

MEETING DATE: October 14, 2021

HISTORIC PRESERVATION BOARD

Case No. H21-08
205 S. Prospect Street
Medina County Historical Society

City of Medina
Historic Preservation Board
Professional Review Report – October 14, 2021



Case No: H21-08

Address: 205 S. Prospect Street, Medina, OH (028-19A-21-379)

Applicant: Brian Feron, Medina County Historical Society

Zoning: R-3 High Density Urban Residential

Request: Certificate of Appropriateness - Site Plan Approval

Reviewer: Arthur Schmidt, Senior Planner, OHM Advisors

Site Location Description:

The subject site is located at 205 S. Prospect Street in Medina, Ohio, within the High Density Urban Residential district (R-3). Properties around the subject site are zoned Industrial (I-1), Local Commercial (C-1), General Commercial (C-3), and High Density Urban Residential (R-3).

Project Introduction:

The applicant is requesting a preliminary site plan approval for their master plan. The master plan includes additional parking, a new curb cut along Blake avenue, the demolition of the existing barn structure to be replaced by a new 3500 SF event space, and enhanced landscaping and screening throughout the property.

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. New buildings in the Historic District shall be designed to be compatible with other structures in the Historic District while still reflecting work of contemporary times. Proximity of existing buildings to the new building will affect the latitude in design constraints. An infill design should be more consistent with adjoining buildings than a freestanding structure.

Section 145.07 (c): Demolition. With respect to demolition, it is the interest of the Board that Landmark Buildings and buildings within Historic Districts be preserved and renovated for economically productive uses. The Board encourages the saving and adaptive re-use of buildings significant to the character of the Historic Districts and the history of the City. Consistent with this intent, the Board also realizes the Historic District is not a static environment, but an ever changing and developing entity. Applications for demolition shall be reviewed based on the

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overall impact the demolition will have on adjacent Historic Landmarks, Historic Districts, and the community.

In reviewing an application, the Board will also consider the impact of the proposed use of the site on the Historic District. Demolition of existing buildings which are not a significant loss to the Historic District to allow for the construction of new development which enhances the Historic District may be acceptable.

Staff Comments:

The proposed site plan shows ample landscaping to screen the proposed even center from neighboring properties and enhance the existing properties aesthetic appeal. Additionally, the existing barn structure appears to be in poor condition. Overall, the proposed improvements should not substantially affect the historic character of the main building and general district area since the majority of the proposed improvements are to the rear of the site and should be an aesthetic improvement.

Recommendation:

Recommendation to the Historic Preservation Board to grant approval of the proposed master plan for the site.

Prepared by:



Arthur Schmidt
Project Manager/Senior Planner
OHM Advisors



CITY OF MEDINA

Planning Department

132 North Elmwood Street
Medina, Ohio 44256
PH (330) 722-9023 • FX (330) 722-9045
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Boards and Commissions Application for Zoning Approval

Project Address: 205 S. PROSPECT ST

Parcel No: 028-19A-21-379 Case No: PAI-16 Hal-08

Project Description: (describe below and check all that apply) PHASE 1 MASTER PLAN FOR DRIVEWAY

AND PARKING ADDED IN REAR OF PROPERTY. PHASE 2 REPLACEMENT OF OLD BARN FOR NEW STRUCTURE

Planning Commission

- Site plan approval
- Conditional zoning certificate
- Conditional sign approval
- Code or Map Amendment
- Preliminary plan
- Subdivision
- Other:

Historic Preservation Board

- Certificate of Appropriateness
- Conditional sign approval

Board of Zoning Appeals

- Variance
- Appeal

Please note: applications will not be accepted as complete by the City of Medina until the applicant and property owner fulfill the requirements listed within the submittal requirements. Application fees are accepted in cash or by check payable to the City of Medina.

Affidavit of Applicant and Property Owner

The undersigned do hereby certify that the information to the City of Medina in and with this application is true and accurate and consents to employees and/or agents of the City of Medina entering upon the premises of this application for purposes of inspection pertaining to the application. Property Owner also consents to posting of a sign seven days prior to the scheduled meeting for public notice for variance, rezoning, code amendment, conditional use requests, and requests subject to a public hearing.

