

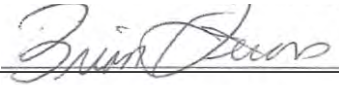


BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number **H25-05**

GENERAL	Date of Application _____
	Property Location _____
	Description of Project _____

CONTACT INFORMATION	Applicant
	Name _____
	Address _____ City _____ State _____ Zip _____
	Phone _____ Email _____
	Property Owner
	Name _____
	Address _____ City _____ State _____ Zip _____
	Phone _____ Email _____
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input 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"/> TC-OV <input type="checkbox"/> Other <input type="checkbox"/>
	Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/>
	Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>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;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i>
	Signature <u></u> Date _____
OFFICIAL USE	Zoning District C-2 & P-F
	Meeting Date 5/8/25
Fee (See Fee Sheet) \$ 50	
Check Box when Fee Paid <input checked="" type="checkbox"/>	

H25-05 Interurban Building Relocation

Property Owner: Existing - City of Medina Ohio
Proposed - Medina County Historical Society

Applicant: Brian Feron

Location: Existing - Feckley Parking Lot on South Court Street (Parcel Number 028-19A-21-240)
Proposed - 205 South Prospect Street

Request: Certificate of Appropriateness approval to relocate a building

LOCATION AND SURROUNDING USES

The existing site is composed of 0.93 acres on the west side of South Court Street and the proposed site is composed of 1.93 acres on the southwest corner of South Prospect Street and Blake Avenue. Adjacent properties to the proposed site include the following uses:

- North – Single-Family Residential and Parking
- East – Single-Family and Two-Family Residential
- South – Single-Family Residential
- West – Vacant Commercial



PROPOSED APPLICATION/BACKGROUND

The Interurban Building was originally located near the intersection of Pearl Road and Stonegate Drive and has been located in the northeast corner of the Feckley Parking Lot since 1991. The construction of a hotel to the north of the Feckley Parking Lot recently resulted in the temporary relocation of the Interurban Building.

The applicant is proposing to relocate the Interurban Building from the Feckley Parking lot to the McDowell Phillips Museum site on South Prospect Street, which is also home to the War Bonds Building. The building will temporarily be located in an existing parking lot on the site. The final location of the Interurban Building is shown to the west of the existing parking lot, but will be dependent on future development of the McDowell Phillips site.

DESIGN GUIDELINES – DEMOLITION AND RELOCATION (SECTION 145.07(c))

