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CITY OF MEDINA HISTORIC PRESERVATION BOARD

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Transcript of Proceedings held on Thursday,

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the 11th day of March, 2021, before the

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City of Medina Historic Preservation Board,

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commencing at approximately 5:00 p.m., as taken by

14

Makenzie J. Sabo, RPR, Notary Public within and for

15

the State of Ohio, and held in Medina City Hall,

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132 North Elmwood Avenue, Medina, Ohio 44256.

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APPEARANCES:

Leslie Traves, Chairwoman,
Elizabeth Biggens-Ramer, Member,
Rebekah Knaggs, Member.

City of Medina Planning and Community,
Development Department,
Jonathan Mendel, Community Development Director.

H21-02:

Nancy Nozik, Architect, Brandstetter Carroll, Inc.
Scott Miller, Medina County Administrator.

H21-04:

Craig Sturgill, Applicant.

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PROCEEDINGS

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CHAIRWOMAN: I'd like to call to order the meeting of March 11th for the meeting of the Historic Preservation Board. If the members of the public would like to provide an opportunity to address the board, if you do so, please come to the podium and state your name and address for the record and keep your comments to a limit of five minutes.

MR. MENDEL: Why don't we do minutes --

CHAIRWOMAN: Okay.

MR. MENDEL: -- and then we'll do swearing in.

CHAIRWOMAN: Okay. So we have the minutes from the last meeting, and it's been provided to the board.

Has everybody had a chance to look at it?

MS. BIGGENS-RAMER: (Nodding affirmatively.)

MS. KNAGGS: Yeah.

CHAIRWOMAN: Do I have a motion to approve those minutes?

MS. BIGGENS-RAMER: I'll make a

1 motion to approve.

2 MS. KNAGGS: I'll second.

3 CHAIRWOMAN: Thank you.

4 Okay. So --

5 MR. MENDEL: Beth

6 Biggens-Ramer?

7 Well, we've got to vote for it.

8 Beth Biggens-Ramer?

9 MS. BIGGENS-RAMER: Yes.

10 MR. MENDEL: Knaggs?

11 MS. KNAGGS: Yes.

12 MR. MENDEL: Traves?

13 CHAIRWOMAN: Yes.

14 MR. MENDEL: All right. So we

15 can swear in everybody here that wants to

16 testify or is an applicant, and then myself as

17 staff.

18 (Whereupon, Jonathan Mendel and all

19 persons in attendance were then placed under

20 oath by the Notary.)

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H21-04

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MR. MENDEL: Okay. Would you like me to start?

CHAIRWOMAN: Yeah.

MR. MENDEL: We're going to adjust the agenda. H21-04, 281 South Court Street will be first.

So the Applicant is here - Craig Sturgill - to my right and in front of you guys, so I will go over the staff report.

As I said, this is a certificate of appropriateness review for a facade rehabilitation at 281 South Court Street. The property is zoned C-2, Central Business District. It is located at the northwest corner of South Court Street and West Smith Road.

The Applicant requests this certificate of appropriateness for the rehabilitation and repair of the subject property's primary and secondary facades. So the primary facade would be the facades on Court Street and on Smith Road, and the secondary facade would be the -- kind of the back and -- back of the

1 building, so the west facade of the building
2 and the north facade of the building, which are
3 just really visible if you're really in the
4 property.

5 The proposed changes involve extensive
6 replacement and repainting of facade materials
7 on the front east bays, the front door entry --
8 front entry door, cornices, and third floor
9 dormers. Additionally, the various
10 masonry-faced areas, especially on the east
11 facade, which would be the Court Street facade,
12 will be sensitively repaired and patched.

13 So as a certificate of appropriateness
14 review for repairs and alterations, it kind of
15 goes through the basic design guidelines
16 starting on Page 2 -- 1 of the staff report
17 extending into Page 2. It talks about making
18 sure that materials and details are retained as
19 much as possible and the character of the
20 original is adhered to as much as possible.

21 So looking at the proposed materials,
22 Mr. Sturgill has provided samples which are in
23 front of the Chair, so for the -- there's a
24 fair amount of repair and rehabilitation that's
25 necessary to this building, and these repairs

1 are to refresh the facades as they do need some
2 work. The proposed rehabilitation of the bay
3 windows will have slightly less detailing as
4 being proposed throughout its surfaces than the
5 existing, but it will be appropriate and
6 consistent with the existing building's
7 historical style.

8 So if you're on the overhead, these bays,
9 on an example that the Applicant has provided,
10 the coffering and the detailing will be
11 somewhat -- will be similar to the existing
12 insets and the coffers, which are currently
13 kind of like a T1-11 or wood -- vertical wood.
14 It will be more of a flat panel as shown on
15 here. You can see there's kind of a flat panel
16 within the areas of the bay.

17 But I believe that this will still -- as
18 proposed, would still be consistent with the
19 character of the building and the age -- and
20 the time period.

21 The front entry door is designed to be
22 consistent with sidelights and paneling, which
23 is similar to, you know, the historical nature
24 of this building, the time period of this
25 house -- of this building.

1 Lastly, the Applicant is looking to replace
2 vertical siding on the west facade and north --
3 and replace -- sorry. The Applicant looks to
4 do horizontal siding, Hardie board on the north
5 side which is currently painted CMUs - concrete
6 masonry units.

7 Now, the west facade is currently covered
8 with vertical T1-11 wood siding. Looks to do
9 the Hardie board on the north facade and then
10 just replace the T1-11 on the west facade --

11 MR. STURGILL: With Hardie.

12 MR. MENDEL: With Hardie,
13 okay.

14 So in the application it had said just with
15 new T1-11, but, you know, I was looking at it,
16 and I do think that overall the rehabilitation
17 and repair is appropriate to the building and
18 the treatment of this one-story addition on the
19 west side of the building is mostly
20 appropriate. In the description, it had to
21 remove and replace the existing T1-11 siding.
22 I don't think having horizontal, kind of lap
23 siding Hardie board, on the north facade would
24 be visually consistent if you kept vertical
25 T1-11 on the west facade, so that Hardie board,

1 kind of lap siding, would be extended around
2 onto the west facade, and the north facade
3 would be consistent and look internally
4 consistent. So that's -- I do propose a
5 recommendation in that manner.

6 So with that said, you know, looking at the
7 proposal and the various pieces and colors, I
8 recommend approval of the certificate of
9 appropriateness for the repair and
10 rehabilitation of 281 South Court Street
11 subject to any necessary permits that are
12 required through the City of Medina Building
13 Department, and the east wall of the rear
14 one-story building portion must use horizontal
15 Hardie board siding in the same manner as the
16 north wall of this portion of the building.

17 So that's it. Thank you.

18 CHAIRWOMAN: Yes. Can we ask
19 the Applicant to please come --

20 MR. MENDEL: You can get right
21 on top of the microphone.

22 CHAIRWOMAN: If we can ask the
23 Applicant to please stand up and give us your
24 name and address for the record and then give
25 us your own view of the project, and then we

1 also are going to want to know, like, where
2 things go, so I might give you your examples
3 back so you can address those issues as they
4 come up.

5 MR. MENDEL: Chair, I think
6 it's okay if Mr. Sturgill is seated, and just
7 make sure you're right on top of the microphone
8 so that everybody can hear well and the
9 court reporter can hear it.

10 CHAIRWOMAN: (Providing to the
11 Applicant.)

12 MR. STURGILL: Craig Sturgill,
13 281 South Court Street.

14 You just wanted me to kind of summarize?

15 CHAIRWOMAN: Yeah.

16 MR. STURGILL: Is this
17 microphone working?

18 CHAIRWOMAN: You have to push
19 the button.

20 MR. STURGILL: Okay. So the
21 goal of the project was to, you know,
22 rehabilitate the exterior surfaces to reduce
23 maintenance, improve the look and marketability
24 of the property to allow us to increase rents,
25 and really provide an asset to the city and

1 neighboring buildings. Many of the residents
2 at the building have complained about much of
3 the things that we plan to revitalize, so the
4 goal is to maintain the historic character of
5 the building while providing some minor
6 upgrades to the look, but I do believe it would
7 be consistent with the historical value of the
8 region.

9 So the paint colors -- I don't have a
10 little camera, unfortunately I have my hands,
11 but the -- this dark green color --

12 Can you take a step back? Yeah, there you
13 go.

14 So this is a sample of HardiePlank. On the
15 front bay windows, this is what would be used
16 in different shapes. I guess it'd be following
17 kind of a Shaker pattern on the bay windows,
18 but it would be HardiePlank, which is basically
19 a cement fiberboard-type material. It's very
20 durable, low maintenance. It has a high
21 quality look. So HardiePlank would be the
22 primary material that would be used on the
23 exterior surfaces that would be replaced.
24 Other ones may be just painted that don't need
25 replacement.

1 But the overall project is to, again, make
2 the building more functional. A lot of the
3 doors that are there are either not working,
4 they don't close properly, they're leaking
5 water and other -- you know, snow and so forth
6 into the building.

7 The windows have already been approved
8 through a previous certificate of
9 appropriateness meeting at the end of last
10 year, but we were -- we weren't able to do the
11 windows right away because we need to
12 coordinate that in conjunction with some of
13 this Hardie material that needs to be replaced,
14 so we had to hold off until we can hopefully
15 get approval on this and then we can do the
16 project at once.

17 CHAIRWOMAN: Sure.

18 MR. STURGILL: But basically
19 just kind of overall really improving all the
20 things that are wrong with the building. The
21 wood is very deteriorated, leaking. Paint's
22 peeling off. The doors don't close, they're
23 leaking, and overall just kind of diminishes --
24 a lot of people walk in the building and
25 they're like "Wow, this is actually much nicer

1 inside than it would appear to be on the
2 outside," and I think it's just kind of hurting
3 the building itself's value and, also, the
4 surrounding buildings and communities. So our
5 proposal is to hopefully repair that.

6 So this dark green color would be what
7 would be used on the front bay windows as well
8 as the dormers on the third floor. This
9 Homestead Brown color that's in the middle,
10 it's kind of hard to see in pictures, but
11 that's what would be used to paint all the
12 existing soffit and fascia and trim.

13 And then this Fiery Brown color that's kind
14 of a maroon-ish red is what would be used on
15 the back, the west, and north section of the
16 one-story building for the horizontal
17 HardiePlank siding.

18 CHAIRWOMAN: So I'm going to
19 go ahead and open the meeting up to the rest of
20 the board, so if they want to ask questions,
21 they can.

22 I'm just wondering, you're not going to use
23 any of that maroon color on the front?

24 MR. STURGILL: No. The only
25 part that would be maroon is -- just basically

1 keeping the exact same color. I actually did a
2 color match, and this was the closest color to
3 what the existing T-11 siding is, so basically
4 keeping that exact same color that's there as
5 close as possible and just replacing it with a
6 more high quality finish, which would be the
7 HardiePlank.

8 CHAIRWOMAN: Okay. And then I
9 know there's some questions about the front
10 door. And you're replacing the side door also?

11 MR. STURGILL: So I believe
12 there's three doors in the rear of the
13 property.

14 CHAIRWOMAN: Okay.

15 MR. STURGILL: And then there's
16 one front door obviously.

17 Jonathan, could you show those examples?

18 So the front door would be -- there we go.

19 So that basically replaces the front door,
20 which is the same type of sidelights and top
21 window component that's already there.
22 Obviously the oval window would be replaced,
23 but as you can see, it looks like maybe it was
24 even rectangular at some point, but it would be
25 a very similar-style door with ball-bearing

1 hinges, and it would be a commercial-style door
2 that would allow us to improve the
3 functionality of that and, also, the look of
4 the building while keeping a very similar style
5 to what's already there.

6 CHAIRWOMAN: I'm looking for
7 the picture of the old door.

8 MS. KNAGGS: Is it all right
9 if I ask a question?

10 CHAIRWOMAN: Sure, go right
11 ahead.

12 MS. KNAGGS: With the existing
13 door - I'm just curious - you've mentioned the
14 various points of damage and weathering and the
15 like. Can you give, like, specific examples of
16 what processes you have gone through up until
17 this point with the door - you can tell that
18 the knob has been changed, it was originally an
19 historic piece there - as far as trying to
20 maintain the original historic feature?

21 MS. NOZIK: Sure. So the
22 original door, we've had -- Albright Security,
23 which is, you know, pretty prominent in Medina,
24 has, you know, attempted to repair that door
25 multiple times. The locking component is

1 almost beyond repair at this point. As you can
2 see, we put on a Don-Jo plate and, you know, a
3 commercial grade doorknob.

4 The recessed component that the lock goes
5 into we tried to repair multiple times, but the
6 door -- you know, after many attempts to
7 improve the hinges, you know, shave the door,
8 you know, do all kinds of things to it,
9 unfortunately it just doesn't lock very well as
10 much as, you know, we've had professional
11 security companies there.

12 You know, it gives the residents concerns
13 that, you know, if you don't slam it closed all
14 the way, then it can cause security issues.
15 There's a pretty substantial gap on the bottom
16 that we've put a new threshold on a couple
17 times, but it continues to leak water and other
18 substances into the building from the outside.
19 You know, there's wood deterioration and
20 chipping. It doesn't seem like it's that
21 sturdy of a door, so we tried to take all the
22 precautions we could do to preserve it, but I
23 think it's beyond repair at this point.

24 CHAIRWOMAN: So when you get
25 ready to install the new door, are you going to

1 have to destroy some of the millwork that's
2 around it?

3 MS. NOZIK: So some of --
4 yeah, some of the components that Jonathan was
5 just showing with his pen, those would be
6 replaced with a -- it's kind of like an insert,
7 like a one-piece-type style door, if you look
8 at the new --

9 CHAIRWOMAN: Right.

10 MS. NOZIK: -- powder-coated
11 steel door.

12 So some of the millwork would be removed,
13 yes, but it would be replaced with a
14 symmetrical door that the rest of the back
15 doors would be replaced with as well, so yeah.

16 MS. BIGGENS-RAMER: Is the millwork
17 in good shape?

18 MS. NOZIK: The millwork
19 itself is in good shape, but the part that it's
20 fastened to isn't, so it's hard to kind of just
21 keep the millwork by itself because it is a
22 completely new door frame and door enclosure.

23 MS. KNAGGS: So just to
24 reiterate, there's a sort of two-fold issue of
25 both security and safety with the door, but

1 then also the weather issues. It's not just
2 necessarily the weather, there is also a safety
3 concern.

4 MS. NOZIK: Correct. Yeah,
5 safety and security both. It never closes.
6 Half the time it doesn't close unless you
7 really slam it close. It doesn't function like
8 it should.

