

MEETING DATE: 5/14/20

**HISTORIC PRESERVATION
BOARD**

**Case No. H20-02
233 ½ S. Court Street**



CITY of MEDINA
Historic Preservation Board
May 14, 2020 Meeting

Case No: H20-02

Address: 233-1/2 S. Court St.

Applicant: Tony Cerny, representing the owner (Joann King)

Subject: Certificate of Appropriateness – Building Addition and Alteration for an elevator

Zoning: C-2 Central Business District

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The site is located at the west side of the 200 block of S. Court St.

Project Introduction:

The applicant requests a certificate of appropriateness to modify a small portion of the existing ground floor south exterior wall and add a small addition (~95 sqft) at the rear of the second floor to accommodate an elevator for the building.

The applicant wants more accessibility to the existing second floor dwelling unit in the subject property.

Please find attached to this report:

1. Architectural elevations, site plan, floorplans and site photos by Architectural Design Studio received April 21, 2020

City of Medina Design Guidelines

Section 145.07 (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.

Staff Comments:

The proposed addition and first floor alteration is minor in scale, location and impact to the existing building and general district.

The exterior finish materials and composition is simple and complementary with the subject property and will actually be a visual improvement even though only visible from the 'private' portion of the subject site.

Staff Recommendation:

Staff recommends that the Historic Preservation Board grant a Certificate of Appropriateness for the proposed addition and alteration to 233-1/2 S. Court St.



I
Architecture
Preservation
Graphics
Planning
Interior Design

April 20, 2020

Historic Preservation Board
% Jonathan Mendel, Community Development Director
City of Medina
132 North Elmwood Street
Medina, Ohio 44256

Re: 233 1/2 South Court Street
Medina, Ohio 44256

Dear Board Members,

We are requesting a Certificate of Appropriateness related to the installation of an elevator for the above referenced building. The building includes an existing residential dwelling unit on the second floor and also houses the business All Fired Up at street level. The owners would like to add an elevator to the building to facilitate access from the grade at the exterior of the building to the second floor.

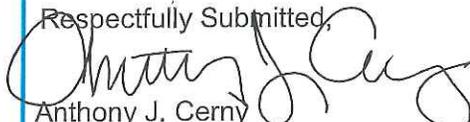
We have included drawings with this request that show specifically how we are proposing to incorporate the elevator into the building. The building is a two story structure on the street facade, but becomes a single story structure at the back of the building. We are able to generate a small elevator lobby and shaft in the one story section of the building that provides direct access to the outside. This maintains independence and separation between the retail space on the main level and the dwelling unit on the second floor.

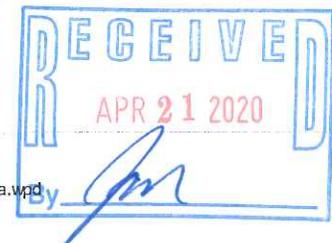
To complete the construction, the upper portion of the shaft and elevator lobby is constructed on the roof area of the one story portion, directly adjacent to the original two story building. We have included photos of the existing building in the area of the proposed elevator. The new shaft will be finished with a clapboard style cement board siding. This will be painted a red/orange color to blend in with the existing brick of the building. In keeping with the Secretary of the Interior Standards for the Treatment of Historic Properties, this addition is designed in a manner that would allow it to be removed without significantly impacting the details of the original structure. We are utilizing an original window opening to provide access from the addition into the second floor dwelling unit.

The location of the addition is not on the street facade and is basically concealed from view from most locations in the district. The addition is not inconsistent with other additions that have been completed on the buildings within the district in the past. We do not believe the work proposed diminishes the principal historic character of the building or the district and the addition of the elevator will make the dwelling unit a more attractive and usable facility for the Historic District.

Thank you for your consideration in this matter. We look forward to a favorable review so this project may proceed in a timely manner.

