

November 12, 2020  
HPB meeting minutes  
for Case H20-06

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CITY OF MEDINA HISTORIC PRESERVATION BOARD  
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Transcript of Proceedings held on Thursday, the  
12th day of November, 2020 before the City of  
Medina Historic Preservation Board, commencing at  
approximately 5:00 p.m., as taken by  
Nicholas Glatzhofer, Notary Public within and  
for the State of Ohio, and held in Medina City Hall,  
132 North Elmwood Avenue, Medina, Ohio 44256.

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APPEARANCES:

Leslie Traves, Chairwoman,  
Elizabeth Biggens-Ramer, Member,  
Paula Banks, Member,  
Patty Stahl, Member,  
Don Geitz, Member.

City of Medina Planning and Community,  
Development Department,  
Jonathan Mendel, Community Development Director,  
Sandy Davis, Administrative Assistant.

City of Medina  
Gregory A. Huber, Law Director.

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## PROCEEDINGS

## OLD BUSINESS

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4 CHAIRWOMAN: I would like  
5 to call the Historic Preservation Board meeting  
6 to order.

7 Today is November the 12th, 2020. We have  
8 four cases.

9 We are asking the members of the public --  
10 we'll provide an opportunity to address the  
11 Board. If you do so, please come to the podium  
12 and state your name and address for the record,  
13 and keep your comments to a length of five  
14 minutes.

15 We have our minutes from the last meeting  
16 and they were quite substantial.

17 Does anybody have any comments or  
18 corrections, or do I have a motion to prove the  
19 minutes?

20 MR. GEITZ: I read the  
21 minutes and they were really -- she did a  
22 fantastic job (indicating).

23 MS. BIGGENS-RAMER: She did.

24 MR. GEITZ: I had to look  
25 up her name.

1 CHAIRWOMAN: I don't know  
2 why I didn't bring her cookies today.

3 MR. GEITZ: I had to look  
4 up her name to see who she was.

5 MS. BANKS: I move that we  
6 accept the minutes as delivered.

7 MR. GEITZ: Second.

8 CHAIRWOMAN: Okay.

9 MS. DAVIS: Traves?

10 CHAIRWOMAN: Yes.

11 MS. DAVIS: Banks?

12 MS. BANKS: Yes.

13 MS. DAVIS: Biggens-Ramer?

14 MS. BIGGENS-RAMER: Yes.

15 MS. DAVIS: Geitz?

16 MR. GEITZ: Yes.

17 MS. DAVIS: Stahl?

18 MS. STAHL: Yes.

19 MS. DAVIS: Motion  
20 approved, five-zero.

21 MR. MENDEL: And then just  
22 for the Board's sake, we do have a court  
23 reporter here this evening. So just because  
24 HPB usually doesn't have one, but we decided --  
25 administration decided we needed one, so just

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an FYI, that's why he's sitting over there  
doing his thing.

Thank you.

- - -

1 Case Number H20-06

2 - - -

3 Additional appearances: Dan Gladish, Building Official.

4 Charles Ramer,  
Community Design Committee.

5 Ian Jones,  
6 Mann, Parsons, Gray Architects.

7 - - -

8 CHAIRWOMAN: So as I had  
9 stated in the other cases, we have four cases  
10 today and we have an hour to do them in, and  
11 then the Planning Commission starts at six  
12 o'clock. We went way over last time and got  
13 quite a few dirty looks. So we're going to try  
14 to stay on schedule tonight.

15 MR. MENDEL: All right.

16 Well --

17 CHAIRWOMAN: So here we are  
18 at Case Number H20-06, 133 North Court Street.

19 We had tabled a discussion last month  
20 because it was going long, and I had a little  
21 bit of research I was kind of interested in  
22 doing.

23 So do you need to do any --

24 MR. MENDEL: Well, at the  
25 end of the last meeting there was a discussion



1           about an executive session. So if you would  
2           like to talk about that --

3                   CHAIRWOMAN:                   Right.

4                   MR. MENDEL:                   -- now would  
5           be a good time at the beginning of the meeting.

6                   CHAIRWOMAN:                   So we  
7           understand that we were tabled to go into an  
8           executive session, but it was okay for us to  
9           table the discussion and kind of give ourselves  
10          a little breather to think about all that was  
11          presented to us in the two hours.

