

# H22-19 Hotel Redevelopment REVISED

Property Owner: Legacy Hotel of Medina LLC

Applicant: Jim Gerspacher

Location: 257 South Court Street

Zoning: C-2 (Central Business)

Request: Certificate of Appropriateness revisions for the construction of a hotel

# **LOCATION AND SURROUNDING USES**

The subject property encompasses 1.48 acres located between South Court Street and South Elmwood Avenue. Adjacent properties include the following uses:

North – Retail and Parking

• East – Retail and Entertainment

South – Fitness Center and Parking

• West – Parking and Residential



# **BACKGROUND & PROPOSED APPLICATION**

<u>November 9, 2022</u> - The Historic Preservation Board (HPB), conditionally approved application H22-19 for the demolition of two principal structures and the construction of a hotel.

October 12, 2023 – The HPB extended the conditional approval.

March 14, 2024 – The HPB approved an amendment to the conditions of approval. The HPB also approved a separate application, H24-06, for the demolition of a building at 226 South Elmwood Avenue (NAPA) and the construction of an event center.

May 9, 2024 – The HPB approved revisions to the building's footprint, height, and building elevations.



October 10, 2024 – The HPB approved revisions to the south and east sides of the first floor of the building and minor site changes.

Current Application - Modifications to the top floor of the east elevation and miscellaneous minor changes.

## **REVISED PLANS**

## East Side (Facing South Court Street)

- Removal of transom windows near the main entrance
- Specification of four wall sconces from Millennium Lighting
- Adjustment to the fourth floor parapet height

## West Side (Facing South Elmwood Ave. and the proposed Event Center)

• Removal of an awning over a rear staff access door

# North Side (Facing The Raspberry and the Rose)

- Two flush mounted doors with an awning replaced with recessed doors
- Adjustment to the fourth floor parapet height

# South Side (Facing the Feckley Parking Lot)

- Replacement of a wall of glass doors and top floor balcony with nine windows
- · Removal of a door
- Adjustment to the fourth floor parapet height

## DESIGN GUIDELINES (MEDINA CODIFIED ORDINANCES SECTION 145.07(b))

(b) Additions/new construction. With respect to additions/new construction to existing buildings and all new buildings or structures within Historic Districts, it is generally the interest of the Board that such additions/new construction shall be designed to enhance the character of the Historic District. Consistent with the preface of this Chapter, new buildings and additions should be representative of architectural design and construction of contemporary times.

Additions to existing buildings in the Historic District should be designed so as not to detract from the original character of the building. Whenever possible, additions should be located away from the primary or street face of the building. The addition should be designed so as not to destroy existing architectural features, such that the addition can be removed and the building restored to its original condition.

