



CITY of MEDINA

Historic Preservation Board

Regular Meeting Minutes

September 12, 2024

Meeting Date: September 12, 2024

Meeting Time: 5:00 PM

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

Absent: Rebekah Knaggs, Patty Stahl

Approval of Minutes

Ms. Traves made a motion to approve the minutes from August 8, 2024 as submitted.

The motion was seconded by Mr. Wood.

Vote:

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

The Court Reporter swore in all attendees.

Announcements

Mr. Dutton stated that the Interurban Building had been discussed at a previous Council meeting. He noted that the consensus was to move the building to the Feckley Parking Lot during the construction of the hotel. He added that its final location would be determined later, either at its previous location or another site.

Mr. Dutton stated that the architect for 111 North Broadway Street, where a canopy had been removed due to its poor condition, had submitted preliminary drawings of the reconstructed façade. He added that the architect was still working on a formal application for the Historic Preservation Board.

Mr. Dutton stated that the Planning Commission would be reviewing an application later in the evening for an infill home within the Transitional Corridor Overlay District (TC-OV) at 549 South Court Street, near Ivy Hill Lane.

Applications

1. H24-03 Tim Pelton 129 North Broadway Street COA

Mr. Dutton stated that the property owner had appeared before the Board earlier in the year to discuss the demolition of this building and was returning with a formal application. Mr. Dutton stated that the proposal was to demolish the existing building and return it to grass, with the potential for redevelopment in the future. He noted that the building had been constructed in 1900 and had been utilized as both a residence and an office by various businesses. Mr. Dutton stated that, in 2022, the structure experienced a fire during a tenant's remodeling project and sustained significant damage. He noted that the building was under different ownership at the time of the fire and was purchased by the current property owner in May of 2022 for \$65,000.

Mr. Dutton stated that the structure was a two-story, residential building. He noted that, while the exterior did not look significantly damaged, the interior had been substantially damaged in the fire and was reduced to the studs. He added that the upper floor had been especially damaged by the fire. Mr. Dutton stated that Landmark Homes had provided an estimate on the rehabilitation of the property, which amounted to \$401,000 for the renovation.

Mr. Dutton added that Landmark Homes had also submitted professional estimates from both commercial and residential realtors. He stated that the commercial realtor had estimated a purchase price of between \$121,000 and \$176,000 after renovation, or a potential monthly rent of \$1,372 a month. Mr. Dutton added that the residential realtor had indicated that the building was not suitable for use as a residence.

Mr. Dutton stated that staff recommended approval of application H24-03 based on the information provided regarding the condition of the structure, rehabilitation costs, value of the property, and limited architectural or historical value of the structure.

Present for the case was Tim Pelton of Landmark Homes, 125 North Broadway Street. Mr. Pelton stated that they owned the building next door and had purchased the property in the hopes of redeveloping it. He noted that, based on the presented information, it did not make sense to renovate the building. Mr. Pelton stated that the goal was to bring the building down and return it to something that looks nice until they could redevelop it in the future.

Mr. Wood stated that he hated to see any house torn down, but agreed that renovation would be too costly. He noted that there wasn't enough property with the house to make it useful. He asked if the applicant would be removing the exterior stairs. Mr. Pelton stated that they would be removing everything, so all that would be seen in the end was grass. There was a discussion as to how much of the parking lot would be removed with the demolition.

Ms. Biggins-Ramer stated that she hated to see any building come down, but she understood the damage done to the building. She recommended that the applicant strive to be harmonious with the surrounding properties when considering redevelopment of the site.

Mr. Wood made a motion to approve the demolition of the building at 129 North Broadway Street.

Ms. Traves seconded the motion.

Vote:

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

2. H24-17 James Briola 124 North Court Street CSP

Mr. Dutton stated that the application was requesting approval for three signs on the south side of the building:

- Wall Sign – 16 sq. ft. vinyl panel sign
- Window Sign – 4.3 sq. ft. vinyl letter on the glass entrance door
- Projecting Sign – 2.5 sq. ft. vinyl sign at the southwest corner of the building

Mr. Dutton stated that staff recommended approval of application H24-17 for the proposed wall, window, and projecting signs.

Present for the case was Chris Koval of North Coast Sign and Lighting, 310 North Broadway Street. Ms. Koval presented the Board with samples of the PVC and vinyl material.

Mr. Wood asked how the projecting sign would be attached to the building. Ms. Koval stated that it would be attached with a bracket. Ms. Biggins-Ramer asked if the hanging sign was doubled sided. Ms. Koval responded that it was.

Ms. Traves made a motion to approve application H24-17 for the three proposed signs.

Mr. Wood seconded the motion.

Vote:

Traves	<u>Y</u>	Wood	<u>Y</u>
Biggins-Ramer	<u>Y</u>	Strehle	<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