12                  I felt like there was something missing in  
13          all of the discussions and that was actually  
14          the history of the house. So I went through  
15          the book by Joann King, and Adner Wagner is  
16          mentioned in this book five times. He was the  
17          person who built the house. He was originally  
18          from Wadsworth and settled here in Medina as  
19          one of the original settlers. He was a  
20          preservationist himself actually.

21                  There was a church - and it's now the stone  
22          church - he bought the church and he moved the  
23          church down and over two blocks, and he set up  
24          his carriage business out of that church.

25                  He then went on to -- he was also a



1 requires the finding of unreasonable hardship  
2 that would deprive the applicant of the  
3 reasonable use of his land.

4 Now, some of the facts that came to me had  
5 to do with the fact that this house was bought  
6 at what seems like a pretty high price for what  
7 it is in order to solve a problem with the  
8 previous tenant and the difficulty that tenant  
9 was having with the applicant, and that was  
10 ongoing because I got involved in that, too.  
11 So we solved that problem, but when the house  
12 was purchased, my understanding is that some  
13 mechanicals and problems with the house were  
14 not really examined. That's not your problem,  
15 that's the applicant's problem.

16 The other issue is, I did talk to  
17 Dan, because Dan went through the house, and I  
18 asked Dan, "Well, I know you examined this  
19 house pretty good, you're our building  
20 inspector. What do you think it would cost to  
21 put in a hot water heater, put some heat in the  
22 place, get the electric up to the point that  
23 it's usable, and open it up to rent if you  
24 wanted to rent it because it's commercial?"

25 Dan, why don't you address that?

1 MR. MENDEL: Dan, you can  
2 come up to the podium.

3 MS. STAHL: Can you repeat  
4 that, what you found, the unreasonable  
5 hardship? Can you repeat that again?

6 MR. HUBER: The applicant  
7 needs to show that he's going to suffer  
8 unreasonable hardship that would deprive him of  
9 all reasonable use of the property, and so  
10 that's what courts look at when these  
11 demolition issues go to the common pleas level  
12 in a trial court.

13 Obviously, the idea is within an historical  
14 district, and your purpose is to weigh this and  
15 to try to preserve these buildings where  
16 reasonably possible.

17 Go ahead, Dan.

18 MR. GLADISH: The question  
19 that was asked --

20 MR. MENDEL: Hold on, Dan.  
21 For the record, just give your full name, your  
22 title with the City, and that you're with the  
23 City for the court reporter.

24 MR. GLADISH: Dan Gladish,  
25 chief building official for the City of Medina,

1 132 North Elmwood, Medina, Ohio.

2 The question that was asked of me earlier  
3 today was, what would it take to get -- to be  
4 able to put a tenant in that space, basically,  
5 a hot water tank, some minor rewiring, and a  
6 little bit of mechanical work. So the  
7 estimated cost that I would say would be three  
8 to five thousand dollars. For sure it needs a  
9 hot water tank and some minor plumbing work --  
10 I mean some major plumbing work, but to get a  
11 tenant in there, three to five thousand  
12 dollars. That's just the interior, that  
13 doesn't include anything on the outside. And I  
14 know the only item on the outside was in my  
15 letter that I put together for the last meeting  
16 was that the front porch facade would for sure  
17 need some adjustment. I couldn't guess at what  
18 that would cost.

19 MR. HUBER:

20 So we're  
21 creating a record, and for the Board, I wanted  
22 to make sure you have -- you have to make this  
23 decision, you are the Board, but I wanted to  
24 make sure this information with respect to some  
25 of the economics applied -- that would apply to  
this building so you can weigh that in your

1 decision.

2 That's all I have at this point.

3 CHAIRWOMAN: Now --

4 MS. BANKS: Now, if this

5 is --

6 MR. MENDEL: Paula, we need  
7 to defer to the Chair.

8 CHAIRWOMAN: Go ahead. I'm  
9 sorry.

10 MS. BANKS: If this is  
11 rehabed for a tenant, doesn't it have to be --  
12 have a handicap ramp and a few other things?

13 MR. GLADISH: No. That's  
14 not true because there's no change of use.  
15 It's not true because there's no change of use.  
16 It could remain as-is. If there was a change  
17 in use, then yes, the accessibility codes would  
18 come into play, but it would be business to  
19 business.

20 MS. BANKS: Okay.

21 CHAIRWOMAN: Don, go ahead.

22 MR. GEITZ: I went over  
23 the minutes from the last meeting where we went  
24 back and forth, and it came to my mind that  
25 this Board always has been doing signs. We've

1 never been asked to do anything of this sort.  
2 We did something on the outside of a back of a  
3 building.