Applicant: BRIAN FERON MEDINA COUNTY HISTORICAL Property Owner: SAME

Address: 206 N. ELMWOOD MEDINA OH 44256 Address: _____

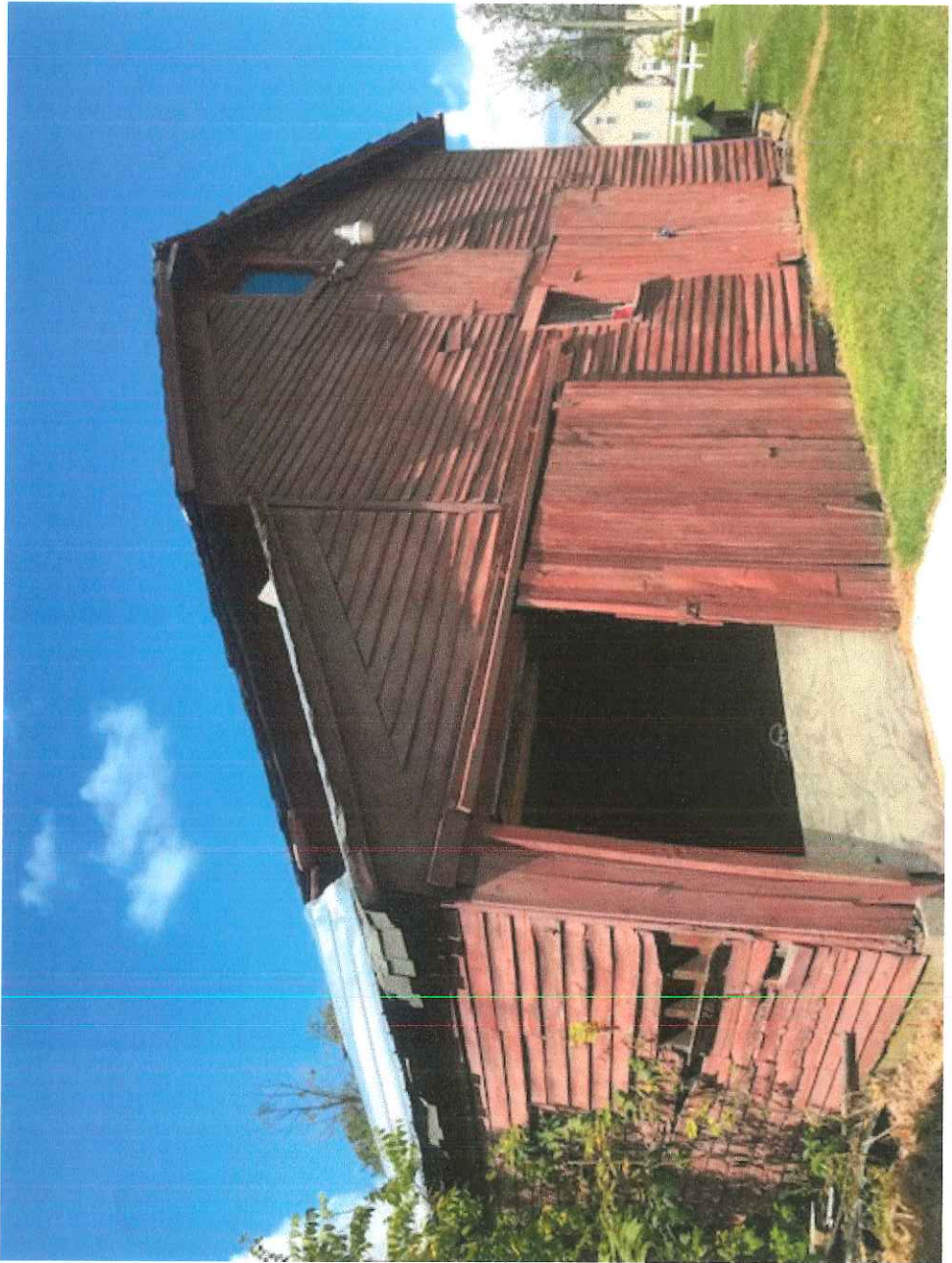
