



**CITY OF MEDINA**  
Community Development Department  
132 N. Elmwood Ave. Medina, OH 44256  
330-722-9023

## **MEMORANDUM**

**DATE:** February 1, 2024

**TO:** Historic Preservation Board & Planning Commission

**FROM:** Andrew Dutton, Community Development Director

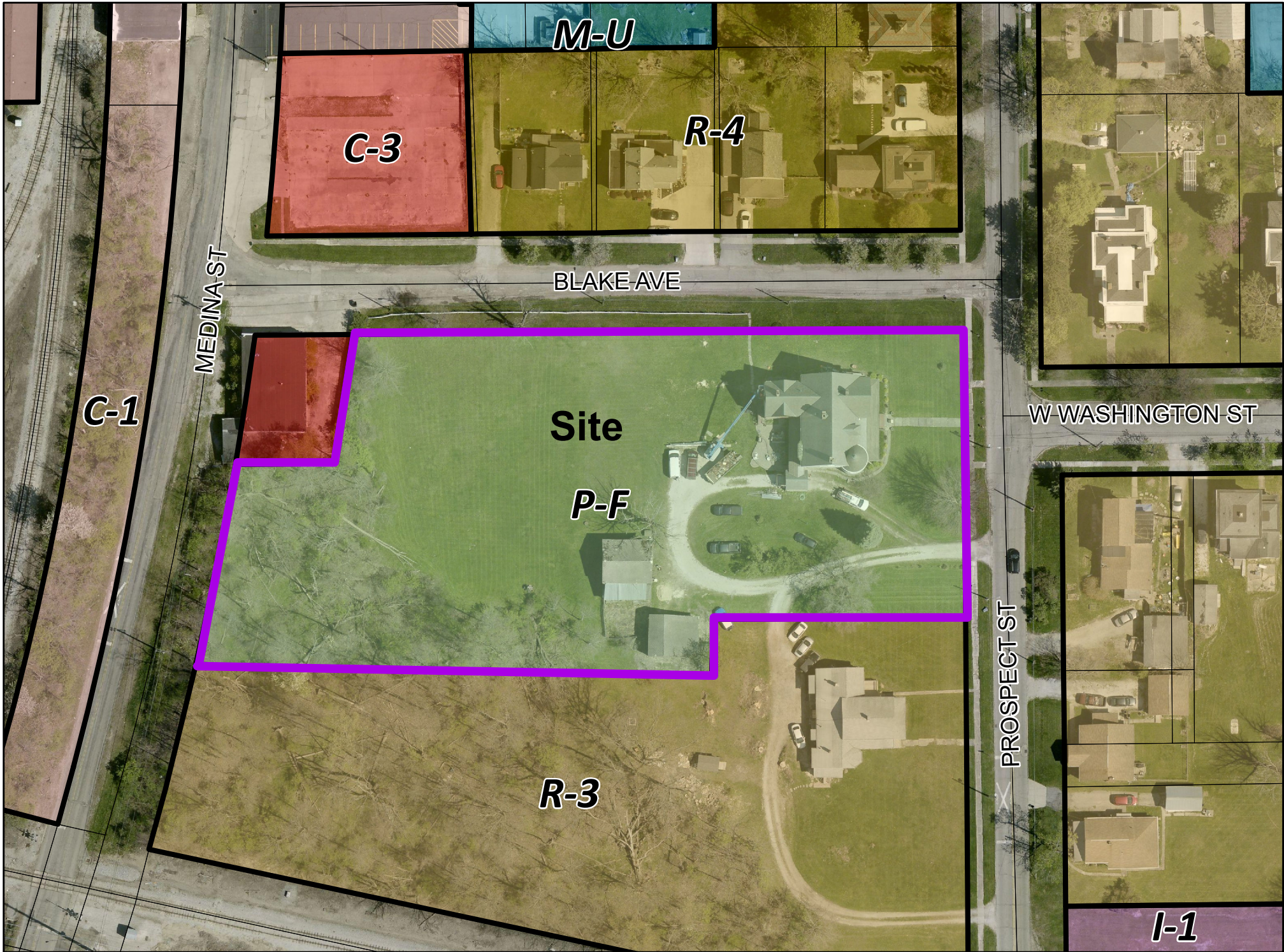
**SUBJECT:** Discussion Request – McDowell-Phillips House new museum building

