H21-12

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: 207 S. Court Street, Medina, Ohio 44256

Parcel No: 028-19A-21-230 Case No: H21-12

Project Description: (describe below and check all that apply) Replace Existing Door

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 Medina, Ohio 44256	Address:	23 Public Square, Suite 200 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

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

Park Exchange LLC. 11-15-21
Property Owner (please sign and print) Date

H21-12
JK Gift Shop Front Door

Property Owner: Park Exchange Ltd.

Applicant: Mike Rose

Location: 207 South Court Street

Zoning: C-2 (Central Business)

Request: Certificate of Appropriateness approval for the replacement of the front door

LOCATION AND SURROUNDING USES

The subject site is composed of 0.06 acres on the west side of South Court Street. Adjacent properties include the following uses:

- North – Restaurant
- South – Retail
- East – Bank
- West – Barber

PROPOSED APPLICATION

The applicant is requesting approval for the replacement of the front door, which was recently completed. The applicant has indicated that previous doors incorporated plywood overlays to simulate a historic look. The installed doors include large glass areas and black aluminum framing and hardware.

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.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application H21-12 for the replacement of front doors at 207 South Court Street, as submitted.

ARCHITECTURAL DESIGN
STUDIOS
INCORPORATED

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
207 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 replacement of the entrance doors from South Court Street. The existing doors, an aluminum and glass storefront assembly had fallen into disrepair and needed to be replaced. As you can see in the attached photos, the older doors had been modified by adding in plywood overlays that gave the appearance of an oval glass door with decorative scroll elements added to try and create detail.

The original facade for this facility was replaced years ago. Attached is a photo of Western Auto that shows no signs of the original cast iron facade that would have graced this building. When renovated to the current condition, a facade was created without specific historic reference using materials common for the 1970's. The existing storefront materials from Western Auto were accessorized with moldings and trims to try and mimic historic character. The oval form is actually inconsistent with the detail found on any of the original doors in the area. A few doors down, at H2, an original cast iron storefront remains with the original doors. It is this type of door that is reflective of the original character for the buildings in the area from this period. It is this type of detail that is seen on the few original doors that remain in the distirct.

The replacement doors are essentially the same aluminum and glass style doors as replaced. The replacement addresses a maintenance issue with the building and the doors are consistent with many of the others doors in the area. Reference the photo for doors on 211 South Court.

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

Respectfully Submitted,

Anthony Cerny
2021-11-12
T15:33:38-05:00

Anthony J. Cerny
Architectural Design Studios, Inc

J:\0STUDIOS\0JOBS\21004_Rose Company_General\Zoning Application Letter_A Dutton_211112a.wpd

Architecture
Preservation
Graphics
Planning
Interior Design

620 East Smith Rd
Medina, Ohio
44256

330.723.6975
(phone)

330.723.7129
(fax)

