

H22-19

253 and 257 South Court Street

**Certificate of Appropriateness for
the Demolition of Two Buildings
and the Construction of a Hotel**

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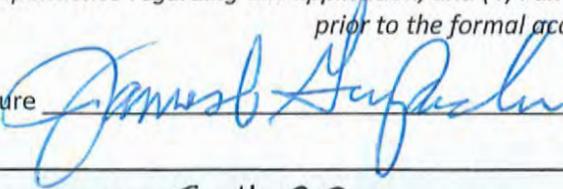
1. Application Form



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
Phone: 330-722-9023
Fax: 330-722-9045
www.medinaoh.org

Application Number H22-19

GENERAL	Date of Application <u>July 20, 2022</u> Property Location <u>245-257 S. Court St., Medina, OH</u> Description of Project <u>New construction of a five story, 99 room hotel, approx. 65,000 SF and 36' in height. Each floor will be approx 13,160 SF containing a lobby, meeting rms, fitness ctr, drinking lounges, extend stay suites and hotel rms of varying sizes</u>
CONTACT INFORMATION	Applicant Name <u>James Gerspacher, Managing Member James Gerspacher, LLC</u> Address _____ City _____ State _____ Zip _____ Phone _____ Email _____ Property Owner Name <u>James Gerspacher, LLC</u> Address <u>870 Beechwood Dr.</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330 472 4241</u> Email _____
APPLICATION TYPE	Planning Commission Site Plan <input checked="" type="checkbox"/> Conditional Zoning Certificate <input checked="" type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input checked="" type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input checked="" type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<p><i>By signing this application, I hereby certify that: (1) The information contained in this application is true and accurate to the best of my knowledge, (2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record, (3) I assume sole responsibility for correspondence regarding this application, and (4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i></p> Signature <u></u> Date <u>7-21-22</u>
OFFICIAL USE	Meeting Date <u>8.11.22</u> Fee (See Fee Sheet) \$ <u>725</u> Meeting Outcome _____ Check Box when Fee Paid <input checked="" type="checkbox"/> Zoning District <u>C-2</u>



Community Development Department Receipt

Building, Planning & Economic Development

132 North Elmwood Ave

Medina, OH 44256

(330) 722-9030 www.medinaoh.org

permits@medinaoh.org

Receipt # H22-19

July 25, 2022

Paid By: James Gerspacher LLC

Address: 870 Beechwood Dr. Medina, OH 44256

Building Division	Fee
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Building Permit	#
HVAC Permit	#
Electric Permit	#
Plumbing Permit	#
Fire Supp/ Alarm Permit	#
Demolition Permit	#
Contractor Registration	#
Foreclosure Filing	#
Plan Review Fee	
Zoning Certificate Fee	#
B. B. S. Fee	
Miscellaneous	

Planning & Zoning Division	Fee
----------------------------	-----

Sign Permit	#
Variance	
Code or Map Amendment	
Site Plan	
Conditional Sign Permit	#
Conditional Zoning Certificate	
Plat Preliminary Plan	
Final Plat	
Fence Permit	#
Certificate of Appropriateness	H22-19 \$ 50.00
Open Space	#
Miscellaneous	

Engineering	Fee
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Grading Completion Deposit	
Plan Review Fee	
SWP3 Fee	
Total	\$0.00

Economic Development Division	Fee
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Job Creation Grant	
Miscellaneous	
Total	\$50.00

Receipt Total \$ 50.00

Additional Information:

Historic Preservation Board application for a hotel at 257 S Court Street

Payment Method: Cash Check # 2134

Visa/MC Auth # _____

2. Staff Report

H22-19 Hotel Redevelopment

Property Owner: Jim Gerspacher LLC
Applicant: Jim Gerspacher
Location: 253 and 257 South Court Street
Zoning: C-2 (Central Business)
Request: Certificate of Appropriateness approval for the demolition of two buildings and the construction of a hotel

LOCATION AND SURROUNDING USES

The subject site is composed of two properties encompassing 0.96 acres located on the west side of South Court Street. Adjacent properties include the following uses:

- North – Retail
- South – Parking Lot
- West – Automotive Retail
- East – Retail and Entertainment



BACKGROUND & PROPOSED APPLICATION

The site currently contains a brick one-story mixed-use building at 253 South Court Street, which was constructed in 1962, and a one-story office building at 257 South Court Street, which was constructed in 1945. The proposed project includes the demolition of the existing buildings and the construction of a 5-story, 99-room hotel. The project includes a front parking/drop-off area on the east side of the building directly accessing South Court Street and a rear parking area on the west side of the building accessing lots to the north and south.

DEMOLITION REQUEST

Existing Buildings

As previously indicated, two buildings are located on the current site, though neither building is original to South Court Street. Original buildings on the site, per photographs and Sanborn Maps, were wood-framed residences, a machine shop, and an outbuilding.

- 253 South Court Street – The existing building was constructed in 1962, per the Medina County Auditor. The building includes a 2,600 sq. ft. first floor with a usable basement level. The building has two first-floor tenant spaces and one lower-level tenant space. The one-story building is clad in brick with a covered storefront. Though the building has a brick exterior and includes some design elements, such as dentil trim, the one-story pitched roof building is not consistent with historic commercial buildings in the area.
- 257 South Court Street – The existing building was constructed in 1962, per the Medina County Auditor, and includes an 8,600 sq. ft. first floor. The building serves as a multi-tenant building predominantly for office users. The one-story building includes a mix of exterior materials including angled wood siding, brick, block, and vertical metal. Due to the building's design and exterior materials, it is not consistent with historic commercial buildings in the area.

Submittal

The following information has been provided by the applicant regarding the demolition portion of the request:

- Photos of the site
- The existing site plan
- A narrative of the request from the applicant
- The property's historic status
- Form of ownership
- A demolition estimate
- Current property value and value after a potential rehabilitation
- Rehabilitation feasibility
- Alternatives to demolition

Demolition Criteria (Medina Codified Ordinances Section 145.07(c))

(c) Demolition and Relocation. With respect to demolition and relocation of buildings and structures, it is the interest of the Board that Historic Landmark buildings and buildings and structures within Historic Districts be preserved and restored for economically productive uses. The Board encourages the saving and adaptive re-use of buildings and structures 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 overall impact the demolition will have on adjacent Historic Landmarks, the Historic District, and the community, as well as whether preservation is economically feasible and whether the denial would result in unnecessary financial hardship that would deprive the applicant of all reasonable use of the land or building involved.

For applications proposing the demolition or relocation of a building or structure in a Historic District or a Historic Landmark, other than for emergency demolition of a building or structure ordered by the Planning Director or other authorized Medina City administrative officials that poses an immediate danger to human life or health, the following provisions

- (1) Factors to be Considered. In reviewing an application to demolish or relocate a building or other structure located within the Historic District or a Historic Landmark, the Historic Preservation Board shall consider the following factors in making its decision to approve or deny the request:
 - A. The architectural and historic significance of the subject building or structure;

- B. The significance of the building or structure in contributing to the architectural or historic character of its environs;
 - C. In the case of a request to relocate a building or structure, the relationship between the current location of the subject building or structure and its overall significance to the Historic District;
 - D. The presence of conditions on the subject property that are dangerous or are detrimental to the immediate area and cannot be reasonably remedied other than by the proposed demolition;
 - E. The degree to which the applicant proposes to salvage and facilitate reuse of buildings or structures proposed for demolition; and
 - F. The quality of design, significance and appropriateness of the proposed re-use of the property in the Historic District.
- (2) Standards for Demolition and Relocation. The Board may approve or approve with conditions an application for the demolition or relocation of a building or structure that is a Historic Landmark or in a Historic District when, based on the Board's consideration and analysis of the following standards, it finds that the applicant has demonstrated by credible evidence that the applicant will suffer an unnecessary financial hardship if the application is denied:
- A. Whether all economically viable use of the property will be deprived without approval of the application or approval with conditions;
 - B. Whether the reasonable investment-backed expectations of the property owner will be maintained without approval of the application; and
 - C. Whether the economic hardship was created or exacerbated by the property owner.

In evaluating the foregoing standards for unnecessary economic hardship, the Board may consider any or all of the following:

- A. The property owner's current level of economic return from the property;
 - B. Any listing of the property for sale or rent, the price asked, and offers received, if any, within the two (2) previous years, including testimony thereof and any relevant documents;
 - C. The feasibility of alternative uses for the property that could earn a reasonable return and whether it would be feasible to obtain authorization for an alternative use that may not comply with the current zoning regulations applicable to the property;
 - D. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance and/or repair of the property;
 - E. The property owner's knowledge of the building's or structure's landmark designation, or potential designation, or its inclusion within a Historic District at the time of the acquisition of the property: provided, however, that the property owner will be deemed to have had constructive knowledge of the property's inclusion in a Historic District if the property was located within a Historic District at the time of the owner's acquisition of the property: and/or
 - F. The availability of economic incentives and/or funding available to the applicant through federal, state, city or private sources.
- (3) Timing and Nature of Action. The Board may delay action, for a period of not more than six (6) months for the demolition or relocation of a building or structure in order to allow any economic viability studies to be conducted, as well as to allow interested parties the opportunity to explore alternatives to the proposed action. At the end of the six (6) month period, the Board shall either approve, disapprove, or approve with conditions the request to demolish or relocate. Notwithstanding the foregoing, if the Board determines that an additional delay of up to six (6)

months may be useful in securing an alternative to the proposed demolition or relocation. the Board may delay action for a second and final period of not more than six (6) months, At the end of such second and final period, the Board shall either approve, deny, or approve with conditions the application.

The “Demolition and Moving Considerations” Section of the City of Medina Design Guidelines for Historic Properties and Districts has also been attached to this report.

PROPOSED HOTEL REDEVELOPMENT

Submittal

The following information has been provided by the applicant regarding the redevelopment portion of the request:

- A description of the project
- Photos of the site
- A proposed site plan
- Building elevation drawings

The site incorporates an access point onto South Court Street at the approximate location of the existing access point. Limited parking and a drop-off/pick-up area will be located on the east side of the building, in the front yard. A separate parking area is located on the west side of the building with access to properties to the north and south.

The proposed hotel incorporates five stories with a roof height of 54.5 ft., as defined by the Planning and Zoning Code. A small one-story area is located at the rear of the building for deliveries. All building elevations incorporate an abundance of windows. Specific building elevations are as follows:

- Front (East) – The primary entrance is located at the center of the first floor of the building and a parapet feature is positioned at the center of the rooftop. The elevation incorporates a look of precast stone with either concrete panels or an “STO” material on the first floor, “STO” brick material on the second through fourth floors, and “STO” stucco on the fourth floor.
- Side (South) – The elevation is adjacent to a public parking lot and contains an entrance. A lower level incorporates a concrete foundation wall. All other materials match the front building elevation.
- Side (North) – The elevation is clad in “STO” stucco and contains no entrances.
- Rear (West) – The elevation is clad in “STO” stucco and contains secondary entrances.

Plans show the proposed building in context with the area. However, a more detailed view showing the proposed site and the larger area with multiple perspectives would assist in the review of the project’s compatibility.

The proposed redevelopment will also require Site Plan and Conditional Use approval from the Planning Commission and variances to building footprint, front setbacks, location of parking in the front yard, dividing the building face into storefronts, building materials, and driveway widths from the Board of Zoning Appeals.

Design Guidelines (Medina Codified Ordinances Section 145.07(b))

- (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.

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.

The “New Construction” Section of the City of Medina Design Guidelines for Historic Properties and Districts has also been attached to this report.

Downtown Medina Strategic Redevelopment Plan

The Downtown Medina Strategic Redevelopment Plan was completed in 2014 to establish a vision for the downtown and identify redevelopment possibilities. The Plan provides concepts of potential redevelopments, including two which incorporate a hotel with 100 and 122 rooms. The Plan locates the hotel at a site bound by West Liberty Street, South Elmwood Street, and West Washington Street as part of a larger redevelopment.

