



CITY of MEDINA

Historic Preservation Board

Regular Meeting Minutes

October 10, 2024

Meeting Date: October 10, 2024

Meeting Time: 5:00 PM

Present: Elizabeth Biggins-Ramer, Kevin Hutchinson, Matt Strehle, Leslie Traves, Andrew Dutton (Community Development Director), and Sarah Tome (Administrative Assistant)

Absent: Rebekah Knaggs, Patty Stahl, Paul Wood

Approval of Minutes

Ms. Traves made a motion to approve the minutes from September 12, 2024, as submitted.

The motion was seconded by Mr. Hutchinson.

Vote:

Hutchinson	<u>Y</u>	Strehle	<u>Y</u>
Biggins-Ramer	<u>Y</u>	Traves	<u>Y</u>
Approved	<u>4-0</u>		

The Court Reporter swore in all attendees.

Applications

1. H24-18 Kevin Robinette 111 North Broadway Street COA

Mr. Dutton stated that the Fellowship building had previously incorporated a large canopy projecting towards North Broadway Street. Mr. Dutton continued that significant damage had been identified to the canopy and it had been removed under the direction of the Chief Building Official. He added that the applicant was proposing to repair the facade by constructing an EIFS clad signboard with a cornice over the damaged area. He noted that the project would incorporate colors of "Roycoft Vellum" on the sign band, "Rookwood Amber" on the cornice, and "Gallery Green" on the flashing. He added that two light fixtures were proposed for each side of the sign. Mr. Dutton stated that the applicant was also proposing to reuse an existing 6.25 sq. ft. sign that had been located on the south side of the canopy.

Mr. Dutton stated that staff recommended approval of application H24-18 for the proposed wall signs and recommended the use of natural material or faux natural material, such as composite wood, for the sign band in place of EIFS.

Present for the case was Kevin Robinette, 2091 South Belvoir Boulevard in South Euclid. Mr. Robinette stated that he was not sure what the canopy had been used for, but that it had been

structurally distressed and needed removed. He added that they were looking to cover up the exposed block and make the façade more aesthetically pleasing.

Ms. Traves asked if the proposed colors were similar to what was used on the Public Square side of the building. Mr. Robinette stated that the beige color had been chosen to match the north side of the building. He added that he believed the amber color was incorporated in the entrance to the Fellowship Baptist Church and the green matched the trim that was installed along the roof.

There was discussion as to the appropriate light fixture size for the space and the composition of EIFS. Ms. Biggins-Ramer noted staff's recommendation that a natural material or a composite be used in place of EIFS. Mr. Robinette stated that he had no objection to the change.

Mr. Hutchinson inquired into the sign and how it was mounted. Mr. Robinette stated that it was mounted directly to the façade. Mr. Hutchinson stated that he felt it was important to see a light detail.

After further discussion, Ms. Biggins-Ramer made a motion to approve the application as presented with the following conditions:

1. The signboard shall be composed of wood or faux wood, such as hardi plank, rather than EIFS.
2. The proposed light fixture shall be approximately 24 in. in height.

Mr. Hutchinson seconded the motion.

Vote:

Strehle Y Biggins-Ramer Y

Traves Y Hutchinson Y

Approved 4-0

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

Mr. Dutton stated that the previous office and retail buildings located on the site had been demolished and site work had begun. He added that the current proposal included modifications to the south and east sides of the first floor of the building and minor site changes. He noted that the most recent approval had included a small landscaped area between the hotel and the sidewalk on South Court Street, as well as a ramp and a service door on the south side of the building.

Mr. Dutton stated that the current proposal included a hardscaped area between the hotel and South Court Street incorporating a tiered staircase leading to the sidewalk. He added that the south side of the building included a staircase leading to the Feckley lot. Mr. Dutton stated that the proposed changes broke up the first floor into different styles, materials, and colors. He noted that the northern section contained masonry in a limestone color, the center included a faux wood finish in navy, and the southern section incorporated brick. Mr. Dutton stated that

the applicant had added double doors to the southern portion of the building, grids to windows, and a smaller canopy over the main entrance.

Mr. Dutton stated that the original approval required a variance as the building had not been broken up into storefronts as required by the Zoning Code. He added that the proposed changes brought the façade more in line with this requirement. Mr. Dutton stated that the south elevation incorporated brick, three additional windows, and an additional door leading to the restaurant and coffee shop.

Mr. Dutton stated that staff recommended revised approval of H22-19, retaining the conditions from the previous approval.

There was a brief discussion as to the future placement of the Interurban Building.

Ms. Biggins-Ramer stated that, due to the complexity of the proposal, she wanted to break up the revisions into smaller sections for consideration and approval.

Present for the case were Jana Call and Bobby Johnston of Mann Parsons Gray Architects, 3660 Embassy Parkway in Fairlawn.

Ms. Biggins-Ramer inquired as to why the proposed changes had been made at this stage in the process. Ms. Call stated that the developer had felt the previously approved first floor had looked very commercial and that they had wanted to tie that floor back into the upper floors and make it more historically accurate. She added that the changes were beneficial from an operational standpoint by incorporating a separate entrance for the coffee shop and restaurant on the south side of the building.

