

MEETING DATE: 10-13-16

**HISTORIC PRESERVATION
BOARD**

Case No. H16-15

72-93 Public Square



CITY of MEDINA
Historic Preservation Board
October 13, 2016

Case No: H16-15
Address: 73-93 Public Square
Applicant: Medina County Commissioners
Subject: Certificate of Appropriateness – Façade Renovations for Medina County Court House
Conditional Sign Approval
Zoning: C-2 – Central Business District
Submitted by: Justin Benko, Associate Planner

JB

Site Location:

This subject property is located on the east side of Public Square.

Project introduction:

The applicant is seeking a Certificate of Appropriateness for façade renovations at the Medina County Courthouse building. The applicant has proposed replacing the second story railing with a new railing featuring curved edges and decorative paneling. Additionally, the wood material around the existing windows in the atrium of Prosecutor's office is exhibiting signs of deterioration; the applicant proposes significant repairs to the atrium which include removing the current windows, replacing all of the deteriorated wood and then reinstalling the windows.

The applicant is also seeking Conditional Sign Approval for the Medina County Courthouse. The proposed sign is a new cast aluminum sign panel to be installed on the proposed second story railing.

Attached to this report:

1. Sign Rendering
2. Façade renovation rendering with existing condition photographs

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.

Conditional Sign Permit Review guidelines

- The Conditional Sign Permit Review guidelines in §1147.16 state that the proposed sign must be compatible with the design and materials of the building on which the sign is to be placed.
- The guidelines state that the proposed sign must be harmonious and in accordance with the general character of the district:

Sign Area. Signs must conform to the sign regulations outlined in Chapter 1147. Wall sign area is calculated at one sq. ft. of sign for every one linear foot of store frontage. At 16.6 sq. ft. in area, the proposed sign adheres to the size requirements

Staff Comments: The proposed façade renovations to the façade and atrium are necessary and should appear seamless once complete. The new railing will provide character to the second floor and should accent the proposed sign.

Recommendation:

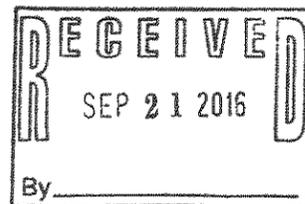
Staff recommends the Historic Preservation Board grant a conditional sign approval for the proposed window signage.

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

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

Medina County Facilities Repair and Restoration

Old Courthouse & Professional Building
Proposed Signage
October, 2016



Medina County Facilities Repair and Restoration

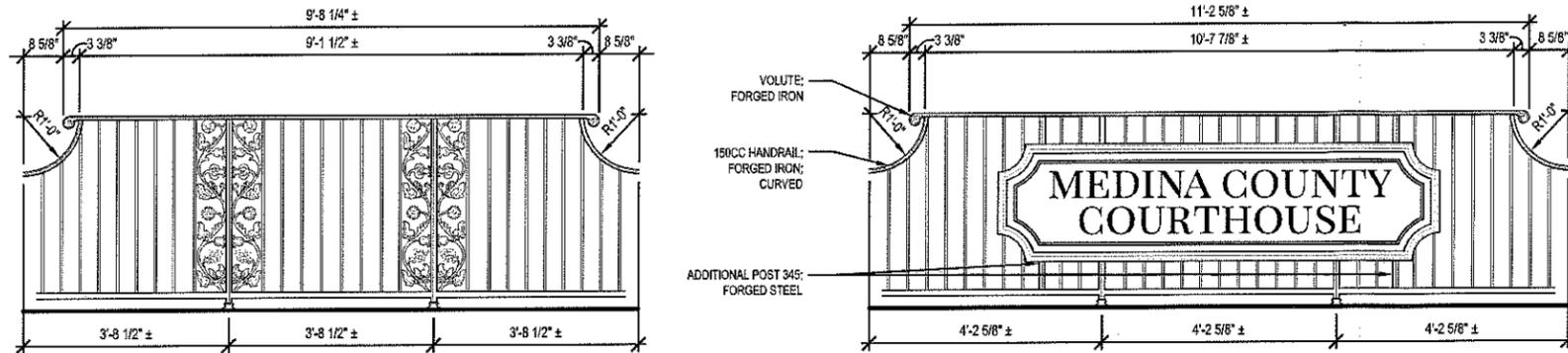
Old Courthouse Existing Condition Photographs



