

MEETING DATE: 02/11/21

**HISTORIC PRESERVATION
BOARD**

**Case No. H21-02
99 Public Square**



CITY of MEDINA
Historic Preservation Board
February 11, 2021 Meeting


Case No: H21-02

Address: 99 Public Square

Applicant: Brandstetter Carroll Inc representing Medina County Commissioners

Subject: Discussion Item Only – Proposed four story and 86,576 sqft expansion of the current Medina County Courthouse complex

Zoning: P-F, Public Facilities District

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The site is located on the east side of Public Square and encompasses an entire block.

Project Introduction:

The applicant presents the initial exterior building design for discussion in order to refine the composition and detailing to the benefit of all.

The proposed design is Neoclassical Revival/Classical Greek Revival and similar in style with the 1969 Courthouse addition.

Please find attached to this report:

1. Example photos of Neoclassical Revival buildings
2. Site aerial photograph
3. Architectural elevations, site plan and floorplans by Brandstetter Carroll Inc dated January 29, 2021.

City of Medina Design Guidelines

Section 145.07 (b): Additions/new construction. With respect to additions/new construction to existing buildings and all new buildings or structures within Historic Districts, it is generally the interest of the Board that such additions/new construction shall be designed to enhance the character of the Historic District. Consistent with the preface of this Chapter, new buildings and additions should be representative of architectural design and construction of contemporary times.

Staff Comments:

The proposed renderings depict the primary visible building facades (south, east and north) in relation with the existing portions of the complex, which range in design style and age.

The proposed building takes material, detailing and massing cues from the existing complex's buildings, while not attempting to compete with them.

This discussion is non-binding, but an important procedural step for working through design comments and refinements in order to ease the formal review process.

Examples of Neoclassical Revival buildings:





N BROADWAY

E LIBERTY ST

S BROADWAY

E WASHINGTON ST

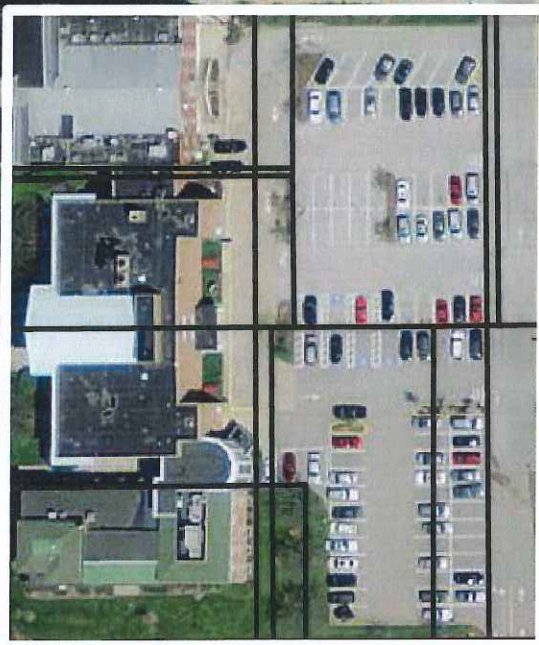
S JEFFERSON ST

Subject Site



H21-02
99 Public Square
County Courthouse Addition
February 11, 2021

1 inch = 100 feet



**MEDINA COUNTY COURTHOUSE
FIRST SUBMISSION TO HISTORIC PRESERVATION BOARD**



January 29, 2021

DESIGN NARRATIVE FOR HISTORIC PRESERVATION BOARD REVIEW

Site Location:

The site is located in the block bounded by E. Liberty Street, Public Square, E. Washington Street, and S. Jefferson Street. The proposed area of development is in the center of the block between the existing County Courthouse and the existing Parking Garage.

Project Introduction:

The applicant requests a certificate of appropriateness for a new four-story 86,576 square-foot building that will be attached to the rear of the Old Courthouse at 99 Public Square and also includes a connector corridor to the rear of the 1969 Courthouse at 93 Public Square. The building will serve as the new Medina County Courthouse.