9 Like I said, we've made multiple attempts
10 to try to resolve that, but unfortunately I
11 think it's -- due to the age and deterioration,
12 it's kind of prohibitive at this point to be
13 able to make those repairs.

14 CHAIRWOMAN: And what color
15 did you say the door was going to be painted?

16 MS. NOZIK: The new door will
17 be black, as Jonathan is showing that image,
18 which would also coordinate well with the
19 windows that we'd be putting in that are black
20 fiberglass, so it would be a symmetrical,
21 uniform look.

22 CHAIRWOMAN: And then there's
23 also an awning, also, right?

24 MS. NOZIK: Correct. The
25 awning that is maroon, it would be the same

1 style, it would just be basically replaced with
2 a black awning so everything will kind of
3 coordinate -- correlate together.

4 And the building just --

5 MS. BIGGENS-RAMER: In --

6 MS. NOZIK: I'm sorry. The
7 building just to the south of this actually has
8 a black awning in the same style that we'd be
9 using.

10 MS. BIGGENS-RAMER: In investigating
11 repairing the door, did you cost-out to have a
12 reproduction door milled?

13 MS. NOZIK: No, we did not.
14 We've tried to use, you know, materials -- it's
15 a steel door with a powder-coated finish, so
16 our goal was, you know, both trying to keep it
17 aesthetically accurate with the time period
18 but, also, you know, keeping it, you know, a
19 nice improvement to the building, minimizing
20 maintenance. So any kind of wood, in our
21 opinion, is just subjected to dry-rotting and
22 other issues over time, whereas this steel
23 commercial-grade door is going to be much, much
24 more durable, safer, and should require much
25 less maintenance in the long-term.

1 MS. BIGGENS-RAMER: In investigating
2 a front door replacement, did you investigate
3 replacing something with either an ovoid window
4 or a round window similar to keep the same
5 character as this?

6 MS. NOZIK: You know, we did
7 investigate different options as, you know,
8 some of the guidelines stated. We did want to
9 make a minimal upgrade to improve the
10 marketability and kind of the look of the
11 building. A lot of the building, as you can
12 see, it is very, you know, squared windows. I
13 mean, obviously there's different components
14 that are circular or rounded, but it was our
15 goal for the design to kind of improve the look
16 to a minor degree, and based on some of the
17 residents' feedback and things, you know, we
18 just -- we believe this was the right route to
19 go with. So we thought it was a minor change,
20 but something that we thought would coordinate
21 well with the rest of the projects we had going
22 on.

23 MS. BIGGENS-RAMER: So you did or
24 didn't investigate an oval window?

25 MS. NOZIK: We did

1 investigate it, but we did not price it.

2 Part of the reason we didn't price it is
3 because the contractors that we work with on a
4 regular basis and some of the brands that we
5 typically use that we know are high quality
6 don't offer an oval window, so that's part of
7 it.

8 MS. BIGGENS-RAMER: So Legacy doesn't
9 offer a window that's ovoid?

10 MS. NOZIK: The contractors
11 that we talked with and we submitted proposals
12 to didn't offer that option to us.

13 CHAIRWOMAN: There's still two
14 or three other doors, right, and that's what
15 these samples are for?

16 MS. NOZIK: Yes. So that
17 would be the exact -- so the exact same door
18 that would be used on the front, we would use
19 the same exact style door on the back of the
20 building, it just wouldn't have the sidelights.
21 So, again, everything would also remain
22 symmetrical and uniform.

23 CHAIRWOMAN: Okay. I'm
24 just --

25 MS. BIGGENS-RAMER: This building is

1 currently a three-color-scheme building.

2 Jonathan, could you put the front of the
3 building back up, please?

4 MR. MENDEL: Yeah.

5 MS. BIGGENS-RAMER: Could you walk us
6 through -- you stated that the Hardie board
7 would be utilized to supplant the two shades of
8 gray -- or green that are between and above the
9 bays there. Can you -- it's difficult to see
10 from the copies we received. Will that exact
11 pattern be replaced with the Hardie board, and
12 what is the width of the Hardie board and what
13 are the colors assigned to each of the
14 components?

15 MS. NOZIK: So the sample
16 that was provided on the other image is pretty
17 much exactly what it would look like, just
18 obviously the sides and shapes of this
19 building, but it would be a Shaker-style with a
20 flat HardiePlank in the middle with a
21 Shaker-style that you would see on cabinets
22 with kind of a one-trim piece around. It would
23 all be the same uniform color green, so it
24 wouldn't be varying colors on the bay window
25 components. The windows obviously would be

1 black.

2 So on this, the windows -- the window trim
3 is kind of a brownish color, but our windows
4 would be black.

5 CHAIRWOMAN: So the Hardie
6 board goes in the middle then, right?

7 MS. NOZIK: Yeah. The Hardie
8 board and the trim board that goes around it,
9 the entire surface basically would be all
10 Hardie board.

11 CHAIRWOMAN: But it's still
12 going to have that recessed look, right?

13 MS. NOZIK: Correct, yeah.
14 That would be the Shaker-style.

15 MS. BIGGENS-RAMER: But that entire
16 panel is dark green, so it wouldn't be. For
17 example, the insets being a tan color and the
18 trim being green, or vice versa, it's all going
19 to be the singular color green of the Hardie
20 board?

21 MS. NOZIK: Yes, that's
22 correct.

23 MS. BIGGENS-RAMER: So you're taking
24 the property from a three-color building down
25 to two basically.

1 MS. NOZIK: I'm sorry, what
2 are you talking about?

3 MS. BIGGENS-RAMER: So there's three
4 colors on the front of the building currently.

5 MS. NOZIK: Okay.

6 MS. BIGGENS-RAMER: There's the two
7 greens and there's the soffit color. So you'll
8 be removing one of the colors off the front of
9 the building. You'll only have two colors on
10 the front, which is three.

11 MS. NOZIK: I guess the bay
12 window itself would convert to one color;
13 however, the soffits and the trim would remain
14 a different color, whereas right now they're
15 the same as that darker green. So I guess we
16 would still maintain -- it's actually a two
17 color scheme, I guess.

18 MS. BIGGENS-RAMER: Are the soffits
19 the same color as this darker green?

20 MS. NOZIK: No. The soffits
21 would be the brown color. That would be the
22 Homestead Brown. So there would still be, I
23 guess, technically two colors.

24 MS. KNAGGS: So it will still
25 have three colors. It will be the Forestwood,

1 the lighter tan, and then the black trim with
2 the windows -- the new windows that you had
3 approved. So there will still be three colors,
4 they just won't be in the same accent points as
5 they are right now?

6 MS. NOZIK: That's correct.

7 MS. KNAGGS: Okay.

8 CHAIRWOMAN: Is there any
9 reason why you couldn't actually do two colors
10 underneath the windows?

11 MS. NOZIK: I just believe
12 aesthetically it would look more symmetrical
13 that way. And there's actually other
14 buildings -- I don't know the address, but if
15 you drive around the Square, there's actually
16 other buildings with singular colors on the
17 dormers -- or on the bays, I'm sorry. I
18 believe it would look the best and, also,
19 actually match the other buildings on the
20 Square.

21 CHAIRWOMAN: The mason work
22 that needs to be done, is that -- you're not
23 going to skim-coat anything that's brick, are
24 you?

25 MS. NOZIK: The only thing

1 that would be, I guess, referred to as
2 skim-coating would be the existing -- I'm not
3 sure the name of it, but the horizontal stone
4 that's right under the bays there.

5 MR. MENDEL: (Indicating.)

6 MS. NOZIK: Yeah, that.

7 CHAIRWOMAN: Okay.

8 MS. NOZIK: That would be
9 skimmed, because that's the only way to really
10 repair that.

11 CHAIRWOMAN: Sure.

12 MS. NOZIK: But the brick
13 would either be replaced or repaired as
14 necessary, obviously trying to be as minimal
15 with it as we could, but there's some needed
16 repairs.

17 So the instructions for the masonry company
18 was to keep it original as possible, so there's
19 not a standard color, but they would mix the
20 mortar and the concrete to be the most original
21 color that was possible.

22 MR. MENDEL: The front of
23 this building is a lot of -- is hit hard by
24 winter treatment and snow and ice and snow melt
25 and whatnot, so that's why -- these are the

1 front steps that are on the east facade of the
2 building (indicating).

3 CHAIRWOMAN: And it's on the
4 corner, too, so --

5 MR. MENDEL: Yes.

6 MS. BIGGENS-RAMER: As a 1903
7 apartment building, would you consider doing
8 the front of the building again in the
9 two-tone, which is appropriate to that era?

10 MS. NOZIK: I would prefer
11 not to consider that. I mean, I guess this is
12 what I'm proposing, this is what I would like
13 to see ideally here.

14 Like I said, there are other buildings on
15 the Square with this bay window design that
16 have a singular color. And we'd still be
17 maintaining the three-color scheme on the
18 front, just not the exact same spots, but I
19 believe this has a lot of symmetry and design
20 while also kind of maintaining, in a large way,
21 the historical value.

22 MR. MENDEL: Chair, if I can
23 just --

24 CHAIRWOMAN: Sure.

25 MR. MENDEL: This is -- the

1 Hardie board goes up as a base color that's
2 part of the material and then it's painted in
3 place typically, or it's painted and then
4 installed on the building.

5 MS. NOZIK: Correct, yeah.

6 MR. MENDEL: Okay. I mean, so
7 what their proposal -- just to kind of -- as I
8 was saying in my staff report, it does -- the
9 proposal on the bays does simplify the
10 detailing and the texture of it, particularly
11 when you get into the centers of the portions
12 of the bay. You get up close, it looks like
13 it's probably tongue and groove kind of siding
14 or flooring. It's kind of -- but it's got a
15 lot of joints in a lot of places for failure
16 points just from weather and material getting
17 in there, and anybody that's had a -- that
18 deals with wood siding -- so the simplifying of
19 the bays and the inset panels, because there's
20 one surface, there's less places for weather to
21 get in.

22 But to the -- to Board Member
23 Biggens-Ramer's statement, painting of the
24 insets of these -- of the bays could continue
25 that same color scheme, but you're not having

1 the detail of that inset piece that's in there.
2 I would imagine it would be not only different
3 in terms of labor and cost to kind of add a
4 little more dimension color-wise to the
5 building while still getting the materials that
6 are going to last longer than any wood or
7 painted wood. So I think that could be a give
8 point that really -- it may not add a lot of
9 problem to it and just give it a little more,
10 you know, visual interest than the solid green
11 bays.

12 MS. NOZIK: Yeah, that's
13 correct. I mean, like I said, I would highly
14 prefer this route. I think it would simplify
15 it when we do need to repaint, you know, to
16 kind of maintain an overall same color scheme
17 and use the same paint style and painting and
18 things, but I guess we'd be open to that, but
19 this would definitely be much more of a
20 preference to us.

21 CHAIRWOMAN: Any other
22 questions?

23 MS. KNAGGS: Would you be
24 willing with the door, since it is -- with the
25 windows being replaced and the door still being

1 original to a point, it would be considered a
2 character-defining feature of that front facade
3 of the building. Would you consider either a
4 security storm that's all glass that you could
5 still see the original historic door from the
6 inside and it maintains the look from the
7 street, or perhaps researching a door that does
8 have that oval window to add to the 1903
9 characteristic of the property?

10 MS. NOZIK: The windows or
11 the doors in the rear of the property are not
12 circular, so we believe that it would maintain
13 a much more symmetrical look to have the same
14 door style used across the building, so I guess
15 when it comes to that as well, we would prefer
16 to maintain uniformity with regards to that.

17 And to be honest, looking at that door, I
18 can't tell -- I don't have original photos from
19 it. I can't tell if that truly is an original
20 oval window or - with some of the wood, you can
21 see that lighter brown - if that's been
22 replaced in that format.

23 MS. BIGGENS-RAMER: That's how those
24 doors were constructed.

25 MS. NOZIK: I understand the

1 doors were constructed like that, I just don't
2 know if this is one of them or not. But we
3 would prefer to use the same symmetrical doors
4 across the building.

5 And, again, the three doors in the back are
6 all rectangular, so I was going to pick the
7 most common style door that's on the building
8 currently. I guess that would be a rectangular
9 style.

10 MS. BIGGENS-RAMER: To the other
11 commission board member's point, historical
12 homes don't all have matching doors, and
13 typically the most ornate door was on the front
14 and lesser doors or less-problem doors, to have
15 varying doors of that nature, would not have
16 been uncommon, so --

17 CHAIRWOMAN: Do you think
18 you'll be able to save this door and use it
19 someplace else inside the building or -- I just
20 hate to see it in the dumpster.

21 MS. NOZIK: We can donate it
22 to any location you would wish.

23 CHAIRWOMAN: Okay.

24 MS. NOZIK: No. I mean,
25 I'm sure we could try to figure out how we

1 could keep the door or, you know, if the
2 Historical Society wanted to put it on display
3 somewhere, something like that, I would be more
4 than happy to figure out some solution. But
5 with the powder-coated steel commercial doors,
6 unfortunately I just don't have a lot of good
7 options.

8 And, again, it's really a preference to
9 keep the same uniformity across the building
10 and the doors.

11 CHAIRWOMAN: Well, do we have
12 any comments or motions or --

13 MR. MENDEL: Chair, if you
14 just want to -- if there's anybody in the
15 audience that would like to comment on this
16 case, open it to them, please.

17 CHAIRWOMAN: Sure. If there's
18 anybody here that would like to step up to
19 the microphone and make a comment on this
20 South Court Street property?

21 MR. CASE: Is it at all
22 possible to just replace the slab?

23 MR. MENDEL: Just --

24 MR. CASE: Oh.

25 MR. MENDEL: -- give your name

1 for the record. You can -- hold on one second.
2 If you could swear him in.

3 You just need to be sworn in by the court
4 reporter.

5 (Whereupon, Nathan Case was then
6 placed under oath by the Notary.)

7 MR. MENDEL: On top of the
8 microphone.

9 MR. CASE: Is it at all
10 possible to just replace --

11 MR. MENDEL: Give your name
12 and address.

13 MR. CASE: Nathan Case,
14 513 East Washington Street.

15 MR. MENDEL: Go ahead.

16 MR. CASE: Is it at all
17 possible to just replace the slab so you can
18 keep the decorative columns between the
19 sidelights? I mean, the slab would give you
20 the ability to keep the look but just replace
21 the actual door itself.

22 MS. NOZIK: I guess a couple
23 comments.

24 So, one, trying to customize the slab, it's
25 changing what's already there, and if we're

1 going to be making a change, I would rather
2 just put a full -- brand-new commercial-grade
3 door in. I understand the comments with regard
4 to the design piece.