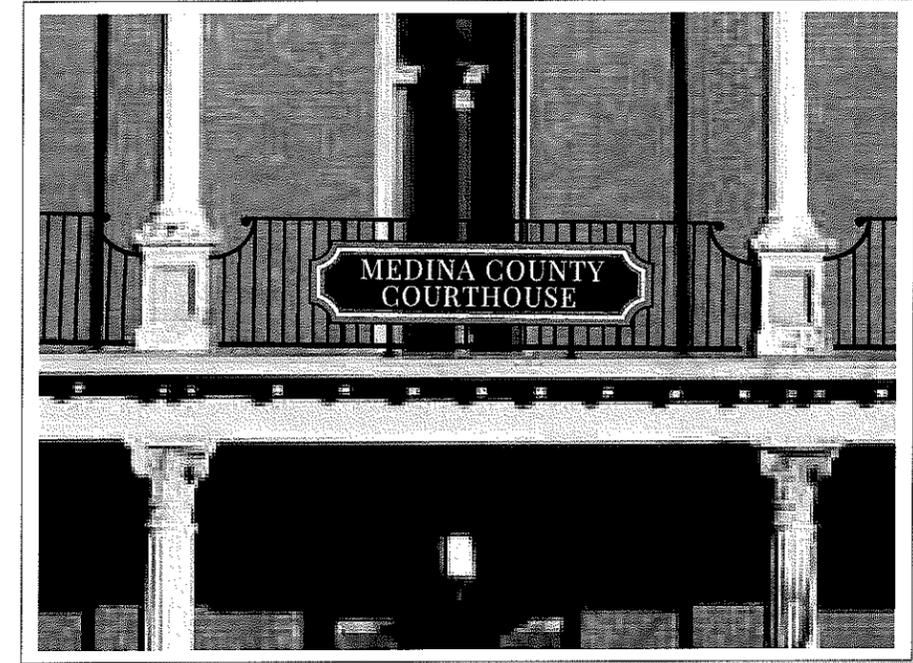
existing signage and railings

Medina County Facilities Repair and Restoration

Old Courthouse Entry Signage



dimensions and railing details



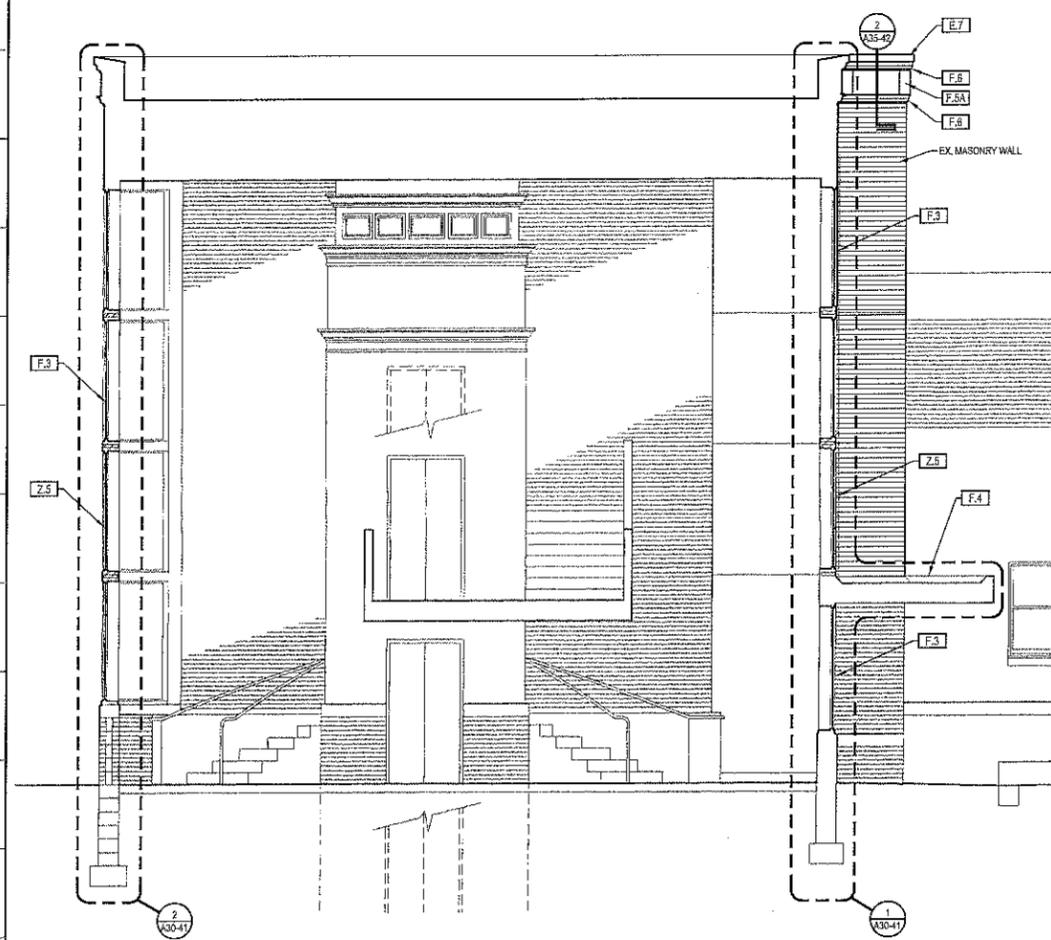
cast aluminum signage mock up



existing signage and railing



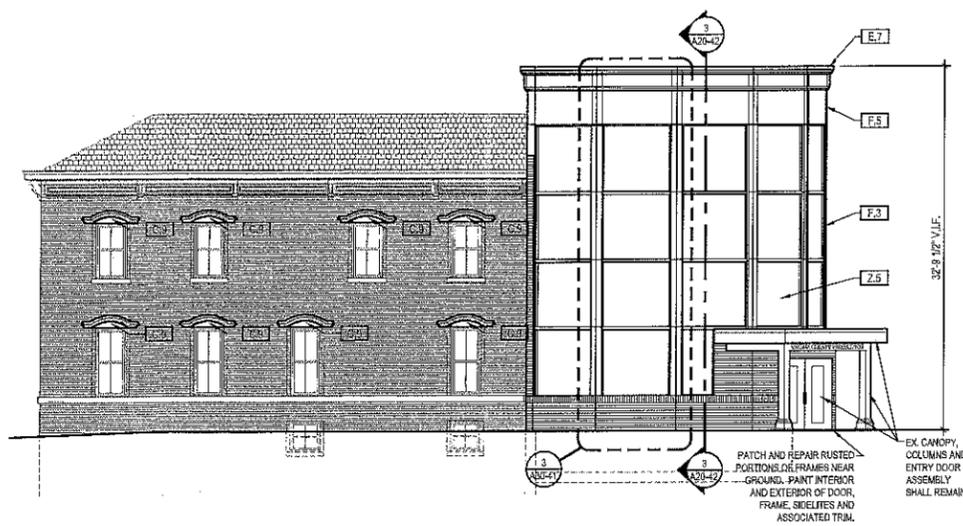
proposed signage and railing



3 SECTION THROUGH ATRIUM
1/4" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

REFERENCE NOTES:

GENERAL DESCRIPTION OF WORK:

- F. EXTERIOR ENVELOPE**
- F.3 ENVELOPE REPLACEMENT - ATRIUM - GENERAL DESCRIPTION**
- DEMO:
- DEMO INDICATED EXISTING EXTERIOR FINISH MATERIALS (PANELS AND TRIM).
 - REMOVE AND SALVAGE EXISTING WINDOWS. WINDOWS SHALL BE STORED SECURELY ON-SITE IN STORAGE TRAILER OR POD PROVIDED BY CONTRACTOR.
 - EXISTING WOODEN BLOCKING TO REMAIN; EXCESSIVELY DAMAGED BLOCKING AND SHEATHING SHALL BE REPLACED TO MATCH EXISTING; CONTRACTOR SHALL INCLUDE REPLACEMENT OF 25% OF BLOCKING AND 40% OF SHEATHING IN BASE BIL.
 - DEMO EXISTING BUILDING PAPER, FLASHING, WEATHER BARRIERS, AND SIMILAR ITEMS FROM EXTERIOR WALL ENVELOPE.