- The First Floor will consist of 22,690 sqft of new construction to include a public entry point with a security check point, the County Clerk archive records, a Testing Lab, a secure Sallyport and In-Custody hold areas, multiple file storage rooms, and building support and mechanical spaces.
- The Second floor will consist of 21,890 sqft of new construction to include the County Clerk transaction windows, work areas, and offices, a future Common Pleas Courtroom and Judicial Staff offices, and the Domestic Relations Court and Judicial Staff. This floor will connect to the existing Old Courthouse where 7,440 sqft of interior space will be renovated for use by the Domestic Relations Court.
- The Third Floor will consist of 21,890 sqft of new construction to include the Common Pleas Court and Judicial Staff. This floor will connect to the existing Old Courthouse where 7,440 sqft of interior space will be renovated for use by the County Adult Probation office.
- The Fourth Floor will consist of 20,100 sqft of new construction to include the Probate Court, Juvenile Court, Juvenile Probation, and Judicial Staff.
- The exterior of the building will consist primarily of red brick to complement the surrounding structures. Cast stone will be used at the base of the building. The pilasters and pediment at the main entrance of the building, along with the cornice, will be made of GRFC (glass fiber reinforced concrete). The GRFC is a lightweight material that is best-suited for areas of the building that are higher than pedestrian level. Windows will be individual aluminum insulated units with interior muntins and cast stone sills and headers.
- An ornamental steel security fence will be provided around the secure parking at the Sallyport.
- An entry plaza will be developed at the south side of the building along with street-level handicapped accessible parking.
- No changes are planned for the exterior of the Old Courthouse at 99 Public Square.

This review is intended to be an introduction to the Board to elicit comment and input regarding the design and constancy with the Historic Guidelines and intent.

In addition to review by the Historic Preservation Board, this project will be reviewed by the Board of Zoning appeals for a variance from Section 1130.05 of the City of Medina Planning and Zoning Code to allow for the 53'-4" height above grade. This project will also be reviewed by the Planning Commission for Site Plan review.

Please find attached to this report:

1. Documents prepared by Brandstetter Carroll, Inc. dated 01/29/2021:
 - a. Photographs of the existing site and surrounding buildings.
 - b. An 11x17 color Site Plan indicated areas of New Building, Renovated Building, Asphalt driveway and parking, Hardscape, and Landscape areas.
 - c. Color renderings of the proposed building.

- d. Context building elevations showing the relationship of the new building to the surrounding existing buildings.
- e. A full-size site plan drawing (30"x42") C-100 dated 01/29/2021 prepared by Brandstetter Carroll, Inc.

City of Medina Design Guidelines:

Section 145.07 (b): Additions/new construction. With respect to additions/new construction to existing buildings and all new buildings or structures within Historic Districts, it is generally the interest of the Board that such additions/new construction shall be designed to enhance the character of the Historic District. Consistent with the preface of this Chapter, new buildings and additions should be representative of architectural design and construction of contemporary times.

Additions to existing buildings in the Historic District should be designed so as not to detract from the original character of the building. Whenever possible, additions should be located away from the primary or street face of the building. The addition should be designed so as not to destroy existing architectural features, such that the addition can be removed and the building restored to its original condition.

Context of surrounding buildings:

The Old Courthouse located at 99 Public Square is on the National Register of Historic Places. It was originally constructed in 1841 as a Greek Revival structure. In 1873 additions were constructed flanking either side of the building including the mansard roof and cupola in a French Second empire style. Subsequent additions to the rear occurred in 1906, 1933, and 1951. The building is brick and stone with a slate roof.

The 1969 Courthouse was constructed in 1969 in a Federal Revival style with red brick, a cast stone base, wood columns, and a wood cornice and pediment. The rear of the building is a blank brick wall with one triple window in the center of the Second Floor.