5 The other issue is, again, the recessed
6 component of the door and locking mechanisms, I
7 think that continues to be a challenge, so it's
8 our preference to put in just kind of a
9 brand-new steel-grade door that offers the
10 security that residents are looking for and a
11 long-term sustainability and durability aspect.

12 MR. CASE: But if you have
13 to lose the door, you'd lose the fluting and
14 all of the fun details at the top, too, and the
15 inset Shaker squares on each sidelight. I
16 mean, I think if you did the compromise with
17 the door and used, you know, maybe a Therma-Tru
18 door, they have an oval with a double bottom
19 square, maybe something like that, then you'd
20 still have a new door and the similar look.

21 MS. NOZIK: True, yes. I
22 mean, it's our goal -- like I said, we're, you
23 know, really investing a pretty substantial
24 amount of capital into the building to make it
25 durable and sustainable for the future, reduce

1 maintenance, you know, improve the look to a
2 minor degree. We're not trying to turn it into
3 a modern building, but, you know, improving
4 subtle accents here and there where we can.

5 So I certainly understand and appreciate
6 all of the comments with some of those trim
7 pieces. I would just say we believe it's a
8 minor design difference in the big scheme of
9 the entire project that would go a long way in
10 durability and aesthetics based on the feedback
11 we received from residents and other people
12 with regards to the renovations.

13 CHAIRWOMAN: Thank you.

14 Do you think that it has to be an oval or
15 could it even just be some sort of curve in the
16 glass?

17 MS. BIGGENS-RAMER: I think even just
18 a curved top would be more of a nod towards
19 what's existing than, you know, going with
20 something --

21 MS. KNAGGS: I would also
22 argue, if there is a conversation of creating
23 depth in the paneling, to then also try to
24 replicate some depth in the door as well as it
25 is here. Not exactly the same way, but

1 similarly to how it is now, if that is up for
2 discussion.

3 MS. NOZIK: I'm sorry, one
4 more thing, too. Obviously considering the
5 cost, I'm sure we can go as crazy as we want
6 to have something developed but, you know,
7 if something is ten times the price, it may
8 be cost-prohibitive to do another door. So
9 that's just another aspect that we have to
10 keep in mind as the building developer and
11 owner.

12 CHAIRWOMAN: So there is a
13 door here that has the singular panel and it
14 has just a slight arch at the top.

15 MR. MENDEL: Chair, if you
16 can, just stay on top of the microphone.

17 CHAIRWOMAN: Yeah. So we're
18 looking at Legacy steel doors, a template here
19 of what they offer, and there is a door 437-1P
20 that has one panel at the bottom and the glass
21 at the top, and the glass has a little bit of
22 an arch in it. I'm going to pass that around
23 to the rest of the board.

24 (Providing to Ms. Knaggs.)

25 MS. KNAGGS: (Perusing

1 document.)

2 I won't mark my preference, I suppose,
3 but --

4 (Providing to Ms. Biggens-Ramer.)

5 MS. BIGGENS-RAMER: (Perusing
6 document.)

7 There does appear to be other Legacy doors
8 available that would better echo what currently
9 exists.

10 CHAIRWOMAN: Yeah.

11 Okay. So I guess what I'm hearing from
12 everyone is that we'd like to see a change in
13 the door. We'd like to see additional colors
14 added to the front of the building. We're
15 interested in the possibility that you keep
16 some of the millwork at the top and around the
17 edges of the door, so that's about where we're
18 at with this.

19 MR. MENDEL: So procedurally,
20 there's a couple options.

21 The Applicant, you can take this proceeding
22 and you can request a continuance, come back
23 with addressing these statements by the board.
24 If that's -- I mean, for the record, if the
25 rest of the board can just be affirmative or

1 decline what the Chair had said, that way, for
2 the record, it's clear on direction to the
3 Applicant and honestly for staff.

4 So the Applicant can request a continuance,
5 come back with revisions or address those
6 questions. You could make a motion and just
7 apply, you know, unilaterally some conditions,
8 or you guys can negotiate conditions of
9 approval, or you can always deny a request and
10 come back.

11 Typically, it's either negotiated
12 conditions of approval or the Applicant says
13 "I'd like to come back at a later time with
14 more information."

15 So that's up to MS. NOZIK, for you to
16 evaluate and decide.

17 You could also say, "We're going to approve
18 these pieces, but the other pieces you can
19 do..." so that maybe he has partial approval of
20 his proposal.

21 But it sounds like the door -- at least the
22 front door and the bay materials are kind of
23 the big piece. The bay coloring, colors and
24 the front door are the two sticking points. I
25 think the siding on the west building -- west

1 portion of the building doesn't seem like
2 there's an issue.

3 The other exterior doors of the building I
4 don't think -- don't appear to be in question,
5 so that's maybe an alternate three-and-a-half
6 that you could do as well, and then continue
7 the discussion on the other pieces for -- at a
8 later date maybe.

9 MS. NOZIK: So would it be
10 amenable if we were able to research
11 alternative options for the front door and find
12 something more of an oval design but keep the
13 bay design in the front and all the other
14 options intact, which I think you didn't have
15 many other concerns other than the color scheme
16 and, you know, us finding a different front
17 door option?

18 There's a lot of projects we're trying to
19 coordinate and there are certain time lines,
20 things we've got to meet to coordinate a bunch
21 of these projects, so we're trying to keep as
22 much as possible on track, so if we could
23 search for a different front door option and
24 proceed with the rest, that would really help
25 us and we'd be willing to find something more

1 acceptable to you with regards to the front
2 door.

3 MS. BIGGENS-RAMER: I think we're
4 looking for more than a solid color on the
5 bays. I think we don't have an issue with the
6 Hardie board. We understand that that's the
7 better durable material and would resolve a
8 great deal of the water infiltration issues and
9 the rot that you're dealing with, but I think
10 we're looking for not a singular color on the
11 bays.

12 MS. NOZIK: So this may be a
13 good example. This color, this green here is
14 actually what color the Hardie comes in, and
15 this darker green is what we wanted. Could we
16 use a variation of these two, which I think
17 actually coordinate, maybe using a lighter
18 green on the inside and the dark green trim or
19 vice versa?

20 CHAIRWOMAN: Yeah, I think
21 that looks great. I would agree, yeah.

22 MS. KNAGGS: In doing that,
23 though, you already have an existing third
24 color. You have that lighter tan color.

25 MS. NOZIK: Yes. And we do

1 keep the same three color designs, so the
2 soffit and trim, all that and so forth could be
3 this browner color, and then the windows would
4 be black as well as the doors and those
5 components, and then the green would be the
6 front bays. So I guess theoretically doing
7 this, we would be actually adding an additional
8 color to the front versus if we were to leave
9 it green -- solid green. We would be
10 maintaining the same amount of colors on the
11 front.

12 CHAIRWOMAN: I'm fine with the
13 additional color frankly, and I think the side
14 and the other two doors are great, and if you
15 get the two colors around the bay, that would
16 be great.

17 And yeah, if you want to come back to us
18 with the actual front door design, something
19 with more of an oval look to it. In the past,
20 I know that we've had applicants who submitted
21 things to Jonathan and then Jonathan will
22 e-mail them to us and then we can weigh in that
23 way to keep your project going. If you don't
24 want to wait until next month, we would be
25 willing to do that. Or if you want us to come

1 in for a special meeting, we would be willing
2 to do that. We've done that before.

3 MS. NOZIK: So we could keep
4 basically this enclosure and the whole door.
5 It's just pretty much that window is your
6 concern?

7 CHAIRWOMAN: Yeah, the glass.

8 MS. NOZIK: So if I can find
9 an alternate window design, make note to
10 Jonathan, and you guys can say "Hey, we like
11 that oval," or whatever, then we can proceed?
12 Is that how you envision?

13 CHAIRWOMAN: For me, yes.

14 Are we in agreement?

15 MR. MENDEL: I would -- sorry.
16 I'm just going to jump in.

17 Doing it by e-mail is not a good idea. If
18 they get something, you guys either do a
19 condition to trust that I'm going to, you
20 know, approve it administratively per your
21 direction, or we just come back to the
22 Historic Preservation Board. I mean, it's
23 four weeks from now. As we all know, in
24 housing things -- in construction things, four
25 weeks is like fifteen seconds it feels like

1 sometimes.

2 So coming back to the Historic Preservation
3 Board at a public meeting to discuss, it would
4 be better than approval over e-mail, me sending
5 it to you, all of you, and then it becomes a
6 public record, it becomes a Sunshine Law issue.
7 So it's either you give me the discretion to
8 approve it administratively or we just bring it
9 back to a public meeting.

10 MS. NOZIK: I think --

11 MS. BIGGENS-RAMER: I would say we
12 bring it back to a public meeting. You know,
13 for ease of the Applicant, for example, maybe
14 you consider using that dark green on the
15 soffits above and eliminate the tan color, if
16 you want to try to simplify your color scheme.

17 MS. NOZIK: So with regards
18 to just the window, I think it's fairly simple.
19 It's either oval or it's not.

20 So if you could give me latitude to be able
21 to find the most similar-style oval that I can
22 find; if I wasn't able to find that, maybe we'd
23 have another meeting. But if I was able to
24 find something similar that was oval, if there
25 would be a way to approve that, that would help

1 to keep the ball rolling for me.

2 CHAIRWOMAN: I think we're
3 going to come back and take a look at the
4 door.

5 MS. NOZIK: Okay.

6 CHAIRWOMAN: So we have a
7 motion to approve the design of the new
8 improvements on the structure with the
9 exception that the door be a door with an oval
10 piece of glass in it, and that the two -- that
11 you use a two-color scheme on the bays, and
12 that the colors that you showed us of the
13 darker green and the lighter green would be
14 acceptable.

15 MS. NOZIK: Okay.

16 CHAIRWOMAN: And that all the
17 other elements that you've provided to us for
18 the back facade -- or for the back of the
19 building and the side of the building, those
20 doors are fine, those doors are acceptable, and
21 any of the brick work that you're having done
22 and any of the other masonry work you're having
23 done is acceptable also.

24 MS. NOZIK: Okay.

25 CHAIRWOMAN: Do I have a

1 second?

2 MS. KNAGGS: I'll second.

3 CHAIRWOMAN: Okay.

4 MR. MENDEL: Just to

5 encapsulate, two-tone green color scheme on the
6 rehabilitated bay windows, the front door will
7 come back with alternate possible samples of
8 design, MS. NOZIK will bring that back, but all
9 else is compliant, is approved -- is being
10 recommended for approval?

11 CHAIRWOMAN: Yes.

12 MS. BIGGENS-RAMER: And, Jonathan, in
13 your report you refer to the east side of the
14 one-story. You may want to correct that to
15 west side.

16 MR. MENDEL: Did I?

17 MS. BIGGENS-RAMER: I'm like "Where
18 is the east side?"

19 MR. MENDEL: Okay. So motion
20 made by Traves, seconded by Biggens-Ramer? Did
21 you second it? No, Knaggs did.

22 Traves?

23 CHAIRWOMAN: Yes.

24 MR. MENDEL: Biggens-Ramer?

25 MS. BIGGENS-RAMER: Yes.

1 MR. MENDEL: Knaggs?

2 MS. KNAGGS: Yes.

3 MR. MENDEL: Motion approved.

4 So basically a partial approval -- partial
5 certificate of appropriateness.

6 So I'll work with MS. NOZIK and we'll come
7 back to the Historic Preservation Board as soon
8 as possible with the door research.

9 Thank you.

10 MS. NOZIK: Thank you.

11 CHAIRWOMAN: Thank you.

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H21-02

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CHAIRWOMAN: So we're on
Case Number H21-02, 99 Public Square.

MR. MENDEL: Yes. Thank you.
This project is -- so as you said, it's a
certificate of appropriateness for a
four-story, little over 86,500 square foot
expansion to the Medina County Courthouse
complex. It's effectively at 99 Public Square.
I think we all know where the County Courthouse
complex is.

The Applicant is the Medina County
Commissioners. This entire block -- this site
encompasses the entire -- on the east side of
Public Square and encompasses an entire block.

This had come to the February 11th, 2021
Historic Preservation Board meeting for
preliminary discussion and kind of worked
through some design ideas, and the proposal
that was in your packet is the result of that.

So this design is a neoclassical
revival/classical Greek Revival for this
addition. This project will also be going in
front of the Board of Zoning Appeals and the

1 Planning Commission this evening as well.

2 So going through this project, I think we
3 really went through a lot of the details in
4 February at the preliminary discussion process.
5 As we know, this complex is the beloved part of
6 the public facilities in the heart of the City
7 of Medina, and the facades facing Public Square
8 are part of the cultural and architectural
9 history.

10 The Applicant proposes this large addition
11 to the existing -- to the east side of the
12 existing complex. The proposed addition's
13 historical architectural design is executed
14 well with good proportional detailing of the
15 design's various component parts. The proposed
16 three dimensional bulk of the structure is
17 well-camouflaged through the appropriate
18 execution of base, body, and cornice detailing.
19 The courthouse parking garage to the east does
20 not visually overwhelm the view of the complex
21 from Public Square.

22 Lastly, in regards to the design
23 requirements, the design guidelines, the
24 City Code is to enhance character of the
25 Historic District and be representative of

1 architectural design and contemporary
2 construction.

3 The project certainly enhances the
4 character of the Historic District with its
5 attention to architectural style, materials,
6 and detailing consistent with the existing
7 courthouse complex.

8 Additionally, the -- although the
9 architectural style is an historical style and
10 may not -- it's not necessarily representative
11 of contemporary times, but its execution is
12 excellent and will be a benefit to the
13 Historic District and Medina County community.

14 So we have the pictures here.

15 So I would recommend approval by the
16 Historic Preservation Board of the certificate
17 of appropriateness for the project as proposed.

18 Thank you.

19 CHAIRWOMAN: Yes. If we could
20 have the Applicant state their name and address
21 for the record, and if you could speak to
22 anything that you've changed a little bit since
23 last time, that would be great.

24 MS. NOZIK: Great. My name
25 is Nancy Nozik. I am with Brandstetter Carroll

1 Architects.

2 So we can just kind of quickly go through
3 this.

4 What is shown on the screen right now is
5 the south facade, which is the primary entrance
6 off of Washington Street, and we -- last time
7 we were here, we had a few different options of
8 the massing of this and the kind of entry
9 pilasters and pediment, and this was the one
10 that garnered the most votes, so we have
11 developed this a little bit further here in
12 some detailing of the pilasters and how it
13 steps back to where the windows and the
14 entrances are. I will say the detail that
15 we're showing of the pediment is kind of a
16 placeholder right now. We want something up
17 there. We don't know exactly what. We'll work
18 with the County on what exactly that will be.