The Medina County Historical Society (MCHS) has initiated the design process to construct a 3,000 sq. ft. museum interpretive center at the McDowell-Phillips House site (205 South Prospect Street). In order to receive feedback, Brian Feron, President of the MCHS has requested the project be presented to the Historic Preservation Board and Planning Commission as a discussion item.

At this time, preliminary plans have been submitted for review and comment. Two slightly different building elevations have been provided, with one including an additional covered entrance/porch area on the north side of the building. Items to consider for discussion purposes are building aesthetics, site layout, landscaping, access, and parking. In regards to parking, the indicated on-site parking would generally accommodate a museum use. However, parking may be deficient for a large event, particularly if up to 300 outdoor guests are in attendance as noted on the final page of the submitted plans.

In the future, complete Certificate of Appropriateness and Site Plan applications will need to be submitted for review by the Historic Preservation Board and Planning Commission, respectively.

Please let me know if you have any questions.



**M-U**

**C-3**

**R-4**

BLAKE AVE

MEDINA ST

**C-1**

**Site**

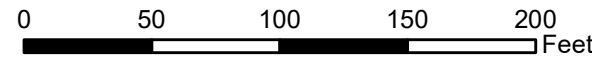
**P-F**

W WASHINGTON ST

**R-3**

PROSPECT ST

**I-1**







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## Narrative of the proposed project at 205 S. Prospect Street, at the rear of the McDowell-Phillips House Museum.

The proposed approx. 3,000 square foot Interpretive Center on the museum property will provide space for small gatherings, ADA restrooms, display space and a venue for educational seminars for MCHS and other organizations. The full basement will provide safe storage of museum artifacts and documents. The space will relieve crowded conditions at the John Smart House Museum and allow greater access to the collection for displays. Rental fees will help offset museum operations.

The McDowell House and the archives found in the house provide research opportunities for students as well as historians. Records and files span five generations with important local, state, and federal political records. Medina County Historical Society is over 100 years old and has amassed a large collection of artifacts and records that require proper care and storage with appropriate environmental conditions. MCHS also requires additional space for new acquisitions from current and future generations.

Since acquiring the McDowell-Phillips House in December of 2019, extensive restoration and improvements have taken place. MCHS has invested over \$700,000 in the property and has created a cultural and aesthetic addition to the neighborhood. The third phase is construction of the Interpretive Center to create a unique museum experience for guests. We welcome a tour by anyone on the planning commission to view the property and our vision.

Brian T. Feron  
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Landscape trees/shrubs for proposed Interpretive center.

Due to the heavy deer population in the immediate area, MCHS has used several types of shrubs that are deer resistant. These plantings have survived for 1-2 years and will most likely be used as bed plantings and parking lot screenings in the future once final design of the surrounding area of the building is complete.

Note: The North side of the McDowell—Phillips property already has a row of Blue Junipers and Red Bud trees that are growing into a screen along Blake Ave.

The new parking and patio areas will have Boxwoods as a hedge in the common areas. Additional screening may or may not be necessary on the southside due to existing mature trees that we plan to keep in place.

The list below are the likely species of trees we plan to use once a formal landscaping quote is obtained.

Pyramidal Boxwoods  
Birds Nest Spruce  
Green Velvet Boxwoods  
Ivory Silk Lilac  
Gold Mop Cypress  
Butterfly Bushes  
Japanese Maple

Misc. Perennials:

Liriope  
Zegreb  
Cat Mint  
Russian Sage











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PHOENIX HALL



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300 STANDING COCKTAIL  
150 SEATED FOR COCKTAIL

40' X 60' TENT

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