Ms. Biggins-Ramer asked the Board to first consider the additional double doors located near the southern corner of the eastern façade. Mr. Johnston stated that construction drawings had not been done at the time of the last approval. He noted that the coffee shop and restaurant had not been as prominently featured in previous iterations, so the additional doors and the walkway allowed customers to enter the coffee shop and restaurant from the exterior.

Ms. Biggins-Ramer stated that she felt the addition of the doors made sense. Ms. Traves agreed with Ms. Biggins Ramer.

Ms. Traves made a motion to approve the additional doors near the southern corner of the building, as submitted.

Mr. Hutchinson seconded the motion.

Vote:

Biggins-Ramer	<u>Y</u>	Traves	<u>Y</u>
Hutchinson	<u>Y</u>	Strehle	<u>Y</u>
Approved	<u>4-0</u>		

Ms. Biggins-Ramer asked the Board to consider the changes to the southern façade, which included an additional set of double doors, three additional windows, stairs, and a walkway with a black metal railing. Ms. Traves stated that she felt the additional door made sense. Ms.

Biggins-Ramer asked what material would be on the face of the walkway's wall. Mr. Johnston stated that it would be a concrete retaining wall with landscaping in front of it. There was discussion as to the concrete walkways in front of the hotel. Mr. Johnston stated that the portion in front of the hotel's main entrance would be stamped concrete.

After further discussion, Ms. Traves made a motion to approve the revisions to the southern façade, as submitted.

Mr. Hutchinson seconded the motion.

Vote:

Traves	<u>Y</u>	Hutchinson	<u>Y</u>
Strehle	<u>Y</u>	Biggins-Ramer	<u>Y</u>
Approved	<u>4-0</u>		

Ms. Biggins-Ramer asked the applicant to explain the new entrance to the Feckley lot. Mr. Johnston stated that the developer intended to make it easier to access the building from the south. He added that the proposed staircase would allow access to the restaurant and coffee shop for people parked in the Feckley lot without having to go through the hotel.

After discussion, Ms. Traves made a motion to approve the revisions to the site plan, as submitted.

Mr. Hutchinson seconded the motion.

Vote:

Hutchinson	<u>Y</u>	Strehle	<u>Y</u>
Biggins-Ramer	<u>Y</u>	Traves	<u>Y</u>
Approved	<u>4-0</u>		

Ms. Biggins-Ramer stated that the next item to discuss was the frieze board and cornice. She noted she felt that there still needed to be some continuity between the first floor and the rest of the building. Ms. Biggins-Ramer asked if the applicant would consider adding a matching frieze board and cornice to the top of the first-floor façade in order to provide continuity with the frieze board and cornice located on the top of the building. There was a discussion as to the frieze and cornice. Ms. Call asked if the Board would accept a blue band above the coffee shop being extended around the whole of the first floor. Ms. Biggins-Ramer stated that she would agree to that. There was further discussion as to the façade.

Ms. Biggins-Ramer stated that she felt the Board should discuss the eastern façade changes and come back to the frieze board. She asked the Board to consider the middle section of the hotel's eastern façade, where the main entrance to the hotel was located. Mr. Hutchinson stated that he thought the proposed changes identified the separate uses of the building. He added that the proposal was more in line with what the City was looking for in the Historic

District. Ms. Traves inquired as to the millwork around the front door. There was a discussion as to the gold accents and the proposed awning. Ms. Call presented the Board with cut sheets of options for the proposed light fixtures. It was established that the applicant preferred option VN1-W shown at the top of the cut sheet. The applicant also presented the Board with color samples for the façade and awnings.

After further discussion, Mr. Hutchinson made a motion to approve the revisions to the middle portion of the eastern façade with the main hotel entrance, as submitted.

Ms. Traves seconded the motion.

Vote:

Strehle	<u>Y</u>	Biggins-Ramer	<u>Y</u>
Traves	<u>Y</u>	Hutchinson	<u>Y</u>
Approved	<u>4-0</u>		

The Board discussed the southernmost portion of the eastern façade, where the coffee shop would be located.

Mr. Hutchinson made a motion to approve the revisions to the southernmost portion of the hotel's eastern facade, as submitted.

Ms. Biggins-Ramer seconded the motion.

Biggins-Ramer	<u>Y</u>	Traves	<u>Y</u>
Hutchinson	<u>Y</u>	Strehle	<u>Y</u>
Approved	<u>4-0</u>		

The Board's discussion returned to the frieze board and cornice.

After discussion, Mr. Hutchinson made a motion to approve the frieze board and cornice, as submitted.

Ms. Traves seconded the motion.

Vote:

Traves	<u>Y</u>	Hutchinson	<u>Y</u>
Strehle	<u>Y</u>	Biggins-Ramer	<u>N</u>
Approved	<u>3-1</u>		

The Board considered the revisions to the northernmost section of the eastern façade.

Ms. Biggins-Ramer made a motion to approve the revisions to the northernmost section of the eastern façade, as submitted.

Mr. Strehle seconded the motion.

Vote:

Strehle	<u>Y</u>	Traves	<u>Y</u>
Biggins-Ramer	<u>Y</u>	Hutchinson	<u>Y</u>
Approved	<u>4-0</u>		

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Elizabeth Biggins-Ramer, Chairwoman