



**CITY of MEDINA**  
**Historic Preservation Board**  
**Regular Meeting Minutes**  
**May 9, 2024**

Meeting Date: May 9, 2024

Meeting Time: 5:00 PM

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

Absent: Rebekah Knaggs, Patty Stahl

**Approval of Minutes**

Mr. Wood made a motion to approve the minutes from April 11, 2024 as submitted.

The motion was seconded by Mr. Hutchinson.

Vote:

Hutchinson            Y            Traves                    Y

Wood                    Y

Approved              3-0

The Court Reporter swore in all attendees.

**Applications**

1.     H24-08                    Dave Cooper                    136 South Elmwood Avenue                    COA

Mr. Dutton stated that the applicant was proposing to remove an existing attached brick wall on the west side of the building and install a 3 ft. tall black aluminum fence. He noted that new concrete pavement would also be installed in the area. Mr. Dutton stated that staff recommended approval of application H24-02, as presented.

Present for the case was Dave Fertel of the Medina Moose Lodge, 136 South Elmwood Avenue. Mr. Fertel stated that planters would be removed, concrete replaced, and a fence would be installed to create a space for smokers to occasionally sit.

Mr. Wood asked if a container would be installed for cigarettes. Mr. Fertel stated that the existing cigarette container would remain. Mr. Hutchinson asked how much of the concrete was going to be replaced. Mr. Fertel stated that they would be replacing the concrete the whole way to the door.

Mr. Wood made a motion to approve application H24-08, as submitted.

Mr. Hutchinson seconded the motion.

Vote:

Traves	<u>Y</u>	Wood	<u>Y</u>
Hutchinson	<u>Y</u>		
Approved	<u>3-0</u>		

At this point, Ms. Biggins-Ramer joined the Board.

2. H22-19 James Gerspacher 253 and 257 South Court Street COA Revision

Ms. Traves recused herself from the case.

Mr. Dutton stated that, at the November 9, 2022 meeting of the Historic Preservation Board, application H22-19 had been conditionally approved for the demolition of two principal structures and the construction of a hotel at 253 and 257 South Court Street. He noted that the Board had extended the approval at their October 12, 2023 meeting. Mr. Dutton stated that, at the March 14, 2024 meeting, the Board had approved an amendment to the conditions of approval and a separate application, H24-06, for the demolition of a building at 226 South Elmwood Avenue and the construction of an event center. Mr. Dutton stated that the current application revised the footprint and height of the hotel building, updated building elevations, and provided greater detail. He added that the proposed revision did not alter the previous approval regarding the demolition of two existing buildings at 253 and 257 South Court Street or application H24-06.

Mr. Dutton stated that the previous approval had included a hotel with a rooftop lounge located on the east side of the site, a one-way drop off lane adjacent to South Court Street, and a rear parking lot. He noted that the revised site plan incorporated a first floor restaurant, hotel rooms, and a partial fifth story with a rooftop lounge. He added that the application incorporated everything that had been approved with the event center application.

Mr. Dutton stated that the side setbacks and building width remained the same, while the front setback had been increased from 18 ft. to 21 ft. Mr. Dutton stated that 9 parking spaces were located on the property, with an additional 52 spaces provided on the adjacent property to the west. He noted that the applicant was also working with the city on the potential improvement of the 38 space public parking lot on the west side of South Elmwood Avenue, which could double the lot's capacity.

Mr. Dutton stated that a compliant lighting plan had been submitted with the event center application and remained unchanged. He noted that the lighting adjacent to South Court Street would need to be revised to match the existing street lights.

Mr. Dutton stated that the applicant proposed to increase the building footprint from 12,784 sq. ft. 16,013 sq. ft. Mr. Dutton stated that the previously approved building contained an open courtyard in the center of the entire building. He noted that the proposed building's footprint had increased due to the removal of the courtyard on the first floor and modifications to the east and west sides of the building. He added that the open courtyard remained on all other

floors of the building and the width of the building adjacent to South Court Street remained unchanged.

Mr. Dutton stated that the overall effective height of the building had increased by 6 ft. to sufficiently accommodate mechanical components. He noted that the effective height of the revised building was 61 ft., which was the roof line of the building, as decorative architectural features were not included in the effective height of the building. Mr. Dutton stated that the revised building elevations incorporated an abundance of windows and were clad in synthetic limestone on the first floor, brick veneer on floors two through four, and fiber cement and a slate-looking shingle on the partial fifth floor. He added that additional windows had been incorporated on all building elevations with a modified design. Mr. Dutton stated that this alteration appeared to be more consistent with window sizes and styles in the area. He added that the rear elevation had been revised to remove a first floor ramp and doors, and doors had been added to the side elevation on the first floor.

He noted that the Legacy sign would need to be approved with a separate application. Mr. Dutton stated that the applicant had provided two options for the top building cornice for the Board to consider.

Mr. Dutton stated that staff recommended revised approval H22-19 retaining only the following condition from the original approval: The applicant shall repair any unreasonable damage to the building at 241 South Court Street caused by the demolition of buildings at 253 or 257 South Court Street.

Present for the case was Jason Stevenson, 3991 N Jefferson Street, and Jana Call and Bobby Johnston of Mann Parsons Gray Architects, 3660 Embassy Parkway in Fairlawn. Mr. Stevenson stated that the original drawings for the project had been done by an architect trying to produce conceptual renderings of the building. He added that the current plans were a better representation of the building and would fit better with the neighborhood. He noted that many of the changes were for life safety and functionality of the building.

There was a discussion as to the change of square footage in the building footprint. Mr. Stevenson stated that only around 400 sq. ft. to 500 sq. ft. was outside of the original building's footprint. He added that the rest of the square footage was added in the atrium area.

Ms. Biggins-Ramer inquired as to the increased footprint of the rooftop lounge. Mr. Stevenson stated that the rooftop lounge was always going to be enclosed. He continued that it needed to be increased for life safety.

Material and color samples were presented to the Board. Ms. Call stated that taller and more slender windows were proposed to better match the surrounding buildings. There was a discussion as to materials and colors being used in various locations on the building. Ms. Call stated that there were two color options for the uppermost cornice on the building, which was located on the rooftop lounge. Mr. Johnston presented the Board with samples of the colors, which were "Panda White" and "Needlepoint Navy". There was a discussion as to the color options.

Mr. Wood stated that he liked the change in the proposed windows. There was a discussion as to the colors of the balcony on the south side of the building. There was a further discussion as to the uppermost cornice. Mr. Wood stated that he had thought the cream color looked fine at first, but that he felt the navy option helped differentiate the building and made it look more historic. Mr. Stevenson stated that the navy was also their preference.

Ms. Biggins-Ramer inquired as to how the interurban building would be protected during construction. Mr. Stevenson stated that they did not own the building, but that they would either shield it entirely or move it to a different location during construction.

There was a further discussion as to the proposed windows.

Ms. Biggins-Ramer made a motion to approve the revisions to application H22-19, with the conditions that the uppermost cornice shall be the "Needlepoint Navy" in color, and that the applicant shall repair any unreasonable damage to the building at 241 South Court Street caused by the demolition of buildings at 253 or 257 South Court Street.

Mr. Wood seconded the motion.

Vote:

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

### **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