4 So I decided to write this out.

5 Excuse me if I get nervous, because I'm not  
6 used to crowds. Okay?

7 This is in reply to the structure at 133  
8 North Court. Prior -- excuse me with this  
9 mask. Prior to the Historical Board meeting on  
10 October 8th, 2020, the Chief Building Official  
11 Dan Gladish reviewed this structure zoned C-1.

12 Mr. Gladish walked through the building and  
13 produced his observation with photos and twelve  
14 comments. The only comments that our Board  
15 should be considering are 5, 9, 10, 11, and  
16 possibly 12, and all of these are pertaining to  
17 the exterior of the building. These are the  
18 areas of the exterior of the building which,  
19 when completed, would keep the integrity and  
20 the original architectural style of its period  
21 in history. The Historical Board's concern  
22 should only be the exterior facades for this  
23 historical value to the community. It's not  
24 our Board's decision to refurbish interiors of  
25 structures and suggest the demolition of these

1 structures.

2 CHAIRWOMAN: Jonathan, do  
3 you think that we need to go ahead and read  
4 145, or the law director has given -- because  
5 I --

6 MR. MENDEL: I can read  
7 the -- if you wish, I can read verbatim just  
8 the design -- the design guidelines for  
9 demolition that are listed in Section 145.07(c)  
10 of the City of Medina Code.

11 CHAIRWOMAN: Yes.

12 MR. MENDEL: Okay. So  
13 "145.07(c) Demolition. With respect to  
14 demolition, it is the interest of the  
15 Board that Landmark Buildings and buildings  
16 within Historic Districts be preserved and  
17 renovated for economically productive uses.  
18 The Board encourages the saving and adaptive  
19 reuse of buildings significant to the character  
20 of the Historic Districts and the history of  
21 the City. Consistent with this intent, the  
22 Board also realizes the Historic District is  
23 not a static environment, but an ever changing  
24 and developing entity. Applications for  
25 demolition shall be reviewed based on the



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

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

12 That is the entire Subsection 145.07(c).

13 CHAIRWOMAN: Thank you.

14 Now, Patty, you were here before. Do you  
15 have any questions for Dan?

16 MS. STAHL: I think you  
17 answered one of my questions as I was reading  
18 through the material and seeing the quote that  
19 Dr. Raymond received to rehab the whole house.  
20 The question was, okay, they get it up to be  
21 able to have a tenant in there, what would have  
22 to be done to meet the standard? So you  
23 answered that, which was one of my questions  
24 there.

25 MR. GLADISH: Okay.

1 CHAIRWOMAN: Does anybody  
2 else have a question for Dan?

3 MS. STAHL: And I guess,  
4 you know, pertaining to your letter, there was  
5 some significant -- you know, in your opinion,  
6 significant things that would have to happen to  
7 rehab that building, like with the foundation,  
8 because that's where I see, you know, the most  
9 cost and the most issues you could run into  
10 when you're doing something like that. So  
11 could you maybe describe some of those a little  
12 better so I have a better understanding?

13 MR. GLADISH: Yeah. I mean,  
14 there's a lot of crumbling. The foundation is  
15 settled. The actual front porch, which is all  
16 precast concrete, is shifting to one side and  
17 pulling away from the front of the facade, so  
18 basically water damage from freeze/thaws and  
19 stuff like that. So the front facade for  
20 sure, the front porch, and the foundation are  
21 in need of some major repair.

22 MS. BANKS: I think in our  
23 last meeting we also thought that there was  
24 some asbestos. I mean, if you put a water  
25 heater and fix some electricity, would someone

1 rent it?

2 CHAIRWOMAN: Yeah, where  
3 are we with the asbestos issue?

4 MR. GLADISH: We don't know  
5 that. That has to be tested.

6 CHAIRWOMAN: You don't know  
7 whether it's asbestos or not?

8 MS. BANKS: I mean, making  
9 it have hot water and electricity doesn't mean  
10 that it would be a viable, rentable property,  
11 does it?

12 MR. GLADISH: I mean, we  
13 don't regulate asbestos or lead paint, that's a  
14 health department thing. So, I mean, almost  
15 every house that's built in '50s or older for  
16 sure is going to have lead-based paint, and if  
17 it's got a heating system that was an old steam  
18 system, there's most likely asbestos pipe  
19 insulation, so we know it's pretty much likely  
20 there is that. Nothing says it has to be  
21 abated unless it's caused an issue or it's  
22 flaking or it's fibrous and it's in the area.  
23 So as long as it's intact, there's nothing that  
24 says it has to come out.