19 As we walk our way around -- let's see what
20 the next image is. This is a view that you had
21 requested. It's on Liberty Street. It's
22 looking to the east basically, so you can see
23 the parking garage in the distance there, so
24 you can kind of see how that all works.

25 What you can see also is -- on the

1 right-hand side of the page is the back of the
2 existing Old Courthouse, our connector piece,
3 which is a different material in color. And
4 then when we get to the main structure, the red
5 brick will be close to that original building.
6 We know we can't match it exactly. That's why
7 we have the separation between those two
8 structures there.

9 If we go to the next -- what do we have
10 next?

11 So this is again on Liberty Street looking
12 towards the south I would say, southwest. So
13 the old -- existing Old Courthouse is on the
14 right-hand side of the page and then you see
15 the rest of the new courthouse here, and the
16 little one-story piece there that Jonathan is
17 pointing at, that is actually the secure
18 sally port off of this side of the building.

19 We have a regular pattern of windows. The
20 corners, as you can see, are popped out a
21 little bit with brick quoins on the corners for
22 detailing, and we have double windows on those
23 corners. Those actually reflect the function
24 that is inside the building as a little more
25 predominant function inside the building.

1 Where we have the other bump-out with kind
2 of the vertical tan panels on each side there,
3 those are where stairwells are, so they also
4 reflect what is happening on the inside of the
5 building.

6 This is a view -- it's hard to see in our
7 little courtyard because this is behind the
8 1969 building, but this shows a regular pattern
9 of windows on that side.

10 Actually, Jonathan, if you'd show the newer
11 one.

12 As we've been developing the design, we're
13 proposing two bays that are double windows
14 inside the building. That is where the public
15 elevator/lobby is, and we want to accentuate
16 that for a feel inside with a little more
17 light. So those two bays there we're proposing
18 to be double windows. Again, the same regular
19 rhythm going along.

20 And then we have a little courtyard there
21 between that and the 1969 building.

22 If you continue on -- what do we have next?
23 Do you have the --

24 MR. MENDEL: Site plan.

25 MS. NOZIK: The front view, I

1 would like to show that.

2 So believe it or not, that is a rendering
3 with our building in place. So from standing
4 at that position on the Square, just behind the
5 1969 you can see a teeny bit of the top cornice
6 and the red brick around the very top of the
7 building beyond the existing. So those little
8 pieces right there and right there are the new
9 building as would be seen from the Square.

10 MR. MENDEL: There would be
11 like basically this cornice, seeing that
12 cornice (indicating).

13 CHAIRWOMAN: That's helpful
14 because we were all wondering how that was
15 going to flush out.

16 MS. NOZIK: Yeah. So that is
17 a realistic perspective of what we'd be seeing.

18 CHAIRWOMAN: Yeah. Thank you
19 for the one with the parking garage in it,
20 because that was another question.

21 MS. NOZIK: Hm-hm.

22 CHAIRWOMAN: Does anybody have
23 any questions?

24 MS. KNAGGS: (Indicating.)

25 CHAIRWOMAN: Go ahead.

1 MS. KNAGGS: Thank you again
2 for providing this rendering. That was my
3 first question, but I guess I didn't realize
4 it. I didn't look hard enough, I guess.

5 My other question was - and I may have not
6 phrased this correctly at the last meeting - so
7 with the new building being built, is there a
8 plan, since there are going to be these
9 connection points from the new building into
10 the old structures and it will be a lot of
11 shiny new things on the back, is there going to
12 be any allocation of funds or efforts to do a
13 little bit of effort towards freshening up the
14 existing structures? The 1880 building just
15 got a nice repainting and it looks nice. The
16 '69 building has looked better.

17 I'm just curious, in doing all of this, in
18 dedication to maintaining an historic presence,
19 if that has been considered at all.

20 MS. NOZIK: I'll address the
21 1840s building.

22 As you can see here, this is a site plan,
23 so the orange is the footprint of the new
24 construction, the yellow is the Old Courthouse,
25 the 1840s courthouse. We will be doing

1 renovations on the inside of the building. The
2 outside of that building had been renovated
3 fairly recently, so we're not going to touch
4 the outside of that building at all.

5 The 1969 courthouse is not part of this
6 project except for where we are connecting it
7 and providing new kind of doors and hardware at
8 that location.

9 And Scott is here from the county and he
10 can address that question.

11 MR. MILLER: At this time, no,
12 we don't plan to do anything to the front of
13 the '69 courthouse.

14 MR. MENDEL: If I can, when
15 the County in 2014 -- I think they had started
16 in 2013, when I had started with the City, they
17 worked on the Old Courthouse, 1870s courthouse,
18 you know, shored up the tower and everything,
19 the paint, fixed cornices. They did a good job
20 on that. The next cycle was working -- work to
21 the Prosecutor's Office, the former
22 bank/funeral home portion on the southeast
23 corner -- southwest corner of the complex, and
24 with that was also a painting of the '69 -- the
25 '69 additions, cornice lines, and the portico,

1 because in '14, '15, the columns were looking
2 pretty rough, but they have painted those in
3 the interim.

4 CHAIRWOMAN: Does anybody else
5 on the board have questions for the Applicant?

6 MS. BIGGENS-RAMER: I just have a
7 quick question.

8 The view where you can -- the first view
9 where it's going all the way down to the
10 courtyard, it shows some of the structures on
11 the top of the new courthouse. Can you --
12 that's good. Can you address -- because I know
13 we had asked about screening for HVAC. Can
14 you -- that, yes, thank you.

15 Are the kind of smaller rectangular blocks
16 that are on top, are those the HVAC units then?

17 Yes, right there.

18 MS. NOZIK: Yes. Those are
19 two HVAC units on the roof, and we've
20 intentionally put them towards the center of
21 the building so they are not visible from the
22 ground. The kind of red box that's behind is
23 that stairwell, which will actually extend up
24 to provide access to the roof for maintenance
25 purposes.

1 MS. BIGGENS-RAMER: And what is the
2 material that's surrounding kind of the HVAC
3 unit on the left?

4 MS. NOZIK: Right now that is
5 indicating a screen wall if necessary; however,
6 as we develop this and looked at our views,
7 what you're actually going to see from the
8 street, you're not going to be able to see that
9 at all. So at this point, our proposal is to
10 not screen those unless we determine through
11 our design that they will be visible.

12 MS. BIGGENS-RAMER: Thank you.

13 MR. MENDEL: Yes. In my
14 experience, if you're forty-five-feet tall, you
15 might have this view. But if you're on the
16 ground with a very tall four-story building,
17 due to the proximity of the building to the
18 public right-of-ways where a pedestrian would
19 be, it would be nearly impossible for anybody
20 to see any of the structures on top of the
21 building.

22 CHAIRWOMAN: Is there anything
23 else anybody wants to add?

24 (No response.)

25 CHAIRWOMAN: I will open it up

1 to the audience, and if anybody would like to
2 make any comments, they can step up to the
3 podium, state their name and address for the
4 record, and limit your comments to maybe two or
5 three minutes. We're running late here.

6 MR. JOCKE: Hello, I'm
7 Ralph Jocke. I live at 523 East Friendship
8 Street.

9 And I wanted to first thank the members of
10 the board for donating their time and doing
11 such a thorough job in representing the
12 interests of the people of the city in sitting
13 on this board, and I can tell that you really
14 do your homework and work hard at this, and
15 that is greatly appreciated and benefits the
16 people of this city greatly.

17 One thing I wanted to point out, though, is
18 that on this board you represent the people,
19 and the people of this city voted in November
20 by a two-to-one margin against a project that
21 looks exactly like this, and so given the
22 overwhelming opposition of the voters in the
23 city to this project, I would respectfully ask
24 that you respect their interests and represent
25 them by voting against this.

1 There's a couple other things that I did
2 want to point out, which, you know, I think are
3 important, and that is, one, they talked about
4 the air conditioning units on the roof, you
5 wouldn't see them. That's not true. If you
6 go to the library, they're very visible. And
7 particularly from the conference rooms of the
8 library, that roof will be very visible, so
9 it's not something that you can just simply
10 pass over.

11 Another point that Ms. Nozik made is that
12 the view we're looking at is not final. It is
13 a concept, and they said, "Well, we're going to
14 work with the County and come up with something
15 that would seem appropriate there." Well,
16 again, I don't think it's appropriate for the
17 board to approve something that isn't final and
18 isn't fixed.

19 And so, again, to represent the interests
20 of the people of the city, what gets approved
21 should be final, fixed, and what it's
22 ultimately going to be.

23 The third comment, also - and I think it's
24 very appropriate - we asked Mr. Miller, "What
25 about the '69 courthouse?" It should be made

1 to look at least as good as the rest of it.
2 And they don't have any money to do it, and I
3 think in order to do this project, the County
4 should be required to make that courthouse look
5 as good and as new as the rest of the project.

6 So I appreciate you considering my points.
7 Thank you very much. And, again, I really
8 value the excellent work you people do.

9 CHAIRWOMAN: Thank you.

10 Is there anybody else that would like to
11 step up? Please state your name and address
12 for the record.

13 MR. CASE: Absolutely.
14 Nathan Case; 513 East Washington.

15 I just want to correct one quick thing that
16 Ralph said here. As far as the voting, the
17 people did speak, but they spoke that they
18 didn't want the County to share this space --
19 or the City to share this space. So the people
20 still want -- the County still wants the
21 courthouse, it's that they didn't want the City
22 to participate.

23 CHAIRWOMAN: Thank you. Do I
24 have anybody else?

25 MS. WALKER: This is going to

1 be very short. Pat Walker; 523 East Friendship
2 Street. I am one of the founders of the
3 Save Your Courthouse committee, and I'm very
4 happy that the 1969 courthouse is going to
5 remain.

6 One thing I would say is, I spoke to over
7 three thousand voters in last November and
8 there were an overwhelming number that did not
9 want this project. They did not want the
10 City Municipal Court in the Medina County
11 Courthouse. They also did not want to spend
12 the money and did not want to see this project.

13 Thank you.

14 CHAIRWOMAN: Thank you.
15 Anyone else?

16 (No response.)

17 CHAIRWOMAN: Okay. So we are
18 here today to approve this project. I know
19 there was some mention from the residents about
20 the final drawing on this, so if there is going
21 to be anything that's going to be changed, can
22 you address that?

23 MS. NOZIK: Yes. Again, the
24 only thing currently that I mentioned that may
25 change is what is in the pediment, whether we

1 put a date in the pediment or a County seal or
2 something of that manner, there will be some
3 decorative element in the pediment similar to
4 what is shown. That is the only thing that has
5 not been determined at this time.

6 CHAIRWOMAN: So do you feel at
7 this time this is your final drawing?

8 MS. NOZIK: Yes.

9 CHAIRWOMAN: Okay. Do I have
10 a motion to approve the courthouse as-is?

11 MS. BIGGENS-RAMER: I would request
12 that whatever design is put in the pediment,
13 that it's brought back before us, and that if
14 any major design elements have to be changed,
15 that also is brought back before us, and we're
16 approving what is presented as-is minus what is
17 in the inside of the pediment.

18 CHAIRWOMAN: Okay. So do I
19 have a motion to approve the courthouse as-is
20 with the exception of what goes inside the oval
21 on the pediment of the front facade of the
22 building?

23 MS. BIGGENS-RAMER: I would second.

24 MR. MENDEL: Well, if you can
25 just restate. Someone needs to make the --

1 Chair, you didn't make an affirmative motion,
2 so --

3 CHAIRWOMAN: Okay. So I make
4 a motion to approve the courthouse as-is with
5 the only exception as what goes inside the oval
6 on the front facade of the courthouse, and that
7 the landscaping designs and all the other
8 designs that are currently being presented
9 here today, we approve those, and if there's
10 any changes, that you come back to the
11 Historic Preservation Board for further
12 approval.

13 MR. MENDEL: Just for my note,
14 so that motion is to say you are at the
15 discretion -- that they are -- the Applicant is
16 at the discretion of that detail in the
17 pediment, but any other changes, substantive
18 changes shall return to the Historic
19 Preservation Board?

20 CHAIRWOMAN: No. We want to
21 see what's going in the oval.

22 MS. NOZIK: Yeah, right. We
23 understood.

24 CHAIRWOMAN: Okay.

25 MS. BIGGENS-RAMER: I'll second.

1 MR. MENDEL: I'm just making a
2 note here.

3 Traves?

4 CHAIRWOMAN: Yes.

5 MR. MENDEL: Biggens-Ramer?

6 MS. BIGGENS-RAMER: Yes.

7 MR. MENDEL: Knaggs?

8 MS. KNAGGS: Yes.

9 MR. MENDEL: Motion approved,
10 three-zero.

11 Thank you.

12 MS. NOZIK: Thank you.

13 CHAIRWOMAN: Thank you.

14 So do we have any other things to follow up
15 on?

16 MR. MENDEL: No. The only
17 thing is that the redevelopment -- Liberty View
18 redevelopment should be coming to you guys at
19 the next meeting --

20 CHAIRWOMAN: Okay.

21 MR. MENDEL: -- in April.

22 CHAIRWOMAN: Okay. Then the
23 Historic Preservation Board is adjourned.

24 (Proceedings concluded.)

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STATE OF OHIO)
) ss:
COUNTY OF MEDINA.)

CERTIFICATE

I, Makenzie J. Sabo, RPR, Notary Public within and for the State of Ohio, duly commissioned and qualified, hereby certify that before the giving of their testimony, all persons were first duly sworn to testify to the truth, the whole truth, and nothing but the truth in this case aforesaid and that the testimony was taken by me by means of stenotype in the presence of said persons.

I further certify that this is a full and complete transcription of the above-entitled cause.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Medina, Ohio this 17th day of March, 2021.

Makenzie J. Sabo

Makenzie J. Sabo, RPR
and Notary Public within and for
the State of Ohio.
My commission expires 09/19/23.

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CITY OF MEDINA HISTORIC PRESERVATION BOARD
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Transcript of Proceedings held on Thursday,
the 11th day of March, 2021, before the
City of Medina Historic Preservation Board,
commencing at approximately 5:00 p.m., as taken by
Makenzie J. Sabo, RPR, Notary Public within and for
the State of Ohio, and held in Medina City Hall,
132 North Elmwood Avenue, Medina, Ohio 44256.

