

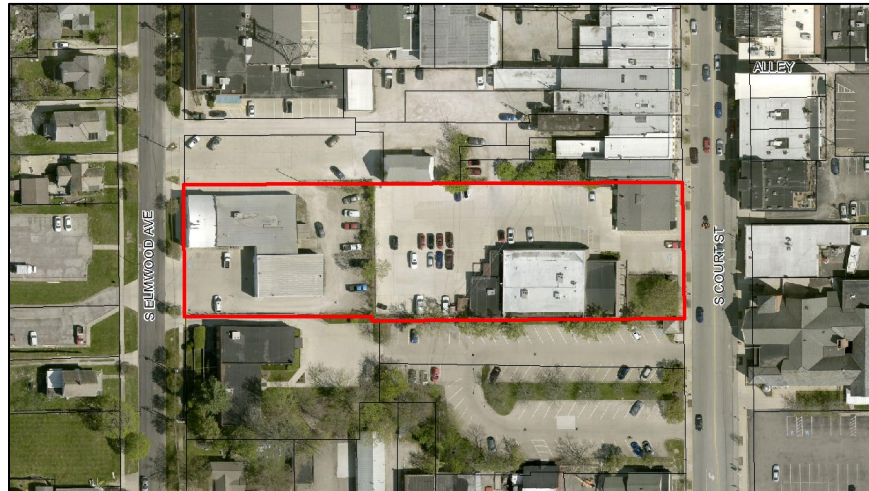
H22-19
Hotel Redevelopment
REVISED

Property Owner: Legacy Hotel of Medina LLC
Applicant: Jim Gerspacher
Location: 257 South Court Street
Zoning: C-2 (Central Business)
Request: Certificate of Appropriateness revisions for the construction of a hotel

LOCATION AND SURROUNDING USES

The subject property encompasses 1.48 acres located between South Court Street and South Elmwood Avenue. Adjacent properties include the following uses:

- North – Retail and Parking
- East – Retail and Entertainment
- South – Fitness Center and Parking
- West – Parking and Residential



BACKGROUND & PROPOSED APPLICATION

November 9, 2022 - The Historic Preservation Board (HPB), conditionally approved application H22-19 for the demolition of two principal structures and the construction of a hotel.

October 12, 2023 – The HPB extended the conditional approval.

March 14, 2024 – The HPB approved an amendment to the conditions of approval. The HPB also approved a separate application, H24-06, for the demolition of a building at 226 South Elmwood Avenue (NAPA) and the construction of an event center.

May 9, 2024 – The HPB approved revisions to the building’s footprint, height, and building elevations.

The current application requests modifications to the south and east sides of the first floor of the building and minor site changes.

REVISED PLANS

East Side (Facing South Court Street)

Approved 5/9/24

- Limestone colored masonry
- Dark metal front double doors with a large flat bronze colored canopy
- Six windows with upper grilles and “Hogan Admiral” colored awnings

Proposed

- Limestone colored masonry, brick, and navy colored fiber cement board with gold details
- Front double doors with a reduced flat bronze colored canopy and additional double doors near the southern corner of the building. Both doors are brown in color and incorporate grilles.
- Two light fixtures on each side of the entrance
- Red awnings above the northern two windows and blue and white striped awnings above the two southernmost windows and a proposed door
- Ten window sections with grilles
- Additional sign on top of the canopy, which would require separate approval and a variance

The applicant received a variance from Section 1135.13(b)(4), which states that the face of the building shall be broken up into storefront modules not exceeding 50 ft. in width. The proposed revision would bring the project more in compliance with this requirement as the front face of the building is broken up into different sections and has multiple entrances.

South Side (Facing the Feckley Parking Lot)

Approved 5/9/24

- Limestone colored masonry
- A dark metal front door with a “Hogan Admiral” colored awning
- Three windows with upper grilles
- A ramp/walkway with a black metal railing

Proposed

- Limestone colored masonry, brick, and navy colored fiber cement board with gold details
- An additional side double door, brown in color, with grilles
- Three additional window sections with grilles
- A ramp/walkway with a black metal railing and stairs

Site (Southeast Corner)

Approved 5/9/24

- Landscaping between the hotel and the sidewalk
- A ramp/walkway connecting the sidewalk to an entrance on the south side of the building, incorporating a black metal railing, and partially located on the Feckley Lot property

Proposed

- A hardscaped area with steps, a patio area, and potted plants south of the main entrance between the hotel and the sidewalk
- The connection of the ramp/walkway to the Feckley Lot via the aforementioned stairs
- A hatched area in one or more parking spaces in the Feckley Lot

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.

