

BOARD OF ZONING APPEALS

Case No. Z22-12

**Appeal of the Historic Preservation Board's
Denial of H21-13 for Rear Exterior Changes at
241 South Court Street**

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A.
Memo from the City of Medina
Community Development Director -
Andrew Dutton



MEMORANDUM

DATE: May 5, 2022

TO: City of Medina Board of Zoning Appeals

FROM: Andrew Dutton, Community Development Director

SUBJECT: Application Z22-12, Appeal of the Denial of H21-13 for Rear Exterior Changes at 241 South Court Street

Application History

Application H21-13 was submitted to the City of Medina Historic Preservation Board (HPB) for review in late 2021. The application was a request for Certificate of Appropriateness approval to make exterior changes to the rear of the building at 241 South Court Street including siding, doors, and exterior lighting. At the time of application, a portion of the work had been completed.

The HPB initially considered the application on January 13, 2022. After the HBP's review, a motion was made to table the application in order for more information to be provided from the applicant regarding doors, lighting, and to provide material samples.

The HPB again considered the application at their regular meeting on February 10, 2022. After the HBP's review, a motion was made to table the application in order for historical research to be submitted and drawings provided to the Board.

Finally, the HPB considered the application at their regular meeting on April 14, 2022. After the HBP's review, a motion was made to approve the application. The motion failed with two votes in favor and two votes against approval. As the motion did not receive the requisite three votes for approval, a majority of the Board, the application was denied.

Appeal

Per Section 145.06(f) of the City of Medina Codified Ordinances (*Italics added for clarification*):

(f) Appeals. Any applicant aggrieved by the enforcement of these Rules, Procedures and Design Guidelines and the provisions of this chapter or by a final decision of the (*Historic Preservation*) Board may appeal to the Board of Zoning Appeals within fourteen (14) days of notification in writing of the decision of the Planning Director or Historic Preservation Board.

On April 15, 2022, an application was submitted to appeal the HPB's denial of H21-13.

Documents Provided for Review

The following information has been provided for the Board's review of the subject appeal:

- The appeal submitted by the applicant and supporting materials
- The staff report for H21-13, prepared by the Community Development Department
- The original application submitted on November 15, 2021 and additionally submitted supporting materials on February 2, 2022 and March 22, 2022
- Transcripts of the HPB's review of application H21-13 on January 13, 2022, February 10, 2022, and April 14, 2022

In the provided materials, there are references to a second-story "sleeping porch" on the rear of the building at 241 South Court Street. The sleeping porch was ordered to be removed by the City of Medina Chief Building Official in August of 2021, as it was deemed to be unsafe and an immediate danger. Therefore, though the sleeping porch was recently located on the rear of the building, its removal was not part of the review of H21-13.

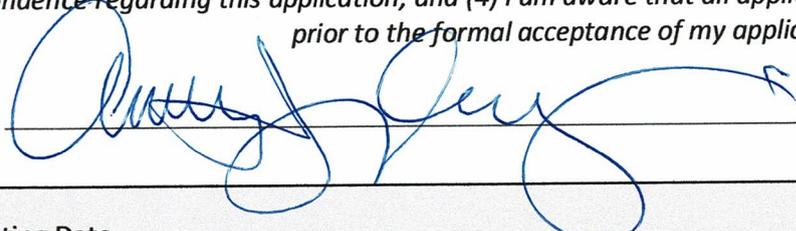
B.
Appeal Application Z22-12
Submitted 4/15/22



BOARDS & COMMISSIONS APPLICATION

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

Application Number 222-12

GENERAL	Date of Application <u>4/15/2022</u> Property Location <u>241 South Court Street</u> Description of Project <u>Rear building facade alterations.</u>
CONTACT INFORMATION	Applicant Name <u>Rose Company</u> Address <u>23 Public Square, Suite 200</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>(330) 725-6767</u> Email <u>info@roseplaces.com</u> Property Owner Name <u>Park Exchange, LTD.</u> Address <u>23 Public Square, Suite 200</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>(330) 725-6767</u> Email <u>info@roseplaces.com</u>
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"/> Cert. of Appr. (TCOV) <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 checked="" 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  Date <u>4/15/2022</u>
OFFICIAL USE	Meeting Date _____ Fee (See Fee Sheet) \$ _____ Meeting Outcome _____ Check Box when Fee Paid <input type="checkbox"/> Zoning District _____



Architecture
Preservation
Graphics
Planning
Interior Design

620 East Smith Rd
Medina, Ohio
44256

330.723.6975
(phone)

330.723.7129
(fax)

May 3, 2022

Board of Zoning Appeals
c/o Mr. Andrew Dutton
Community Development Director, City of Medina
132 North Elmwood Street,
Medina, OH 44256

Re: H21-13 - Historic Preservation Board
241 S. Court Street

Dear Board Members,

On behalf of Rose Company, owners of the above referenced building, we are appealing the Historic Preservation Board's (HPB) denial of their request for a Certificate of Appropriateness (COA). An application was submitted to the HPB regarding exterior alterations to the west (back side) of 241 S. Court Street. We believe this denial was erroneous and inconsistent with the purposes of the Historic Preservation Board and the city's Design Guidelines for Historic Properties.

241 S. Court Street is a two story mercantile building. Based upon the architectural style of the building, it was most likely constructed in the 1880's as part of the city's reconstruction period after the fires. Sometime shortly after the initial building construction, an addition was constructed on the west (back) side of the building. This addition included a sleeping porch on the second floor. This case involves the removal of the sleeping porch and approval of the alterations to the west of the facade building.

This issue involving the need for a COA began when the owners of the building were contacted by occupants of the building, expressing their concern with the integrity of the porch structure. The owner contacted the city building department and met with the Chief Building Official (CBO), Dan Gladish, to review the situation. Upon review, Mr. Gladish determined the structure was in unsafe condition and recommended removal of the sleeping porch.

The owner proceeded with the removal of the structure as directed by the city and then proceeded with repairs to the remaining facade to make it weather tight. The work on the repairs was nearly complete when the owners were notified a COA was necessary. The owners were directed to make application to the Historic Preservation Board (HPB). The owners requested we make this application on their behalf.

Application H21-13 was submitted to the HPB along with supporting documentation that was initially reviewed by Mr. Dutton, the city's Planning Director. After reviewing the application, Mr. Dutton recommended the HPB approve the application. During the January meeting of the HPB, we made a presentation of the work performed and the work that remained to be complete. The HPB requested additional information be provided. Presentations regarding the scope of the work and materials to be utilized were given to the HPB over the course of three meetings.

During their review of the application, the HPB never discussed the Planning Director's recommendation for approval. In their deliberations, they never stated why they

elected not to follow staff's recommendation on approval of the project. The Board appeared to be much more concerned as to why the owner had failed to obtain the COA and the HPB stated numerous times it was within their powers to force the building owner to restore the sleeping porch. The Planning Director informed the board multiple times that the removal of the sleeping porch was not an issue in regards to this application. The removal of the porch was administratively approved and had been directed by the city's CBO. The issue before the HPB was whether the work completed is appropriate and they were to review the submittal as if the work had not been advanced.

The HPB ultimately voted 2 to 2, failing to approve the proposed alteration. In the final assessment, we believe the HPB failed to act in accordance with the purposes of the city's historic preservation ordinance, Chapter 145, Historic Preservation Board and the associated Design Guidelines. The general purposes of the ordinance are as follows.

145.02 PURPOSE.

Council, being mindful of the proud history of this community and of the importance of beauty in the everyday lives of Medina residents, hereby declares as a matter of public policy that the preservation, restoration, rehabilitation and overall aesthetic improvement of this community are matters of public necessity involving the health, safety, welfare, and prosperity of the people. The purpose of this chapter is to:

(a) Promote the use and preservation of historic buildings, structures and sites which reflect the cultural, social, economic or architectural heritage of this Municipality for the education and general welfare of the residents of the Municipality;

(b) Consider and take cognizance of the development of adjacent, contiguous and neighboring buildings and properties for the purpose of achieving safe, harmonious and integrated development of related properties;

(c) Protect and enhance the attractiveness of the area as it relates to residents, tourists and visitors, serving as a support and stimulant to business, and thereby strengthen the economy for the Municipality and its residents;

(d) Strive to achieve compatibility of any and all new construction with any and all modifications of existing structures with the historic architectural character of the Municipality;

(e) Preserve and enhance civic pride of the residents in the beauty of the Municipality and in the notable accomplishments of the past.

While the purposes as outlined in the legislation are intended to encourage preservation of the historic structures within the community, the legislation does not mandate the preservation of these structures. The legislation sets the basis of review and assessment of a project's merit with the United States of America's Secretary of the Interior's Standards for Rehabilitation. In addition to the Secretary's Standards, the city has put forth its own design guidelines relative to preservation, restoration, and new construction within the district. Within the outline of purpose found in the Secretary's Standards, it states the standards shall be applied in a *reasonable manner with due consideration to economical and technical feasibility.*

One of these standards to note, specific to this situation, is as follows. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Unfortunately, the removal of the sleeping porch was a necessity due to its failed condition. It was implied during the HPB meetings that the owners failed to maintain the porch appropriately which resulted in the loss of the porch. The reality is the deterioration, as seen in the photos taken by the CBO show deterioration that is the result of neglect for a period of time that extended beyond the period of the current ownership. The work done to restore the facade to a weather tight condition is consistent with preservation standards. No harm was done to the original facade with the installation of the new siding. The siding could be removed and the facade behind restored at a future date if this was desired by a building owner in the future. The new facade does not present a false historic image and maintains the original opening to the porch, concealed behind the siding.

We believe the HPB acted erroneously on this application and offer the following for consideration by the BZA.

1. The sleeping porch was removed due to safety concerns at the direction of the CBO.
2. Planning Director Dutton recommended approval of the application. Throughout the HPB review, the HPB never discussed why Director Dutton had recommended approval or why the board elected not to follow his recommendation.
3. During the February 10th meeting, on page 19, Chairwoman Biggins-Ramer states she has a problem with the situation because the work proceeded without HPB approval. Director Dutton informed the board that the application cannot be denied because work proceeded without HPB approval as the removal was administratively approved by the CBO and the board needs to review the application as if the work had not proceeded.
4. During the February 10th meeting, much of the meeting was focused on the removal of the sleeping porch, but on page 28, Director Dutton reminds the HPB that the removal of the sleeping porch was administratively approved and not part of the application for the COA. In the initial presentation of the case by Director Dutton at the January 13th meeting, he made note that the removal of the porch had been approved by the city and was not of bearing in the application for the COA.
5. A four member HPB reviewed the application during the April 14th meeting, voting 2/2. Prior to voting, member Mr. Wood raised a concern that the new siding on the facade would mask water infiltration into the facade and result in the collapse of the back facade of the building similar to situation that had occurred with the Gardener's Cottage. It was explained to the board that the deterioration of The Gardener's Cottage was not the result of a siding system placed over the brick to protect the brick, but was the result of water infiltration caused by ice and water damage and a failure through years of neglect to

address the deterioration. The brick failed because brick of that period, due to manufacturing limitations, is not fully vitrified and the mortar of that period is relatively soft and becomes unstable through repeated freeze/thaw cycles. Lap siding is a system that has been used for centuries as a means to provide weather tightness. Despite this explanation, Mr. Wood restated his concern the siding would cause the underlying brick to deteriorate and voted no on the application. I believe explanation, based upon my experience as an architect that has worked for over 30 years on historic structures within the community, would have dismissed any concerns that the siding would lead to the deterioration of the underlying brick.

The second no vote came from Chairwoman Biggens-Ramer. A review of her testimony over the three meetings shows a focus on the removal of the sleeping porch. On page 17 of the April 14th meeting transcript, the Chairwomen states the HPB has the right to require the owner replace the porch. I believe that is not an accurate statement and is not the intent of the city's preservation legislation. The Secretary of the Interior's Standards provides guidance on technics to properly preserve and restore historic structures and guidance on how to provide for new construction on historic structures and within historic areas. The Secretary's Standards do not result in a mandate that requires property owners to comply with these standards or force them to preserve historic structures. The standards only become directly enforceable by governing authorities when public monies are being utilized for a project. Based upon the focus of Chairwoman's comments, it would appear her no vote is strongly influenced by the removal of the sleeping porch without HPB approval. As Director Dutton has noted, the removal of the porch had been administratively approved and is not justification to reject this application.

6. Restoration of the sleeping porch, as proposed multiple times by members of the HPB, is not an economically feasible option due to the extent of the deterioration as evidenced by the photos provided by the Chief Building Official. It would have been necessary to remove the porch anyways and completely rebuilt it at a significant cost without the potential for any reasonable return on the expense. The porch was not being utilized at that time and at a depth of approximately 4' by the width of the building, it offered no real functional value.
7. The installation of the siding on the back of the building was done to stabilize the facade after the removal of the sleeping porch and to clean up the overall appearance of the back of the structure. The work was done in a manner that is consistent with the Design Guidelines. The facade behind was left intact which allows for its removal in the future, should a future owner want to try and restore the sleeping porch to the building. The original doorway to the sleeping porch remains concealed behind the new facade material that protects the original structure from deterioration.
8. The facade in question is the back facade of the building. The back facades of structures from this period are utilitarian in character and the work proposed for the back facade of 241 S. Court is consistent with this. The proposed facade does not diminish the overall character of the district and is consistent with the Secretary of the Interiors Standards in that the work proposed does not destroy historic elements, not withstanding the removal of the porch due to safety concerns.

In summary, the situation involving the sleeping porch and the facade renovation did not happen specifically as intended by the HPB legislation, but the work was done with the city's input and was done in response to safety concerns raised by the building occupants and confirmed by the CBO. The removal of the sleeping porch was done at the direction of the CBO after he was contacted by the building owners regarding the situation.

We believe the proposed facade for the back of 241 S. Court is consistent with the spirit and intent of the city's Design Guidelines for the Historic District and does not diminish the character or quality of the district. Substantial justice will be done in the granting of this appeal by the Board of Zoning Appeals.

Respectfully Submitted,

Anthony J. Cerny
Architectural Design Studios, Inc

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C.

**Historic Preservation Board Application H21-13
Community Development Department
Staff Report 12/9/21**

H21-13
The Raspberry and The Rose Rear Facade Changes

Property Owner: MRR Properties LLC
Applicant: Mike Rose
Location: 241 South Court Street
Zoning: C-2 (Central Business)
Request: Certificate of Appropriateness approval for exterior alterations to the rear building facade

LOCATION AND SURROUNDING USES

The subject site is composed of 0.10 acres on the west side of South Court Street. Adjacent properties include the following uses:

- North – Computer Service
- East – Retail
- South – Tattoo Shop
- West – Parking



PROPOSED APPLICATION

The applicant is requesting approval for a number of completed exterior to the rear building facade. Recently, the removal of a rear porch was administratively approved by the City's Building Official due to safety concerns. Additional completed/proposed alterations include:

- The installation of a grey Hardiboard siding
- Painting of aluminum flashing and gutters white
- Installation of two white rear doors with white trim
- Removal of pavers and bricks and the installation of a concrete sidewalk

SECTION 145.07 DESIGN GUIDELINES

- (a) Preservation/rehabilitation/renovation. With respect to preservation/rehabilitation/renovation generally it is the interest of the Board that buildings within the Historic District be preserved, thus maintaining the character of the Historic District. Consistent with the U.S. Secretary of the Interior, Standards for the Treatment of Historic Properties, the intent of these Guidelines is to preserve and restore the features which establish a building's architectural character while making alterations and renovations necessary for the efficient and contemporary use of the building.

The rehabilitation process assumes that some alterations may be necessary to meet the needs of the building Owner and the health, safety, and welfare of the building occupants. Such alterations should be done so as not to destroy the materials and features which help to define a building's historic, cultural and/or architectural character. The historic materials, features and/or craftsmanship are important in defining the building character and should be retained, protected, and repaired when possible.

When the preservation of architectural features is not possible, alterations should be done in a manner respectful of the existing character, but done in a manner that is representative of architectural design and construction of contemporary times.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application H21-13 for exterior alterations to the rear facade at 241 South Court Street, as submitted.

D.