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APPEARANCES:
Leslie Traves, Chairwoman,
Elizabeth Biggens-Ramer, Member,
Rebekah Knaggs, Member.
City of Medina Planning and Community,
Development Department,
Jonathan Mendel, Community Development Director.
H21-02:
Nancy Nozik, Architect, Brandstetter Carroll, Inc.
Scott Miller, Medina County Administrator.
H21-04:
Craig Sturgill, Applicant.

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P R O C E E D I N G S

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CHAIRWOMAN: I'd like to call
to order the meeting of March 11th for the
meeting of the Historic Preservation Board. If
the members of the public would like to provide
an opportunity to address the board, if you do
so, please come to the podium and state your
name and address for the record and keep your
comments to a limit of five minutes.

MR. MENDEL: Why don't we do
minutes --

CHAIRWOMAN: Okay.

MR. MENDEL: -- and then we'll
do swearing in.

CHAIRWOMAN: Okay. So we have
the minutes from the last meeting, and it's
been provided to the board.

Has everybody had a chance to look at it?

MS. BIGGENS-RAMER: (Nodding
affirmatively.)

MS. KNAGGS: Yeah.

CHAIRWOMAN: Do I have a
motion to approve those minutes?

MS. BIGGENS-RAMER: I'll make a

5

1 motion to approve.

2 MS. KNAGGS: I'll second.

3 CHAIRWOMAN: Thank you.

4 Okay. So --

5 MR. MENDEL: Beth

6 Biggens-Ramer?

7 Well, we've got to vote for it.

8 Beth Biggens-Ramer?

9 MS. BIGGENS-RAMER: Yes.

10 MR. MENDEL: Knaggs?

11 MS. KNAGGS: Yes.

12 MR. MENDEL: Traves?

13 CHAIRWOMAN: Yes.

14 MR. MENDEL: All right. So we

15 can swear in everybody here that wants to

16 testify or is an applicant, and then myself as

17 staff.

18 (Whereupon, Jonathan Mendel and all

19 persons in attendance were then placed under

20 oath by the Notary.)

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1 H21-04

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3 MR. MENDEL: Okay. Would you

4 like me to start?

5 CHAIRWOMAN: Yeah.

6 MR. MENDEL: We're going to

7 adjust the agenda. H21-04, 281 South Court

8 Street will be first.

9 So the Applicant is here - Craig Sturgill -

10 to my right and in front of you guys, so I will

11 go over the staff report.

12 As I said, this is a certificate of

13 appropriateness review for a facade

14 rehabilitation at 281 South Court Street. The

15 property is zoned C-2, Central Business

16 District. It is located at the northwest

17 corner of South Court Street and West Smith

18 Road.

19 The Applicant requests this certificate of

20 appropriateness for the rehabilitation and

21 repair of the subject property's primary and

22 secondary facades. So the primary facade

23 would be the facades on Court Street and on

24 Smith Road, and the secondary facade would be

25 the -- kind of the back and -- back of the

7

1 building, so the west facade of the building

2 and the north facade of the building, which are

3 just really visible if you're really in the

4 property.

5 The proposed changes involve extensive

6 replacement and repainting of facade materials

7 on the front east bays, the front door entry --

8 front entry door, cornices, and third floor

9 dormers. Additionally, the various

10 masonry-faced areas, especially on the east

11 facade, which would be the Court Street facade,

12 will be sensitively repaired and patched.

13 So as a certificate of appropriateness

14 review for repairs and alterations, it kind of

15 goes through the basic design guidelines

16 starting on Page 2 -- 1 of the staff report

17 extending into Page 2. It talks about making

18 sure that materials and details are retained as

19 much as possible and the character of the

20 original is adhered to as much as possible.

21 So looking at the proposed materials,

22 Mr. Sturgill has provided samples which are in

23 front of the Chair, so for the -- there's a

24 fair amount of repair and rehabilitation that's

25 necessary to this building, and these repairs

8

1 are to refresh the facades as they do need some

2 work. The proposed rehabilitation of the bay

3 windows will have slightly less detailing as

4 being proposed throughout its surfaces than the

5 existing, but it will be appropriate and

6 consistent with the existing building's

7 historical style.

8 So if you're on the overhead, these bays,

9 on an example that the Applicant has provided,

10 the coffering and the detailing will be

11 somewhat -- will be similar to the existing

12 insets and the coffers, which are currently

13 kind of like a T1-11 or wood -- vertical wood.

14 It will be more of a flat panel as shown on

15 here. You can see there's kind of a flat panel

16 within the areas of the bay.

17 But I believe that this will still -- as

18 proposed, would still be consistent with the

19 character of the building and the age -- and

20 the time period.

21 The front entry door is designed to be

22 consistent with sidelights and paneling, which

23 is similar to, you know, the historical nature

24 of this building, the time period of this

25 house -- of this building.

1 Lastly, the Applicant is looking to replace
2 vertical siding on the west facade and north --
3 and replace -- sorry. The Applicant looks to
4 do horizontal siding, Hardie board on the north
5 side which is currently painted CMUs - concrete
6 masonry units.

7 Now, the west facade is currently covered
8 with vertical T1-11 wood siding. Looks to do
9 the Hardie board on the north facade and then
10 just replace the T1-11 on the west facade --

11 MR. STURGILL: With Hardie.

12 MR. MENDEL: With Hardie,
13 okay.

14 So in the application it had said just with
15 new T1-11, but, you know, I was looking at it,
16 and I do think that overall the rehabilitation
17 and repair is appropriate to the building and
18 the treatment of this one-story addition on the
19 west side of the building is mostly
20 appropriate. In the description, it had to
21 remove and replace the existing T1-11 siding.
22 I don't think having horizontal, kind of lap
23 siding Hardie board, on the north facade would
24 be visually consistent if you kept vertical
25 T1-11 on the west facade, so that Hardie board,

1 kind of lap siding, would be extended around
2 onto the west facade, and the north facade
3 would be consistent and look internally
4 consistent. So that's -- I do propose a
5 recommendation in that manner.

6 So with that said, you know, looking at the
7 proposal and the various pieces and colors, I
8 recommend approval of the certificate of
9 appropriateness for the repair and
10 rehabilitation of 281 South Court Street
11 subject to any necessary permits that are
12 required through the City of Medina Building
13 Department, and the east wall of the rear
14 one-story building portion must use horizontal
15 Hardie board siding in the same manner as the
16 north wall of this portion of the building.

17 So that's it. Thank you.

18 CHAIRWOMAN: Yes. Can we ask
19 the Applicant to please come --

20 MR. MENDEL: You can get right
21 on top of the microphone.

22 CHAIRWOMAN: If we can ask the
23 Applicant to please stand up and give us your
24 name and address for the record and then give
25 us your own view of the project, and then we

1 also are going to want to know, like, where
2 things go, so I might give you your examples
3 back so you can address those issues as they
4 come up.

5 MR. MENDEL: Chair, I think
6 it's okay if Mr. Sturgill is seated, and just
7 make sure you're right on top of the microphone
8 so that everybody can hear well and the
9 court reporter can hear it.

10 CHAIRWOMAN: (Providing to the
11 Applicant.)

12 MR. STURGILL: Craig Sturgill,
13 281 South Court Street.

14 You just wanted me to kind of summarize?

15 CHAIRWOMAN: Yeah.

16 MR. STURGILL: Is this
17 microphone working?

18 CHAIRWOMAN: You have to push
19 the button.

20 MR. STURGILL: Okay. So the
21 goal of the project was to, you know,
22 rehabilitate the exterior surfaces to reduce
23 maintenance, improve the look and marketability
24 of the property to allow us to increase rents,
25 and really provide an asset to the city and

1 neighboring buildings. Many of the residents
2 at the building have complained about much of
3 the things that we plan to revitalize, so the
4 goal is to maintain the historic character of
5 the building while providing some minor
6 upgrades to the look, but I do believe it would
7 be consistent with the historical value of the
8 region.

9 So the paint colors -- I don't have a
10 little camera, unfortunately I have my hands,
11 but the -- this dark green color --

12 Can you take a step back? Yeah, there you
13 go.

14 So this is a sample of HardiePlank. On the
15 front bay windows, this is what would be used
16 in different shapes. I guess it'd be following
17 kind of a Shaker pattern on the bay windows,
18 but it would be HardiePlank, which is basically
19 a cement fiberboard-type material. It's very
20 durable, low maintenance. It has a high
21 quality look. So HardiePlank would be the
22 primary material that would be used on the
23 exterior surfaces that would be replaced.
24 Other ones may be just painted that don't need
25 replacement.

1 But the overall project is to, again, make
2 the building more functional. A lot of the
3 doors that are there are either not working,
4 they don't close properly, they're leaking
5 water and other -- you know, snow and so forth
6 into the building.

7 The windows have already been approved
8 through a previous certificate of
9 appropriateness meeting at the end of last
10 year, but we were -- we weren't able to do the
11 windows right away because we need to
12 coordinate that in conjunction with some of
13 this Hardie material that needs to be replaced,
14 so we had to hold off until we can hopefully
15 get approval on this and then we can do the
16 project at once.

17 CHAIRWOMAN: Sure.
18 MR. STURGILL: But basically
19 just kind of overall really improving all the
20 things that are wrong with the building. The
21 wood is very deteriorated, leaking. Paint's
22 peeling off. The doors don't close, they're
23 leaking, and overall just kind of diminishes --
24 a lot of people walk in the building and
25 they're like "Wow, this is actually much nicer

1 inside than it would appear to be on the
2 outside," and I think it's just kind of hurting
3 the building itself's value and, also, the
4 surrounding buildings and communities. So our
5 proposal is to hopefully repair that.

6 So this dark green color would be what
7 would be used on the front bay windows as well
8 as the dormers on the third floor. This
9 Homestead Brown color that's in the middle,
10 it's kind of hard to see in pictures, but
11 that's what would be used to paint all the
12 existing soffit and fascia and trim.

13 And then this Fiery Brown color that's kind
14 of a maroon-ish red is what would be used on
15 the back, the west, and north section of the
16 one-story building for the horizontal
17 HardiePlank siding.

18 CHAIRWOMAN: So I'm going to
19 go ahead and open the meeting up to the rest of
20 the board, so if they want to ask questions,
21 they can.

22 I'm just wondering, you're not going to use
23 any of that maroon color on the front?

24 MR. STURGILL: No. The only
25 part that would be maroon is -- just basically

1 keeping the exact same color. I actually did a
2 color match, and this was the closest color to
3 what the existing T-11 siding is, so basically
4 keeping that exact same color that's there as
5 close as possible and just replacing it with a
6 more high quality finish, which would be the
7 HardiePlank.

8 CHAIRWOMAN: Okay. And then I
9 know there's some questions about the front
10 door. And you're replacing the side door also?

11 MR. STURGILL: So I believe
12 there's three doors in the rear of the
13 property.

14 CHAIRWOMAN: Okay.

15 MR. STURGILL: And then there's
16 one front door obviously.

17 Jonathan, could you show those examples?

18 So the front door would be -- there we go.

19 So that basically replaces the front door,
20 which is the same type of sidelights and top
21 window component that's already there.
22 Obviously the oval window would be replaced,
23 but as you can see, it looks like maybe it was
24 even rectangular at some point, but it would be
25 a very similar-style door with ball-bearing

1 hinges, and it would be a commercial-style door
2 that would allow us to improve the
3 functionality of that and, also, the look of
4 the building while keeping a very similar style
5 to what's already there.

6 CHAIRWOMAN: I'm looking for
7 the picture of the old door.

8 MS. KNAGGS: Is it all right
9 if I ask a question?

10 CHAIRWOMAN: Sure, go right
11 ahead.

12 MS. KNAGGS: With the existing
13 door - I'm just curious - you've mentioned the
14 various points of damage and weathering and the
15 like. Can you give, like, specific examples of
16 what processes you have gone through up until
17 this point with the door - you can tell that
18 the knob has been changed, it was originally an
19 historic piece there - as far as trying to
20 maintain the original historic feature?

21 MS. NOZIK: Sure. So the
22 original door, we've had -- Albright Security,
23 which is, you know, pretty prominent in Medina,
24 has, you know, attempted to repair that door
25 multiple times. The locking component is

1 almost beyond repair at this point. As you can
2 see, we put on a Don-Jo plate and, you know, a
3 commercial grade doorknob.

4 The recessed component that the lock goes
5 into we tried to repair multiple times, but the
6 door -- you know, after many attempts to
7 improve the hinges, you know, shave the door,
8 you know, do all kinds of things to it,
9 unfortunately it just doesn't lock very well as
10 much as, you know, we've had professional
11 security companies there.

12 You know, it gives the residents concerns
13 that, you know, if you don't slam it closed all
14 the way, then it can cause security issues.
15 There's a pretty substantial gap on the bottom
16 that we've put a new threshold on a couple
17 times, but it continues to leak water and other
18 substances into the building from the outside.
19 You know, there's wood deterioration and
20 chipping. It doesn't seem like it's that
21 sturdy of a door, so we tried to take all the
22 precautions we could do to preserve it, but I
23 think it's beyond repair at this point.

24 CHAIRWOMAN: So when you get
25 ready to install the new door, are you going to

1 have to destroy some of the millwork that's
2 around it?

3 MS. NOZIK: So some of --
4 yeah, some of the components that Jonathan was
5 just showing with his pen, those would be
6 replaced with a -- it's kind of like an insert,
7 like a one-piece-type style door, if you look
8 at the new --

9 CHAIRWOMAN: Right.

10 MS. NOZIK: -- powder-coated
11 steel door.

12 So some of the millwork would be removed,
13 yes, but it would be replaced with a
14 symmetrical door that the rest of the back
15 doors would be replaced with as well, so yeah.

16 MS. BIGGENS-RAMER: Is the millwork
17 in good shape?

18 MS. NOZIK: The millwork
19 itself is in good shape, but the part that it's
20 fastened to isn't, so it's hard to kind of just
21 keep the millwork by itself because it is a
22 completely new door frame and door enclosure.

23 MS. KNAGGS: So just to
24 reiterate, there's a sort of two-fold issue of
25 both security and safety with the door, but

1 then also the weather issues. It's not just
2 necessarily the weather, there is also a safety
3 concern.

4 MS. NOZIK: Correct. Yeah,
5 safety and security both. It never closes.
6 Half the time it doesn't close unless you
7 really slam it close. It doesn't function like
8 it should.

9 Like I said, we've made multiple attempts
10 to try to resolve that, but unfortunately I
11 think it's -- due to the age and deterioration,
12 it's kind of prohibitive at this point to be
13 able to make those repairs.

14 CHAIRWOMAN: And what color
15 did you say the door was going to be painted?

16 MS. NOZIK: The new door will
17 be black, as Jonathan is showing that image,
18 which would also coordinate well with the
19 windows that we'd be putting in that are black
20 fiberglass, so it would be a symmetrical,
21 uniform look.