 - DEMO INTERIOR WOOD TRIM WITHIN WORK AREA.
- NEW WORK:
- PROVIDE NEW SELF-ADHERING WEATHER BARRIER (TREMCO EXOCOR 119) AT EXTERIOR SHEATHING AND RETURN WEATHER BARRIER TO INTERIOR FACE OF JAMB, SILL AND HEAD AT ALL OPENINGS.
 - PROVIDE NEW PREFINISHED ALUMINUM FLASHING AND COUNTERFLASHING.
 - PROVIDE NEW COMPOSITE ALUMINUM PANEL SYSTEM.
 - REINSTALL WINDOWS.
 - PROVIDE NEW PAINTED WOOD TRIM AT INTERIOR.
 - PATCH, PREP AND PAINT INTERIOR GYPSUM BOARD ON INTERIOR WALL AFFECTED BY WORK (COLOR TO MATCH EXISTING).
- F.4 CANOPY RESTORATION - GENERAL DESCRIPTION**
- DEMO AND PREP:
- DEMO ROOFING, INSULATION, FLASHING, ETC. AT CANOPY.
 - PREP CANOPY TO RECEIVE NEW ROOFING AT TOP OF CANOPY AND NEW CEILING BELOW.
- NEW WORK:
- PROVIDE ROOFING SYSTEM INCLUDING JAMB FULLY ADHERED ROOFING MEMBRANE, TAPERED POLYISOCYANURATE INSULATION, ASSOCIATED FLASHING AND COUNTERFLASHING.
 - PROVIDE NEW ALUMINUM GRAVEL STOP AT PERIMETER OF CANOPY ROOF.
 - PROVIDE POLYSTYRENE BOARD INSULATION AT PLANE OF EXTERIOR WALL.
 - PROVIDE PAINTED EXTERIOR GYPSUM SHEATHING AT CEILING.
 - PROVIDE SEALANT AT PERIMETER OF CEILING SYSTEM.
 - REINSTALL WINDOWS.