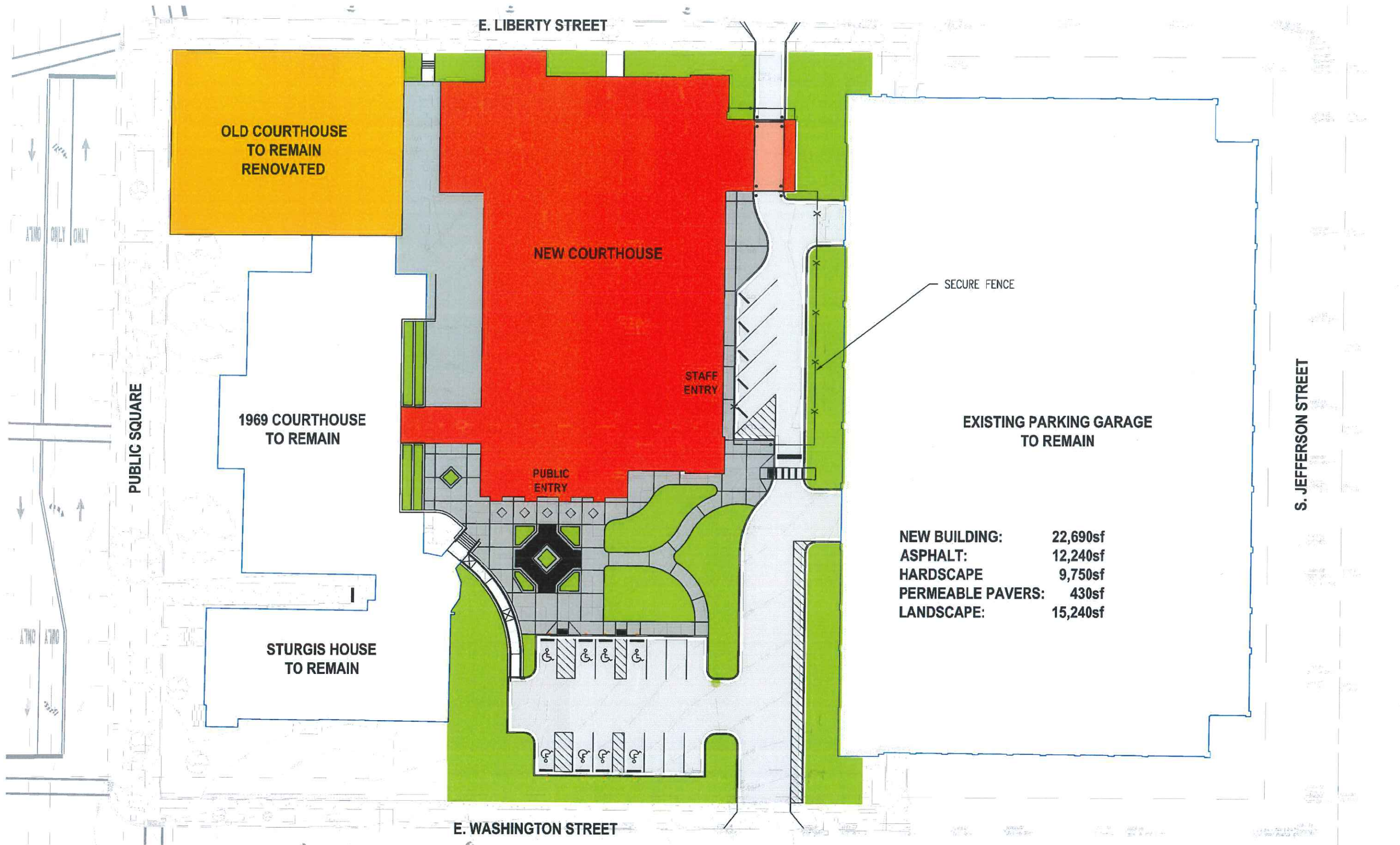
The Sturgis House at 72 Public Square was constructed in 1873 in the Italianate style. It is made of red brick with stone arches at the windows and a wood cornice. In 2000 a modern addition was constructed at the rear entrance.

Proposed New Building:

The proposed new building is a present-day interpretation of Classical Greek Revival style, in order to enhance the character of the historic district while being a current design. The new building connects to the rear of the Old Courthouse, located away from the primary street face of the historic Old Courthouse. The connection between the existing Old Courthouse and the new building is intended to be of a material that is distinctly different from the existing building, while still in keeping with the historic district. We are currently showing a cast stone material, however that could be a brick material of a different color.

The windows in the new building will be punched openings of appropriate proportions for the style and will have cast stone sills and headers as well as interior muntins. Brick detailing at the corners will reflect the quoins on the Old Courthouse.

The base of the building is created with bands of cast stone. The pilasters and pediment on the South Facade accentuate the main entry to the building and give it the stature of a prominent government building.



