



# BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue  
330-722-9038  
www.medinaoh.org

Application Number H23-01

<b>GENERAL</b>	Date of Application <u>1/18/23</u> Property Location <u>117 E. LIBERTY</u> Description of Project <u>STOREFRONT RENOVATIONS</u> <u>REVISIONS TO PREVIOUSLY APPROVED STOREFRONT TO</u> <u>ACCOMMODATE FIELD CONDITIONS</u>
<b>CONTACT INFORMATION</b>	<b>Applicant</b> Name <u>ILLES ARCHITECTS INC.</u> Address <u>3697 FOREST RIDGE CIR.</u> City <u>MEDINA</u> State <u>OH.</u> Zip <u>44222</u> Phone <u>330-725-6262</u> Email <u>illesarchitects@zoominternet.net</u> <b>Property Owner</b> Name <u>DOOF</u> Address <u>117 E LIBERTY</u> City <u>MEDINA</u> State <u>OH</u> Zip <u>44256</u> Phone _____ Email _____
<b>APPLICATION TYPE</b>	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input checked="" type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
<b>APPLICANT SIGNATURE</b>	By signing this application, I hereby certify that: 1) The information contained in this application is true and accurate to the best of my knowledge; 2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record; 3) I assume sole responsibility for correspondence regarding this application; and 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application. Signature <u>[Handwritten Signature]</u> Date <u>1/17/23</u> <u>AGENT</u> <u>ARCHITECT</u>
<b>OFFICIAL USE</b>	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>50</u> Meeting Date <u>2/9/23</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

## H23-01 Odd Fellows Storefront

Property Owner: IOOF Lodge 26 Morning Star  
Applicant: Chip Klinkenberg  
Location: 117 East Liberty Street  
Request: Certificate of Appropriateness for a storefront renovation

### **LOCATION AND SURROUNDING USES**

The subject site is composed of 0.14 acres located on the north side of East Liberty Street. Adjacent properties contain the following uses:

- North – Parking
- East – Restaurant
- South – Uptown Park
- West – Restaurant



### **BACKGROUND & PROPOSED APPLICATION**

In 2019, the applicant received approval from the Historic Preservation Board for a renovation of the building's storefront. The original approval included:

- A copper strip below the 2<sup>nd</sup> story windows
- White dental molding
- A white signboard area
- An awning with a dark bronze metal roof
- White trimmed piers
- Black glass tile bulkheads
- "White Storefront Alum" windows
- Black tiled flooring in the recessed entrance areas.

The current application revises the previous approval by adjusting a number of elements:

- Awnings/Signboard Area - Due to a grade change, the metal awning must be raised higher on the storefront. This adjustment results in a necessary reduction of the height of the white signboard to 1 ft. 4 in.
- Lighting - Three black uplights are proposed on top of the metal awning to illuminate three potential wall signs. Examples of signs are shown, though Conditional Sign Permit(s) will need to be submitted to the Board for approval of the signs.
- Bulkhead – The bulkhead areas are indicated as synthetic paneling material painted an egg white color (SW 6364). The bulkheads were previously clad in black tile.
- Window – Windows are noted “White Plum Entrances w/Clear Insulated”.
- Piers – Piers are shown in egg-white color. The piers were previously white.
- Entrance Flooring – The flooring of the recessed entrance areas are proposed as sloped concrete. This area was previously tiled.

**DESIGN GUIDELINES/DEMOLITION CRITERIA (SECTION 145.07)**

- (a) Preservation/rehabilitation/renovation. 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 rehabilitation 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.

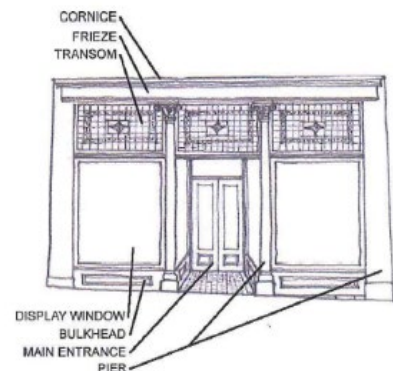
When the preservation of architectural features is not possible, alterations should be done in a manner respectful of the existing character, but done in a manner that is representative of architectural design and construction of contemporary times.

