

MEETING DATE: 7-14-16

**HISTORIC PRESERVATION
BOARD**

Case No. H16-12

60 Public Square



CITY of MEDINA
Historic Preservation Board
July 14, 2016

Case No: H16-12

Address: 60 Public Square

Applicant: Gazebo Investments, LTD – Joel Dachner

Subject: Certificate of Appropriateness – Window Replacement for entire building

Zoning: C-2 – Central Business District

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

This subject property is located on the southeast corner of Public Square at South Broadway St.

Project introduction:

The applicant requests a Certificate of Appropriateness for window replacement at 60 Public Square. Currently the windows at the site are wood double hung with a single pane in each sash. The applicant proposes replacing the wood windows with Andersen E-Series 9700 Historic Profiled Single Hung aluminum windows that feature insulated glass in a color to match the existing color.

Attached to this report:

1. Existing conditions photos
2. Design sample and window product cut sheet

Considerations:**Design Guidelines**

- Section 145.07(3) 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.
- 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.

Staff Comments: The proposed window change from wood single hung windows to Andersen Architectural Collection Double Hung aluminum windows will appear harmonious to the existing building and will be done in a manner that is respectful to the character of the District. The overall perceivable variation between the windows should be minimal. Presently, there is varying levels of deterioration and peeling paint on the windows; once replaced, the need for maintenance will be minimized for the future.

This project is part of the current application within the Downtown Revitalization Grant. Due to timing, this project was a late addition to the July 14, 2016 HPB agenda. Therefore, staff does not necessarily have all the information we typically provide. The applicant has indicated the new windows would be substantially similar to the design and color of the existing windows, which are a dark brown color on the sashes. In accordance with this statement, staff recommends a condition of approval reiterating this statement by the applicant to explicitly ensure compliance.

Note: this building was built in the early 1980s and was purposely designed in the Victorian Second Empire style, which evolved during 1865-1880.

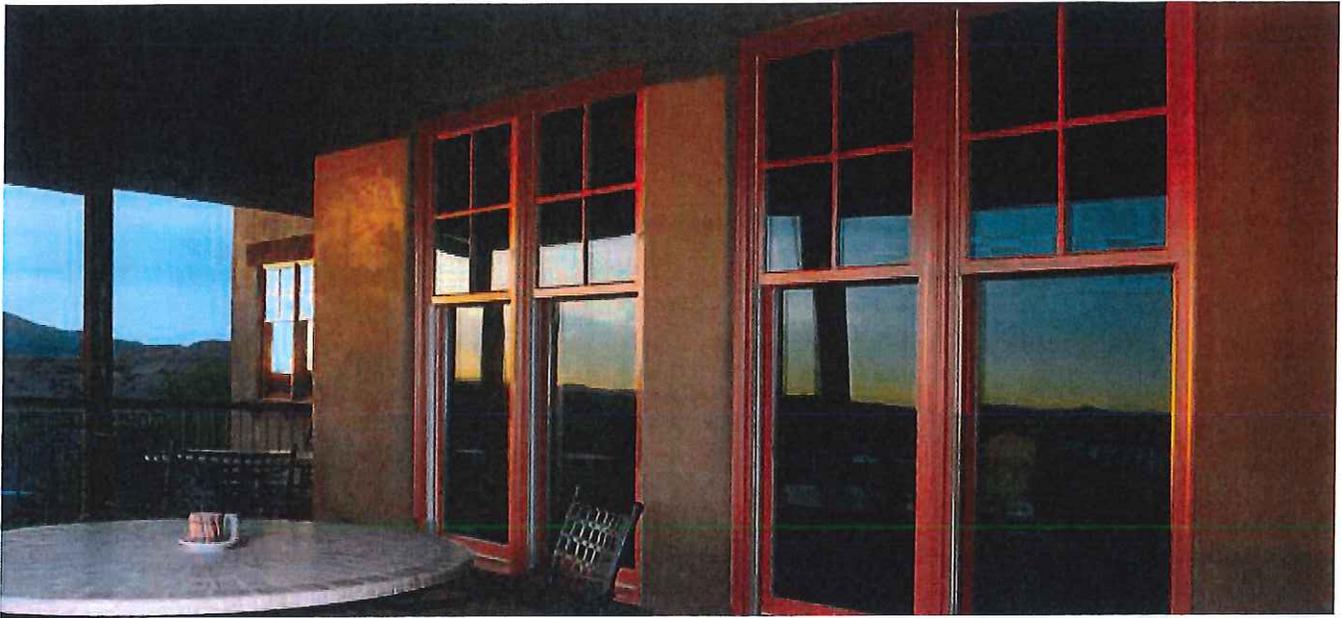
Recommendation:

Staff recommends the Historic Preservation Board grant a Certificate of Appropriateness for the project with the following condition:

1. The new window sashes and frames must be substantially similar in design and color to the existing window sashes and frames.
2. Subject to all necessary building permits from the City of Medina Building Department.

Existing Conditions





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INTERIOR OPTIONS

Wood Species



Interior Finish Options



EXTERIOR COLOR OPTIONS



HARDWARE FINISH OPTIONS

Sash Locks



Sash Lifts



*Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics of American mahoganies.

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen supplier for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

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