SPECIFIC MATERIALS AND SYSTEMS:

- C. CARPENTRY RESTORATION**
- C.8** MINOR REPAIRS TO WOOD EYEBROW, SCRAPE, PRIME, AND PAINT. PROVIDE ALUMINUM FLASHING AT TOP OF EYEBROW IF NONE PRESENT OR IF SIGNIFICANTLY DAMAGED OR DETERIORATED.
- C.9** REPLACE WOOD EYEBROW WITH WHITE OAK TO MATCH EXISTING SIZE, SHAPE, PROFILE AND CONFIGURATION; REFER TO 7 ON A30-41; PRIME AND PAINT. PROVIDE FLASHING AT TOP OF EYEBROW.
- C.10** REPLACE ONLY EXCESSIVELY DAMAGED PORTIONS OF WOOD EYEBROWS AS INDICATED; OTHERWISE MAKE MINOR REPAIRS, SCRAPE, PRIME, AND PAINT; ALL NEW WOOD SHALL BE WHITE OAK IN SIZE, SHAPE, PROFILE AND CONFIGURATION TO MATCH EXISTING. PROVIDE ALUMINUM FLASHING AT TOP OF EYEBROW IF NONE PRESENT OR IF SIGNIFICANTLY DAMAGED OR DETERIORATED.
- C.11** RESTORE STORM WINDOW ASSEMBLY; PRIME AND PAINT.
- E. ROOFING SYSTEMS**
- E.6** EPDM SINGLE PLY FULLY ADHERED ROOF SYSTEM, 0.02" NON-REINFORCED EPDM ADHERED AND INSTALLED PER MANUFACTURER RECOMMENDATIONS, 20 YEAR WARRANTY; ON 1/2" PROTECTION BOARD (ADHERED); ON MIN. 1" TAPERED POLYISOCYANURATE FOAM BOARD INSULATION (MIN. SLOPE 1/4" PER 12"); MECHANICALLY FASTENED TO ROOF DECK.
- E.7** PREFINISHED ALUMINUM COPING (WHITE). PROVIDE COPING OVER GRADE ULTRA WEATHER BARRIER; OVER 3/4" CDX FIRE-RETARDANT TREATED PLWD; ON 2X FIRE-RETARDANT TREATED WOOD; ON EXISTING FRAMING. COPING SHALL BE SPRING LOADED AND HAVE CONTINUOUS CLEAT AT FRONT AND BACK EDGE OF ROOF.
- E.8** PREFINISHED ALUMINUM GRAVEL STOP (WHITE). PROVIDE COPING OVER EPDM ROOFING. GRAVEL STOP SHALL HAVE CONTINUOUS CLEAT AT FRONT EDGE.
- F. WALL SYSTEMS**
- F.5** METAL COMPOSITE WALL PANELS; OVER SELF-ADHERING WEATHER BARRIER; OVER EXTERIOR SHEATHING; OVER EXISTING WOOD BLOCKING, METAL STUDS, AND/OR STEEL STRUCTURE.
- F.5A** METAL COMPOSITE WALL PANELS; OVER SELF-ADHERING WEATHER BARRIER; OVER EXTERIOR SHEATHING; OVER WOOD BLOCKING; OVER EXISTING MASONRY.
- F.6** CUSTOM EXTRUDED ALUMINUM, 1/8" THICK; FINISH TO MATCH COMPOSITE ALUM. WALL PANELS.
- G. SOFFIT**
- G.1** PAINTED 5/8" EXTERIOR GYPSUM PANEL. PROVIDE 3/8" SEALANT JOINT AT PERIMETER.
- H. SEALANTS**
- H.1** REPLACE CONTROL JOINT IN BRICK. REMOVE EXISTING SEALANT AND BACKER ROD. PREP ADJACENT SURFACES FOR NEW SEALANT. PROVIDE NEW VERTICAL CONTROL JOINT SEALANT AND BACKER ROD. COLOR SHALL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
- H.2** REPLACE HORIZONTAL TRAFFIC-BEARING JOINT. REMOVE EXISTING SEALANT AND BACKER ROD. PREP ADJACENT SURFACES FOR NEW SEALANT. PROVIDE NEW VERTICAL CONTROL JOINT SEALANT AND BACKER ROD. COLOR SHALL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
- Z. MISCELLANEOUS**
- Z.5** EXISTING WINDOW SHALL BE REMOVED TO ALLOW FOR REPAIRS AND THEN REINSTALLED. CONTRACTOR SHALL PROVIDE NEW SILL FLASHING, JAMB FLASHING, HEAD FLASHING AND WEBS, WEATHERBARRIER, SEALANTS AND INSULATION AT PERIMETER.