**CITY OF MEDINA DESIGN GUIDELINES FOR HISTORIC PROPERTIES AND DISTRICTS**

**Preservation/Rehabilitation/Renovation - Recommendations**

**Missing Element**

- Replace or reconstruct the missing element using materials that match the original as closely as possible.
- 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.
- Examining other buildings of the same architectural style can help determine what may be appropriate.



**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.

**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 on an 1870s commercial building).
- If the element is considered inappropriate for the building, replace the element with one that is acceptable.

**COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION**

Staff recommends **approval** of application H23-01 for the proposed storefront renovation with the suggestion that the applicant consider a color variation on the bulkheads and/or piers to provide contrast.

Staff's recommendation is based on the existing storefront's lack of significant features, as it is primarily clad in vertical wood siding, and the proposal's incorporation of elements more appropriate for the Historic District, which represent a significant aesthetic improvement.

### **Additional Information 1-31-23**

Requested by Andrew Dutton (**BOLD**)

Responses By Chip Clinkenberg (*ITALICS*)

**1. What is the material for the paneling?**

*Synthetic paneling and Trim Painted same as 2019 approval*

**2. Will the copper strip remain above the dental molding?**

*Dark Bronze Aluminum*

**3. Though the signs are shown, they will need a separate Conditional Sign Permit(s). It will need to include more information such as total dimensions, detail of the logo for swine, separate fee, etc.**

*We understand that separate permits will be required or signage*

**4. Just to confirm, the doors and windows will be unchanged. In addition, there will be sloped concrete from the sidewalk to the doors.**

*Wood doors will remain as approved in 2019 ,new concrete sloped entrances will be constructed.*

*We are going to ask the Board for an opinion on 2 choices for a new aluminum storefront.*

*White is indicated because of the existing windows above- option dark bronze.*

*We want to discuss this at the meeting.*





MORNING STAR 10006 RWB MEDINA BEERMAN LODGE #945  
**F.I.O.O.F.**  
EVENING STAR CANTON-MEDINA #112  
ENCAMPMENT #0-300

MEDINA, OH

Chalkboard sign with handwritten text, including "Cafe" and "Menu".

Green directional sign with white arrows pointing left and right.

Medina City Hall clock tower.



HAPPY Hour... Tue-Fri 3-6  
Warm up with  
a cup or bowl of  
our homemade Chili  
Soup of the week...  
Cheeseburger  
BREWERY



EST. 1900  
I  
O  
O  
F  
MORNINGSTAR  
LODGE #26



115 1/2  
PUBLIC SQ.