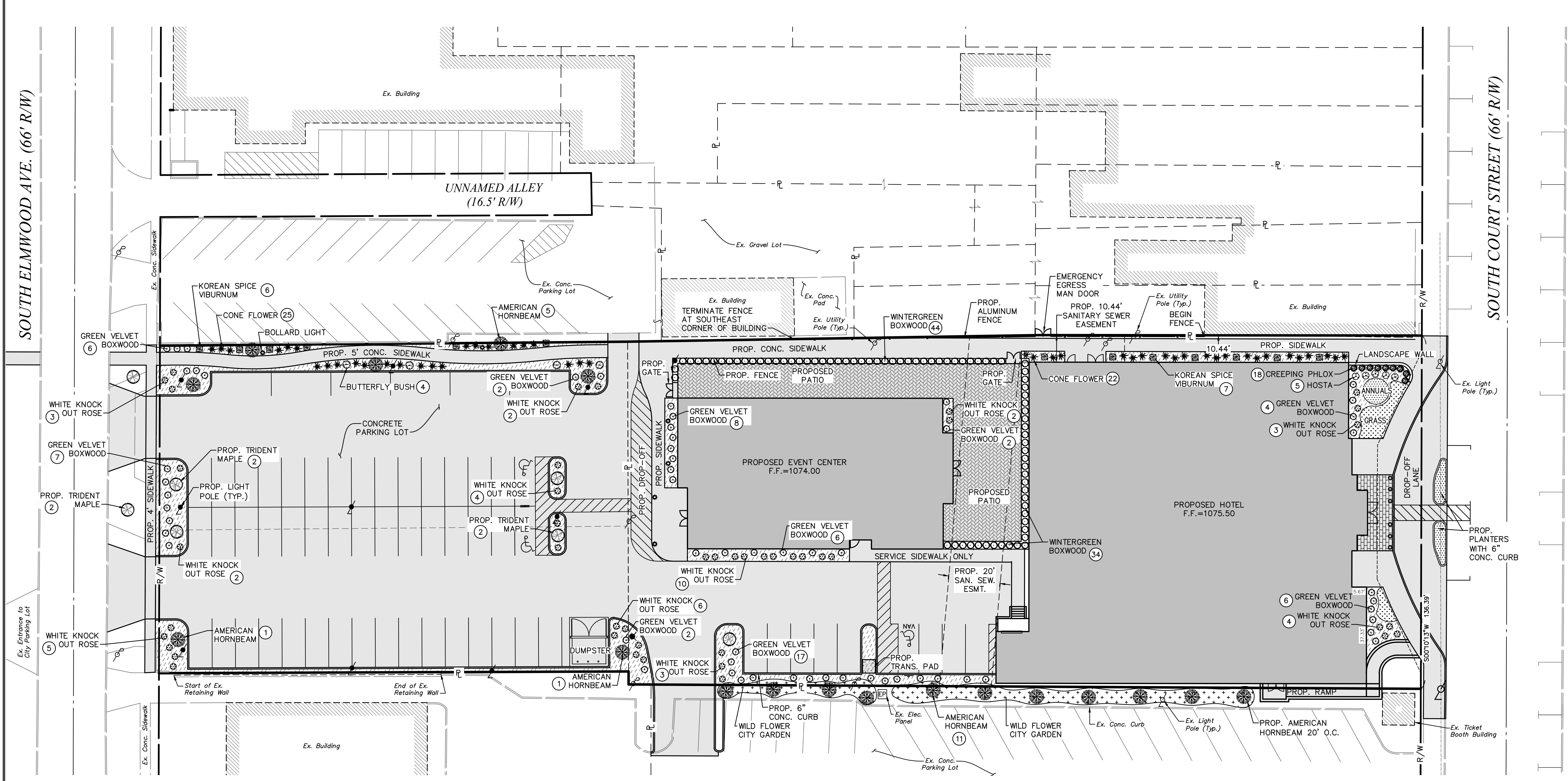
New buildings in the Historic District shall be designed to be compatible with other structures in the Historic District while still reflecting work of contemporary times. Proximity of existing buildings to the new building will affect the latitude in design constraints. An infill design should be more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

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends revised approval of H22-19 retaining the following condition from the previous approval: The applicant shall repair any unreasonable damage to the building at 241 South Court Street caused by the demolition of buildings at 253 or 257 South Court Street. In addition, as noted, separate approvals will be necessary for all proposed signs.

