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CITY OF MEDINA HISTORIC PRESERVATION BOARD

CASE H21-13

- - -

Transcript of Proceedings held on Thursday,
the 14th day of April, 2022, 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:

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

City of Medina Planning and Community
Development Department,
Andrew Dutton, Community Development Director,
Sarah Tome, Administrative Assistant.

Michael Rose, Applicant, Rose Company.

Anthony Cerny, Architectural Design Studios, Inc.

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1 (Whereupon, all those intending to
2 testify where then placed under oath by the
3 notary.)

4 - - -

5 PROCEEDINGS

6 - - -

7 CHAIRWOMAN: Next on the
8 agenda is Case H21-13, the Rose Company, for
9 the property located at 241 South Court Street.

10 MR. DUTTON: So, again, this
11 is one where we've previously heard this
12 application. Two meetings ago was the last
13 time we heard it. The Applicant has provided
14 some additional information regarding the
15 proposed alterations to the rear of the
16 building, including the plan you see there
17 showing the siding, other elements, the doors,
18 and lighting.

19 There's a detail of the light fixture
20 proposed, and I believe you also have a detail
21 of the doors, which are a six-panel door.

22 And I do have the color samples in my
23 office that I can bring back to you. I forgot.

24 There's also a number of pictures in your
25 packet of what the site previously looked like

1 before the sleeping porch was torn down. Some
2 of them were taken by our building official,
3 Dan Gladish, and some were provided by the
4 Applicant just to show a little bit of a
5 history -- a recent history.

6 It does not appear there's really any
7 information on actual history of the rear of
8 the building. I guess it's not really common
9 to have photographs readily available, so
10 that's not something that we could find or the
11 Applicant was able to find that.

12 CHAIRWOMAN: Go ahead,
13 Applicant.

14 MR. CERNY: Nothing much to
15 add. You know, you can see from the one
16 photograph that we brought right there, that
17 the back of the building is not original to the
18 building itself, it was put on at a different
19 time. I have no idea when, probably similar,
20 but it is not original to the portion of the
21 building to the front.

22 We did include some photographs that show
23 you where we had some damage before that was
24 restored on that same side on that portion that
25 was the addition. Dan Gladish had taken

1 pictures of that sleeping porch to show the
2 condition it was in prior to being torn off, so
3 you can see from the pictures it was actually
4 in pretty -- pretty poor condition. I'm not
5 quite sure what it was there for. We added the
6 drawing so you could see the drawing of the
7 back of the building, and you've seen pictures
8 of the actual colors because we -- the siding
9 was already up and they already painted that.

10 So unless you have any specific questions,
11 I have nothing else really to add.

12 CHAIRWOMAN: Questions from
13 the Board?

14 (No response.)

15 CHAIRWOMAN: I have a
16 question. Did you consult any of the
17 Sanborn insurance maps on this property?

18 MR. CERNY: No. What would
19 that do for me?

20 CHAIRWOMAN: It could
21 demonstrate whether or not the porch was
22 original to the building.

23 MR. CERNY: Well, we can tell
24 that the porch was not because the addition on
25 the back is not original to the building.

1 CHAIRWOMAN: I did look at the
2 Sanborn insurance maps --

3 MR. CERNY: Hm-hm.

4 CHAIRWOMAN: -- and it does
5 show on the 1879 map what appears to be a
6 two-story porch, so --

7 MR. CERNY: Yeah, I don't
8 know. I can tell from the masonry on the side
9 of the building that the portion to the back is
10 not -- was not constructed at the same time as
11 the building to the front. When the addition
12 was put on the back, I don't know.

13 CHAIRWOMAN: Well --

14 MR. CERNY: And you can see
15 from the photographs that the -- I mean, it
16 wasn't a two-story porch, it was a sleeping
17 porch on the back --

18 CHAIRWOMAN: Right.

19 MR. CERNY: -- about
20 four-feet deep.

21 CHAIRWOMAN: Correct. And I'm
22 just saying that according to an insurance map
23 dated 1897, it shows a two-story sleeping
24 porch, so --

25 MR. CERNY: Okay.

1 CHAIRWOMAN: -- at least we
2 know, and it shows it again in 1902 that that
3 same two-story porch is there, so --

4 MR. CERNY: Okay. Well, I
5 didn't know that.

6 CHAIRWOMAN: We do have
7 documentation.

8 MR. DUTTON: And I think I
9 looked that up as well, and it wasn't on the
10 previous -- whatever the previous year,
11 correct, so that's what we dated --

12 CHAIRWOMAN: I have one that's
13 dated 1897 and one that's dated 1902, both that
14 it shows that.

15 MR. DUTTON: Yeah. I think if
16 you go one further it's not there, so I think
17 that's where we're getting it.

18 CHAIRWOMAN: Correct. So
19 at some point -- the point being, at some
20 point before 1950, or whatever, the porch
21 existed --

22 MR. DUTTON: Hm-hm.

23 CHAIRWOMAN: -- so --

24 Any questions from the Board?

25 MS. TRAVES: I have a

1 question. There's a photograph of what appears
2 to be like bricks and then missing bricks with
3 wood.