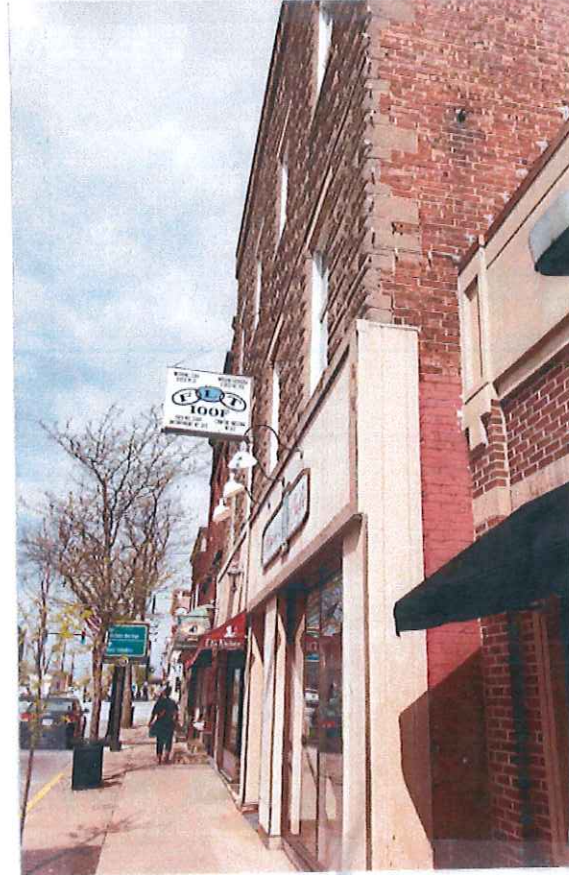
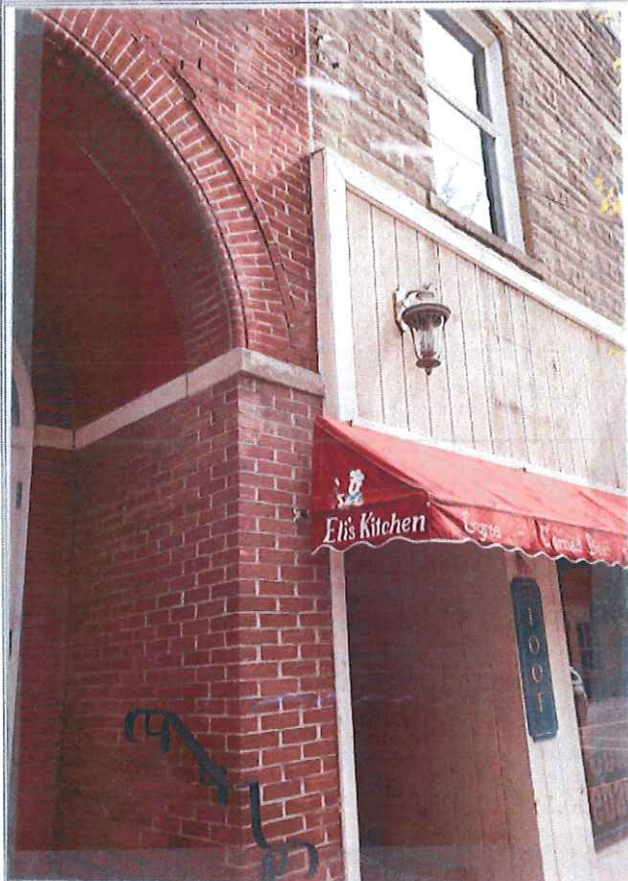
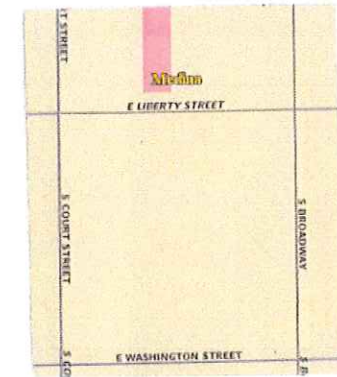


# RENOVATIONS FOR: MORNING STAR LODGE #26 I.O.O.F

117 EAST LIBERTY STREET  
MEDINA, OHIO 44256



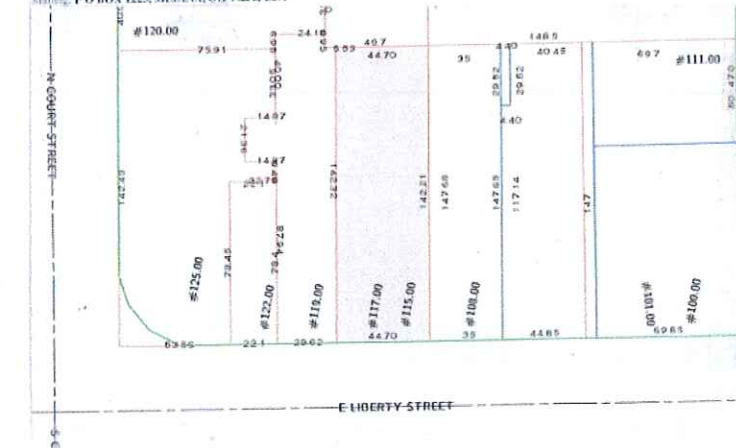
ILLES ARCHITECTS INC.  
5000 GATEWAY DR.  
MEDINA, OHIO 44256  
PH: 330.725.6262



PARCEL:  
Parcel Number: 026-1910-20-051  
Location: Medina City  
School District: Medina City  
City Lot: 84  
Transfer Date: 1904/10/05, 1963/05/06  
Address(es): 117.00 E LIBERTY STREET (Field), 115.00 E LIBERTY STREET (Field)  
Structure Type: Commercial-117.15  
If this address doesn't seem right, click here.  
Latitude/Longitude (of picked point): 41.19068/-81.863407

