



# BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue  
330-722-9038  
www.medinaoh.org

Application Number H24-14

GENERAL	Date of Application <u>8-14-2025</u>
	Property Location <u>238 South Elmwood Ave Medina Ohio</u>
	Description of Project <u>SEE ATTACHED DESCRIPTION</u>
CONTACT INFORMATION	<b>Applicant</b>
	Name <u>Robert Henderson</u>
	Address <u>5432 Brook Run Dr</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u>
	Phone _____ Email _____
	<b>Property Owner</b>
	Name <u>MMBKH PARTNERS LLC DBA GOT MILK HEALTH + FITNESS</u>
Address <u>238 South Elmwood Ave</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u>	
Phone _____ Email _____	
APPLICATION TYPE	<b>Planning Commission</b> 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"/> TC-OV <input type="checkbox"/> Other <input type="checkbox"/>
	<b>Historic Preservation Board</b> Certificate of Appropriateness <input checked="" type="checkbox"/> Conditional Sign <input checked="" type="checkbox"/>
	<b>Board of Zoning Appeals</b> Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	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.
	Signature <u>Robert Henderson</u> Date <u>8/14/25</u>
OFFICIAL USE	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>50</u>
	Meeting Date <u>9/11/25</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

## **H25-14**

### **Facade Alterations and Wall Sign Relocation**

Property Owner: MMBKH Properties LLC

Applicant: Robert Henderson

Location: 238 South Elmwood Avenue

Request: Certificate of Appropriateness approval for side and rear facade alterations and Conditional Sign Permit approval for the relocation of an existing sign

#### **LOCATION AND SURROUNDING USES**

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The subject site is composed of 0.51 acres on the east side of South Elmwood Avenue. Adjacent properties include the following uses:

- North – Future Hotel
- East – Parking
- South – Residential and Laundromat
- West – Residential and Parking



#### **BACKGROUND & PROPOSED APPLICATION**

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The applicant is proposing the following alterations to the rear (east) building facade:

- Installation of an entryway with a pitched black metal roof, exposed wood beams (brown), and stone pillars.
- Painting of the walls white and doors and trim black
- Construction of a parapet wall
- Installation of a black metal roof on the attached storage shed

In addition, the applicant is proposing to paint the north side of the building white and to relocate the existing 20 sq. ft. (2 ft. x 10 ft.) wall sign to the center of the proposed parapet wall.

### **DESIGN GUIDELINES/DEMOLITION CRITERIA (SECTION 145.07)**

- (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.

### **PRESERVATION/REHABILITATION/RENOVATION**

#### **Recommendations**

##### **Missing Element**

- Replace or reconstruct the missing element using materials that match the original as closely as possible.
- If no evidence can be found to document the element's original appearance, replacement should be consistent with the building's size, scale, and materials. The replacement should be simplified in order to avoid creating an elaborate detail that may not have been part of the original design.
- Examining other buildings of the same architectural style can help determine what may be appropriate.

##### **Deteriorated Element**

- Repair of deteriorated historic elements should not alter the appearance of the storefront. Repair deteriorated elements as soon as possible to prevent further damage or loss of material.
- If a historic element is deteriorated beyond repair and removal has been approved, document with photographs and measurements before removal. Then reproduce the element, matching the original design and materials.

##### **Non-original Element**

- If an element has been previously replaced, consider retaining the existing element if it is unique, aesthetically complements the building, or is a good example of what was in style in its own time (i.e., a well-designed and constructed 1920s storefront on an 1870s commercial building).
- If the element is considered inappropriate for the building, replace the element with one that is acceptable.

### **COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION**

Staff recommends approval of application H25-14 for side and rear facade alterations and the relocation of a wall sign.

MMBKH Partners LLC dba Got Milt Health and Fitness

### Description of Project to Renovate the East and North Sides of our building

We would like to update and refresh the east and North Sides of our building. We plan to have both of these sides repainted in a white color as noted on the attached picture. We will then trim the windows with black paint.

We will build an awning entrance as depicted in the attached picture on the east side of the building. We will use dark brown stained Cedar Beams, black metal roof and stone pillars as depicted.

We will build up the wall above the storage area to hide the old roof. This will match the other walls in white paint color. We will reroof the storage building roof with matching black metal roof.

We feel this will dress up the main entrance side from our parking lot. Which will also face the new hotel.

No changes to the West or South facing side of the building as these are already done in brick.

The landscaping will then be updated on the east side of the building.



## Andrew Dutton

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**From:** Bob H <bhendersonhh7@gmail.com>  
**Sent:** Saturday, August 16, 2025 9:49 AM  
**To:** Andrew Dutton  
**Subject:** Re: Got Milt Health and Fitness Building Update

Good morning  
I'll bring the \$50 up on Monday.  
Yes on the parapet wall to match.  
The sign would be moved and centered on that wall.  
Thx  
Bob

On Aug 15, 2025, at 3:25 PM, Andrew Dutton <adutton@medinaoh.org> wrote:

Bob,  
Thanks for sending that over and we'll put it on the 9/11 HPB agenda (5 pm @ City Hall). The fee will be \$50.

Just a couple of questions:

1. What will the new parapet wall be constructed with? I'm assuming a concrete block with a dark brown metal cap to match the existing?
2. Will the Milt Sign stay where it is, or be relocated to the new parapet wall?

### **Andrew Dutton, AICP**

#### **Community Development Director**

City of Medina  
adutton@medinaoh.org  
330-722-9023  
<image003.jpg>

**From:** Robert Henderson <bhendersonhh7@gmail.com>  
**Sent:** Thursday, August 14, 2025 1:36 PM  
**To:** Andrew Dutton <adutton@medinaoh.org>  
**Subject:** Got Milt Health and Fitness Building Update

See attached and thanks for your time today.

