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CITY OF MEDINA HISTORIC PRESERVATION BOARD

5

REGULAR MEETING

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Transcript of Proceedings held on Thursday,

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the 10th day of November, 2021, before the

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City of Medina Historic Preservation Board,

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commencing at approximately 6:30 p.m., as taken by

14

Makenzie J. Sabo, RPR, Notary Public within and for

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the State of Ohio, and held in Medina City Hall,

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132 North Elmwood Avenue, Medina, Ohio 44256.

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I N D E X

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1 APPEARANCES:

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3 Leslie Traves, Chairwoman,
4 Elizabeth Biggens-Ramer, Member,
5 Rebekah Knaggs, Member,
6 Paul Wood, Member.

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8 City of Medina Planning and Community
9 Development Department,
10 Andrew Dutton, Community Development Director.

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12 H21-10:

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14 Mark Klaus, Applicant.

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16 H21-11:

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18 John Swidrak, AoDK Architecture.

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PROCEEDINGS

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3 CHAIRWOMAN: It's time to call
4 the meeting to order. I'd like to call the
5 meeting to order for the Historic Preservation
6 Board. Today is November the 10th, 2021.

7 The members of the public will be provided
8 an opportunity to address the Board. If you do
9 so, please come to the podium and state your
10 name and address for the record and keep your
11 comments to a limit of five minutes.

12 At this time I ask anyone wishing to
13 address the Board, to direct your attention to
14 the court reporter who will swear you in.

15 (Whereupon, Andrew Dutton and all
16 members in attendance were then placed under
17 oath by the Notary.)

18 CHAIRWOMAN: Thank you.

19 We have the minutes from our last meeting.
20 And has the Board had a chance to review
21 the minutes?

22 (Board nodding affirmatively.)

23 CHAIRWOMAN: Is there any
24 discussion on the minutes? Any corrections?

25 (No verbal response.)

1 CHAIRWOMAN: Do I have a
2 motion to approve the minutes?
3 MS. BIGGENS-RAMER: I'll make a
4 motion to approve the minutes.
5 CHAIRWOMAN: And a second?
6 MR. WOOD: I'll second.
7 CHAIRWOMAN: Okay.
8 MR. DUTTON: Do you want me to
9 call the roll or --
10 CHAIRWOMAN: Yeah, go ahead.
11 You have to call the roll.
12 MR. DUTTON: Biggens-Ramer?
13 MS. BIGGENS-RAMER: Yes.
14 MR. DUTTON: Knaggs?
15 MS. KNAGGS: Yes.
16 MR. DUTTON: Traves?
17 CHAIRWOMAN: Yes.
18 MR. DUTTON: Wood?
19 MR. WOOD: Yes.
20 CHAIRWOMAN: Do we have any
21 announcements from the staff?
22 MR. DUTTON: I would just like
23 to update you on a couple items that you
24 mentioned last month. The Liberty View project
25 on West Liberty Street, all the construction

1 and dust, as seen by my car covered for a
2 couple of weeks with dust, was really just for
3 stormwater actually for the apartment garage.
4 That actually wasn't the construction for that
5 Liberty View project. However, we did just
6 receive building plans in and they're currently
7 in review by our building official.

8 The courthouse, right now that's currently
9 under construction, so they've got the
10 stairwells, elevator shafts, and foundation
11 constructed. The floors will be poured soon.
12 It's a two-year project, so we're about six
13 months into that.

14 CHAIRWOMAN: Okay. Thank you.

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H21-10

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CHAIRWOMAN: So we're going to do -- we're going to start this evening with Historic Preservation Board Case Number H21-10, 260 South Court Street.

You want to go ahead and give your description -- Andrew is going to give the description of the project and then, Mark, we'll have you do your description also.

MR. KLAUS: All right.

MR. DUTTON: Okay. So this is the Castle Noel property. I'm sure you're all familiar with it --

CHAIRWOMAN: Yes.

MR. DUTTON: -- on the east side of Court Street, north of Smith Street.

So these are some exterior changes proposed to the side and the rear of the buildings, one between the two buildings there, kind of the northern and northeast portion of the site, and it originally had one structure, and additional information was provided for the additional structures.

So on the east side of the north building,

1 there are two awnings over existing doorways of
2 kind of a curved wood bracing there.

3 So on the north side of the southern
4 building - this is kind of in the alleyway, for
5 lack of a better term - it's just an awning
6 over an existing patio area and it has square
7 roof support columns.

8 We have another awning on the east side of
9 the northern building. This, again, has -- is
10 braced by roof supports that go to the ground.