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

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



SITE LOCATION

EXISTING SPRING 2019



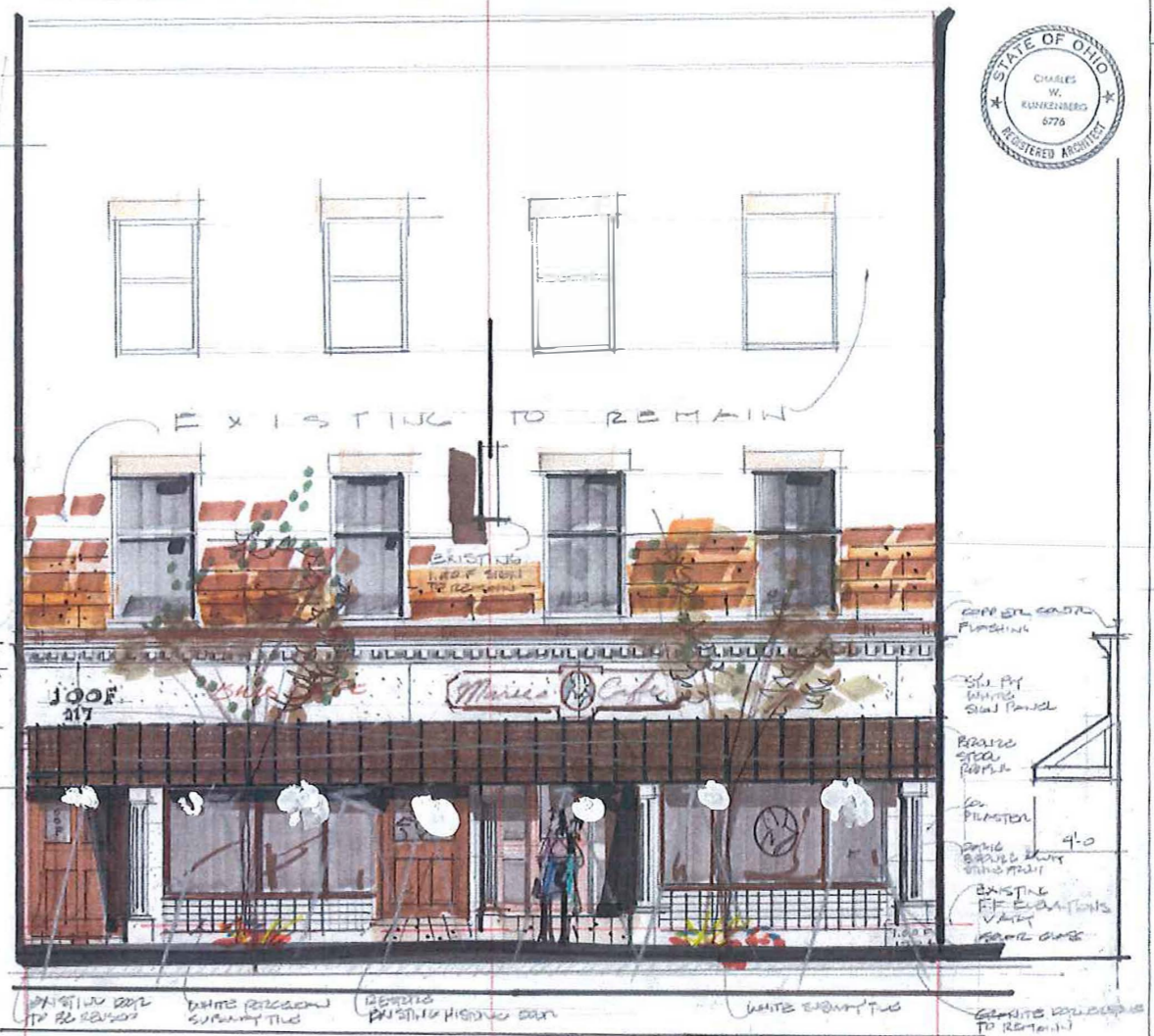
EXISTING 2019  
STREET ELEVATION  
GRAPHIC SCALE 1/4" = 1'-0"  
4