Bob Henderson  
330.416.8281





**GOT MILK+**  
FITNESS  
CENTER

MIND + BODY + SOUL

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Parapet  
Wall

Relocate Sign

Paint  
White

Paint  
White

New  
Entry

Paint  
White

Metal Roof

Paint  
Black











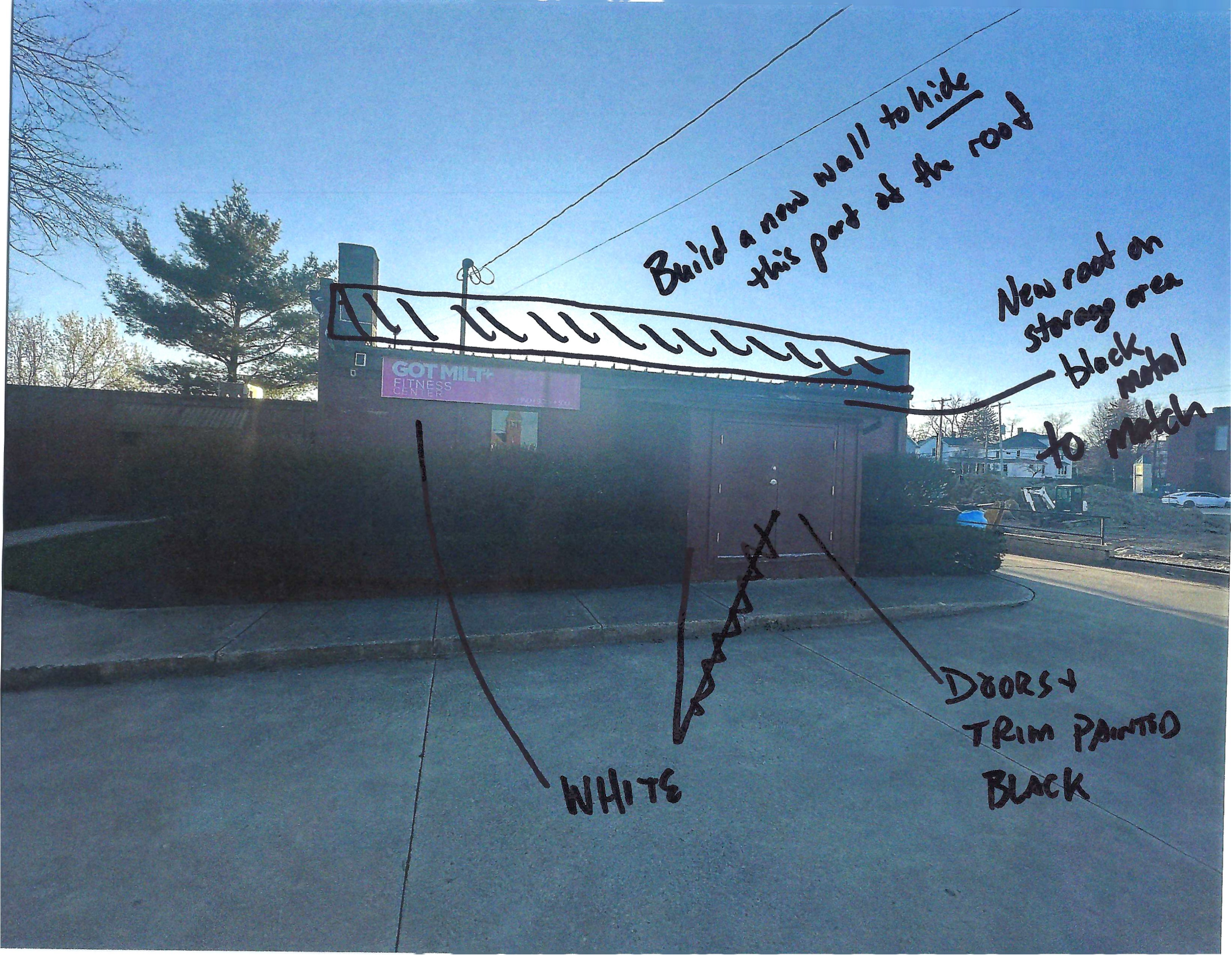
Build a new wall to hide  
this part of the roof

New roof on  
storage area  
black  
metal  
to match

GOT MILK<sup>®</sup>  
FITNESS  
CENTER

WHITE

DOORS +  
TRIM PAINTED  
BLACK







Metal roofing for new awning  
Structure and Storage roof.









GOTHMILK

STUDIO  
238



Classic Gray

Benjamin Moore

White Duck

SHERWIN WILLIAMS

Creamy

SHERWIN WILLIAMS

Aesthetic White

SHERWIN WILLIAMS

Silver Satin

Benjamin Moore

Moderate White

SHERWIN WILLIAMS

# THE BEST BENJAMIN MOORE WHITE PAINT COLORS



## Warm Whites



SEA PEARL



SILVER SATIN



CLOUD WHITE



ATRIUM WHITE



LINEN WHITE



MAYONNAISE



SWISS COFFEE



MARITIME WHITE



BALLET WHITE

## Neutral Off Whites



SIMPLY WHITE



CLASSIC GRAY



WHITE HERON

## Cool Off Whites



DECORATOR'S  
WHITE



FROSTINE



PAPER WHITE

Home  
Theme  
Setting



iOS Br  
Androi  
Mac B  
Windo  
Brows

Privacy  
Duck.d  
Email I  
News

animalia-life.club  
967 × 1024

View File

storage.googleapis.com  
2708 × 6659

View File

WHITE  
color