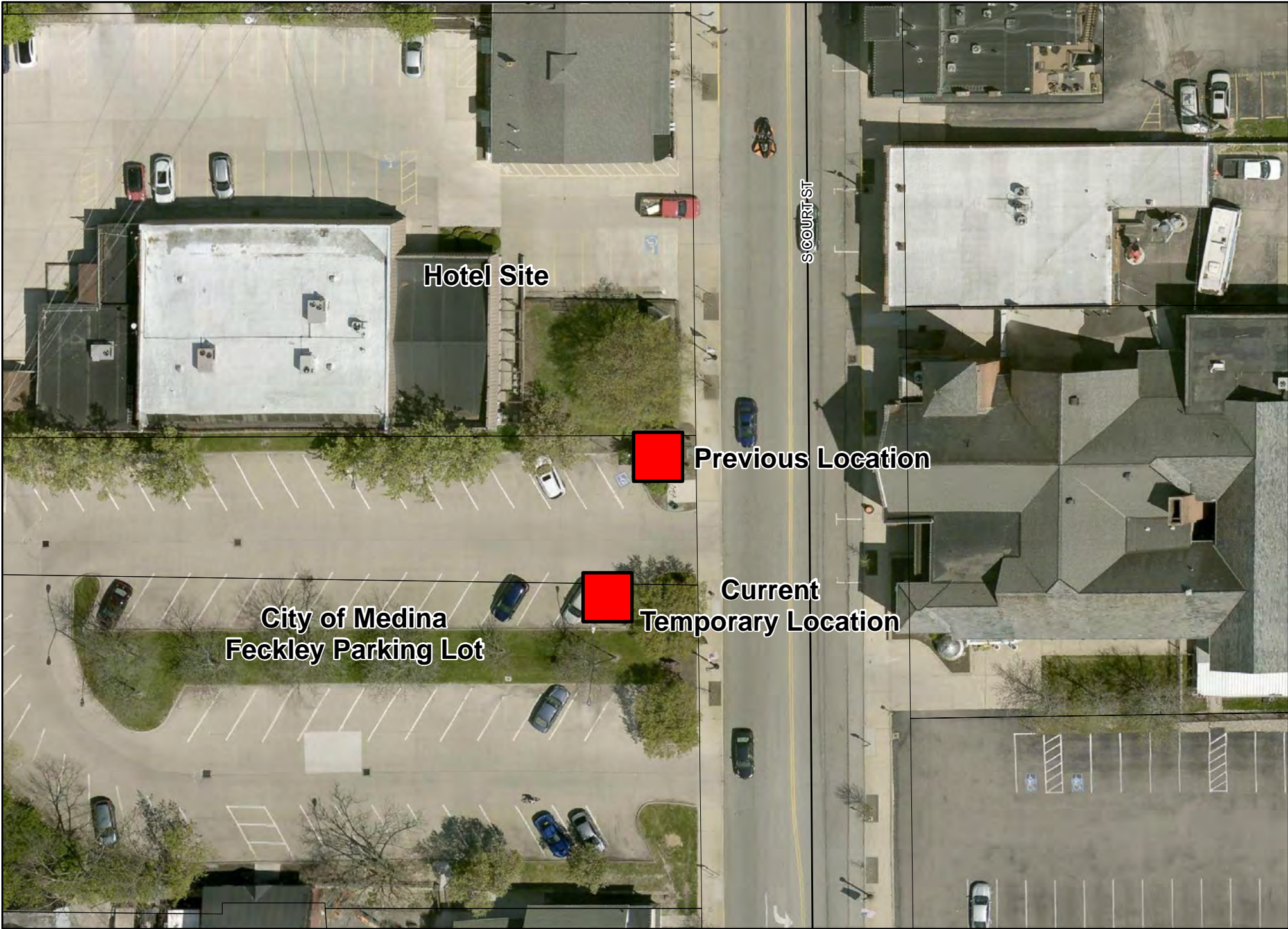
Demolition and Relocation. With respect to demolition and relocation of buildings and structures, it is the interest of the Board that Historic Landmark buildings and buildings and structures within Historic Districts be preserved and restored for economically productive uses. The Board encourages the 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.

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 apply:

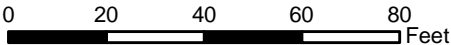
- (1) **Factors to be Considered.** In reviewing an application to demolish or relocate a building or other structure located within the Historic District or a Historic Landmark, the Historic Preservation Board shall consider the following factors in making its decision to approve or deny the request: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

COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

Staff recommends approval of H25-05 to relocate the Interurban Building, as presented.



Interurban Building Location - Feckley Parking Lot





Interurban Building Location - McDowell Phillips Museum



1890
THE SOUTHWESTERN SYSTEM
1901

MEDINA
OHIO



MEDINA
OHIO

Green signpost with text and a small image of a train.



**Medina County Historical Society
206 North Elmwood Street
Medina, Ohio 44256**



March 17, 2025

Mayor Dennis Hanwell
City Council President John Coyne III
Community Development Director, Andrew Dutton
Medina City Hall
132 North Elmwood Ave.
Medina, OH 44256

Dear Sirs

The Medina County Historical Society (MCHS) is urging the Medina City Council to take action to preserve the historic Interurban building. We are offering safe storage of the building on MCHS-owned property at 205 S. Prospect Street until the final location is determined. The attached PowerPoint illustrates several alternatives including the Yost Sunoco lot and each provides a unique opportunity for the City Council to preserve a historic landmark and educate the public on the importance of history.

Preserving the historic Interurban building at the museum offers several benefits:

1. **Historical Significance:** The Interurban was a significant part of the transportation industry, and preserving the building allows for greater exposure to tell that history.
2. **Educational Opportunity:** A museum location would educate the public on the importance of history and the role of the Interurban in the community and throughout Ohio.
3. **Community Engagement:** Preserving the building can foster a sense of pride and connection within the community, as it maintains a historic landmark.

By showcasing the town's historical structures, Medina City Council has a unique opportunity to preserve a historic landmark with an organization that has a proven record of maintaining historic structures in our town. Please give our proposal thoughtful consideration.