**Historic Preservation Board Application H21-13
Submitted Materials 11/15/21**



CITY OF MEDINA
Community Development Department
132 North Elmwood Street
Medina, Ohio 44256
PH (330) 722-9023 • FX (330) 722-9045
www.medinaoh.org

Boards and Commissions Application for Zoning Approval

Project Address: 241 S. Court Street, Medina, Ohio 44256

Parcel No: 028-19A-21-334 Case No: H21-13

Project Description: (describe below and check all that apply) New Facade on Back of Building

Planning Commission

- Site plan approval, Conditional zoning certificate, Conditional sign approval, Code or Map Amendment, Preliminary plan, Subdivision, Other:

Historic Preservation Board

- Certificate of Appropriateness, Conditional sign approval

Board of Zoning Appeals

- Variance, Appeal

Please note: applications will not be accepted as complete by the City of Medina until the applicant and property owner fulfill the requirements listed within the submittal requirements. Application fees are accepted in cash or by check payable to the City of Medina.

Affidavit of Applicant and Property Owner

The undersigned do hereby certify that the information to the City of Medina in and with this application is true and accurate and consents to employees and/or agents of the City of Medina entering upon the premises of this application for purposes of inspection pertaining to the application. Property Owner also consents to posting of a sign seven days prior to the scheduled meeting for public notice for variance, rezoning, code amendment, conditional use requests, and requests subject to a public hearing.

Applicant: Rose Company Property Owner: Park Exchange, LTD.
Address: 23 Public Square, Suite 200 Address: 23 Public Square, Suite 200
Medina, Ohio 44256 Medina, Ohio 44256
Email: info@RosePlaces.com Email: Info@RosePlaces.com
Phone: 330-725-6767 Fax: 330-725-6768 Phone: 330-725-6767 Fax: 330-725-6768

Applicant (please sign and print) Mike Rose Date 11-15-21

Property Owner (please sign and print) MRR Properties Date 11-15-21



Architecture
Preservation
Graphics
Planning
Interior Design

November 12, 2021

Historic Preservation Board
c/o Mr. Andrew Dutton
Community Development Director, City of Medina
132 North Elmwood Street,
Medina, OH 44256

Re: Certificate of Appropriateness
241 S. Court Street
New Facade on Back of Building

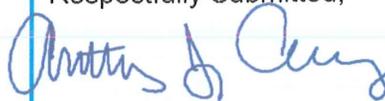
Dear Board Members,

On behalf of Rose Companies, owners of the building, we are requesting approval for the renovation of the west (back) facade of the building at 241 South Court Street. Structural issues forced the removal of a sleeping porch off of the back of the building. This was discussed with the city building official, Mr. Gladish, at the time and he agreed the porch needed to be removed for safety reasons. Attached is a photo of the area after the porch removal.

Since the removal of the porch, the owners are in the process of making additional repairs and improvements to the building as seen in this second photo. The floors were at different levels in the back and the masonry was distressed. They have adjusted the grades in back to address the floor elevations so there is a uniform level at the exterior of the building, making the back entrances more accessible. The exiting wall has been furred and they have finished over the deteriorated brick with HardiBoard siding. They will finish up the trim at the doors once the second replacement door becomes available.

We respectfully request approval and issuance of a Certificate of Appropriateness for the work.

Respectfully Submitted, **Anthony Cerny**

 **2021-11-12**
T14:19:15-05:00

Anthony J. Cerny
Architectural Design Studios, Inc

J:\0STUDIOS\0JOBS\21056_WP - 241 S Court\Zoning Application Letter_A Dutton_211112a.wpd

620 East Smith Rd
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(fax)







Mike Kovack

Medina County Auditor

[Tax Bill](#)
[Aerial Imagery](#)
[Tax Map](#)
[Transfers](#)
[Tax Distribution](#)

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Parcel Information

Parcel Number	028-19A-21-334
Owner Name	MRR PROPERTIES LLC
Location	241 S COURT ST 028 - Medina City (Medina City SD)
Property Class	420 Property Class Codes
Acreage	0.100100
Legal Description	LOT 364 E MID PT LOT 356 N PT LOT 355 S PT .000A
Tax Mailing Address	MRR PROPERTIES LLC 23 PUBLIC SQUARE SUITE 200 MEDINA, OH 44256 USA

Value

Land Value	97,300
CAUV Value	0
Building Value	74,870
Total Value	172,170

Taxable Value

Taxable Land Value	34,060
Taxable CAUV Value	0
Taxable Building Value	26,200
Taxable Total Value	60,260

Building Information

Card Number 001
Building Section ID 001
Section Area 1672
Section Story Count 2.00
Wall Height 13
Year Built 1879

Building Information

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

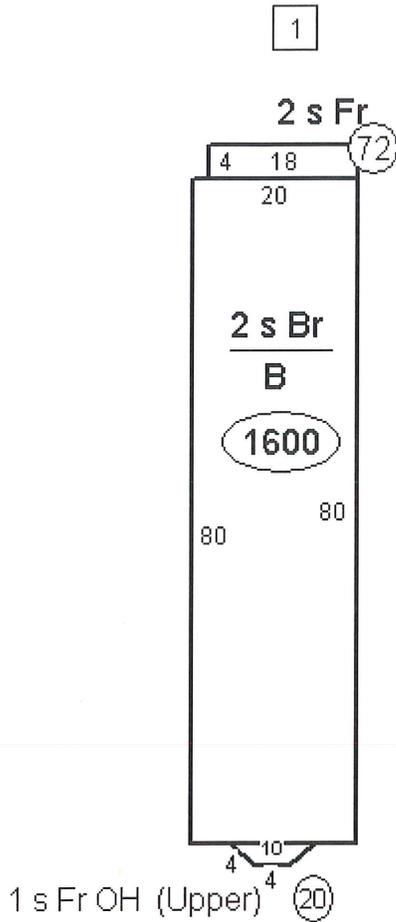
Building Information

Card Number 001
Building Section ID 001
Section Area 1672
Section Story Count 2.00
Wall Height 13
Year Built 1879

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



Sketch Codes Key

Other Improvements

Card Number	Key	Improvement	Width	Length	Area	Year Built
001	01	Paving - Asphalt	0	0	2500	1960

Andrew Dutton

From: Tony Cerny <architectural_design_studios@hotmail.com>
Sent: Wednesday, February 2, 2022 9:49 AM
To: Andrew Dutton
Cc: Brendan Rose; Mike Rose
Subject: Re: Raspberry and Rose Rear
Attachments: RAB_WPLED18N_spec_sheet.pdf

Andrew,

The owners want to go with this fixture. It will be mounted on the center of the building about 14' up.

Tony Cerny
Architectural Design Studios
620 East Smith Road
Medina, Ohio 44256
330.723.6975



Ultra-high efficiency LED 18 Watt wall pack. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 7.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	18W
120V	0.15A	Color Temp	4000K (Neutral)
208V	0.09A	Color Accuracy	70 CRI
240V	0.08A	L70 Lifespan	100,000 Hours
277V	0.07A	Lumens	2,775
Input Watts	21.2W	Efficacy	130.9 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: P00001769

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LED:

Multi-chip, high-output, long-life LED

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Reflector:

Semi-specular, vacuum-metalized polycarbonate

Gaskets:

High-temperature silicone gaskets

Technical Specifications (continued)

Construction

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Equivalency:

Equivalent to 100W Metal Halide

Patents:

The design of WPLED18 is protected by US patent D608,040, Canada patent 138280, and China patent CN301649064S

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Replacement:

Replaces 150W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.15A, 208V: 0.09A, 240V: 0.08A, 277V 0.07A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

14.21% at 120V, 10.51% at 277V

Power Factor:

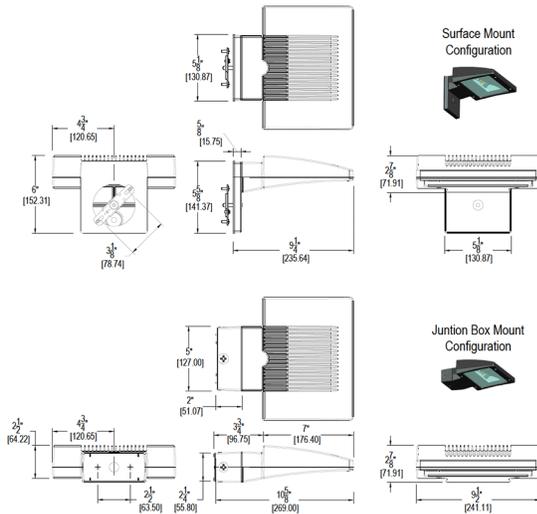
97.4% at 120V, 95.1% at 277V

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- Ultra-high efficiency LED 18 Watt wall pack
- Replaces 100W Metal Halide Wall packs
- 100,00-Hour LED Lifespan
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Emergency Battery Backup	Options	Other Options
WPLED	18	N				
	18 = 18W	Blank = 5000K Cool N = 4000K Neutral Y = 3000K Warm	Blank = Bronze W = White	Blank = No Battery Backup /E = Standard Battery Backup /EC = Battery Backup with Cold Start	Blank = No Option /PCS = 120V Swivel Photocell /PC = 120V Button Photocell /PC2 = 277V Button Photocell	Blank = Standard USA = BAA Compliant

E.

**Transcript of the Historic Preservation Board's
Review of H21-13 on 1/13/22**

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CITY OF MEDINA HISTORIC PRESERVATION BOARD

CASE H21-13

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Transcript of Proceedings held on Thursday,
the 13th day of January, 2022, before the
City of Medina Historic Preservation Board,
commencing at approximately 5:00 p.m., as taken by
Makenzie J. Sabo, RPR, 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,
Rebekah Knaggs, Member,
Paul Wood, Member,
Patty Stahl, Member.

City of Medina Planning and Community
Development Department,
Andrew Dutton, Community Development Director,
Sarah Tome, Administrative Assistant.

Anthony Cerny, Architectural Design Studios, Inc.,
on behalf of the Applicant.

- - -

1 (Whereupon, all those intending to
2 testify where then placed under oath by the
3 notary.)

4 - - -

5 PROCEEDINGS

6 - - -

7 CHAIRWOMAN: Okay. So the
8 next case is H21-13.

9 MR. DUTTON: The next
10 application is 241 South Court Street. It's on
11 the west side of South Court.

12 The Raspberry and The Rose is the current
13 business at the location.

14 This is a similar situation where a lot of
15 the work has been done prior to the submittal
16 of the application. What you have there on the
17 screen is what the building -- the rear of the
18 building, so it would be the west side opposite
19 South Court Street. It's not very visible
20 except for maybe South Elmwood in the winter.

21 There was previously a second-story
22 overhang structure that was removed somewhat
23 recently that was administratively approved by
24 our building official due to safety concerns.

25 So since that time, and included in this

1 application, is the siding over of the rear of
2 the building with a gray Hardie® Plank, the
3 painting of the flashing and gutters on the top
4 of the building, and the installation of one
5 kind of typical exterior door, and I believe
6 the other door will have a similar white door,
7 and then there was removal of some pavers in
8 the back and installation of the sidewalk.

9 So the work has predominantly been done.
10 Staff recommends approval based on its location
11 to the rear of the building and its
12 appropriateness for the area.

13 CHAIRWOMAN: Okay. Would the
14 Applicant please state your name and address
15 for the record.

16 MR. CERNY: Tony Cerny,
17 Architectural Design Studios, 620 East Smith
18 Road.

19 So, you know, from my understanding, there
20 was a summer porch on the back of the building
21 that was in disrepair. The owner contacted the
22 building department, and they came over and
23 inspected and recommended it be removed. They
24 asked me to go ahead and sketch up an idea to
25 reface the back of the building.

1 If you go back to the picture that was
2 there before.

3 MR. DUTTON: (Complying.)

4 MR. CERNY: So that was the
5 condition it was before. There was a door that
6 led out to that porch and then we had two
7 entrance doors which are at different levels
8 and we had some paving at different levels,
9 things like that.

10 So the idea was just to try to kind of
11 clean it up a little bit, so we took care of
12 some of the various areas. There was a variety
13 of materials that I didn't feel were right for
14 this. I recommended going ahead over it for
15 the thing, put some more durable siding on the
16 thing. We elevated the doors so they're both
17 at the same level and we reworked it in the
18 back to make it accessible and alleviate the
19 steps and things like that.

20 The second picture where it's missing a
21 door, that door just hadn't come in yet, from
22 my understanding. It's probably in by now.

23 CHAIRWOMAN: Do I have anybody
24 that has questions for the Applicant?

25 MR. WOOD: (Indicating.)

1 CHAIRWOMAN: Go ahead.

2 MR. WOOD: Is there a reason
3 why the second floor door had to be removed?

4 MR. CERNY: It's not removed.
5 It's still there, it's just behind the siding.
6 We certainly have to close it off because it's
7 an unsafe condition.

8 MS. KNAGGS: (Indicating.)

9 CHAIRWOMAN: Go ahead.

10 MS. KNAGGS: Was there any
11 discussion or consideration to -- like the
12 cleaning of the brick or re-tuckpointing of the
13 brick on the back of the building?

14 MR. CERNY: Well, no.
15 Because there's a mixture of materials. You
16 can see there's some brick and there's some
17 other miscellaneous wood siding, things like
18 that, that's in there on the lower portion.
19 The upper portion is brick. We thought ahead
20 and -- a couple years ago we did pretty
21 substantial repair work on the south side of
22 that building, tearing the brick down, putting
23 it right back up because it was in bad shape.

24 Here, it's on the back of the building
25 where no one sees it. We wanted to go ahead

1 and -- actually, the brick wasn't in terrible
2 shape back there because it was pretty well
3 protected by that summer porch.

4 We just wanted to clean everything up and
5 unify it and make it a little bit nicer looking
6 building on the back and then take care of, you
7 know, issues with the changes in the grade and
8 stuff like that.

9 CHAIRWOMAN: I'm familiar with
10 the building because I own the building next
11 door, and I know that all the backside of the
12 building was in very rough shape when they were
13 working on it because they pulled off the
14 siding -- the lower siding that's the dark
15 green, and so it is quite a transformation.

16 Was there any reason why you didn't change
17 the door to a window? Because it does look
18 kind of odd to have no windows up top.

19 MR. CERNY: I think they
20 didn't want to go through the expense of doing
21 that.

22 CHAIRWOMAN: Oh, okay. I just
23 wondered if it was odd -- is it awkward inside
24 to have a window there? I mean, I don't know
25 what the inside of the apartment looks like,

1 so --

2 MR. CERNY: I don't either.

3 CHAIRWOMAN: Okay.

4 MR. CERNY: But, you know,
5 essentially the building is still there, the
6 door is still there. If somebody wanted to
7 tear that face off and try to restore what's on
8 the backside to what it was, they can still do
9 that. We haven't destroyed any of those
10 elements that are there. We just basically
11 have concealed them behind a new facade.

12 CHAIRWOMAN: Okay. And is --
13 the siding on the building, does it need to be
14 painted?

15 MR. CERNY: It's a cement
16 board siding, you know.

17 CHAIRWOMAN: Yeah. So
18 eventually they'll come back with colors for
19 that to paint it?

20 MR. CERNY: No. I think
21 that's the color they want it to be.

22 CHAIRWOMAN: Okay.

23 MR. CERNY: I think they just
24 did it gray and white.

25 CHAIRWOMAN: So we're

1 approving the new siding, the color of the new
2 siding, the two new doors. Is that correct,
3 Andrew?

4 MR. DUTTON: And the painting
5 of the flashing or gutters.

6 CHAIRWOMAN: Because we don't
7 have any color samples or anything from the
8 Applicant.

9 And are they leaving the doors white, or
10 will they be painting the doors? We don't have
11 any colors to approve.

12 MR. CERNY: Yeah, I don't
13 know what the color of the doors are going to
14 be. They haven't painted the doors yet, so
15 that's just a primer that's on it.

16 CHAIRWOMAN: Okay.

17 MR. CERNY: They can put a
18 color on it.

19 CHAIRWOMAN: So will you be
20 coming back to us with colors? Because we
21 don't have any colors to approve.

22 MR. CERNY: I guess we can do
23 that if you want.

24 CHAIRWOMAN: Yeah.

25 MR. WOOD: And, again, this

1 is something that should have come to the Board
2 before all the work was done so, you know,
3 again, if they've owned buildings in Medina for
4 a long time, they know that that's part of what
5 they need to do.

6 CHAIRWOMAN: Yeah.

7 MS. KNAGGS: (Indicating.)

8 CHAIRWOMAN: Go ahead,
9 Rebekah.

10 MS. KNAGGS: So under the --
11 there's like the four bullets that we're voting
12 on for this one in particular. The last one is
13 the removal of the pavers and the bricks and
14 the installation of the concrete sidewalk.