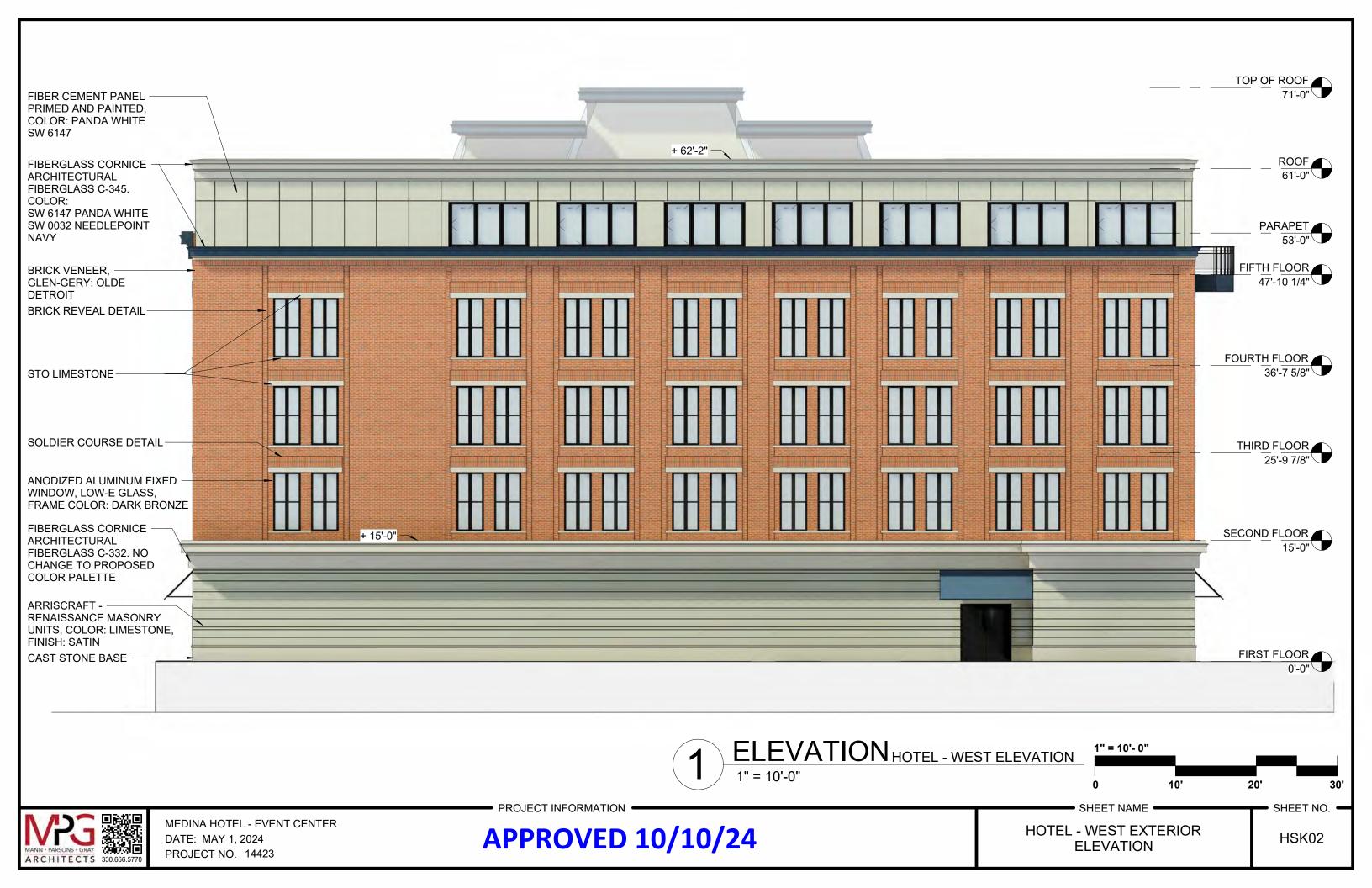
New buildings in the Historic District shall be designed to be compatible with other structures in the Historic District while still reflecting work of contemporary times. Proximity of existing buildings to the new