4 MR. CERNY: Yeah. That's
5 where I was just trying to show -- I was
6 commenting that on the back -- the top of that
7 photograph that had been deteriorated so we had
8 gone through the effort to re -- actually tore
9 that brick down and rebuilt it back up.

10 MS. TRAVES: Oh, I see.

11 MR. CERNY: Because it had
12 deteriorated to such a great extent, so --
13 and -- so that white board that you see on
14 there, that's a vertical joint which separates
15 the original building from the addition,
16 whenever the addition was put on, so there's a
17 picture that shows the foundation. You can see
18 the material in the foundation are different,
19 too. So that's right where the transition
20 point is, so somewhere along the way they built
21 the building originally and then they decided
22 to add on that room on the back.

23 So they actually went from more of a ledge
24 rock foundation to an actual cut-stone
25 foundation, and that's where there was a

1 vertical joint all the way up the building when
2 they butted the new brick to the old. They
3 look kind of the same because they probably
4 came from the same source.

5 (Whereupon, Ms. Traves and Mr. Wood
6 then had a discussion out of the hearing of the
7 notary.)

8 MS. TRAVES: From inside
9 The Raspberry and The Rose, can you see the
10 doorway that led from your building to my
11 building?

12 MR. CERNY: I have no idea.

13 MS. TRAVES: Because I can see
14 it on my side.

15 MR. CERNY: I have no idea.

16 MS. TRAVES: Yeah. It's
17 interesting just to see the evolution of the
18 building.

19 CHAIRWOMAN: Okay. In the
20 pictures it shows what looks to be -- whether
21 or not it's original to the building or not, at
22 least a historical door that went from the
23 sleeping porch into the unit on the second
24 floor.

25 MR. CERNY: Right.

1 CHAIRWOMAN: Was there any
2 consideration to mirroring that type of look of
3 a door for the entrances on the bottom, you
4 know, a steel entrance door?

5 MS. TRAVES: Didn't the
6 original door have glass in it?

7 CHAIRWOMAN: Yeah. If you
8 look at -- if you can, Andrew, go back, there's
9 a picture that shows --

10 MS. TRAVES: The second story.

11 CHAIRWOMAN: There you go.
12 There's one there on the top, the second story
13 door that went from the sleeping porch into --

14 MS. TRAVES: Had a window in
15 it.

16 CHAIRWOMAN: Had a window in
17 it.

18 MS. TRAVES: Yeah.

19 CHAIRWOMAN: So my question
20 is, was there any consideration of mirroring
21 that -- mirroring that type of style as the
22 entrance doors on the back of the building
23 versus what was chosen?

24 MR. CERNY: You're talking
25 about the half lite door that's in there?

1 CHAIRWOMAN: Correct. If this
2 is an exterior door on the second floor, was
3 there any consideration of --

4 MR. CERNY: That's that half
5 lite door you're talking about?

6 CHAIRWOMAN: Yes.

7 MR. CERNY: No, we didn't
8 consider it. It's not typically a readily
9 available door for an insulated panel door.

10 MS. TRAVES: Because they're
11 going to want a metal door on the outside and
12 not a wooden door, and they'll probably want to
13 have no window in it or else they'll have to
14 put metal meshing or something over it for
15 safety, right? I mean, that's what we have on
16 ours.

17 MR. CERNY: Well, the back of
18 the building had just regular -- I don't have
19 those pictures with me. The back of the
20 building just had some metal doors before, and
21 essentially we're putting back pretty much what
22 kind of was there that had been used over the
23 years.

24 That door that you looked at would have
25 been an interior door, that wouldn't have been

1 an exterior door. It would have been
2 out on that sleeping porch, so it's
3 just a one-and-three-quarter or
4 one-and-three-eighths-inch pine door.

5 MS. TRAVES: Hm-hm.

6 MS. KNAGGS: And then just to,
7 A, refresh my memory and, B, clarify for the
8 record. So with the door that was there on the
9 second story, that spacing is still there, so
10 like down the road, in the future, if the owner
11 or a different organization wanted to put a
12 porch back into place, the siding could be
13 removed and that, you know, entry, it is
14 preserved as is, that it could be taken back
15 to --

16 MR. CERNY: Yes.

17 MS. KNAGGS: -- a historic
18 structure?

19 Okay. Thank you.

20 CHAIRWOMAN: Any other
21 comments from the Board?

22 MR. WOOD: Just a comment
23 that, again, we went over this in the past, but
24 when you're doing renovations to your
25 buildings, you need to come to the Historic

1 Preservation Board beforehand. It just
2 wouldn't drag out this long and we could try to
3 guide you to what we're looking for to try to
4 preserve what we have. So in the future it
5 would be good that anyone you're advising, you
6 tell them to come before the Board before they
7 do the work.