15 MR. CERNY: Hm-hm.

16 MS. KNAGGS: The new sidewalk
17 was for accessibility, but it leads up to
18 gravel, as what's seen in the photos, so is it
19 accessible, like, fully all the way out or is
20 it just --

21 MR. CERNY: The parking lot
22 behind the building, that's right to the fence
23 of the property.

24 MS. KNAGGS: Okay.

25 MR. CERNY: And then there's

1 a parking lot behind the parking lot, just a
2 stone parking lot.

3 MS. KNAGGS: Okay.

4 CHAIRWOMAN: Well, currently
5 there's a big drop-off between where the
6 sidewalk ends and where the gravel begins, so
7 it would not be handicap accessible, the way it
8 is right now.

9 MR. CERNY: I'm not really
10 worried about it being handicap accessible.
11 What I was worried about, the back of the
12 building, it was like it had two different
13 floor heights back there and I had a lot of
14 different grades going on.

15 CHAIRWOMAN: Right.

16 MR. CERNY: So really what
17 I'm trying to do -- what I was trying to do is
18 just take care of the irregularities that are
19 there --

20 CHAIRWOMAN: Right.

21 MR. CERNY: -- and make that
22 a safer element to the building. You know,
23 accessibility for the building itself -- the
24 parking lot area is not accessible, the
25 building is not accessible from the street

1 currently. You know, that's a whole separate
2 issue. I'm not here to justify anything
3 because of that, but I am trying to say that
4 it's a lot safer on the backside --

5 CHAIRWOMAN: Right.

6 MR. CERNY: -- versus the way
7 it was before.

8 MR. DUTTON: And the Board
9 does have the ability to table the application
10 if you would like more information from the
11 Applicant.

12 CHAIRWOMAN: All right.

13 MR. WOOD: I move that we
14 table it until we get more information,
15 especially on the door, what the doors are
16 going to be.

17 MR. CERNY: You mean door
18 color?

19 MR. WOOD: Door color.

20 CHAIRWOMAN: Door color, trim
21 color, siding color.

22 MS. BIGGENS-RAMER: I would also ask
23 to see what the light fixtures that appear to
24 be -- going to be installed over those doors.
25 I assume, because you've got wires hanging out

1 from over the doors in that picture, that there
2 will be lights installed.

3 MR. CERNY: Okay.

4 MS. BIGGENS-RAMER: So if there are
5 lights, I would like to see what those look
6 like and examples brought to us also.

7 And I think it would be handy if we could
8 see what -- a sample of the painted Hardie®
9 board. Again, this should have been brought to
10 us and brought with all the pertinent materials
11 with the application and --

12 MR. CERNY: Is there an issue
13 with the Hardie® board siding?

14 CHAIRWOMAN: For me --

15 MS. BIGGENS-RAMER: Part of our
16 procedure requires materials to be presented.

17 MR. CERNY: Okay, yeah, all
18 right. But is there an issue with the Hardie®
19 board siding? I've used that material in this
20 community, in this area before without any
21 issue.

22 MS. BIGGENS-RAMER: But I don't think
23 we're talking about that. We're just asking
24 for samples of all the materials that have
25 already been installed without our approval.

1 MR. CERNY: All right.

2 CHAIRWOMAN: I second Paul's

3 motion.

4 MS. TOME: Biggens-Ramer?

5 MS. BIGGENS-RAMER: Yes.

6 MS. TOME: Knaggs?

7 MS. KNAGGS: Yes.

8 MS. TOME: Stahl?

9 MS. STAHL: Yes.

10 MS. TOME: Traves?

11 CHAIRWOMAN: Yes.

12 MS. TOME: Wood?

13 MR. WOOD: Yes.

14 MS. TOME: Motion passes.

15 CHAIRWOMAN: Thank you.

16 MR. CERNY: Okay. Thanks.

17 (Hearing adjourned.)

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

CERTIFICATE

I, Makenzie J. Sabo, Notary Public within and for the State of Ohio, duly commissioned and qualified, hereby certify that before the giving of their testimony, all persons were first duly sworn to testify to the truth, the whole truth, and nothing but the truth in this case aforesaid and that the testimony was taken by me by means of stenotype in the presence of said persons.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Medina, Ohio this 28th day of April, 2022.

Makenzie Sabo

Makenzie J. Sabo, RPR
Notary Public within and for
the State of Ohio.
My commission expires 09/19/23.

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F.
Historic Preservation Board Application
Submitted Materials 2/2/22

SW 6172 | Hardware

211-C5

SW 6172
Hardware

211-C5

SW 2840 | Hammered Silver
Arts & Crafts

SW 2840
Hammered Silver
Arts & Crafts

SW 6150 | Universal Khaki

207-C3

SW 6150
Universal Khaki

207-C3

SW 6150 | Universal Khaki

Light reflective value: 40 (medium)
Valor de reflectancia de luz: 40 (intermedio)

10/15

207-C3

207-C3

SW 6150
Universal Khaki

207-C3

SW 6150
Universal Khaki

trim color

207-C3

SW 6150
Universal Khaki

207-C3

SW 6150
Universal Khaki

Siding - Match Color

HardiePlank® **17/5**

6150

Trim
Universe / Khaki:

layer

Andrew Dutton

From: Tony Cerny <architectural_design_studios@hotmail.com>
Sent: Wednesday, February 2, 2022 9:49 AM
To: Andrew Dutton
Cc: Brendan Rose; Mike Rose
Subject: Re: Raspberry and Rose Rear
Attachments: RAB_WPLED18N_spec_sheet.pdf

Andrew,

The owners want to go with this fixture. It will be mounted on the center of the building about 14' up.

Tony Cerny
Architectural Design Studios
620 East Smith Road
Medina, Ohio 44256
330.723.6975



Ultra-high efficiency LED 18 Watt wall pack. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 7.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	18W
120V	0.15A	Color Temp	4000K (Neutral)
208V	0.09A	Color Accuracy	70 CRI
240V	0.08A	L70 Lifespan	100,000 Hours
277V	0.07A	Lumens	2,775
Input Watts	21.2W	Efficacy	130.9 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: P00001769

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LED:

Multi-chip, high-output, long-life LED

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Reflector:

Semi-specular, vacuum-metalized polycarbonate

Gaskets:

High-temperature silicone gaskets

Technical Specifications (continued)

Construction

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Equivalency:

Equivalent to 100W Metal Halide

Patents:

The design of WPLED18 is protected by US patent D608,040, Canada patent 138280, and China patent CN301649064S

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Replacement:

Replaces 150W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.15A, 208V: 0.09A, 240V: 0.08A, 277V 0.07A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

14.21% at 120V, 10.51% at 277V

Power Factor:

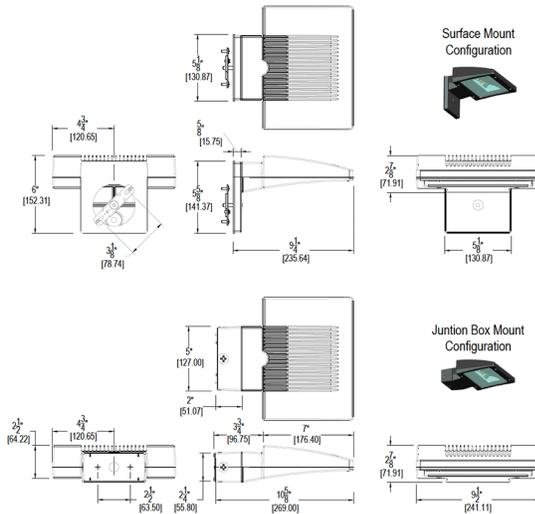
97.4% at 120V, 95.1% at 277V

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- Ultra-high efficiency LED 18 Watt wall pack
- Replaces 100W Metal Halide Wall packs
- 100,00-Hour LED Lifespan
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Emergency Battery Backup	Options	Other Options
WPLED	18	N				
	18 = 18W	Blank = 5000K Cool N = 4000K Neutral Y = 3000K Warm	Blank = Bronze W = White	Blank = No Battery Backup /E = Standard Battery Backup /EC = Battery Backup with Cold Start	Blank = No Option /PCS = 120V Swivel Photocell /PC = 120V Button Photocell /PC2 = 277V Button Photocell	Blank = Standard USA = BAA Compliant

G.

**Transcript of the Historic Preservation Board's
Review of H21-13 on 2/10/22**

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CITY OF MEDINA HISTORIC PRESERVATION BOARD

CASE H21-13

- - -

Transcript of Proceedings held on Thursday,
the 10th day of February, 2022, 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.

- - -

MEDINA COURT REPORTERS, INC.
REGISTERED PROFESSIONAL REPORTERS
209 North Broadway Street
Medina, Ohio 44256
(330) 723-2482
MCRMedina@msn.com

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APPEARANCES:

Elizabeth Biggins-Ramer, Chairwoman,
Leslie Traves, Member,
Patty Stahl, Member,
Rebekah Knaggs, Member.

City of Medina Planning and Community,
Development Department,
Andrew Dutton, Community Development Director,
Sarah Tome, Administrative Assistant.

Brendan Rose, Applicant, Rose Company.

Anthony Cerny, Architectural Design Studios, Inc.

- - -

1 (Whereupon, all those intending to
2 testify were then placed under oath by the
3 notary.)

4 - - -

5 PROCEEDINGS

6 - - -

7 CHAIRWOMAN: So the first
8 case that we have before us is Case H21-13,
9 the Rose Company dealing with the property at
10 241 South Court Street.

11 MR. DUTTON: I can give an
12 overview, if you would like.

13 CHAIRWOMAN: Please.

14 MR. DUTTON: And then just
15 for any of the applicants, any one of these
16 open microphones, if you could speak into those
17 so we can --

18 MR. CERNY: Any one of
19 them? We don't have to go all the way back
20 there (indicating)?

21 MR. DUTTON: Any one that's
22 open.

23 MR. CERNY: Excellent.

24 MR. DUTTON: So this
25 property is on the west side of South Court

1 Street just north of Smith, kind of halfway up
2 the block I suppose.

3 We heard this application at the previous
4 meeting. It has to do with the external
5 alterations at the rear of the building.
6 Here's the previous picture of the building
7 rear (indicating). There was an upper floor
8 structure that was torn down that was approved
9 by the building official due to safety
10 concerns. As a result, there's kind of mix of
11 brick and wood exterior surfaces and three
12 doors, one on the second floor that no longer
13 goes to anything.

14 The changes were recently made to the
15 back of the building, including horizontal
16 Hardie® Plank siding, a gray color, painting of
17 the upper portion of the building, and
18 installation of one of the two doors.

19 At the last meeting it was tabled by the
20 Board. The Board requested that the Applicant
21 bring in material samples of the Hardie® Plank,
22 lighting fixtures, and the colors that are
23 used. So that's -- there was no motion made at
24 the last meeting to approve or deny, so
25 basically we're looking for more information

1 from the Applicant.

2 CHAIRWOMAN: Thank you.

3 Would the Applicant like to --

4 MR. CERNY: Okay, yeah.

5 We brought in siding colors and the siding
6 material.

7 So this is just the Hardie® Board siding
8 (indicating).

9 This is the cement board siding, which is
10 kind of like lap siding (indicating).

11 And then the only color that's not on there
12 is this gray color, which is -- that's the
13 color that is intended for the doors, the
14 replacement doors. The replacement doors are
15 going to be a six-panel door, solid.

16 And then there's an example of the light
17 fixture that's up on the screen right now
18 (indicating).

19 CHAIRWOMAN: Okay. I'm
20 sorry, could you -- we probably should have had
21 you state your name and address for the record.

22 MR. CERNY: My name is
23 Tony Cerny, Architectural Design Studios.

24 CHAIRWOMAN: Any questions
25 from the Board?

1 MS. TRAVES: So the light
2 fixture is just one light fixture over the
3 door?

4 MR. CERNY: No. The
5 intent's going to be to put that light fixture
6 probably in the center of the building, up a
7 little bit higher so that it will illuminate
8 that courtyard a little bit.

9 MS. TRAVES: And then the
10 door is the color of the paint chip?

11 MR. CERNY: There's a gray
12 paint chip there; that's the color of the door.
13 The door that you see in that photo right now,
14 that's a temporary door. The door as intended
15 are still on order, but it's going to be a
16 six-panel door like that (indicating).

17 CHAIRWOMAN: Will there be
18 two doors then --

19 MR. CERNY: Yes.

20 CHAIRWOMAN: -- of that
21 nature?

22 MR. CERNY: Yes.

23 MS. TRAVES: I guess in the
24 picture, the samples of the actual siding look
25 a little bit darker than they look in the

1 picture.

2 CHAIRWOMAN: Is all of the
3 trim installed on the building currently?

4 MR. CERNY: Except for
5 what would go around the doors.

6 CHAIRWOMAN: Okay. And
7 gutters and whatnot are installed?

8 MR. CERNY: To my
9 understanding just from earlier, the gutters
10 haven't been installed yet.

11 MS. TRAVES: So which of
12 the three colors of the trim are going to be
13 around the door?

14 MR. CERNY: It will be the
15 trim color that's on there, that tan color.

16 MS. TRAVES: Okay.

17 CHAIRWOMAN: So the balcony
18 that had been removed, can you speak to that?
19 I know that last time you said it was covered
20 over because it wasn't safe. Is there a reason
21 why it wasn't replicated? Was it an original
22 fixture to the building?

23 MR. CERNY: I don't know
24 if it was original to the building or not. I
25 wasn't involved specifically with that.

1 I know there was issues with its condition.
2 The owners asked the building official to come
3 over and take a look at it, and he said it was
4 structurally not sound and told him he should
5 take it down.

6 CHAIRWOMAN: Does the Board
7 have any other questions?

8 MS. TRAVES: I guess I
9 still think that the back side of the building
10 looks a little off without any windows on the
11 second floor.

12 MR. CERNY: There was no
13 windows on the second floor before. There
14 happened to be a door that led to the summer
15 porch, but there were no windows back there.

16 MS. TRAVES: All right.

17 CHAIRWOMAN: Would the
18 Applicant consider reinstalling the door and
19 the summer porch if that was an historical
20 aspect of the building?

21 MR. CERNY: I'm sorry,
22 what's the question?

23 CHAIRWOMAN: Would you
24 consider reinstalling the door and the summer
25 porch if it was determined it was an historical

1 aspect to the building?

2 MR. CERNY: You would have
3 to answer that one.

4 MR. ROSE: We would have
5 to look at that. I think that would be pretty
6 difficult at this time. The summer porch that
7 had been there had been unused for a number of
8 years. I think even when we originally
9 obtained the building, it was not being used.
10 I guess we would have to look to see if that
11 was an original feature or not, but I think --

12 MR. LAMB: That's not
13 true.

14 MR. ROSE: Pardon?

15 MR. LAMB: I said,
16 "That's not true."

17 MR. ROSE: What's that?

18 MR. LAMB: That it wasn't
19 being used.

20 I'll talk when I have a chance.

21 MR. ROSE: My
22 recollection, for as long as I've owned the
23 building, that porch hadn't been being used and
24 that door had been inaccessible from the
25 inside.

1 MR. DUTTON: I'm sorry,
2 could you please state your name for the
3 record.

4 MR. ROSE: I'm sorry. My
5 name is Brendan Rose with Rose Company. We
6 manage the property.

7 CHAIRWOMAN: Okay. What
8 year did you procure the property? Do you
9 remember?

10 MR. ROSE: I don't
11 remember off the top of my head.

12 CHAIRWOMAN: Okay. I have
13 a question about just the state of the brick.
14 I know -- and Andrew already -- thank you.

15 I know at the last meeting we inquired as
16 to whether or not the brick could be -- if
17 there was consideration given to having the
18 brick repointed, and the answer was "no." I
19 mean, not having seen kind of any building
20 plans to understand how the Hardie® Board was
21 installed, you know, is this installation
22 providing stability to the back of the building
23 or not? My fear is, if the bricks needed to be
24 repaired, they should have been repaired.

25 MR. CERNY: I don't think

1 there was an issue with the bricks. I mean,
2 there's just -- you know, essentially it was --
3 my understanding was the summer porch was the
4 problem, that was removed.