22 CHAIRWOMAN: And then there's
23 also an awning, also, right?

24 MS. NOZIK: Correct. The
25 awning that is maroon, it would be the same

1 style, it would just be basically replaced with
2 a black awning so everything will kind of
3 coordinate -- correlate together.

4 And the building just --

5 MS. BIGGENS-RAMER: In --

6 MS. NOZIK: I'm sorry. The
7 building just to the south of this actually has
8 a black awning in the same style that we'd be
9 using.

10 MS. BIGGENS-RAMER: In investigating
11 repairing the door, did you cost-out to have a
12 reproduction door milled?

13 MS. NOZIK: No, we did not.
14 We've tried to use, you know, materials -- it's
15 a steel door with a powder-coated finish, so
16 our goal was, you know, both trying to keep it
17 aesthetically accurate with the time period
18 but, also, you know, keeping it, you know, a
19 nice improvement to the building, minimizing
20 maintenance. So any kind of wood, in our
21 opinion, is just subjected to dry-rotting and
22 other issues over time, whereas this steel
23 commercial-grade door is going to be much, much
24 more durable, safer, and should require much
25 less maintenance in the long-term.

1 MS. BIGGENS-RAMER: In investigating
2 a front door replacement, did you investigate
3 replacing something with either an ovoid window
4 or a round window similar to keep the same
5 character as this?

6 MS. NOZIK: You know, we did
7 investigate different options as, you know,
8 some of the guidelines stated. We did want to
9 make a minimal upgrade to improve the
10 marketability and kind of the look of the
11 building. A lot of the building, as you can
12 see, it is very, you know, squared windows. I
13 mean, obviously there's different components
14 that are circular or rounded, but it was our
15 goal for the design to kind of improve the look
16 to a minor degree, and based on some of the
17 residents' feedback and things, you know, we
18 just -- we believe this was the right route to
19 go with. So we thought it was a minor change,
20 but something that we thought would coordinate
21 well with the rest of the projects we had going
22 on.

23 MS. BIGGENS-RAMER: So you did or
24 didn't investigate an oval window?

25 MS. NOZIK: We did

1 investigate it, but we did not price it.

2 Part of the reason we didn't price it is
3 because the contractors that we work with on a
4 regular basis and some of the brands that we
5 typically use that we know are high quality
6 don't offer an oval window, so that's part of
7 it.

8 MS. BIGGENS-RAMER: So Legacy doesn't
9 offer a window that's ovoid?

10 MS. NOZIK: The contractors
11 that we talked with and we submitted proposals
12 to didn't offer that option to us.

13 CHAIRWOMAN: There's still two
14 or three other doors, right, and that's what
15 these samples are for?

16 MS. NOZIK: Yes. So that
17 would be the exact -- so the exact same door
18 that would be used on the front, we would use
19 the same exact style door on the back of the
20 building, it just wouldn't have the sidelights.
21 So, again, everything would also remain
22 symmetrical and uniform.

23 CHAIRWOMAN: Okay. I'm
24 just --

25 MS. BIGGENS-RAMER: This building is

1 currently a three-color-scheme building.

2 Jonathan, could you put the front of the
3 building back up, please?

4 MR. MENDEL: Yeah.

5 MS. BIGGENS-RAMER: Could you walk us
6 through -- you stated that the Hardie board
7 would be utilized to supplant the two shades of
8 gray -- or green that are between and above the
9 bays there. Can you -- it's difficult to see
10 from the copies we received. Will that exact
11 pattern be replaced with the Hardie board, and
12 what is the width of the Hardie board and what
13 are the colors assigned to each of the
14 components?

15 MS. NOZIK: So the sample
16 that was provided on the other image is pretty
17 much exactly what it would look like, just
18 obviously the sides and shapes of this
19 building, but it would be a Shaker-style with a
20 flat HardiePlank in the middle with a
21 Shaker-style that you would see on cabinets
22 with kind of a one-trim piece around. It would
23 all be the same uniform color green, so it
24 wouldn't be varying colors on the bay window
25 components. The windows obviously would be

1 black.

2 So on this, the windows -- the window trim
3 is kind of a brownish color, but our windows
4 would be black.

5 CHAIRWOMAN: So the Hardie
6 board goes in the middle then, right?

7 MS. NOZIK: Yeah. The Hardie
8 board and the trim board that goes around it,
9 the entire surface basically would be all
10 Hardie board.

11 CHAIRWOMAN: But it's still
12 going to have that recessed look, right?

13 MS. NOZIK: Correct, yeah.
14 That would be the Shaker-style.

15 MS. BIGGENS-RAMER: But that entire
16 panel is dark green, so it wouldn't be. For
17 example, the insets being a tan color and the
18 trim being green, or vice versa, it's all going
19 to be the singular color green of the Hardie
20 board?

21 MS. NOZIK: Yes, that's
22 correct.

23 MS. BIGGENS-RAMER: So you're taking
24 the property from a three-color building down
25 to two basically.

1 MS. NOZIK: I'm sorry, what
2 are you talking about?
3 MS. BIGGENS-RAMER: So there's three
4 colors on the front of the building currently.
5 MS. NOZIK: Okay.
6 MS. BIGGENS-RAMER: There's the two
7 greens and there's the soffit color. So you'll
8 be removing one of the colors off the front of
9 the building. You'll only have two colors on
10 the front, which is three.
11 MS. NOZIK: I guess the bay
12 window itself would convert to one color;
13 however, the soffits and the trim would remain
14 a different color, whereas right now they're
15 the same as that darker green. So I guess we
16 would still maintain -- it's actually a two
17 color scheme, I guess.
18 MS. BIGGENS-RAMER: Are the soffits
19 the same color as this darker green?
20 MS. NOZIK: No. The soffits
21 would be the brown color. That would be the
22 Homestead Brown. So there would still be, I
23 guess, technically two colors.
24 MS. KNAGGS: So it will still
25 have three colors. It will be the Forestwood,

1 the lighter tan, and then the black trim with
2 the windows -- the new windows that you had
3 approved. So there will still be three colors,
4 they just won't be in the same accent points as
5 they are right now?
6 MS. NOZIK: That's correct.
7 MS. KNAGGS: Okay.
8 CHAIRWOMAN: Is there any
9 reason why you couldn't actually do two colors
10 underneath the windows?
11 MS. NOZIK: I just believe
12 aesthetically it would look more symmetrical
13 that way. And there's actually other
14 buildings -- I don't know the address, but if
15 you drive around the Square, there's actually
16 other buildings with singular colors on the
17 dormers -- or on the bays, I'm sorry. I
18 believe it would look the best and, also,
19 actually match the other buildings on the
20 Square.
21 CHAIRWOMAN: The mason work
22 that needs to be done, is that -- you're not
23 going to skim-coat anything that's brick, are
24 you?
25 MS. NOZIK: The only thing

1 that would be, I guess, referred to as
2 skim-coating would be the existing -- I'm not
3 sure the name of it, but the horizontal stone
4 that's right under the bays there.
5 MR. MENDEL: (Indicating.)
6 MS. NOZIK: Yeah, that.
7 CHAIRWOMAN: Okay.
8 MS. NOZIK: That would be
9 skimmed, because that's the only way to really
10 repair that.
11 CHAIRWOMAN: Sure.
12 MS. NOZIK: But the brick
13 would either be replaced or repaired as
14 necessary, obviously trying to be as minimal
15 with it as we could, but there's some needed
16 repairs.
17 So the instructions for the masonry company
18 was to keep it original as possible, so there's
19 not a standard color, but they would mix the
20 mortar and the concrete to be the most original
21 color that was possible.
22 MR. MENDEL: The front of
23 this building is a lot of -- is hit hard by
24 winter treatment and snow and ice and snow melt
25 and whatnot, so that's why -- these are the

1 front steps that are on the east facade of the
2 building (indicating).
3 CHAIRWOMAN: And it's on the
4 corner, too, so --
5 MR. MENDEL: Yes.
6 MS. BIGGENS-RAMER: As a 1903
7 apartment building, would you consider doing
8 the front of the building again in the
9 two-tone, which is appropriate to that era?
10 MS. NOZIK: I would prefer
11 not to consider that. I mean, I guess this is
12 what I'm proposing, this is what I would like
13 to see ideally here.
14 Like I said, there are other buildings on
15 the Square with this bay window design that
16 have a singular color. And we'd still be
17 maintaining the three-color scheme on the
18 front, just not the exact same spots, but I
19 believe this has a lot of symmetry and design
20 while also kind of maintaining, in a large way,
21 the historical value.
22 MR. MENDEL: Chair, if I can
23 just --
24 CHAIRWOMAN: Sure.
25 MR. MENDEL: This is -- the

1 Hardie board goes up as a base color that's
2 part of the material and then it's painted in
3 place typically, or it's painted and then
4 installed on the building.

5 MS. NOZIK: Correct, yeah.

6 MR. MENDEL: Okay. I mean, so
7 what their proposal -- just to kind of -- as I
8 was saying in my staff report, it does -- the
9 proposal on the bays does simplify the
10 detailing and the texture of it, particularly
11 when you get into the centers of the portions
12 of the bay. You get up close, it looks like
13 it's probably tongue and groove kind of siding
14 or flooring. It's kind of -- but it's got a
15 lot of joints in a lot of places for failure
16 points just from weather and material getting
17 in there, and anybody that's had a -- that
18 deals with wood siding -- so the simplifying of
19 the bays and the inset panels, because there's
20 one surface, there's less places for weather to
21 get in.

22 But to the -- to Board Member
23 Biggens-Ramer's statement, painting of the
24 insets of these -- of the bays could continue
25 that same color scheme, but you're not having

1 the detail of that inset piece that's in there.
2 I would imagine it would be not only different
3 in terms of labor and cost to kind of add a
4 little more dimension color-wise to the
5 building while still getting the materials that
6 are going to last longer than any wood or
7 painted wood. So I think that could be a give
8 point that really -- it may not add a lot of
9 problem to it and just give it a little more,
10 you know, visual interest than the solid green
11 bays.

12 MS. NOZIK: Yeah, that's
13 correct. I mean, like I said, I would highly
14 prefer this route. I think it would simplify
15 it when we do need to repaint, you know, to
16 kind of maintain an overall same color scheme
17 and use the same paint style and painting and
18 things, but I guess we'd be open to that, but
19 this would definitely be much more of a
20 preference to us.

21 CHAIRWOMAN: Any other
22 questions?

23 MS. KNAGGS: Would you be
24 willing with the door, since it is -- with the
25 windows being replaced and the door still being

1 original to a point, it would be considered a
2 character-defining feature of that front facade
3 of the building. Would you consider either a
4 security storm that's all glass that you could
5 still see the original historic door from the
6 inside and it maintains the look from the
7 street, or perhaps researching a door that does
8 have that oval window to add to the 1903
9 characteristic of the property?

10 MS. NOZIK: The windows or
11 the doors in the rear of the property are not
12 circular, so we believe that it would maintain
13 a much more symmetrical look to have the same
14 door style used across the building, so I guess
15 when it comes to that as well, we would prefer
16 to maintain uniformity with regards to that.

17 And to be honest, looking at that door, I
18 can't tell -- I don't have original photos from
19 it. I can't tell if that truly is an original
20 oval window or - with some of the wood, you can
21 see that lighter brown - if that's been
22 replaced in that format.

23 MS. BIGGENS-RAMER: That's how those
24 doors were constructed.

25 MS. NOZIK: I understand the

1 doors were constructed like that, I just don't
2 know if this is one of them or not. But we
3 would prefer to use the same symmetrical doors
4 across the building.

5 And, again, the three doors in the back are
6 all rectangular, so I was going to pick the
7 most common style door that's on the building
8 currently. I guess that would be a rectangular
9 style.

10 MS. BIGGENS-RAMER: To the other
11 commission board member's point, historical
12 homes don't all have matching doors, and
13 typically the most ornate door was on the front
14 and lesser doors or less-problem doors, to have
15 varying doors of that nature, would not have
16 been uncommon, so --

17 CHAIRWOMAN: Do you think
18 you'll be able to save this door and use it
19 someplace else inside the building or -- I just
20 hate to see it in the dumpster.

21 MS. NOZIK: We can donate it
22 to any location you would wish.

23 CHAIRWOMAN: Okay.

24 MS. NOZIK: No. I mean,
25 I'm sure we could try to figure out how we

1 could keep the door or, you know, if the
2 Historical Society wanted to put it on display
3 somewhere, something like that, I would be more
4 than happy to figure out some solution. But
5 with the powder-coated steel commercial doors,
6 unfortunately I just don't have a lot of good
7 options.

8 And, again, it's really a preference to
9 keep the same uniformity across the building
10 and the doors.

11 CHAIRWOMAN: Well, do we have
12 any comments or motions or --

13 MR. MENDEL: Chair, if you
14 just want to -- if there's anybody in the
15 audience that would like to comment on this
16 case, open it to them, please.

17 CHAIRWOMAN: Sure. If there's
18 anybody here that would like to step up to
19 the microphone and make a comment on this
20 South Court Street property?

21 MR. CASE: Is it at all
22 possible to just replace the slab?

23 MR. MENDEL: Just --

24 MR. CASE: Oh.

25 MR. MENDEL: -- give your name

1 for the record. You can -- hold on one second.
2 If you could swear him in.

3 You just need to be sworn in by the court
4 reporter.

5 (Whereupon, Nathan Case was then
6 placed under oath by the Notary.)

7 MR. MENDEL: On top of the
8 microphone.

9 MR. CASE: Is it at all
10 possible to just replace --

11 MR. MENDEL: Give your name
12 and address.

13 MR. CASE: Nathan Case,
14 513 East Washington Street.

15 MR. MENDEL: Go ahead.

16 MR. CASE: Is it at all
17 possible to just replace the slab so you can
18 keep the decorative columns between the
19 sidelights? I mean, the slab would give you
20 the ability to keep the look but just replace
21 the actual door itself.

22 MS. NOZIK: I guess a couple
23 comments.

24 So, one, trying to customize the slab, it's
25 changing what's already there, and if we're

1 going to be making a change, I would rather
2 just put a full -- brand-new commercial-grade
3 door in. I understand the comments with regard
4 to the design piece.

5 The other issue is, again, the recessed
6 component of the door and locking mechanisms, I
7 think that continues to be a challenge, so it's
8 our preference to put in just kind of a
9 brand-new steel-grade door that offers the
10 security that residents are looking for and a
11 long-term sustainability and durability aspect.