Respectfully Submitted,

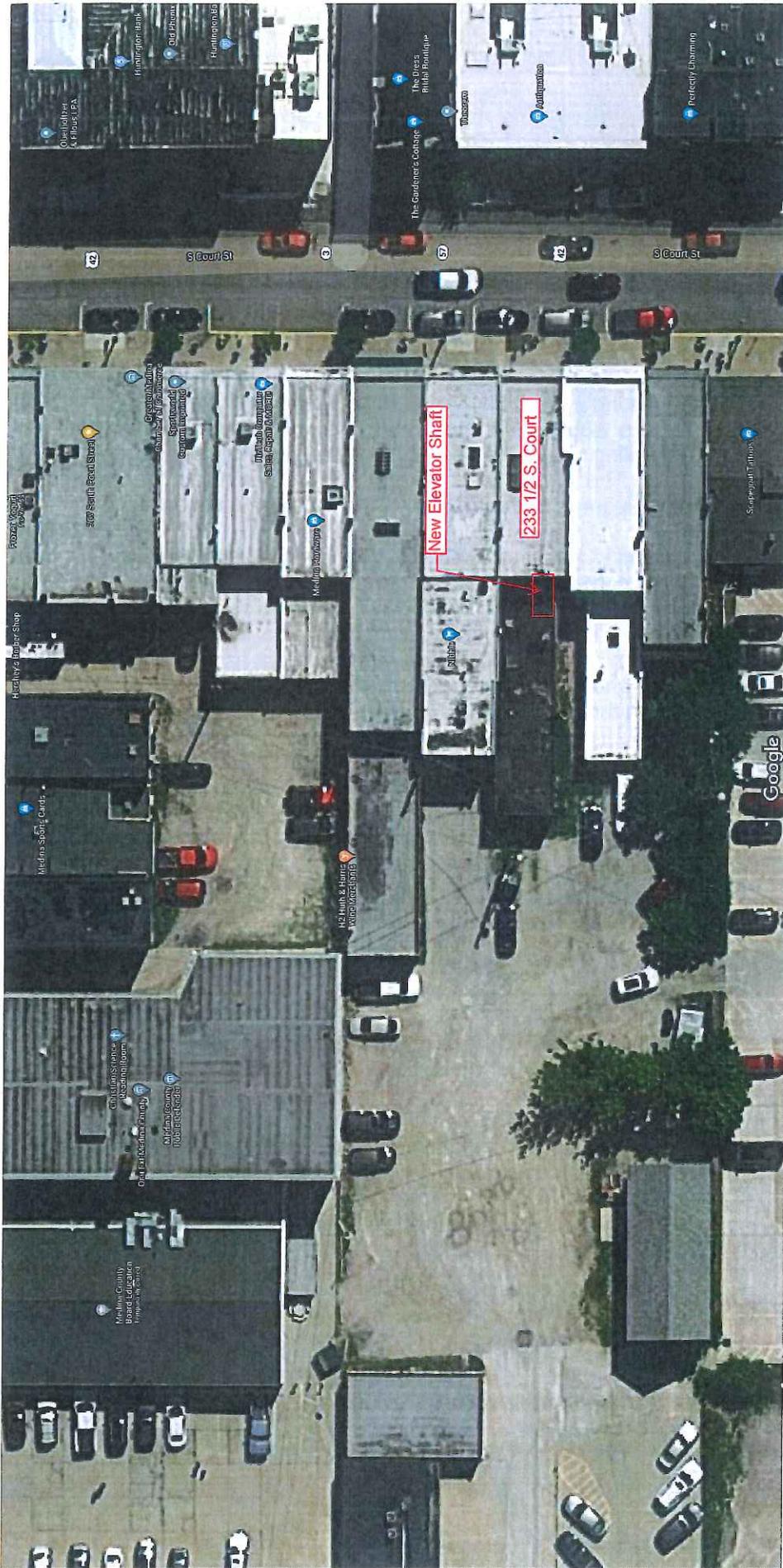

Anthony J. Cerny
Architectural Design Studios, Inc



620 East Smith Rd
Medina, Ohio
44256

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(phone)