SOUTH ELMWOOD AVE. (66' R/W)

SOUTH COURT STREET (66' R/W)



DATE	DESCRIPTION	BY

LEGACY HOTEL OF MEDINA
 LOCATED IN
 COUNTY OF MEDINA
 CITY OF MEDINA
CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5980

LANDSCAPE PLAN

SHEET TITLE:
 DRAWN BY: CAH
 DATE: 03/22/2024
 CHECKED BY:
 DATE:
 PROJECT No.
 22-137
 ACAD FILE No.
 M:\22-137 SITE LS

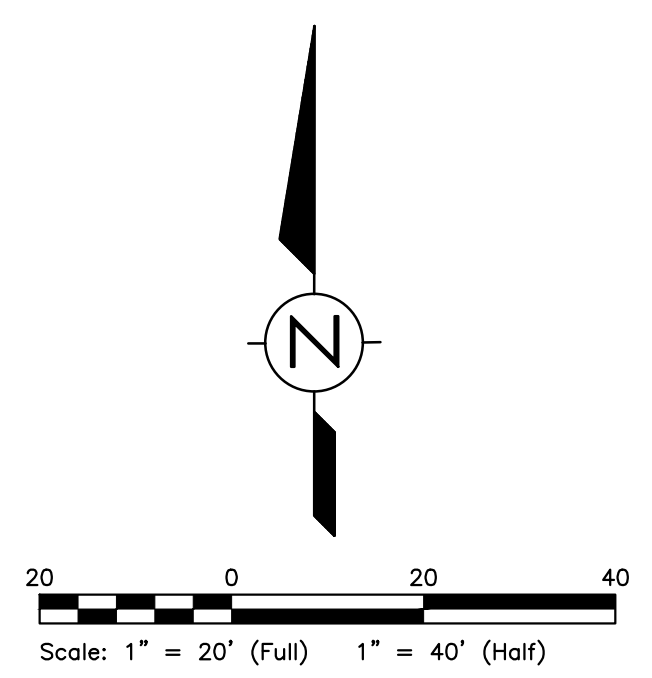
SCALE: PLAN: 1"=20'
 PROFILE-Horz. Vert.
 SHEET NO.
 1/1

PLANT MATERIALS LIST			
QTY.	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES			
8	TRIDENT MAPLE	<i>Acer buergerianum</i>	6'-7'
18	AMERICAN HORNBEAM	<i>Carpinus caroliniana</i>	6'-7'
FLOWERING AND EVERGREEN SHRUBS			
78	WINTERGREEN BOXWOOD	<i>Buxus sinica var. insularis 'Wintergreen'</i>	12"
59	GREEN VELVET BOXWOOD	<i>Buxus koreana 'Green Velvet'</i>	12"
44	WHITE KNOCK OUT ROSE	<i>Rosa x 'RADwhite'</i>	12"
13	KOREAN SPICE VIBURNUM	<i>Viburnum carlesii</i>	12"
4	BUTTERFLY BUSH	<i>Buddleja davidii</i>	12"
PERENNIALS			
18	CREeping PHLOX	<i>Phlox subulata-white and pink</i>	6"
47	CONE FLOWER	<i>Echinacea purpurea</i>	8"-12"
5	HOSTA	<i>Fortunei 'aureomarginata'</i>	8"-12"
ANNUALS			
72	FLOWERING ANNUALS	Daylily, Red Impatiens, Coreopsis, Sweet williams, Aster, Geraniums	12"

- GENERAL NOTES - PLANTING**
- EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
 - EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
 - CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
 - ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 - FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
 - CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
 - ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
 - ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
 - LANDSCAPING MUST CONFORM TO THE CITY OF MEDINA PLANNING AND ZONING CODE CHAPTER 1149.
 - BACKFILL WITH TOPSOIL AS REQUIRED TO BRING FINISHED GRADE FLUSH WITH GRADE ADJACENT, INSURING POSITIVE DRAINAGE OVER ALL SURFACE.
 - LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 6". MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
 - LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24". MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