25 MR. GEITZ: It's still my

1           contention that that's none of our business on  
2           the inside, that's the owners, whatever, the  
3           building department and Dan can come together  
4           on. How far does it go that people can come in  
5           there safely and leaving safely? That's our  
6           main -- that's their concern. I mean, sure,  
7           we're concerned, but it's not for us to improve  
8           that. We're looking for the exterior of all  
9           these buildings and that's it. Ninety-nine  
10          percent is -- we just did three signs.

11           I drove by there, my wife drove there and  
12          she said, "Look, the building's sinking on the  
13          porch." Well, sure it is, the building's one  
14          hundred and twenty years old.

15           So anyhow, my contention is we should  
16          concentrate on what we're supposed to do.

17                   CHAIRWOMAN:                   So can I ask  
18          the law director, how do you feel about Dan's  
19          comment there that we're really only looking at  
20          the facade?

21                   MR. HUBER:                   Well, that's  
22          not actually correct. On a demolition issue,  
23          it's your job to look at a whole picture. The  
24          economic doesn't -- as I indicated, the  
25          property owners are coming to you to ask about

1 a certificate of appropriateness to demolish  
2 the building. Well, he's dealing with the  
3 reality of the whole building, not just the  
4 exterior, and when he comes to you to ask for  
5 that, you have to look at the reality of what  
6 he's looking at. So that does factor into this  
7 picture on demolition, and that is one of the  
8 things you're tasked with and that's typical  
9 with municipal historic preservation boards.

10 Now, you're not to speculate about things.  
11 The question of asbestos is not established one  
12 way or the other, so all you could do is  
13 speculate on that. Dan's saying that -- like  
14 in our office building, we have asbestos in the  
15 basement. You know, unless it's a problem, it  
16 stays.

17 What is relevant, and what I want to make  
18 sure is in the record, is that you don't have  
19 to completely rebuild this house, you need to  
20 make it economically rentable. What would that  
21 be? And I wanted to make sure that that  
22 ballpark figure is in front of you as you make  
23 the decision.

24 Dan, what do you think it would take to do  
25 some repairs on the foundation so that it's not

1 a hazard?

2 MR. GLADISH: You know, I  
3 could tell you we're doing a similar project on  
4 East Washington, 524 East Washington, and that  
5 foundation repair project is ninety thousand  
6 dollars.

7 MR. HUBER: Okay.

8 MR. GLADISH: Similar sized  
9 house.

10 MR. HUBER: But you  
11 wouldn't have to fix the foundation to rent it.  
12 This place was rented for the last three years,  
13 right?

14 MR. GLADISH: You would just  
15 have to address the front porch foundation and  
16 the front porch itself.

17 MR. HUBER: Okay.

18 MR. GLADISH: So maybe a  
19 third of that cost.

20 MR. HUBER: Does that  
21 answer your question?

22 CHAIRWOMAN: It does.  
23 Thank you very much, that's really helpful.

24 Does anyone else have a question for the  
25 law director or Dan?

1 MS. BIGGENS-RAMER: I guess I  
2 would like to make a statement if I could.

3 CHAIRWOMAN: Okay, go  
4 ahead.

5 MS. BIGGENS-RAMER: You know, as  
6 it's been stated by both Jonathan and the law  
7 director, you know, we are to preserve  
8 historical structures. You shared with us a  
9 history that we weren't aware of. This  
10 individual sounds like he was a rather  
11 intricate member of the community at that point  
12 and was, you know, of community significance.

13 You know, if we are to preserve buildings  
14 and one of the things that we have -- I think  
15 we all, as property owners, have a  
16 responsibility when you purchase a building,  
17 whether it's commercial in nature or  
18 residential, is to understand what it is that  
19 you're purchasing and the state of the  
20 building.

21 We heard at the last meeting that the  
22 applicant had not fully understood all of the  
23 issues of the building, but that there was  
24 still tenants in it, and I guess I am a little  
25 perplexed as to, you know, why if it was

1           suitable for tenants at the time, you know, and  
2           there's been some type of epiphany on the  
3           applicant's part as to the shape of the  
4           building, how it went from being acceptable to  
5           being habitable and being rented to now being  
6           or causing to be torn down? In light of the  
7           buildings, in my opinion, I don't see anything  
8           here that is terminal and has helped the  
9           building, and I do feel it is of historical  
10          significance and I am just sharing that.