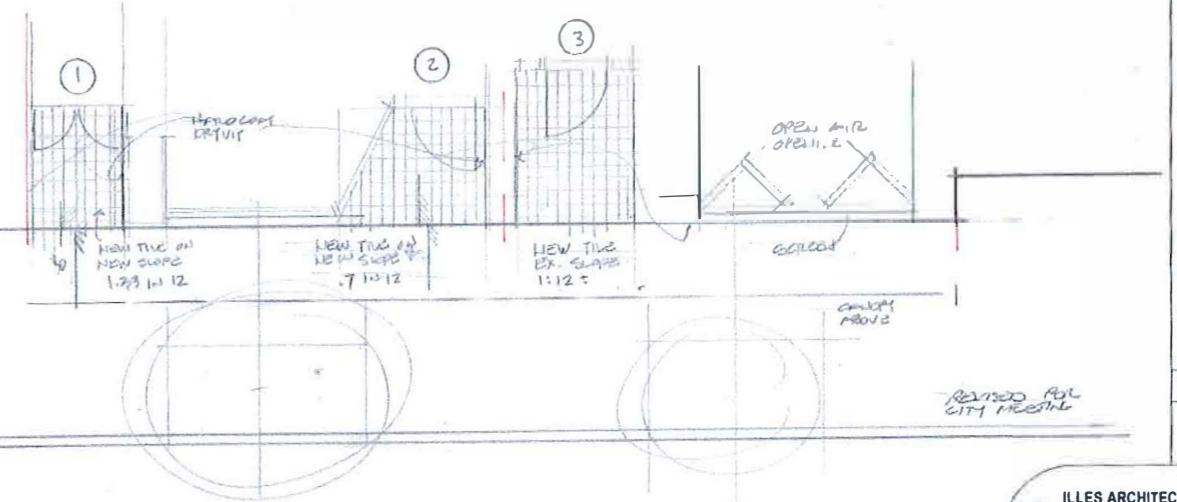
3



1



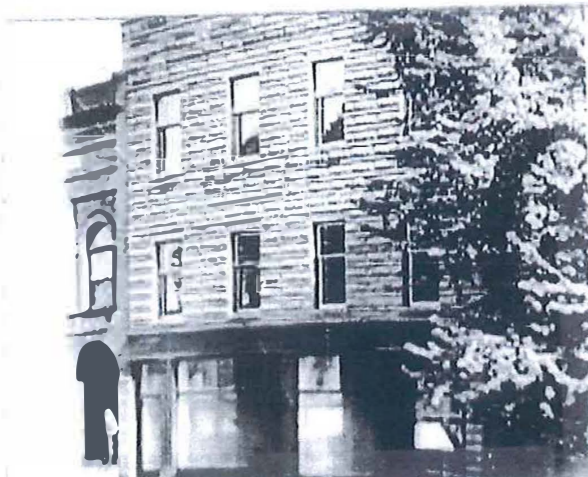
ELEVATION RENOVATIONS  
SCALE 1/4" = 1'-0"



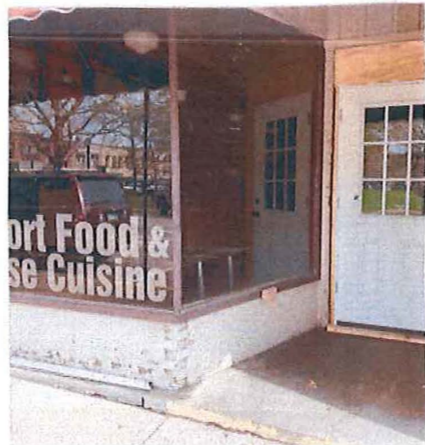
STORE FRONT PLAN  
SCALE 1/4" = 1'-0"

GENERAL NOTES

1. NEW WORK IS MEANT TO PROVIDE ACCESSIBILITY AS BEST TECHNICALLY FEASIBLE PER CURRENTS PER 24116-24117. THIS IS A LOCAL HISTORIC BUILDING AS RECOGNIZED BY THE CITY OF MEDINA. THIS RENOVATION MEETS THE INTEREST OF THE BUILDING AND HISTORICITY AHEAD.



