



**CITY of MEDINA**  
**Historic Preservation Board**  
**Regular Meeting Minutes**  
**February 8, 2024**

Meeting Date: February 8, 2024

Meeting Time: 5:00 PM

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

Absent: Rebekah Knaggs and Paul Wood

**Approval of Minutes**

Ms. Traves made a motion to approve the minutes from January 11, 2024 as submitted.

The motion was seconded by Mr. Hutchinson.

Vote:

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

The Court Reporter swore in all attendees.

**Applications**

1. H21-05 Anthony Cerny 135 West Liberty Street COA Extension

Mr. Dutton stated that the application had been approved for the demolition of an existing building and the construction of a four-story mixed use building in April of 2021. He noted that a Certificate of Appropriateness requires that permits must be obtained and construction must commence within one year. Mr. Dutton stated that on March 11, 2022, an extension had been granted by the Board, which required that permits be obtained and construction commence by April 8, 2023. He added that the plans had been revised and an extension had been granted on March 9, 2023, requiring that permits be obtained and construction commence by April 8, 2024. Mr. Dutton stated that the applicant had requested another extension for the project, which would require that permits must be obtained and construction must commence by April 8, 2025, or the Certificate of Appropriateness approval shall expire.

Present for the case was Tony Cerny of Architectural Design Studios, 620 East Smith Road.

Mr. Hutchinson stated that he had heard that they were planning to start construction in the spring. He asked if that was still the plan. Mr. Cerny stated that it was a possibility that the project could start in the spring.

Ms. Traves made a motion to approve the extension of H21-05, as submitted.

Ms. Stahl seconded the motion.

Vote:

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

2. H24-04 Kayleigh Keller 330 South Court Street CSP

Ms. Stahl recused herself from this case, as she was a neighboring tenant to the applicant.

Mr. Dutton stated that the building included three existing projecting signs on the west side of the building. Mr. Dutton noted that each sign was 26.7 sq. ft. (48 in. x 80 in.) in area. Mr. Dutton stated that the applicant was requesting to replace the existing Keller Meats sign face with a “Keller Market & Cafe Bistro” sign face. He noted that the proposed sign face incorporated green and gold text and a gold wheat graphic with all other aspects of the sign remaining unchanged.

Present for the case was Jaime Schaedel of Keller Meats, 320 South Court Street.

Mr. Hutchinson asked if the applicant was making any changes to the sign’s lighting. Ms. Schaedel stated that they were not. Ms. Biggins-Ramer asked about the color of the “Keller Meats” portion of the sign. Ms. Schaedel stated that the lettering would be dark green.

Ms. Traves made a motion to approve application H24-04, as submitted.

Mr. Hutchinson seconded the motion.

Vote:

Traves	<u>Y</u>	Biggins-Ramer	<u>Y</u>
Hutchinson	<u>Y</u>		
Approved	<u>3-0</u>		

3. H24-02 Brian Feron 205 South Prospect Street Discussion

Ms. Stahl rejoined the Board, and Ms. Biggins-Ramer recused herself from this case, as she owned a neighboring property.

Mr. Dutton stated that the Medina County Historical Society (MCHS) had initiated the design process to construct a 3,000 sq. ft. museum interpretive center at the McDowell-Phillips House site at 205 South Prospect Street. He added that in order to receive feedback, Brian Feron, President of the MCHS, had requested the project be presented to the Historic Preservation Board and Planning Commission as a discussion item.

Mr. Dutton stated that preliminary plans had been submitted for review and comment. He noted that two slightly different building elevations had been provided, with one including an additional covered entrance/porch area on the north side of the building. Mr. Dutton stated that items to be considered for discussion purposes were building aesthetics, site layout, landscaping, access, and parking. He noted that, in regards to parking, the indicated on-site parking would generally accommodate a museum use. Mr. Dutton stated that, in the future, complete Certificate of Appropriateness and Site Plan applications would need to be submitted for review by the Historic Preservation Board and Planning Commission, respectively.

Present for the case was Brian Feron of the Medina County Historical Society, 206 North Elmwood Avenue. Mr. Feron stated that the proposed building's purpose was an interpretive center, which would include displays and an area for greeting visitors when they first arrive at the museum. He noted that the building's design replicated a barn that had been at this site, but had been taken down. Mr. Feron stated that the basement of the proposed building would be used for archival storage, and that it would also have space for holding events.

Ms. Traves inquired as to the layout of the inside of the building. Mr. Feron stated that the left side would contain a lobby with display cases, while the center and right side of the building would have seating and open space for exhibits and events.

There was a discussion on parking for the museum and the proposed event space. Mr. Feron stated that they planned on a capacity of 75 to 80 guests for the interpretive center. He added that the Historical Society had agreements with nearby businesses to use their parking lots for overflow parking. There was a further discussion on parking and future uses for the rear section of the property.

Mr. Feron stated that he wanted to ensure that there were no major objections before he engaged an architect. He added that the Historical Society preferred the design with the covered porch in the rear of the building.

Ms. Stahl asked if any design elements were incorporated from the original barn on the property. Mr. Feron stated that he was aiming for a look that was similar to the original barn. There was a discussion as to the aesthetics and landscaping of the building.

### **Adjournment**

Having no further business, the meeting was adjourned.

Respectfully submitted,

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Sarah Tome

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Elizabeth Biggins-Ramer, Chairwoman