11                           CHAIRWOMAN:                           Okay. Does  
12                           anybody else want to make a statement or have  
13                           any questions?

14                           MS. BANKS:                           I walk  
15                           down that street and this house is the odd  
16                           guy out because of all the other commercial  
17                           buildings. We did do a demolition of the  
18                           Chamber of Commerce building, that was where he  
19                           built his store and apartments up above.

20                           CHAIRWOMAN:                           And the  
21                           Masonic Temple and the Rose Theater.

22                           MS. BANKS:                           So we have  
23                           been involved in demolitions.

24                           I probably shouldn't say this because I may  
25                           be the oldest person in the room, but because



1 something's old doesn't mean it's valuable. I  
2 think we also have a danger of just insisting  
3 that everything old stay and I feel that will  
4 discourage businesses. There are businesses  
5 all around there.

6 We have a man who has proven his concept of  
7 design, has fully-rented apartments, and  
8 fully-occupied businesses. Looking at the  
9 pictures that we see from the inside of that, I  
10 wouldn't put my business in that building. I  
11 mean, for three to five thousand dollars, I  
12 wouldn't want to be staying there. I think we  
13 do have to look at both sides of it, and think  
14 of Medina's growth and progress. And I, too,  
15 do not like to see things demolished, but we've  
16 allowed this to happen, and there's one  
17 sore-thumb building still standing there. I  
18 don't think it would be a great crime if that  
19 were demolished and a business put in that  
20 looks like the one on the corner.

21 I agree with Beth that you don't buy  
22 something without inspecting it. That was not  
23 a good idea. We aren't here to impugn motives  
24 or read minds or anything else. That's my  
25 opinion. Don, you gave yours.

1 MS. STAHL:

I guess I'll

2 speak to the other side of that. Being an  
3 owner of two historic buildings, you know, I've  
4 seen what you can do with a building and, you  
5 know, it's a risk that you take every time you  
6 purchase a building. You don't know what  
7 you're going to get into. You know, you could  
8 plan on spending ten thousand, you could end up  
9 spending fifty thousand dollars. You don't  
10 know and that's just the gamble that you take.

11 Obviously, I wanted to be on this Board as  
12 a proponent of preserving buildings. I just --  
13 I just think it's great that there's so much  
14 history in buildings, and I think for what  
15 Medina does, that that needs to be something  
16 that stays. That's the purpose of this Board,  
17 is to evaluate the -- keeping the historic  
18 significance in the City of Medina.

19 With that being said, if I'm looking at  
20 this building and somebody's asking, you know,  
21 "I want to demolish it," I don't see enough  
22 devastation to this building to -- that I could  
23 justify that to say "Yes, tear it down, it's in  
24 utter disrepair," and, you know, you're just  
25 going to rebuild all the historic significance

1            anyway from the ground up so it's not really  
2            original.  If it was that type of situation,  
3            then I could see, you know, considering this  
4            demolition.

5            You know, when I look through our  
6            guidelines, you know, there's -- they're  
7            supposed to be looking at all the different  
8            avenues first before demolition.  So one of the  
9            avenues is consideration for alternatives such  
10           as, you know, tax credits - I'm very familiar  
11           with those - or grants with Main Street Medina  
12           that could help, you know, rebuild these  
13           buildings.

14           It's also a slippery slope of demolition.  
15           I wasn't on the Board with the other  
16           demolitions that happened, so I can't speak to  
17           those, but it opens the door to, you know, who  
18           do we say no to and who do we say yes to.  So  
19           if I buy a building and I just decide, "Well,  
20           that's just -- I don't want to invest or it's  
21           just not for me," then do I just come to this  
22           Board and say, "Well, can I just demolish it  
23           and rebuild it because I just don't want to do  
24           it?"  Is that going to open the door for other  
25           people?

1 I'm not saying that this is this situation,  
2 but it's a slippery slope and where do we go  
3 from there and how do we put those guidelines  
4 together to say in this situation, "This is  
5 when we would go down the demolish route?" So  
6 that's my opinion.

7 My question, also, to the Board and to  
8 Mr. Huber, you know, at what point -- how do  
9 you make that decision so that everybody who  
10 just wants -- you know, people who buy a house  
11 and say, "Well, I'm just going to buy a house  
12 and let it sit and then I'll come before the  
13 Board and demolish it and build a new one?"  
14 That could be a situation that could happen, so  
15 how do we prevent that?