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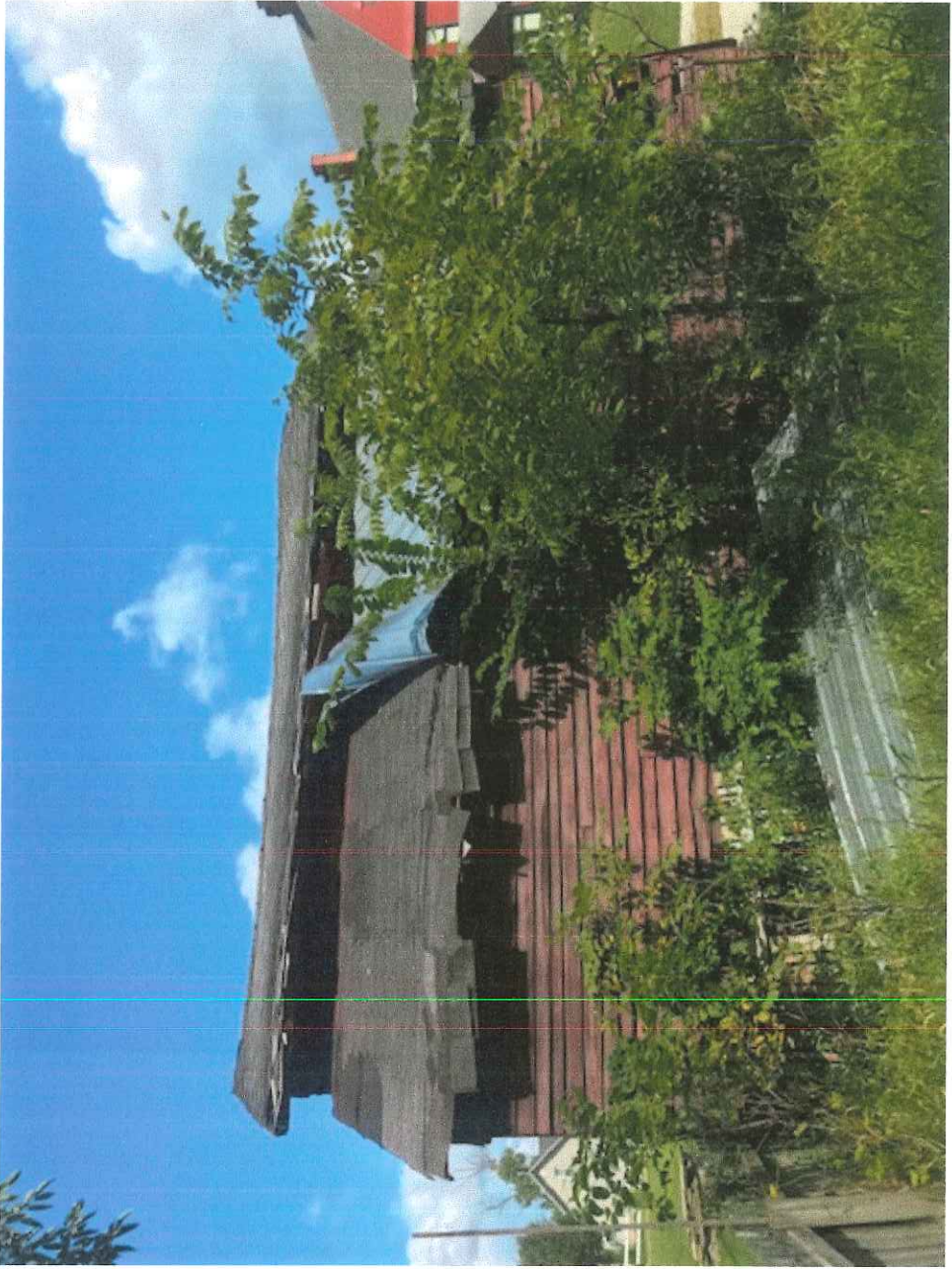
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