CIRCA 1904  
STREET ELEVATION  
NO SCALE



2



STREET ELEVATION FOR LOOF LODGE 26 CIRCA 1904 17 E LIBERTY ST. CITY OF MEDINA, OHIO

ILLES ARCHITECTS INC.  
5000 GATEWAY DRIVE  
SUITE 105  
MEDINA, OHIO 44258  
PH 330 725 8262



copper

white  
dark  
bronze

white trim  
panels

black  
glass tile  
w/white  
grout

white storefront alum

mat black tile 2019  
octagon floor tile

RECEIVED  
JUN 27 2019  
By *[Signature]*

ELEVATION REVISIONS

Scale 1/4"=1'-0"



SK-2

**Tile on Bulkhead**



**INITIAL APPLICATION - 2019**





EXISTING WHITE WINDOWS

BLACK 8" INDIVIDUAL TENANT BOOKTYPE LETTER SIGNAGE (STANDARD) (3)  
WHITE DENTIL MOULD AS APPROVED

4" CANOPY, W MANSARD / BRONZE / BROWN STEEL ROOFING AS APPROVED

(3) 3000 K LED SPOT SIGN FLOOD LIGHTS

WHITE ALUM ENTRANCES W / CLEAR INSULATED

REVISIED SIGN BHD 1'4"  
4'0"  
LED CAN UNDER CANOPY LIGHTS 3000K  
8'0" CLEAR

100F

SWINE BBQ

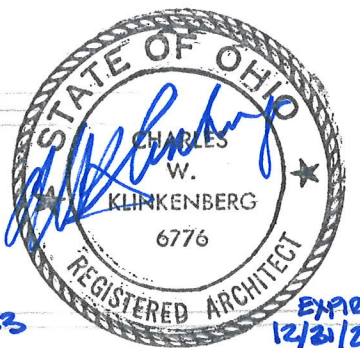
OFF WHITE "BURKHEAD PANELS"  
"SW 6364"  
EGG WHITE