330.723.7129
(fax)





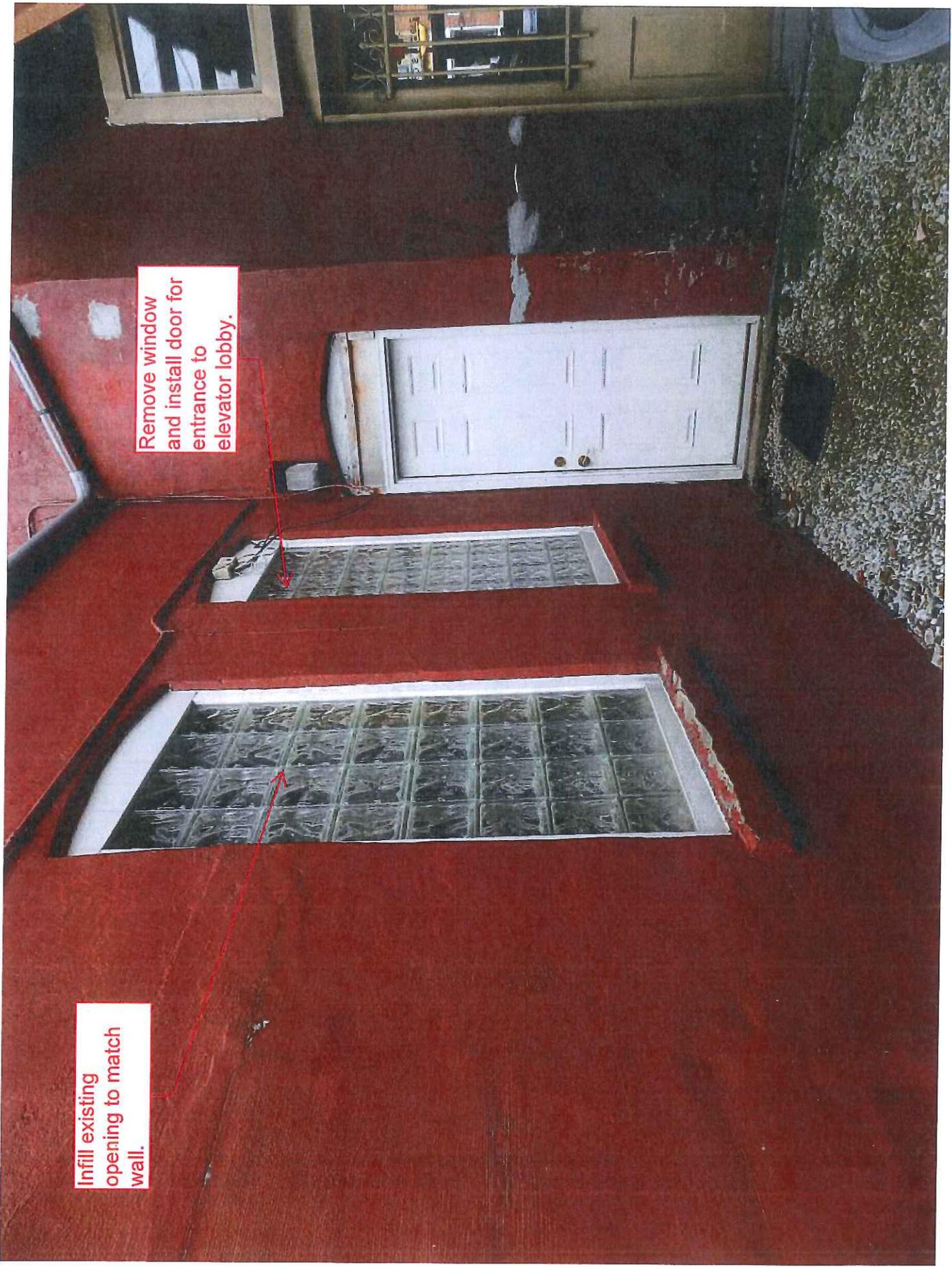
Elevator shaft on 2nd floor of building in this area.