8 MR. CERNY: I do that all the
9 time.

10 MR. WOOD: Well, it didn't
11 happen this time.

12 MR. CERNY: It did not
13 happen this time, but I do, do that all the
14 time.

15 MR. WOOD: Thank you.

16 CHAIRWOMAN: I guess I will
17 make a comment. It is bothersome that we have
18 historic documentation of the porch that's been
19 around for over a hundred years and that this
20 was removed, one, not through the proper
21 process, you know, by having it -- I understand
22 you got demolition approval from the City;
23 however, again, if it was in such dire needs,
24 it should have been maintained all along so it
25 never got to dire needs for having to not --

1 you know, if --

2 MR. CERNY: I don't know the
3 history of its maintenance --

4 CHAIRWOMAN: Right, so --

5 MR. CERNY: -- so -- and I
6 don't know who's responsible for this original
7 deterioration. This obviously didn't get to
8 the state that it's in, in just a couple years'
9 time.

10 CHAIRWOMAN: Correct.

11 MR. CERNY: So --

12 CHAIRWOMAN: The point
13 being --

14 MR. CERNY: -- that could go
15 way back long before the current owner.

16 CHAIRWOMAN: The point being
17 is, we've demolished a historic -- part of a
18 historic structure, and had it been brought to
19 us before it was gone -- and I don't know if,
20 as Paul said, we'd be having this discussion
21 because we would be asking you what your plans
22 were for restoration of it.

23 I mean, in all honesty, you know, if I
24 lived on the second floor of, you know, an
25 apartment on the Square, I would love to have

1 an outdoor space, you know, so --

2 MR. CERNY: I don't think it
3 was being used by the second floor tenant, and
4 the cost to try to restore what was there
5 certainly didn't -- you know, the value that
6 you would gain realistically from the rent
7 wouldn't justify the expense to try to restore
8 that element that was on there, an element that
9 was old. Not everything old is necessarily
10 worth preserving.

11 CHAIRWOMAN: Understood.

12 MR. CERNY: You know, so --

13 CHAIRWOMAN: However, we --
14 I personally dislike the fact that there's
15 just an absolute flat facade on the top of
16 that building. There's not even a nod
17 towards a window being there, there's not
18 a nod --

19 MR. CERNY: There wasn't a
20 window there.

21 CHAIRWOMAN: No, there was a
22 door.

23 MR. CERNY: There was a door
24 through that sleeping porch.

25 CHAIRWOMAN: Right.

1 MR. CERNY: That was it.

2 CHAIRWOMAN: But --

3 MR. CERNY: Once again, this
4 is the back of the building, and if you go back
5 historically and you look at these buildings,
6 all the buildings in that district on the back
7 had very little detail done to them. They were
8 very, very utilitarian. They put effort in the
9 front, they paid attention to the character of
10 the building in the front, but when they got to
11 the back, the work that was done is
12 utilitarian.

13 I know there are some buildings that have
14 windows back there because a lot of -- most
15 buildings that are two stories had residential
16 units and stuff like that, but all the detail
17 in those windows is just very utilitarian, you
18 know, so it's not --

19 CHAIRWOMAN: I don't disagree.

20 MR. CERNY: -- like it was
21 intended to be something of significance or
22 importance.

23 CHAIRWOMAN: However, the
24 building is within the designated
25 Historic District.

1 MR. CERNY: It is.

2 CHAIRWOMAN: And any changes,
3 front, back, side or top --

4 MR. CERNY: I understand.

5 CHAIRWOMAN: -- needs to be
6 reviewed, and especially by a client that
7 probably should know better. So just saying
8 that the discussion we're having today again,
9 you know, has left the committee in an
10 unenviable position and we have the right to
11 require you to replace it under Chapter 145.

12 MR. CERNY: Yeah, okay.

13 CHAIRWOMAN: So -- but the
14 point being is, you know, we're not here to be
15 heavy-handed, we're here to work with people if
16 they follow the proper protocol.

17 So any other comments from the Board?

18 MR. WOOD: My concern is
19 that siding that's put over the brick. You
20 know, we already had the experience with
21 The Gardener's Cottage with something with the
22 water getting behind another wall and causing
23 that brick to deteriorate and then the building
24 almost collapsing.

25 And that's kind of what I'm worried about

1 here is, you know, the siding, "Oh, it looks
2 really nice," but could we have the same thing
3 happen with water getting behind there and
4 causing that brick to deteriorate and
5 collapse?