12 MR. CASE: But if you have
13 to lose the door, you'd lose the fluting and
14 all of the fun details at the top, too, and the
15 inset Shaker squares on each sidelight. I
16 mean, I think if you did the compromise with
17 the door and used, you know, maybe a Therma-Tru
18 door, they have an oval with a double bottom
19 square, maybe something like that, then you'd
20 still have a new door and the similar look.

21 MS. NOZIK: True, yes. I
22 mean, it's our goal -- like I said, we're, you
23 know, really investing a pretty substantial
24 amount of capital into the building to make it
25 durable and sustainable for the future, reduce

1 maintenance, you know, improve the look to a
2 minor degree. We're not trying to turn it into
3 a modern building, but, you know, improving
4 subtle accents here and there where we can.

5 So I certainly understand and appreciate
6 all of the comments with some of those trim
7 pieces. I would just say we believe it's a
8 minor design difference in the big scheme of
9 the entire project that would go a long way in
10 durability and aesthetics based on the feedback
11 we received from residents and other people
12 with regards to the renovations.

13 CHAIRWOMAN: Thank you.

14 Do you think that it has to be an oval or
15 could it even just be some sort of curve in the
16 glass?

17 MS. BIGGENS-RAMER: I think even just
18 a curved top would be more of a nod towards
19 what's existing than, you know, going with
20 something --

21 MS. KNAGGS: I would also
22 argue, if there is a conversation of creating
23 depth in the paneling, to then also try to
24 replicate some depth in the door as well as it
25 is here. Not exactly the same way, but

1 similarly to how it is now, if that is up for
2 discussion.

3 MS. NOZIK: I'm sorry, one
4 more thing, too. Obviously considering the
5 cost, I'm sure we can go as crazy as we want
6 to have something developed but, you know,
7 if something is ten times the price, it may
8 be cost-prohibitive to do another door. So
9 that's just another aspect that we have to
10 keep in mind as the building developer and
11 owner.

12 CHAIRWOMAN: So there is a
13 door here that has the singular panel and it
14 has just a slight arch at the top.

15 MR. MENDEL: Chair, if you
16 can, just stay on top of the microphone.

17 CHAIRWOMAN: Yeah. So we're
18 looking at Legacy steel doors, a template here
19 of what they offer, and there is a door 437-1P
20 that has one panel at the bottom and the glass
21 at the top, and the glass has a little bit of
22 an arch in it. I'm going to pass that around
23 to the rest of the board.

24 (Providing to Ms. Knaggs.)

25 MS. KNAGGS: (Perusing

1 document.)

2 I won't mark my preference, I suppose,
3 but --

4 (Providing to Ms. Biggens-Ramer.)

5 MS. BIGGENS-RAMER: (Perusing
6 document.)

7 There does appear to be other Legacy doors
8 available that would better echo what currently
9 exists.

10 CHAIRWOMAN: Yeah.

11 Okay. So I guess what I'm hearing from
12 everyone is that we'd like to see a change in
13 the door. We'd like to see additional colors
14 added to the front of the building. We're
15 interested in the possibility that you keep
16 some of the millwork at the top and around the
17 edges of the door, so that's about where we're
18 at with this.

19 MR. MENDEL: So procedurally,
20 there's a couple options.

21 The Applicant, you can take this proceeding
22 and you can request a continuance, come back
23 with addressing these statements by the board.
24 If that's -- I mean, for the record, if the
25 rest of the board can just be affirmative or

1 decline what the Chair had said, that way, for
2 the record, it's clear on direction to the
3 Applicant and honestly for staff.

4 So the Applicant can request a continuance,
5 come back with revisions or address those
6 questions. You could make a motion and just
7 apply, you know, unilaterally some conditions,
8 or you guys can negotiate conditions of
9 approval, or you can always deny a request and
10 come back.

11 Typically, it's either negotiated
12 conditions of approval or the Applicant says
13 "I'd like to come back at a later time with
14 more information."

15 So that's up to MS. NOZIK, for you to
16 evaluate and decide.

17 You could also say, "We're going to approve
18 these pieces, but the other pieces you can
19 do..." so that maybe he has partial approval of
20 his proposal.

21 But it sounds like the door -- at least the
22 front door and the bay materials are kind of
23 the big piece. The bay coloring, colors and
24 the front door are the two sticking points. I
25 think the siding on the west building -- west

1 portion of the building doesn't seem like
2 there's an issue.

3 The other exterior doors of the building I
4 don't think -- don't appear to be in question,
5 so that's maybe an alternate three-and-a-half
6 that you could do as well, and then continue
7 the discussion on the other pieces for -- at a
8 later date maybe.

9 MS. NOZIK: So would it be
10 amenable if we were able to research
11 alternative options for the front door and find
12 something more of an oval design but keep the
13 bay design in the front and all the other
14 options intact, which I think you didn't have
15 many other concerns other than the color scheme
16 and, you know, us finding a different front
17 door option?

18 There's a lot of projects we're trying to
19 coordinate and there are certain time lines,
20 things we've got to meet to coordinate a bunch
21 of these projects, so we're trying to keep as
22 much as possible on track, so if we could
23 search for a different front door option and
24 proceed with the rest, that would really help
25 us and we'd be willing to find something more

1 acceptable to you with regards to the front
2 door.

3 MS. BIGGENS-RAMER: I think we're
4 looking for more than a solid color on the
5 bays. I think we don't have an issue with the
6 Hardie board. We understand that that's the
7 better durable material and would resolve a
8 great deal of the water infiltration issues and
9 the rot that you're dealing with, but I think
10 we're looking for not a singular color on the
11 bays.

12 MS. NOZIK: So this may be a
13 good example. This color, this green here is
14 actually what color the Hardie comes in, and
15 this darker green is what we wanted. Could we
16 use a variation of these two, which I think
17 actually coordinate, maybe using a lighter
18 green on the inside and the dark green trim or
19 vice versa?

20 CHAIRWOMAN: Yeah, I think
21 that looks great. I would agree, yeah.

22 MS. KNAGGS: In doing that,
23 though, you already have an existing third
24 color. You have that lighter tan color.

25 MS. NOZIK: Yes. And we do

1 keep the same three color designs, so the
2 soffit and trim, all that and so forth could be
3 this browner color, and then the windows would
4 be black as well as the doors and those
5 components, and then the green would be the
6 front bays. So I guess theoretically doing
7 this, we would be actually adding an additional
8 color to the front versus if we were to leave
9 it green -- solid green. We would be
10 maintaining the same amount of colors on the
11 front.

12 CHAIRWOMAN: I'm fine with the
13 additional color frankly, and I think the side
14 and the other two doors are great, and if you
15 get the two colors around the bay, that would
16 be great.

17 And yeah, if you want to come back to us
18 with the actual front door design, something
19 with more of an oval look to it. In the past,
20 I know that we've had applicants who submitted
21 things to Jonathan and then Jonathan will
22 e-mail them to us and then we can weigh in that
23 way to keep your project going. If you don't
24 want to wait until next month, we would be
25 willing to do that. Or if you want us to come

1 in for a special meeting, we would be willing
2 to do that. We've done that before.

3 MS. NOZIK: So we could keep
4 basically this enclosure and the whole door.
5 It's just pretty much that window is your
6 concern?

7 CHAIRWOMAN: Yeah, the glass.

8 MS. NOZIK: So if I can find
9 an alternate window design, make note to
10 Jonathan, and you guys can say "Hey, we like
11 that oval," or whatever, then we can proceed?
12 Is that how you envision?

13 CHAIRWOMAN: For me, yes.
14 Are we in agreement?

15 MR. MENDEL: I would -- sorry.
16 I'm just going to jump in.

17 Doing it by e-mail is not a good idea. If
18 they get something, you guys either do a
19 condition to trust that I'm going to, you
20 know, approve it administratively per your
21 direction, or we just come back to the
22 Historic Preservation Board. I mean, it's
23 four weeks from now. As we all know, in
24 housing things -- in construction things, four
25 weeks is like fifteen seconds it feels like

1 sometimes.

2 So coming back to the Historic Preservation
3 Board at a public meeting to discuss, it would
4 be better than approval over e-mail, me sending
5 it to you, all of you, and then it becomes a
6 public record, it becomes a Sunshine Law issue.
7 So it's either you give me the discretion to
8 approve it administratively or we just bring it
9 back to a public meeting.

10 MS. NOZIK: I think --

11 MS. BIGGENS-RAMER: I would say we
12 bring it back to a public meeting. You know,
13 for ease of the Applicant, for example, maybe
14 you consider using that dark green on the
15 soffits above and eliminate the tan color, if
16 you want to try to simplify your color scheme.

17 MS. NOZIK: So with regards
18 to just the window, I think it's fairly simple.
19 It's either oval or it's not.

20 So if you could give me latitude to be able
21 to find the most similar-style oval that I can
22 find; if I wasn't able to find that, maybe we'd
23 have another meeting. But if I was able to
24 find something similar that was oval, if there
25 would be a way to approve that, that would help

1 to keep the ball rolling for me.
 2 CHAIRWOMAN: I think we're
 3 going to come back and take a look at the
 4 door.
 5 MS. NOZIK: Okay.
 6 CHAIRWOMAN: So we have a
 7 motion to approve the design of the new
 8 improvements on the structure with the
 9 exception that the door be a door with an oval
 10 piece of glass in it, and that the two -- that
 11 you use a two-color scheme on the bays, and
 12 that the colors that you showed us of the
 13 darker green and the lighter green would be
 14 acceptable.
 15 MS. NOZIK: Okay.
 16 CHAIRWOMAN: And that all the
 17 other elements that you've provided to us for
 18 the back facade -- or for the back of the
 19 building and the side of the building, those
 20 doors are fine, those doors are acceptable, and
 21 any of the brick work that you're having done
 22 and any of the other masonry work you're having
 23 done is acceptable also.
 24 MS. NOZIK: Okay.
 25 CHAIRWOMAN: Do I have a

1 second?
 2 MS. KNAGGS: I'll second.
 3 CHAIRWOMAN: Okay.
 4 MR. MENDEL: Just to
 5 encapsulate, two-tone green color scheme on the
 6 rehabilitated bay windows, the front door will
 7 come back with alternate possible samples of
 8 design, MS. NOZIK will bring that back, but all
 9 else is compliant, is approved -- is being
 10 recommended for approval?
 11 CHAIRWOMAN: Yes.
 12 MS. BIGGENS-RAMER: And, Jonathan, in
 13 your report you refer to the east side of the
 14 one-story. You may want to correct that to
 15 west side.
 16 MR. MENDEL: Did I?
 17 MS. BIGGENS-RAMER: I'm like "Where
 18 is the east side?"
 19 MR. MENDEL: Okay. So motion
 20 made by Traves, seconded by Biggens-Ramer? Did
 21 you second it? No, Knaggs did.
 22 Traves?
 23 CHAIRWOMAN: Yes.
 24 MR. MENDEL: Biggens-Ramer?
 25 MS. BIGGENS-RAMER: Yes.

1 MR. MENDEL: Knaggs?
 2 MS. KNAGGS: Yes.
 3 MR. MENDEL: Motion approved.
 4 So basically a partial approval -- partial
 5 certificate of appropriateness.
 6 So I'll work with MS. NOZIK and we'll come
 7 back to the Historic Preservation Board as soon
 8 as possible with the door research.
 9 Thank you.
 10 MS. NOZIK: Thank you.
 11 CHAIRWOMAN: Thank you.
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1 H21-02
 2 - - -
 3 CHAIRWOMAN: So we're on
 4 Case Number H21-02, 99 Public Square.
 5 MR. MENDEL: Yes. Thank you.
 6 This project is -- so as you said, it's a
 7 certificate of appropriateness for a
 8 four-story, little over 86,500 square foot
 9 expansion to the Medina County Courthouse
 10 complex. It's effectively at 99 Public Square.
 11 I think we all know where the County Courthouse
 12 complex is.
 13 The Applicant is the Medina County
 14 Commissioners. This entire block -- this site
 15 encompasses the entire -- on the east side of
 16 Public Square and encompasses an entire block.
 17 This had come to the February 11th, 2021
 18 Historic Preservation Board meeting for
 19 preliminary discussion and kind of worked
 20 through some design ideas, and the proposal
 21 that was in your packet is the result of that.
 22 So this design is a neoclassical
 23 revival/classical Greek Revival for this
 24 addition. This project will also be going in
 25 front of the Board of Zoning Appeals and the

1 Planning Commission this evening as well.
 2 So going through this project, I think we
 3 really went through a lot of the details in
 4 February at the preliminary discussion process.
 5 As we know, this complex is the beloved part of
 6 the public facilities in the heart of the City
 7 of Medina, and the facades facing Public Square
 8 are part of the cultural and architectural
 9 history.

10 The Applicant proposes this large addition
 11 to the existing -- to the east side of the
 12 existing complex. The proposed addition's
 13 historical architectural design is executed
 14 well with good proportional detailing of the
 15 design's various component parts. The proposed
 16 three dimensional bulk of the structure is
 17 well-camouflaged through the appropriate
 18 execution of base, body, and cornice detailing.
 19 The courthouse parking garage to the east does
 20 not visually overwhelm the view of the complex
 21 from Public Square.

22 Lastly, in regards to the design
 23 requirements, the design guidelines, the
 24 City Code is to enhance character of the
 25 Historic District and be representative of

1 architectural design and contemporary
 2 construction.

3 The project certainly enhances the
 4 character of the Historic District with its
 5 attention to architectural style, materials,
 6 and detailing consistent with the existing
 7 courthouse complex.

8 Additionally, the -- although the
 9 architectural style is an historical style and
 10 may not -- it's not necessarily representative
 11 of contemporary times, but its execution is
 12 excellent and will be a benefit to the
 13 Historic District and Medina County community.

14 So we have the pictures here.

15 So I would recommend approval by the
 16 Historic Preservation Board of the certificate
 17 of appropriateness for the project as proposed.

18 Thank you.

19 CHAIRWOMAN: Yes. If we could
 20 have the Applicant state their name and address
 21 for the record, and if you could speak to
 22 anything that you've changed a little bit since
 23 last time, that would be great.

24 MS. NOZIK: Great. My name
 25 is Nancy Nozik. I am with Brandstetter Carroll

1 Architects.

2 So we can just kind of quickly go through
 3 this.

4 What is shown on the screen right now is
 5 the south facade, which is the primary entrance
 6 off of Washington Street, and we -- last time
 7 we were here, we had a few different options of
 8 the massing of this and the kind of entry
 9 pilasters and pediment, and this was the one
 10 that garnered the most votes, so we have
 11 developed this a little bit further here in
 12 some detailing of the pilasters and how it
 13 steps back to where the windows and the
 14 entrances are. I will say the detail that
 15 we're showing of the pediment is kind of a
 16 placeholder right now. We want something up
 17 there. We don't know exactly what. We'll work
 18 with the County on what exactly that will be.