Google Maps 211 S Court St

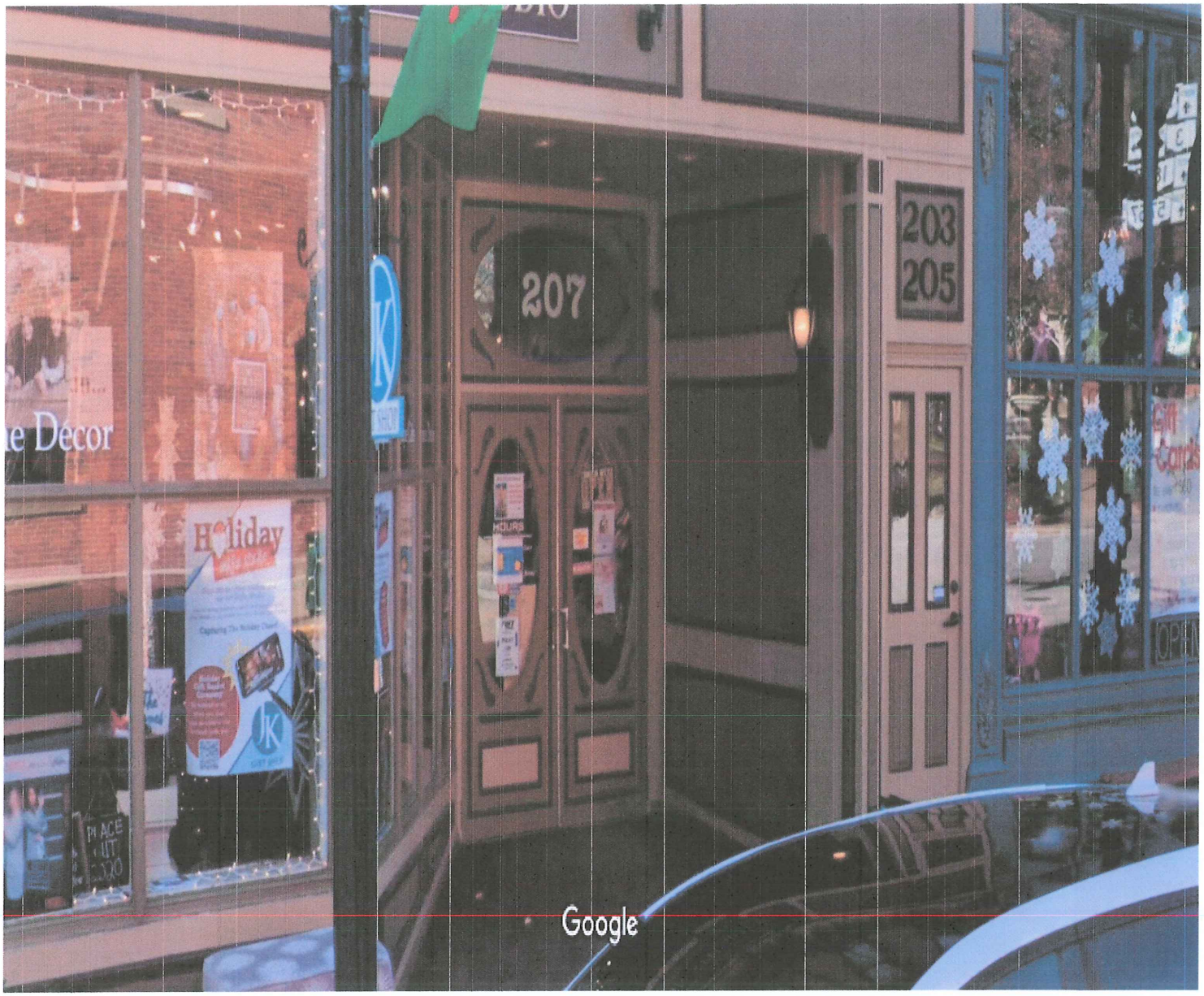

Image capture: Nov 2020 © 2021 Google

Medina, Ohio

Google

Street View - Nov 2020

207
OPEN
FREE

Google Maps 224 S Court St

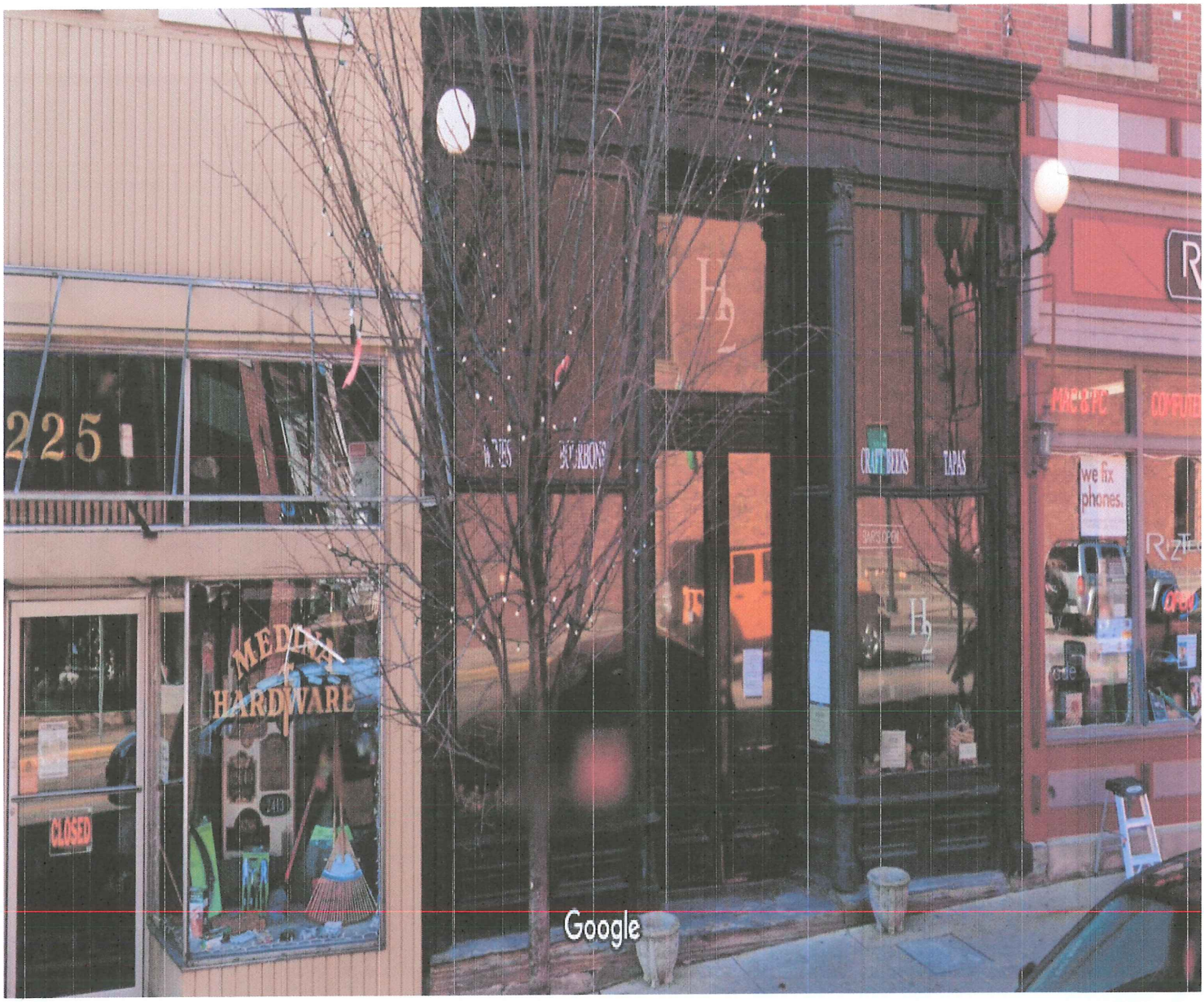

Image capture: Nov 2020 © 2021 Google

Medina, Ohio

Google

Street View - Nov 2020

Google Maps 211 S Court St

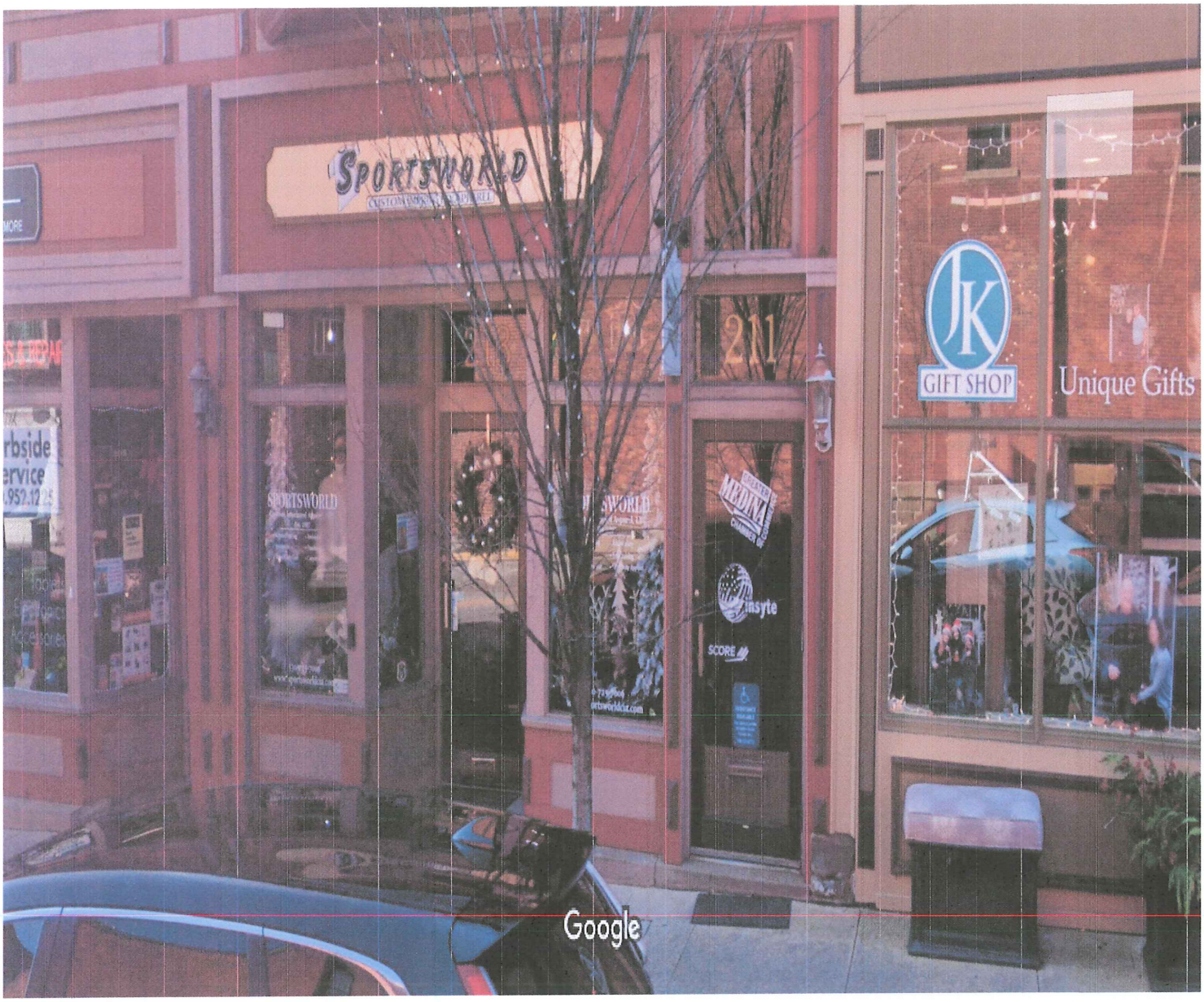

Image capture: Nov 2020 © 2021 Google

Medina, Ohio

Google

Street View - Nov 2020

WESTERN AUTO
ASSOCIATE STORE
HOME OWNED
MEDINA TOYLAND
SALE
SALE

Mike Kovack
Medina County Auditor

Tax Bill | Aerial Imagery | Tax Map | Transfers | Tax Distribution