Sincerely,
Brian T. Feron
President
Medina County Historical Society

Established 1922
Phone 330-722-1341 Email MCHS@Zoominternet.net
Web: Medinacountyhistoricalsociety.com



March 17, 2025

Mayor Dennis Hanwell
City Council President John Coyne III
City Council Representatives
Medina City Hall
132 North Elmwood Ave.
Medina, OH 44256

Dear Mayor Hanwell, City Council President John Coyne III, and City Council Representatives:

In the decades since its founding in 1970, the Community Design Committee (CDC) has lead the effort to restore Medina's historic Victorian business district; placed an exact replica of an 1875 gazebo in the center of public square (using funds from the Letha House Foundation); contributed to the municipal Engine House Museum; partnered with the City of Medina on projects including street light maintenance; the creation of the Historic District and design guidelines; and the Medina Downtown Neighborhood Improvement Placemaking Strategy.

The Interurban Station was initially located on North Court Street in front of what is now Panera Bakery in Medina Township. The structure was donated to the City of Medina in 1988 by Mr. and Mrs. Gerald Jameyson. The building was stored at the City's Service Department property on West Smith Road until 1991, when the CDC and the City orchestrated its relocation to its South Court Street position. The CDC managed the rehabilitation of the Interurban Station with the generosity of many local donors. A list of the rehabilitation participants has been included in this packet for your review.

Since 1991, the CDC has maintained the exterior and interior of the Interurban, carefully maintaining its wood cladding, slate roof, and historical signage, doors, and windows. It has planted landscaping and created and installed the historical educational/interpretive sign in front of the Station.

The development of the Medina Hotel provides the City of Medina with the opportunity to secure once again for posterity a piece of Medina History. Although the current Interurban Station's South Court location provides foot traffic past the building, the current location is not conducive for visitors to gather and learn about the importance this transportation mode had on the City of Medina, Medina County, and this area of Ohio. The site does not provide an opportunity to walk around the structure to view its historically preserved architecture. It also does not provide viewing into the building from the windows located on its two sides. Visitors can only view displays and its interior, inclusive of its functional pot belly stove, from the front windows.



The Community Design Committee supports the Medina County Historical Society's offer to house the Interurban Station on its property located at 205 South Prospect Street at the McDowell-Phillips House Museum. The Medina County Historical Society has demonstrated its capacity to be responsible stewards of historical artifacts. It has restored three historically significant homes, a barn, and most recently the War Bond Building, deeded to them by the Medina County Commissioners. They are also stewards of thousands of Medina County artifacts, many of which are one-of-a-kind and priceless.

The MCHS could offer a location where Interurban visitors could enjoy the building's architecture and could learn about the importance the Interurban railway had on the area's development through guided tours and other educational sessions. The McDowell-Phillips House location also places the Interurban Station within a few feet of its original route. The railway traveled from the Chippewa Lake area north on Medina Street, turned east on West Liberty Street at Serenite Restaurant & Culinary Institute, and then turned north on North Court Street at Cool Beans Cafe. The railway carried passengers back and forth from Cleveland to Columbus through Medina County.

The Medina Community Design Committee can provide the Medina County Historical Society financial support to relocate the building to their South Prospect Street property. The CDC can also provide the restoration that needs to be completed on the Station, as well as continue to underwrite its maintenance and preservation.

The Community Design Committee requests that the Council consider the opportunity for the City to once again collaborate with its historical preservation partners in relocating and preserving this unique Medina artifact.

Sincerely,

A handwritten signature in blue ink that reads "Michele Nichols".

Michele Nichols, President, Medina Community Design Committee
Board of the Medina Community Design Committee

Cc:

Brian Feron, President, Medina County Historical Society

Andrew Dutton, Community Development Director, City of Medina

Interurban Station – South Court St.

Proposed Relocation and Temporary Storage

Medina Community Design Committee
Medina County Historical Society

September 2024 Moved to Accommodate Hotel Constructing



Medina Interurban Trolley

Berea to Columbus Line
Ceased Operations 1931

Photo – West Liberty



Interurban Station – South Court St.