building will affect the latitude in design constraints. An infill design should be more consistent with adjoining buildings than a freestanding structure.

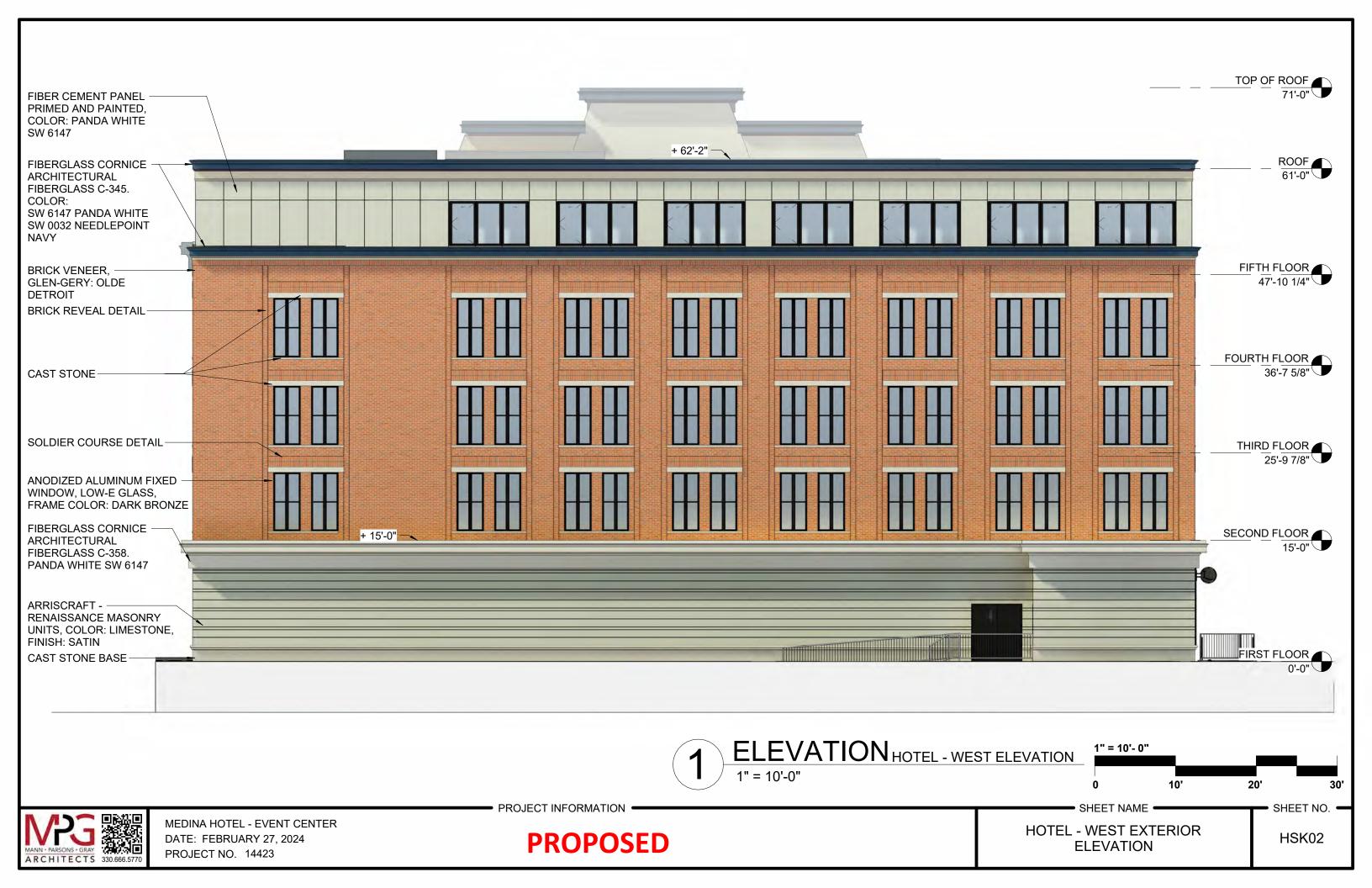
#### COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