As noted, the Plan provides only redevelopment concepts. Part 6 of the “How to Use the Plan” section of the plan is “Be Flexible” and notes “As projects, policies, and programs develop over time they may not look exactly like the images in the document, but they should address the intent of the Plan”. In practical application, the Plan informs the city that a moderately sized hotel in the downtown area is a viable asset. The Plan does not limit a potential hotel to a specific location, size, or format.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff supports a hotel redevelopment in the downtown Medina area, which has the potential to offer an important lodging option to visitors that does not currently exist in the city. The location of a hotel also has the capacity to anchor the downtown area and reinforce Medina as a destination. In addition, the location of a Hotel is identified in a priority development area of the Downtown Medina Strategic Redevelopment Plan.

However, staff recommends the application be tabled for a more detailed plan or graphic to be provided showing the building in context with the area. The additional information will allow for further evaluation of the project regarding the building’s compatibility with other structures in the Historic District, as the Historic Preservation Board is directed to consider per the Design Guidelines found in Section 145.07(b).

VII. Miscellaneous Guidelines

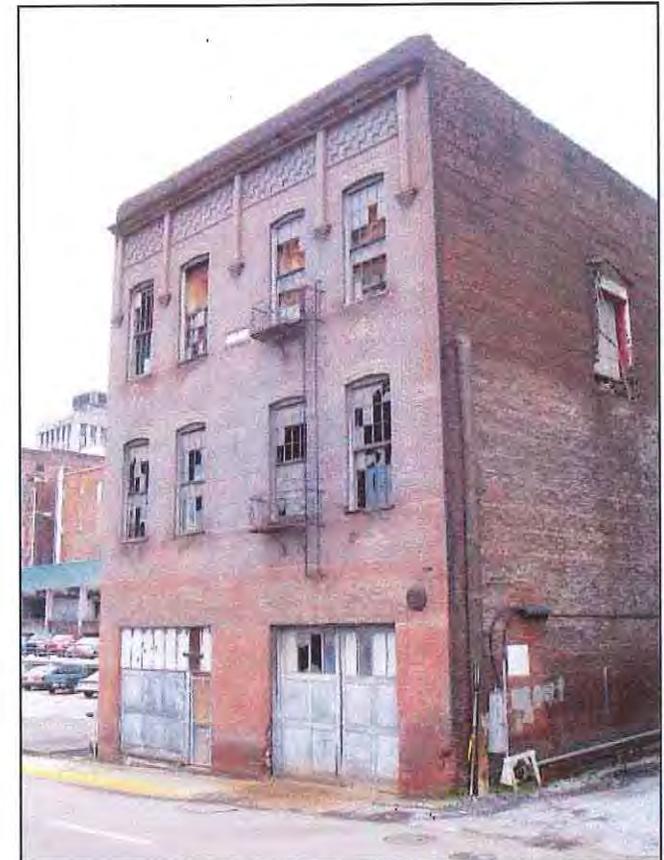
Demolition and Moving Considerations

Demolition of individual buildings can have a detrimental effect on the continued historic architectural character of the area. Demolition is irreversible and should be considered only after every other option has been explored. Financial tools such as conservation easements or rehabilitation tax credits may provide alternatives to demolition. Consideration should be given to alternatives in keeping with the intent and purposes of the Ordinance.

A review period, as defined by the Ordinance, is required. During this period, consideration shall be given to alternative uses for the building or structure, condition of the building, potential return on investment by rehabilitation and use of the building on the existing site, and the efforts by current owners to secure profitable new owners or lessees for the building. Also taken into account is the impact that demolition or removal has on adjoining structures and the integrity of the area as a whole, including proposed new structures on the vacated site. For required data, refer to the Ordinance 145 Procedural Manual, Certificate of Appropriateness.

Demolition by Neglect is defined as the destruction of a structure through abandonment or lack of maintenance. The City of Medina's goal is to avoid demolition by neglect. Structures must at least be minimally maintained whether they are occupied or vacant. Minimal maintenance includes the means necessary to keep the structure dry and safe. This includes regular maintenance and any necessary repairs to the roof system, gutters, downspouts, and exterior paint. Refer to the City of Medina Maintenance Code for regulations.

Moving is considered the last resort to saving a structure because its connection with the original site is a primary defining feature of the structure's character; although, moving is preferred over demolition. If the Historic Preservation Board permits the relocation of a structure, it should be placed on a site that resembles the original and oriented on the new site the same as it was on the original. Refer to Ordinance 145 for regulations.



This structure has been neglected and is not dry or safe.

New Construction

There may be limited opportunities for new construction in the historic districts because development is restricted by the amount of land available. A new structure is classified as either an infill building or a freestanding building. An infill building is any new building constructed on a site with one or more of its walls adjoining buildings on adjacent sites. The infill site is vacant because it was either never developed or a building was removed from the site. A freestanding building is on an open site some distance away from any neighboring buildings. It may be acceptable to construct a freestanding building on the site of an underutilized parking lot. Demolition of an existing structure to accommodate new construction should be a last resort and must be approved by the City of Medina before any demolition work begins.

Recommendations

- Retain an existing addition if it contributes to the character and historic integrity of the structure.
- Quality design, materials, and craftsmanship should be incorporated in additions and new construction.
- An addition or new structure should fit within the context and be compatible with the existing building (for an addition) and its surroundings (for both an addition and a new structure). Compatibility can be achieved by relating to scale, form, massing, and the building elements discussed in the Design Principals section of the Design Guidelines.
- Setbacks from the street should remain consistent with what has already been established. Most commercial facades are located at the edge of the sidewalk creating a single plane facing Public Square. Residential structures also maintain a common setback that provides a small lawn in front.
- When designing an addition or new structure, retain the interaction between pedestrians and the public space in a manner consistent to the character of the historic district.

VI. Additions and New Construction

Illustrations



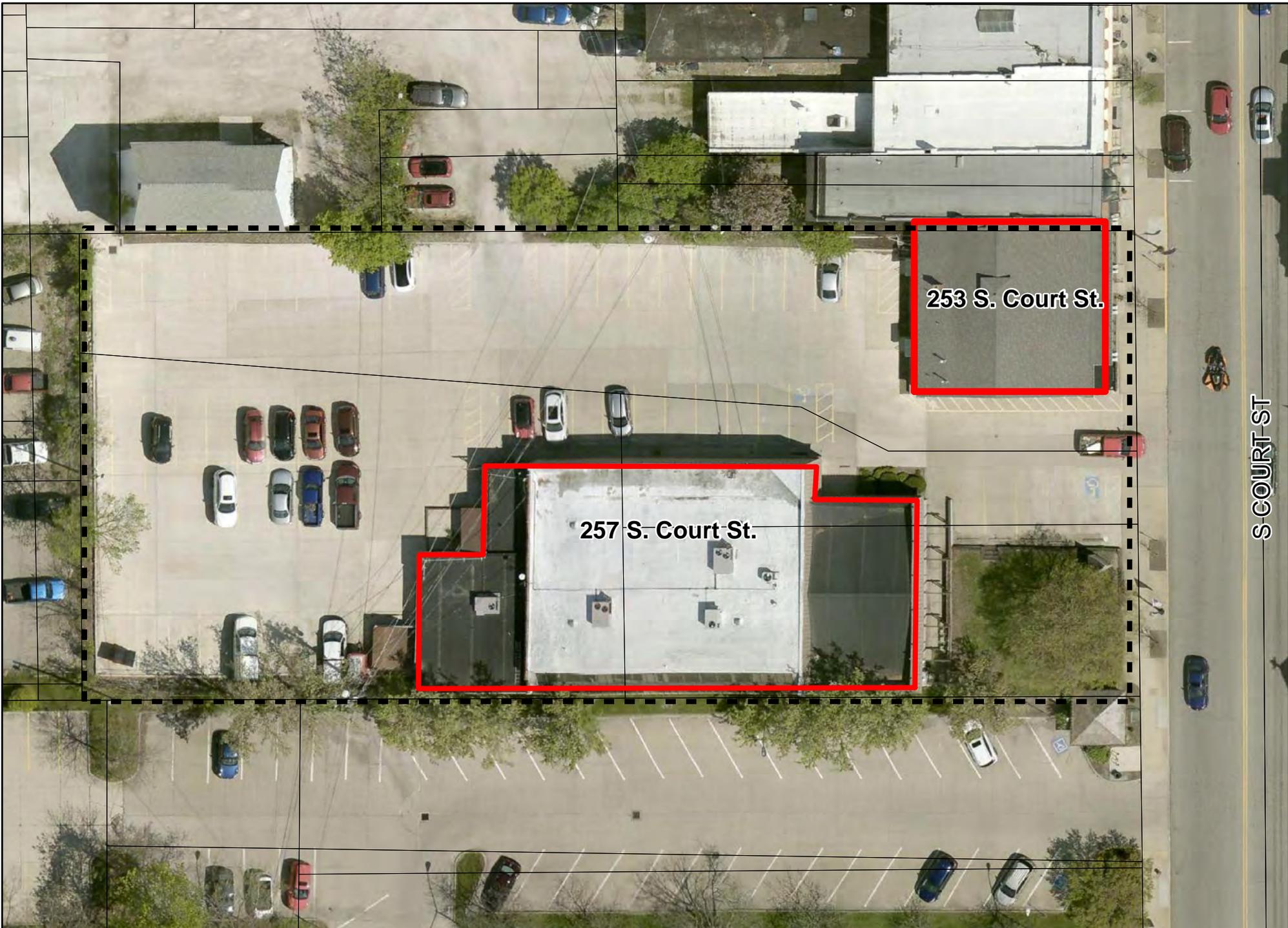
Example of an infill that poorly relates to adjacent existing structures

Contextual Elements:

Scale is a proportional measurement which refers to the perceived size of a building in relationship to the typical size of a person and the surrounding structures.

Form is defined by the external shape and configuration of the structure.

Mass is the combination of forms and is associated with a perceived weight of the building.



253 S. Court St.

257 S. Court St.

S COURT ST



(Raspberry & The Rose)

Previous Homes Near 253 S. Court St.

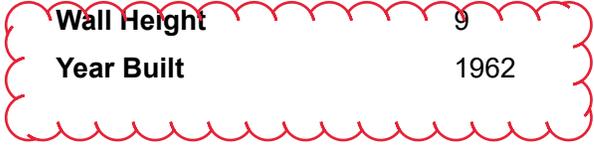
(Castle Noel)



253 S. Court St.

Building Information

Card Number	001
Building Section ID	001
Section Area	2600
Section Story Count	1.00
Wall Height	9
Year Built	1962



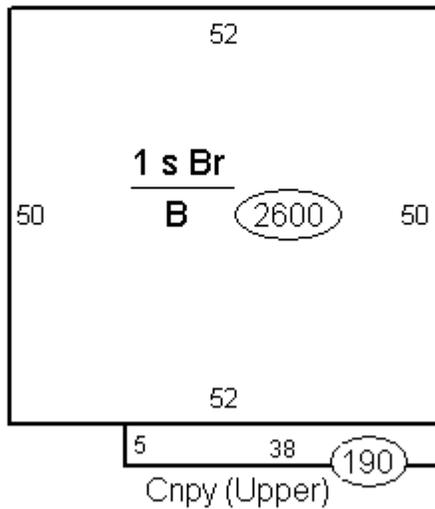
Building Information

Card Number	001
Building Section ID	001
HVAC	Warmed & Cooled Air
Additional HVAC	Warmed & Cooled Air
Sprinklers	None
Elevator	None
Conventional Canopy Area	190

Building Sketch - Card Number 001

2
PAVING

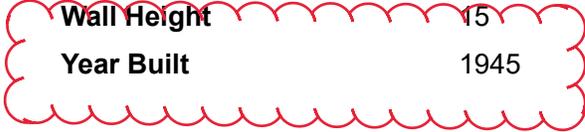
3
FENCECL



257 S. Court St.

Building Information

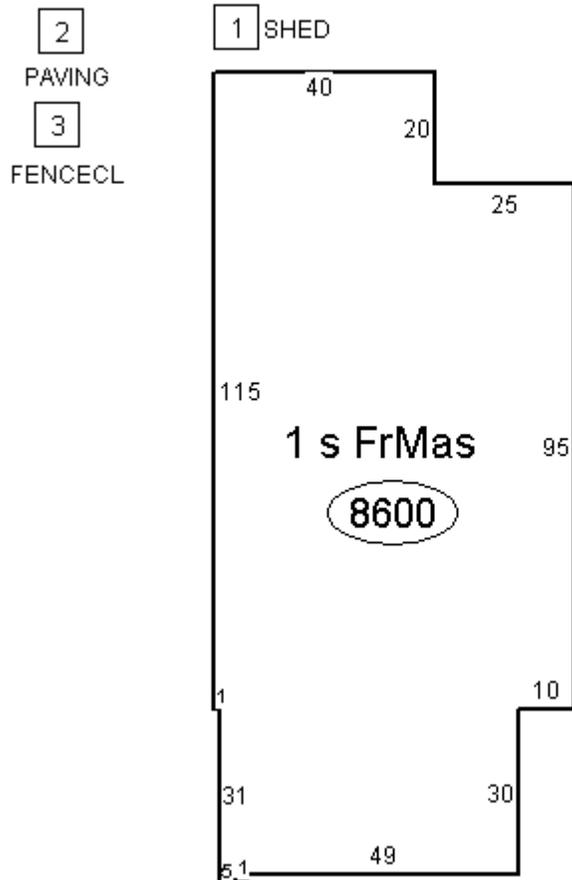
Card Number	001
Building Section ID	001
Section Area	8600
Section Story Count	1.00
Wall Height	15
Year Built	1945