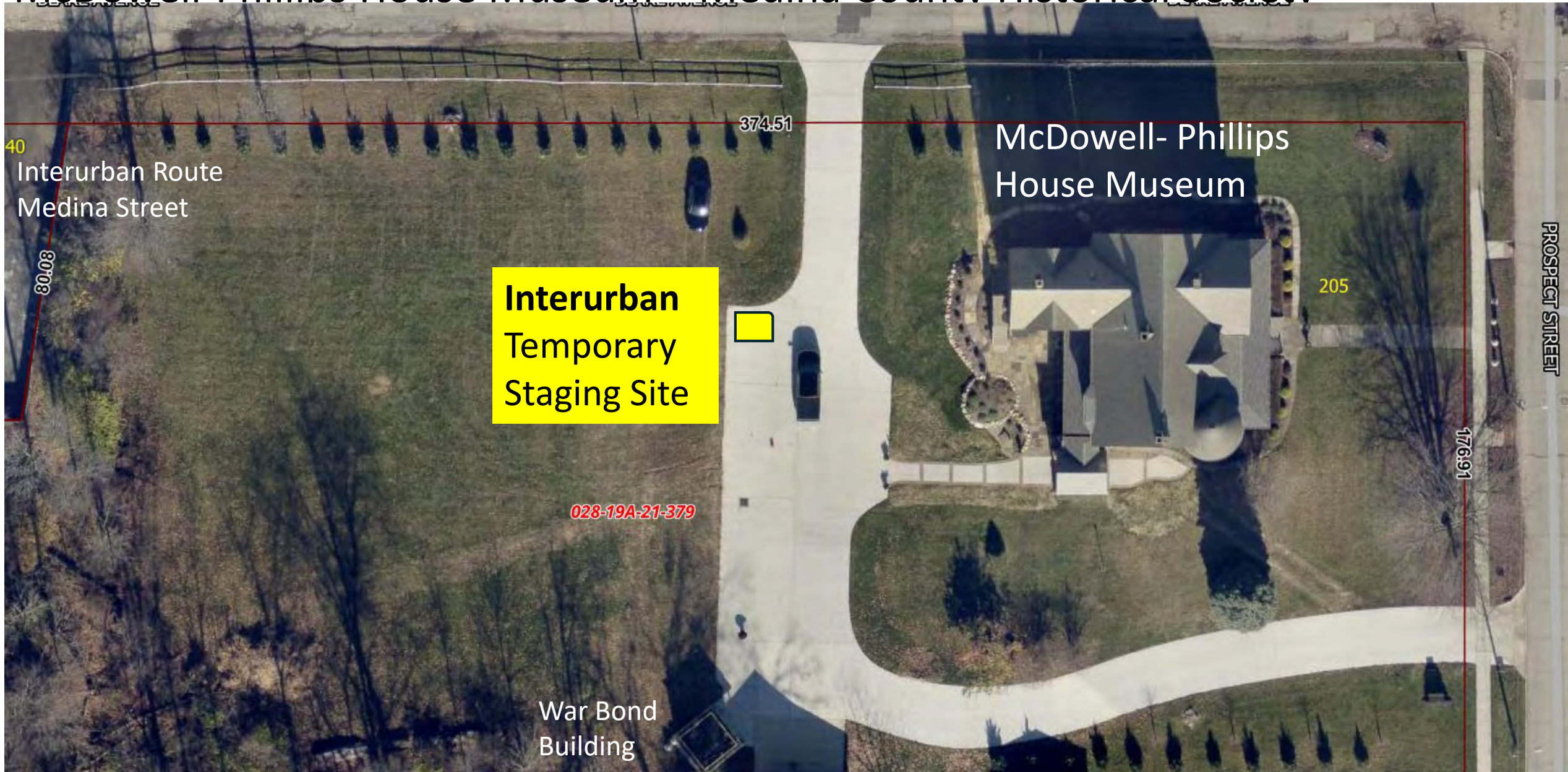
Restored by Community Design Committee 1991

Continuing maintenance and repair 35 years



Proposed Interurban Staging Site

McDowell-Phillips House Museum – Medina County Historical Society



40

Interurban Route
Medina Street

80.03

Interurban
Temporary
Staging Site

028-19A-21-379

War Bond
Building

374.51

McDowell- Phillips
House Museum

205

176.91

PROSPECT STREET

Permanent Interurban Location Option A



Historic Interurban Visitor Station

Relocate from South Court
St.

