



**CITY OF MEDINA**  
Community Development Department  
132 N. Elmwood Ave. Medina, OH 44256  
Phone: 330-722-9056 Fax: 330-764-4385

## **MEMORANDUM**

**DATE:** March 2, 2023 (*Revised March 9, 2023*)  
**TO:** Historic Preservation Board  
**FROM:** Andrew Dutton, Community Development Director  
**SUBJECT:** H21-05 Extension

Certificate of Appropriateness application H21-05, a request by Anthony Cerny for a four story mixed use building and the demolition of an existing building at 135 West Liberty Street, was approved by the Historic Preservation Board on April 8, 2021. Per Section 145.06(c), permits must be obtained and construction must commence within one year of the Certificate of Appropriateness approval unless the applicant receives an extension from the Board.

On March 11, 2022, an extension was granted by the Board requiring that permits must be obtained and construction must commence by April 8, 2023 ~~and be completed by April 8, 2024~~, or the Certificate of Appropriateness approval shall expire.

At this time, building plans have been submitted for the project for review by the City of Medina Building Department, however, a Building Permit has not been issued. The building plans do not include any substantive exterior changes to the building from the Certificate of Appropriateness approval.

A Demolition Permit has been approved for the Porter's Shoe Repair Building on the site. Demolition is expected to begin on March 6<sup>th</sup>.

Processes have been delayed on the project due to matters concerning the demolition of the Porter's Shoe building, assembling the property, acquiring easements, and other items. Therefore, the applicant has requested another extension for the project.

Staff recommends the granting of an extension to the Certificate of Appropriateness approval requiring that permits must be obtained and construction must commence by April 8, 2024 ~~and be completed by April 8, 2025~~, or the Certificate of Appropriateness approval shall expire.

Please let me know if you have any questions or need any further information regarding the request.

## Andrew Dutton

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**From:** Tony Cerny <architectural\_design\_studios@hotmail.com>  
**Sent:** Thursday, February 2, 2023 9:34 AM  
**To:** Andrew Dutton; Lisa Haid  
**Cc:** Brendan Rose; Mike Rose  
**Subject:** Re: Request for extensions

Andrew,

We will be submitting revised documents to the building department, but I do not believe we will have a permit in hand by April 8. I think it is advisable to request the extension from the boards.

Tony Cerny  
Architectural Design Studios  
620 East Smith Road  
Medina, Ohio 44256  
330.723.6975

## Andrew Dutton

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**From:** Lisa Haid <lhaid@roseplaces.com>  
**Sent:** Wednesday, February 1, 2023 1:52 PM  
**To:** Andrew Dutton  
**Cc:** Brendan Rose; Mike Rose; Tony Cerny  
**Subject:** Request for extensions  
**Attachments:** BZA\_Z21-06\_Extension\_APPROVED\_220310a.pdf; HPB\_H21-05\_Extension\_APPROVED\_220310a.pdf; PC-P21-08\_Extension\_APPROVED\_220310a.pdf

Hi Andrew,

In the spring of 2022, we asked for approval extensions for the Liberty View project. Please find letters confirming those extensions attached.

As you are probably aware, we are still working through the details of the project with the city. It is most likely that the date of commencement for construction will not occur before the deadline in the letters of April 8, 2023. May I request an extension of this date again for these three committees?

Please advise if you need anything additional from our company to proceed with this request. Thank you!

Best Regards,

Lisa Haid

## **ROSE COMPANY**

4015 Medina Road, Suite 200  
Medina, Ohio 44256  
330.725.6767 x300  
330.725.1307 direct dial  
216.240.2207 cell

**[www.RosePlaces.com](http://www.RosePlaces.com)**

*We have moved! Our new address is 4015 Medina Road, Suite 200, Medina OH 44256. Please update your records and systems!*



**CITY OF MEDINA**  
Community Development Department  
132 N. Elmwood Ave. Medina, OH 44256  
Phone: 330-722-9056 Fax: 330-764-4385

March 11, 2022

Anthony Cerny  
Architectural Design Studios  
620 East Smith Road  
Medina, OH 44256

Dear Mr. Cerny,

At the March 10, 2022 meeting of the Historic Preservation Board, a motion was made by the Board to extend the approval of application H21-05, a Certificate of Appropriateness for the demolition of a building and construction of a mixed-use building at 135 West Liberty Street, for one additional year.