16 CHAIRWOMAN: Did you want  
17 to address her question?

18 MR. HUBER: Well, that  
19 goes to the issue of what I think Bill had been  
20 talking about previously, demolition by  
21 neglect. If you're knuckleheaded about taking  
22 care of your building, you know, it will  
23 dissolve and then you'll be looking at a lot of  
24 money to fix it and making an argument about  
25 demolition. We don't want that to happen, and

1 that's the whole idea behind a lot of our  
2 building department regulations and what we are  
3 trying to encourage.

4 CHAIRWOMAN:

Well, we --

5 I'm going to make a statement also.

6 I own a house that's twenty-five years old.  
7 I'm the original owner of that house, and I've  
8 replaced the hot water tank twice, I've  
9 replaced the roof once, I've replaced the air  
10 conditioning and heating one time.

11 I also own a historic storefront which I  
12 replaced the heat and the plumbing and the  
13 electricity and the roof and the windows and  
14 I've painted the front facade twice, so it's  
15 part of the maintenance of the building.

16 A lot of the things that are on your list  
17 are just like normal things that property  
18 owners -- that's what we signed up for, and if  
19 you didn't want to do that then, you know, it's  
20 left for somebody else.

21 Everything about Medina is about historic  
22 preservation. Kimberly had actually fought  
23 very hard to get a sign out on 71 that says  
24 "Please come to the Historic Downtown Medina."  
25 So I think every marketing campaign that Medina

1 runs is about the history of Medina. If we  
2 start tearing down all of the historic  
3 buildings, what is there to come and see? So  
4 that's where I'm coming from.

5 So I guess, do I even have a motion? I  
6 don't think I have a motion to approve.

7 MR. GEITZ: What are we  
8 motioning for?

9 CHAIRWOMAN: That's what I  
10 said. I don't have a motion and I don't have a  
11 second.

12 MR. MENDEL: Just if I can  
13 give one piece of information, Chair?

14 Given the statements that have been made, I  
15 don't know if you want to reopen public  
16 comments from either the applicant or any other  
17 member of the public just for the sake of due  
18 process.

19 CHAIRWOMAN: Okay. Would  
20 anybody from the public like to come and speak?

21 Charley, are you with CDC?

22 MR. RAMER: Yes.

23 CHAIRWOMAN: Please come to  
24 the podium and state your name and address for  
25 the record.

1 MR. RAMER: Of course.

2 My name is Charles Ramer, I live at  
3 141 South Prospect Street. I'm here  
4 representing the Community Design Committee.

5 CHAIRWOMAN: Okay.

6 MR. RAMER: I'm  
7 representing Michele Nichols, the president.  
8 She was unable to attend.

9 The CDC has a fifty-year history of making  
10 every effort to maintain the integrity of the  
11 downtown area and the original concept, the  
12 design, the recommendations and, also,  
13 preserving each one of those buildings as  
14 tenants change and as the designs change, so  
15 it's particularly critical to us that you, as  
16 the Historic Preservation Board, understand the  
17 importance of every remaining structure.

18 Now, we sent a letter to Jonathan on the  
19 8th of October with a map of all the different  
20 buildings in the nine-block area that had been  
21 demolished since the '40s, and it's an  
22 alarming, alarming number of buildings.  
23 Everything that remains is an important piece  
24 of history, and particularly residential  
25 structures that remain are the most critical,

1           because it was common to build those residences  
2           downtown since you would have close contact  
3           with the commerce.

4           Ironically, we live in a house, the  
5           Munson House on Prospect Street, that was moved  
6           from where the parking lot now exists behind  
7           the courthouse as a result of the volunteers  
8           from the Community Design Community, so we're  
9           passionate about this town.

10          When you buy an old building, as you said,  
11          Leslie, you have an obligation, particularly in  
12          this particular area, to understand the  
13          renovations and the preservation that's  
14          necessary to maintain the integrity of that  
15          particular building. Each one is a component  
16          of the total. The CDC strongly, strongly  
17          encouraged you to deny this demolition. We  
18          agree it sets a dangerous precedent. The owner  
19          who purchased it should have understood the  
20          obligation they had to maintain the integrity  
21          of the downtown and the history of Medina.

22          This is an historic structure, and your  
23          charge, as defined in the Medina Code, is  
24          "... saving and the adaptive re-use of  
25          buildings significant to the character of the



1 Historic District and the history of the City."  
2 You have an obligation in our opinion to do  
3 this, so we strongly discourage you to deny  
4 this demolition request.