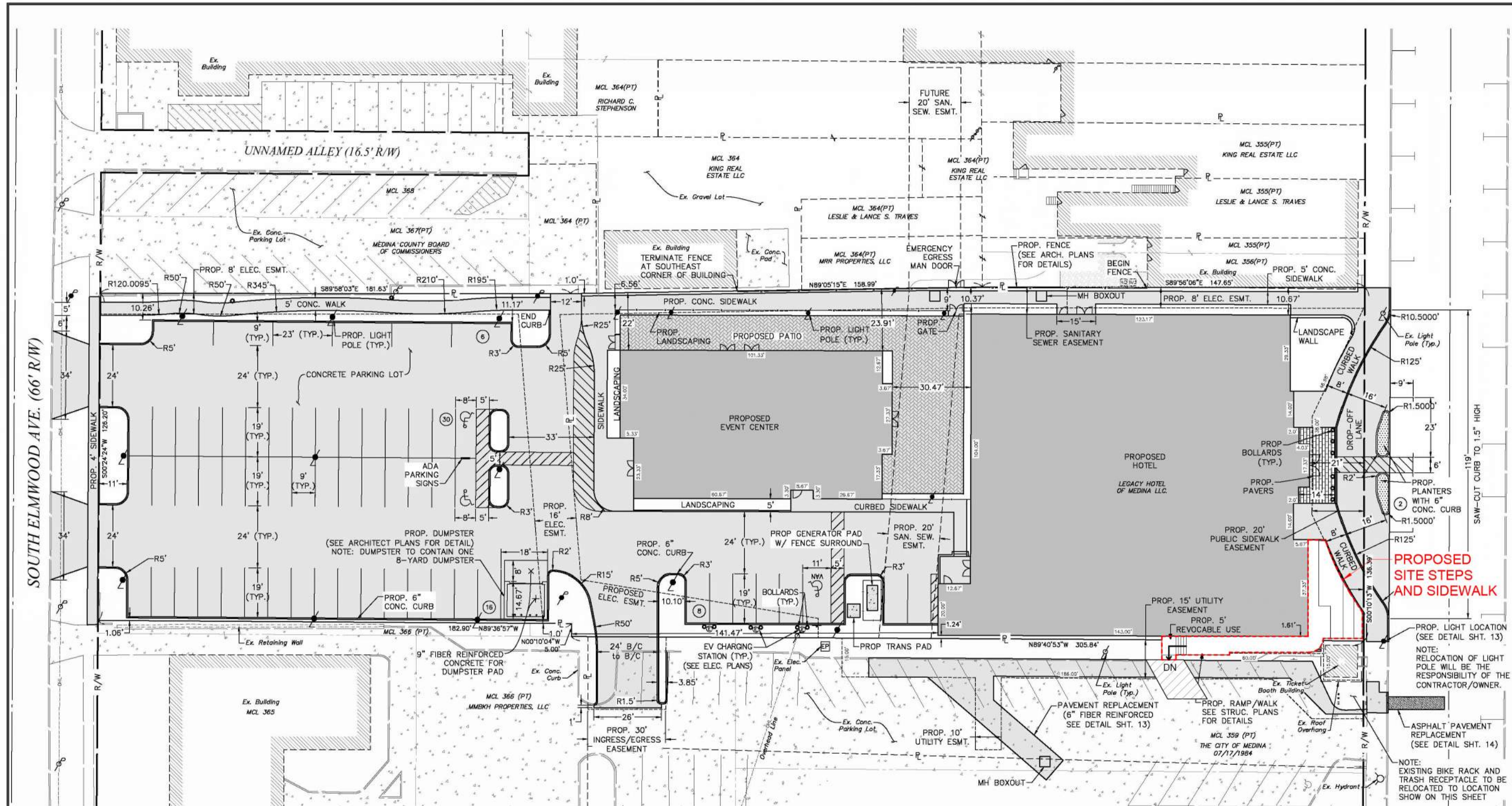
LEGEND

	EX. LIGHT POLE		WHITE KNOCK OUT ROSE
	EX. POWER POLE		WINTERGREEN BOXWOOD
	EX. SIGN		GREEN VELVET BOXWOOD
	BOLLARD LIGHT		BUTTERFLY BUSH
	TRIDENT MAPLE		KOREAN SPICE VIBURNUM
	AMERICAN HORNBEAM		CONE FLOWER
	PROPOSED WILD FLOWER GARDEN		PROPOSED GROUND COVER
			PROPOSED CONCRETE PAVEMENT



Approved 5/9/24

X:\Info_Folders\2022\22-137 Drawings\Improvement Plans\22-137 SITE LS.dwg, 3/22/2024 8:50 AM, Cindy Halitch



1 PLAN PRELIMINARY SITE PLAN - HOTEL
 1" = 40'-0"



PROJECT INFORMATION
 MEDINA HOTEL - EVENT CENTER
 DATE: SEPTEMBER 30, 2024
 PROJECT NO. 14423

Proposed

SHEET NAME
 SITE PLAN AND BUILDING
 FOOTPRINT

SHEET NO.
 HSK00

SLATE LOOK SHINGLE ROOF
 ECO STAR MAJESTIC SLATE
 TRADITIONAL CLASS C
 COLOR: CHESTNUT BROWN,
 FEDERAL GRAY, CEDAR
 BROWN, MOUNTAIN PLUM,
 DRIFTWOOD