Building Information

Card Number	001
Building Section ID	001
HVAC	Warmed & Cooled Air
Additional HVAC	Warmed & Cooled Air
Sprinklers	None
Elevator	None

Building Sketch - Card Number 001



3. Project Narrative

Jim Gerspacher

To: Jim Gerspacher
Subject: A written narrative providing a detailed description of the proposed use and project

4. A written narrative providing a detailed description of the proposed use and project

I am proposing a 99 room hotel with a fitness area, lobby, meeting rooms, a five story open air atrium, outdoor rooftop lounge, extended stay rooms and observation deck. The hotel will not offer retail or a restaurant to compete with our neighbors in the Historic District. No longer will our guests and visitors be forced to stay out of town at a freeway interchange instead of enjoying the beauty of our Public Square. The hotel will serve to attract and keep our visitors and guests long enough to experience and enjoy the local events, attractions, restaurants, shops and museums. Now the participants of the 350 weddings taking place on our Square each year can keep the relatives, guests and friends close by for rehearsal dinners and wedding parties catered by a local restaurants, all within walking distance. This hotel shall fulfill the goals of "Medina City's 2014 Strategic Plan" to attract "a small hotel – maybe 80-100 room" and meet the City's intention to encourage redevelopment of the chosen site by offering Community Reinvestment Act tax abatement and the designation of the site as an "Opportunity Zone". The development of this hotel, based of the feasibility projections, will induce over \$16,000,000 in spending at our local shops, restaurants, museums, attractions and events. The result of which will be the enhanced economic health and stability of our Historic District. No other single development can achieve this significant and positive impact on our community. No other project can generate as much tourism, tax revenue and be an economic magnifier, as this hotel.

4. Demolition Information

Andrew Dutton

From: Jim Gerspacher <jim@gerspachergroup.com>
Sent: Sunday, July 3, 2022 2:13 PM
To: Chip Klinkenberg
Cc: Jim Gerspacher
Subject: Certificate of Appropriateness Submittal Requirements - item 8 Demolition

8. Demolition, partial demolition, or moving
A written request from owner indicating reasons for the demolitions

It is critical for the site of the hotel to be in the Historic District. A location which is within walking distance of a majority of the shops, restaurants, events and museums is both important to the hotel's occupancy levels and more importantly, critical to the economic health of those same shops, restaurants, events and museums. This is a symbiotic relationship as their respective customers and revenues are enhanced by each other. You stay at the hotel to take advantage of the easy walking distance to a shop, restaurant, event or museum you wish enjoy. And you can enjoy many more of the same vendors if you are able to stay a day or two, which is facilitated by the hotel. Each hotel guest will spend on average \$379 per day at these venues. Based on the Hotels projected occupancy, that is almost \$44,000 per day.

In a fully developed older community such as Medina, there are no open sites available, which leaves existing developed sites from which to choose. We chose this site because the City of Medina selected this area and this site as a Community Reinvestment Area and for an Opportunity Zone to encourage redevelopment. We chose this site as we believe redevelopment will have the most positive impact if demolished and redeveloped as a hotel. There is no inherent reason unique to any of the current tenants of the buildings to be demolished, are dependent on this location. All of the current uses could thrive in sites both in and out of the Historic District. The buildings are of no historic importance to the community and do not add to the architectural fabric of the Historic District, and in fact I would argue they detract from the adjoining Victorian architecture of their neighbors. In addition neither building could be converted economically or physically in any viable manner to support a use as a hotel. And both buildings are nearing the end of their economic use without substantial upgrading. The existing buildings will need updated electrical, HVAC, energy efficiency and improved environmentally, functionality and architecturally.

9. Demolition, partial demolition, or moving (continued)

Status – National Historic Landmark, National Landmark Historic District; NO

Status – Historic Landmark (Medina), Historic District (Medina); Public Square Historic District; YES, Historic District (Medina)

Form of Ownership of the Property, amount paid for property, date of purchase, party from whom it was purchased, and description of relationship between owner and applicant; See attached purchase agreement.

Cost of proposed Demolition; Estimated \$150,000 - \$200,000. Contractor to be determined.

The fair market value for the property and the anticipated market value after rehabilitation; A 2015 appraisal valued the subject property at \$832,000 (9% capitalization rate used). A 2021 appraisal valued the subject property at \$750,000 (8.75% capitalization rate used). The auditor values the land at \$527,580 and the buildings at \$396,690 for a total of \$924,270. This leads to two conclusions, the land has a higher value than the buildings and that the tax value exceeds the declining appraised values. These valuations also demonstrate that to rehabilitate the buildings is not economically feasible. The following paragraph outlines what improvements would be necessary to make the buildings competitive to the current office market.

An analysis of the feasibility of rehabilitation, including the costs of rehabilitation, and the income and expense likely to be produced by the property after rehabilitation; The site was purchased 7-25-2022 for \$900,000. The estimate to update, repair and remodel to achieve a condition comparable and competitive with new office space is \$688,000. The seller represented the rental revenue at \$134,853 (2020). Expenses, excluding depreciation and reserves for replacement and including insurance, real estate taxes, repairs, maintenance, utilities, outside services, office supplies, bad debt and miscellaneous expenses were \$63,263. Net revenue without depreciation or debt service was \$60,100 with 5% vacancy factor, which at a 8.75% cap rate would put the value of the land and two buildings at about \$686,857. Costs to upgrade the buildings to compete with new office space would include new roofs (245 bldg. \$400/100 SF = \$15,000 & metal roof for 257 bldg. \$60,000), four new HVAC units (\$30,000 each), new flooring (\$15/SF, adding unisex restroom for each suite (10 units @ \$12,000 ea.), remediation (asbestos tile \$5,400), interior paint \$15,000, insulation and exterior siding \$40,000, ADA compliance \$15,000, new windows \$32,000, permits, architectural, contingencies, tenant relocation, exterior clean up and parking lot repair, restriping, project manager \$103,000. If you were to use the appraisers higher 2021 value of \$750,000 and add the estimated \$688,000 of improvements, your total investment would be \$1,438,000. Utilizing the same capitalization rate as the 2021 appraisal of 8.75%, an investor would need to realize a net operating income of \$125,825 after expenses. Assuming the expenses remained constant, that would be the equivalent of \$189,088 in gross revenue excluding any vacancy. That is a rental rate of \$16.88/SF. Now compare that to the average office market (for Medina City) gross rental rate noted in the 2021 appraisal of \$13.16/SF and the current average gross rental rate of the subject property at \$12.04/SF. So to invest an additional \$688,000 and an investor would need rents which exceed the current market rental rate by 128% and would not be an economically viable alternative. As the property was purchased for \$900,000, adding the improvements would total an investment of \$1,588,000. This raises the net operating income needed to achieve the same rate of return to \$18.05/SF gross (assumes expenses remain the same) and be 137% in excess of the current market office rental rate. Note none of these costs include any allocation for financing costs, which are increasing significantly.

A list of alternatives that were considered and reasons why alternatives were dismissed; - City owned parking lot adjacent to the new parking garage and South of Sully's Irish Pub was considered and a proposal submitted to the City. Our proposal was rejected based on a scoring system designed to encourage a combination of apartments and retail. The site did not offer ownership and the only option was to lease the land/site. The site did not offer CRA nor was it in the Opportunity Zone. No other sites were available that met criteria deemed viable by our feasibility study.

Jim Gerspacher
JD, CCIM, Real Estate Agent & Consultant



5164 Normandy Park Dr., Suite 285
Medina, Ohio 44256
Office: 330-722-5002 | Fax: 330-723-6330



Notice of Confidentiality

This e-mail message is intended only for the person or entity to which it is addressed and contains confidential and/or privileged material. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are notified that any use, copying, or disclosure of this communication is strictly prohibited. If you receive this communication in error, kindly notify the sender, and then delete it from your system. Any terms contained in this communication shall not constitute an offer, counteroffer,

REAL ESTATE PURCHASE AGREEMENT

1. **PARTIES AND PROPERTY:** James Gerspacher, LLC or its designee or assigns (“Buyer”) offers to purchase from BKC & D, Inc., 245-257 S. Court St., including without limitation, all improvements, fixtures, appurtenant rights, privileges, rights, and easements located in the City of Medina, County of Medina and State of Ohio, Permanent Parcel Nos.028-19A-21-344 and 028-19A-21-345, and further described as two office and retail buildings located on approximately 0.9605 acre approximately 136.38’ X 306.48’ and further referred to as “the Property”. Buyer or Seller may be referred to individually as “Party or collectively as “Parties”.

The “Effective Date” is the date on which this Real Estate Purchase Agreement (“the Agreement”) is executed by the last party to execute this Real Estate Purchase Agreement (“Agreement”), as indicated by the dates below the signatures on the last page of this Agreement.

2. **PRICE AND TERMS:** The Purchase Price is Nine Hundred Thousand and 00/100 Dollars (\$900,000.00) (“the Purchase Price”), payable as follows:
\$25,000.00 Earnest money deposit (“Deposit”) to be deposited in escrow upon acceptance pursuant to the terms set forth in Paragraph 17 below.
\$875,000.00 Balance to be deposited in escrow on or before closing.
3. **MORTGAGE:** It is understood that Buyer will not need a loan to assist Buyer in financing this purchase of the Property.
4. **CONTINGENCIES:**
 - a) **Environmental Inspection:** Seller agrees to permit Buyer, and the qualified, professional environmental consultant to enter the Property to conduct, at the expense of Buyer, an environmental site assessment meeting the “standards of the ASTM Phase I All Appropriate Inquiry” which shall be completed within **60** days after the Effective Date. Buyer also may also require, at Buyer’s option, an inspection for asbestos, lead paint, radon, mold and indoor air quality. Buyer agrees to indemnify and hold Seller harmless from any injury or damage caused by any such inspection(s). If any such assessment is obtained, and the consultant recommends further inspection, or if testing is recommended by the inspector to determine the extent of suspected contamination, Buyer may, at Buyer’s expense, elect to commence the recommended testing. In the event the test results indicate that remedial action is required, Buyer may, at it’s option, notify the other Seller in writing, within seven (7) days after receipt of the test results, that the Agreement is null and void. In this event, the Parties shall, upon receipt of written notice to terminate this Agreement, instruct the escrow agent to have a mutual release prepared by counsel for both Parties to execute, instructing the escrow agent to terminate this Agreement and to return the earnest money to the Buyer.
 - b) **Physical Inspection:** Buyer at Buyer’s expense, shall have **60** days after the Effective Date to have the Property and all improvements, fixtures, and/or equipment inspected and to determine for itself the physical condition (other than environmental matters) of the Property including, but not limited to, engineering, utilities availability, zoning, and soils issues. Seller shall cooperate in making the Property reasonably available for such inspection(s). If Buyer is not, in good faith, satisfied with the condition of the Property as disclosed by such inspection(s), then Buyer may terminate this Agreement by delivering written notice of such termination to Seller, along with a written copy of such inspection report(s), within 10 days after Buyer receives the written inspection report(s). Such notice and report(s) shall specify the unsatisfactory conditions. Failure of Buyer to so deliver written notice and a copy of the inspection report(s) within such time period shall constitute a waiver of Buyer's right to terminate pursuant to this provision.
 - c) **Title Report:** Buyer, shall have the right to inspect the title commitment to determine if the title commitment discloses any matter of fact that will materially affect marketability of title and/or interfere with the Buyer’s intended use of the Property. An ALTA 6/17/06 title commitment, in the amount of the purchase price, shall be furnished to Buyer by Seller within 30 days after the Effective Date of this Agreement. Buyer shall review and provide Seller with any objections in writing within 21 days after receipt of the title commitment, or any such objections will be deemed waived. In the event that objections are timely submitted to Seller, then Seller will have 30 days to correct, resolve, and/or address to the satisfaction of Buyer said objections or terminate this Agreement. In the event that Seller is unable to remedy one (1) or more defects within the 30-day period, Buyer may declare this Agreement null and void. If the title agency will insure through one (1) or more defects and Buyer will accept a policy of title

insurance without exception for any such defects to resolve the issue, then the Parties may waive any issues with respect to any such defects and proceed to close on the purchase of the Property.

