

MEETING DATE: 12/10/20

**HISTORIC PRESERVATION
BOARD**

**Case No. H20-14
221 S. Court**



CITY of MEDINA

Historic Preservation Board

December 10, 2020 Meeting

Case No: H20-14

Address: 221 S. Court St.

Applicant: Patrick Huth, Owner

Subject: Certificate of Appropriateness – Building Addition and Alteration

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 the second floor rear building wall with a new window and add outdoor decks and stair on the roof of the building rear first floor as well as on the ground behind the building for outdoor dining.

The modifications to the rear of the building's second floor would accommodate outdoor use and escape for the existing second floor residential unit.

Please find attached to this report:

1. Design elevations, site plan, floorplans and site photos received November 5, 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 second floor's rear wall modification as well as the second floor and ground outdoor decks (and associated stairs) do not substantively affect the historic character of 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 additions and alterations to 221 S. Court St. with the following conditions:

1. Subject to approval of building permits from the City of Medina Building Department.

H₂

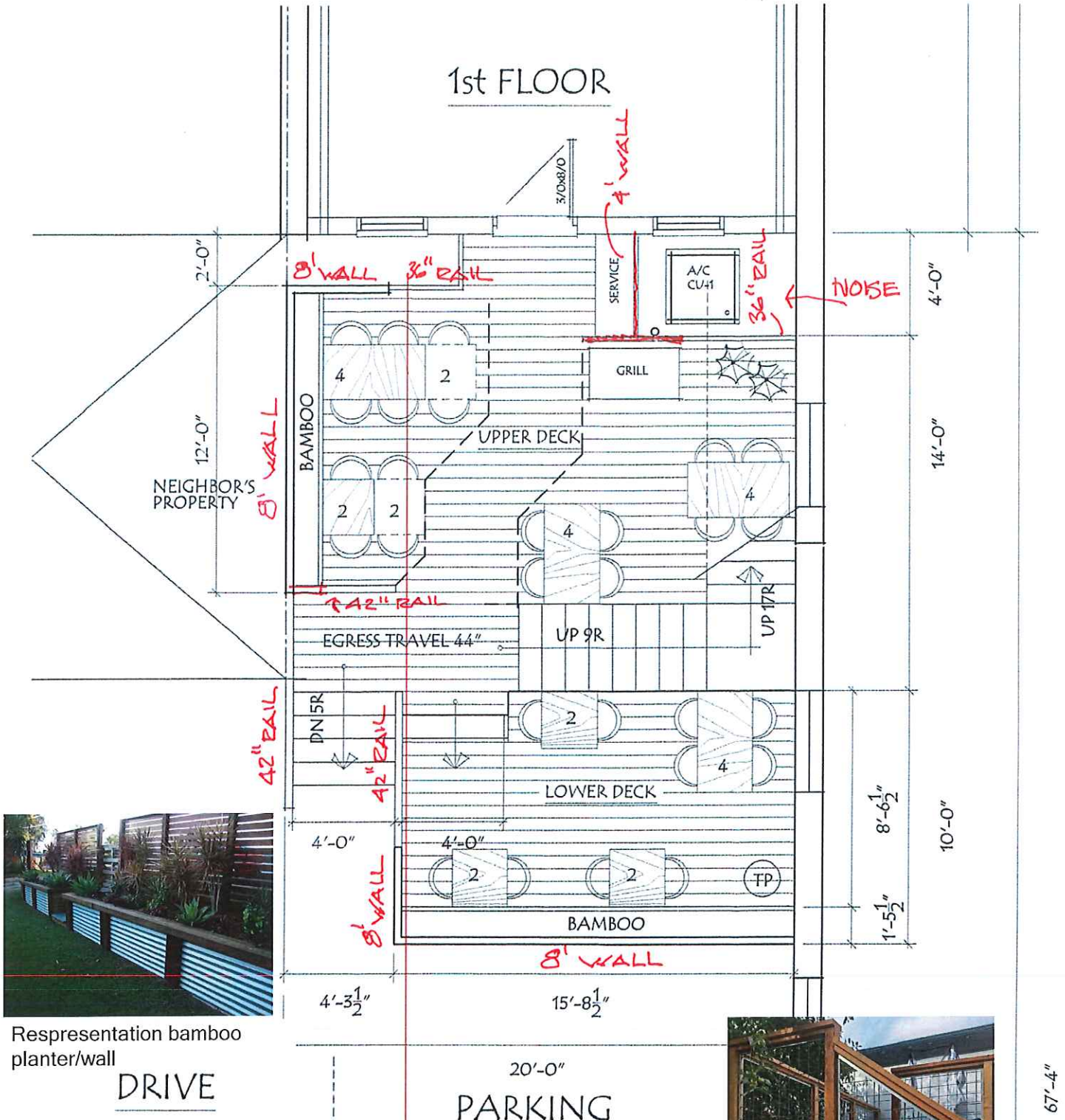
November 4, 2020

RE: Outline of Renovations to rear of building at 221 S. Court St

- Install new window/door unit in second floor of building.
- Install new 2nd floor deck with stairs down to new ground level deck.
- Paint exterior of back of building.



1st FLOOR



DECK PLAN

SCALE: 3/16"=1'-0"

