




BOARDS & COMMISSIONS APPLICATION

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

Application Number H23-06

GENERAL	Date of Application <u>05/18/2023</u> Property Location <u>139 N Court St</u> Description of Project <u>Replace an existing storefront window on the west facade of the building with a three-part folding glazing system.</u>
CONTACT INFORMATION	Applicant Name <u>Ian Jones</u> Address <u>3660 Embassy Parkway</u> City <u>Fairlawn</u> State <u>OH</u> Zip <u>44333</u> Phone <u>330-666-5770</u> Email <u>ian@mpg-architects.com</u> Property Owner Name <u>Loren Raymond</u> Address <u>4322 S Cleveland Massillon Rd</u> City <u>Norton</u> State <u>OH</u> Zip <u>44203</u> Phone <u>330-322-5863</u> Email <u>lraym93679@aol.com</u>
APPLICATION TYPE	Planning Commission 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"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input checked="" type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>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;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature <u></u> Digitally signed by Ian Jones Date: 2023.05.18 10:57:46-04'00' Date <u>2023-05-18</u>
OFFICIAL USE	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>50</u> Meeting Date <u>6/8/23</u> Check Box when Fee Paid <input type="checkbox"/>

H23-06 Raymond Building Rear Door

Property Owner: Twin Pines LLC
Applicant: Ian Jones
Location: 139 North Court Street
Request: Certificate of Appropriateness approval for the installation of a rear door system

LOCATION AND SURROUNDING USES

The subject site is composed of 0.44 acres located on the southwest corner of North Court Street and Friendship Street. Adjacent properties contain the following uses:

- North – Retail
- South – Residential & Vacant
- East – Bar & Retail
- West – City Hall



BACKGROUND & PROPOSED APPLICATION

The building currently has three sets of identical windows on the rear (west) building elevation. The applicant is proposing to replace the center window with a folding door system to accommodate a new user that needs access to the space. The door system is 9 ft. wide, includes a transom above it, and will match the existing adjacent storefront window finishes.

DESIGN GUIDELINES (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's 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 H23-06 for the proposed door system. The door has the same character as doors and windows on the existing building and will accommodate the needs of a new user for the tenant space.

May 18, 2023

City of Medina Board and Commissions
Attn: Andrew Dutton
Community Development Director
132 North Elmwood Ave.
Medina, Ohio 44256

Mr. Dutton,

Please find the enclosed documents for the Certificate of Appropriateness Submittal. We are submitting for Historic Preservation Board (HPB) review to improve the structure at 139 N Court within the downtown Medina Historical District for a future tenant.

This submittal includes drawings to replace an existing storefront window on the west facade of the building with a three-part folding glazing system.

The outline of work is as follows:

- Removal of existing window unit, brick, and stud wall to widen the opening.
- Tooothing of new brick as required for the new jambs.
- Installation of a new headers and lintels to accommodate the wider opening.
- Installation of a new wider transom window and folding glazing system.

The new folding glazing system shall match the existing adjacent storefront window finishes and all other building materials are to remain unchanged to match the existing building.