Change window to entrance to elevator lobby.

Walkway back to new entrance for elevator.

Infill existing opening to match wall.

Remove window and install door for entrance to elevator lobby.

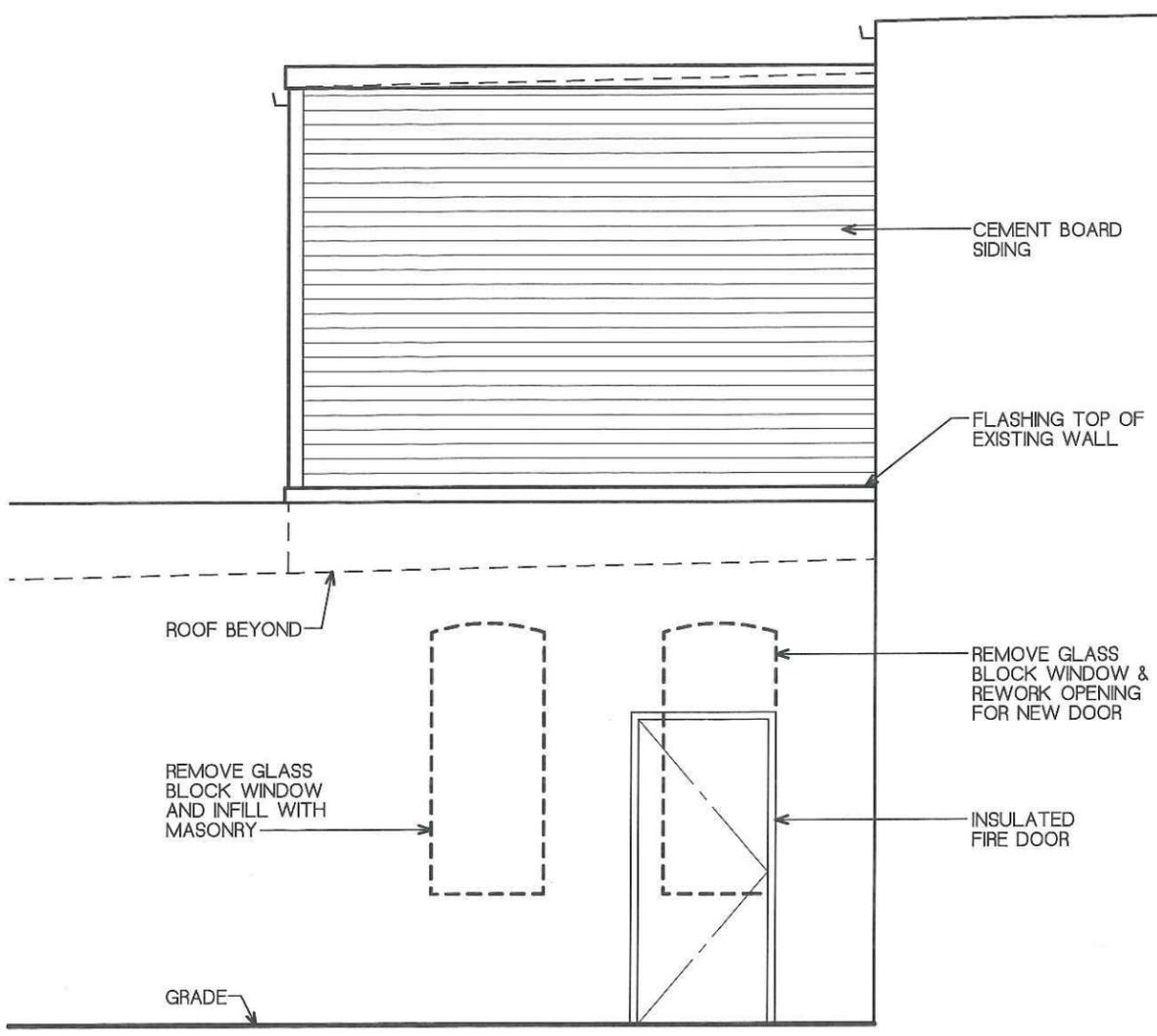




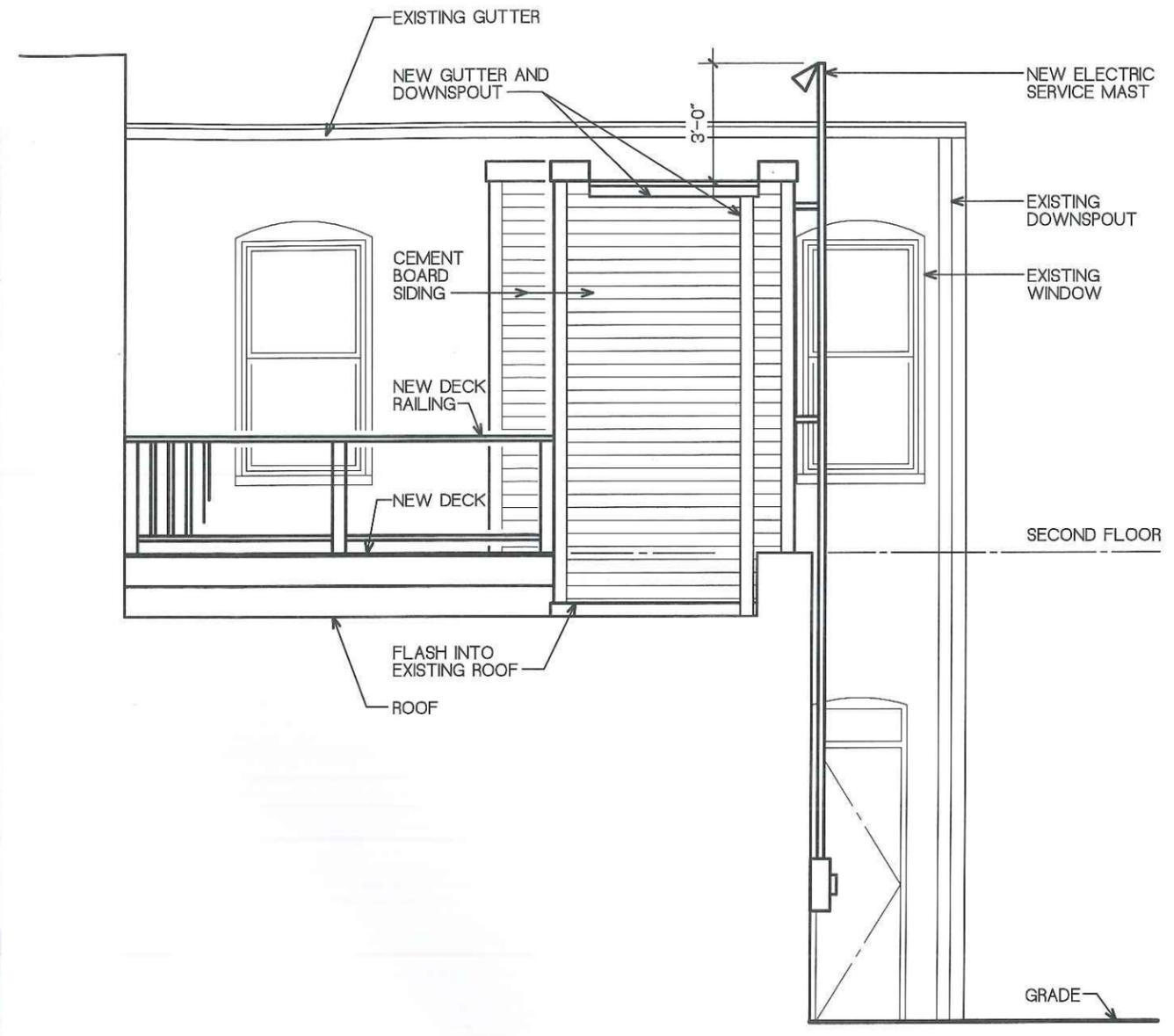
Window that will be used for entrance into dwelling unit.