5 The back of the building was a mixture of
6 materials. There's a little bit of brick, as
7 you can see, and then there's some infill
8 materials. They wanted to clean the overall
9 appearance up, so I believe they just basically
10 faced over that with some furring and some
11 siding material.

12 CHAIRWOMAN: Okay.

13 MR. CERNY: We have gone
14 through, in the past, the bricks that were over
15 on the south side. Those were in severe
16 damage, that was repointed. Actually a lot of
17 them were taken down and put back up, but that
18 was repointed a couple years ago.

19 CHAIRWOMAN: Okay.

20 MR. CERNY: And that's the
21 portion that's exposed to the public over on
22 the south side.

23 CHAIRWOMAN: Okay.

24 MS. TRAVES: So is the
25 first -- was the first floor not brick?

1 MR. CERNY: Well, when you
2 look in that photograph, you can see that dark
3 area that's on there, that's wood siding.
4 That's a vertical pine. Some people call it
5 barn siding.

6 MS. TRAVES: Can they take
7 that off? Is there brick behind it?

8 MR. CERNY: It doesn't
9 make sense that there would be brick behind
10 there, because you've got the brick exposed on
11 the edges. So I'm not sure exactly what the
12 situation was and why there's barn siding there
13 in those locations. It's not a brick facade
14 all the way across.

15 MS. TRAVES: Okay. I think
16 it looks nicer with the siding. I just miss
17 having a window or something on the second
18 floor.

19 MR. CERNY: It is a facade
20 that's basically not seen by the public unless
21 you go back into that particular area. It
22 doesn't really have exposure to the public on
23 any of the sides.

24 CHAIRWOMAN: Understood.

25 We have had, however, several instances now

1 in the last couple years with property owners
2 actually rehabilitating the backs of the
3 buildings for a variety of different uses. So
4 that's a trend we are seeing, one; and two,
5 regardless of if it's the back side or the top
6 of the building, the whole building sits within
7 the footprint of the Historic District, so we
8 do need to have consideration.

9 MR. CERNY: It does, but
10 if you consider the fact that when those
11 buildings were built at that time, the back
12 sides were not getting any real attention. All
13 of the attention at the time the buildings were
14 built was on the front. That's where they
15 spent the money to do the additional brickwork,
16 that's where they spent the money for the
17 cast iron and tinwork and stuff like that, and
18 backs of the buildings were purely utilitarian.

19 CHAIRWOMAN: I understand;
20 however, we are charged to try to keep each of
21 the historical buildings intact.

22 Okay. Any other questions from the Board?

23 (No verbal response.)

24 CHAIRWOMAN: Any comments
25 from the public?

1 MR. LAMB: (Indicating.)

2 CHAIRWOMAN: Go ahead.

3 Please state your name and address.

4 MR. LAMB: Do you want me
5 to go over there (indicating)?

6 MR. DUTTON: As long as you
7 can turn that on, you're fine (indicating).

8 MR. LAMB: Okay. Thanks.

9 My name is Bill Lamb. I live at 721 South
10 Court Street, Medina.

11 I have a number of things, I guess. First
12 is that this issue in particular exemplifies, I
13 think, what you have just addressed, which is
14 an ongoing issue and a really sad example of
15 the approach to work that's being done in the
16 Historic District without approval of the
17 Board. It is not -- the rules and regulations
18 that are necessary to follow when you work in
19 the Historic District, they're not if you want
20 to follow them.

21 The rules don't anywhere exempt the backs
22 of the buildings any more than they exempt the
23 sides or the fronts. And they're not really
24 rules; these are laws. These are regulations
25 that need to be enforced, and this intentional,

1 kind of, "Well, we hurried up and we had to do
2 it," well, you maybe had to take the sleeping
3 porch down because it was a safety issue, but
4 beyond the sleeping porch coming down, there
5 was no reason that this should not have come
6 before the Board to be approved, and it's an
7 awful example of the back of a building in the
8 Historic District that is visible from public
9 places.

10 I owned this building for a number of years
11 and used that sleeping porch. There was a door
12 to it. When I sold it, I believe that the
13 current owner -- that door was there. I know
14 it was intact because I had things on that
15 porch, and you cannot -- the Board cannot
16 continually approve after the fact.

17 To me, looking at the building, it looks
18 like siding on a ranch house that was put up.
19 What was there originally, even what was just
20 referred to as barn siding, at least it seemed
21 to have some integrity to some period of work
22 that was done thoughtfully to the back of the
23 building.

24 So my view of this -- of these regulations
25 are that they simply need to be followed, and

1 the best thing that could happen for the City,
2 so as not to continually set examples of poor
3 work being done without approval, no
4 consideration from the Board, no input from the
5 Board of the quality of the work, the kind of
6 material that's being used, the color that's
7 going up, whether a window should go or the
8 door should go back, this work should come down
9 and then approval could be made of what should
10 go back up.

11 Further, my memory is that when the
12 building, that is currently occupied by
13 Gardener's Cottage, when the walls fell off
14 that building, those walls were replaced with
15 brick because the walls that came down were
16 brick. The building had to be rebuilt as it
17 was.

18 So that sleeping porch, which was part of
19 the original building - because that's what it
20 was, it was a sleeping porch - there is no
21 reason that you would approve not putting that
22 back anymore than you would have said to
23 Gardener's Cottage, "It's not a problem, you
24 don't need to do it in brick, you can just --
25 you can just put siding up because it's not

1 really visible," right? "It's just an alley."
2 But that's not what the rules say.

3 And so the sleeping porch -- the sleeping
4 porch, by all rights, being part of the
5 historic building, in a very small historic
6 district, simply nine blocks, and anybody that
7 knows anything about the District should know
8 that they -- that this is what -- this is the
9 economic engine of the City, this is what makes
10 the City economically viable. This is what
11 matters.

12 For twenty years the restoration took place
13 with no rules, no regulations. The majority of
14 the work was done in those twenty years by
15 people with a good heart and a commitment to
16 spend their own money to take the false fronts
17 down, to get rid of the hundreds of signs, and
18 to do it because it's the right thing to do,
19 not to do work simply because you think you can
20 get away with it, because maybe nobody will
21 notice, or "I'm in a hurry" or "I don't want to
22 go to the Board" or "I don't want to put the
23 sleeping porch back" or "I'm going to pretend
24 that you can't see this because it's in the
25 back of the building." People for twenty years

1 did this with no rules and no regulations. Now
2 we have the rules, the rules are the law.

3 The sleeping porch needs to go back and the
4 back needs to be restored to what it originally
5 looked like. That's my comment.

6 CHAIRWOMAN: Thank you.

7 MS. STAHL: I think at
8 this point we need to go back and look at the
9 historical nature of this building and see what
10 pieces are truly historical, if that sleeping
11 porch is historical and that falls within our
12 jurisdiction to say that that needs to go back
13 up. I don't have enough information personally
14 right now to know whether that porch meets
15 those qualifications, but I think we do need to
16 flesh that out and make sure that we're doing
17 our due diligence on it, whichever way it
18 falls, that we need to follow those procedures,
19 whether it meets that requirement or not.

20 MR. DUTTON: And I don't
21 know that -- the sleeper porch is kind of a
22 separate situation.

23 MS. STAHL: I can't hear
24 you.

25 MR. DUTTON: The sleeping

1 porch is kind of a separate situation as it was
2 approved for removal administratively.

3 In this case, I think you need to look at
4 it -- obviously the work was done before
5 approval, it shouldn't have been done before
6 approval. We need to look at this as if this
7 work hasn't happened yet, and that's how you
8 should evaluate it against the regulations.

9 CHAIRWOMAN: I guess my
10 problem is the work was done without our
11 approval, so it's not following the rules,
12 so --

13 MR. DUTTON: Correct. But
14 you can't just deny it because of that. You
15 need to take this as if none of this ever
16 happened. This is what they're proposing. Is
17 it appropriate or not?

18 CHAIRWOMAN: Okay.

19 MR. CERNY: If I could
20 just say a couple more things.

21 First off, I don't think there's anything
22 within the rules or the guidelines that mandate
23 that everything that is necessarily historic
24 has to be saved, preserved, or restored.
25 That's not how the guidelines read. There are

1 intentions to try to preserve as much as
2 possible, but not everything that can be
3 preserved, not everything needs to be
4 preserved. There's an understanding within the
5 guidelines that things change over time, and I
6 think part of what you should be looking at
7 when you're evaluating these things is, is the
8 changes or the work that's proposed, does that
9 have a detrimental effect to the overall
10 character of the District, or is it just part
11 of maintaining the building that's there and it
12 allows the owner of that building to continue
13 to use that building in a useful fashion?

14 Kind of speaking in a little bit with what
15 the planning director had mentioned also, I
16 feel a little bit -- I understand that
17 there's -- the Board feels a little bit
18 offended that work was done without going
19 through the proper procedures, but at the same
20 time, I do agree that the Board shouldn't be
21 looking at this and denying because the
22 procedures weren't necessarily followed. That
23 seems to be something punitive, which is, I
24 think, outside of the scope of what the Board
25 should be doing. I think it is a matter of

1 looking at -- while I don't disagree that the
2 owner probably should have come in, in advance,
3 they didn't. They didn't necessarily think
4 they were trying to skirt by something as it's
5 been implied. They thought they were doing
6 what they were supposed to do, and they were
7 trying to maintain this building. They've
8 spent money on it to maintain it, like I said
9 before, with the effort done to re-tuckpoint
10 the one side.

11 They've got multiple buildings in the
12 district where they spend a fair amount of
13 money trying to do maintenance and maintaining.
14 We've gone through extra effort to do things
15 that we think are positive attributes for the
16 Historic District.

17 This particular facade, while it may not be
18 something that you would normally want to see
19 on the front of the building, I don't find it
20 to be substantially any less than what was
21 there before, and so I do think you should give
22 consideration to approving this.

23 And I doubt seriously that we'll be able to
24 put the summer porch back up. Once again, if
25 you follow the guidelines, we're not supposed

1 to put something up if we really don't know
2 what it was. We don't have any documentation
3 as to what it was and it would be very
4 difficult to do that at this point.

5 MS. STAHL: And what I was
6 referring to before, I mean, it's the summer
7 porch, it's the brick, it's the doorway, even
8 the columns down below. And I apologize that I
9 did not look further into this until we were
10 discussing it right here, but I think you know
11 that part of our due diligence here is to make
12 sure that there aren't pieces that are not
13 supposed to be covered up like that. You know,
14 and it does open, you know, the bag of -- or
15 the door for other people to kind of throw
16 something up similar to this without us
17 fleshing that out. So I think we need to go
18 back and look at those pieces.

19 And again, I think -- I apologize that, you
20 know, we didn't look to see the -- do our
21 research on how -- what pieces were historic
22 there in order to determine that right now, but
23 I think we do need to do that.

24 So I would propose that we - I don't know
25 what the right term is - table this and we look

1 up those -- you know, what pieces are historic
2 here, what falls within our jurisdiction, to
3 make sure that we do it right, so --

4 CHAIRWOMAN: I would like
5 to make a comment.

6 One, I don't think the Board is being
7 punitive.

8 Secondly, the reason for the process is for
9 the Board to make comments, do its research,
10 and make adjustments before the first step of
11 construction or alteration is done. So have
12 the Applicant come to us with a set of plans,
13 you know, laying out what the Hardie® Board was
14 to be used in this section, these are the
15 gutters, the gutter colors, these are the panel
16 doors which, you know, again, we haven't --
17 other than you telling us what the color is, we
18 have still not seen a picture of the doors.

19 You know, we had asked for a light. We
20 would be having the discussion about the door
21 on the second floor and the sleeping porch
22 before the work is done where, you know, we
23 probably would, you know, make the
24 recommendation, if it was historical to the
25 building, after we had done the research, that

1 that should have been kept, the Hardie® Board
2 adjusted accordingly, the sleeping porch, you
3 know, reinstalled to some nature.

4 I mean, that is -- the entire intent is not
5 to ask for forgiveness after the fact, but
6 present how things are going to be restored or
7 renovated and allow the Board to evaluate
8 accordingly.

9 And to Patty's point, you know, had we been
10 presented some material in the proper process,
11 we would have been able to fully evaluate.
12 We're just being put in, to be quite frank, a
13 very awkward situation of now having to deal
14 with something that's up, money that's been
15 spent and, you know, having to deal with this
16 after the fact.

17 MS. STAHL: So let's
18 get some -- let's move forward with this
19 process and get the research and get the
20 historical photographs of the original
21 building. You know, I don't know if that porch
22 was added on later on or if that was part of
23 the original, but we need that information, and
24 then we can. You know, go through the process,
25 like you said, as if it hadn't gone up yet.

1 Let's just do the process and make sure we do
2 that.

3 Thank you.

4 CHAIRWOMAN: Now, according
5 to what the Code says, you know, the
6 Applicant --

7 MR. CERNY: Well, it's
8 unclear to me what you're asking us to do at
9 this point. Are you asking us to come up with
10 old photographs of the building on the back
11 facade, or is it something that the Board is
12 going to be doing? What's -- what are you
13 trying to have us do?

14 CHAIRWOMAN: Well, actually
15 it's the Applicant. According to the Code, it
16 says, "In order for an application to be
17 reviewed and approved, the Applicant shall
18 submit drawings, photographs, specifications,
19 and material samples, as required by the
20 procedure."

21 MR. CERNY: I understand
22 that, but you're asking now for us to come up
23 with some sort of documentation that shows what
24 that porch was in the past, which we don't have
25 that information.

1 CHAIRWOMAN: Well, it would
2 have been nice to --

3 MS. STAHL: So what you
4 have to do is, you know, you have to -- if you
5 want to take the porch down, you have to show
6 that it doesn't have significance, historical
7 significance, that you can take it down.

8 MR. DUTTON: And just to be
9 clear --

10 CHAIRWOMAN: I think what
11 Patty is saying is - if you go back one slide,
12 please, Andrew - this is even an after-the-fact
13 photograph (indicating). This is not a
14 photograph of what the situation was
15 (indicating).

16 MR. CERNY: Yeah, I
17 understand that.

18 CHAIRWOMAN: It should have
19 been brought to us for some type of evaluation.

20 And our assumption is you would have had
21 other photographs, you know, that would have,
22 you know, probably substantiated the shape that
23 it was in, and so I think we're requesting
24 additional information that should have been
25 submitted originally had the application come

1 forward.

2 MR. CERNY: And I'm saying
3 that information, those photographs don't
4 exist. So what are you asking us to do?

5 MS. TRAVES: Have you
6 had --

7 MR. CERNY: I don't have
8 any documentation. I can't show you what the
9 back of that building used to look like. I
10 don't know where that information would be.

11 So if you want me to come back with some
12 sort of documentation that says, "Look, this is
13 how it was, I can show you because of these
14 pictures that it wasn't historic or it is
15 historic or significant," that doesn't exist.
16 I don't know where to find that. That
17 doesn't -- that's not a document I can come up
18 with. If that's what you're relying on, we're
19 not going to be able to do it.

20 MS. TRAVES: Did Dan take
21 any pictures of it before they started the
22 demo?

23 MR. DUTTON: I'm not sure.
24 I don't believe so.

25 MR. CERNY: I suspect not.

1 MR. DUTTON: Yeah, I don't
2 believe so. I'm not positive on that, though.

3 And just to be clear, the removal of the
4 summer porch is not part of this application.
5 That was already administratively approved, but
6 obviously anything after that is certainly in
7 the purview of the Board.

8 MS. STAHL: And I don't
9 think -- it's not just the summer porch, it's
10 the whole back side, you know, the door, the
11 columns there.

12 MR. CERNY: Okay. So the
13 door still exists, just like the guidelines
14 asked for. When you actually do some sort of
15 alteration, there's a methodology to alter it
16 so that if somebody wants to go back at a later
17 date and remove that alteration, the original
18 materials are still there, the door still
19 exists in that position, it's just covered up
20 by the siding. That's a hundred percent
21 consistent with how the guidelines read.

22 Same thing with the columns. All of that
23 stuff is still there. The two doors aren't,
24 but the structure itself is still there. It's
25 just behind the facade that was placed up over

1 top of it, and that is consistent with what the
2 guidelines call for on those kinds of
3 situations. The guidelines do not mandate that
4 everybody has to restore their buildings.
5 That's not what the guidelines require, and I
6 don't think that's the position the Board
7 should be taking. Just because you have a
8 historic building, doesn't mean --

9 MS. STAHL: No, I don't
10 think that's -- that's not the position we're
11 taking. I personally own two historic
12 buildings on the Square, so I've been through
13 this process. So it's not replicating what's
14 there, it's just preserving the pieces that
15 make that building historic.