264-C2  
SW 6364  
Eggwhite

100F BUILDING 117 E. LIBERTY ST.  
REVISED STREET (SOUTH) COLOR  
ELEVATION/RENOVATIONS

SCALE 1/4"=1'-0"  
NOTE: ALL OTHER DETAILS TO REMAIN AS ORIGINALLY APPROVED

MAR 2019 ORIGINAL  
1/7/23 REVISED PER FIELD CONDITIONS



1/8/23  
CHARLES W. KLINKENBERG

SK-1

PROPOSED - 2023

SW 8917

**SW 6364**

SW 6378

SW 7571


SW 6126

SW 7572

SW 7574

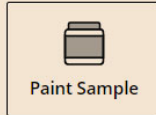
SW 6364

# Eggwhite

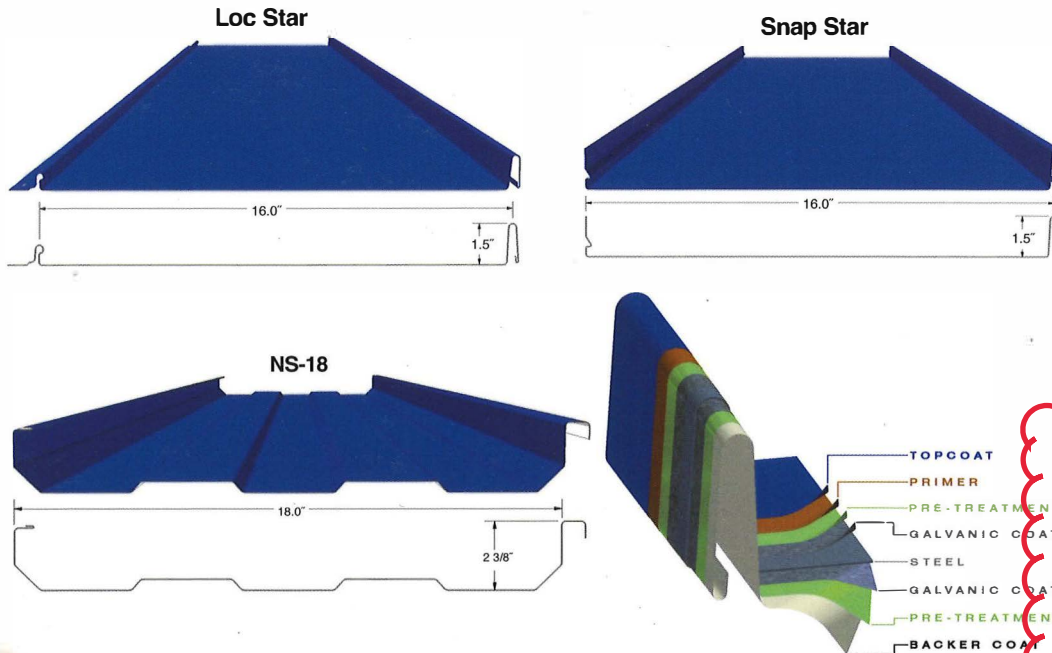
FULL DETAILS 

Create a welcoming environment with this creamy warm white. With its peach undertone, this white pairs wonderfully with warm neutrals.

Get this color in a:

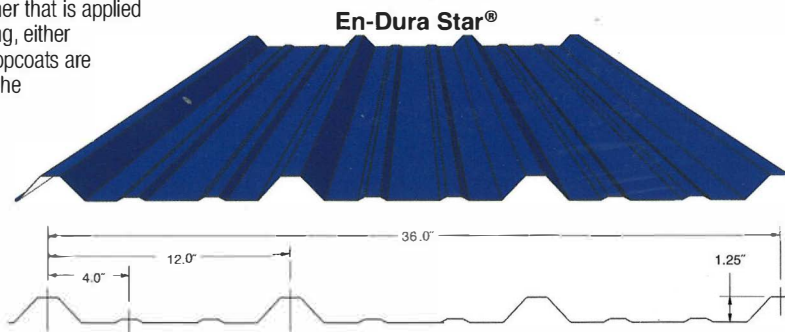


## Architectural Color Selector



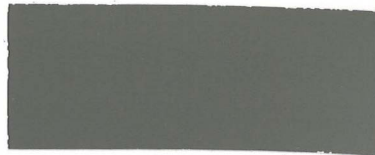
## Kynar 500®/Hylar 5000®

Architectural colors contain a minimum of 70% Kynar 500® or Hylar 5000® base resin with ceramic pigments. All standards are formulated to ensure consistent color and quality. The Kynar® / Hylar® system is applied over a polyester primer that is applied to a pre-treated galvanic coating, either Galvanized or Galvalume. All topcoats are a minimum of 0.8 mil thick in the color of your choice.

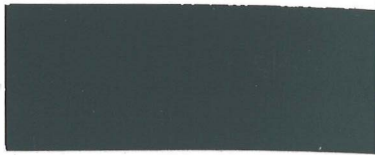


valspar

\*Regal White SR .67 E .86 SRI 82



\*Slate Gray SR .33 E .84 SRI 37



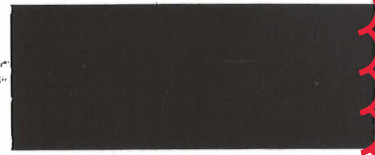
\*Charcoal Gray SR .28 E .84 SRI 28



\*Sandstone SR .53 E .86 SRI 63



\*Sierra Tan SR .34 E .86 SRI 37



\*Mansard Brown SR .26 E .86 SRI 26



\*Burgundy SR .23 E .85 SRI 23



\*Colonial Red SR .29 E .85 SRI 34



\*Aged Copper SR .46 E .85 SRI 53



\*Evergreen SR .26 E .86 SRI 26



\*Regal Blue SR .25 E .85 SRI 24

\* Denotes Energy Star approved Color  
**WARRANTY POLICY:** The only warranties available are those issued in writing by the manufacturer and no other warranties either implied or expressed are to be considered. All colors shown on this card approximate actual finish colors as accurately as possible.