6 MR. CERNY: Well,
7 The Gardener's Cottage problem was not because
8 there was anything over top of the brick.
9 The Gardener's Cottage problem - and I'd seen
10 that long before - was because they had water
11 problems off the top of the roof, and that roof
12 then would -- especially when it would be
13 wintertime, they would go ahead and get some
14 sun on the roof, the roof would go ahead and
15 shed water, get on the back, and it would be
16 rolling down the back face because the gutters
17 would be frozen, and the bricks then became
18 saturated over time.

19 That building, when it was built -- those
20 bricks are soft. Okay? They have a little bit
21 of hardness on the outside. The kilns at the
22 time weren't very strong, so the bricks were
23 still un-vitrified. Once they started getting
24 saturated, they get soft, and then they get
25 to the point where they have no strength to

1 them.

2 This, by putting the siding over top of it,
3 we're actually protecting the brick that's back
4 there for somebody in the future should they
5 want to take that off and try to go ahead and
6 bring back that facade at some time. This does
7 protect it. This will help stabilize the
8 underside structure so we can avoid having to
9 do repairs on the back like we had to do on the
10 side where water had gotten into the brick at
11 the top and damaged it so heavily.

12 MR. WOOD: Well, again, I
13 worry that water can get between that siding
14 and the brick, that you don't see it, and then
15 it collapses.

16 MR. CERNY: I don't think
17 that's a problem.

18 MR. WOOD: It's something
19 I'm concerned about, so --

20 CHAIRWOMAN: Other comments
21 from the Board?

22 MS. KNAGGS: Just in summary
23 as well, I think with the -- you know, the
24 elevation notes and things, we see dedication
25 to the new downspouts and things like that, so

1 hopefully, you know, the water management won't
2 be as much of an issue.

3 I do think that for us, as the Board, you
4 know, we think about the Historic District and
5 like the preservation of these buildings, but
6 preservation is always a moving target, so
7 although yes, today the argument has been made
8 that the porch may not have been original to
9 the front half of the historic building, it
10 does still maintain a historic character.

11 So just for us, as a board and as a
12 community, too, we want to keep an eye on the
13 fact that, you know, our heritage, that will
14 continue to grow and continue to fluctuate and
15 so that number won't always be a succinct one
16 year in time but continue to fluctuate, and as
17 a community that values our history, we'll want
18 to keep that in mind as well.

19 Thank you.

20 CHAIRWOMAN: Okay. All right.
21 Do we have a motion to approve as presented, a
22 motion to request alterations?

23 MS. TRAVES: I'll make a
24 motion to approve the Applicant's submission.

25 MS. KNAGGS: I'll second.

1 MS. TOME: Traves?
2 MS. TRAVES: Yes.
3 MS. TOME: Wood?
4 MR. WOOD: No.
5 MS. TOME: Biggens-Ramer?
6 CHAIRWOMAN: No.
7 MS. TOME: Knaggs?
8 MS. KNAGGS: Yes.
9 MR. DUTTON: So the motion
10 fails.
11 MS. TOME: Yeah.
12 MR. ROSE: I just have a
13 couple things I would like to say to this Board
14 about the comments that were made here. I
15 think they were totally inappropriate. We went
16 through this the last time. This board is
17 trying to be punitive.
18 I don't know what your background is about
19 how water will get in and deteriorate
20 (indicating Mr. Wood). Tony is a certified
21 architect. I'm sure there's going to be no
22 problem.
23 We were told that we were going to be
24 watched, that we intentionally tried to bypass
25 the rules of this board. We did no such thing.

1 When we saw this was a threat to life and
2 safety and health, we approached Dan Gladish
3 and said, "Hey, we got a problem here. What do
4 you want to us to do?"

5 He says, "You need to take this down."

6 So we did. And then we put it back to
7 what I think is very appropriate for that
8 area.

9 Our buildings -- we don't just have one
10 building, you're aware we have numerous
11 buildings, and they are all in very good
12 condition. We pride ourselves. We've made a
13 huge investment for many years.

14 Tony helped write the specifications, and
15 for you to lecture us that we are not following
16 the rules and you're here to do all these
17 things, we really appreciate that, but you're
18 not. You're going to be turning -- you're
19 going to be creating an image where you're
20 difficult to deal with, and I'm seeing that
21 right now.

22 For you to accuse us that we intentionally
23 tried to bypass this, you know how many times
24 I've been through this board for over thirty
25 years, trying -- following the rules and doing

1 the right things and working in cooperation?

2 This is ridiculous.

3 We will appeal it like we did the last one,
4 and I'm sure we will prevail, and it's just a
5 black eye on you for doing this. I think you
6 are intentionally being punitive and we're just
7 not going to be bullied.

8 (Hearing adjourned.)

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

CERTIFICATE

I, Makenzie J. Sabo, 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 28th day of April, 2022.

Makenzie Sabo

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

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