16 MR. CERNY: Okay.

17 MS. STAHL: So at this
18 point, I don't know what pieces of that back
19 side are considered that, and we -- to Beth's
20 point, you need to bring that information as
21 part of that application. So we're asking you
22 to bring that information about this building.
23 Find what you can about that.

24 MR. CERNY: That's where
25 I'm at a loss. I mean, that's as much

1 information as I have on how the back of the
2 building is (indicating).

3 MS. STAHL: Bill, do you
4 have resources? I mean, when I had to do that
5 for my building, I had to reach out to several
6 different people to find old photographs. What
7 about the State of Ohio -- I forget what it's
8 called.

9 MR. DUTTON: The OHI forms?
10 OHI forms? Is that what you're referring to?

11 MS. STAHL: I think so.
12 Or is it the archives for Ohio historic
13 buildings?

14 MR. DUTTON: There are
15 specific forms that are created. I'm not sure
16 if this building has one or not --

17 MS. STAHL: Okay.

18 MR. DUTTON: -- or if
19 there's an evaluation approved by the State.

20 CHAIRWOMAN: I would also
21 say --

22 I'm sorry. Go ahead, Bill.

23 MR. LAMB: I guess -- one
24 point I guess. Yeah, I'm pretty sure I have
25 pictures of the back of the building, you know,

1 because we painted the back and restored the
2 back, you know, when we owned the building.

3 Like I said, we used that porch, and when
4 we sold the building it had a door because we
5 stored things there. So actually I don't think
6 you're asking for anything that's -- that the
7 Applicant actually is not required to get.

8 You know, the real question is, did the
9 Applicant try to skirt the issue and do the
10 work that they wanted to do without coming to
11 the Board.

12 And secondly, the issue about the summer
13 porch, just as the porch, yes, it was
14 administratively approved to be taken down, but
15 that has absolutely nothing to do with the
16 question to you of whether it should be put
17 back, because that was part of the original
18 building. That was a summer porch. That was
19 an integral part of the building that was used,
20 and there are photographs of that and those
21 kinds of things are available. I have them,
22 the people I bought the building from have
23 them, and there was not urgency to tear that --
24 that was not an urgent thing to tear that down.
25 That wasn't imminently going to fall. That

1 back wasn't going to just come falling down
2 today. You could walk there -- I mean, people
3 go to dinner and people go to restaurants and
4 take pictures of their meals. It's not like
5 you had to go find a camera.

6 The fact that there was nothing brought to
7 you, not one single thing, you know, there's a
8 great effort here to deflect from the issue of
9 failing to follow the law.

10 And it's absurd to say that the Board's
11 being punitive. The Board could levy a fine.
12 They should be punitive. This is an idea of
13 how you can run through a stop sign and it's
14 okay. Well, that's not how things work here,
15 and that's the reason this Board was created,
16 to protect the District from just this kind of
17 behavior of, "I'm going to come in late, I did
18 this, it's not right, but you're going to
19 approve it anyway, and if you don't, you guys
20 are being punitive and you guys are being wrong
21 because I failed to do what I was supposed to
22 do."

23 And particularly, previous work in the
24 District has nothing to do with this issue.
25 You know, you could do wonderful work in the

1 Historic District, but if you behave like this,
2 it doesn't make it okay.

3 So yes, I have pictures of the back of the
4 building.

5 CHAIRWOMAN: I was also
6 going to ask the Applicant, I would assume when
7 you purchased the building, for appraisal
8 purposes, you know, to obtain a commercial
9 loan, that there might be pictures that you
10 have in that file when you purchased the
11 building.

12 MR. ROSE: There may be.
13 It was quite some time ago.

14 I think the question is when -- if that
15 porch was an original part of the building. It
16 may have been there when we purchased -- it
17 certainly was there when we purchased it.

18 I do want to address the issue for a moment
19 that we weren't intentionally attempting to
20 skirt any issues. We have several tenants and
21 occupants throughout the Historic District as
22 well as the remainder of the City. We take
23 incredibly seriously the life, safety, and
24 health of the buildings and the people that
25 occupy them and visit and patronize them. It

1 was brought to our intention that it was a
2 structural concern and so we immediately went
3 forward to take it down.

4 There was some weather consideration for
5 the remainder of the building, and we didn't
6 want a brick wall on the back of the building
7 that was going to collapse, and so we did want
8 to protect it. Shame on us for not coming
9 sooner. It was, also, the back of the
10 building, and so it wasn't top of mind. The
11 top of mind for us was to make the building
12 safe for the people that were coming in and out
13 of those rear doors.

14 CHAIRWOMAN: Did you secure
15 the brick?

16 MR. ROSE: Pardon me?

17 CHAIRWOMAN: Did you secure
18 the brick that you just alluded to that was in
19 danger of falling?

20 MR. ROSE: I'm not
21 suggesting that there was brick on this
22 building. There are other buildings that have
23 been in this district that because they weren't
24 appropriately maintained, or for whatever
25 reason, had collapsed, and we certainly didn't

1 want a similar issue. So we didn't want any --
2 we wanted to protect -- get it enclosed for the
3 pending weather. That was our immediate
4 concern.

5 As Tony mentioned, we did actually address
6 quite a bit of brick on the south side of the
7 building that was a major concern as well.

8 MS. STAHL: So I think we
9 should move forward and go through the proper
10 steps, like we said.

11 As an Applicant, you're supposed to present
12 pictures. I think the Board -- I think we
13 should also do some research to see if we can
14 find historical -- I don't know if there's a
15 drawing of the building or anything that we can
16 find on our end so that we can work together on
17 this to make sure we're doing the right thing
18 here. So I think that would be a good approach
19 at this point.

20 MS. TRAVES: Andrew, can
21 you check with Dan Gladish and see if he has
22 pictures?

23 MR. DUTTON: I'll certainly
24 check with Dan.

25 Were there any other items the Board wanted

1 to see, the door, or anything like that?

2 CHAIRWOMAN: Well, I think
3 a complete application, you know, the
4 photographs, there should be a drawing. I
5 mean, we've required other applicants, for the
6 work that they were doing, to present drawings
7 of what the finished product would look like.
8 We have yet to see that, you know, where that
9 drawing delineates. For example, what color
10 are the gutters that haven't been installed
11 yet? What do the six-panel doors look like?
12 That type of thing. So, you know, we would
13 like to see a complete application as it should
14 have been submitted initially.

15 Do we have a motion?

16 MS. TRAVES: So yeah. Do
17 you want to -- do you just want to table this
18 for the time being then?

19 CHAIRWOMAN: Yes.

20 MS. TRAVES: I make a
21 motion to table it.

22 MS. STAHL: I second the
23 motion.

24 MS. TOME: Biggins-Ramer?

25 CHAIRWOMAN: Yes.

1 MS. TOME: Knaggs?

2 MS. KNAGGS: Yes.

3 MS. TOME: Stahl?

4 MS. STAHL: Yes.

5 MS. TOME: Traves?

6 MS. TRAVES: Yes.

7 MR. CERNY: Thank you.

8 MR. DUTTON: Can we just --

9 Tony, can you help Sarah get a picture of the
10 material that you submitted so we have that?

11 MR. CERNY: Can I what?

12 MR. DUTTON: Help Sarah get
13 a picture of the materials.

14 MR. CERNY: You can keep
15 those. I don't need them.

16 MR. DUTTON: Great.

17 (Hearing adjourned.)

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

4 CERTIFICATE

5 I, Nicholas Glatzhofer, Notary Public within
6 and for the State of Ohio, duly commissioned and
7 qualified, hereby certify that before the giving of
8 their testimony, all witnesses were first duly sworn
9 to testify to the truth, the whole truth, and nothing
10 but the truth in the case aforesaid and that the
11 testimony was taken by me by means of stenotype in the
12 presence of said witnesses.

13 I further certify that said hearing was held at
14 the time and place specified in the above caption and
15 was concluded on the 10th day of February, 2022.

16 Further, I certify that I am not a relative,
17 counsel, or attorney at law for any party to this
18 suit, nor am I interested in the event of same.

19 IN WITNESS WHEREOF, I have hereunto set my hand
20 and affixed my seal of office at Medina, Ohio this
21 25th day of April 2022.

22 Nicholas Glatzhofer
23 Nicholas Glatzhofer,
24 Notary Public within and for
25 the State of Ohio.
My commission expires 10/24/23

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similar (22:16)(35:1)	talk (9:20)
simply (15:25)(17:6)(17:19)	tan (7:15)
single (32:7)	tear (31:23)(31:24)
sits (13:6)	telling (23:17)
situation (12:12)(18:22)(19:1)(24:13)(26:14)	temporary (6:14)
situations (29:3)	tenants (33:20)
six-panel (5:15)(6:16)(36:11)	term (22:25)
skirt (21:4)(31:9)(33:20)	testify (3:2)(38:8)
sleep (18:21)	testimony (38:7)(38:10)
sleeping (15:2)(15:4)(15:11)(16:18)(16:20)(17:3)	than (6:25)(14:22)(16:22)(21:20)(23:17)
(17:23)(18:3)(18:10)(18:25)(23:21)(24:2)	their (17:16)(29:4)(32:4)(38:7)
slide (26:11)	then (3:2)(3:14)(5:11)(5:16)(6:9)(6:18)(11:7)(16:9)
small (17:5)	(24:24)(36:18)
smith (4:1)	there (3:20)(4:7)(4:23)(5:11)(6:12)(6:17)(7:15)(7:20)
sold (15:12)(31:4)	(8:1)(8:12)(8:13)(8:15)(9:7)(10:17)(11:1)(12:3)(12:7)
solid (5:15)	(12:9)(12:10)(12:12)(14:5)(15:4)(15:11)(15:13)(15:19)
some (11:7)(11:10)(12:4)(15:21)(24:3)(24:10)(24:18)	(16:20)(19:25)(20:11)(21:21)(22:12)(22:22)(28:11)
(25:23)(26:19)(27:11)(28:14)(33:13)(34:4)(35:13)	(28:18)(28:23)(28:24)(29:14)(30:14)(31:5)(31:20)
somebody (28:16)	(31:23)(32:2)(32:6)(33:9)(33:12)(33:16)(33:17)(34:4)
something (12:17)(20:23)(21:4)(21:18)(22:1)(22:16)	(34:21)(34:22)(35:25)(36:4)
(24:14)(25:11)	there's (4:10)(5:16)(6:11)(11:2)(11:6)(11:7)(12:12)
sooner (34:9)	(19:21)(20:4)(20:17)(28:15)(30:19)(32:7)(35:14)
sorry (5:20)(8:21)(10:1)(10:4)(30:22)	these (3:15)(14:24)(15:24)(20:7)(23:14)(23:15)(27:13)
sort (25:23)(27:12)(28:14)	they're (14:19)(14:23)(19:16)
sound (8:4)	they've (21:7)(21:11)

thing

thing (16:1)(17:18)(28:22)(31:24)(32:7)(35:17)(36:12)
things (14:11)(15:14)(19:20)(20:5)(20:7)(21:14)(24:6)
 (31:5)(31:21)(32:14)
think (8:9)(9:5)(9:8)(9:11)(10:25)(12:15)(14:13)
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 (21:3)(21:15)(21:21)(22:10)(22:17)(22:19)(22:23)(23:6)
 (26:10)(26:23)(28:9)(29:6)(29:10)(30:11)(31:5)(33:14)
 (35:8)(35:12)(35:18)(36:2)
those (3:1)(3:16)(11:15)(12:13)(13:10)(16:14)(17:14)
 (18:15)(18:18)(22:18)(23:1)(27:3)(29:2)(31:20)(34:13)
 (37:15)
though (28:2)
thought (21:5)
thoughtfully (15:22)
three (4:11)(7:12)
through (11:14)(20:19)(21:14)(24:24)(29:12)(32:13)
 (35:9)
throughout (33:21)
throw (22:15)
thursday (1:9)
time (7:19)(9:6)(13:11)(13:13)(20:5)(20:20)(33:13)
 (36:18)(38:13)
tinwork (13:17)
today (32:2)
together (35:16)
told (8:4)
tome (2:6)(36:24)(37:1)(37:3)(37:5)
tony (5:23)(35:5)(37:9)
took (17:12)
top (10:11)(13:5)(29:1)(34:10)(34:11)
torn (4:8)
transcript (1:9)
traves (2:2)(6:1)(6:9)(6:23)(7:11)(7:16)(8:8)(8:16)
 (11:24)(12:6)(12:15)(27:5)(27:20)(35:20)(36:16)(36:20)
 (37:5)(37:6)
trend (13:4)
trim (7:3)(7:12)(7:15)
true (9:13)(9:16)
truly (18:10)
truth (38:8)(38:9)
try (13:20)(20:1)(31:9)
trying (21:4)(21:7)(21:13)(25:13)
turn (14:7)
twenty (17:12)(17:14)(17:25)
two (4:18)(6:18)(13:4)(28:23)(29:11)
type (26:19)(36:12)

U

unclear (25:8)
under (3:2)
understand (10:20)(13:19)(20:16)(25:21)(26:17)
understanding (7:9)(11:3)(20:4)
understood (12:24)
unless (12:20)
until (22:9)
unused (9:7)
upper (4:7)(4:17)
urgency (31:23)
urgent (31:24)
use (20:13)
used (4:23)(9:9)(9:19)(9:23)(15:11)(16:6)(23:14)
 (27:9)(31:3)(31:19)
useful (20:13)
uses (13:3)
utilitarian (13:18)

V

variety (13:3)
verbal (13:23)
vertical (12:4)
very (17:5)(22:3)(24:13)
viable (17:10)
view (15:24)
visible (15:8)(17:1)
visit (33:25)

yet

W

walk (32:2)
wall (34:6)
walls (16:13)(16:14)(16:15)
want (14:4)(14:19)(17:21)(17:22)(21:18)(26:5)(27:11)
 (33:18)(34:6)(34:7)(35:1)(36:17)
wanted (11:8)(31:10)(35:2)(35:25)
wants (28:16)
wasn't (7:20)(7:21)(7:25)(9:18)(27:14)(31:25)(32:1)
 (34:10)
way (3:19)(12:14)(18:17)
weather (34:4)(35:3)
we'll (21:23)
went (34:2)
west (3:25)
we've (21:14)(36:5)
whatever (34:24)
whatnot (7:7)
what's (8:22)(9:17)(25:12)(29:13)
where (13:14)(13:16)(21:12)(23:22)(27:10)(27:16)
 (29:24)(36:8)
whereof (38:18)
whereupon (3:1)
whether (10:16)(16:7)(18:14)(18:19)(31:16)
which (5:9)(5:12)(7:11)(14:13)(16:18)(20:23)(23:16)
 (25:24)
whichever (18:17)
while (21:1)(21:17)
whole (13:6)(28:10)(38:8)
will (6:7)(6:17)(7:14)(17:20)
window (12:17)(16:7)
windows (8:10)(8:13)(8:15)
within (1:13)(13:6)(18:11)(19:22)(20:4)(23:2)(38:4)
 (38:22)
without (8:10)(14:16)(16:3)(19:10)(20:18)(22:16)
 (31:10)
witness (38:18)
witnesses (38:7)(38:11)
wonderful (32:25)
wood (4:11)(12:3)
work (14:15)(14:18)(15:21)(16:3)(16:5)(16:8)(17:14)
 (17:19)(19:4)(19:7)(19:10)(20:8)(20:18)(23:22)(31:10)
 (32:14)(32:23)(32:25)(35:16)(36:6)
wrong (32:20)

Y

yeah (5:4)(26:16)(28:1)(30:24)(36:16)
year (10:8)
years (9:8)(11:18)(13:1)(15:10)(17:12)(17:14)(17:25)
yet (7:10)(19:7)(24:25)(36:8)(36:11)

H.
Historic Preservation Board Application
Submitted Materials 3/22/22

Andrew Dutton

From: Tony Cerny <architectural_design_studios@hotmail.com>
Sent: Tuesday, March 22, 2022 3:42 PM
To: Andrew Dutton
Subject: Historic Preservation Board - April 14 Mtg
Attachments: Outdoor Wall Lantern_V9725-6_Spec Sheet.pdf; Gladish Pictures 8-4-21.pdf; 220322_REAR FACADE_PRESERVATION BOARD.pdf; 20220322_151259_sm.jpg; 20220322_151247_sm.jpg; DSCN3891_sm.jpg

Andrew,

Attached please find the additional documents requested by the Historic Preservation Board. Please place us on the on April 14 agenda. In the photos of the south side, you can see the change in the foundations and the change in the brick that indicate the back of the building is not original to the east section. You can also see where we repaired the top of the masonry at the top of the addition and the cover plate that was added to cover the joint between the two structures.