Old skylight structure to be removed.

Area of new elevator shaft.

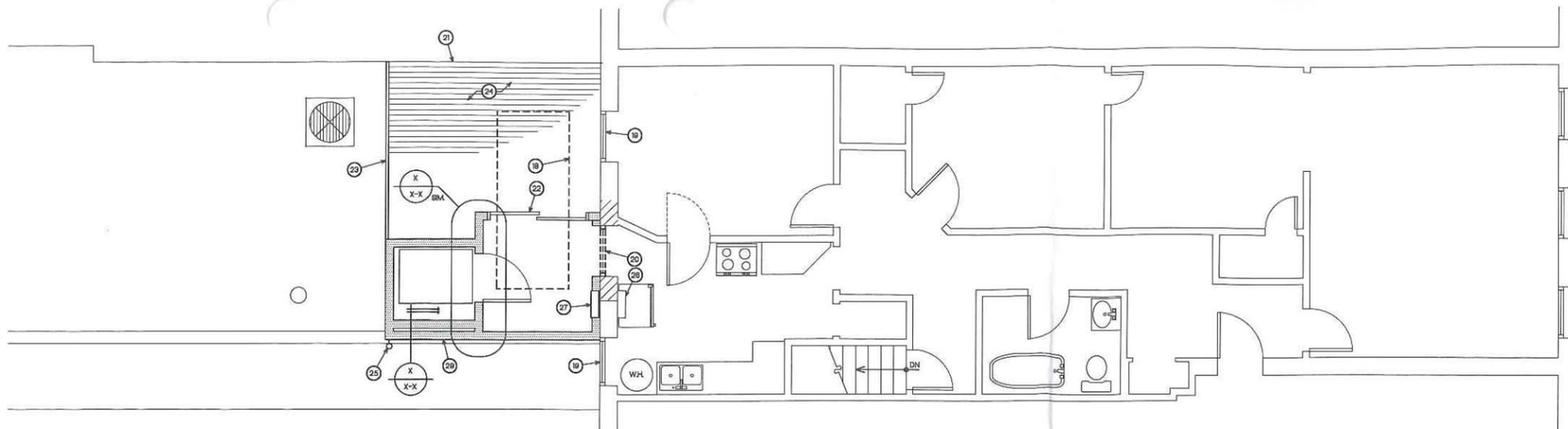


4 SOUTH ELEVATION
 A-2.1 SCALE: 1/4" = 1'-0"

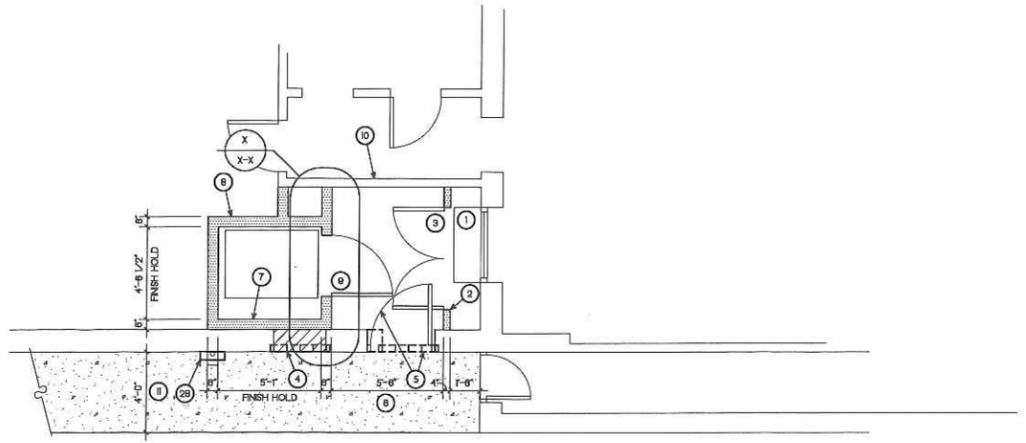


5 WEST ELEVATION
 A-2.1 SCALE: 1/4" = 1'-0"

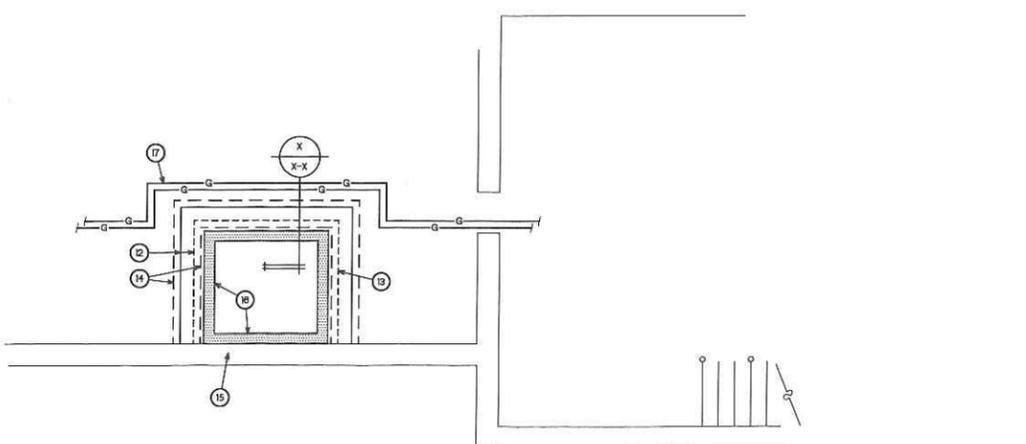
RECEIVED
 APR 21 2020
 By *[Signature]*



3 SECOND FLOOR PLAN
 NORTH
 SCALE 1/4" = 1'-0"



2 FIRST FLOOR PLAN
 NORTH
 SCALE 1/4" = 1'-0"



1 BASEMENT PLAN
 NORTH
 SCALE 1/4" = 1'-0"

FLOOR PLAN NOTES

- 1 EXISTING DISPLAY WINDOW BOX TO REMAIN.
- 2 2 x 4 STUD WALL FLOOR TO CEILING WITH GYPSUM ON FOYER SIDE.
- 3 PAIR 2'-6" DOORS FOR ACCESS TO DISPLAY WINDOW.
- 4 REMOVE GLASS BLOCK WINDOW AND INFILL WITH BRICK TO MATCH EXISTING.
- 5 REMOVE EXISTING GLASS BLOCK WINDOW AND REWORK MASONRY FOR NEW 3'-0" x 7'-0" INSULATED AND GALVANIZED 3 HOUR HOLLOW METAL DOOR.
- 6 DIMENSIONS SHOWN FOR WALLS ARE NOMINAL. CONTRACTOR SHALL HOLD FINISHED INTERIOR DIMENSIONS OF SHAFT PER MANUFACTURER SHOP DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED WITH MANUFACTURER SHOP DRAWINGS.
- 7 NEW 2 x 8 STUD WALL FOR ELEVATOR RAIL SUPPORT. REFER TO DETAILS.