The motion received the necessary votes of the Board and the application was **approved**.

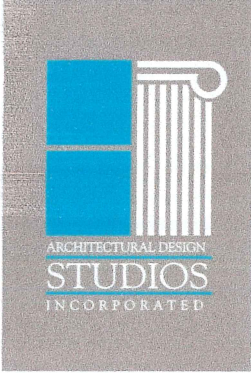
Per the Board's extended approval, permits must be obtained and construction must commence for the project within two years from the Certificate of Appropriateness approval, which is April 8, 2023.

Please feel free to contact me at (330) 722-9023 or [adutton@medinaoh.org](mailto:adutton@medinaoh.org) if you have any questions or need any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Dutton", written in a cursive style.

Andrew Dutton  
Community Development Director



March 3, 2022

Historic Preservation Board  
c/o, Andrew Dutton, Community Development Director  
City of Medina  
132 North Elmwood Street  
Medina, Ohio 44256

Re: Liberty View  
Certificate of Appropriateness  
Extension Request  
Case No. H21-05

Architecture  
Preservation  
Graphics  
Planning  
Interior Design

Dear Board Members,

We are requesting a one year extension of the Certificate of Appropriateness granted by this board on April 8, 2021 for the demolition of the existing building at 135 W. Liberty Street and the construction of a new 4-story mixed use building. We have not advanced the project because the City of Medina has not transferred all necessary property to the Medina City Development Corporation (MCDC). Once the property has been transferred and the full development site established and platted, Rose Company can enter into a lease with MCDC and proceed with development. We are hopeful this will happen soon.

The Resolution is attached for your reference.

Respectfully Submitted,

Anthony Cerny  
2022-03-07  
T10:57:40-05:00

Anthony J. Cerny  
Architectural Design Studios, Inc.

620 East Smith Rd  
Medina, Ohio  
44256

330.723.6975  
(phone)

330.723.7129  
(fax)

J:\0STUDIOS\0JOBS\18052\_WP\_Liberty View Apartments\Medina City\HPB\HPB\_H21-05\_Extension Request\_220303a.wpd

**RESOLUTION  
HISTORIC PRESERVATION BOARD  
CITY OF MEDINA, OHIO**

April 14, 2021

Tony Cerny  
Architectural Design Studio  
620 East Smith Rd., Ste. E2  
Medina, Ohio 44256