19 As we walk our way around -- let's see what
 20 the next image is. This is a view that you had
 21 requested. It's on Liberty Street. It's
 22 looking to the east basically, so you can see
 23 the parking garage in the distance there, so
 24 you can kind of see how that all works.

25 What you can see also is -- on the

1 right-hand side of the page is the back of the
 2 existing Old Courthouse, our connector piece,
 3 which is a different material in color. And
 4 then when we get to the main structure, the red
 5 brick will be close to that original building.
 6 We know we can't match it exactly. That's why
 7 we have the separation between those two
 8 structures there.

9 If we go to the next -- what do we have
 10 next?

11 So this is again on Liberty Street looking
 12 towards the south I would say, southwest. So
 13 the old -- existing Old Courthouse is on the
 14 right-hand side of the page and then you see
 15 the rest of the new courthouse here, and the
 16 little one-story piece there that Jonathan is
 17 pointing at, that is actually the secure
 18 sally port off of this side of the building.

19 We have a regular pattern of windows. The
 20 corners, as you can see, are popped out a
 21 little bit with brick quoins on the corners for
 22 detailing, and we have double windows on those
 23 corners. Those actually reflect the function
 24 that is inside the building as a little more
 25 predominant function inside the building.

1 Where we have the other bump-out with kind
2 of the vertical tan panels on each side there,
3 those are where stairwells are, so they also
4 reflect what is happening on the inside of the
5 building.

6 This is a view -- it's hard to see in our
7 little courtyard because this is behind the
8 1969 building, but this shows a regular pattern
9 of windows on that side.

10 Actually, Jonathan, if you'd show the newer
11 one.

12 As we've been developing the design, we're
13 proposing two bays that are double windows
14 inside the building. That is where the public
15 elevator/lobby is, and we want to accentuate
16 that for a feel inside with a little more
17 light. So those two bays there we're proposing
18 to be double windows. Again, the same regular
19 rhythm going along.

20 And then we have a little courtyard there
21 between that and the 1969 building.

22 If you continue on -- what do we have next?
23 Do you have the --

24 MR. MENDEL: Site plan.

25 MS. NOZIK: The front view, I

1 would like to show that.

2 So believe it or not, that is a rendering
3 with our building in place. So from standing
4 at that position on the Square, just behind the
5 1969 you can see a teeny bit of the top cornice
6 and the red brick around the very top of the
7 building beyond the existing. So those little
8 pieces right there and right there are the new
9 building as would be seen from the Square.

10 MR. MENDEL: There would be
11 like basically this cornice, seeing that
12 cornice (indicating).

13 CHAIRWOMAN: That's helpful
14 because we were all wondering how that was
15 going to flush out.

16 MS. NOZIK: Yeah. So that is
17 a realistic perspective of what we'd be seeing.

18 CHAIRWOMAN: Yeah. Thank you
19 for the one with the parking garage in it,
20 because that was another question.

21 MS. NOZIK: Hm-hm.

22 CHAIRWOMAN: Does anybody have
23 any questions?

24 MS. KNAGGS: (Indicating.)

25 CHAIRWOMAN: Go ahead.

1 MS. KNAGGS: Thank you again
2 for providing this rendering. That was my
3 first question, but I guess I didn't realize
4 it. I didn't look hard enough, I guess.

5 My other question was - and I may have not
6 phrased this correctly at the last meeting - so
7 with the new building being built, is there a
8 plan, since there are going to be these
9 connection points from the new building into
10 the old structures and it will be a lot of
11 shiny new things on the back, is there going to
12 be any allocation of funds or efforts to do a
13 little bit of effort towards freshening up the
14 existing structures? The 1880 building just
15 got a nice repainting and it looks nice. The
16 '69 building has looked better.

17 I'm just curious, in doing all of this, in
18 dedication to maintaining an historic presence,
19 if that has been considered at all.

20 MS. NOZIK: I'll address the
21 1840s building.

22 As you can see here, this is a site plan,
23 so the orange is the footprint of the new
24 construction, the yellow is the Old Courthouse,
25 the 1840s courthouse. We will be doing

1 renovations on the inside of the building. The
2 outside of that building had been renovated
3 fairly recently, so we're not going to touch
4 the outside of that building at all.

5 The 1969 courthouse is not part of this
6 project except for where we are connecting it
7 and providing new kind of doors and hardware at
8 that location.

9 And Scott is here from the county and he
10 can address that question.

11 MR. MILLER: At this time, no,
12 we don't plan to do anything to the front of
13 the '69 courthouse.

14 MR. MENDEL: If I can, when
15 the County in 2014 -- I think they had started
16 in 2013, when I had started with the City, they
17 worked on the Old Courthouse, 1870s courthouse,
18 you know, shored up the tower and everything,
19 the paint, fixed cornices. They did a good job
20 on that. The next cycle was working -- work to
21 the Prosecutor's Office, the former
22 bank/funeral home portion on the southeast
23 corner -- southwest corner of the complex, and
24 with that was also a painting of the '69 -- the
25 '69 additions, cornice lines, and the portico,

1 because in '14, '15, the columns were looking
2 pretty rough, but they have painted those in
3 the interim.

4 CHAIRWOMAN: Does anybody else
5 on the board have questions for the Applicant?

6 MS. BIGGENS-RAMER: I just have a
7 quick question.

8 The view where you can -- the first view
9 where it's going all the way down to the
10 courtyard, it shows some of the structures on
11 the top of the new courthouse. Can you --
12 that's good. Can you address -- because I know
13 we had asked about screening for HVAC. Can
14 you -- that, yes, thank you.

15 Are the kind of smaller rectangular blocks
16 that are on top, are those the HVAC units then?

17 Yes, right there.

18 MS. NOZIK: Yes. Those are
19 two HVAC units on the roof, and we've
20 intentionally put them towards the center of
21 the building so they are not visible from the
22 ground. The kind of red box that's behind is
23 that stairwell, which will actually extend up
24 to provide access to the roof for maintenance
25 purposes.

1 MS. BIGGENS-RAMER: And what is the
2 material that's surrounding kind of the HVAC
3 unit on the left?

4 MS. NOZIK: Right now that is
5 indicating a screen wall if necessary; however,
6 as we develop this and looked at our views,
7 what you're actually going to see from the
8 street, you're not going to be able to see that
9 at all. So at this point, our proposal is to
10 not screen those unless we determine through
11 our design that they will be visible.

12 MS. BIGGENS-RAMER: Thank you.

13 MR. MENDEL: Yes. In my
14 experience, if you're forty-five-feet tall, you
15 might have this view. But if you're on the
16 ground with a very tall four-story building,
17 due to the proximity of the building to the
18 public right-of-ways where a pedestrian would
19 be, it would be nearly impossible for anybody
20 to see any of the structures on top of the
21 building.

22 CHAIRWOMAN: Is there anything
23 else anybody wants to add?

24 (No response.)

25 CHAIRWOMAN: I will open it up

1 to the audience, and if anybody would like to
2 make any comments, they can step up to the
3 podium, state their name and address for the
4 record, and limit your comments to maybe two or
5 three minutes. We're running late here.

6 MR. JOCKE: Hello, I'm
7 Ralph Jocke. I live at 523 East Friendship
8 Street.

9 And I wanted to first thank the members of
10 the board for donating their time and doing
11 such a thorough job in representing the
12 interests of the people of the city in sitting
13 on this board, and I can tell that you really
14 do your homework and work hard at this, and
15 that is greatly appreciated and benefits the
16 people of this city greatly.

17 One thing I wanted to point out, though, is
18 that on this board you represent the people,
19 and the people of this city voted in November
20 by a two-to-one margin against a project that
21 looks exactly like this, and so given the
22 overwhelming opposition of the voters in the
23 city to this project, I would respectfully ask
24 that you respect their interests and represent
25 them by voting against this.

1 There's a couple other things that I did
2 want to point out, which, you know, I think are
3 important, and that is, one, they talked about
4 the air conditioning units on the roof, you
5 wouldn't see them. That's not true. If you
6 go to the library, they're very visible. And
7 particularly from the conference rooms of the
8 library, that roof will be very visible, so
9 it's not something that you can just simply
10 pass over.

11 Another point that Ms. Nozik made is that
12 the view we're looking at is not final. It is
13 a concept, and they said, "Well, we're going to
14 work with the County and come up with something
15 that would seem appropriate there." Well,
16 again, I don't think it's appropriate for the
17 board to approve something that isn't final and
18 isn't fixed.

19 And so, again, to represent the interests
20 of the people of the city, what gets approved
21 should be final, fixed, and what it's
22 ultimately going to be.

23 The third comment, also - and I think it's
24 very appropriate - we asked Mr. Miller, "What
25 about the '69 courthouse?" It should be made

1 to look at least as good as the rest of it.
 2 And they don't have any money to do it, and I
 3 think in order to do this project, the County
 4 should be required to make that courthouse look
 5 as good and as new as the rest of the project.

6 So I appreciate you considering my points.
 7 Thank you very much. And, again, I really
 8 value the excellent work you people do.

9 CHAIRWOMAN: Thank you.

10 Is there anybody else that would like to
 11 step up? Please state your name and address
 12 for the record.

13 MR. CASE: Absolutely.
 14 Nathan Case; 513 East Washington.

15 I just want to correct one quick thing that
 16 Ralph said here. As far as the voting, the
 17 people did speak, but they spoke that they
 18 didn't want the County to share this space --
 19 or the City to share this space. So the people
 20 still want -- the County still wants the
 21 courthouse, it's that they didn't want the City
 22 to participate.

23 CHAIRWOMAN: Thank you. Do I
 24 have anybody else?

25 MS. WALKER: This is going to

1 be very short. Pat Walker; 523 East Friendship
 2 Street. I am one of the founders of the
 3 Save Your Courthouse committee, and I'm very
 4 happy that the 1969 courthouse is going to
 5 remain.

6 One thing I would say is, I spoke to over
 7 three thousand voters in last November and
 8 there were an overwhelming number that did not
 9 want this project. They did not want the
 10 City Municipal Court in the Medina County
 11 Courthouse. They also did not want to spend
 12 the money and did not want to see this project.

13 Thank you.

14 CHAIRWOMAN: Thank you.
 15 Anyone else?

16 (No response.)

17 CHAIRWOMAN: Okay. So we are
 18 here today to approve this project. I know
 19 there was some mention from the residents about
 20 the final drawing on this, so if there is going
 21 to be anything that's going to be changed, can
 22 you address that?

23 MS. NOZIK: Yes. Again, the
 24 only thing currently that I mentioned that may
 25 change is what is in the pediment, whether we

1 put a date in the pediment or a County seal or
 2 something of that manner, there will be some
 3 decorative element in the pediment similar to
 4 what is shown. That is the only thing that has
 5 not been determined at this time.

6 CHAIRWOMAN: So do you feel at
 7 this time this is your final drawing?

8 MS. NOZIK: Yes.

9 CHAIRWOMAN: Okay. Do I have
 10 a motion to approve the courthouse as-is?

11 MS. BIGGENS-RAMER: I would request
 12 that whatever design is put in the pediment,
 13 that it's brought back before us, and that if
 14 any major design elements have to be changed,
 15 that also is brought back before us, and we're
 16 approving what is presented as-is minus what is
 17 in the inside of the pediment.

18 CHAIRWOMAN: Okay. So do I
 19 have a motion to approve the courthouse as-is
 20 with the exception of what goes inside the oval
 21 on the pediment of the front facade of the
 22 building?

23 MS. BIGGENS-RAMER: I would second.

24 MR. MENDEL: Well, if you can
 25 just restate. Someone needs to make the --

1 Chair, you didn't make an affirmative motion,
 2 so --

3 CHAIRWOMAN: Okay. So I make
 4 a motion to approve the courthouse as-is with
 5 the only exception as what goes inside the oval
 6 on the front facade of the courthouse, and that
 7 the landscaping designs and all the other
 8 designs that are currently being presented
 9 here today, we approve those, and if there's
 10 any changes, that you come back to the
 11 Historic Preservation Board for further
 12 approval.

13 MR. MENDEL: Just for my note,
 14 so that motion is to say you are at the
 15 discretion -- that they are -- the Applicant is
 16 at the discretion of that detail in the
 17 pediment, but any other changes, substantive
 18 changes shall return to the Historic
 19 Preservation Board?

20 CHAIRWOMAN: No. We want to
 21 see what's going in the oval.

22 MS. NOZIK: Yeah, right. We
 23 understood.

24 CHAIRWOMAN: Okay.

25 MS. BIGGENS-RAMER: I'll second.

1 MR. MENDEL: I'm just making a
 2 note here.
 3 Traves?
 4 CHAIRWOMAN: Yes.
 5 MR. MENDEL: Biggens-Ramer?
 6 MS. BIGGENS-RAMER: Yes.
 7 MR. MENDEL: Knaggs?
 8 MS. KNAGGS: Yes.
 9 MR. MENDEL: Motion approved,
 10 three-zero.
 11 Thank you.
 12 MS. NOZIK: Thank you.
 13 CHAIRWOMAN: Thank you.
 14 So do we have any other things to follow up
 15 on?
 16 MR. MENDEL: No. The only
 17 thing is that the redevelopment -- Liberty View
 18 redevelopment should be coming to you guys at
 19 the next meeting --
 20 CHAIRWOMAN: Okay.
 21 MR. MENDEL: -- in April.
 22 CHAIRWOMAN: Okay. Then the
 23 Historic Preservation Board is adjourned.
 24 (Proceedings concluded.)
 25 - - -

1 STATE OF OHIO)
) ss:
 2 COUNTY OF MEDINA.)
 3 CERTIFICATE
 4 I, Makenzie J. Sabo, RPR, Notary Public within
 5 and for the State of Ohio, duly commissioned and
 6 qualified, hereby certify that before the giving of
 7 their testimony, all persons were first duly sworn
 8 to testify to the truth, the whole truth, and
 9 nothing but the truth in this case aforesaid and
 10 that the testimony was taken by me by means of
 11 stenotype in the presence of said persons.
 12 I further certify that this is a full and
 13 complete transcription of the above-entitled cause.
 14 IN WITNESS WHEREOF, I have hereunto set my hand
 15 and affixed my seal of office at Medina, Ohio this
 16 17th day of March, 2021.
 17
 18
 19
 20
 21 _____
 Makenzie J. Sabo, RPR
 and Notary Public within and for
 the State of Ohio.
 22 My commission expires 09/19/23.
 23
 24
 25

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