- 8 2 x 8 FRAMING FOR SHAFT WALLS WITH 5/8" GYPSUM ON EXTERIOR FACE AND 5/8" APA SHEATHING ON INTERIOR FACE.
- 9 3'-0" x 7'-0" FLUSH WOOD DOOR. REFER TO DETAILS.
- 10 EXISTING FRAMED WALLS TO REMAIN.
- 11 4" CONCRETE SIDEWALK. PITCH TO DRAIN.
- 12 8" CMU WALL FOR SUPPORT OF ELEVATOR FOUNDATION.
- 13 CUT EXISTING FLOOR AND FRAME OPENING FOR ELEVATOR.
- 14 NEW CONCRETE FOUNDATION. REFER TO SECTION.
- 15 EXISTING MASONRY FOUNDATION.
- 16 ELEVATOR SHAFT WALLS. BEAR ON NEW 6" CONCRETE SLAB. SEE SECTION.
- 17 REROUTE EXISTING GAS LINES AROUND ELEVATOR FOUNDATION.
- 18 REMOVE OLD SKYLIGHT STRUCTURE AND INFILL ROOF STRUCTURE. PATCH ROOF.
- 19 EXISTING WINDOWS TO REMAIN.
- 20 REMOVE EXISTING WINDOW AND EXTEND OPENING DOWN TO FLOOR.
- 21 EXISTING MASONRY WALL.
- 22 6'-0" SLIDING GLASS DOOR UNIT.
- 23 36" TALL HANDRAIL.
- 24 TREX DECK. REFER TO DECK FRAMING PLAN.
- 25 ELECTRICAL MAST. REFER TO ELEVATION.
- 26 EXISTING ELECTRICAL PANEL. BACK FEED FROM NEW SERVICE.
- 27 NEW 150A, 120/240V ELECTRIC PANEL.
- 28 NEW ELECTRIC METER WITH DISC.
- 29 FIRE RATED WALL. REFER TO SECTION.