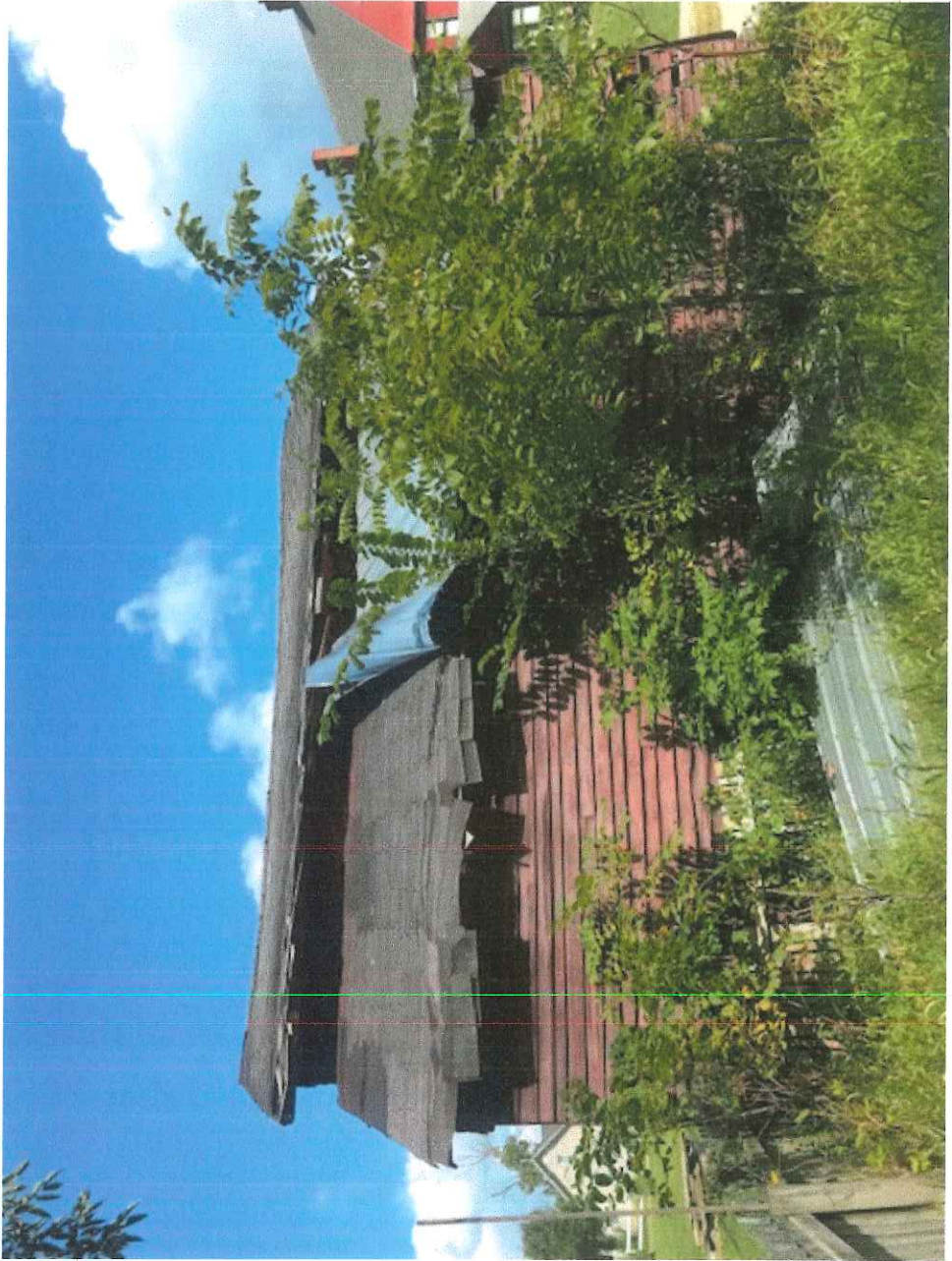
Brian Feron BRIAN FERON, PRESIDENT 9/14/2021
Applicant (please sign and print) Date

