



BOARDS & COMMISSIONS APPLICATION

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

Application Number H25-18

GENERAL	Date of Application <u>10/1/2025</u>
	Property Location <u>101 Public Square</u>
CONTACT INFORMATION	Description of Project <u>New tenat build-out, under permit, with exterior renovation.</u>
	Our intent has been to provide for the renovation, providing for façade repairs and window replacement, in kind. However there are some constraints:
	• Steel lintels have been determined as rusting, displacing the brick and require replacement. This affects the two semi-circular carpentry accents.
	• Replacement of the first floor glazing requires replacement of very large pieces of glass. Obtaining such a large piece is prohibitive based upon cost and logistics
CONTACT INFORMATION	Applicant
	Name <u>Kevin C Robinette Architect, LLC</u>
	Address <u>25053 Letchworth Rd.</u> City <u>Beachwood</u> State <u>OH.</u> Zip <u>44122</u>
	Phone _____ Email _____
CONTACT INFORMATION	Property Owner
	Name <u>Birch Family Limited Partnership IV</u>
	Address <u>101 Public Square</u> City <u>Medina</u> State <u>OH.</u> Zip <u>44256</u>
	Phone _____ Email _____
APPLICATION TYPE	Planning Commission Site Plan ☐ Conditional Zoning Certificate ☐ Code or Map Amendment ☐
	Preliminary Plan ☐ Final Plat ☐ Conditional Sign (EMC/Shopping Ctr) ☐ TC-OV ☐ Other ☐
	Historic Preservation Board Certificate of Appropriateness ☒ Conditional Sign ☐
	Board of Zoning Appeals Variance ☐ Appeal ☐
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
OFFICIAL USE	4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application.
	Signature <u>Kevin C Robinette</u> Date <u>10/1/2025</u>
	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>50</u>
	Meeting Date <u>10/9/25</u> Check Box when Fee Paid ☐

H25-18

Off the Wagon Facade Alterations

Property Owner: Birch Family Limited Partnership IV

Applicant: Kevin Robinette

Location: 101 Public Square

Request: Certificate of Appropriateness approval for facade renovations

LOCATION AND SURROUNDING USES

The subject site is composed of 0.15 acres located on the northwest corner of Public Square and North Broadway Street. Adjacent properties contain the following uses:

- North – Church
- South – Uptown Park
- East – Retail
- West – Parking



BACKGROUND & PROPOSED APPLICATION

The tenant space is currently undergoing interior renovations for the future location of Off the Wagon retail shop. The applicant has indicated that the following renovations are proposed for the front facade:

- Replacement of the first floor's two large single glass window panels with multiple window panels
To note, the adjacent Polish Pottery incorporates two large window areas with two panels
- Replacement of two second floor windows, which will not include the existing plastic grilles
- Lintel repairs on the second floor, which result in the removal of non-original second story semi-circular accents

The applicant has indicated that additional details will be provided regarding the proposed storefront changes at or prior to the meeting.

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 – COMMERCIAL STOREFRONT

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

The applicant will need to provide details regarding the indicated facade changes, however, staff generally supports the proposal.

Andrew Dutton

From: robin.c.kevin@gmail.com
Sent: Wednesday, October 1, 2025 12:52 PM
To: Andrew Dutton
Cc: 'Megan Harbath'; 'Jacob Preising'; michsahr@gmail.com
Subject: 101 Public Square
Attachments: 1. Application - HPB Certificate of Appropriateness.pdf; 2. HISTORICAL REFERENCE PHOTOS.pdf; 3.Window and Exterior. Photos.Narrative.pdf; 4.Window Spec. Series-3000-2024-02-16.pdf; 5.Window Shop. Scalish Medina CADs.pdf

Expires: Tuesday, July 28, 2026 12:00 AM

Andrew.

Very nice speaking with you this morning, thank you for your assistance. As discussed, we are renovating the façade and building out 101 Public Square into a toy store. As this is retail, tenant wants to be open by Thanksgiving and we are on a tight time schedule.

Our intent has been to provide for the renovation, providing for façade repairs and window replacement, in kind. However as we have gotten into discovery as well as procurement of materials, there are some constraints:

- Replacement of the first floor glazing requires replacement of very large pieces of glass. Obtaining such a large piece is prohibitive based upon cost and logistics, there are few places that provide for this, none within the region.
- Steel lintels have been determined as rusting, displacing the brick and require replacement. This affects the two semi-circular carpentry accents, superimposed over the brick façade. These could be replaced inkind, however I believe that it is worthwhile to study façade and consider eliminating them. I do not believe that they add much?
- We are also replacing the second floor window units which have integral plastic, simulated grillage between the panes. Personally I do not see these offering much historical value?