Visitor Information Kiosk

Ev Charging Stations

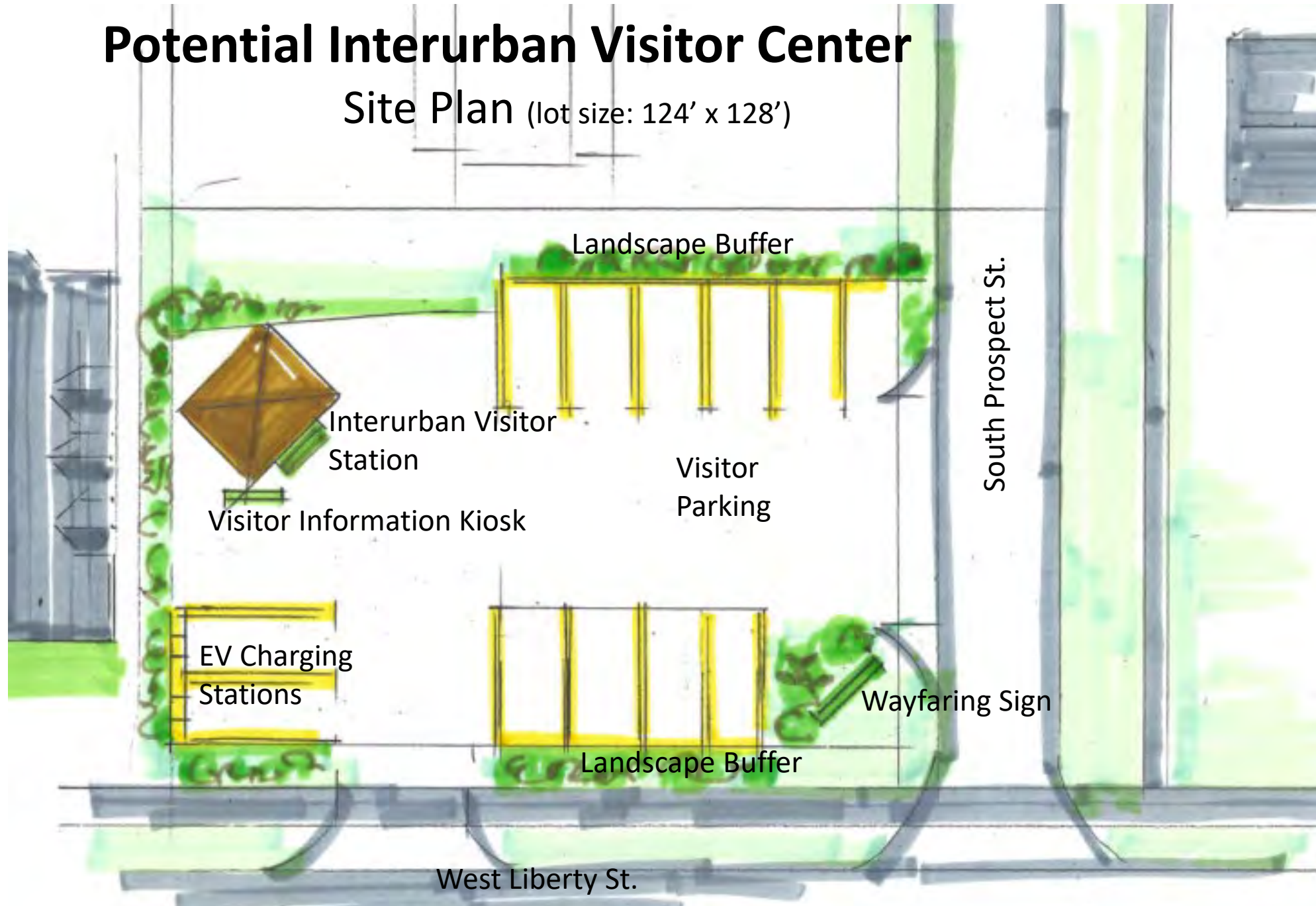
West End Visitor Parking

Potential Interurban Visitor Center

West Liberty and South Prospect

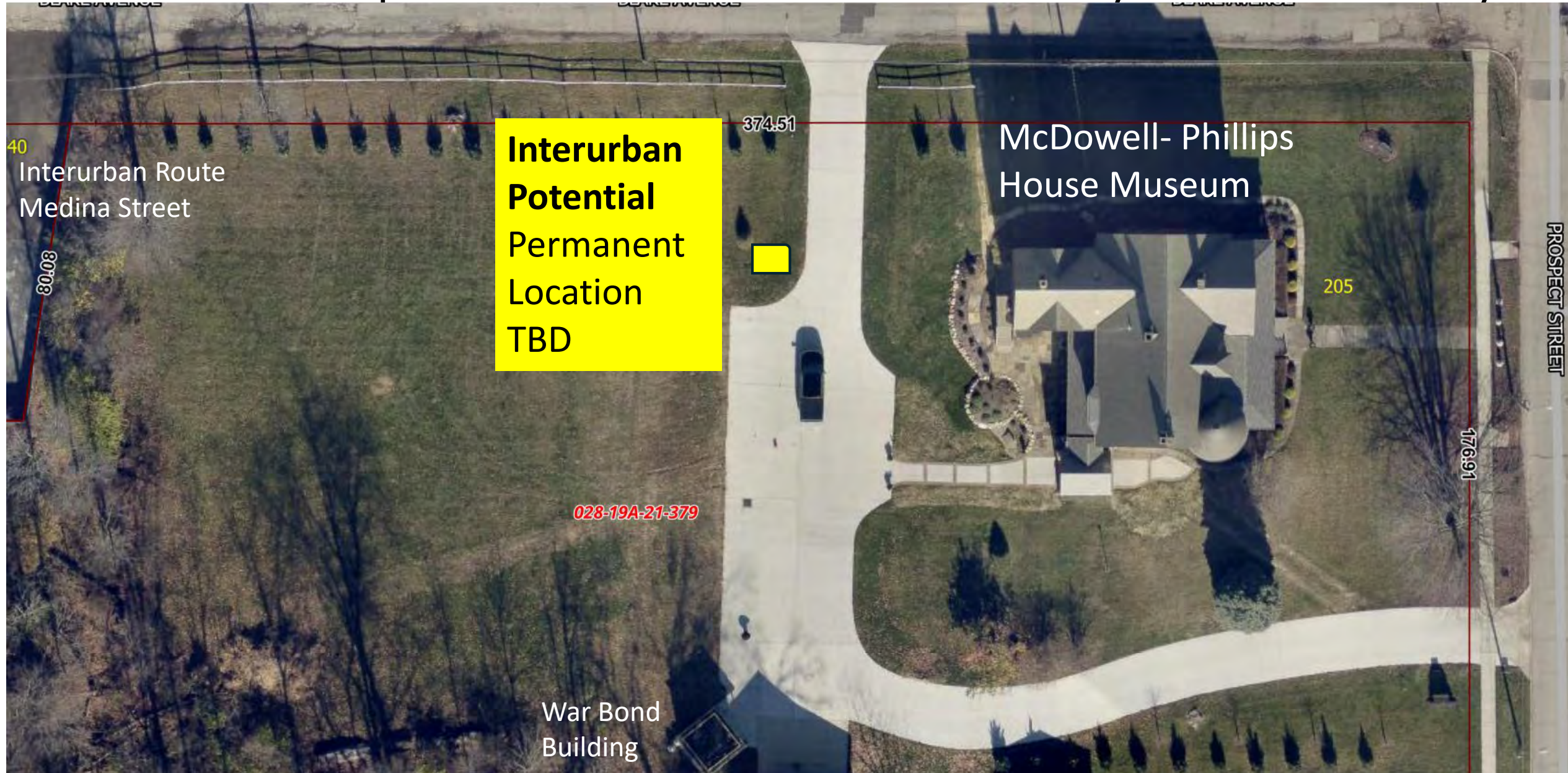
Potential Interurban Visitor Center

Site Plan (lot size: 124' x 128')



McDowell-Phillips House Museum – Medina County Historical Society

McDowell-Phillips House Museum – Medina County Historical Society



Permanent Location Option B:



2025 CELEBRATION OF PRESERVATION

THE CLEVELAND RESTORATION SOCIETY AND THE CLEVELAND CHAPTER
OF THE AMERICAN INSTITUTE OF ARCHITECTS

PRESENT THE

AWARD OF EXCELLENCE FOR THE PRESERVATION OF A COMMUNITY BUILDING

TO

MEDINA COUNTY HISTORICAL SOCIETY

IN RECOGNITION OF OUTSTANDING WORK ON MEDINA WAR BOND BUILDING



KATHLEEN H. CROWTHER
PRESIDENT
CLEVELAND RESTORATION SOCIETY



JON LUSIN
AIA CLEVELAND PRESIDENT



"THERE MAY HAVE BEEN A TIME WHEN PRESERVATION WAS ABOUT SAVING AN OLD BUILDING HERE AND THERE, BUT THOSE DAYS ARE GONE.
PRESERVATION IS IN THE BUSINESS OF SAVING COMMUNITIES AND THE VALUES THEY EMBODY."

— RICHARD MOE, NATIONAL TRUST FOR HISTORIC PRESERVATION