FIBER CEMENT PANEL
 PRIMED AND PAINTED,
 COLOR: PANDA WHITE
 SW 6147

FIBERGLASS CORNICE
 ARCHITECTURAL
 FIBERGLASS C-332. NO
 CHANGE TO PROPOSED
 COLOR PALETTE

BRICK VENEER,
 GLEN-GERY: OLDE DETROIT

SIGNAGE TO BE DETERMINED
 AT A FUTURE DATE

BRICK REVEAL DETAIL

STO LIMESTONE

SOLDIER COURSE DETAIL

ANODIZED ALUMINUM FIXED
 WINDOW, LOW-E GLASS,
 FRAME COLOR: DARK BRONZE,

AWNING, COLOR: HOGAN
 ADMIRAL

ANODIZED ALUMINUM FIXED
 WINDOW, LOW-E GLASS,
 FRAME COLOR: DARK BRONZE

ARRISCRAFT - RENAISSANCE
 MASONRY UNITS, COLOR:
 LIMESTONE, FINISH: SATIN

CAST STONE BASE

CANOPY, COLOR: BRONZE

BOLLARD (FLAT TOP), COLOR: BLACK



1

ELEVATION HOTEL - EAST ELEVATION

1" = 10'-0"

1" = 10'-0"



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
 DATE: MAY 1, 2024
 PROJECT NO. 14423

Approved 5/9/24

SHEET NAME

HOTEL - EAST EXTERIOR
 ELEVATION

SHEET NO.

HSK01



MANN · PARSONS · GRAY
 ARCHITECTS 330.666.5770

SLATE LOOK SHINGLE ROOF
 ECO STAR MAJESTIC SLATE
 TRADITIONAL CLASS C
 COLOR: CHESTNUT BROWN,
 FEDERAL GRAY, CEDAR
 BROWN, MOUNTAIN PLUM,
 DRIFTWOOD

FIBER CEMENT PANEL
 PRIMED AND PAINTED,
 COLOR: PANDA WHITE
 SW 6147

FIBERGLASS CORNICE
 ARCHITECTURAL
 FIBERGLASS C-332. NO
 CHANGE TO PROPOSED
 COLOR PALETTE

BRICK VENEER,
 GLEN-GERY: OLDE DETROIT

SIGNAGE TO BE DETERMINED
 AT A FUTURE DATE

BRICK REVEAL DETAIL

STO LIMESTONE

SOLDIER COURSE DETAIL

ANODIZED ALUMINUM FIXED
 WINDOW, LOW-E GLASS,
 FRAME COLOR: DARK BRONZE,

AWNING, COLOR: HOGAN
 ADMIRAL

ANODIZED ALUMINUM FIXED
 WINDOW, LOW-E GLASS,
 FRAME COLOR: DARK BRONZE

FIBER CEMENT AND MDO
 TRIM. COLOR: NEEDLEPOINT
 NAVY SW 0032



CAST STONE BASE

CANOPY, COLOR: BRONZE

BOLLARD (FLAT TOP), COLOR: BLACK



TOP OF ROOF
 71'-0"

ROOF
 61'-0"

PARAPET
 53'-3"

FIFTH FLOOR
 47'-10 1/4"

FOURTH FLOOR
 36'-7 5/8"

THIRD FLOOR
 25'-9 7/8"

SECOND FLOOR
 15'-0"

ARRISCRAFT -
 RENAISSANCE
 MASONRY UNITS,
 COLOR: LIMESTONE,
 FINISH: SATIN

FIRST FLOOR
 0'-0"

1 ELEVATION HOTEL - EAST ELEVATION
 1" = 10'-0"



PROJECT INFORMATION



MEDINA HOTEL - EVENT CENTER
 DATE: SEPTEMBER 30, 2024
 PROJECT NO. 14423

Proposed

SHEET NAME

HOTEL - EAST EXTERIOR
 ELEVATION

SHEET NO.

HSK01

SLATE LOOK SHINGLE ROOF
 ECO STAR MAJESTIC SLATE
 TRADITIONAL CLASS C
 COLOR: CHESTNUT BROWN,
 FEDERAL GRAY, CEDAR
 BROWN, MOUNTAIN PLUM,
 DRIFTWOOD

FIBER CEMENT PANEL
 PRIMED AND PAINTED,
 COLOR: PANDA WHITE
 SW 6147

FIBERGLASS CORNICE
 ARCHITECTURAL
 FIBERGLASS C-345.
 COLOR:
 SW 6147 PANDA WHITE
 SW 0032 NEEDLEPOINT
 NAVY

BRICK VENEER,
 GLEN-GERY: OLDE DETROIT

STO LIMESTONE

BRICK REVEAL DETAIL

SOLDIER COURSE
 DETAIL

ANODIZED ALUMINUM FIXED
 WINDOW, LOW-E GLASS,
 FRAME COLOR: DARK
 BRONZE

FIBERGLASS CORNICE
 ARCHITECTURAL
 FIBERGLASS C-332. NO
 CHANGE TO PROPOSED
 COLOR PALETTE

ARRISCRAFT -
 RENAISSANCE
 MASONRY UNITS,
 COLOR: LIMESTONE,
 FINISH: SATIN

CAST STONE BASE

+ 62'-2"