If it is possible to get on next weeks agenda, it would be much appreciated.

I have attached the following:

1. Application.
2. Historical photos illustrating the second floor bay windows which were subsequently replaced with current window units.
3. Existing photographs with notes describing the potential changes.
4. Shop and specification drawings for the proposed glazing units at the first floor.

If we can get on the agenda I could have presentation elevations for the meeting.

Thank you.

Kevin.

HISTORICAL REFERENCE PHOTOS





Overall Exterior





Exterior door and remaining lites to remain, to paint, like colors.



First Floor Window Replacement -



Remove existing awnings. Verify condition of the metal roofing material and flashing condition at window sill.

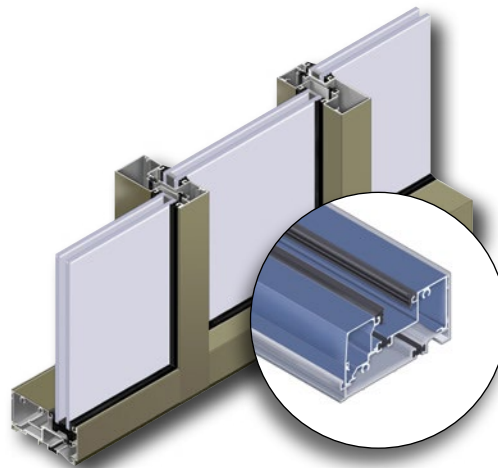
- If in appropriate condition, re-caulk at masonry and paint.
- Repair/prep and paint wood trims at 'juliette porch'.
- Verify mounting condition of wrought iron railing?
- Paint wrought iron railing.





Series 3000 Thermal Multiplane — the versatility of standard storefront systems with improved thermal performance

The Series 3000 Thermal Multiplane extends the versatility of standard storefront systems by offering **improved thermal performance** and multiple glass plane options. The Series 3000 Thermal Multiplane provides more options for head and sill anchorage, **structural silicone glazing** and a front set installation option utilizing continuous head and sill members. Designed for 1" infill, the Series 3000 Thermal Multiplane has available glazing adapters and gasket options for infills ranging from 1/4" to 1-1/8".