11 So third, it's a structure on a raised
12 concrete area. It kind of looks like it's
13 triangular in construction and includes some of
14 the kind of arches played off in some of the
15 other -- the awnings and other structures
16 there, and that is in the far northeast corner
17 of the site. I think you can see it down in
18 the bottom-right corner of the slide there.

19 And finally, this is the original plan that
20 you received. It is an extended overhang on
21 the north side of the southern building to go
22 over the existing RV to be protected from
23 weather and, again, this keeps kind of the same
24 design types of the curved wood under the
25 overhanging.

1 MR. KLAUS: Okay. My turn?

2 CHAIRWOMAN: You're all set.

3 MR. DUTTON: Yeah.

4 MR. KLAUS: Okay.

5 CHAIRWOMAN: So, Mark, go

6 ahead and state your name.

7 MR. KLAUS: Mark Klaus;

8 3372 Waterside Drive, Coventry Township.

9 So we're doing some exciting things at the
10 Castle. First off, due to COVID -- and we
11 applied and got the permit for the patio area.
12 That was one step.

13 And of course we had some really lousy
14 concrete in the back, you know, broken, you
15 know, raised areas, kind of a mess, patched-up
16 blacktop, and all those kinds of things, so we
17 were going to do that, but the motorhome
18 definitely needs to have a roof over it.
19 Cousin Eddy's motorhome needs a roof over it
20 because it's an old motorhome and it's showing
21 wear from the weather, so it's important to
22 save that asset.

23 Back when Jonathan was here, I talked to
24 him about it. He's like, "Yeah, we need to put
25 a roof over that." So all that planning got

1 started.

2 Now, back -- years ago I was told by
3 somebody in town, "You know, there was a
4 blacksmith shop in your -- right in the back
5 there by the back corner where the school is
6 where there was an old foundation." And I
7 said, "Well, that's cool."

8 You know, and then when we were digging
9 up, excavating to put in the concrete, we found
10 a whole bunch of horseshoes with nails in
11 there, which was kind of cool. So I thought,
12 "Well, that's neat."

13 I had this one plan in my head to put a
14 roof and that over the top of the patio, but
15 then when I found this old pit full of old
16 horseshoes, I started thinking, "Well, how can
17 I kind of take that idea and sort of blend it
18 into this project?"

19 So, you know, I started looking at things
20 like blacksmith shops -- old blacksmith shops,
21 all this kind of cool timber framing, old
22 stables, and they also had this timber framing,
23 and I thought, "You know what? I think that's
24 what I'm going to do. I'm going to blend this
25 idea of the former blacksmith shop." Because

1 this roof is basically going to be over where
2 the blacksmith shop was.

3 So I know the drawings are there, but I
4 thought this photograph might help better.
5 It's not going to be as deep obviously, but
6 this is a profile that we're using for this, so
7 it kind of has that really cool, you know,
8 right-out-of-the-old-days blacksmith shop,
9 which will be the structure. All of the
10 building, all the awnings are all meant to sort
11 of bring this style, this feel of these timbers
12 into the area where they would have also been
13 in the past.

14 So that was the first thing. Of course it
15 will be all lit up really nice, and then -- so
16 that was the whole goal of the structures.

17 Now, the pavement. I thought you might be
18 excited to see what we did over there with just
19 the -- we had lousy blacktop with lots of
20 patches and broken concrete and stuff, and now
21 we have this really awesome stamped cobblestone
22 everywhere. There's wood under the motorhome
23 to go with the beams and there is a beautiful
24 compass there as well.

25 Now, concrete colors to me sometimes come

1 out a little cartooney when you pour them even
2 if you do dyed concrete, so the one support
3 area for the raised seating, it got poured in
4 this color (indicating), like this beige color.
5 And I'm like, "You know, even if I seal that,
6 I'm not going to be happy with it." So I took
7 the time to do seven different colors and then
8 antique over them to bring it all to match the
9 stone that was on the building, which I thought
10 was really cool. Took a long time. My wife
11 thought I was going nuts, but --

12 MR. WOOD: It looks great.

13 MR. KLAUS: But it all fits.

14 Especially like the top stone. If you look
15 at the top stone, I wanted to make it feel like
16 the top stone of the church building so, you
17 know -- and I think, given that there's a
18 hundred-and-some years separating those two,
19 that I think we pulled that off pretty cool.
20 Because it's one thing to, like, build
21 something in the style of something that's
22 older, but it's another thing to kind of like
23 really kind of age it and give it that age. I
24 spent a week on that compass and it happened to
25 be cold -- really cold last week. So that's

1 what I did.