NEW BUILDING:	22,690sf
ASPHALT:	12,240sf
HARDSCAPE:	9,750sf
PERMEABLE PAVERS:	430sf
LANDSCAPE:	15,240sf



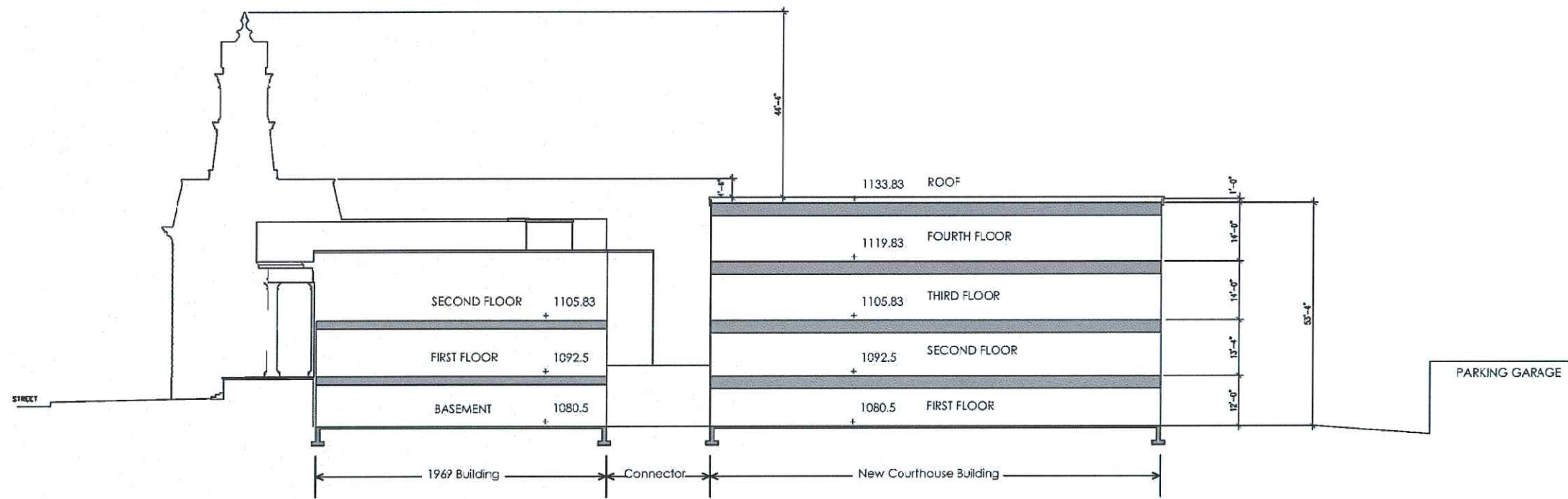
VIEW LOOKING NORTH
FROM S. WASHINGTON STREET