PROPERTY: 135 W. Liberty Street

Case No. H21-05

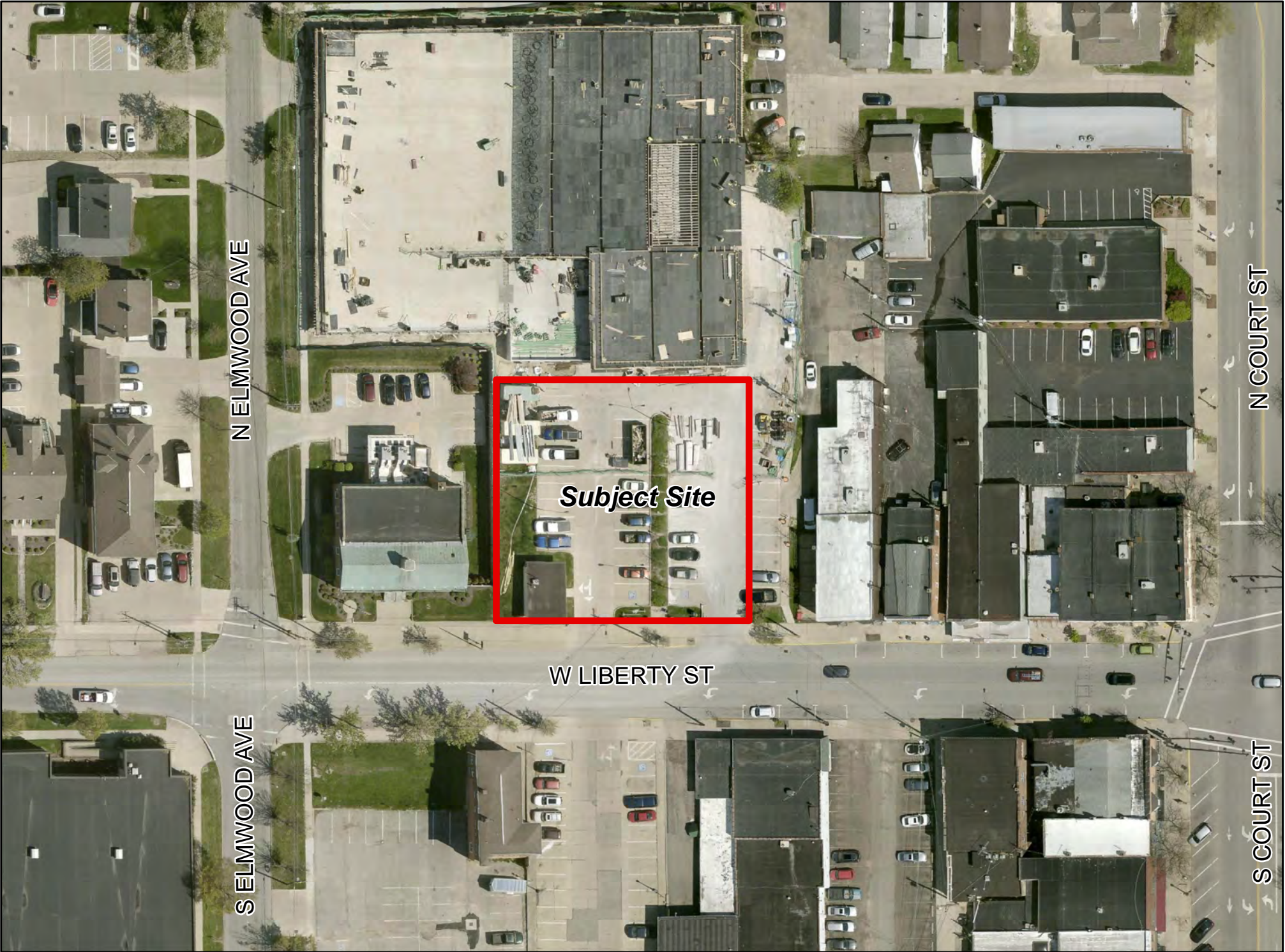
WHEREAS, YOUR APPLICATION WAS DULY PROCESSED AND AFTER APPROPRIATE REVIEW AND STUDY THE BOARD HAS PASSED THE FOLLOWING RESOLUTION:

The Historic Preservation Board at the April 8, 2021, approved a Certificate of Appropriateness to demolish the existing building and construct a new 4-story mixed use building with plans as presented.