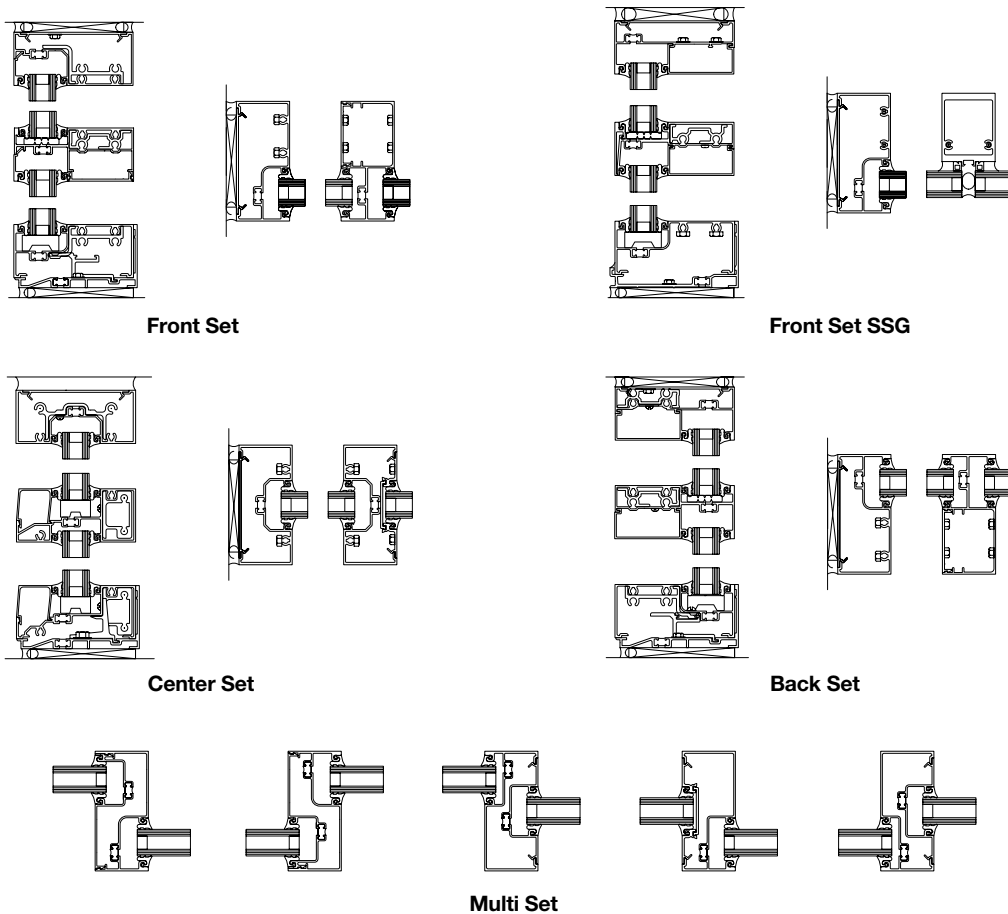


First Community Credit Union, St. Louis, MO
Architect: TR,i Architects

Features

- Overall system dimensions: 2" x 4-1/2"
- Front Set, Center Set, Back Set or Multi Set glazing configurations
- Optional sill receptor requires no additional anchoring of sill member
- Optional thermally broken head anchor clip
- SSG glazing with patented funnel bridge option for Front Set
- Continuous head and sill assembly option for Front Set
- Screw spline and shear block assembly
- Outside and inside glazing options Complete
- 90° and 135° corners
- High sidelite base
- Thermally broken members with polyurethane thermal breaks
- Accommodates projected and casement vents
- Factory painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory anodized finishing