+ 71'-0"

+ 66'-11"

TOP OF ROOF
 71'-0"

ROOF
 61'-0"

PARAPET
 53'-3"

FIFTH FLOOR
 47'-10 1/4"

FOURTH FLOOR
 36'-7 5/8"

THIRD FLOOR
 25'-9 7/8"

SECOND FLOOR
 15'-0"

CANOPY, COLOR:
 DARK BRONZE

FIRST FLOOR
 0'-0"

+ 15'-0"

1

ELEVATION HOTEL - SOUTH ELEVATION

1" = 10'-0"

1" = 10'-0"



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
 DATE: MAY 1, 2024
 PROJECT NO. 14423

Approved 5/9/24

SHEET NAME

HOTEL - SOUTH
 EXTERIOR ELEVATION

SHEET NO.

HSK04



SLATE LOOK SHINGLE ROOF
 ECO STAR MAJESTIC SLATE
 TRADITIONAL CLASS C
 COLOR: CHESTNUT BROWN,
 FEDERAL GRAY, CEDAR
 BROWN, MOUNTAIN PLUM,
 DRIFTWOOD

FIBER CEMENT PANEL
 PRIMED AND PAINTED,
 COLOR: PANDA WHITE
 SW 6147

FIBERGLASS CORNICE
 ARCHITECTURAL
 FIBERGLASS C-345.
 COLOR:
 SW 6147 PANDA WHITE
 SW 0032 NEEDLEPOINT
 NAVY

BRICK VENEER,
 GLEN-GERY: OLDE DETROIT

STO LIMESTONE
 BRICK REVEAL DETAIL
 SOLDIER COURSE
 DETAIL

ANODIZED ALUMINUM FIXED
 WINDOW, LOW-E GLASS,
 FRAME COLOR: DARK
 BRONZE

FIBERGLASS CORNICE
 ARCHITECTURAL
 FIBERGLASS C-332. NO
 CHANGE TO PROPOSED
 COLOR PALETTE

ARRISCRAFT -
 RENAISSANCE
 MASONRY UNITS,
 COLOR: LIMESTONE,
 FINISH: SATIN

CAST STONE BASE

+ 71'-0"

+ 66'-11"

TOP OF ROOF
 71'-0"

ROOF
 61'-0"

PARAPET
 53'-3"

FIFTH FLOOR
 47'-10 1/4"

FOURTH FLOOR
 36'-7 5/8"

THIRD FLOOR
 25'-9 7/8"

CANOPY, COLOR:
 DARK BRONZE

SECOND FLOOR
 15'-0"

FIBER CEMENT AND
 MDO TRIM. COLOR:
 NEEDLEPOINT NAVY
 SW 0032

FIRST FLOOR
 0'-0"

1 ELEVATION HOTEL - SOUTH ELEVATION
 1" = 10'-0" 1" = 10'-0" 0 10' 20' 30'



PROJECT INFORMATION
 MEDINA HOTEL - EVENT CENTER
 DATE: SEPTEMBER 30, 2024
 PROJECT NO. 14423

Proposed

SHEET NAME SHEET NO.
 HOTEL - SOUTH EXTERIOR ELEVATION HSK04





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
 DATE: OCTOBER 1, 2024
 PROJECT NO. 14423

Proposed

SHEET NAME
 SOUTH EAST CORNER -
 3D STREET
 PERSPECTIVE

SHEET NO.
 HSK08





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MAY 1, 2024
PROJECT NO. 14423

Approved 5/9/24

SHEET NAME

EAST FACADE - 3D
PERSPECTIVE

SHEET NO.

HSK09





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: OCTOBER 1, 2024
PROJECT NO. 14423

Proposed

SHEET NAME

UPDATED NORTH EAST -
3D PERSPECTIVE

SHEET NO.

HSK14





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: OCTOBER 1, 2024
PROJECT NO. 14423

Proposed

SHEET NAME

UPDATED SOUTH EAST -
3D PERSPECTIVE

SHEET NO.

HSK15





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: OCTOBER 1, 2024
PROJECT NO. 14423

Proposed

SHEET NAME
UPDATED SOUTH EAST
CORNER - 3D
PERSPECTIVE

SHEET NO.
HSK16





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: OCTOBER 1, 2024
PROJECT NO. 14423

Proposed

SHEET NAME
HOTEL ENTRANCE &
COFFEE SHOP - 3D
PERSPECTIVE

SHEET NO.
HSK17





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: OCTOBER 1, 2024
PROJECT NO. 14423

Proposed

SHEET NAME
UPDATED HOTEL
ENTRANCE - 3D
PERSPECTIVE

SHEET NO.
HSK18





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: OCTOBER 1, 2024
PROJECT NO. 14423

Proposed

SHEET NAME
COFFEE SHOP
ENTRANCE- 3D
PERSPECTIVE

SHEET NO.