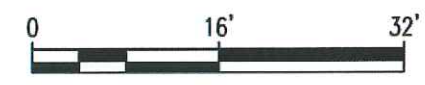
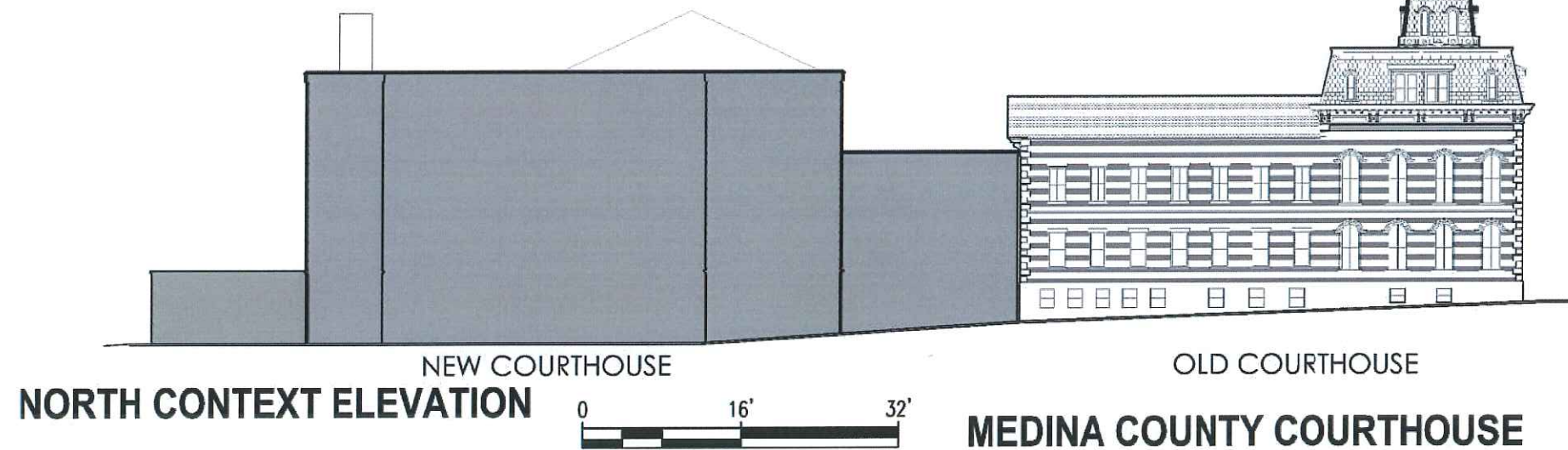
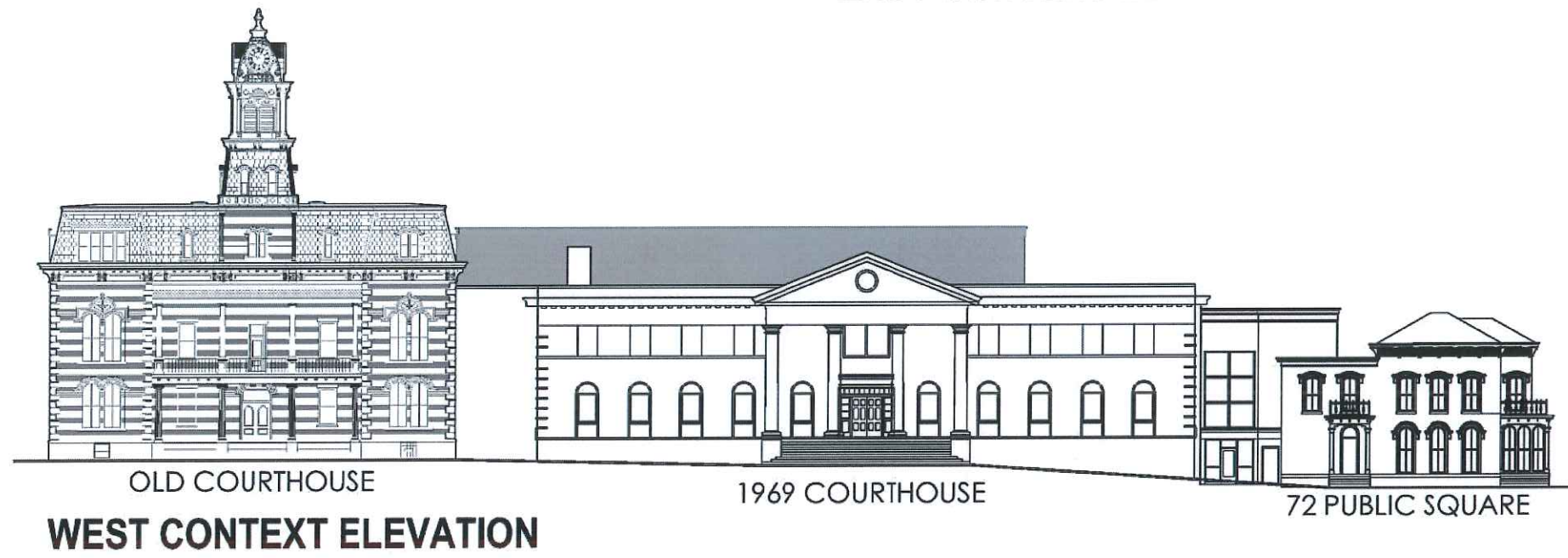
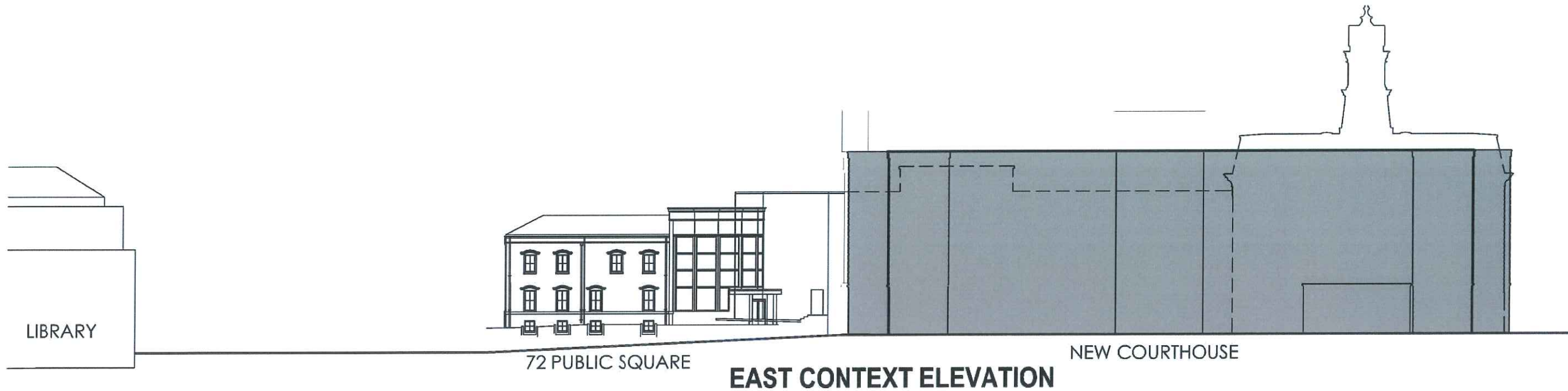
VIEW LOOKING NORTHWEST
FROM S. WASHINGTON STREET