2 And then as if -- things work out really
3 great for us at Castle Noel. My friend calls
4 me the other day. Now, we had our gate. This
5 is what you guys will all remember. This was
6 our gate (indicating). And then my friend
7 called me and said, "I'm at an auction and
8 there's a great wrought-iron gate that will fit
9 in your alley." So that is the wrought-iron
10 gate that we're going to replace that white
11 vinyl gate with (indicating), so we were really
12 fortunate for that.

13 And the pavement where you see this area
14 here (indicating), you'll see this raised
15 seating area there, and across the front, this
16 is going to be like flower beds.

17 And then I'm big on waterfalls, so I
18 designed a landscape waterfall. This is the
19 one I built at my house (indicating). It will
20 be the same size; two feet high, water coming
21 down under the top, plant some flowers.

22 So that's -- there won't be any Mayan head
23 on -- that actually I designed for a restaurant
24 years ago, and then he had me re-theme it again
25 and he gave me all the stuff back, and I'm

1 like, "Well, I really like that Mayan head."
2 It's been sitting around my property for years.
3 And I'm like "I'm going to put it on the
4 waterfall," so I did.

5 So that's my stuff. I think it's
6 definitely -- I'm going all out to make it
7 really beautiful.

8 CHAIRWOMAN: Well, this is
9 where you walk between where you enter
10 Castle Noel -- you walk through this courtyard,
11 and then you get into the actual castle to walk
12 through the displays and stuff?

13 MR. KLAUS: Right.

14 CHAIRWOMAN: So you're trying
15 to up your game here. I get it.

16 MR. KLAUS: Yeah, just trying
17 to make it all -- well, and plus, this is also
18 the area that's not patio, so I want it to be
19 beautiful.

20 CHAIRWOMAN: Sure.

21 Okay. Do we have any questions for Mark?
22 Do you understand what everything is?

23 MR. KLAUS: Yes.

24 MS. BIGGENS-RAMER: I do have a
25 couple of questions.

1 MR. WOOD: Sure.

2 MS. BIGGENS-RAMER: Your current
3 application does not address the gate and/or
4 the waterfall.

5 MR. KLAUS: Well, the
6 waterfall is landscaping.

7 MS. BIGGENS-RAMER: Okay. But it
8 does not include the gate.

9 MR. KLAUS: Well, I --

10 MS. BIGGENS-RAMER: And I guess the
11 other thing I would bring to your attention is,
12 is paving considered alteration to a property?

13 MR. DUTTON: Yes.

14 MS. BIGGENS-RAMER: So this was not
15 brought to us prior to approval.

16 MR. KLAUS: Actually, I went
17 to the City with this project. I was told I
18 was allowed to do it. I got the proper
19 permission to do it. It was flatwork and --

20 MS. BIGGENS-RAMER: Any changes to
21 any building within the Historical District, it
22 was our understanding that this has to come
23 before us, correct?

24 MR. DUTTON: So you did have
25 this picture in your packet which shows --

1 MS. BIGGENS-RAMER: The cobblestone.

2 MR. DUTTON: -- the surfacing.
3 That part was included. The gate was not, but
4 we had some conversations about it.

5 MS. BIGGENS-RAMER: Okay. I guess I
6 would like to stress, you know, you've come
7 before the Board before, kind of after the fact
8 on certain things, and I appreciate everything
9 you do and it's beautiful, especially this I
10 can definitely appreciate the time to antique
11 it, but I would just appreciate it if you would
12 bring all of these things to us prior.

13 MR. KLAUS: When -- I
14 understand, and I want to just stress that when
15 I started this project, I did come to the City
16 and say, "What do I need to do with this?"
17 Jonathan approved everything before he left,
18 said "This is great, this is going to be fine,
19 you don't have a problem with this," because of
20 what it was.

21 So just so we're clear, I did go -- I'm
22 sorry that -- I mean, I'm always trying to do
23 things in the absolute best. I apologize if it
24 somehow didn't go the way it was supposed to
25 go, but I did present myself to the City and do

1 exactly what I was told to do from day one, so
2 I did not do anything without people's
3 knowledge at all in any way, shape, or form.

4 MS. BIGGENS-RAMER: Okay. Can we
5 address this on this application?

6 MR. DUTTON: Yeah. If you
7 find it to be acceptable, you can approve the
8 application as submitted and I believe --

9 MS. BIGGENS-RAMER: Add a pending?

10 MR. DUTTON: Yeah. And I
11 believe in this picture you can actually see
12 the -- where the gate is going to go. There's
13 some kind of square area to the left.