Included herewith:

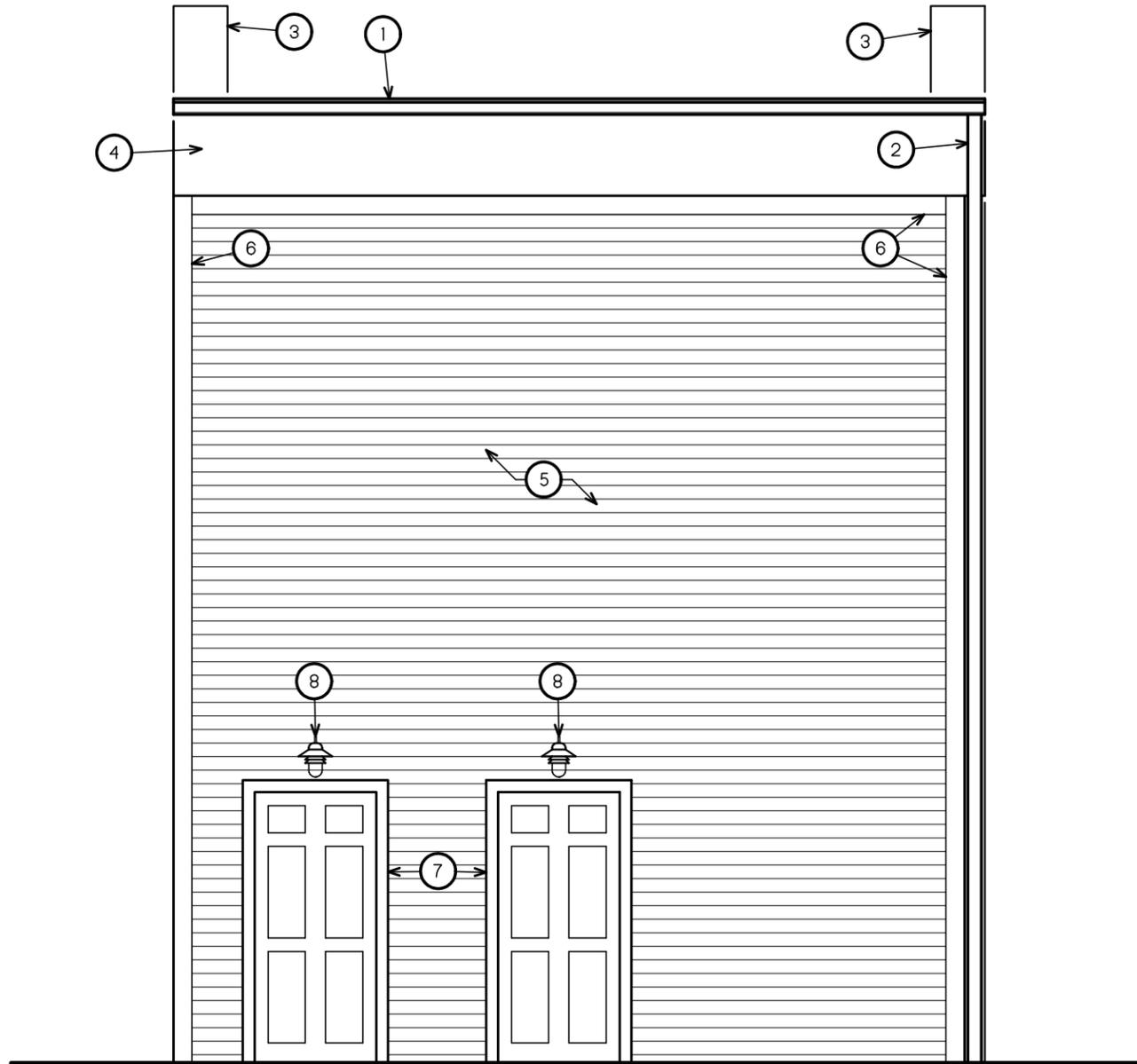
- Rear Facade Elevation Drawing
- Outdoor Wall Lantern Specification Sheet
- Photos captured by Dan Gladdish (8/4/21) of the summer porch.
- Photos of the south side of the building showing the back facade is not part of the original building construction.

Respectfully Submitted,

Tony Cerny
Architectural Design Studios
620 East Smith Road
Medina, Ohio 44256
330.723.6975

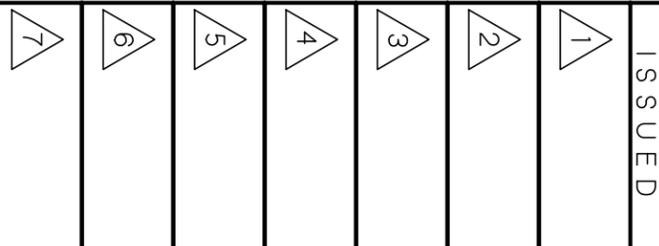
ELEVATION NOTES

- ① EXISTING GUTTER.
- ② NEW DOWN SPOUT.
- ③ EXISTING BRICK PARAPET.
- ④ EXISTING METAL FLASHING (PAINTED).
- ⑤ NEW 4" "HARDIE PLANK" LAP SIDING (PAINTED).
- ⑥ NEW 1 x 6 AZEK TRIM (PAINTED).
- ⑦ NEW 3'-0" x 6'-8" DOOR (PAINTED).
- ⑧ NEW LIGHT FIXTURE.



REAR FACADE

241 SOUTH COURT STREET
 MEDINA, OHIO 44256
 JOB #21056



ISSUED

ROSE COMPANY
 REAL ESTATE DEVELOPMENT | INVESTMENT

23 Public Square, Suite 200
 Medina, Ohio 44256
 330.725.6767 | www.RosePlaces.com

ARCHITECTURAL DESIGN STUDIOS
 INCORPORATED

Architecture
 Preservation
 Graphics
 Planning
 Interior Design

620 E. Smith Road
 Medina, Ohio 44256
 330.723.6975

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SK-1



Because Lighting Speaks Volumes

V9725-6

1-Light Outdoor White Polypropylene
Outdoor Wall Lantern with Prismatic Lens

Prepared By:

Project:

Type:

Location:

Description

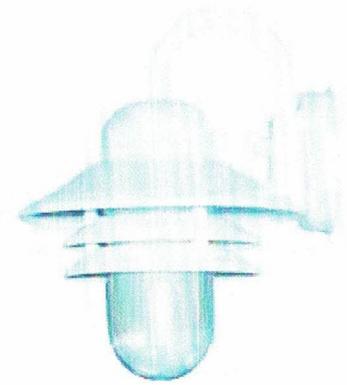
Enhance your home's exterior with this traditional inspired 1-Light Polypropylene outdoor wall lantern. Crafted by experienced artisans this fixture includes clear prismatic glass, to provide an even glow. Finished in White this fixture is sure to compliment the modern home rain or shine. Great for illuminating entry ways and adding curb appeal.

At a Glance

- Sturdy, Exquisite Construction
- Finished in White
- Perfect Complement for Outdoor Spaces
- Wet Rated
- Standard Medium Base (E26) Compatible with Incandescent, Halogen, Self-Ballast-Fluorescent, and LED Light Bulbs
- Heat-Resistant Components Safely Withstand Up to 60 Watts
- 1-Light Fixture (Bulbs Not Included)
- Compatible with All Dimmers
- Individually Inspected for Quality Assurance
- UL Rated for Safety

Specifications

Style	Traditional
Type of Lighting	Outdoor Lighting
Product Type	Wall Lantern
Product Subtype	Outdoor Sconce
Height (in.)	10
Width (in.)	10
Length or Extension/Projection (in.)	11
Finish	White
Main Material	Polypropylene
Other Material	Prismatic Glass
Light Direction	Ambient
Installation Location	Wet
Light #	1
Watts per Light (W)	60
Total Wattage (W)	60
Light Bulb(s) Included?	No
Dimmable?	Yes
Base	Medium Base (E26)
Voltage (Volts)	120V
Safety Ratings	UL Listed
Assembly	Assembly Required









2018.12.10



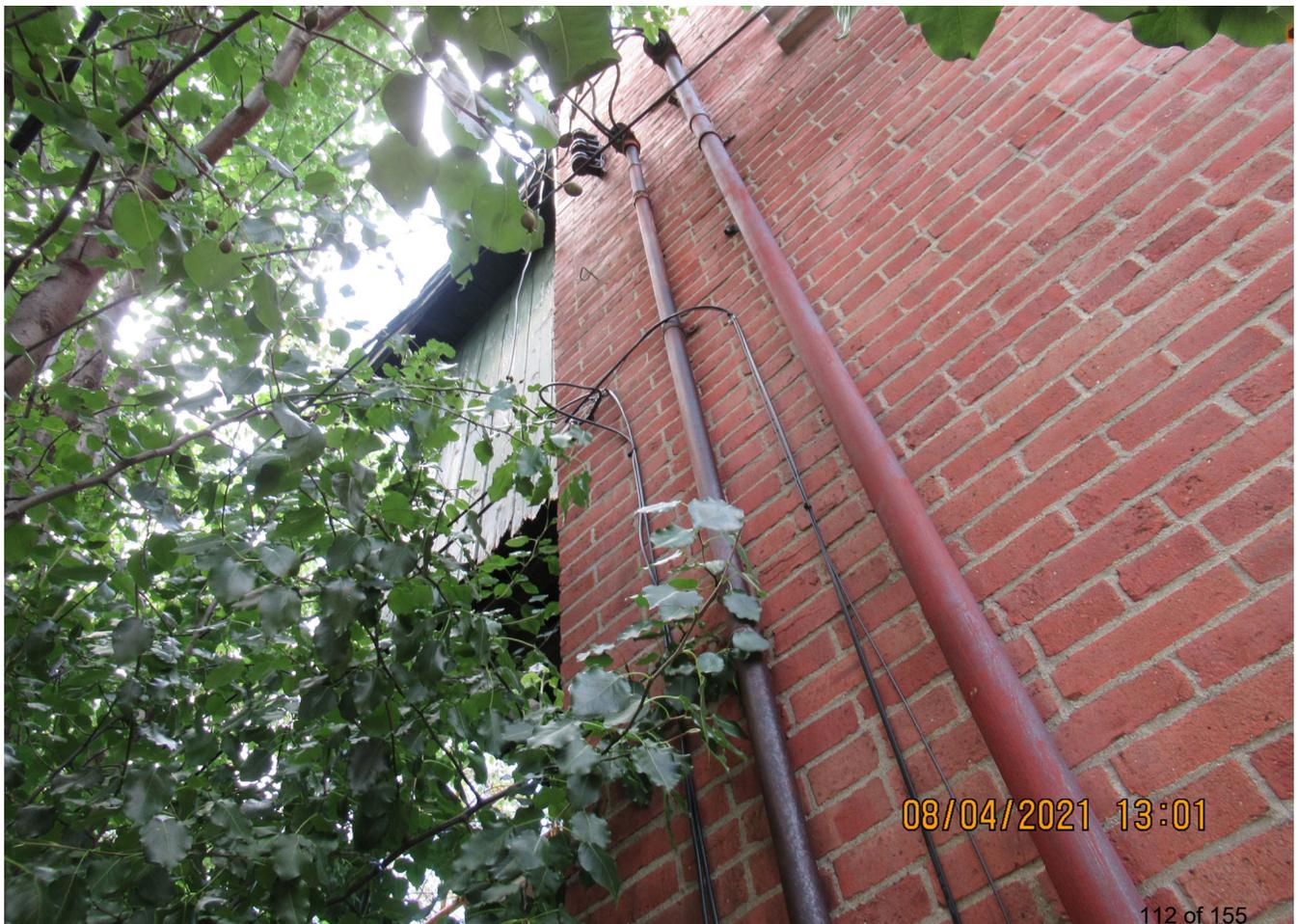
08/04/2021 12:57



08/04/2021 12:57















Product Information

EasySpec S/N 120163

Product/Model Name: Profiles

Profiles

Our Profiles™ steel doors have a wood edge and high definition style options. With our wonderful decorative glass options you will have a beautiful and durable entry door that won't crack, warp or yellow.



Project Information

Project Name: 241 South Court
Contact Name: Anthony J Cerny
Project Location: Medina, OH
Contact Email: architectural_design_studios@hotmail.com

Selected Features and Options (Product Schedule)

Door Type Single
Operation Outswing
ADA Sill Yes
Fire Door No
Impact Rating HVHZ
Height 7'-0"
Style Solid
Solid Style Shape 6 Panel Flush

Style Lines Yes



Specifications

THERMA-TRU Corp.
1750 Indian Wood Circle
Maumee, OH 43537
Toll Free 800-891-7400
Phone 419-891-7400
Website www.thermatru.com

Product Guide Specification

Specifier Notes: This product guide specification is written according to the Construction Specifications Institute (CSI) 3-Part Format, including Master Format, Section Format, and Page Format. The section must be carefully reviewed and edited by the Architect to meet the requirements of the project and local building code. Coordinate this section with other specification sections and the Drawings. Delete all "Specifier Notes" when editing this section. Section numbers and titles are from Master Format 2011 Update.

DIVISION 08 11 20

STEEL DOORS

THERMA-TRU Profiles Insulated Steel Doors

Specifier Notes: This section covers Therma-Tru® branded steel entry door slabs ("Doors") and other components of the doors system which can be sourced through Therma-Tru®. Consult your local Therma-Tru Architectural Sales Specialist for assistance in editing this section for the specific application.

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Steel Entry Doors
- B. Fire Rated Steel Entry Doors

1.2 RELATED SECTIONS

Specifier Notes: Edit the following list of related sections as required for the project. List other sections with work directly related to this section. Verify section numbers and titles.

- A. 06 40 00 - Architectural Woodwork
- B. 07 27 00 – Air Barriers: Water-resistant barrier
- C. 07 92 00 – Joint Sealants: Sealants and caulking
- C. 08 80 00 - Glazing
- D. 08 71 00 – Door Hardware

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Steel Entry Doors

- E. 09 90 00 - Painting and Coating

1.3 REFERENCES

Specifier Notes: Standards listed by reference including revisions by issuing authority. This article does not require compliance with standards, but is merely a listing of those that may be used.

- A. Fenestration and Glazing Industry Alliance (formally American Architectural Manufacturers)
 - 1. AAMA/WDMA/CSA 101/I.S. 2 / A440-17 North American Fenestration Standard/Specification for Windows, Doors, and Skylights.
 - 2. AAMA/WDMA/CSA 101/I.S. 2 / A440-11 North American Fenestration Standard/Specification for Windows, Doors, and Skylights.
 - 3. AAMA/WDMA/CSA 101/I.S. 2 / A440-08 North American Fenestration Standard/Specification for Windows, Doors, and Skylights.
 - 4. AAMA 920 – Specifications for Operating Cycle Performance of Active Side Hinged Exterior Door Slabs.
 - 5. AAMA 925 – Specification for Determining the Vertical Loading Resistance of Side Hinged Door Systems.
 - 6. AAMA 1304 – Voluntary Specification for Determining Forced Entry Resistance of Side Hinged Door Systems.
 - 7. AAMA 1702.2 – Voluntary Standard for Utilization in Manufactured Housing for Swinging Exterior Passage Doors.

- B. American National Standards Institute
 - 1. ANSI/BHMA A156.2 – Performance Standard for Bored and Preassembled Locks and Latches.