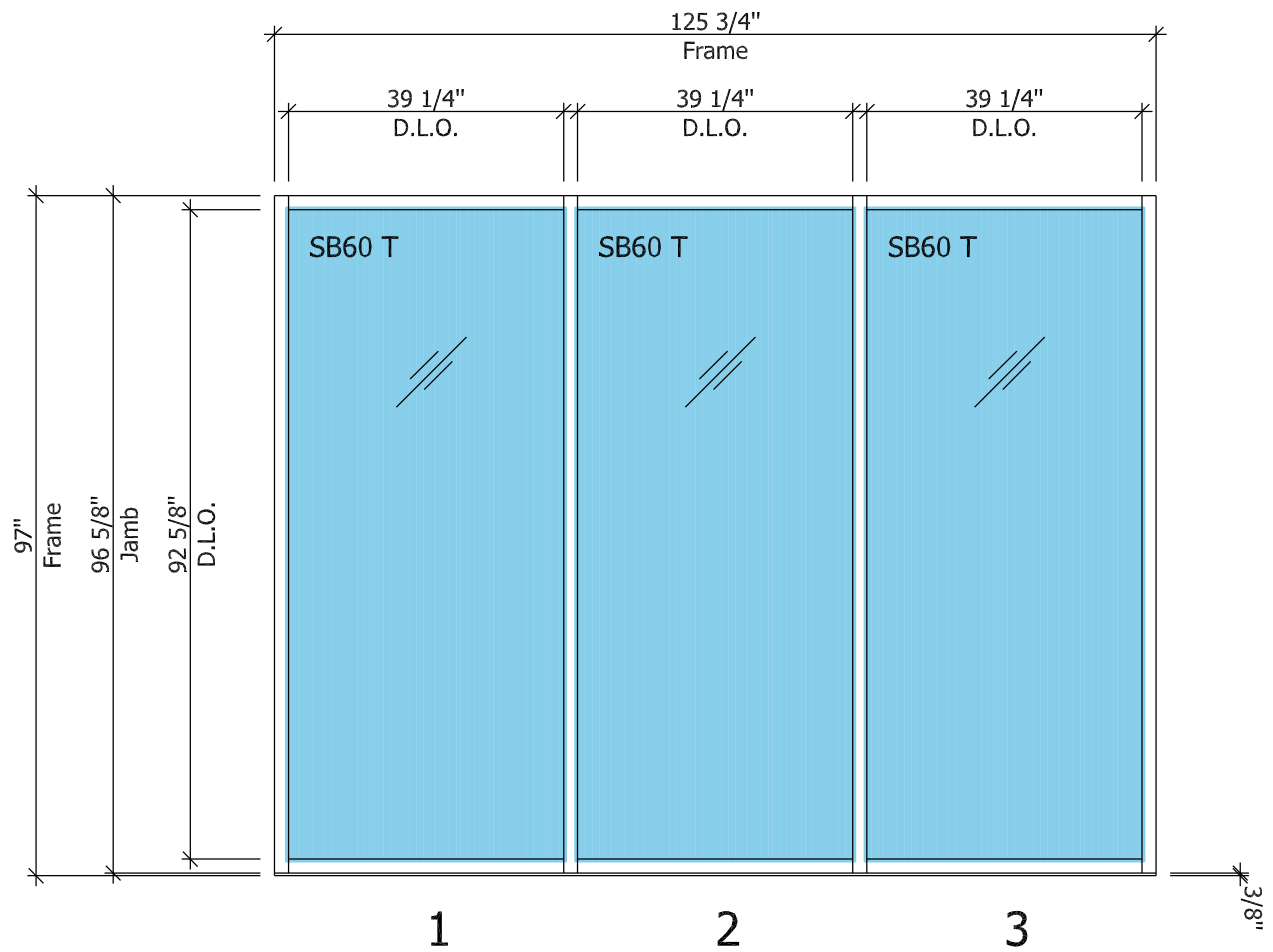
Product Details



Performance

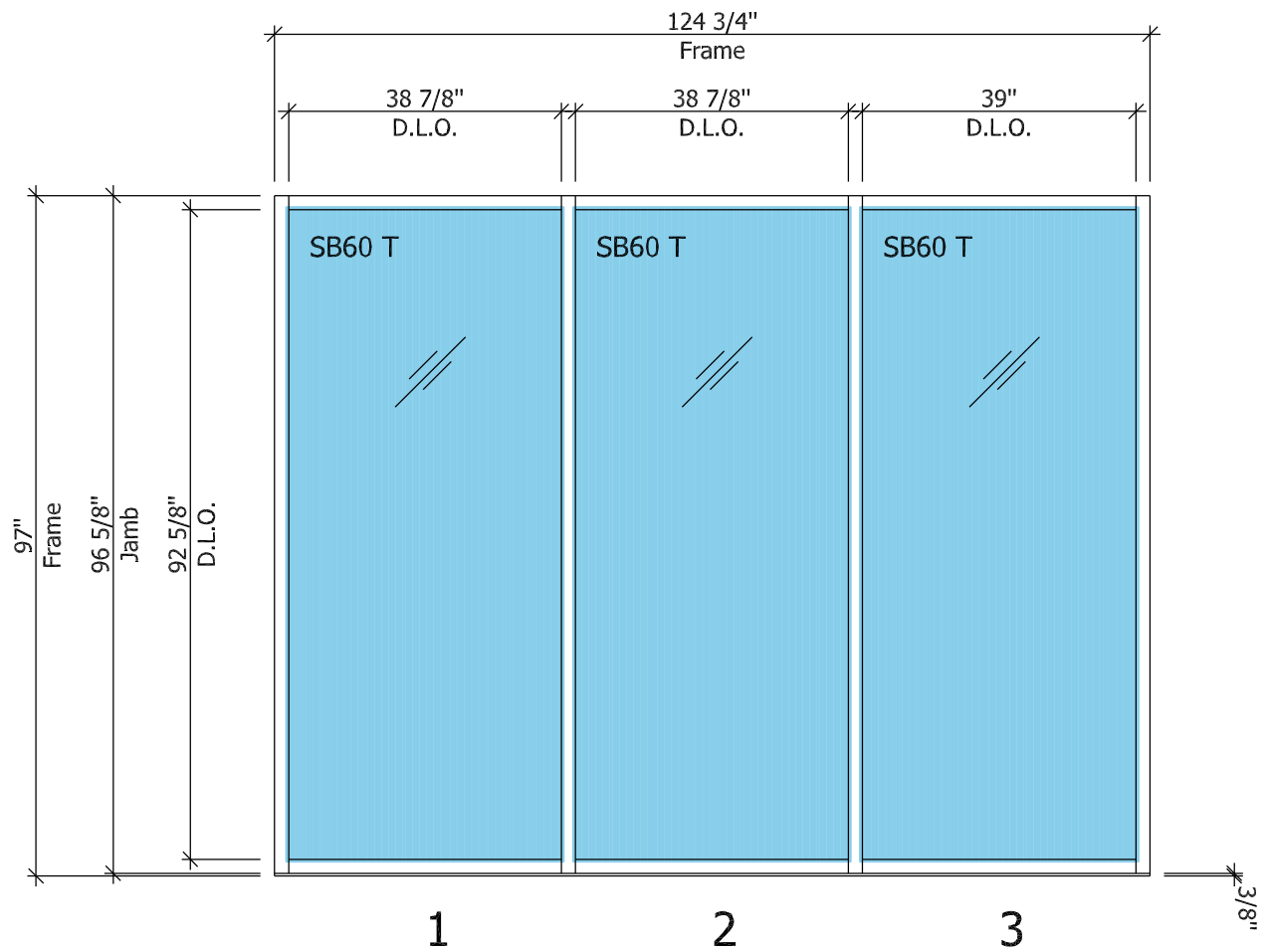
- Air Infiltration: <.06 CFM/SQ FT @ 6.24 PSF per ASTM E283
- Static Water: 10 PSF per ASTM E331
- Deflection Load: 40 PSF per ASTM E330
- Structural Load: 60 PSF per ASTM E330
- STC per ASTM E90:
 - 32 with clear glass (Center and Front Set)
 - 37 with laminated glass (Center Set)
 - 38 with laminated glass (Front Set)
- OITC per ASTM E90:
 - 26 with clear glass (Center and Front Set)
 - 30 with laminated glass (Center and Front Set)
- Thermal Performance per AAMA 1503 for Low-E 1" insulating glass:
 - U-factor = 0.33, CRF = 68 Captured (Front Set)
 - U-factor = 0.31, CRF = 72 Captured (Front Set SSG)
 - U-factor = 0.32, CRF = 63 Captured (Center Set)
- NFRC Certified and Thermal Performance Characteristics per AAMA 507