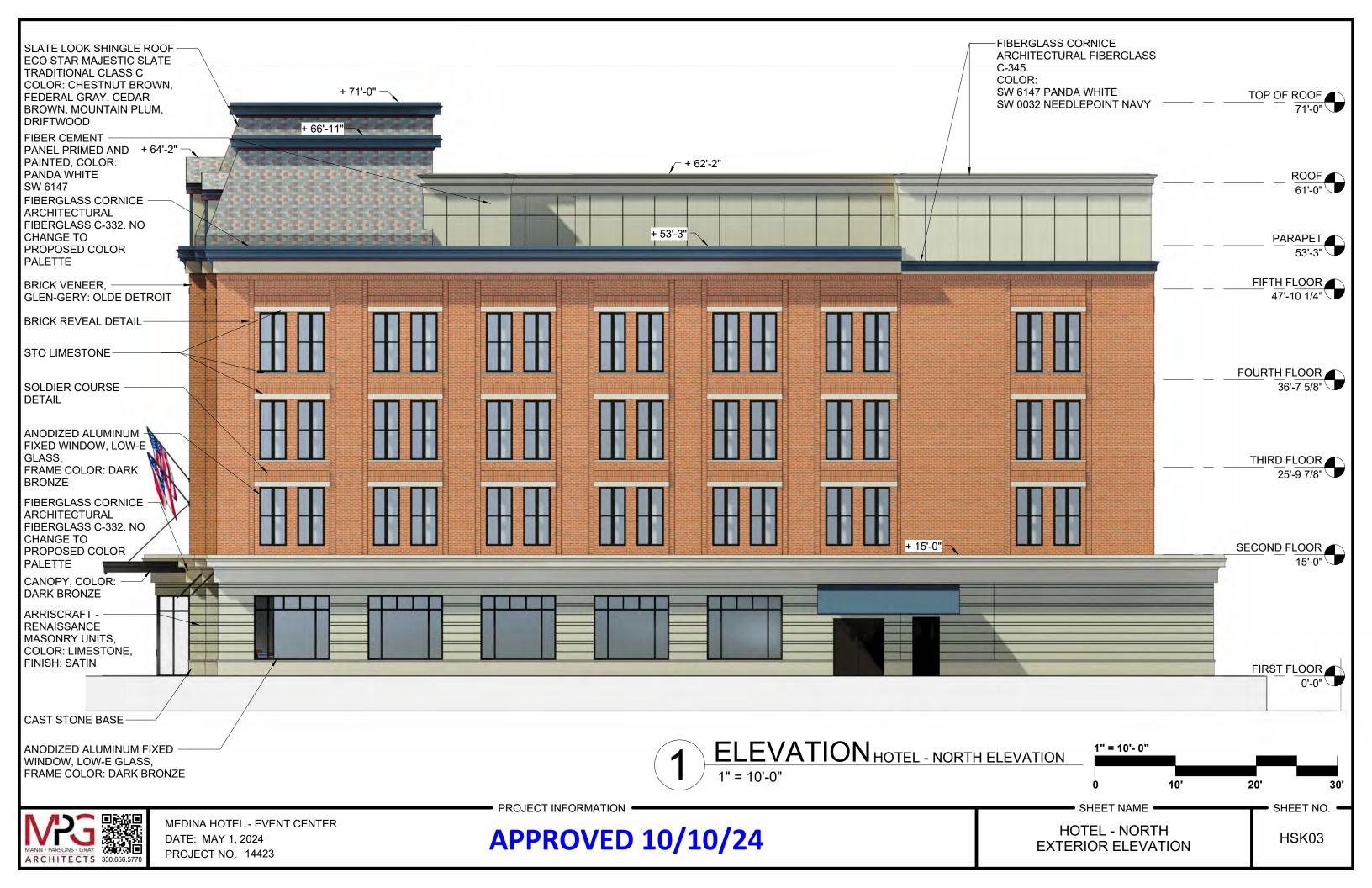
Staff recommends revised approval of H22-19 retaining the following condition from the previous approval: The applicant shall repair any unreasonable damage to the building at 241 South Court Street caused by the demolition of buildings at 253 or 257 South Court Street.