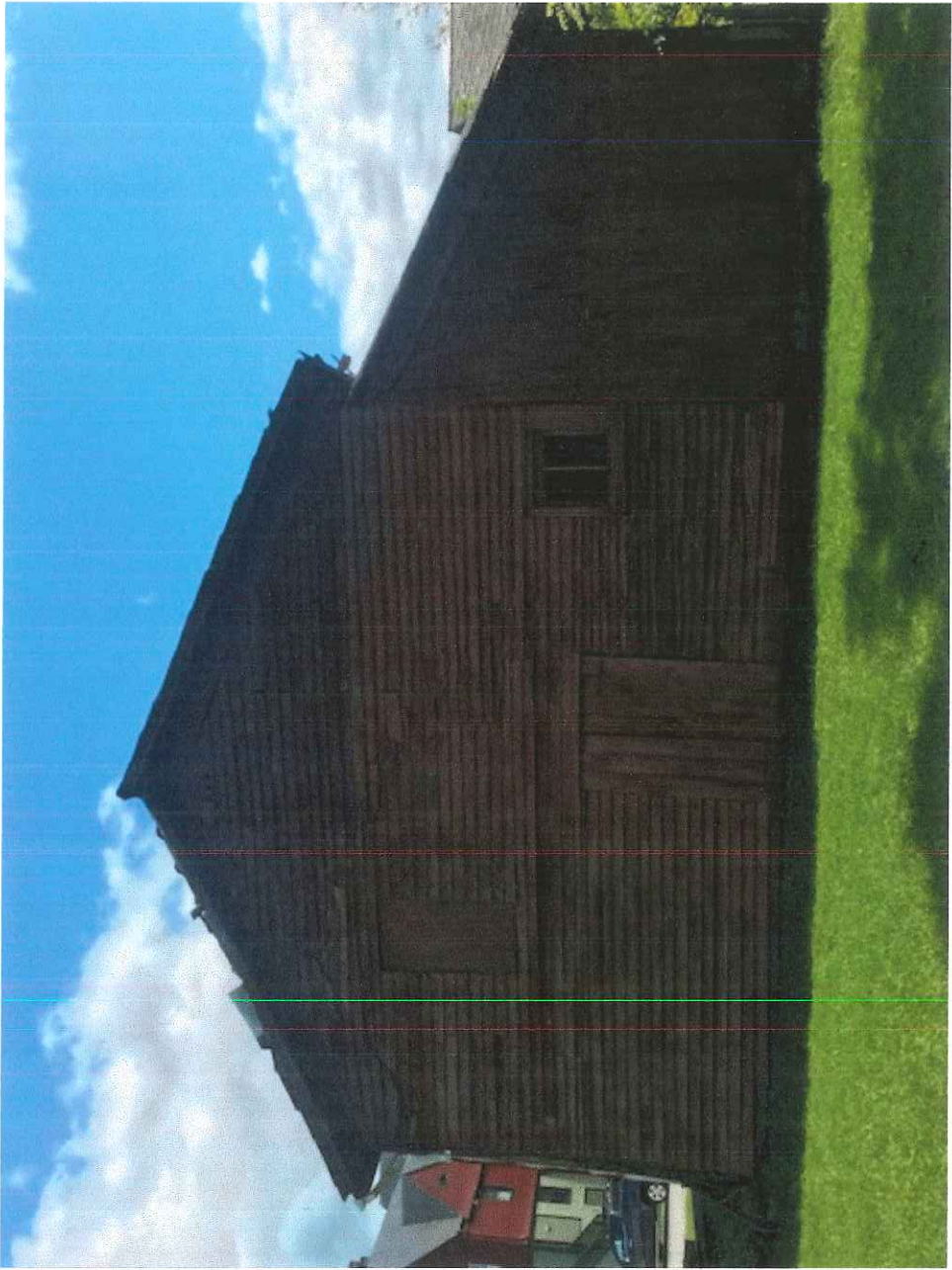
MEDINA COUNTY HISTORICAL SOCIETY SEP 16 REC'D 9/14/2021
Property Owner (please sign and print) Date