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Parcel Information

Parcel Number	028-19A-21-230
Owner Name	PARK EXCHANGE LTD
Location	207 S COURT ST 028 - Medina City (Medina City SD)
Property Class	420 Property Class Codes
Acreage	0.060100
Legal Description	LOT 33 MID E SIDE .000A
Tax Mailing Address	PARK EXCHANGE LTD 23 PUBLIC SQUARE #200 MEDINA, OH 44256 USA

Value

Land Value	63,610
CAUV Value	0
Building Value	185,250
Total Value	248,860

Taxable Value

Taxable Land Value	22,260
Taxable CAUV Value	0
Taxable Building Value	64,840
Taxable Total Value	87,100

Building Information

Card Number	001
Building Section ID	001
Section Area	2295
Section Story Count	1.00
Wall Height	14
Year Built	1870

Building Information

Card Number	001
Building Section ID	001
HVAC	Warmed & Cooled Air
Additional HVAC	Warmed & Cooled Air
Sprinklers	None
Elevator	None
Open Masonry Porch Area	90
Open Frame Porch Area	81

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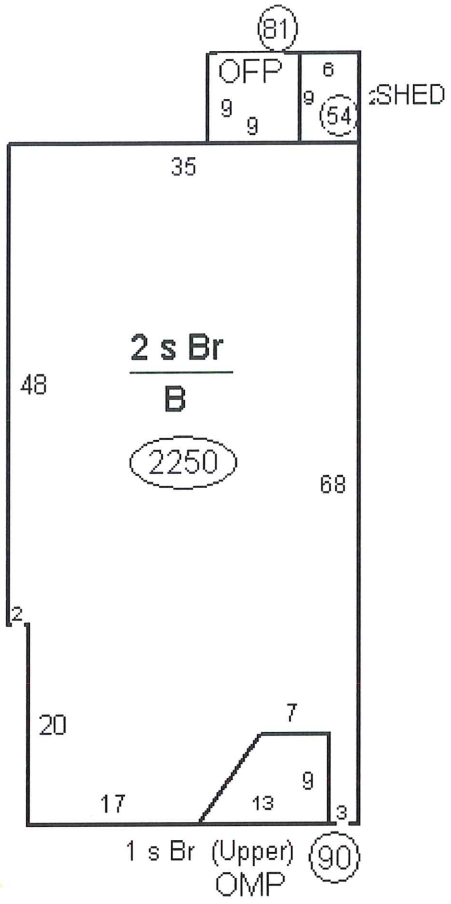
Additional HVAC	Warmed & Cooled Air
Sprinklers	None
Elevator	None

Building Sketch - Card Number 001



Sketch Codes Key

Other Improvements

Card Number	Key	Improvement	Width	Length	Area	Year Built
001	03	Residential Shed - Small Util	6	9	54	1870