HSK19





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: OCTOBER 1, 2024
PROJECT NO. 14423

Proposed

SHEET NAME

SOUTH ENTRANCE - 3D
PERSPECTIVE

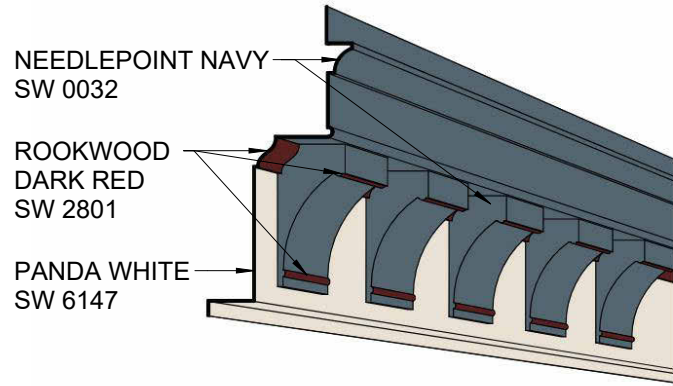
SHEET NO.

HSK20



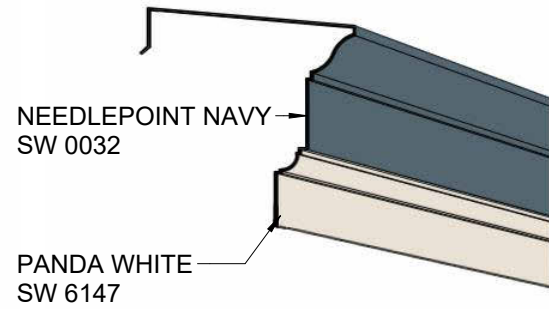
FIBERGLASS CORNICE - AMERICAN
FIBERGLASS INC. C-332 (NO CHANGE)

C-332
DEPTH: 1'-8"
HEIGHT: 3'-6 3/4"



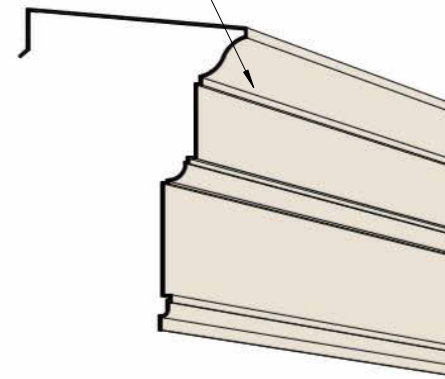
FIBERGLASS CORNICE - AMERICAN
FIBERGLASS INC. C-345

C-345
DEPTH: 1'-10 1/2"
HEIGHT: 2'-7 7/8"



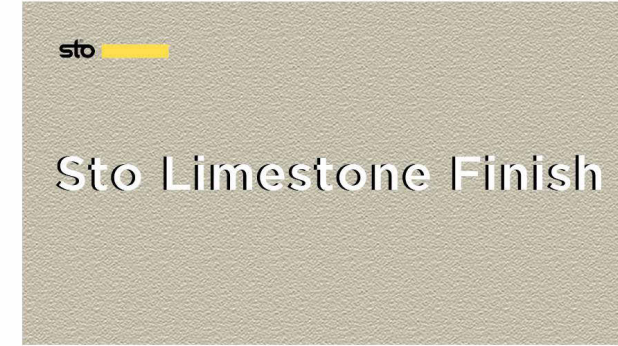
-10 1/2"
-7 7/8"

PANDA WHITE
SW 6147



STO LIMESTONE FINISH @
LINTELS & SILLS. (NO CHANGE)

