Lot 4, the Feckely Lot.
7. Samples of all light fixtures including uplighting, lights attached to the building, bollards, and parking lot lights.

Mr. Wood seconded the motion.

Vote:

Biggins-Ramer	<u>Y</u>	Stahl	<u>Y</u>
Wiederhold	<u>Y</u>	Wood	<u>Y</u>
Approved	<u>4-0</u>		

**Adjournment**

Having no further business, the meeting was adjourned.

Respectfully submitted,

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Sarah Tome

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Elizabeth Biggins-Ramer, Chairwoman