5 Thank you.

6 CHAIRWOMAN:

Thank you.

7 Anyone else?

8 MR. JONES:

Hi, my name is

9 Ian Jones. I'm with Mann, Parsons, Gray  
10 Architects at 3660 Embassy Parkway.

11 I just wanted say thank you for having us  
12 here. I think it's --

13 MR. MENDEL:

If you can,

14 just for the record, who are you representing?

15 MR. JONES:

I'm

16 representing Dr. Raymond.

17 I think it's healthy to have this  
18 discussion. It's why the Board exists.

19 I think the main part of the Code that  
20 we're looking at is whether it is appropriate  
21 to demolish this building, and the Code  
22 specifically asks if this is a landmark and if  
23 it is significant and if something in its place  
24 would enhance the district.

25 I think, you know, we learned about the

1 history of the person who built this home, and  
2 it's arguable to say that this person built  
3 this home late in their life. They didn't live  
4 in this building for a long amount of time, and  
5 it doesn't sound like it's an important part of  
6 the arc of that person's life necessarily. So  
7 I would not consider this a landmark because of  
8 who built this house. I would not consider it  
9 significant because of who built this house.

10 On top of that, I think the proposed -- at  
11 least the idea that is based on the track  
12 record of the previous projects of Dr. Raymond,  
13 it is an appropriate use and appropriate  
14 improvement to the Historic District. I think  
15 it would enhance the district.

16 So I think -- just per the Code, I think it  
17 checks all of the boxes about why this would be  
18 acceptable. We're not talking about the  
19 Masonic Temple or the Rose Theater, which  
20 sounds like they should have been saved, in  
21 that they did have, you know, a landmark status  
22 and a significant historical status. We're  
23 talking about just a case-by-case basis of --  
24 and this case is completely separate than  
25 those, and it's completely separate from future

1 cases, and that's why we have this Board. I  
2 don't think we have a slippery slope when we do  
3 have the opportunity to review every one of  
4 these.

5 CHAIRWOMAN: Thank you for  
6 your comments.

7 We are running out of time because we have  
8 another board that follows us at six o'clock.  
9 So with respect to what's coming up next, do I  
10 have a motion to either approve or deny this  
11 applicant?

12 MR. MENDEL: If I can  
13 interject real quick, Chair?

14 CHAIRWOMAN: Sure.

15 MR. MENDEL: For the sake  
16 of the record, either the motion has a specific  
17 reason in relation as related to the demolition  
18 design guidelines in 145.07(c) and/or each  
19 board member explains -- you know, gives a  
20 specific reason for their -- an objective  
21 reason in relation to the Code for their vote  
22 on a particular issue.

23 MR. JONES: May I also add  
24 one other thing?

25 CHAIRWOMAN: Yes.

1 MR. JONES: You know, we  
2 heard about whether this would be a hardship,  
3 and I think another important thing to consider  
4 is that right now this building could have, you  
5 know, x-amount of dollars to possibly get one  
6 tenant, maybe, if they were willing to rent the  
7 space. The upstairs would not be rentable in  
8 any, you know, meaningful way.

9 The opportunity here is for a building that  
10 could have six or eight tenants, both  
11 commercial and residential. So I think when  
12 you think about unreasonable burden, there is,  
13 you know, that prospect of that potential  
14 income from those renters, and so it's a whole  
15 different type of building and, actually, it's  
16 a type of development that is historically --  
17 you know, what has been done, homeowners  
18 central to a business district would eventually  
19 replace their homes with commercial  
20 storefronts. A perfect example of that is  
21 something like East 4th in Cleveland, so --

22 MR. GEITZ: (Indicating.)

23 CHAIRWOMAN: Yes, Don?

24 MR. GEITZ: You had the  
25 opportunity to come back here with something

1           that would knock our socks off to replace this  
2           building. I was looking forward to seeing you  
3           draw something, bring something here.

4           My other suggestion would be that you do so  
5           and keep the house up until you bring something  
6           here that we can replace it and be happy about.

7           MR. JONES:                            I think the  
8           track record from the building next door --

9           MR. GEITZ:                            We don't care  
10          about the track record. We want to see this  
11          site come to life.