- d) Other Contingencies: Buyer's approval of an ALTA/NSP Land Title Survey of the subject property. In addition Seller will provide Buyer with copies of all title policies, surveys, soil studies, EPA assessments, and other due diligence and inspection reports related to the property, within 10 days after execution of the purchase agreement.
 - e) Tenant Leases: Seller to provide Buyer with current copies of existing leases within 10 days of Effective Date of this Agreement. Buyer's offer is based on leases in effect at the time of the offer and Seller shall not extend or modify any lease agreement for the subject property without the consent or approval of the Buyer from the date of the offer through its acceptance and closing.
5. POSSESSION: Possession shall be given to Buyer, subject to tenants' rights as tenants, upon closing.
 6. RENTALS AND OTHER PRORATIONS: Rents, utilities, and operating expenses shall be prorated as of the date of closing. Security deposits, if any, shall be placed in escrow and transferred to Buyer at closing.
 7. FIXTURES AND EQUIPMENT: The consideration shall include all fixtures located on the Property and owned by Seller including, but not limited to: heating, ventilating, air-conditioning (HVAC) and humidifying equipment and their control apparatus; stationary tubs; pumps; water softening equipment; attached wall-to-wall carpeting and attached floor coverings; attached mirrors; lights, bathroom and lavatory fixtures; air conditioners; smoke alarms; satellite TV reception system and components; telecommunication wiring and cables; and all exterior plants and trees. If requested, Seller will furnish a bill of sale for any chattels included in the sale. The following fixtures and/or equipment shall be excluded (none if nothing inserted): _____
_____.
 8. DAMAGE OR DESTRUCTION OF PROPERTY: Risk of physical loss to the real estate and improvements shall be borne by Seller until closing, provided that if any property covered by this Agreement shall be substantially damaged or destroyed before this transaction is closed, then Buyer may either (a) proceed with the transaction and be entitled to all insurance money, if any, payable to Seller under all policies covering the Property, or (b) rescind the Agreement and thereby release all parties from liability hereunder by giving written notice to Seller and Broker within ten (10) days after Buyer receives written notice of such damage or destruction, in which case the Deposit shall be promptly returned to Buyer and neither Buyer nor Seller shall have any further rights, duties, or obligations hereunder. Failure by Buyer to so notify Seller shall constitute an election to proceed with the transaction.
 9. CONDITION OF FIXTURES AND IMPROVEMENTS: Seller agrees that upon delivery of the deed to the Property, the fixtures and improvements constituting part of the real estate will be in the same condition as they are on the date of this Agreement, reasonable wear and tear excepted.
 10. EVIDENCE OF TITLE: Seller shall furnish a commitment for an owner's policy of title insurance and ultimately an owner's policy of title insurance (ALTA 6/17/06) in the amount of the purchase price. The title evidence shall be certified with an effective date within thirty (30) days prior to closing with an update on the business day prior to the date of closing, all in accordance with the standards of the Ohio State Bar Association, and shall show in Seller marketable title in fee simple free and clear of all liens and encumbrances, except: (a) those created by or assumed by Buyer; (b) those specifically set forth in this Agreement; (c) those accepted and waived by Buyer and insured under the owner's policy of title insurance in accordance with Paragraph 4 of this Agreement; (d) zoning ordinances; (e) legal highways; and (f) covenants, restrictions, conditions, and easements of record that do not unreasonably interfere with Buyer(s) intended use.
 11. ESCROW, CONVEYANCE AND CLOSING: Seller and Buyer hereby designate **Transfer Title Agency, 748 N. Court St., Medina, Ohio 44256**, to be the title, escrow, and closing agent for this transaction. Sellers attorney is a principal of escrow/title agency.

The Seller shall pay any governmental conveyance fee or transfer taxes, deed preparation, the cost of a survey and corresponding metes and bounds legal description if the legal description is defective and a new survey is

required by the county tax map department to transfer title, the cost of the title examination, one-half (1/2) of the cost of title insurance as set out in Paragraph 10 above, any prorations due Buyer under this Agreement, one-half (1/2) of the escrow and/or closing fee, and any transfer fee that may be required by the county and/or any condominium association. Seller shall convey, at closing, marketable title to the real estate by deed of general warranty (or appropriate fiduciary deed if seller is a fiduciary) in fee simple, with release of dower, if any.

The Buyer shall pay through escrow the cost of recording the deed, one-half (1/2) of the escrow and/or closing fee and one-half (1/2) of the cost of title insurance, ALTA/NSP Land Title Survey and any Broker's commission. **The date of closing shall be on or before 150 days after the acceptance of this purchase agreement**, unless the parties agree in writing to an extension of the closing date.

12. TAXES AND ASSESSMENTS: At closing, Seller shall pay, through escrow, all real estate taxes, including all delinquent taxes, with penalties and interest, if any, all unpaid and outstanding assessments that are a lien and are due and payable as of the date of this Agreement, all condominium association fees and association transfer fees for years prior to the year of closing. All taxes and assessments, both general and special, shall be prorated as of the date of transfer, upon the basis of a 365 day year using the amount shown on the last available tax duplicate. Buyer understands that the County Auditor may reappraise and reassess the value of the Property based upon the sale price for which the Property transfers, and Buyer will assume the risk of any increase in real estate tax. In the event that real estate taxes are undetermined, Buyer and Seller shall prorate outside of closing once tax rates become available.

With regard to future assessments, Seller warrants to Buyer that, as of the date of the Effective Date of this Agreement, no improvements or services to the site or area have been installed or furnished that could result in the costs being assessed against the real estate, and no written notification has been received by Seller from any public authority and/or association of future improvements that would result in costs being assessed against the real estate.

13. BUYER'S EXAMINATION: BUYER IS RELYING SOLELY UPON BUYER'S OWN EXAMINATION OF THE PROPERTY AND INSPECTIONS HEREIN ALLOWED AND/OR REQUIRED, IF ANY, FOR ITS PHYSICAL CONDITION, CHARACTER, AND SUITABILITY FOR BUYER'S INTENDED USE. BUYER IS NOT RELYING UPON ANY REPRESENTATIONS BY BROKER, BROKER'S AGENTS, AND/OR BROKER'S REPRESENTATIVES, EXCEPT FOR THOSE MADE BY BROKER DIRECTLY TO BUYER IN WRITING.
14. INDEMNITY AND HOLD HARMLESS: Seller agrees to defend, indemnify, and hold harmless Broker, Broker's agents, and Broker's representatives, for any cost and/or liability that may be incurred by and/or imposed on Broker, Broker's agents, and Broker's representatives for any breach by Seller of any representation and/or warranty and/or for any misrepresentation or concealment of fact by Seller in connection with the Property. Buyer agrees to defend, indemnify, and hold harmless Broker, Broker's agents and Broker's representatives, for any cost and/or liability that may be incurred by or imposed on Broker, Broker's agents, and Broker's representatives for any misrepresentation, wrongdoing, and/or any other misconduct by Buyer.
15. PROFESSIONAL ADVICE AND ASSISTANCE. The parties acknowledge and agree that the purchase of real property encompasses many professional disciplines. While Broker possesses considerable general knowledge about real estate, Broker is not an expert on matters of other professional expertise, such as law, tax, tax credits, accounting, financing, surveying, architecture, structural conditions, hazardous materials, environmental conditions, inspections, engineering, roofing, masonry, and the like. Broker hereby advises the Parties, and the Parties acknowledge that they should seek professional assistance and advice in these and other areas of professional expertise.

In the event Broker provides to the Parties names and/or contact information for companies and/or other sources for such advice and assistance, the Parties additionally acknowledge and agree that Broker does not warrant, guarantee, and/or endorse the services and/or products of such companies and/or other sources.

16. ENVIRONMENTAL DISCLAIMER BY BROKER: Buyer and Seller acknowledge that Broker has made no independent investigation to determine whether hazardous materials exist in, on, and/or about the Property.

Buyer and Seller understand that any such determination requires the expertise of a specialist in hazardous materials, the retaining of which is the responsibility of Buyer and/or Seller and not that of Broker.

11a. Notices and copies of titlework shall be sent to the following:

If notices are sent to the Seller, notices should be sent to the following:

Robert C. Skidmore, Esq., 748 N. Court St., Medina, OH 44256 e-mail: rskidmore@skidmoreandhall.com
David Rolling, Managing Director, e-mail: david.rolling@gmail.com

If notices are sent to the Buyer, notices should be sent to the following:

Jim Gerspacher, Buyer Address: 870 Beechwood Dr., Medina, Ohio 44256 email: Jim@gerspachergroup.com

With a copy sent to:

Broker:

Troy Gerspacher, Gerspacher Real Estate, 5164 Normandy Park Dr, Medina, OH 44256 email: troy@gerspachergroup.com

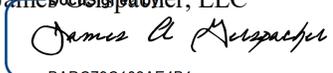
17. EARNEST MONEY DEPOSIT: Within five (5) business days after the Effective Date of this Agreement, Buyer shall tender the Deposit with the appointed escrow agent subject to collection by escrow agent's depository, as follows: (a) Deposit shall be applied against the purchase price when the transaction is closed; (b) if Seller fails or refuses to perform, or if any contingency required of Seller is not satisfied or waived, then the Deposit shall be returned to Buyer, which payment, or the acceptance thereof, shall not in any way prejudice the rights of Buyer or Broker in any legal action; (c) if Buyer fails or refused to perform, then the Deposit shall be paid to Seller, which payment, or the acceptance thereof, shall not in any way prejudice the rights of Seller or Broker in any legal action; (d) in the event of a dispute over the disposition of the Deposit, escrow agent shall retain the deposit until: (i) Buyer and Seller settle the dispute and instruct the escrow agent in writing to disburse the Deposit; (ii) disposition has been ordered by a final non-appealable court order; or (iii) escrow agent tenders the Deposit to a court pursuant to applicable court procedures.
18. GOVERNING LAW: The laws of the State of Ohio shall govern all matters arising out of, in connection with, or relating to this Agreement.
19. WAIVER OF JURY TRIAL; SELLER AND BUYER, TO THE EXTENT PERMITTED BY LAW, WAIVE ALL RIGHT TO TRIAL BY JURY IN ANY ACTION, SUIT, AND/OR PROCEEDING ARISING OUT OF, IN CONNECTION WITH, OR RELATING TO THIS AGREEMENT. THIS WAIVER APPLIES TO ANY ACTION, SUIT, AND/OR PROCEEDING WHETHER SOUNDING IN TORT, CONTRACT, OR OTHERWISE.
20. DISCLAIMER AS TO ADVICE: Buyer and Seller acknowledge and agree that neither Broker, nor any agent of Broker and/or representative of Broker, has acted outside the scope of their expertise, and they have not served as an investment, legal, tax, and/or financial adviser to Buyer and/or Seller in any respect or otherwise provided Buyer or Seller with any investment, legal, tax, and/or financial advice of any kind and/or nature whatsoever.
21. TIME OF THE ESSENCE: Time is of the essence of all provisions of this Agreement. If the time for performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday, legal holiday, and/or any other day that the escrow agent is closed for business, then the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday, legal holiday, and/or day that the escrow agent is closed for business.
22. ENTIRE AGREEMENT; BINDING EFFECT: This Agreement constitutes the entire agreement and contract between Buyer and Seller, and no other written, oral, and/or implied agreements exist. The Parties acknowledge and affirm that they did not rely on any statement, oral or written, not contained in this Agreement in making their respective decisions to enter into this Agreement. Any modifications and/or amendments to this Agreement, or waiver of any terms and/or provisions of this Agreement, shall be in writing, signed by Buyer and

Seller. This Agreement shall be binding upon the parties, their heirs, administrators, executors, successors, and/or assigns.