H2 WINE

454SF/15SF per PERSON = 31 PERSON MAX
ACTUAL COUNT = 24 - 28

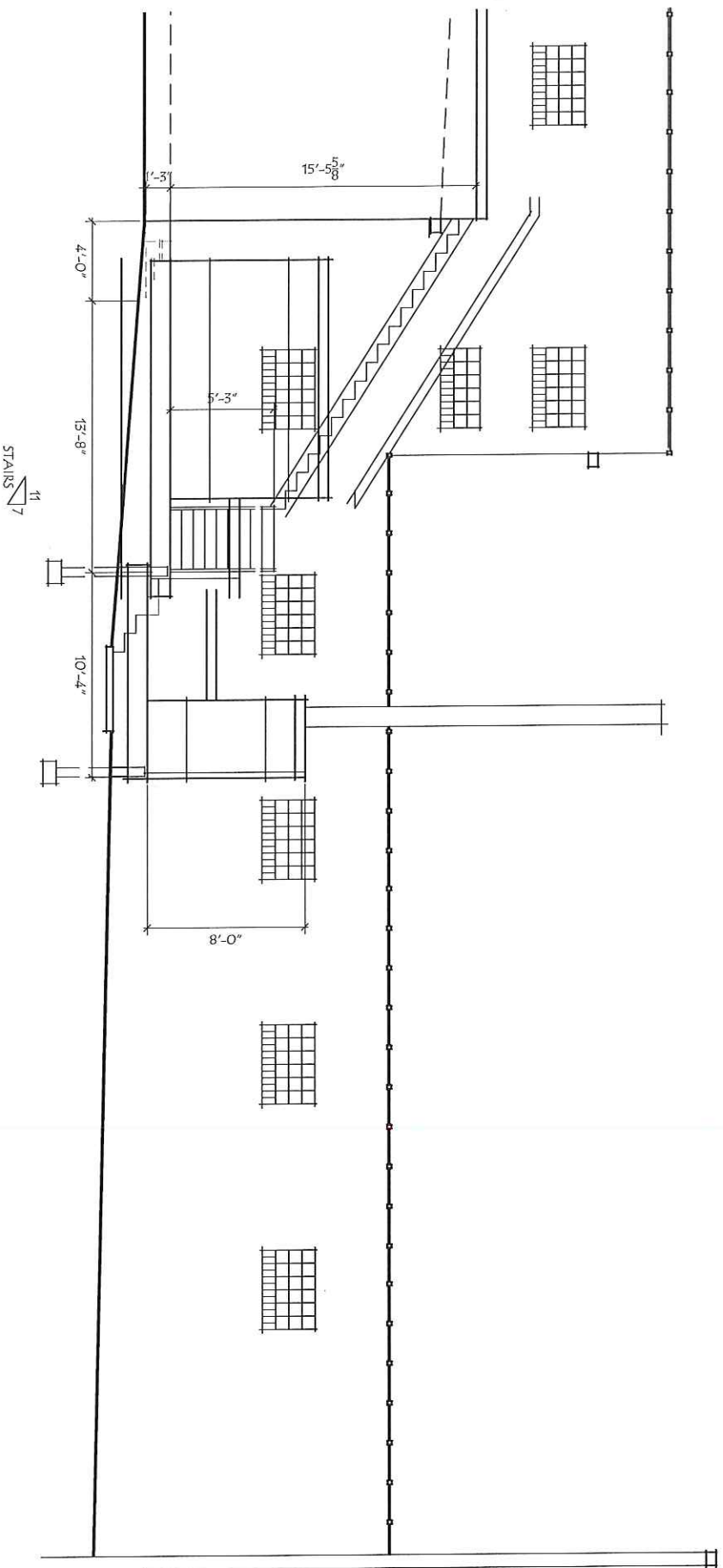
28 APRIL 2017

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PRELIMINARY DESIGN PARKING LOT ELEVATION

SCALE: 1/8"=1'-0"