SR: Solar Reflectance  
 E: Emittance  
 SRI: Solar Reflective Index

**Premier Color**

\*Copper Metallic SR .47 E .85 SRI 55

Galvalume

\*Matte Black SR .25 E .85 SRI 23

\*Dark Bronze SR .25 E .84 SRI 24

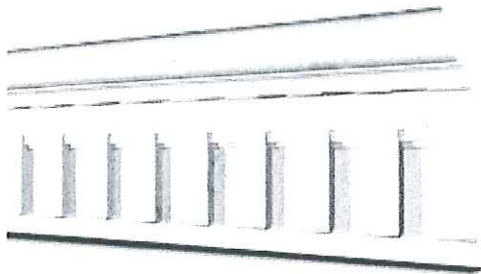
\*Medium Bronze SR .28 E .87 SRI 31

\*Regal Red SR .41 E .84 SRI 45

**PROPOSED - 2023**



## DENTIL MOULDING DETAILS



**Item No. MLD710538**

### Dentil Moulding

*Specifications:*

Projection: 4 5/8"

Height: 10 1/2"

Length: 8'0"

Material:

Polyurethane

Texture: Smooth

Finish: White Primer



[Back to Selection](#)

**Keywords:** Dentil Moulding, Polyurethane, Smooth, White Primer, Moulding,

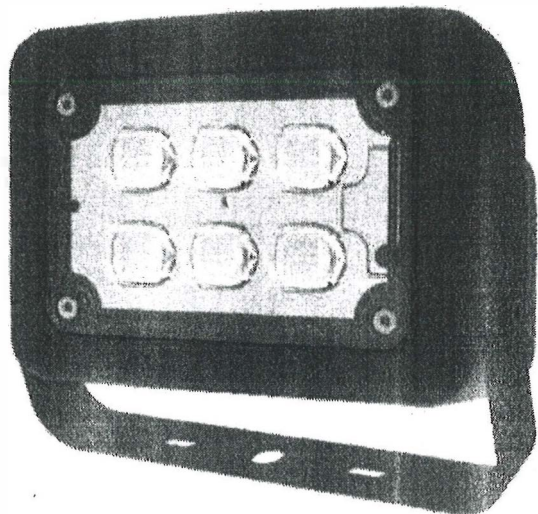
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SHIPS FROM MANUFACTURER

### Halco 12-Watt 120-277V Yoke Bronze Outdoor Integ LED Flood Selectable Cct

PART 212106    BRAND Halco

**\$68.32**

QUANTITY

-	1	+
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Shipping charges may apply



Usually ships within 2 days



Restocking fees may apply

Report inaccurate product information

# About this item

## Product Details

## Product Specs

## Resources

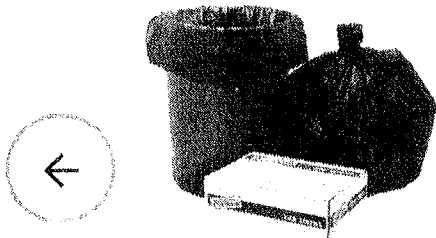
- 12W 120-277V Yk Bz Otdr LED Fld Sel Cct
- Brightness: 1538 Lumens
- Lifetime: 50,000-Hours
- Color Temperature: 3000/4000/5000K, 70Cri Selectable
- Energy Used 12-Watt (Equivalent To A 50-Watt Mh-Watt Light Bulb)
- Ideal For Use In Commercial, Industrial, Retail, Storage, Utility, Shopping Centers, Task Lighting
- Dimmable
- Field Selectable Cct - Adjustable Color Temperature  
3000K, 4000K, 5000K
- Dlc Premium Listed, Ip65 Rated
- 5-Year Warranty
- Mfg #10340

## Customers Who Viewed This Also Purchased

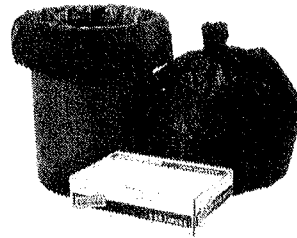
### PART 119060

### PART 119071

### PART 405301



Maintenance Warehouse® 40-45  
Gal 1.5 Mil Low-Density Trash Bag  
(100-Pack) (Black)



Maintenance Warehouse® 55-60  
Gal 1.5 Mil Low-Density Trash Bag  
(100-Case) (Black)



InSinkErator® Badger 5™ 1/2 HP,  
Garbage Disposal w/ Power Cord

Sign in for price

**PROPOSED - 2023**

\$106.33