



CITY of MEDINA

Historic Preservation Board

Regular Meeting Minutes

March 13, 2025

Meeting Date: March 13, 2025

Meeting Time: 5:00 PM

Present: Elizabeth Biggins-Ramer, Kevin Hutchinson, Rebekah Knaggs, Patty Stahl, Paul Wood, Andrew Dutton (Community Development Director), and Sarah Tome (Administrative Assistant)

Absent: Leslie Traves

Approval of Minutes

Mr. Hutchinson made a motion to approve the minutes from January 9, 2025 as submitted.

Mr. Wood seconded the motion.

Vote:

Biggins-Ramer	<u>Y</u>	Hutchinson	<u>Y</u>
Knaggs	<u>Y</u>	Stahl	<u>Y</u>
Wood	<u>Y</u>		
Approved	<u>5-0</u>		

The Court Reporter swore in all attendees.

Applications

1. H25-02 Nancy Nozik 93 Public Square COA

Present for the case was Nancy Nozik of Brandstetter Carroll Inc., 1220 West Sixth Street, Suite 300, in Cleveland. She stated that a significant amount of work was occurring inside the building and minor work was proposed to the exterior.

Ms. Nozik indicated that work included replacing the windows and presented the Board with a sample of the proposed window. She added that the proposed windows would match what was existing on the building.

Ms. Nozik stated that the front doors on the building would not be functional and the Municipal Court would be accessed through the County Courthouse entrance. She noted that the proposed doors and sidelights would match the existing but would be fixed and weather sealed.

Ms. Nozik stated that the wood front columns on the building were rotted. She noted that they would be replaced with a steel column with a fiberglass surround that would match the appearance of the existing columns.

Ms. Nozik added that the temporary access ramp leading up to the door would be removed, as it was no longer needed. She continued that the landscaping would be replaced and the memorial in front of the courthouse would remain.

Ms. Biggins-Ramer asked if the grills on the proposed windows would be the same as that of the existing windows. Ms. Nozik responded that they would.

Ms. Biggins-Ramer asked if the doors would still be six-paneled. Ms. Nozik responded that they would.

Ms. Biggins-Ramer inquired as to whether the clock on the building would be fixed. Ms. Nozik responded that it would be repaired.

Ms. Biggin-Ramer asked if there would be any change to the signage on the building, which currently said "Medina County Courthouse. Ms. Nozik responded that City Council was considering whether or not to change it to say "Medina Municipal Court", but that it had not been decided at this time.

Mr. Wood made a motion to accept the plans, as shown.

Ms. Knaggs seconded the motion.

Vote:

Hutchinson	<u>Y</u>	Knaggs	<u>Y</u>
Stahl	Y	Wood	<u>Y</u>
Biggins-Ramer	<u>Y</u>		
Approved	<u>5-0</u>		

2. H25-03 Dave Sterrett 107 North Court Street CSP

Mr. Dutton stated that the site was a small professional building and that the applicant was requesting four window signs. He noted that four window signs were proposed on four separate window panes for a total of 19.28 sq. ft. in area, which was compliant with maximum size requirements. Mr. Dutton stated that the window graphics were white, grey, and green in color. Mr. Dutton stated that staff recommended approval of application H25-03 for the window signs, as submitted.

Present for the case was Dave Sterrett of Medina Signs, 411 West Smith Road. Mr. Sterrett stated that the signs would go on the windows as was shown in the packet. Mr. Sterrett presented the Board with the vinyl window signs.

Ms. Stahl made a motion to approve application H25-03, as submitted.

Mr. Hutchinson seconded the motion.

Vote:

Knaggs	<u>Y</u>	Stahl	<u>Y</u>
Wood	<u>Y</u>	Biggins-Ramer	<u>Y</u>
Hutchinson	<u>Y</u>		
Approved	<u>5-0</u>		

3. H22-19 James Gerspacher 257 South Court Street Revised COA

Mr. Dutton stated that the application had previously been before the Board for extensions and revisions. Mr. Dutton stated that changes were proposed from the Board's last review in October of 2024. He noted that revisions to the front façade included a change to the parapet height and the removal of transom windows. Mr. Dutton continued that a revision to the rear face included a change to the parapet height. He stated revisions to the north facade included replacing two flush mounted doors with recessed doors and the removal of an awning. Finally, Mr. Dutton stated revisions to the south facade included the removal of a ground floor door and the removal of a top floor balcony.