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BY:

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project number
2016-110

project
repair & restoration

MEDINA COUNTY FACILITIES REPAIR AND RESTORATION
client

Medina County Board of Commissioners Building Maintenance

144 N. Broadway
Medina, OH 42256

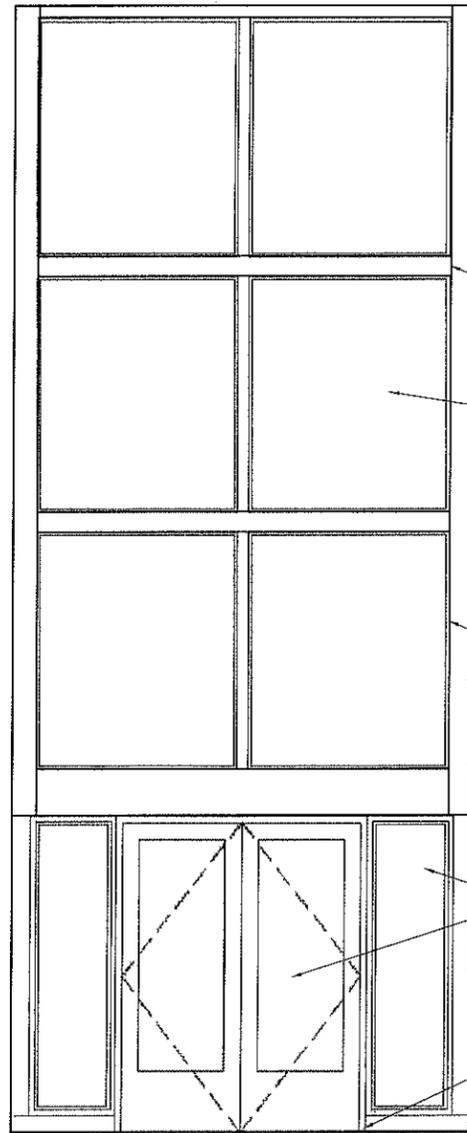
issued for review	
programming	
schematic design	
design development	
construction progress	07/15/2016
client approval	07/15/2016
bidding negotiation	08/20/2016
building permits	08/20/2016
issued for revision	