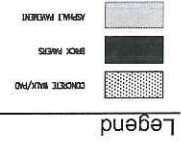
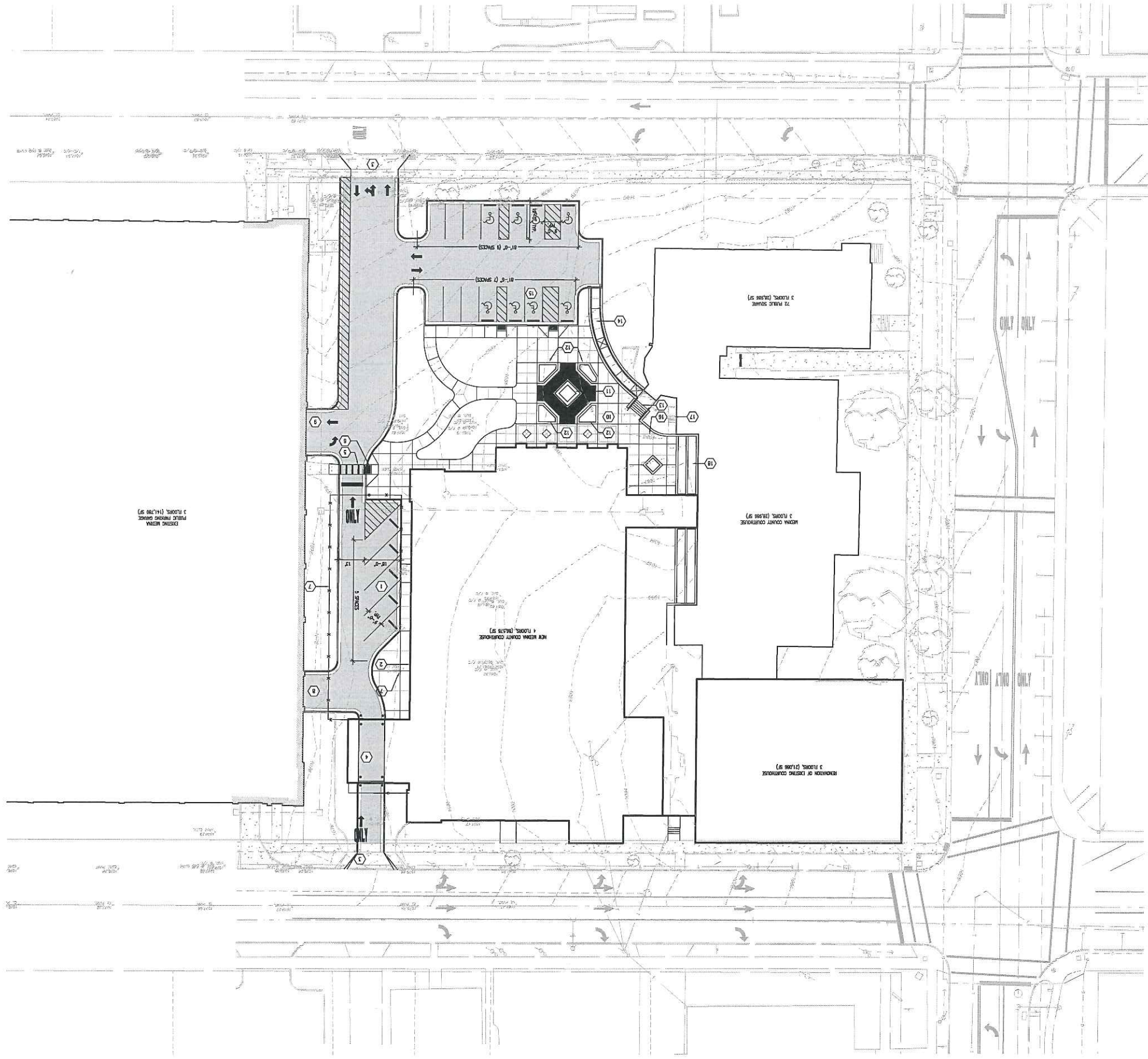
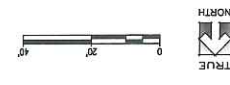