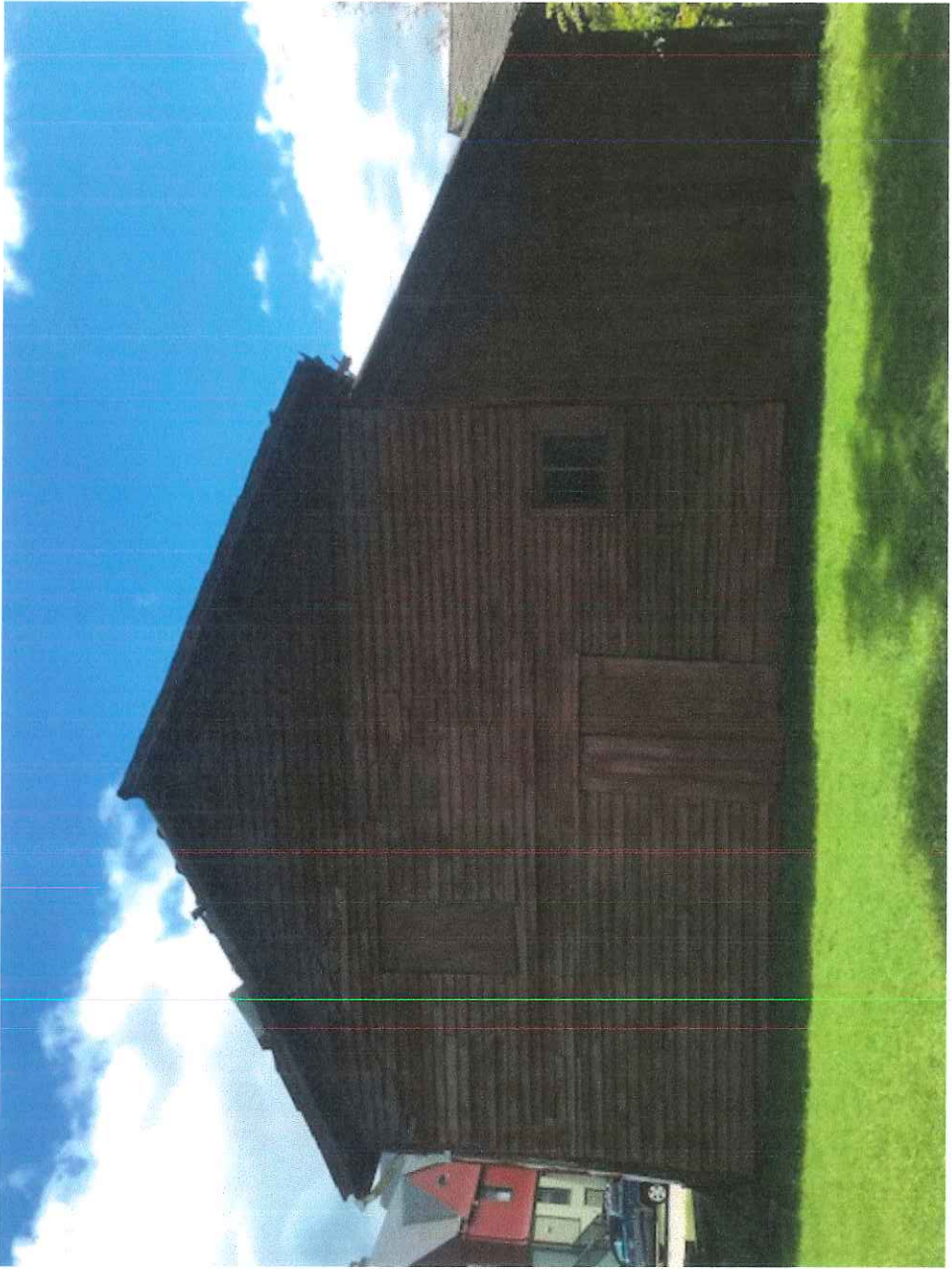
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SEP 16 REC'D
CITY OF MEDINA
MAYOR'S OFFICE