Mr. Dutton stated that staff recommended revised approval of application H22-19, retaining the following condition from the previous approval:

- The applicant shall repair any unreasonable damage to the building at 241 South Court Street caused by the demolition of buildings at 253 or 257 South Court Street.

Present for the case was Bobby Johnston of Mann Parsons Gray Architects, 3660 Embassy Parkway in Fairlawn. Mr. Johnston stated that most of the revisions were minor changes due to going through the approval process with Marriott. He added that the removal of the balcony was due to challenges with constructability and its cost. Mr. Johnston stated that historically, similar buildings did not have balconies on the side and the removal of the balcony was more in keeping with the area.

Ms. Biggins-Ramer stated that the Board would start their review of the application with the east side of the building. Mr. Wood inquired as to the change in parapet height. Mr. Johnston stated that there had been extra space in the parapet that was not needed. There was a discussion as to the function and floor plan of the top floor.

Ms. Biggins-Ramer stated that, in the submitted drawings, it appeared that there was raised molding in place where the transom windows had been located. Mr. Johnston stated that there was and that the raised molding would be gold in color. There was a discussion as to the proposed lighting on the eastern façade.

Ms. Biggins-Ramer made a motion to approve the east side of the building with the removal of the transom and the installation of the raised trim painted gold, the installation of four lights, and the change to the height of the parapet.

Ms. Knaggs seconded the motion.

Vote:

Stahl	<u>Y</u>	Wood	<u>Y</u>
Biggins-Ramer	<u>Y</u>	Hutchinson	<u>Y</u>
Knaggs	<u>Y</u>		
Approved	<u>5-0</u>		

The Board considered the west side of the building. Ms. Biggins-Ramer inquired as to a railing and ramp that appeared to go around the building. Mr. Johnston stated that there was a stairway and ramp that went along the side of the building. Mr. Wood asked if the door on the western facade was flush mounted. Mr. Johnston responded that it was.

Ms. Biggins-Ramer made a motion to approve the west side of the building with the removal of the awning, the installation of a flush mounted door, and the installation of steps and a ramp with a railing.

Mr. Wood seconded the motion.

Vote:

Wood	<u>Y</u>	Biggins-Ramer	<u>Y</u>
Hutchinson	<u>Y</u>	Knaggs	<u>Y</u>
Stahl	<u>Y</u>		
Approved	<u>5-0</u>		

The Board considered the north side of the building. Ms. Biggins-Ramer noted that the canopy had been removed and the doors were inset. There was a discussion as to the function of the doors.

Ms. Biggins-Ramer made a motion to approve the north face of the building, with the installation of two inset doors, the removal of the awning, and the change in height of the parapet.

Mr. Hutchinson seconded the motion.

Vote:

Biggins-Ramer	<u>Y</u>	Hutchinson	<u>Y</u>
Knaggs	<u>Y</u>	Stahl	<u>Y</u>
Wood	<u>Y</u>		
Approved	<u>5-0</u>		

The Board considered the south side of the building. There was a discussion as to the removal of the balcony. Mr. Wood stated that he felt the southern façade looked generic when compared to the rest of the building. Mr. Johnston noted that, traditionally, the front of the building was detailed, while the sides were less ornate, as they were not visible. There was a discussion as to the brick features of the building. The Board considered options for changes to the southern facade, including full length windows and trim work.

After further discussion, Mr. Wood made a motion to accept the changes to the south side of the building, as proposed.

Ms. Stahl seconded the motion.

Vote:

Hutchinson	<u>N</u>	Knaggs	<u>N</u>
Stahl	<u>Y</u>	Wood	<u>Y</u>
Biggins-Ramer	<u>Y</u>		
Approved	<u>3-2</u>		

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Leslie Traves, Chairwoman