23. COUNTERPARTS: This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same document. Signature pages may be detached from the counterparts and attached to a single copy of this Agreement to physically form one document. Signatures on counterparts of this Agreement that are delivered via any electronic means (such as electronic mail or facsimile) are authorized, and this Agreement will be deemed executed when an executed counterpart hereof is transmitted by one (1) Party to the other Party (which may be through their authorized representatives) physically or via any electronic means.
24. FAIR HOUSING LAW: All provisions of this Agreement shall survive the closing. In compliance with fair housing laws: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.
25. 1031 EXCHANGE : **Seller acknowledges that it is the intention of the Buyer to acquire property as part of a tax-deferred exchange under Internal Revenue Code Section 1031. Seller agrees to cooperate as long as it does not delay the closing or cause additional expense to the Seller. Seller agrees that Buyer may assign the rights but not the obligations of this agreement to a Qualified Intermediary.**
26. PARAGRAPH CAPTIONS: Paragraph captions are for convenience and identification only and shall not control or affect the meaning or construction of any of the terms or provisions of this Agreement.
27. EXPIRATION AND ACCEPTANCE: this offer shall remain open for acceptance until 11:00 PM eastern standard time on March 4, 2022, and a signed copy shall be returned to Buyer upon acceptance.

Buyer hereby makes the foregoing offer this 25 day of February, 2022.

Buyer: James Gerspacher, LLC

By: 
BADC79C103AE4B1...

Managing Member _____

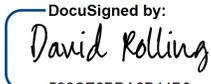
Buyer Address: 870 Beechwood Dr., Medina, Ohio 44256

Buyer Email: Jim@gerspachergroup.com

Buyer Phone: 330-472-4241

Seller agrees to and accepts the foregoing offer this 25 day of February, 2022

Seller: BKC&D, Inc.

By: 
DocuSigned by:
536CE8BDA6B44B6...
David Rolling, Managing Director

Seller Printed: David Rolling

Seller Address: 1557 Sage Tree Dr
Zebulon, NC 27597

Seller Email: David.rolling@gmail.com

Seller Phone: 330-416-1501

NOTE: AGENCY DISCLOSURE STATEMENT: Buyer and Seller acknowledge having reviewed, signed, and received a copy of the Agency Disclosure Statement as required by Ohio law.

PARTIES TO THIS AGREEMENT MUST BE PROVIDED WITH A COPY OF THE ATTACHED AGENCY DISCLOSURE STATEMENT.

Form Revised October 2013

BUYER ACKNOWLEDGEMENT

Any information furnished by Gerspacher Real Estate Group, Inc. ("Broker") to **James A Gerspacher** ("Buyer") concerning the real property known as **245-257 S. Court St**

Medina, Ohio ("the Property") has been supplied to Gerspacher Real Estate Group, Inc. by Seller or derived from public record. Buyer acknowledges that Broker does not guarantee the accuracy of any such information, including, without limitation: any financial statements, leases, rent rolls, due diligence materials, and/or any other information about the Property.

Buyer acknowledges that Buyer is solely responsible for conducting all inspections and/or other due diligence needed to confirm the accuracy of any information, and waives any claim against Broker, Broker's agents, and/or Broker's representatives based on inaccuracy of any information furnished. Buyer acknowledges and agrees that neither Broker, nor any agent and/or representative of Broker, has acted as an investment, legal, tax, and/or financial adviser to Buyer in any respect or otherwise provided Buyer with any investment, legal, tax, and/or financial advice of any nature whatsoever.

BUYER IS ADVISED TO CONSULT AN ATTORNEY REGARDING BUYER'S LEGAL RIGHTS AND OBLIGATIONS.

BUYER Signed by:

 **James A Gerspacher** 3/25/2022

BADC79C103AE4B1...
Signature Printed Name Date Signature Printed Name Date

Position/Title of Signatory if Buyer is an entity

4. Site Photographs

253 S. Court Street - Looking West



253 S. Court Street - Looking North



253 S. Court Street - Looking East



257 S. Court Street - Looking West



CUSTOMER
PARKING
1st FLOOR ONLY
NO PARKING
IN THIS AREA

257

DR. MARK STUBBENDICK, DENTURIST and PERIODONTIC
DR. HOLLAND & HOCKEY
Columbia University W Management Program
HOPSON

257 S. Court Street - Looking North



257 S. Court Street - Looking North



257 S. Court Street - Looking West



257 S. Court Street - Looking South

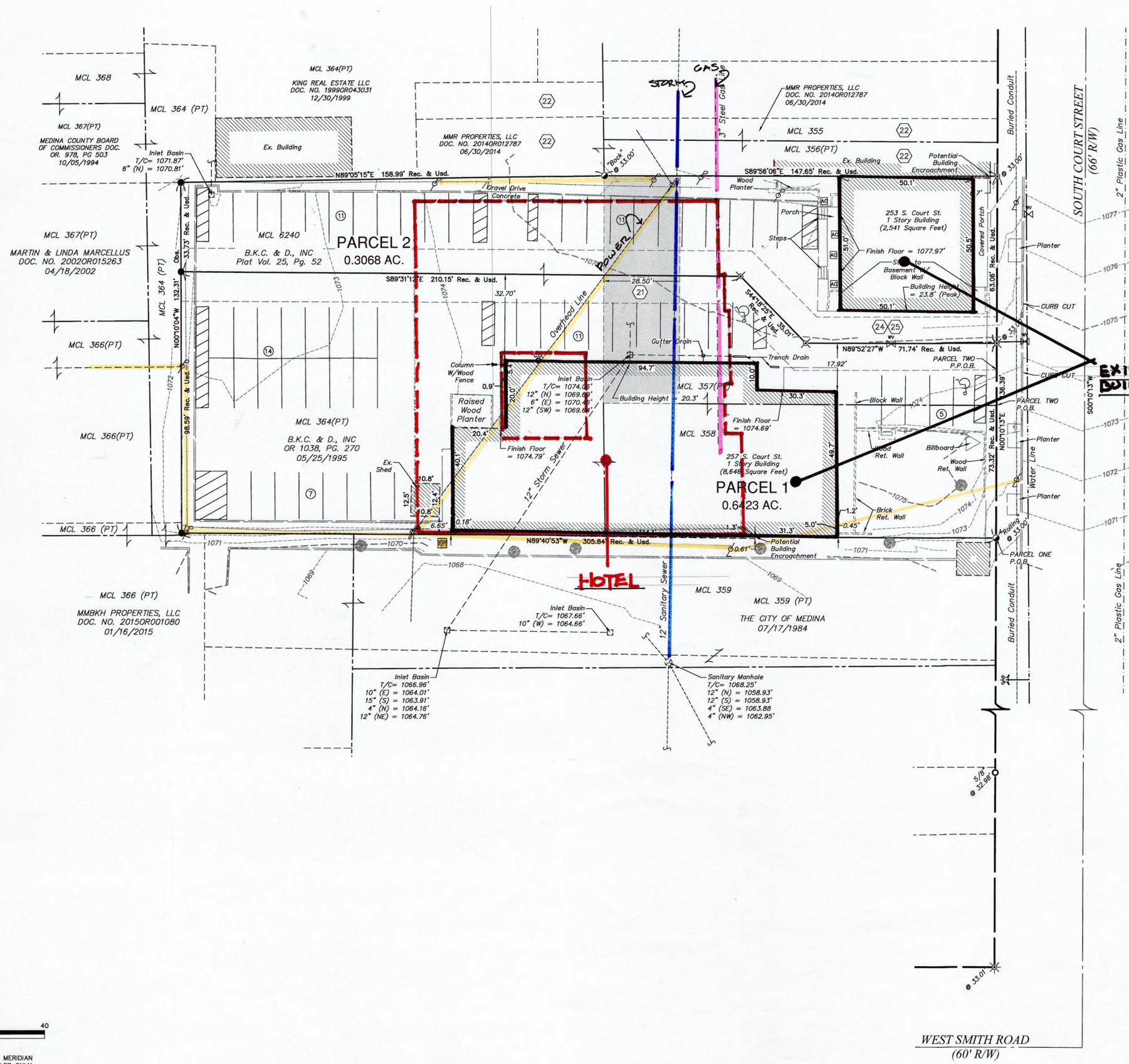


5. Proposed Hotel Redevelopment

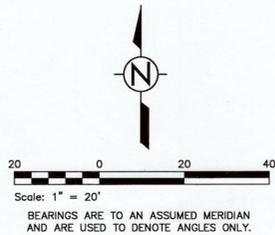


UW
2011

ILLES ARCHITECTS INC.
3697 FOREST RIDGE CIRCLE
MEDINA, OHIO 44256
PH: 330.725.6262



- LEGEND:**
- Fnd. - FOUND
 - Mad. - MEASURED
 - Obs. - OBSERVED
 - Rec. - RECORD
 - Ued. - USED
 - - IRON PIN FOUND (NO CAP)
 - - DRILL HOLE
 - ⊗ - MAG NAIL SET
 - ⊗ - MAG NAIL FOUND
 - ⊙ - CLEAN OUT
 - ⊙ - TREE
 - ⊙ - SANITARY MANHOLE
 - ⊙ - STORM MANHOLE
 - ⊙ - INLET BASIN
 - ⊙ - SIGN
 - ⊙ - WATER VALVE
 - ⊙ - FIRE HYDRANT
 - ⊙ - LIGHT POLE
 - ⊙ - POWER POLE
 - ⊙ - AIR CONDITIONER
 - ⊙ - ELECTRIC PANEL
 - ⊙ - PARKING SPACE COUNT
 - ⊙ - 6" CHAIN LINK FENCE
 - ⊙ - TITLE REPORT EXCEPTION
 - ⊙ - TITLE REPORT EXCEPTION
 - ⊙ - EXISTING BUILDING



DATE	DESCRIPTION	INT.

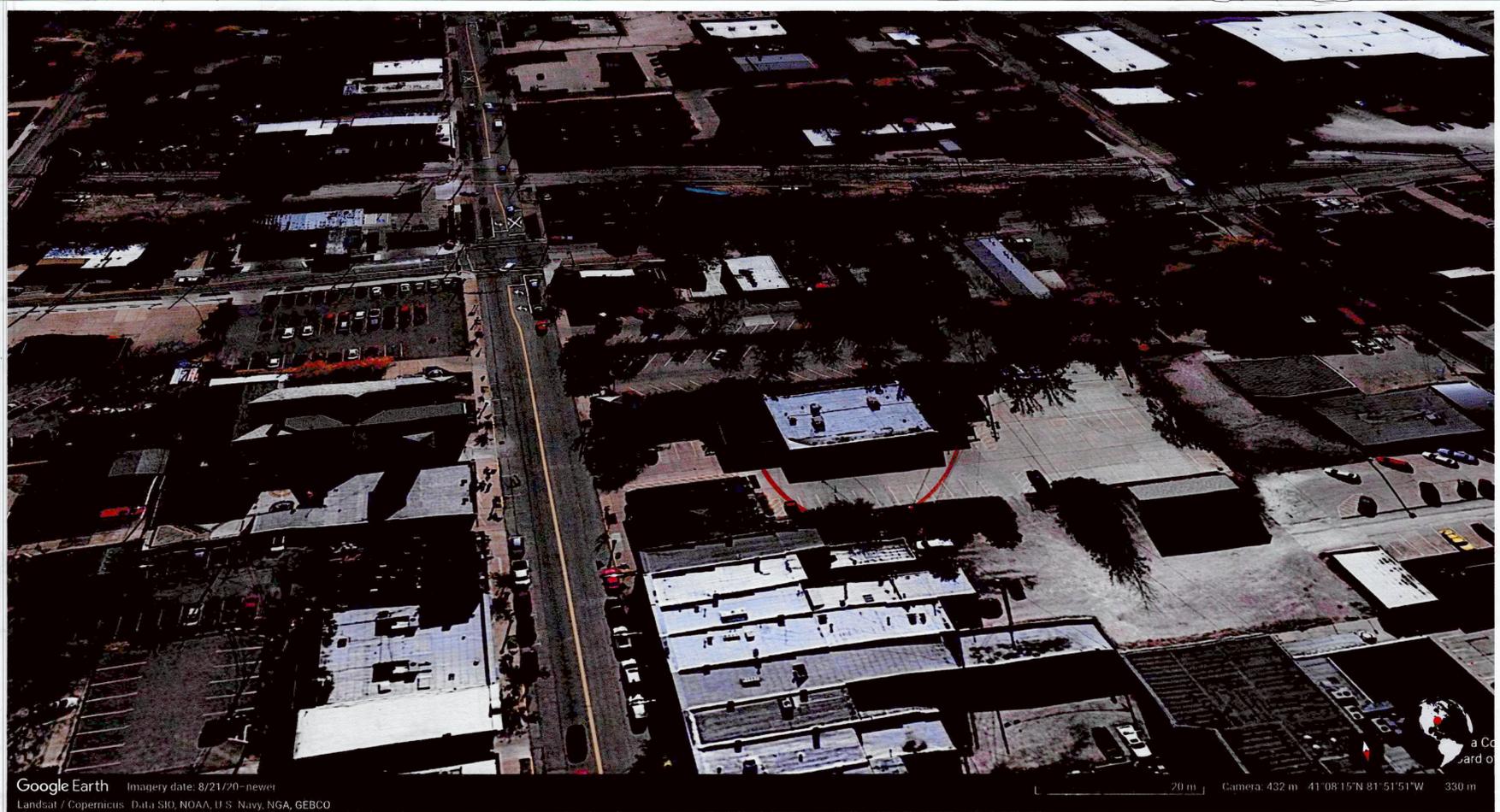
ALTA / NSPS LAND TITLE SURVEY
 COUNTY OF MEDINA
CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