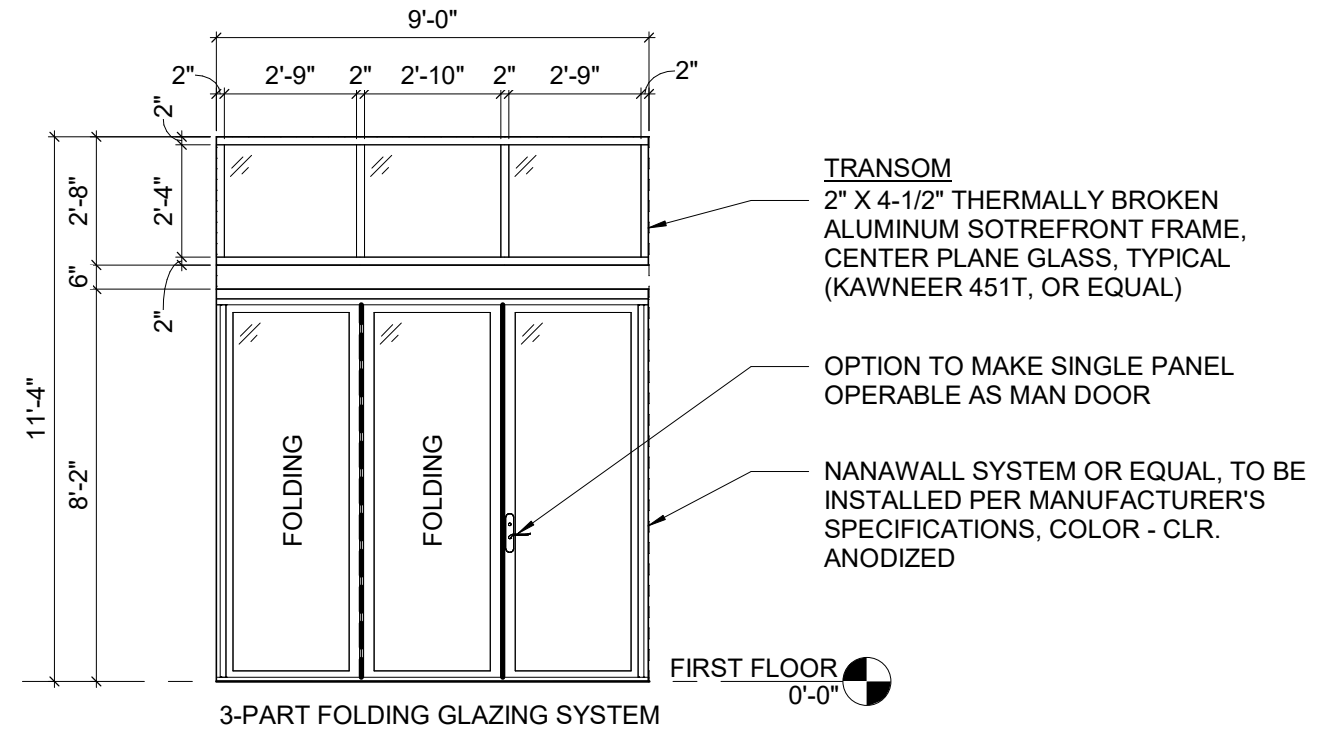
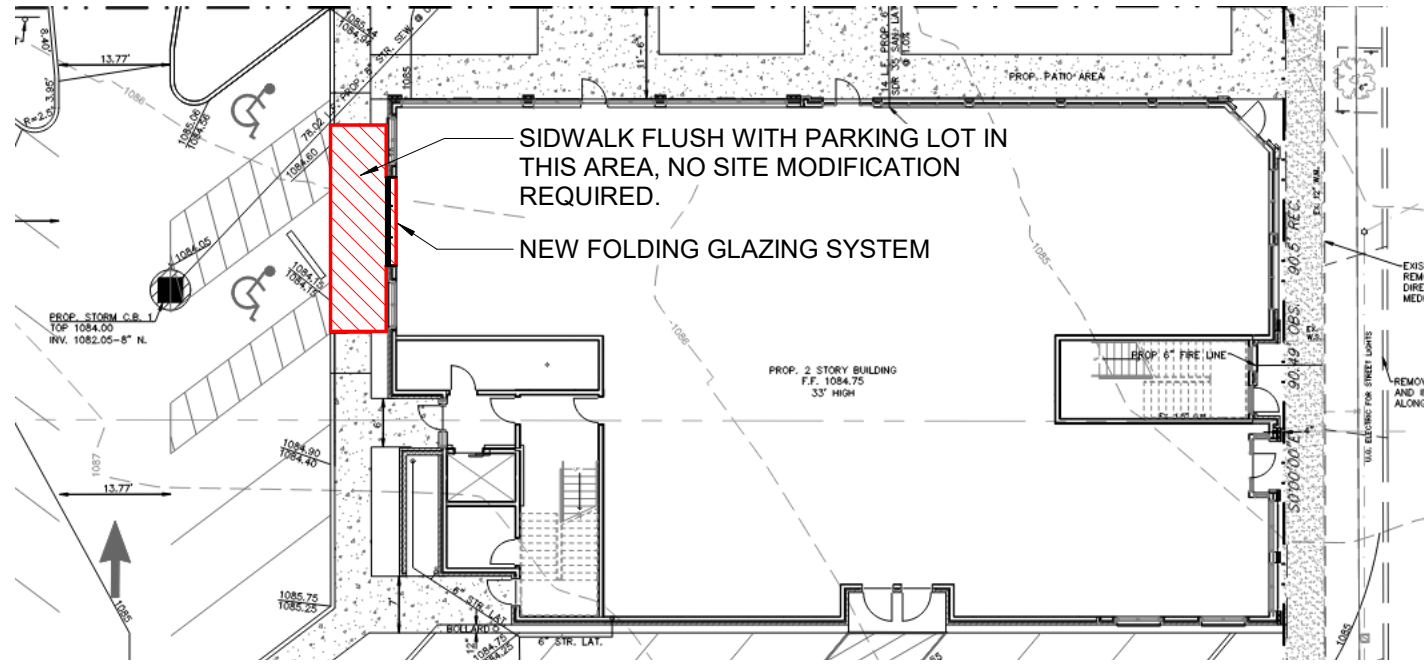
There are multiple manufacturers available for the folding panel system, such as Nanawall, Andersen Windows, Marvin, and more. The current basis of design is by Nanawall, however a final system has not been selected. All manufacturers offer comparable features and finish options to match the adjacent storefront. Some systems have the option for one of the glazed panels to operate as a man door if desired.