issued for construction
08/20/2016

drawing title

PO ELEVATIONS & SECTIONS

discipline sheet number



CONTROL JOINT, 1/4" TYP. REFER TO 3 ON A35-42

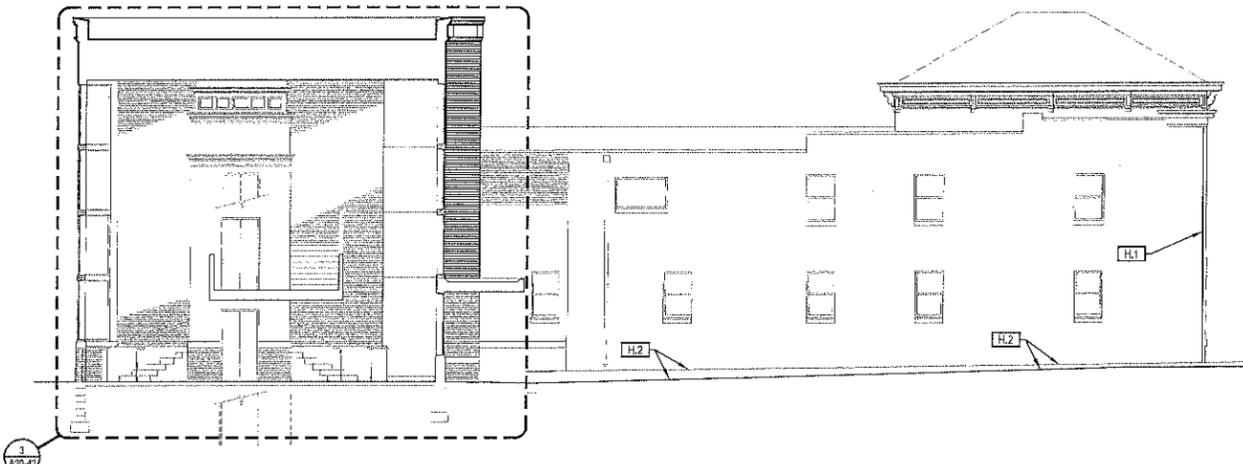
2.5

REPLACE GYP.BD. AND TRIM AT PERIMETER OF WINDOW SYSTEM. NEW PAINTED GYP.BD. AND PAINTED WOOD TRIM SHALL BE PROVIDED TO MATCH EXISTING CONFIGURATION.

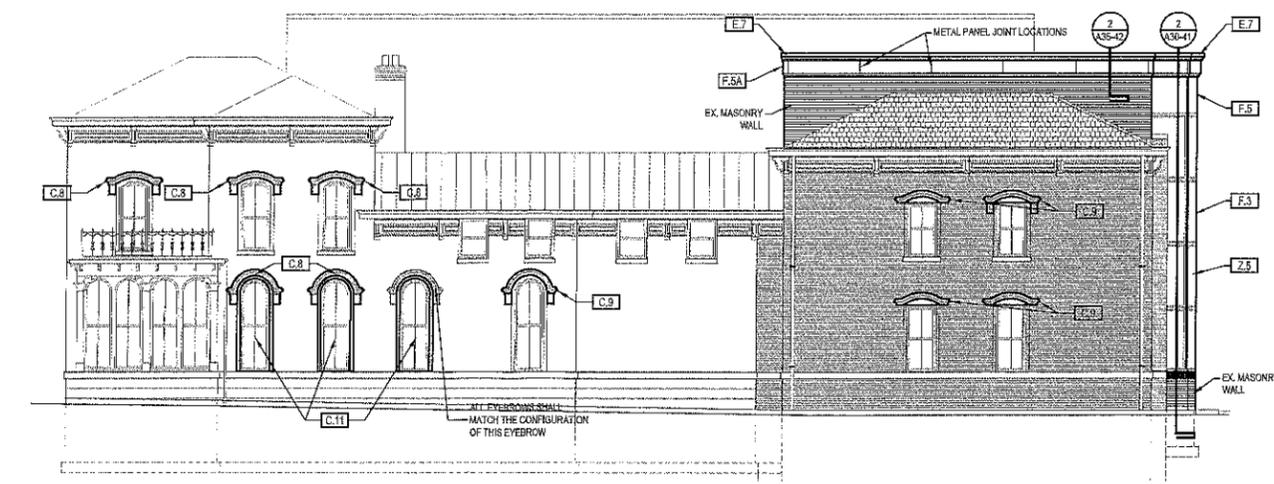
DOORS, FRAME AND SIDELITES ARE EXISTING TO REMAIN.

PATCH AND REPAIR RUSTED PORTIONS OF FRAMES NEAR GROUND, PAINT INTERIOR AND EXTERIOR OF DOOR, FRAME, SIDELITES AND ASSOCIATED TRIM.

3 INTERIOR ELEVATION
1/2" = 1'-0"



2 NORTH ELEVATION + SECTION THROUGH ATRIUM
1/8" = 1'-0"



1 SOUTH ELEVATION
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programming	
schematic design	
design development	
construction progress	07/15/2016
client approval	07/15/2016
bidding negotiation	08/20/2016
building permits	08/20/2016
issued for revision	

08/20/2016

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discipline sheet number
P0 ELEVATIONS
A | 20-41