ALTA SURVEY

DRAWN BY: SG
 DATE: 04/23/2022
 CHECKED BY: DSJ
 DATE: 04/22/2022
 PROJECT No. 22-137
 ACAD FILE No. 22-137 ALTA_02
 SCALE: PLAN- 1"=20'



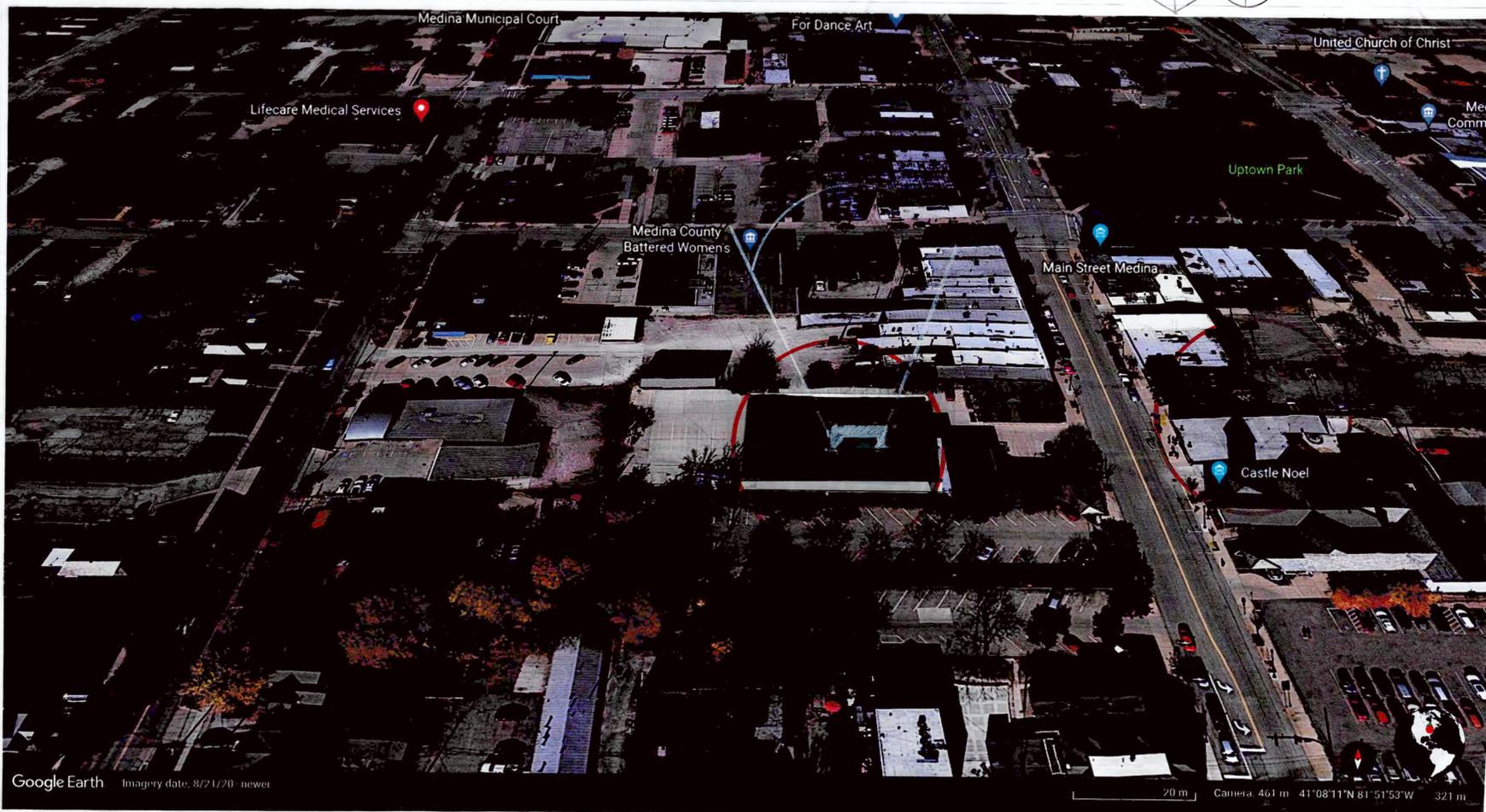
SHEET NO.
 2 / 2



EXISTING SITE FROM NORTH COURT

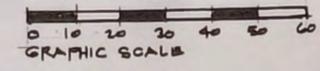


NEW HOTEL FOOTPRINT FROM SOUTH COURT

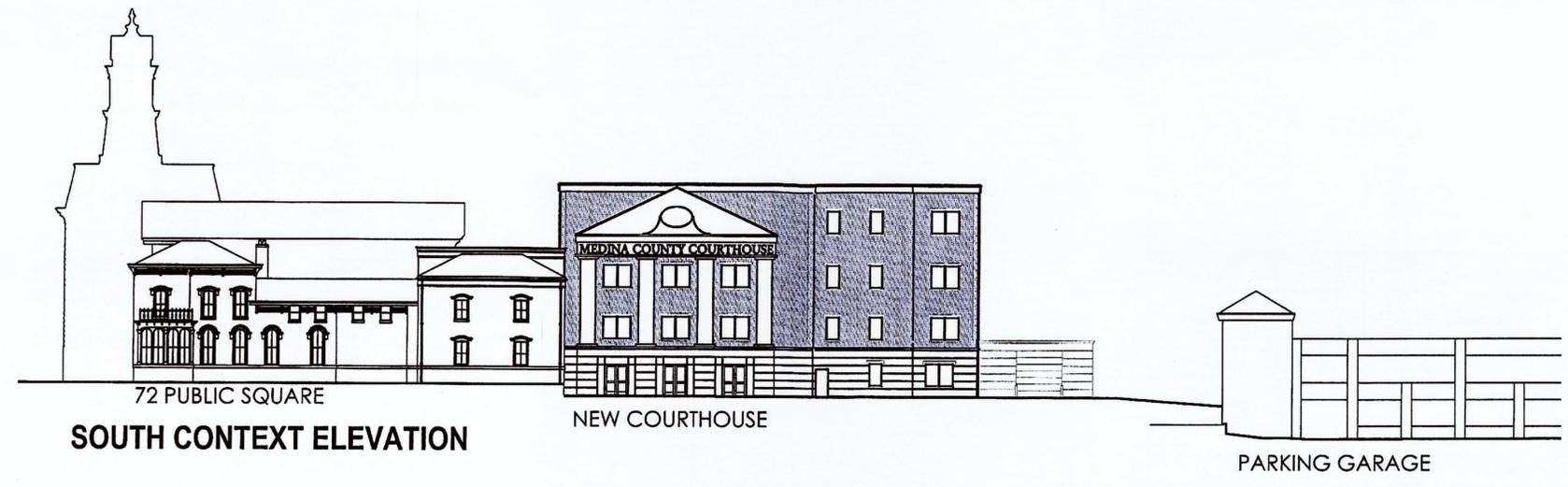




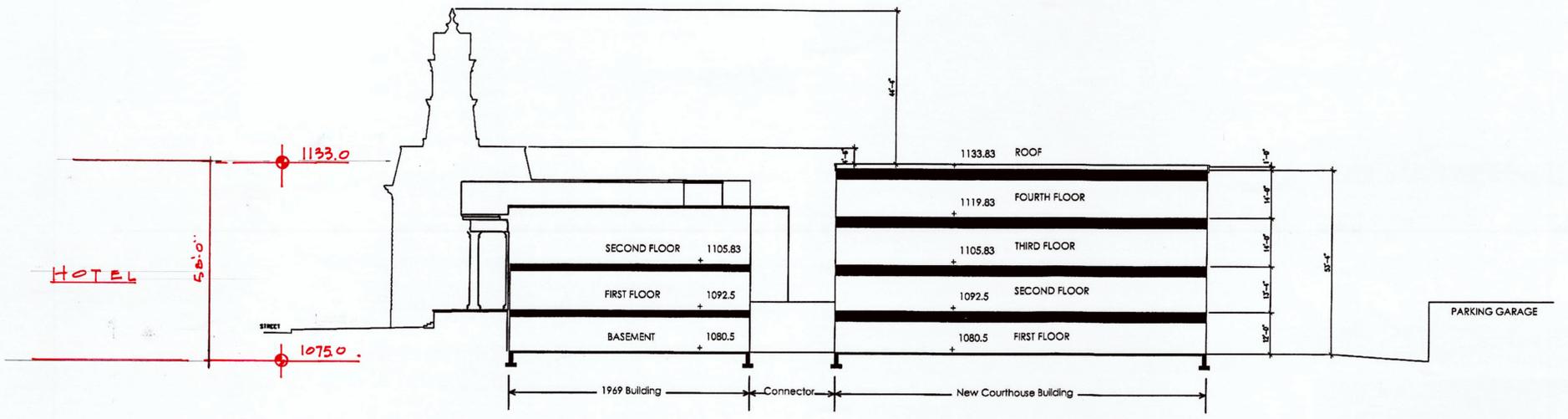
S. COURT STREET CONTEXT PERSPECTIVE



ILLES ARCHITECTS INC.
3897 FOREST RIDGE CIRCLE
MEDINA, OHIO 44258
PH: 330.725.6282



SOUTH CONTEXT ELEVATION

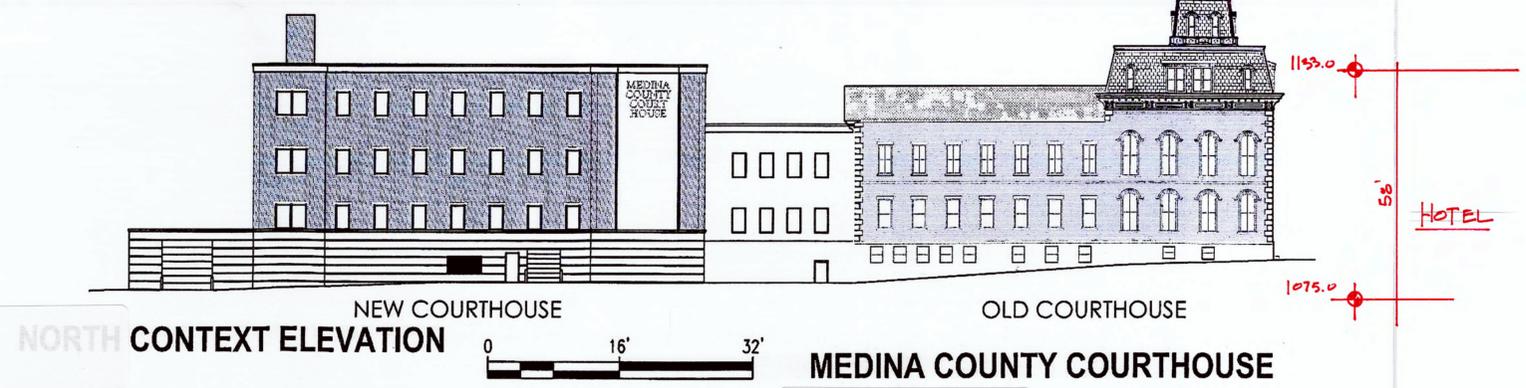


CONTEXT BUILDING SECTION

PUBLIC
RECORD
DOCUMENT
7/20/22

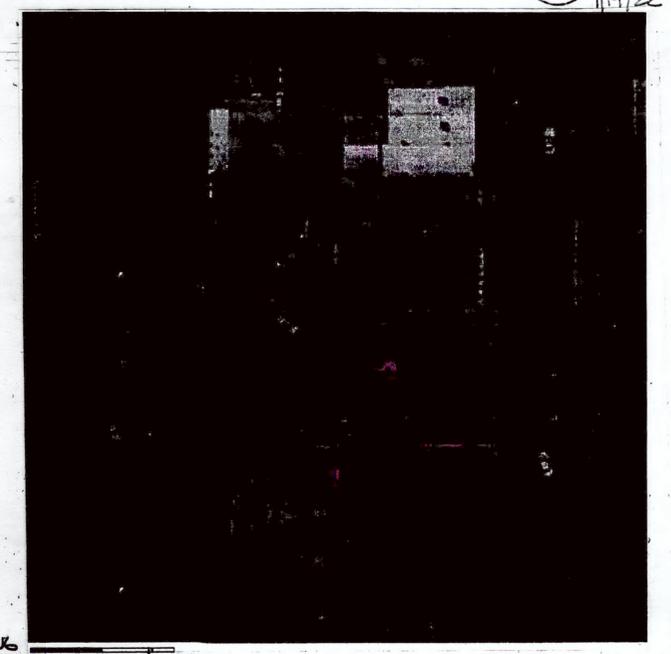


MEDINA COUNTY COURTHOUSE
02-18-2021

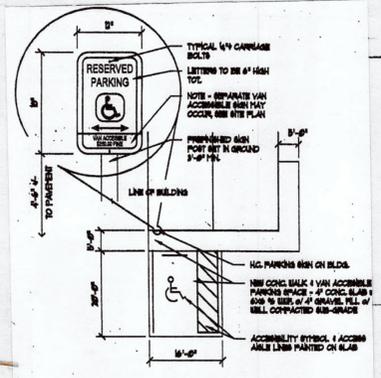
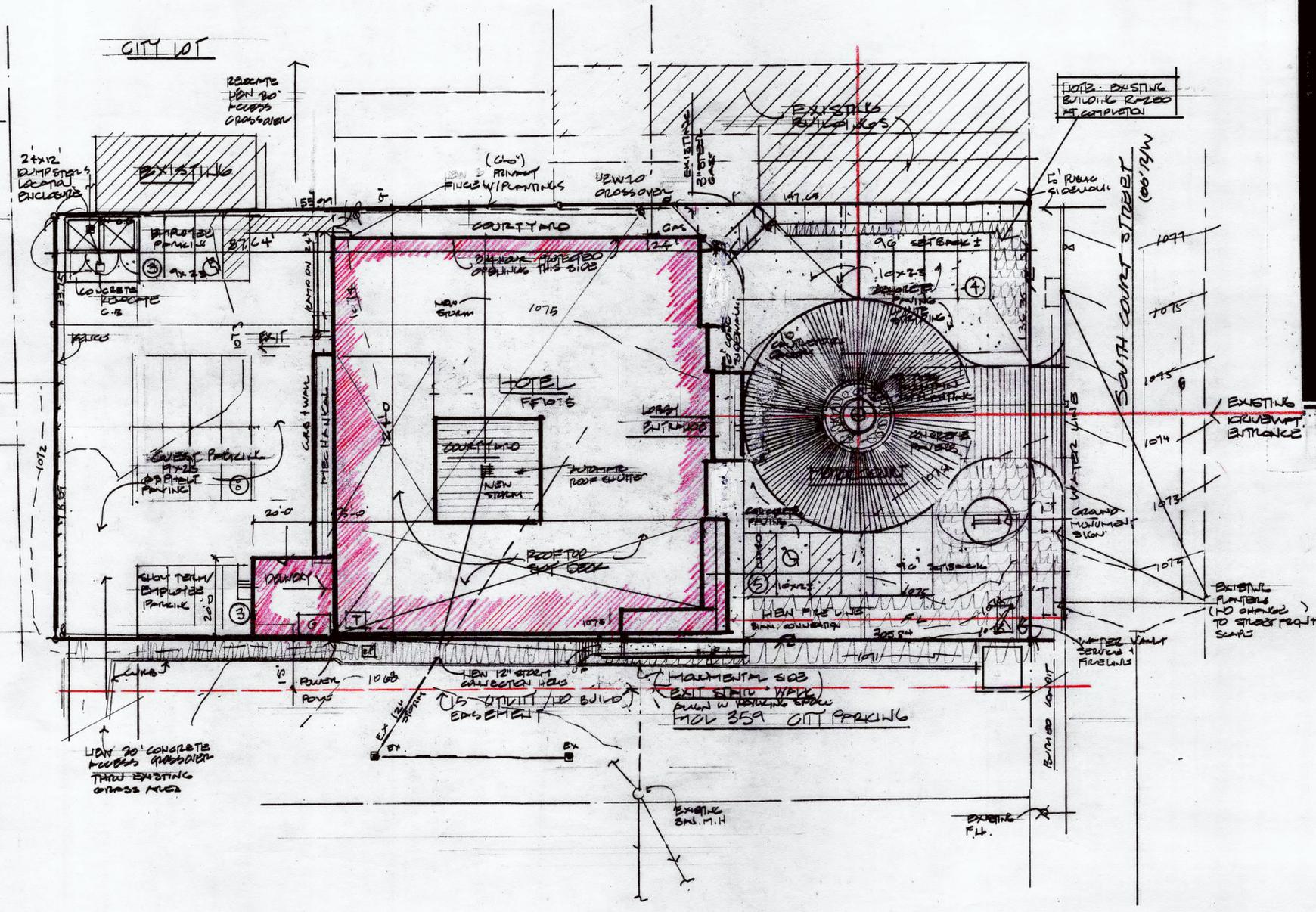


PUBLIC RECORD DOCUMENT
7/20/22

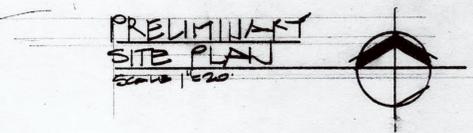
MEDINA COUNTY COURTHOUSE
02-18-2021



LOCATION PLAN ON EXISTING SITE
ORANGE SCALE



H.C. PARKING DETAIL
NOT TO SCALE



A NEW HOTEL 257 S COURT STREET
MEDINA, OHIO



ILLES ARCHITECTS INC.
3697 FOREST RIDGE CIRCLE
MEDINA, OHIO 44256