There are no site modifications of any kind in the scope of this project.

Thank you for your consideration,



Ian Jones, RA
Director

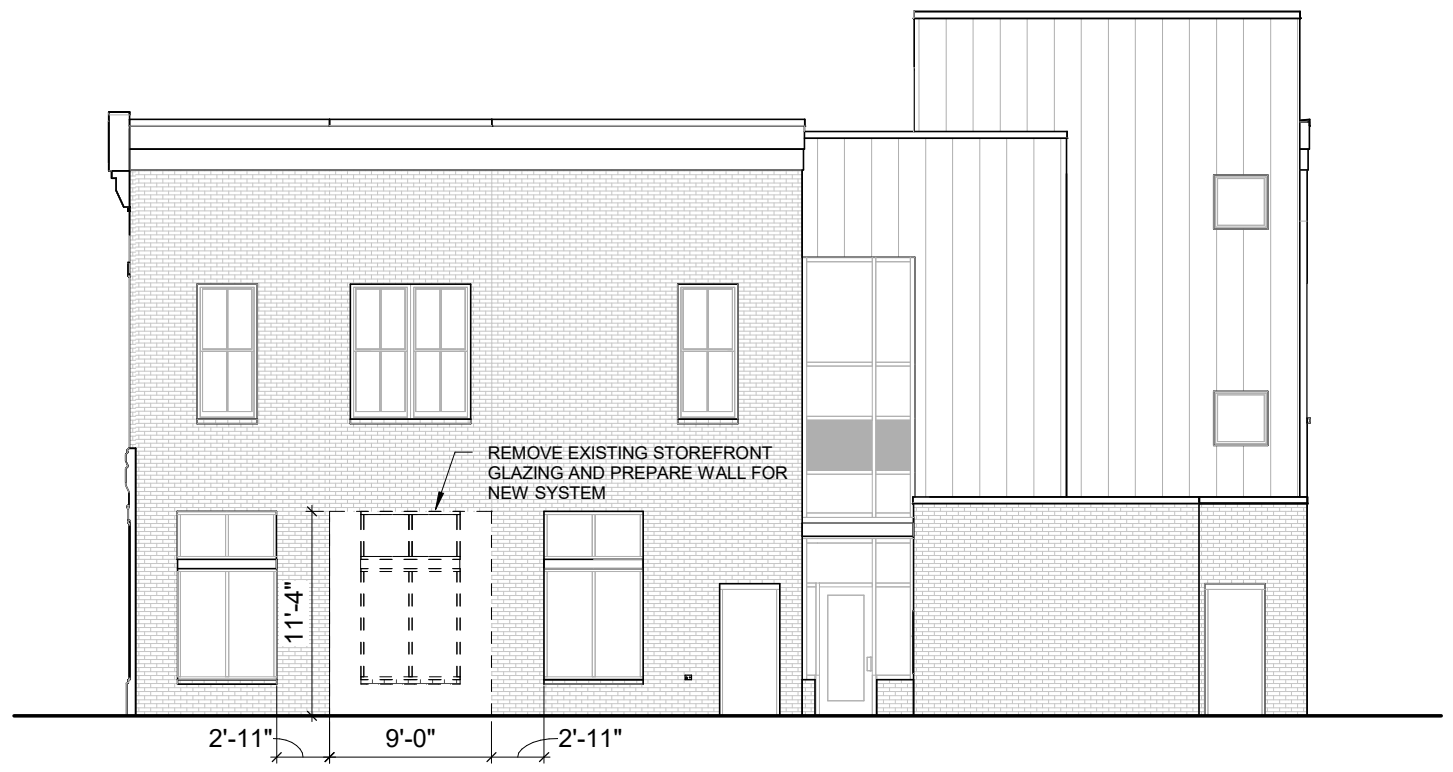


4 SITE PLAN
NOT TO SCALE

3 ELEVATION NEW STOREFRONT ENTRY
1/4" = 1'-0"



2 ELEVATION WEST - PROPOSED