14 MS. BIGGENS-RAMER: Correct. There's
15 nothing submitted in the packet specifically
16 for it, so -- okay.

17 MR. DUTTON: And then I'd need
18 a copy of all this.

19 MR. KLAUS: And I'm very
20 sorry for the misunderstanding. I'm always
21 trying to do everything to make it --

22 MS. BIGGENS-RAMER: And so you also
23 received approval then for the stage from
24 Jonathan?

25 MR. KLAUS: That's just going

1 to be raised seating.

2 MS. BIGGENS-RAMER: I know. But this
3 wasn't --

4 MR. KLAUS: Yes, absolutely.

5 MS. BIGGENS-RAMER: So you received
6 approval for this at some point prior?

7 MR. KLAUS: Absolutely.

8 MS. BIGGENS-RAMER: Okay. Which
9 wasn't brought to us either. Okay.

10 MR. DUTTON: Yeah. I didn't
11 find any documentation of that, but obviously I
12 can't say what conversations were had.

13 MS. BIGGENS-RAMER: Understood,
14 understood. Okay.

15 CHAIRWOMAN: Do we have
16 anybody else who has any questions from our
17 Board?

18 MR. WOOD: No.

19 MS. KNAGGS: (Nodding
20 negatively.)

21 CHAIRWOMAN: So the staff had
22 recommended approval for the awnings and
23 attached structure of free-standing structure,
24 stamped concrete surface at 260 South Court
25 Street.

1 Do I have a motion to approve those items?

2 MS. BIGGENS-RAMER: I would like to
3 amend the motion --

4 CHAIRWOMAN: Okay.

5 MS. BIGGENS-RAMER: -- to include
6 also the raised seating area as delineated on
7 the plans submitted with the packet, as well as
8 the decorative entrance gate between the two
9 buildings as submitted this evening at the
10 meeting.

11 CHAIRWOMAN: So do we want to
12 refer to the gate as a black wrought-iron gate?
13 Because there was another gate that was white.

14 MR. KLAUS: The white vinyl
15 gate.

16 MS. BIGGENS-RAMER: Yeah, if we could
17 amend that, please, to state along with the
18 black decorative deer wrought-iron gate as
19 submitted in documentation tonight at the
20 meeting.

21 CHAIRWOMAN: I'll make a
22 motion to approve.

23 MS. KNAGGS: I second.

24 MR. DUTTON: Biggens-Ramer?

25 MS. BIGGENS-RAMER: Yes.

1 MR. DUTTON: Knaggs?
2 MS. KNAGGS: Yes.
3 MR. DUTTON: Traves?
4 CHAIRWOMAN: Yes.
5 MR. DUTTON: Wood?
6 MR. WOOD: Yes.
7 CHAIRWOMAN: Thanks, Mark.
8 MR. KLAUS: Thank you.

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H21-11

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CHAIRWOMAN: So we have our second case for this evening, Historic Preservation Board H21-11 at 119 North Court Street.

MR. DUTTON: Here we have a rear portion of the building just off of North Court Street. So this is the north side of the building looking from Court Street. There's a bump-out. So the project doesn't deal with what's seen in this picture, it's actually -- it's a little area behind it, this slightly pitched roof and side metal door. We've got a couple other angles there.

It does not appear to be original to the building. The brick looks a little bit different, the roof looks a little different, so it does not appear to be original to the building, which I'm not sure what the age is, but it's not a significantly older building.

And here you have the proposed -- on the left there you still see that larger bump-out area. This would just be a vestibule with a

1 flat roof to match the building, large windows,
2 and a lower level of brick. That's about all
3 from this project. It's a relatively small
4 exterior change to the building.

5 CHAIRWOMAN: Okay. Can we ask
6 the Applicant to state your name and address
7 for the record; and give us a little brief
8 description of the project.

9 MR. SWIDRAK: John Swidrak with
10 AoDK, 14394 Detroit Avenue, that's Lakewood,
11 44107.

12 The existing back entry shed vestibule that
13 was on the building -- or is on the building,
14 is used as an employee entrance -- rear
15 entrance to the building. We also have
16 proposed interior renovations that include kind
17 of two working environments inside two separate
18 environments, so they wanted to enhance this
19 back entrance with more visibility for access
20 in and out, more for safety of the employees.
21 After the stories I've heard on what they've
22 seen on the way from there, also make it
23 visible for cars going through there, too,
24 so people walking out can see if a truck is
25 coming around the corner from the south in that

1 area.

2 I also have two bollards that are shown in
3 the plans. They aren't showing elevations, but
4 they're there to protect that corner.