PH: 330.725.6262

80W LED Wall Pack - Bypassable Photocell
Metal Halide Equivalent - 4000K / 5000K

Available Color Options
White
CSP 5000K Natural 4000K

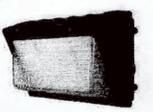
Brightness 12000 lm
Volts 120-277 VAC

Comparable Wattage 250 Watt Incandescent
Power Consumption 80 Watts

Standards And Certifications
DLC Premium, Certified by UL

Photocell Integrated Photocell (bypassable internally)

Accessories
Compare WPS-XH80P-BABRSP



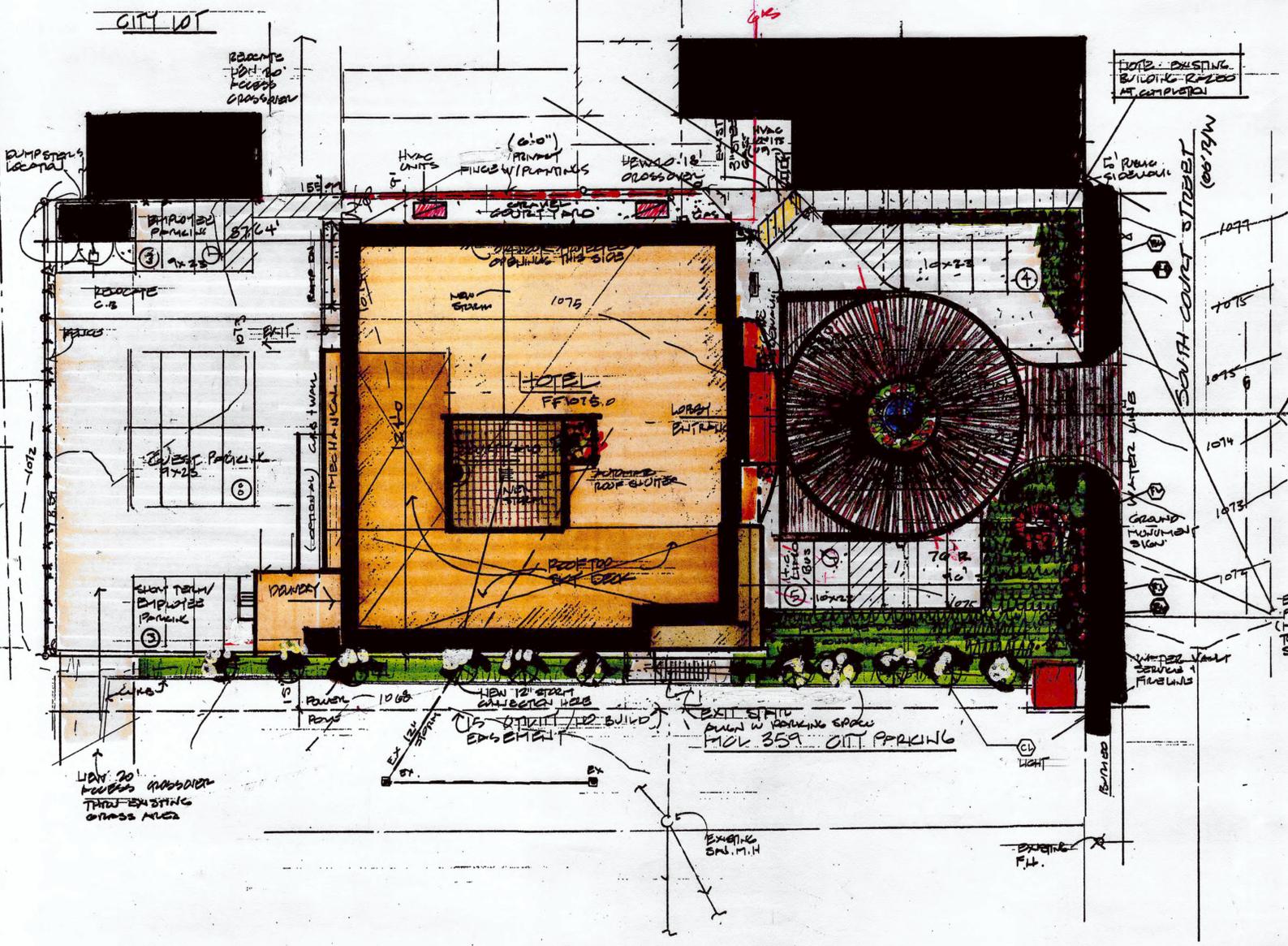
TYPICAL SECURITY LIGHT WEST PARKING LOT & DELIVERY AREA

Round Top LED Bollard with Louvers - Selectable 3000K / 4000K / 5000K
Part Number: BLRB-SW3822S-744-BKRL

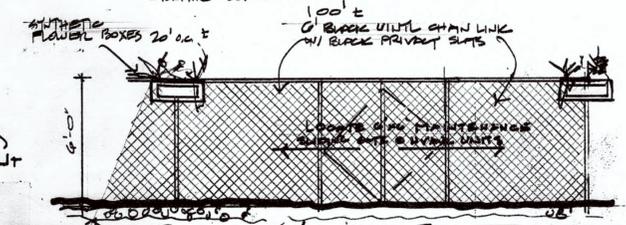


TYPICAL EAST PARKING LOT (MOTORCOURT) FIXTURE

NOTE: FIXTURES SHOWN INDICATED ARE GENERAL DARK SKY AND ENERGY SAVING FIXTURES. DUE TO THE DECORATIVE ITEMS SUCH AS THE FOUNTAIN, ENTRY CANOPY, MONUMENT SIGN AND SOT LANCES AFFECT THE PHOTO-METRIC DESIGN. ALL OF THESE ISSUES WILL BE CONSIDERED IN THE FINAL PHOTO-METRIC DESIGN. THE FINAL DESIGN SHALL BE SUBMITTED UNDER SEPARATE SUBMISSION FOR APPROVAL BY THE CITY OF MEDINA.