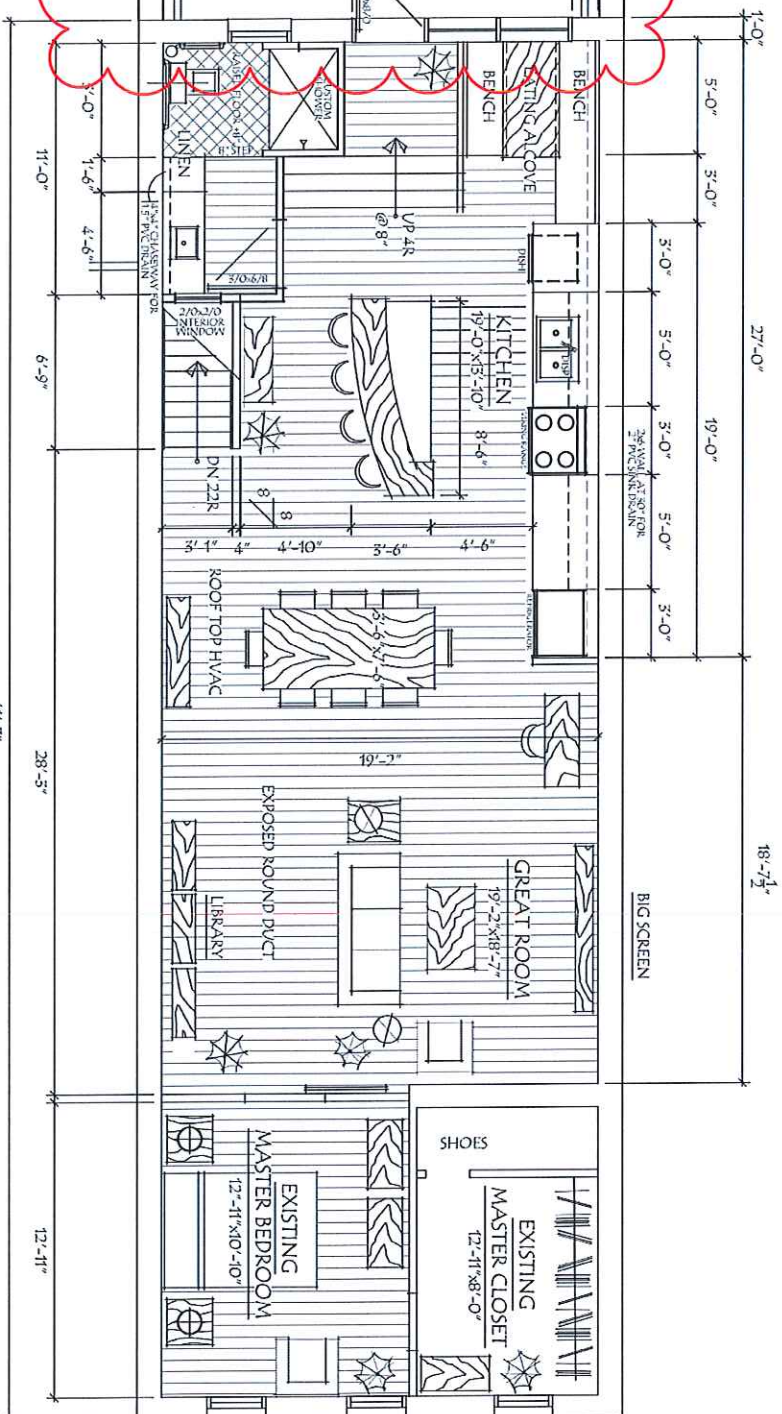
H2 WINE

MAY 2017

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area to be
considered by
this committee



representation of
decking & railing
color & materials



FLOOR PLAN

SCALE: 1/8"=1'-0"

H2 WINE