5 We felt that the materials matched the
6 building in terms of a dark bronze fascia that
7 will be on the top, the glazing with a dark
8 bronze storefront framing, and then as
9 mentioned, the brick on the base will be to
10 match the building there.

11 The brick was not originally intended, but
12 it does make sense for plowing and salt and
13 water, just to kind of put a skirt around the
14 base of that.

15 CHAIRWOMAN: I have a
16 question. So in the original picture, the
17 little vestibule area, it's got like the
18 slanted roof and it's just slightly bigger than
19 the width of the door. Is it going to be wider
20 than that and taller than that?

21 MR. SWIDRAK: Yes, it is. It's
22 a little harder to tell there, but you can see
23 that the top of our roof structure in the new
24 presentation is just a little bit below that
25 existing structure that's on the left of the

1 kind of larger jet-out that's there, so it will
2 be raised up.

3 Actually, the bottom of our roof structure
4 is at nine feet through there, and the
5 orientation of the exit kind of changed.
6 Before, the original -- it now goes towards
7 the north, so it's kind of a skinny hallway
8 heading north and south. We're turning that.
9 It's about -- I think it's seven-foot by
10 eight-foot, but your access will now go east
11 and west.

12 CHAIRWOMAN: Okay.

13 MR. SWIDRAK: And that was more
14 for -- to be able to swing the door out and not
15 into traffic and be able to stand there and see
16 who's outside or inside.

17 CHAIRWOMAN: And now you've
18 got windows instead of all the brick so you can
19 see everything that's going on.

20 MR. SWIDRAK: Yep.

21 CHAIRWOMAN: Got it. That
22 makes sense.

23 MR. SWIDRAK: We were asked
24 originally if we could save what was there and
25 just put a new door on it and a new roof, but

1 the structure that's there, I'm not sure if you
2 guys have record or anybody else does --

3 CHAIRWOMAN: Right.

4 MR. SWIDRAK: -- when that was
5 built or how that was built.

6 CHAIRWOMAN: Does anybody else
7 have any questions?

8 MR. WOOD: No.

9 MS. KNAGGS: (Nodding
10 negatively.)

11 MS. BIGGENS-RAMER: And it looks like
12 kind of with the orientation, with the door now
13 facing west, there's also a nice kind of
14 hangover --

15 MR. SWIDRAK: Yes.

16 MS. BIGGENS-RAMER: -- or a canopy --

17 MR. SWIDRAK: Yes.

18 MS. BIGGENS-RAMER: -- being over
19 that. That's --

20 MR. SWIDRAK: Correct. It
21 will provide some protection from slight
22 rain. And a lot of times we do that just to
23 protect kind of the door in a way, because
24 you'll get that driving rain, water will weep
25 underneath, and hopefully protect that a

1 the vestibule, so it's not really on the
2 outside.

3 MS. BIGGENS-RAMER: Got you, okay.

4 MR. SWIDRAK: The front
5 vestibule, it has a low ceiling when you come
6 in and it's -- I don't know, it's kind of hard
7 to even tell where the entrance sometimes is.
8 There's a lot of overgrowth landscaping and --
9 but it will be similar, that they'll have a
10 light inside, not on the outside of the
11 building.

12 CHAIRWOMAN: Anybody else?

13 (No verbal response.)

14 MR. WOOD: It looks good.

15 CHAIRWOMAN: Do I have a
16 motion to approve the application for the
17 replacement of the rear vestibule at
18 119 North Court Street as submitted?

19 MS. BIGGENS-RAMER: I'll make a
20 motion.

21 CHAIRWOMAN: Do I have a
22 second?

23 MS. KNAGGS: Second.

24 CHAIRWOMAN: Thank you.

25 MR. DUTTON: Biggens-Ramer?

1 MS. BIGGENS-RAMER: Yes.
2 MR. DUTTON: Knaggs?
3 MS. KNAGGS: Yes.
4 MR. DUTTON: Traves?
5 CHAIRWOMAN: Yes.
6 MR. DUTTON: Wood?
7 MR. WOOD: Yes.
8 CHAIRWOMAN: Thank you.
9 MR. SWIDRAK: Thank you.

10 (Hearing concluded.)

11 - - -

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

CERTIFICATE

I, Makenzie J. Sabo, RPR, 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
29th day of November, 2021.

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

0	aforsaid ^[1] - 29:9	B	base ^[2] - 23:9, 23:14	bollards ^[1] - 23:2	19:4, 19:11, 19:21, 20:4, 20:7, 21:3, 22:5, 23:15, 24:12, 24:17, 24:21, 25:3, 25:6, 26:6, 27:12, 27:15, 27:21, 27:24, 28:5, 28:8
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