LOCATION PLAN ON EXISTING SITE



PLANT MATERIAL LIST

KEY	QTY.	SIZE	COMMON NAME	SCIENTIFIC NAME	SPACING
JP	SEE DUG.	15"	SEAGREEN JUNIPER	JUNIPERUS CHINENSIS	AS SHOWN
EB	SEE DUG.	24"	DUF. BURNING BUSH	EUNYMIUS ACATA 'COMPACTA'	AS SHOWN
EBL	SEE DUG.	32"	STD. BURNING BUSH	EUNYMIUS ALTIUS	AS SHOWN
CL	SEE DUG.	6'-1"	CLEVELAND PEAR	PYRUS	AS SHOWN
HL	SEE DUG.	6'-1"	SUNBURST HONEY LOCUST	GLIEDIBIA SKYLINE	AS SHOWN
OP	SEE DUG.	6'-1"	ALBERTA SPRUCE	GLAUCIA CONICA	AS SHOWN
HOSTA	SEE DUG.	8'-12"	HOSTA	FORTUNEI 'AUREO MARGINATA'	AS SHOWN
FL	SEE DUG.	1"	FLOWERING ANNUALS	DAYLILY, RED IMPATIENS CORONILLA, SWEET WILLIAMS, ASTER, GERANIUMS	AS SHOWN

- NOTE: SOME LANDSCAPE MATERIALS & SPACING MAY BE SUBSTITUTED AT THE TIME OF PLANTING DUE TO AVAILABILITY
1. ALL PLANT MATERIALS PLANT BEDS SHALL RECEIVE 3" OF GENERAL BARK MULCH
 2. ALL AREAS SHOWN IN DARK GREEN SHALL BE MAINTAINED LAWN WITH IRRIGATION
 3. FOUNTAIN DESIGN SHALL BE A SEPARATE DESIGN SUBMITTED UNDER SEPARATE SUBMISSION
 4. MONUMENT SIGN SHALL BE SUBMITTED UNDER SEPARATE SUBMISSION FOR APPROVAL

LANDSCAPE PRELIMINARY SITE PLAN



A NEW HOTEL 257 S COURT STREET MEDINA, OHIO



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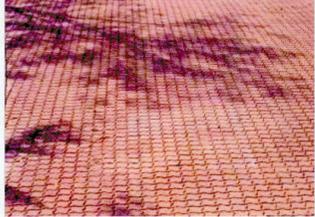
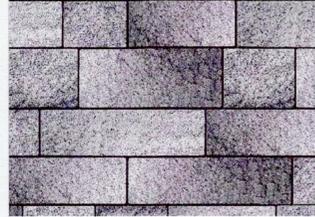
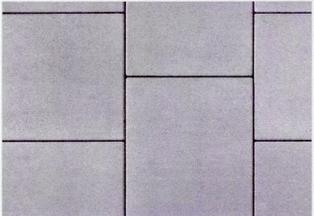
Pavers And Slabs

Home > Select Products > Pavers And Slabs

1-15 OF 22 ITEMS

From traditional shapes and textures to the most advanced technology and unique styles, the choices available in our paver collection are unrivaled in the industry. Whether you're dreaming of an intimate patio, a practical driveway or a luxurious outdoor living space, Unilock has pavers for everyone.

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- Technologies
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 <p>ADA PAVER</p> <p>PAVERS AND SLABS</p>	 <p>ANCHORLOCK™</p> <p>PAVERS AND SLABS</p>	 <p>ARCANA™</p> <p>PAVERS AND SLABS</p>	 <p>ARTLINE™</p> <p>PAVERS AND SLABS</p>	 <p>BEACON HILL™ FLAGSTONE</p> <p>PAVERS AND SLABS</p>
 <p>BEACON HILL™ SMOOTH</p> <p>PAVERS AND SLABS</p>	 <p>BRISTOL VALLEY®</p> <p>PAVERS AND SLABS</p>	 <p>BRUSSELS BLOCK®</p> <p>PAVERS AND SLABS</p>	 <p>COPTHORNE®</p> <p>PAVERS AND SLABS</p>	 <p>COURTSTONE®</p> <p>PAVERS AND SLABS</p>
 <p>ECO-OPTILOC™</p> <p>PAVERS AND SLABS, PERMEABLE PAVERS</p>	 <p>HOLLAND PREMIER™</p> <p>PAVERS AND SLABS</p>	 <p>HOLLANDSTONE™</p> <p>PAVERS AND SLABS</p>	 <p>MATTONI™</p> <p>PAVERS AND SLABS</p>	 <p>NORDIC COBBLE™</p> <p>PAVERS AND SLABS</p>





EAST/FRONT ELEVATION
SCALE: 1/8" = 1'-0"



WEST/REAR ELEVATION
SCALE: 1/8" = 1'-0"

System Bulletin
sto Building with conscience.

StoPowerwall® DrainScreen® MVES
Masonry Veneer Engineered portland cement stucco wall system with advanced cavity wall design, and continuous air and water-resistive barrier



Substrate: Glass Mat Gypsum sheathing in compliance with ASTM C1177, code compliant wood-based sheathing (plywood or OSB), code compliant concrete, concrete masonry, existing structurally sound, uncoated brick or other masonry wall construction.

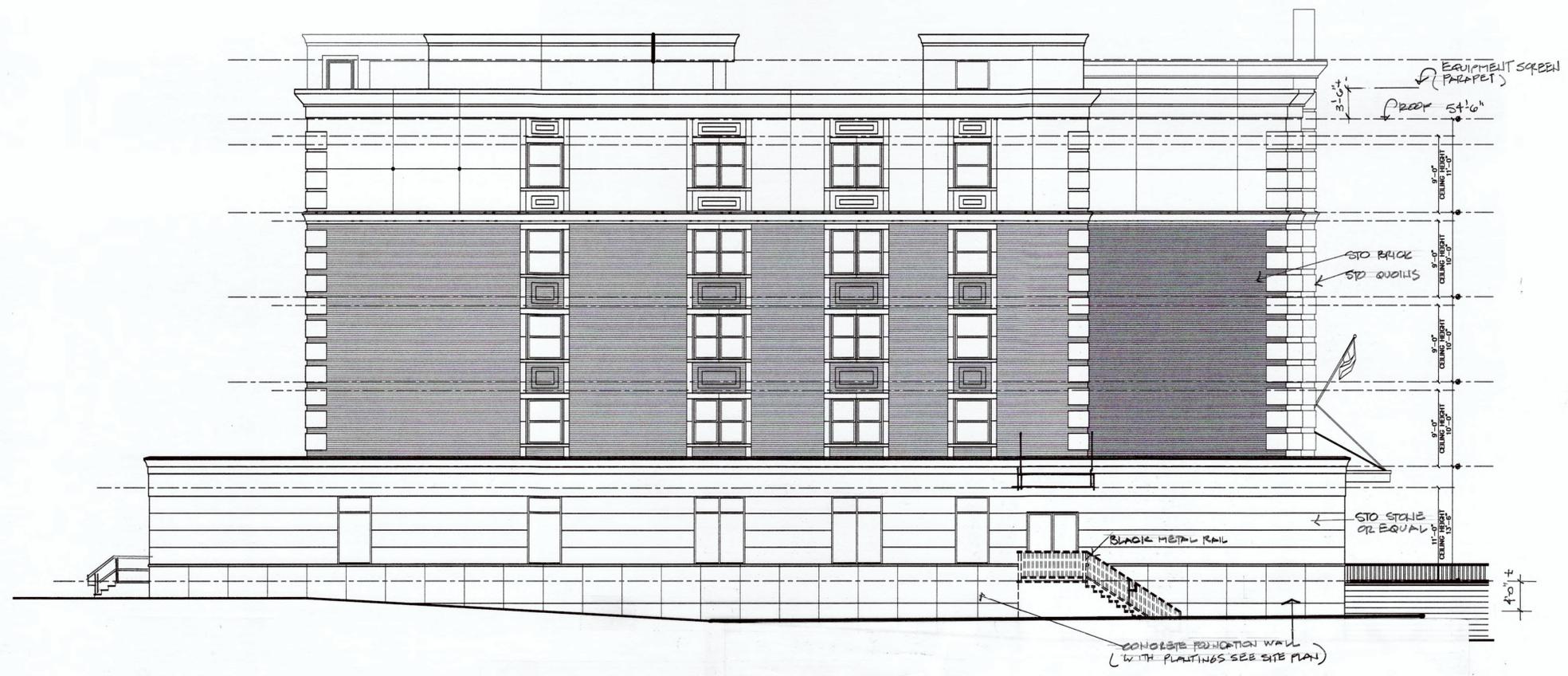
- 1) Air and Water-resistive Barrier: StoGuard - Sto Gold Coat®
- 2) Water-resistive Barrier: Code compliant paper or felt
- 3) Drainage Mat: Sto DrainScreen
- 4) Lath: code compliant minimum 2.5 lb/yd² (1.4 kg/m²) self-furred galvanized steel diamond mesh metal lath
- 5) Stucco Scratch and Brown Coat: ASTM C926 compliant stucco (as furnished or listed by Sto Corp.)
- 6) Masonry Veneer Adhesive: StoColl
- 7) Masonry Veneer Grout: ANSI 118.7 compliant portland cement-based grout
- 8) Masonry Veneer: thin brick, thin stone, ceramic tile, or cultured stone in conformance with applicable building code requirements

System Description	
StoPowerwall DrainScreen MVES is a portland cement stucco wall system with Adhered Masonry Veneer (AMV) - thin brick, natural stone, ceramic tile, or manufactured stone. It combines the strength and durability of portland cement stucco with Sto high strength masonry veneer adhesive, and the moisture protection of Sto's advanced cavity wall design with StoGuard® air and water-resistive barrier.	
Uses	
StoPowerwall DrainScreen MVES can be used in residential or commercial wall construction where durability, superior aesthetics, and air and moisture control are essential in the climate extremes of North America.	
Features	
Variety of masonry veneers - brick, stone, tile - that integrate seamlessly with Sto finishes	Design versatility on a single compatible substrate
Advanced Cavity Wall Design	Reduced risk of water penetration
Impact and puncture resistant cladding	Withstands abuse, reduced maintenance
Fire resistant wall design	Occupant safety
Continuous air and moisture barrier	Impedes water penetration, helps reduce energy costs
Fully tested, building code compliant wall assembly	Peace of mind
Properties	
Weight (not including sheathing and frame)	< 31 lb/ft² (152 kg/m²) with nominal 15 lb/ft² (73.2 kg/m²) masonry veneer
Assembly thickness (from outside face of sheathing)	Nominal 2 inches (51mm mm) with 5/8 inch (16mm) thick masonry veneer
R-value (from outside face of sheathing)	0.84 ft²·h·°F / Btu (0.148 m²·K / W)
Wind Load Resistance (varies with stiffness of steel wall construction and sheathing / lath attachment)	Capable of achieving DP of: +65, -48 lb/ft² (+3.11, -2.29 kPa)
Code Compliance: StoGuard AMB: ICC-ESR 1233	IBC, IRC, IECC (2012, 2015, 2018)
Construction Types and Fire Resistance	• All Construction Types (I-V) • ASTM E119 1-hourly ratings
Warranty	
10 year Limited Warranty	
Maintenance	
Requires periodic cleaning to maintain appearance, repair of cracks and impact damage if they occur. Sealants and other façade components must be maintained to prevent water infiltration.	



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SOUTH/SIDE ELEVATION
SCALE: 1/8" = 1'-0"



NORTH/SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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