PLOTTED 4/9/2020

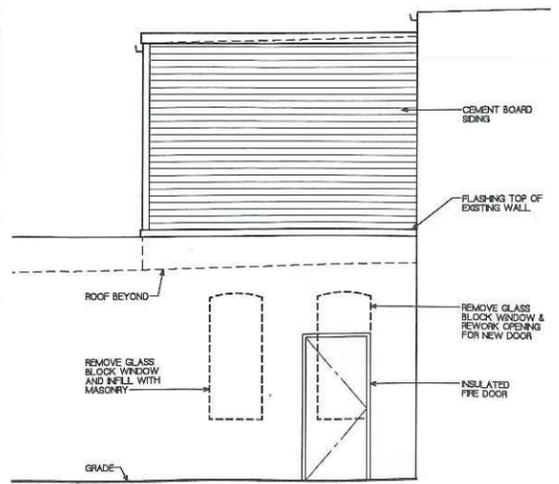

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DRAWINGS FOR:
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 MEDINA, OHIO 44256

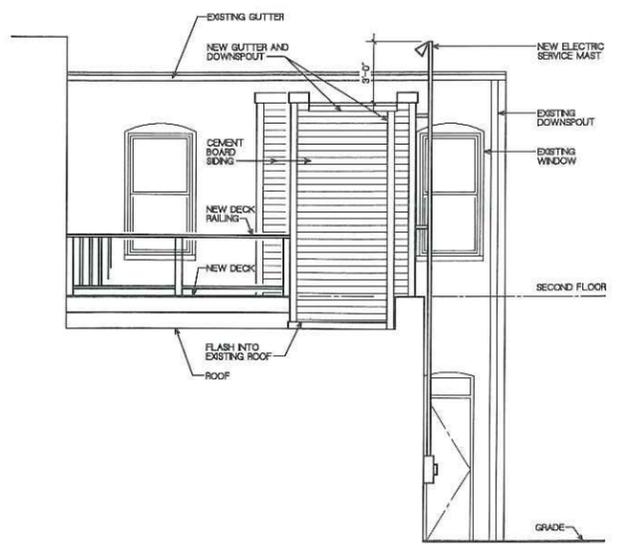
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FEBRUARY 2020
 #20026

A-21



4 SOUTH ELEVATION
 NORTH
 SCALE 1/4" = 1'-0"



5 WEST ELEVATION
 NORTH
 SCALE 1/4" = 1'-0"

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