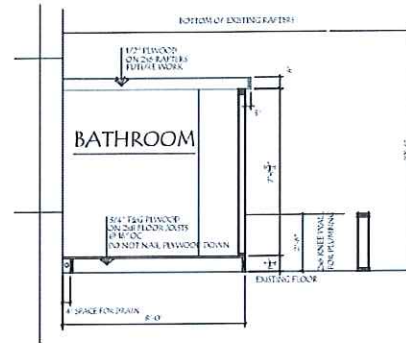
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EXISTING



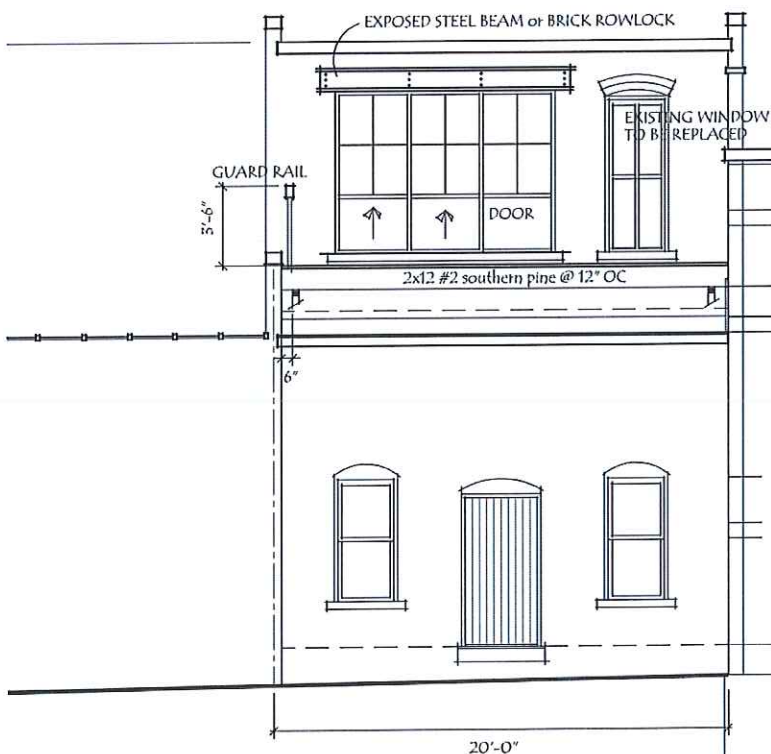
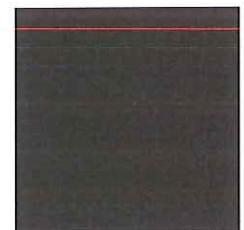
Guard Railing:
color and materials
reflect what will
be used for deck
and railing for
entire project