VIEW LOOKING SOUTHEAST
FROM E. LIBERTY STREET



CONTEXT BUILDING SECTION





- Legend**
- 18. METEOR CORNERING PLAZA
 - 17. EXISTING CONCRETE DRIVE ACCESS
 - 16. REPAIRING WALL WITH SLOTTED PANELS
 - 15. TRIP ADA ACCESSIBLE PAVEMENT
 - 14. ADA ACCESSIBLE RAMP
 - 13. NEW DRIVE ACCESS FROM COUNTY PRESIDENTIAL
 - 12. LANDSCAPE PLANTER WITH CURB
 - 11. SEAT WALL PLANTER
 - 10. CORNERING PLAZA
 - 9. DRIVE ACCESS
 - 8. IMPROVING AREA FOR SHOW ROOM, NO VEHICLE ACCESS
 - 7. SECURITY FENCING
 - 6. HANDICAP ACCESSIBLE RAMP
 - 5. RESTROOM ACCESS FROM DRIVE
 - 4. DRIVE TRAIL SIGNAGE
 - 3. CONCRETE DRIVEWAY PAVEMENT
 - 2. START DRIVEWAY
 - 1. SECURED START PAVEMENT

- Coded Notes**
1. GENERAL SITE PLAN CONSTRUCTION RESPONSIBILITY TO VERIFY ALL CONDITIONS FROM TO OWNER. IF THE CONTRACTOR REQUESTS ARE BASED UPON SURVEY PROVIDED BY ARCHITECT/ENGINEER/PLANNER CONSULTANT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE SURVEY DATA AND ALL CONDITIONS OF THE PROJECT. ANY AND ALL ERRORS TO BE CORRECTED BY THE CONTRACTOR AT HIS OWNERS RISK AND AT HIS OWNERS COST.
 2. THE CONTRACTOR SHALL MAINTAIN OWNER ACCESS TO SITE AND ON HIGHWAYS DURING CONSTRUCTION.
 3. THE CONTRACTOR SHALL COOPERATE WITH ALL SITE SURVEY/CONSTRUCTION ACTIVITIES WITH THE OWNER PRIOR TO COMMENCEMENT OF WORK.
 4. IF THE CONTRACTOR REQUESTS TO SCHEDULE ITEMS WHICH ARE NOT APPROVED BY THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE OWNER'S SUPERVISOR OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE OWNER'S SUPERVISOR OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE OWNER'S SUPERVISOR OF CONSTRUCTION ACTIVITIES.
 5. ALL DESIGNER'S SUPERVISOR OF CONSTRUCTION ACTIVITIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE OWNER'S SUPERVISOR OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE OWNER'S SUPERVISOR OF CONSTRUCTION ACTIVITIES.
 6. REMOVAL/RECONSTRUCTION OF EXISTING UTILITIES AND OR SERVICES MUST BE COMPLETED AND REINSTALLED PRIOR TO THE APPROVAL OF THE CONTRACTOR OF ANY AND ALL ACTIVITIES. THE WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE OWNER'S SUPERVISOR OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE OWNER'S SUPERVISOR OF CONSTRUCTION ACTIVITIES.
 8. ALL NEW AND REPAIRS/RECONSTRUCTION SHALL BE CONSTRUCTED AS PER DETAILS AND SPECIFICATIONS.
 9. IF THE CONTRACTOR REQUESTS TO SCHEDULE ITEMS WHICH ARE NOT APPROVED BY THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE OWNER'S SUPERVISOR OF CONSTRUCTION ACTIVITIES.
 10. IF THE CONTRACTOR REQUESTS TO SCHEDULE ITEMS WHICH ARE NOT APPROVED BY THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE OWNER'S SUPERVISOR OF CONSTRUCTION ACTIVITIES.