3/32" = 1'-0"



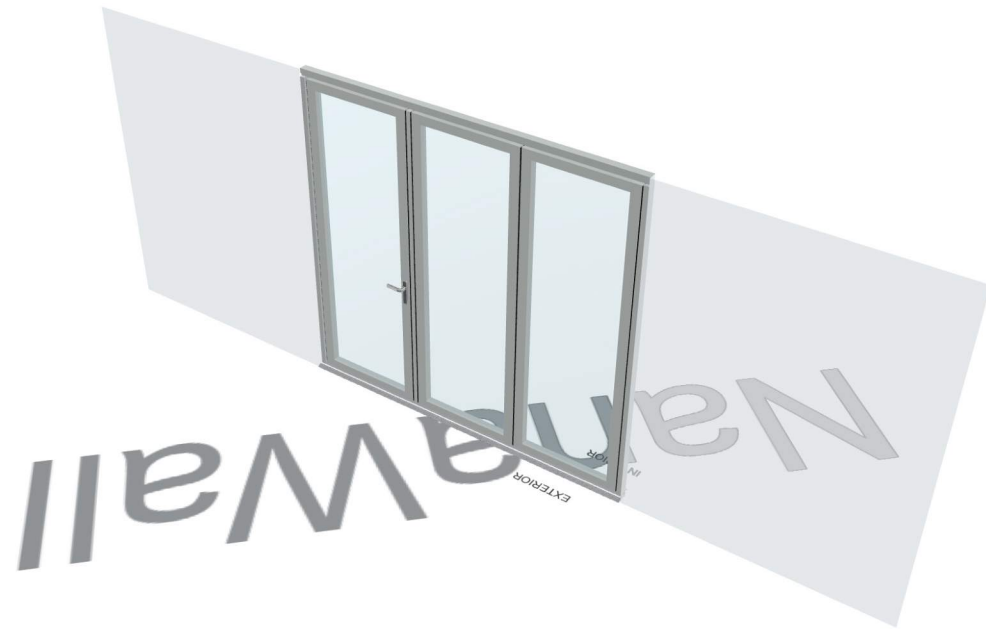
1 ELEVATION WEST - EXISTING & DEMO
3/32" = 1'-0"



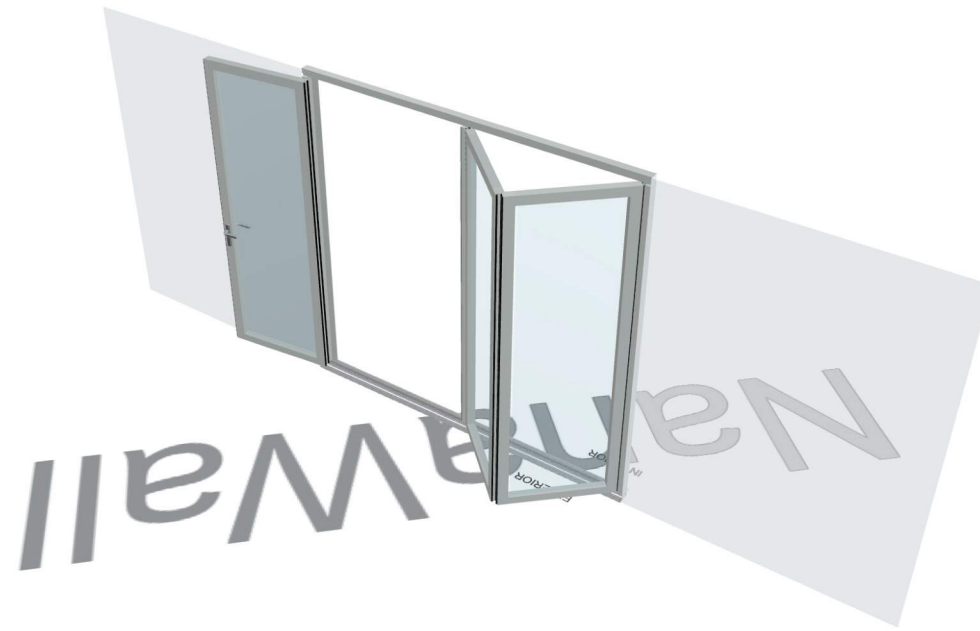
AREA OF WORK



AREA OF WORK



CLOSED



OPENING



FULLY OPEN

PROJECT INFORMATION

SHEET NAME

SHEET NO.



PARKING
ONLY