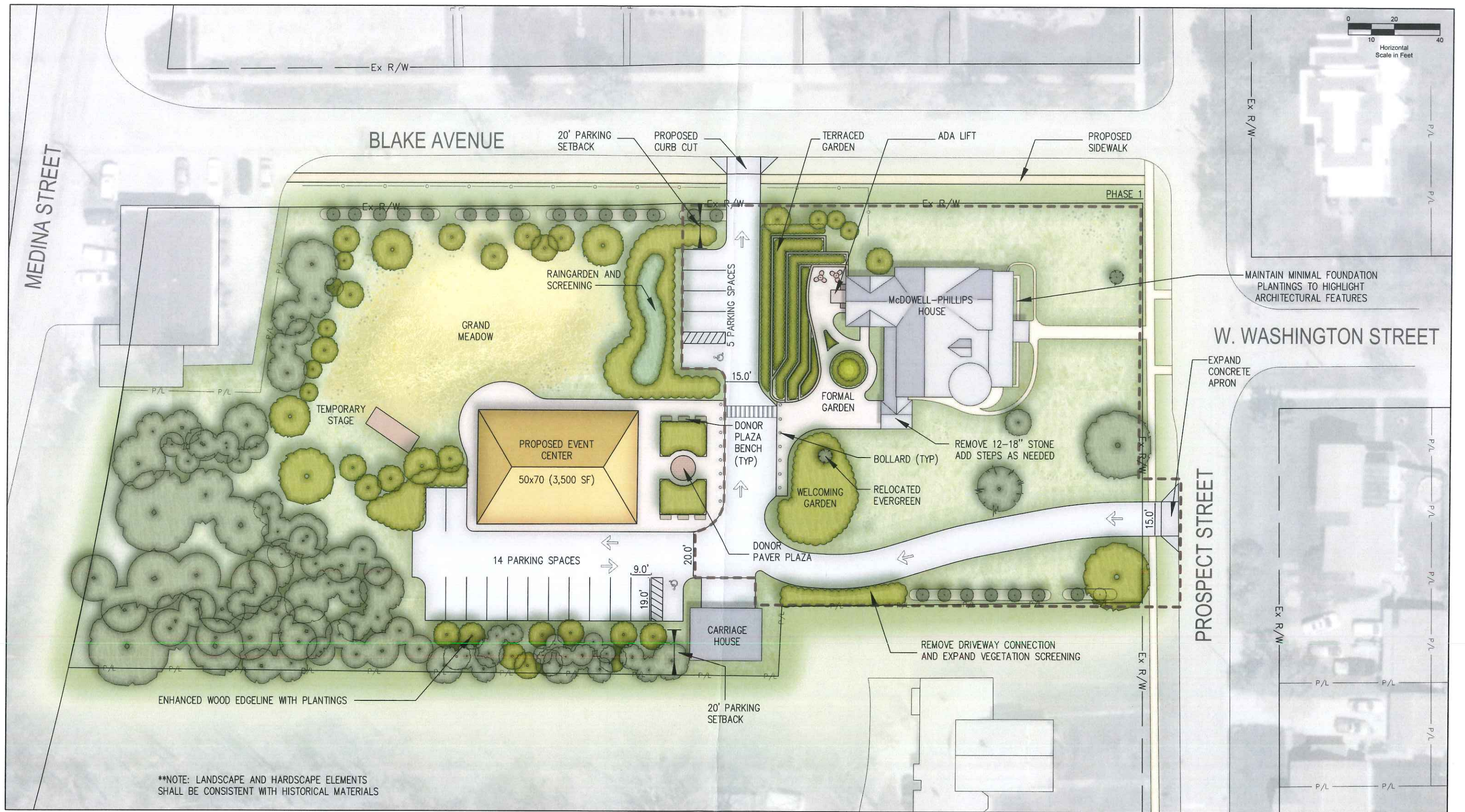












MCHS MCDOWELL-PHILLIPS HOUSE MASTER PLAN

205 S PROSPECT ST
MEDINA, OH