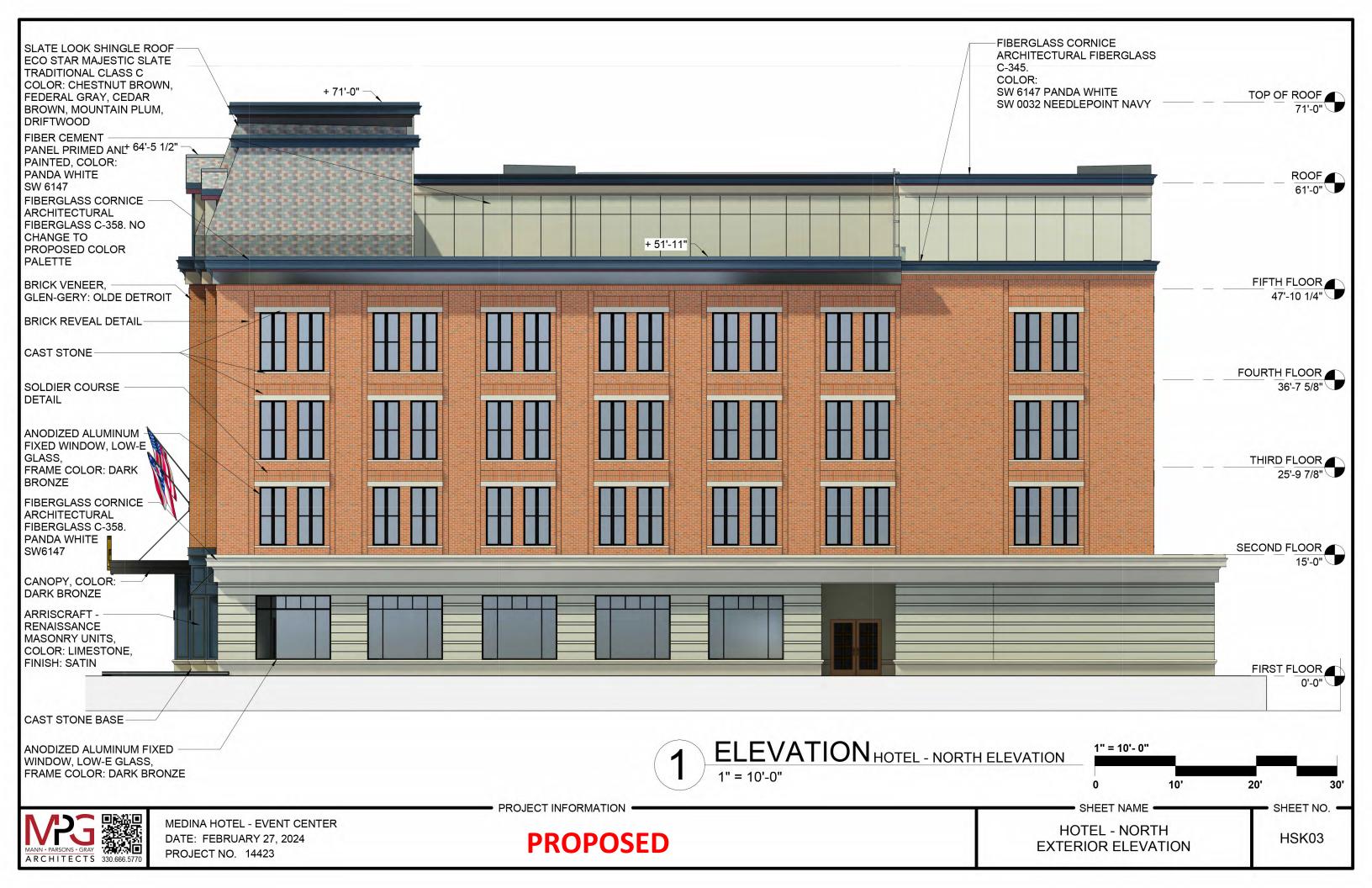




















SOUTH EAST CORNER -3D STREET PERSPECTIVE





MEDINA HOTEL - EVENT CENTER

DATE: FEBRUARY 27, 2024

PROJECT NO. 14423

PROJECT INFORMATION

- SHEET NAME -





SHEET NAME -

UPDATED SOUTH EAST -3D PERSPECTIVE





SHEET NAME

UPDATED SOUTH EAST

CORNER - 3D

PERSPECTIVE





MEDINA HOTEL - EVENT CENTER DATE: FEBRUARY 27, 2024 PROJECT NO. 14423 HOTEL ENTRANCE &
COFFEE SHOP - 3D
PERSPECTIVE

SHEET NO.

HSK17





SHEET NAME
UPDATED HOTEL
ENTRANCE - 3D PERSPECTIVE



# **2602** - ONE LIGHT OUTDOOR WALL SCONCE





2602-PBZ

# Extension

**Dimensions** 

Width 8″ Height 22″ 9½″

# Finish & Material

Finishes **PBK** - Powder Coated Black

PBZ - Powder Coated Bronze

Material Steel

# Glass/Shade

Glass Clear

# Wattage

# Bulbs 1-Medium Bulbs Base Medium (E26)

Watts per Bulb 60W 120V Voltage Bulbs Included No

# Certification

UL Listed Wet Location

# **Item Number**

SKU'S 2602-PBK 2602-PBZ

Flickering bulb and Film applied to glass



"Making the Desirable Affordable"

# Wall, Step, Path Light EL807

120 / 277 VOLT DIE-CAST ALUMINUM LED

Type: Job: Fixture Catalog number:			Approvals:	
		/	_	
Fixture	Mode	Finish		

# **Specifications**

**Housing:** Die-cast low copper alloy (<0.6% Cu) aluminum with clear anodized finish. Two 1/2" NPT in sides. Housing mounts into concrete, brick, or masonry (non-combustible materials). Internal splice area provided behind lamp plate.

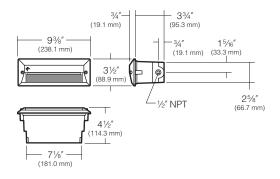
**Lens Frame:** Die-cast aluminum, with silicone gasket, attaches to housing with two captive 10-32 stainless steel, hex socket cap screws.

**Lens:** Tempered prismatic glass with silicone gasket, concealed above lens frame opening.

**Finish:** On lens frame only, each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat finish. Standard colors are Black (BL), Dark Bronze (DB), and Verde Green (GR).

**Optical System:** A total of 3 or 9 LED emitters are configured together as a module. Available in 3000K, 4200K, and 5100K.

**Driver:** Universal Voltage from 120 to 277V with a  $\pm 10\%$  tolerance. -40° F. starting temperature. All drivers are Underwriters Laboratories recognized.



#### ORDERING INFORMATION

Fixture	Source
EL807 / 3L3KUV <sup>1</sup>   EL807 / 3L4KUV <sup>1</sup>   EL807 / 3L5KUV <sup>1</sup>	3.6W, 3 LED's, 3000K 3.6W, 3 LED's, 4200K 3.6W, 3 LED's, 5100K
Fixture	Source

Universal Voltage from 120 to 277V with a ±10% tolerance. For 5.3W, Max Amps. are .13 for 120V, .080 for 208V, .080 for 240V, .060 for 277V. For 10.8W, Max Amps. are .090 for 120V, .050 for 208V, .040 for 240V, .040 for 277V..