PROPOSED

Exposed steel beam to be used

Window Color:
Charcoal/ New
and existing

Wall Color:
SW 7504
Keystone Gray



ELEVATIONS

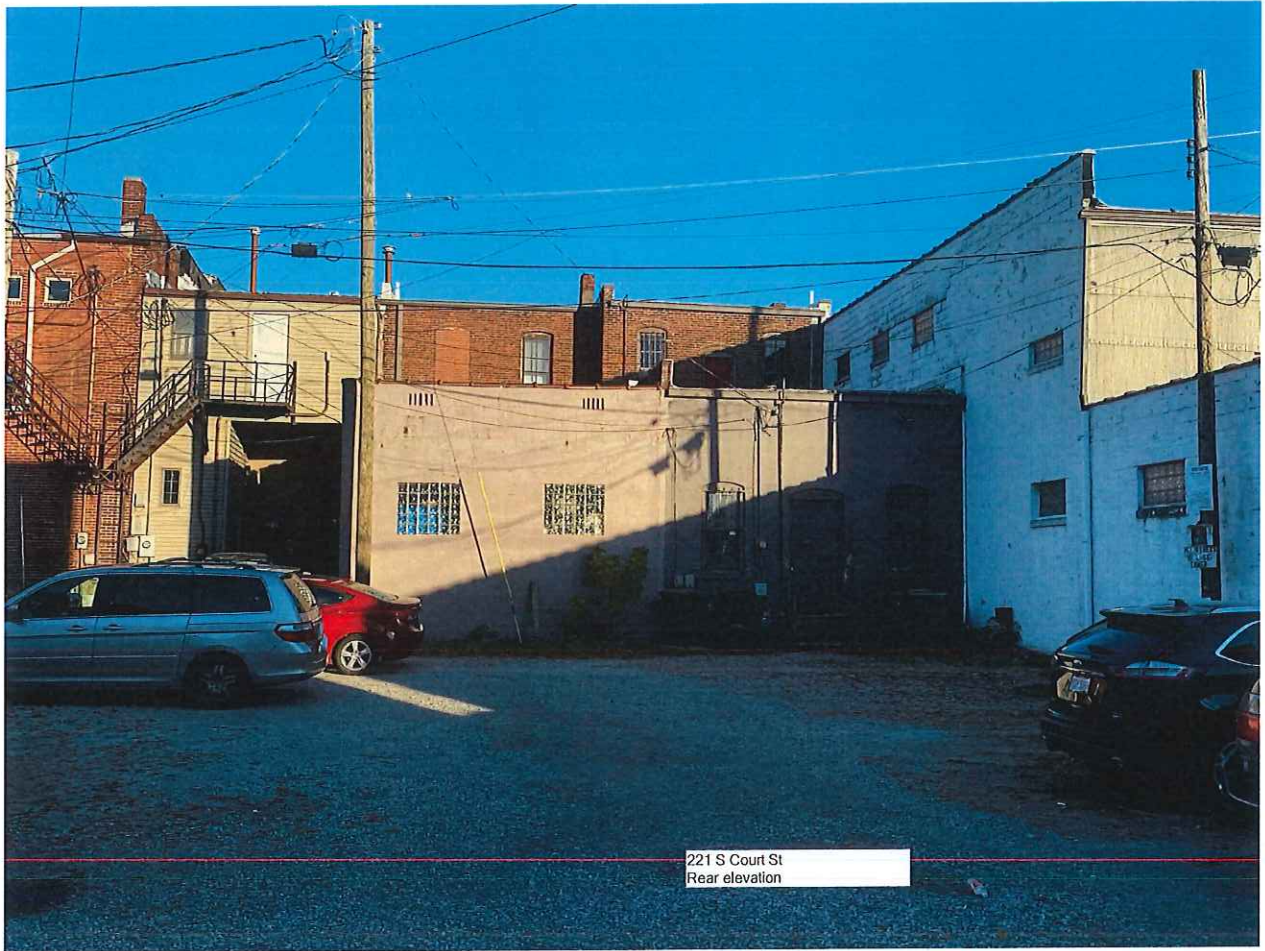
SCALE: 1/32"=1'-0"

H2 WINE

New window/door
representation



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221 S Court St
Rear elevation