- C. American Society for Testing and Materials (ASTM):
 - 1. ASTM E 90 – Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions.
 - 2. ASTM E 283 – Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Difference Across the Specimen.
 - 3. ASTM E 330 – Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference.
 - 4. ASTM E 331 – Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference.
 - 5. ASTM E 413 – Classification for Rating Sound Insulation (STC).
 - 6. ASTM E 547 – Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Cyclic Static Air Pressure Difference.
 - 7. ASTM E 987 – Standard Test Methods for Deglazing Force of Fenestration Products.
 - 8. ASTM E 1300 – Standard Practice for Determining Load Resistance of Glass in Buildings.
 - 9. ASTM E 1332 – Standard Classification for Determination of Outdoor-Indoor Transmission Class.
 - 10. ASTM E 1886-19 – Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Missiles and Exposed to Cyclic Pressure Differentials.
 - 11. ASTM E 1996-17 – Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Windborne Debris in Hurricanes
 - 12. ASTM E 2235 – Standard Test Method for Determination of Decay Rates for Use in Sound Insulation Test Methods.

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Steel Entry Doors

- D. California Reference Standard Code:
 1. CA SFM 12-7A-1 – Materials and Construction Methods for Exterior Wildfire Exposure.
- E. Canadian Standard:
 1. CAN4-S104 – Standard Method for Fire Tests of Door Assemblies.
- F. Environmental Protection Agency and Department of Energy:
 1. Energy Star Program Requirements Product Specification for Residential Windows, Doors, and Skylights.
- G. Code of Federal Regulations:
 1. 24 CFR 3280 – Manufactured Home Construction and Safety Standards
 2. 24 CFR 3282 – Manufactured Home Procedural and Enforcement Regulations
 3. CFR 1201 Part 2 – Safety Standard for Architectural Glazing Materials.
- H. Florida High Velocity Hurricane Zone (HVHZ) Testing Application Standards:
 1. TAS 201 – Impact Test Procedures.
 2. TAS 202 – Criteria for Testing Impact and Non-Impact Resistant Building Envelope Components Using Uniform Static Air Pressure.
 3. TAS 203 – Criteria for Testing Products Subject to Cyclic Wind Pressure Loading.
- I. Housing & Urban Development
 1. HUD UM89 – HUD Building Product Standards and Certification Program for Exterior Insulated Steel Door Systems.
- J. National Fenestration Rating Council
 1. NFRC 100 – Procedure for Determining Fenestration Product U-Factors.
 2. NFRC 200 – Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance (VT) at Normal Incidence.
 3. NFRC 400 – Procedure for Determining Fenestration Product Air Leakage.
- K. National Fire Protection Association
 1. NFPA 252 – Standard Methods of Fire Tests of Door Assemblies
- L. Underwriters Laboratory
 1. UL 10B – Standard for Fire Testing Door Assemblies.
 2. **UL 10C – Standard for Positive Pressure Fire Tests of Door Assemblies**

1.4 PERFORMANCE REQUIREMENTS

Specifier Notes: Performance ratings for doors vary by product, configuration, and size. Current performance information is found at www.thermatru.com. Consult your local Therma-Tru Architectural Sales Specialist for more information. Delete the following performance requirements if not required.

- A. Doors shall have a structural design pressure rating of DP [____].
- B. Doors shall have an impact design pressure rating of DP [____].

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Steel Entry Doors

- C. Door Unit Air Leakage, NFRC 400, 1.57 psf (25 mph): 0.50 cfm per square foot of frame or less.
- D. Door Unit Water Penetration: No water penetration through door unit when tested in accordance with ASTM E 331 or ASTM E 547 with water applied at rate of 5 gallons per hour per square foot at 0 psf.
- E. Doors shall have a minimum STC rating of [___] or a minimum OITC rating of [___].
- F. Doors shall have a positive pressure certified fire door rating of [___] minutes.
- G. Doors shall have a minimum/maximum U-Value of [___] and a minimum/maximum SHGC of [___]
- H. Doors shall qualify for Energy Star Rating.

1.5 SUBMITTALS

- A. Refer to Division 01 33 00 Submittal Procedures [Insert division number and title].
- B. Product Data: Submit door manufacturer current product literature, including installation instructions.
- C. Shop Drawings: Submit manufacturer's shop drawings, indicating dimensions, construction, component connections, anchorage methods and locations, accessories, hardware locations, and installation details.
- D. Samples: Submit full-size or partial full-size verification sample of door illustrating glazing system, quality of construction, texture, and color of finish.

1.6 QUALITY ASSURANCE

- A. Mockup:
 - 1. Provide sample unit of representative product size and using manufacturer approved installation methods to determine acceptability of door installation methods. Comply with Division 01 43 39 Quality Assurance
 - 2. Approved mockup shall represent minimum quality required for the Work.
 - 3. Approved mockup shall [not] remain in place within the Work.
- C. Quality Assurance Submittals:
 - 1. Provide documentation for specified performance as required.
 - 2. Manufacturers' installation instructions.
- D. Manufacturer Qualifications: Manufacturer shall have successful experience in producing the type of product required for project applications equivalent to the requirements for this project.

Specifier notes: Therma-Tru manufactures steel door slabs and related components and sources them to distributor and dealer fabricators for system assembly. Fabricators will have successful experience in producing the type of product required equivalent to the project requirements.

Steel Entry Doors

- E. Installer Qualifications:
 - 1. [Optional: Installer holds current credential as a Therma-Tru® Certified Installer.]

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Refer to Division 01 60 00 Product Requirements.
- B. Delivery: Deliver materials to site undamaged with labels clearly identifying manufacturer, product name, and installation instructions
- C. Storage: Store materials in an upright position, off ground, under cover, and protected from weather, direct sunlight, and construction activities.
- D. Handling: protect materials and finish during handling and installation to prevent damage.

1.8 WARRANTY

- A. Refer to Division 01 78 36 Warranties
- B. Therma-Tru® standard limited warranty for fiberglass Therma-Tru® Door Product and genuine Therma-Tru® components, including TRU-GUARD™ Composite rot-resistant frames, mullions, and brickmould sourced from Therma-Tru (excluding primed pine door frames and oak door frames, and non-rot resistant mullions and brickmould) used in commercial and multi-residential projects will be free from material and workmanship defects for a period of three years subject to certain limitations and restrictions. For complete details and current warranty information go to www.thermatru.com.
- C. PrismaGuard™ Limited Warranty Rider provides coverage to the Warranty Holder for non-conformities in select stain and paint finishes available through certain distributors of the door slab, sidelite, transom, and other genuine Therma-Tru components of a Therma-Tru fiberglass door system. For complete details and current warranty information go to www.thermatru.com.

PART 2 PRODUCTS

2.1 MANUFACTURER

- A. Basis of design:
 - Therma-Tru Corp.
 - 1750 Indian Wood Circle
 - Maumee, OH 43537

08 11 20
Steel Entry Doors

(419) 891-7400
(800) 843-7628
www.thermatru.com
Contact:
Rod Clark
458-206-8532
rclark@thermatru.com

- B. Substitutions: Not permitted
- C. Requests for substitutions will be considered in accordance with provisions of Division 01 60 00.

2.2 INSULATED STEEL ENTRY DOORS

- A. Steel Entry Doors: All steel doors manufactured by Therma-Tru®. Specification is for complete entry systems with components manufactured by Therma-Tru® and assembled by independent fabricators.

1. Select: [Profiles®], [Profiles 20 Min Fire Door]

2. Construction:

- a. Profiles Insulated Steel Door®
0.021 inch (24 gauge) minimum thickness, tension-leveled cold rolled steel, zinc-coated, conversion coated to permit paint bond skins. Door edges are machinable kiln-dried pine or engineered lumber mechanically locked to door faces, four sided full thermal break provided. Lock area reinforced with solid blocking in full area of passage and deadbolt locksets. Door bottom edge is moisture- and decay-resistant composite. Core is foamed-in-place polyurethane, density 1.9 pcf minimum. Door faces factory primed white.
- b. 20 Min Fire Door
Proprietary cement based core.

3. Door Style

- a. Profiles Steel®
 - 1. Enter Style Number [].

- B. Frames: Provided and assembled by third party fabricators to exacting specifications from Therma-Tru to help maximize system performance. Therma-Tru® strongly recommends the use of TRU-GUARD™ composite rot-resistant frames, mullions, and brickmould sourced from Therma-Tru. However, the use of a non-Therma-Tru® frame system (or a Therma-Tru Primed Pine Frame or Therma-Tru Oak Frame) will not automatically void the entire limited warranty. Refer to 1.8.B for clarification.

- 1. TRU-GUARD™ Rot Resistant – frames, mullions, and brickmould sourced through Therma-Tru [Buff Grained] [Smooth White].

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Steel Entry Doors

2. Pine Frame Milled from 5/4 kiln-dried material with profiled 1/2" stop and 6-degree sill gain prep.
3. Jamb Width [Standard 4 9/16"] Optional: [5 1/4"] [6 9/16"]

C. Sills

1. Inswing: [Composite Adjustable] [Hardwood Adjustable] [Basic Fixed] [Basic Composite Adjustable]
2. Outswing: [Composite Outswing] [Aluminum with Thermal Break] [Coastal]
3. Other: [Public Access Sill]
4. Finish: [Mill] [Bronze] [Satin nickel]

2.3 HARDWARE

Specifier Notes: Steel entry doors are available with optional Therma-Tru factory installed multi-point lock; prepped for standard locking hardware; or no bore.

- A. Hinges: Steel 4 x 4 x 0.098 inches finished to match hardware, plated screws to match.
1. Adjustable [Bright Brass US3] [Brushed Nickel US15] [Black Nickel US17A] [Polished Chrome US26] [Oil Rubbed Bronze US10B]
 2. Self-Aligning Ball Bearing [Bright Brass US3] [Brushed Nickel US15] [Black Nickel US17A] [Stainless Steel US32D] [Zinc Dichromate US4] [Polished Chrome US26] [Oil Rubbed Bronze US10B]
 3. Self-Aligning [Brushed Nickel US15] [Oil Rubbed Bronze US10B] [Zinc Dichromate US4]
 4. Self-Aligning NRP [Brushed Nickel US15] [Black Nickel US17A] [Polished Chrome US26] [Oil Rubbed Bronze US10B] [Stainless Steel US32D] [Zinc Dichromate US4]
 5. Security Tab [Brushed Nickel US15] [Stainless Steel US32D] [Zinc Dichromate US4]
 6. Spring Loaded [Brushed Nickel US15] [Black Nickel US17A] [Polished Chrome US26] [Oil Rubbed Bronze US10B] [Stainless Steel US32D] [Zinc Dichromate US4]
- B. Adjustable Security Strike Plate (for latch and deadbolt) [Brushed Nickel US15] [Black Nickel US17A] [Polished Chrome US26] [Oil Rubbed Bronze US10B] [Stainless Steel US32D] [Zinc Dichromate US4]

Specifier Notes: Multi-point locking system is optional. Delete if not required.

- C. Locking Hardware:
1. Multi-point lock system includes stainless steel face plate: Lever Style [Heirloom] [Venture] [Millennium]
 - a. Lever Style Finish [Bright Brass US3] [Brushed Nickel US15] [Black Nickel US17A] [Polished Chrome US26] [Oil Rubbed Bronze US10B]
 3. Multi-point lock system handle set options Grip Style: [Forte] [Prospect]
 - a. Finish Grip Style: [Brushed Nickel US15] [Black Nickel US17A] [Oil Rubbed Bronze US10B]

Specifier Notes: Decorative and specialty glass is standard and included with the select model numbers.

2.4 GLAZING

1. Inserts (lites): perimeter frames in raised-molding patterns, molded from composite, wood-grained in natural hardwood patterns, paintable, screw-fastened to doors, screw holes concealed with grained plugs in matching material. Tested to withstand high service temperatures resulting from exposure behind storm doors or dark finishes. Glass minimum 1/8" tempered, two panes with sealed airspace between, airspace typically 1/4" to 3/4". Options for leaded decorative glass panel in airspace between tempered glass panes with brass, brushed nickel, or black nickel coming finishes. Other options include grill between the glass, mini-blinds, removable wood grilles, and permanent external lite dividers.

2.5 INSTALLATION ACCESSORIES

- A. Sill pan
- B. Corner seal pad
- C. Rain deflector
- D. Rain Guard
- E. Sill Cover

PART 3 EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive doors. Notify Architect in writing any unacceptable conditions that would adversely affect installation or subsequent performance of the product. Do not proceed with installation until unsatisfactory conditions are corrected.

3.2 INSTALLATION

- A. Install steel doors in full compliance with Therma-Tru® written instructions and approved shop drawings.
- B. Install 20 minute doors with permanent fire door certification label in compliance with the requirements of the labeling agency and NFPA.
- C. Maintain alignment and compatibility with adjacent work.

08 11 20
Steel Entry Doors

3.3 FINISHING

- A. Finish in compliance with Therma-Tru® written recommendations. Guidance for proper finishing is available at www.thermatru.com – “Recommendations for Proper Finishing and Painting or Staining.”
- B. Pre-Finish - *PrismaGuard*™ proprietary finish professionally applied in a controlled environment for enhanced durability - **Stain** [Wildflower Honey], [Rustic Clay], [Barley], [New Earth], [Autumn Harvest], [Redwood], [Mulberry], [Driftwood], [Raven].
Paint [Alpine, [Cypress], [Granite], [Ruby Red], [Cabernet], [Indigo], [Chestnut], [Onyx].

3.3 Protection

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products prior to Substantial Completion in accordance with Therma-Tru written recommendations. Guidance for proper finishing is available at www.thermatru.com – “Recommendations for Proper Finishing and Painting or Staining.”

END OF SECTION

08 11 20
Steel Entry Doors

Print

I.

**Transcript of the Historic Preservation Board's
Review of H21-13 on 4/14/22**

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CITY OF MEDINA HISTORIC PRESERVATION BOARD

CASE H21-13

- - -

Transcript of Proceedings held on Thursday,
the 14th day of April, 2022, before the
City of Medina Historic Preservation Board,
commencing at approximately 5:00 p.m., as taken by
Makenzie J. Sabo, RPR, 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:

Elizabeth Biggens-Ramer, Chairwoman,
Leslie Traves, Member,
Rebekah Knaggs, Member,
Paul Wood, Member.

City of Medina Planning and Community
Development Department,
Andrew Dutton, Community Development Director,
Sarah Tome, Administrative Assistant.

Michael Rose, Applicant, Rose Company.

Anthony Cerny, Architectural Design Studios, Inc.

- - -

1 (Whereupon, all those intending to
2 testify where then placed under oath by the
3 notary.)

4 - - -

5 PROCEEDINGS

6 - - -

7 CHAIRWOMAN: Next on the
8 agenda is Case H21-13, the Rose Company, for
9 the property located at 241 South Court Street.

10 MR. DUTTON: So, again, this
11 is one where we've previously heard this
12 application. Two meetings ago was the last
13 time we heard it. The Applicant has provided
14 some additional information regarding the
15 proposed alterations to the rear of the
16 building, including the plan you see there
17 showing the siding, other elements, the doors,
18 and lighting.

19 There's a detail of the light fixture
20 proposed, and I believe you also have a detail
21 of the doors, which are a six-panel door.

22 And I do have the color samples in my
23 office that I can bring back to you. I forgot.

24 There's also a number of pictures in your
25 packet of what the site previously looked like

1 before the sleeping porch was torn down. Some
2 of them were taken by our building official,
3 Dan Gladish, and some were provided by the
4 Applicant just to show a little bit of a
5 history -- a recent history.

6 It does not appear there's really any
7 information on actual history of the rear of
8 the building. I guess it's not really common
9 to have photographs readily available, so
10 that's not something that we could find or the
11 Applicant was able to find that.

12 CHAIRWOMAN: Go ahead,
13 Applicant.

14 MR. CERNY: Nothing much to
15 add. You know, you can see from the one
16 photograph that we brought right there, that
17 the back of the building is not original to the
18 building itself, it was put on at a different
19 time. I have no idea when, probably similar,
20 but it is not original to the portion of the
21 building to the front.

22 We did include some photographs that show
23 you where we had some damage before that was
24 restored on that same side on that portion that
25 was the addition. Dan Gladish had taken

1 pictures of that sleeping porch to show the
2 condition it was in prior to being torn off, so
3 you can see from the pictures it was actually
4 in pretty -- pretty poor condition. I'm not
5 quite sure what it was there for. We added the
6 drawing so you could see the drawing of the
7 back of the building, and you've seen pictures
8 of the actual colors because we -- the siding
9 was already up and they already painted that.

10 So unless you have any specific questions,
11 I have nothing else really to add.

12 CHAIRWOMAN: Questions from
13 the Board?

14 (No response.)