BASE BID



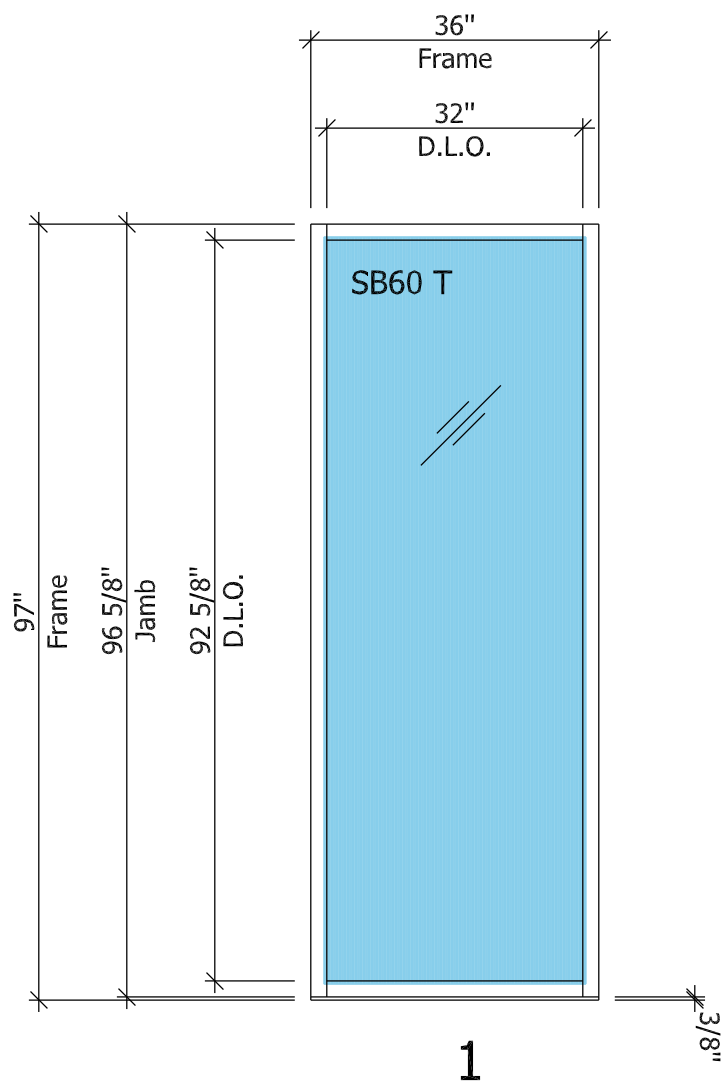
Scalish Medina-(Left front) - Bronze- (1Thus)
Frame: Series 3000 : Storefront : Thermal : Multiplane
: Center Set : Outside Glazed : Screw Spline

BASE BID



Scalish Medina-(Right Front) - Bronze- (1Thus)
Frame: Series 3000 : Storefront : Thermal : Multiplane
: Center Set : Outside Glazed : Screw Spline

ADD ALTERNATE



Scalish Medina-(Left and Right Return) - Bronze- (2Thus)
Frame: Series 3000 : Storefront : Thermal : Multiplane :
Center Set : Outside Glazed : Screw Spline

Diagram illustrating the dimensions of a window frame and entrance:

- Frame: 71 3/4"
- Entrance: 36"
- D.L.O. (Double Leaded Glass) sections: 13 7/8" (each side)
- Central D.L.O. section: 34 1/2"