12          MR. JONES:                            Hm-hm.

13          MR. GEITZ:                            Replace all  
14          the windows, the sidings, the foundation, put  
15          the money into it and keep it historically the  
16          way it is. Then you can rent the whole place  
17          out and we would be safe and nobody would get  
18          hurt and we'll be fire-protected and all those  
19          things that go with architecture. Okay?

20                 I'm sorry to be -- I'm not insulting you.  
21                 I'm just saying, I was looking forward to  
22                 seeing you come back with something that would  
23                 say we can compare. We have nothing to  
24                 compare. We're not even supposed to be doing  
25                 something to the inside.

1 MR. JONES: Yeah.

2 MR. GEITZ: We're supposed  
3 to be doing something to the outside.

4 MR. JONES: And I don't  
5 know that there is any -- that is a good idea I  
6 think, but I don't think there's any obligation  
7 as far as that for the applicant. But do I --  
8 I'm sure, you know, anyone would --

9 MR. GEITZ: It's not  
10 considered an obligation; it's considered to  
11 try to improve a piece of property one way or  
12 the other. Okay?

13 MR. JONES: Yes.

14 MR. GEITZ: Whether it was  
15 for a guy that wasn't important or family, the  
16 building has been run down over and over. I  
17 can't blame the building department, I can't  
18 chase Dan down here and say, "How come you  
19 didn't catch this building going downhill?"

20 MR. JONES: Yeah.

21 MR. GEITZ: But that's  
22 where we are today, and I think that's where we  
23 should be going.

24 MR. JONES: Okay.

25 CHAIRWOMAN: Thank you for

1 your comments.

2 MR. JONES: Thanks.

3 CHAIRWOMAN: Does anybody  
4 else want to make a comment?

5 (No response.)

6 CHAIRWOMAN: Okay. Do I  
7 have any type of a motion? Do I have a motion  
8 to approve or do I have a motion to deny?

9 MR. MENDEL: I think, for  
10 the sake of the record, just keep it in the  
11 affirmative. Any motion should be in the  
12 affirmative.

13 CHAIRWOMAN: Okay.

14 MR. MENDEL: And the votes  
15 would be either pass it or fail it.

16 CHAIRWOMAN: Okay. Do I  
17 have a motion to approve?

18 MS. BANKS: I'll move.

19 CHAIRWOMAN: Do I have a  
20 second?

21 MR. GEITZ: I'll second.

22 MS. DAVIS: Traves?

23 CHAIRWOMAN: No.

24 MS. DAVIS: Banks?

25 MS. BANKS: Yes.

1 MS. DAVIS: Biggens-Ramer?  
2 MS. BIGGENS-RAMER: No.  
3 MS. DAVIS: Geitz?  
4 MR. GEITZ: How do you be  
5 neutral?  
6 MR. MENDEL: You can't.  
7 CHAIRWOMAN: You can't.  
8 MR. GEITZ: What am I  
9 voting no for?  
10 CHAIRWOMAN: Not to  
11 approve.  
12 MR. GEITZ: Not to  
13 approve? I'll be no then.  
14 CHAIRWOMAN: Stahl?  
15 MS. STAHL: No.  
16 MS. DAVIS: Motion to  
17 approve denied, four -- one yea, four nays.  
18 MR. MENDEL: There is  
19 nothing else to come before the Board this  
20 evening.  
21 Thank you.  
22 CHAIRWOMAN: Meeting's  
23 adjourned.  
24 (Proceedings concluded.)  
25 - - -



1 STATE OF OHIO )  
2 COUNTY OF MEDINA. ) ss:

## 3 CERTIFICATE

4 I, Nicholas Glatzhofer, Assistant Official  
5 Court Reporter and Notary Public within and for the  
6 State of Ohio, hereby certify that the above and  
7 foregoing is a true and correct transcription of my  
8 stenographic notes as taken by me on the 12th day of  
9 November, 2020.

10 I further certify that this is a full and  
11 complete transcription of the above-entitled cause.

12 IN WITNESS WHEREOF, I have hereunto set my hand  
13 and affixed my seal of office at Medina, Ohio this  
14 24th day of November, 2020.

15  
16  
17  
18 

19 \_\_\_\_\_  
20 Nicholas Glatzhofer,  
21 Assistant Official Court Reporter  
22 and Notary Public within and for  
23 the State of Ohio.  
24 My commission expires 10/24/2023.  
25

years

zoning

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you'll (54:23)  
yours (51:25)

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*E.A. Biggins-Ramer 12-16-2020*  
*E.A. Biggins-Ramer, Vice Chair*