15 CHAIRWOMAN: I have a
16 question. Did you consult any of the
17 Sanborn insurance maps on this property?

18 MR. CERNY: No. What would
19 that do for me?

20 CHAIRWOMAN: It could
21 demonstrate whether or not the porch was
22 original to the building.

23 MR. CERNY: Well, we can tell
24 that the porch was not because the addition on
25 the back is not original to the building.

1 CHAIRWOMAN: I did look at the
2 Sanborn insurance maps --

3 MR. CERNY: Hm-hm.

4 CHAIRWOMAN: -- and it does
5 show on the 1879 map what appears to be a
6 two-story porch, so --

7 MR. CERNY: Yeah, I don't
8 know. I can tell from the masonry on the side
9 of the building that the portion to the back is
10 not -- was not constructed at the same time as
11 the building to the front. When the addition
12 was put on the back, I don't know.

13 CHAIRWOMAN: Well --

14 MR. CERNY: And you can see
15 from the photographs that the -- I mean, it
16 wasn't a two-story porch, it was a sleeping
17 porch on the back --

18 CHAIRWOMAN: Right.

19 MR. CERNY: -- about
20 four-feet deep.

21 CHAIRWOMAN: Correct. And I'm
22 just saying that according to an insurance map
23 dated 1897, it shows a two-story sleeping
24 porch, so --

25 MR. CERNY: Okay.

1 CHAIRWOMAN: -- at least we
2 know, and it shows it again in 1902 that that
3 same two-story porch is there, so --

4 MR. CERNY: Okay. Well, I
5 didn't know that.

6 CHAIRWOMAN: We do have
7 documentation.

8 MR. DUTTON: And I think I
9 looked that up as well, and it wasn't on the
10 previous -- whatever the previous year,
11 correct, so that's what we dated --

12 CHAIRWOMAN: I have one that's
13 dated 1897 and one that's dated 1902, both that
14 it shows that.

15 MR. DUTTON: Yeah. I think if
16 you go one further it's not there, so I think
17 that's where we're getting it.

18 CHAIRWOMAN: Correct. So
19 at some point -- the point being, at some
20 point before 1950, or whatever, the porch
21 existed --

22 MR. DUTTON: Hm-hm.

23 CHAIRWOMAN: -- so --

24 Any questions from the Board?

25 MS. TRAVES: I have a

1 question. There's a photograph of what appears
2 to be like bricks and then missing bricks with
3 wood.

4 MR. CERNY: Yeah. That's
5 where I was just trying to show -- I was
6 commenting that on the back -- the top of that
7 photograph that had been deteriorated so we had
8 gone through the effort to re -- actually tore
9 that brick down and rebuilt it back up.

10 MS. TRAVES: Oh, I see.

11 MR. CERNY: Because it had
12 deteriorated to such a great extent, so --
13 and -- so that white board that you see on
14 there, that's a vertical joint which separates
15 the original building from the addition,
16 whenever the addition was put on, so there's a
17 picture that shows the foundation. You can see
18 the material in the foundation are different,
19 too. So that's right where the transition
20 point is, so somewhere along the way they built
21 the building originally and then they decided
22 to add on that room on the back.

23 So they actually went from more of a ledge
24 rock foundation to an actual cut-stone
25 foundation, and that's where there was a

1 vertical joint all the way up the building when
2 they butted the new brick to the old. They
3 look kind of the same because they probably
4 came from the same source.

5 (Whereupon, Ms. Traves and Mr. Wood
6 then had a discussion out of the hearing of the
7 notary.)

8 MS. TRAVES: From inside
9 The Raspberry and The Rose, can you see the
10 doorway that led from your building to my
11 building?

12 MR. CERNY: I have no idea.

13 MS. TRAVES: Because I can see
14 it on my side.

15 MR. CERNY: I have no idea.

16 MS. TRAVES: Yeah. It's
17 interesting just to see the evolution of the
18 building.

19 CHAIRWOMAN: Okay. In the
20 pictures it shows what looks to be -- whether
21 or not it's original to the building or not, at
22 least a historical door that went from the
23 sleeping porch into the unit on the second
24 floor.

25 MR. CERNY: Right.

1 CHAIRWOMAN: Was there any
2 consideration to mirroring that type of look of
3 a door for the entrances on the bottom, you
4 know, a steel entrance door?

5 MS. TRAVES: Didn't the
6 original door have glass in it?

7 CHAIRWOMAN: Yeah. If you
8 look at -- if you can, Andrew, go back, there's
9 a picture that shows --

10 MS. TRAVES: The second story.

11 CHAIRWOMAN: There you go.
12 There's one there on the top, the second story
13 door that went from the sleeping porch into --

14 MS. TRAVES: Had a window in
15 it.

16 CHAIRWOMAN: Had a window in
17 it.

18 MS. TRAVES: Yeah.

19 CHAIRWOMAN: So my question
20 is, was there any consideration of mirroring
21 that -- mirroring that type of style as the
22 entrance doors on the back of the building
23 versus what was chosen?

24 MR. CERNY: You're talking
25 about the half lite door that's in there?

1 CHAIRWOMAN: Correct. If this
2 is an exterior door on the second floor, was
3 there any consideration of --

4 MR. CERNY: That's that half
5 lite door you're talking about?

6 CHAIRWOMAN: Yes.

7 MR. CERNY: No, we didn't
8 consider it. It's not typically a readily
9 available door for an insulated panel door.

10 MS. TRAVES: Because they're
11 going to want a metal door on the outside and
12 not a wooden door, and they'll probably want to
13 have no window in it or else they'll have to
14 put metal meshing or something over it for
15 safety, right? I mean, that's what we have on
16 ours.

17 MR. CERNY: Well, the back of
18 the building had just regular -- I don't have
19 those pictures with me. The back of the
20 building just had some metal doors before, and
21 essentially we're putting back pretty much what
22 kind of was there that had been used over the
23 years.

24 That door that you looked at would have
25 been an interior door, that wouldn't have been

1 an exterior door. It would have been
2 out on that sleeping porch, so it's
3 just a one-and-three-quarter or
4 one-and-three-eighths-inch pine door.

5 MS. TRAVES: Hm-hm.

6 MS. KNAGGS: And then just to,
7 A, refresh my memory and, B, clarify for the
8 record. So with the door that was there on the
9 second story, that spacing is still there, so
10 like down the road, in the future, if the owner
11 or a different organization wanted to put a
12 porch back into place, the siding could be
13 removed and that, you know, entry, it is
14 preserved as is, that it could be taken back
15 to --

16 MR. CERNY: Yes.

17 MS. KNAGGS: -- a historic
18 structure?

19 Okay. Thank you.

20 CHAIRWOMAN: Any other
21 comments from the Board?

22 MR. WOOD: Just a comment
23 that, again, we went over this in the past, but
24 when you're doing renovations to your
25 buildings, you need to come to the Historic

1 Preservation Board beforehand. It just
2 wouldn't drag out this long and we could try to
3 guide you to what we're looking for to try to
4 preserve what we have. So in the future it
5 would be good that anyone you're advising, you
6 tell them to come before the Board before they
7 do the work.

8 MR. CERNY: I do that all the
9 time.

10 MR. WOOD: Well, it didn't
11 happen this time.

12 MR. CERNY: It did not
13 happen this time, but I do, do that all the
14 time.

15 MR. WOOD: Thank you.

16 CHAIRWOMAN: I guess I will
17 make a comment. It is bothersome that we have
18 historic documentation of the porch that's been
19 around for over a hundred years and that this
20 was removed, one, not through the proper
21 process, you know, by having it -- I understand
22 you got demolition approval from the City;
23 however, again, if it was in such dire needs,
24 it should have been maintained all along so it
25 never got to dire needs for having to not --

1 you know, if --

2 MR. CERNY: I don't know the
3 history of its maintenance --

4 CHAIRWOMAN: Right, so --

5 MR. CERNY: -- so -- and I
6 don't know who's responsible for this original
7 deterioration. This obviously didn't get to
8 the state that it's in, in just a couple years'
9 time.

10 CHAIRWOMAN: Correct.

11 MR. CERNY: So --

12 CHAIRWOMAN: The point
13 being --

14 MR. CERNY: -- that could go
15 way back long before the current owner.

16 CHAIRWOMAN: The point being
17 is, we've demolished a historic -- part of a
18 historic structure, and had it been brought to
19 us before it was gone -- and I don't know if,
20 as Paul said, we'd be having this discussion
21 because we would be asking you what your plans
22 were for restoration of it.

23 I mean, in all honesty, you know, if I
24 lived on the second floor of, you know, an
25 apartment on the Square, I would love to have

1 an outdoor space, you know, so --

2 MR. CERNY: I don't think it
3 was being used by the second floor tenant, and
4 the cost to try to restore what was there
5 certainly didn't -- you know, the value that
6 you would gain realistically from the rent
7 wouldn't justify the expense to try to restore
8 that element that was on there, an element that
9 was old. Not everything old is necessarily
10 worth preserving.

11 CHAIRWOMAN: Understood.

12 MR. CERNY: You know, so --

13 CHAIRWOMAN: However, we --
14 I personally dislike the fact that there's
15 just an absolute flat facade on the top of
16 that building. There's not even a nod
17 towards a window being there, there's not
18 a nod --

19 MR. CERNY: There wasn't a
20 window there.

21 CHAIRWOMAN: No, there was a
22 door.

23 MR. CERNY: There was a door
24 through that sleeping porch.

25 CHAIRWOMAN: Right.

1 MR. CERNY: That was it.

2 CHAIRWOMAN: But --

3 MR. CERNY: Once again, this
4 is the back of the building, and if you go back
5 historically and you look at these buildings,
6 all the buildings in that district on the back
7 had very little detail done to them. They were
8 very, very utilitarian. They put effort in the
9 front, they paid attention to the character of
10 the building in the front, but when they got to
11 the back, the work that was done is
12 utilitarian.

13 I know there are some buildings that have
14 windows back there because a lot of -- most
15 buildings that are two stories had residential
16 units and stuff like that, but all the detail
17 in those windows is just very utilitarian, you
18 know, so it's not --

19 CHAIRWOMAN: I don't disagree.

20 MR. CERNY: -- like it was
21 intended to be something of significance or
22 importance.

23 CHAIRWOMAN: However, the
24 building is within the designated
25 Historic District.

1 MR. CERNY: It is.

2 CHAIRWOMAN: And any changes,
3 front, back, side or top --

4 MR. CERNY: I understand.

5 CHAIRWOMAN: -- needs to be
6 reviewed, and especially by a client that
7 probably should know better. So just saying
8 that the discussion we're having today again,
9 you know, has left the committee in an
10 unenviable position and we have the right to
11 require you to replace it under Chapter 145.

12 MR. CERNY: Yeah, okay.

13 CHAIRWOMAN: So -- but the
14 point being is, you know, we're not here to be
15 heavy-handed, we're here to work with people if
16 they follow the proper protocol.

17 So any other comments from the Board?

18 MR. WOOD: My concern is
19 that siding that's put over the brick. You
20 know, we already had the experience with
21 The Gardener's Cottage with something with the
22 water getting behind another wall and causing
23 that brick to deteriorate and then the building
24 almost collapsing.

25 And that's kind of what I'm worried about

1 here is, you know, the siding, "Oh, it looks
2 really nice," but could we have the same thing
3 happen with water getting behind there and
4 causing that brick to deteriorate and
5 collapse?

6 MR. CERNY: Well,
7 The Gardener's Cottage problem was not because
8 there was anything over top of the brick.
9 The Gardener's Cottage problem - and I'd seen
10 that long before - was because they had water
11 problems off the top of the roof, and that roof
12 then would -- especially when it would be
13 wintertime, they would go ahead and get some
14 sun on the roof, the roof would go ahead and
15 shed water, get on the back, and it would be
16 rolling down the back face because the gutters
17 would be frozen, and the bricks then became
18 saturated over time.

19 That building, when it was built -- those
20 bricks are soft. Okay? They have a little bit
21 of hardness on the outside. The kilns at the
22 time weren't very strong, so the bricks were
23 still un-vitrified. Once they started getting
24 saturated, they get soft, and then they get
25 to the point where they have no strength to

1 them.

2 This, by putting the siding over top of it,
3 we're actually protecting the brick that's back
4 there for somebody in the future should they
5 want to take that off and try to go ahead and
6 bring back that facade at some time. This does
7 protect it. This will help stabilize the
8 underside structure so we can avoid having to
9 do repairs on the back like we had to do on the
10 side where water had gotten into the brick at
11 the top and damaged it so heavily.

12 MR. WOOD: Well, again, I
13 worry that water can get between that siding
14 and the brick, that you don't see it, and then
15 it collapses.

16 MR. CERNY: I don't think
17 that's a problem.

18 MR. WOOD: It's something
19 I'm concerned about, so --

20 CHAIRWOMAN: Other comments
21 from the Board?

22 MS. KNAGGS: Just in summary
23 as well, I think with the -- you know, the
24 elevation notes and things, we see dedication
25 to the new downspouts and things like that, so

1 hopefully, you know, the water management won't
2 be as much of an issue.

3 I do think that for us, as the Board, you
4 know, we think about the Historic District and
5 like the preservation of these buildings, but
6 preservation is always a moving target, so
7 although yes, today the argument has been made
8 that the porch may not have been original to
9 the front half of the historic building, it
10 does still maintain a historic character.

11 So just for us, as a board and as a
12 community, too, we want to keep an eye on the
13 fact that, you know, our heritage, that will
14 continue to grow and continue to fluctuate and
15 so that number won't always be a succinct one
16 year in time but continue to fluctuate, and as
17 a community that values our history, we'll want
18 to keep that in mind as well.

19 Thank you.

20 CHAIRWOMAN: Okay. All right.
21 Do we have a motion to approve as presented, a
22 motion to request alterations?

23 MS. TRAVES: I'll make a
24 motion to approve the Applicant's submission.

25 MS. KNAGGS: I'll second.

1 MS. TOME: Traves?
2 MS. TRAVES: Yes.
3 MS. TOME: Wood?
4 MR. WOOD: No.
5 MS. TOME: Biggens-Ramer?
6 CHAIRWOMAN: No.
7 MS. TOME: Knaggs?
8 MS. KNAGGS: Yes.
9 MR. DUTTON: So the motion
10 fails.
11 MS. TOME: Yeah.
12 MR. ROSE: I just have a
13 couple things I would like to say to this Board
14 about the comments that were made here. I
15 think they were totally inappropriate. We went
16 through this the last time. This board is
17 trying to be punitive.
18 I don't know what your background is about
19 how water will get in and deteriorate
20 (indicating Mr. Wood). Tony is a certified
21 architect. I'm sure there's going to be no
22 problem.
23 We were told that we were going to be
24 watched, that we intentionally tried to bypass
25 the rules of this board. We did no such thing.

1 When we saw this was a threat to life and
2 safety and health, we approached Dan Gladish
3 and said, "Hey, we got a problem here. What do
4 you want to us to do?"

5 He says, "You need to take this down."

6 So we did. And then we put it back to
7 what I think is very appropriate for that
8 area.

9 Our buildings -- we don't just have one
10 building, you're aware we have numerous
11 buildings, and they are all in very good
12 condition. We pride ourselves. We've made a
13 huge investment for many years.

14 Tony helped write the specifications, and
15 for you to lecture us that we are not following
16 the rules and you're here to do all these
17 things, we really appreciate that, but you're
18 not. You're going to be turning -- you're
19 going to be creating an image where you're
20 difficult to deal with, and I'm seeing that
21 right now.

22 For you to accuse us that we intentionally
23 tried to bypass this, you know how many times
24 I've been through this board for over thirty
25 years, trying -- following the rules and doing

1 the right things and working in cooperation?

2 This is ridiculous.

3 We will appeal it like we did the last one,
4 and I'm sure we will prevail, and it's just a
5 black eye on you for doing this. I think you
6 are intentionally being punitive and we're just
7 not going to be bullied.

8 (Hearing adjourned.)

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

CERTIFICATE

I, Makenzie J. Sabo, Notary Public within and for the State of Ohio, duly commissioned and qualified, hereby certify that before the giving of their testimony, all persons were first duly sworn to testify to the truth, the whole truth, and nothing but the truth in this case aforesaid and that the testimony was taken by me by means of stenotype in the presence of said persons.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Medina, Ohio this 28th day of April, 2022.

Makenzie Sabo

Makenzie J. Sabo, RPR
Notary Public within and for
the State of Ohio.
My commission expires 09/19/23.

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