Revisions: Issue Date: February 29, 2020
 Medina County Courthouse
 93 Public Square
 Medina, Ohio 44256
 Project No. C-100
 19068

NOT FOR CONSTRUCTION

Lexington - Cincinnati - Cleveland - Dallas

BRANDSTETTER
CARROLL INC.

ARCHITECTS-ENGINEERS-PLANNERS
P.C. 2010
10000 W. 16th Street, Suite 200
Overland Park, KS 66213



Old Courthouse
99 Public Square



1969 Courthouse
93 Public Square



72 Public Square



Old Courthouse
North Side - E. Liberty Street



72 Public Square
South Side - E. Washington Street



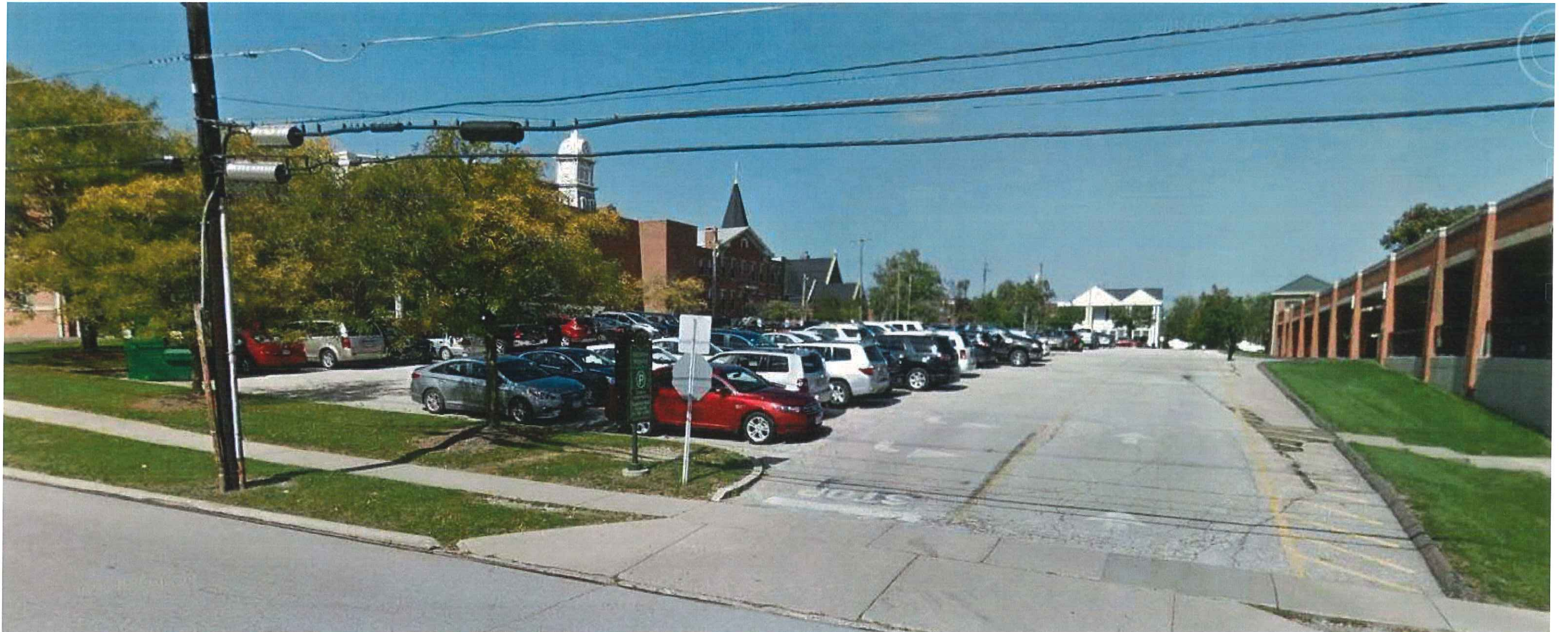
Courthouse Block - East Side



Parking Garage - West Side



View of site from E. Liberty Street



View of site from E. Washington Street