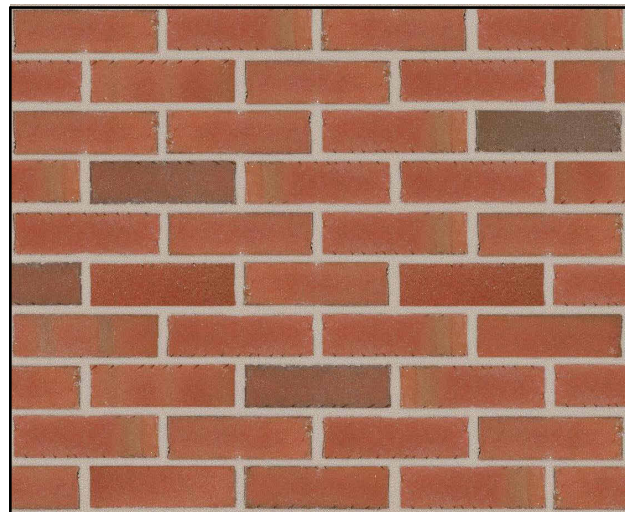
STO LIMESTONE FINISH



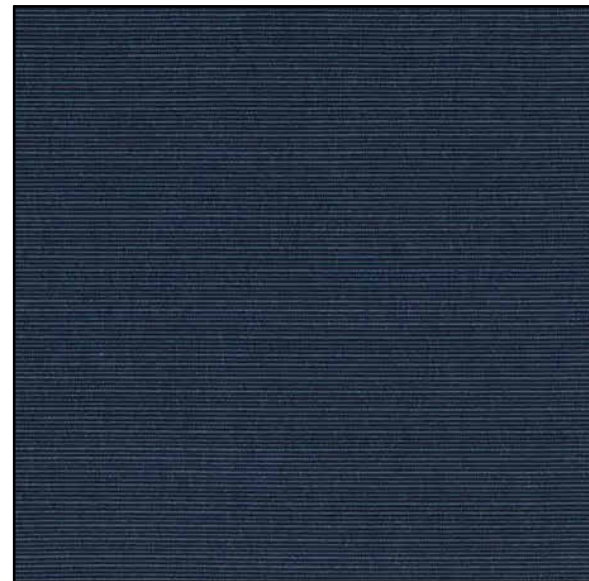
ARRISCRAFT - RENAISSANCE MASONRY UNITS,
COLOR: LIMESTONE, FINISH: SATIN



GLEN-GERY BRICK : OLDE DETROIT
(NO CHANGE)



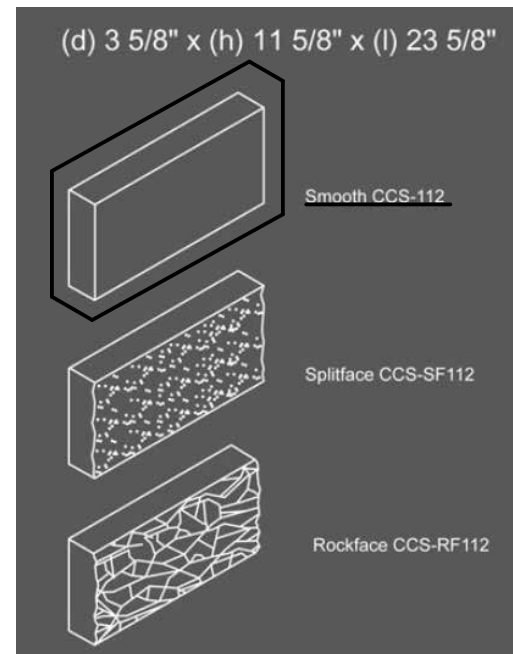
SUNBRELLA FABRICS
COLOR: HOGAN ADMIRAL



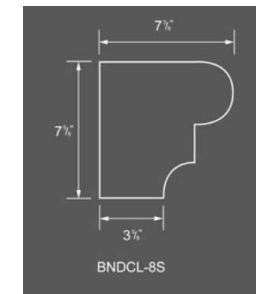
ARCHITECTURAL CAST STONE BASE, CUSTOM CASTSTONE.
STONE SMOOTH FINISH CCS-112, CAP BNDCL-8S
COLOR: LIMESTONE

STONE SIZE AND FINISH

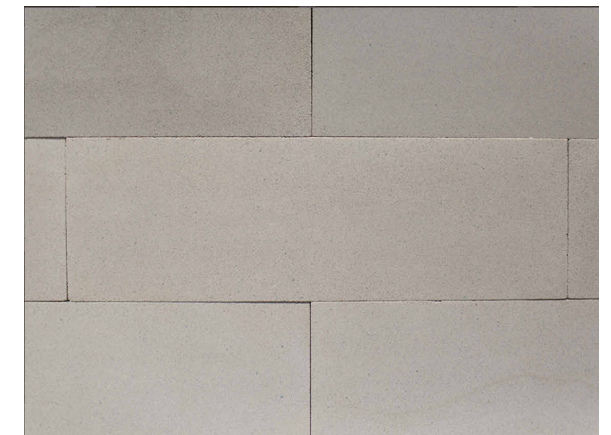
(d) 3 5/8" x (h) 11 5/8" x (l) 23 5/8"



CAP PROFILE



COLOR



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MAY 1, 2024
PROJECT NO. 14423

SHEET NAME

EXTERIOR ELEVATIONS
MATERIALS

SHEET NO.

HSK06