Sincerely,

  
Jonathan Mendel  
Community Development Director





N ELMWOOD AVE

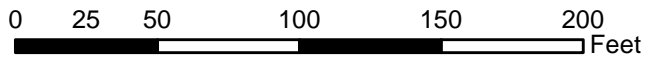
S ELMWOOD AVE

W LIBERTY ST

N COURT ST

S COURT ST

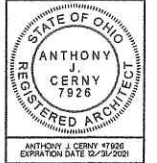
*Subject Site*



SITE PLAN NOTES

- ① EXISTING ASPHALT AT ENTRANCE TO EXISTING PARKING DECK
- ② EXISTING CONCRETE PAD

PLOTTED 3/22/2021



**ARCHITECTURAL DESIGN STUDIOS INCORPORATED**

Architecture  
Preservation  
Graphics  
Planning  
Interior Design

820 E. Smith Road  
Medina, Ohio 44256  
330 723 0975

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**ROSE COMPANY**  
REAL ESTATE DEVELOPMENT & INVESTMENT

231 Public Square, Suite 210  
Medina, Ohio 44256  
330.723.0971 | www.rosecompany.com

ISSUED

①	03/02/2021 SIGNED FOR REVIEW
②	
③	
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⑥	
⑦	
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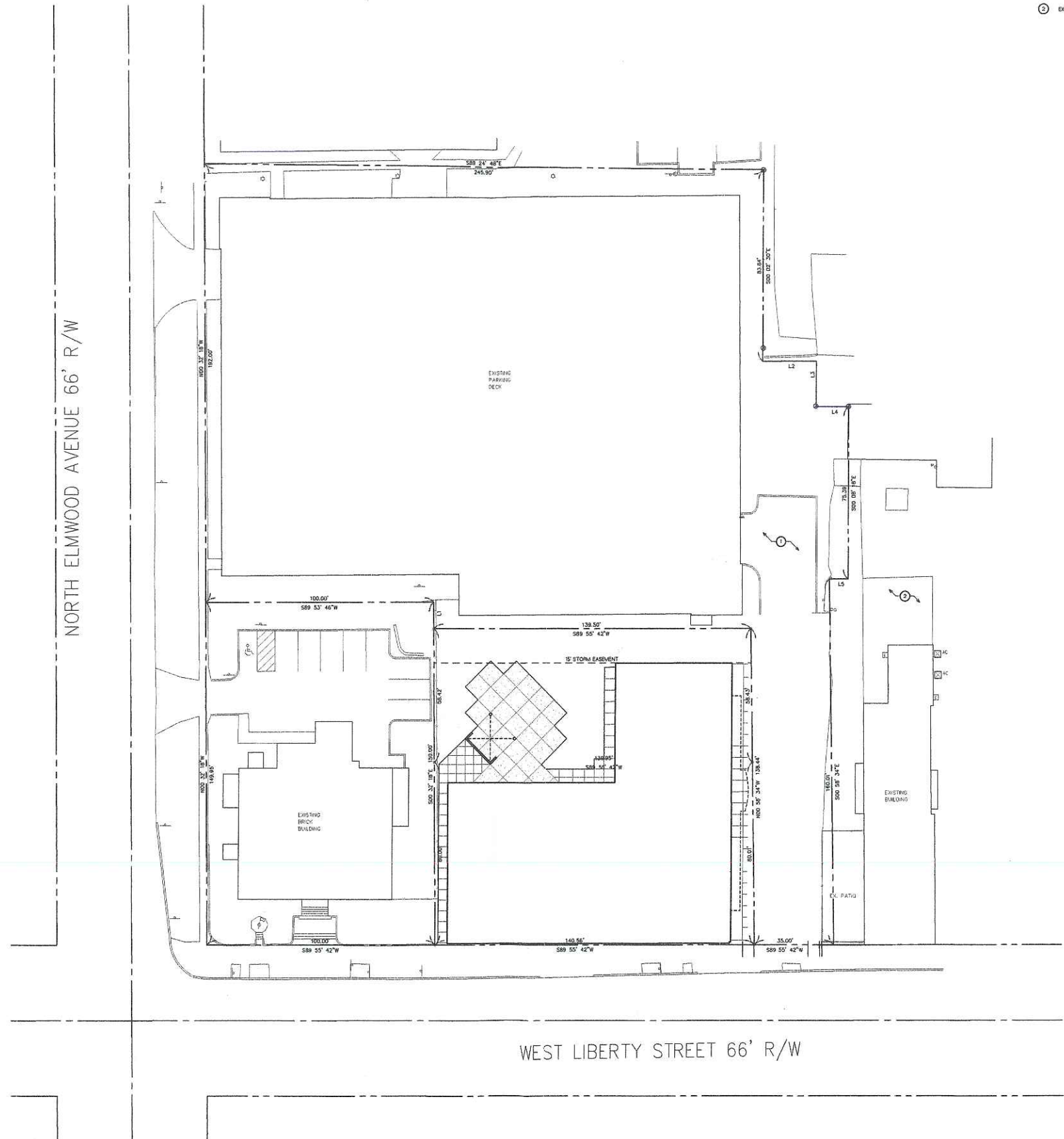
**LIBERTY VIEW**

135 WEST LIBERTY STREET  
MEDINA, OHIO 44256

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SEPTEMBER 2018 #18052

SP-1



NORTH ELMWOOD AVENUE 66' R/W

WEST LIBERTY STREET 66' R/W

Parcel Line Table

Line #	Length	Direction
L1	11.58'	N00 32' 18"W
L2	23.80'	N89 45' 42"E
L3	20.00'	N00 06' 18"W
L4	14.00'	N89 45' 43"E
L5	8.00'	S89 55' 42"W

**SITE PLAN**

SCALE: 1" = 20' - 0"

PLOTTED 03/22/2021 10:45:00 AM

**811**

Know what's below.  
Call before you dig.





1 SOUTH ELEVATION  
A-81  
SCALE 3/16" = 1'-0"