#### **Finish**

BL - Black

DB - Dark Bronze

IGR - Verde Green



Listing	s and Ratings
UL cUL 1598 <sup>1</sup>	25C Ambient

Suitable for wet locations



# Wall, Step , Path Light EL807

120 / 277 VOLT DIE-CAST ALUMINUM LED

# **Lumen Data**

Spectroradiometric			
	3000K	4200K	5100K
Correlated Color Temp. CCT (K)	2800 to 3175K	3800 to 4600K	4600 to 5600K
Color Rendering Index (CRI)	≥75	≥70	≥65

ELECTRICAL - Drive Current @350mA (3 LEDs)				
Volts -AC	Amps - AC	System Watts		
120	0.13	5.3		
208	0.08	5.3		
240	0.08	5.3		
277	0.06	5.3		

ELECTRICAL - Drive Current @350mA (9 LEDs)			
Volts -AC	Amps - AC	System Watts	
120	0.09	10.5	
208	0.05	10.5	
240	0.04	10.5	
277	0.04	10.5	

Absolute Lumens (3 LEDs)		
Temperature	EL807/3L*K	
3000K	61	
4200K	71	
5100K	78	

Absolute Lumens (9 LEDs)		
Temperature	EL807/9L*K	
3000K	167	
4200K	188	
5100K	211	

Lumens Per Watt (3 LEDs)		
Temperature	EL807/3L*K	
3000K	11.5	
4200K	13.4	
5100K	14.7	

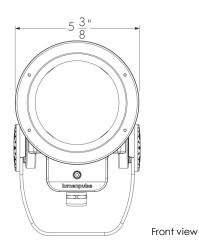
Lumens Per Watt (9 LEDs)		
Temperature	EL807/9L*K	
3000K	15.9	
4200K	17.9	
5100K	20.1	

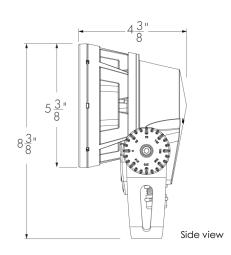
WHITE AND STATIC COLORS

Qty \_\_\_\_ Project Name

\_\_\_ Catalog / Part Number







## **Photometric Summary**

# **Symmetric**

Delivered output (lm)	Intensity (peak cd)
1,342	186,978
906	47,949
1,419	20,764
1,238	12,472
1,297	<i>7</i> ,185
1,163	2,960
977	<i>7</i> 62
	output (lm)  1,342  906  1,419  1,238  1,297  1,163

# Asymmetric

NAS	947	14,011 (@2.5°)
WW	1,106	3,013(@5°)

Based on 4000K configuration.

Narrow 6°

Flood 40°

Photometric performance is measured in compliance with IESNA LM-79-08.

# Optic



Narrow 3°



Medium



Wallwash



Spot 10°

Wide Flood 60°



Narrow Asymmetric

Flood 20°

**Description** 

The Lumenbeam Small is a compact, IP66-rated luminaire for lighting landscapes, trees, columns, monuments, and architectural details. It has numerous options, including optics for flood or accent lighting, a choice of color temperatures and colors, as well as various accessories, spread lenses, and controls. The luminaire also has an anti-corrosion option for use in harsh, chemical, or coastal environments.

## **Features**

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, 5700K, Red, Green, Blue
Optics (Nominal Distribution)	XN (3°), VN (6°), NS (10°), NF (20°), M (30°), FL (40°), WFL (60°), NAS (Narrow Asymmetric), WW (Asymmetric Wallwash)
Optical Option	Linear Spread Lens Horizontal Distribution, Linear Spread Lens Vertical Distribution
Mounting Option	Stake Mounting, Knuckle Mounting, Canopy mounting option (for mounting on a standard round junction box)
Option	3G ANSI C136.31-2010 Vibration Rating for Bridge Applications Corrosion-resistant Coating for Hostile Environments
Cable Color	Black, White
Power Consumption	14 W
Warranty	5-year limited warranty
Performance	

#### <u>Performance</u>

С	Maximum Delivered Output	1,419 lm (4000K, NS 10°)
	Maximum Delivered Intensity	186,978 cd at nadir (4000K, XN 3°)
	Illuminance at Distance	Minimum 1 fc at 434 ft (4000K, XN 3°)
	Color Consistency	3 SDCM
	Color Rendering	Minimum CRI 80

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