

MEETING DATE: 10-13-16

**HISTORIC PRESERVATION
BOARD**

Case No. H16-17

250 S. Court



CITY of MEDINA
Historic Preservation Board
October 13, 2016

Case No: H16-17
Address: 250 S. Court Street
Applicant: Medina Exteriors Inc.
Subject: Certificate of Appropriateness – Window Replacement for 3rd Story
Zoning: C-2 – Central Business District
Submitted by: Justin Benko, Associate Planner

Site Location:

This subject property is located on the east side of S. Court Street south of Washington Street and North of E. Smith Road.

Project introduction:

The applicant requests a Certificate of Appropriateness for window replacement on the third story of 250 S. Court Street. Currently the windows at the site are wood and exhibit signs of deterioration. The applicant proposes replacing the wood windows with Polaris Ultraweld premium vinyl windows in green. The applicant proposes replacing a total of ten windows. One window on the south façade will be enlarged to its original size while the remaining windows will be the same size.

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 Polaris Ultaweld vinyl windows in green 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 especially since the windows are located on the 3rd floor. 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.

Recommendation:

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.

BY:

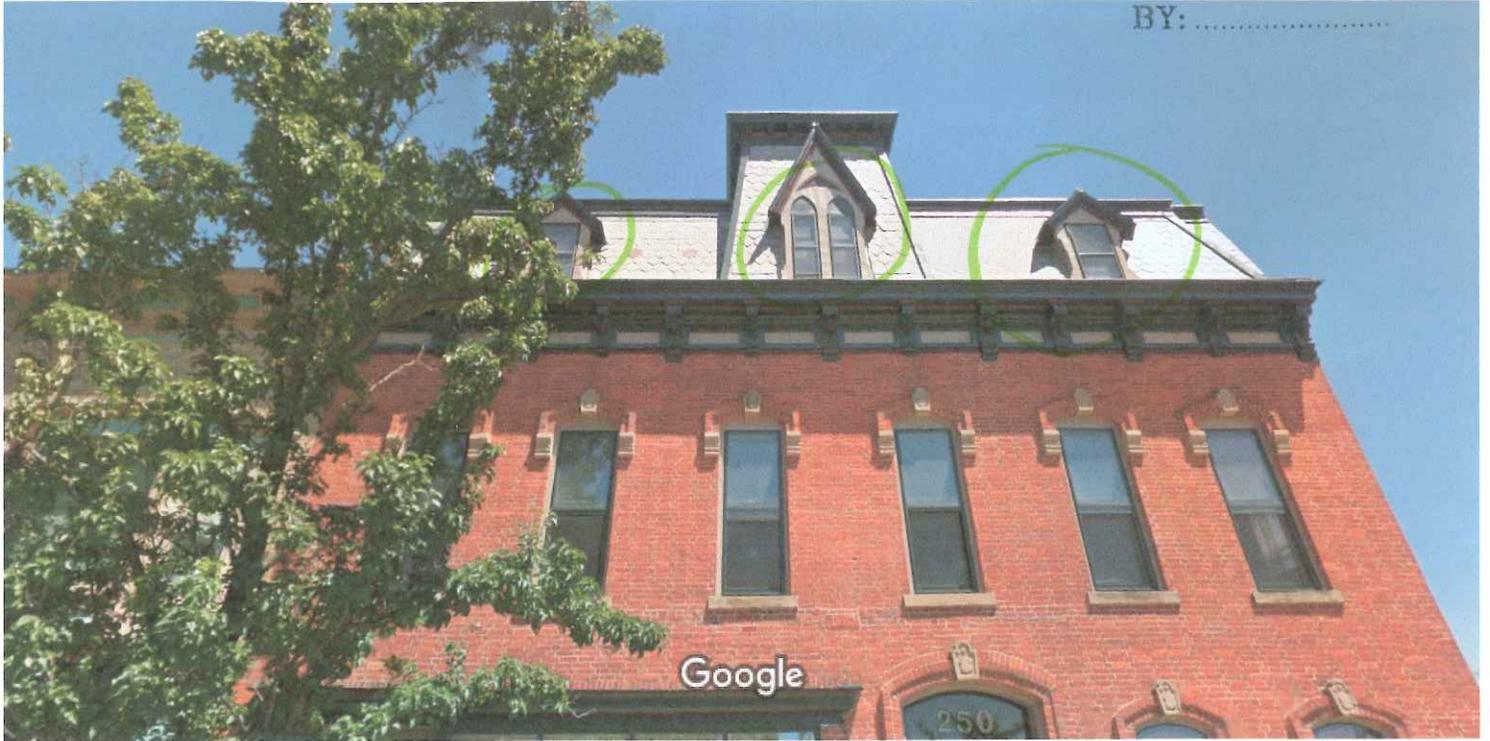
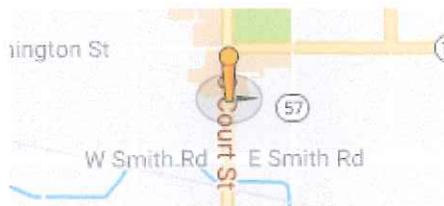


Image capture: Jul 2013 © 2016 Google

Medina, Ohio

Street View - Jul 2013



① THERE ARE (2) WINDOWS ON NORTH SIDE SAME AS SOUTH SIDE. THESE WILL BE RESTORED TO ORIGINAL HEIGHT + WOOD EYEBROW MAINTAINED.

② (2) WINDOWS ON BACK EAST SIDE REPLACE AS IS.

NO WINDOW OPENING WILL BE ALTERED STRUCTURE OR LOOK.

WINDOWS WILL BE GREEN DARK EXTERIOR - SEE BROCHURE

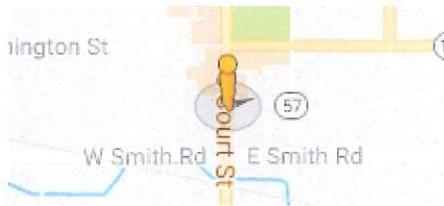
RESTORE TO ORIGINAL SIZE. REMOVE
BOXED IN 24" AND KEEP EYEBROW WOOD ACCENT



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Medina, Ohio

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BY:

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Unique, high-performance coating specially formulated for PVC Semi gloss finish • Color matched contour internal grids, caulk & coil† Painted screen frame • Crack & impact resistant • Touch-up paint included • Resists strong solvents, heat gain and thermal shock.



† Grid color may be affected by glass coatings such as Low-E. *Options.

All Colors shown throughout are reproduced by mechanical process and may vary from actual colors of product. Use actual color selectors.

4 to 6 week lead time

DECORATIVE GLASS

Refer to back cover for options.



AWNING

Enjoy fresh air even on rainy days.



CASEMENT

Get creative with choosing one of the many options offered to create your own custom look. Casement above is a tan window with a Cherry Woodgrain interior option and Coppertone hardware.

GLIDER

Sash glide easily on brass rollers and lift out from inside for easy cleaning. Offered in two or three lite styles.

PLATED LOCK OPTIONS

Add a refined finish to your windows that enhances your style throughout your home. Available in the Double Hung, Slider, Three-Lite Slider, Casement Windows & Patio Door



Antique Brass



Satin Nickel

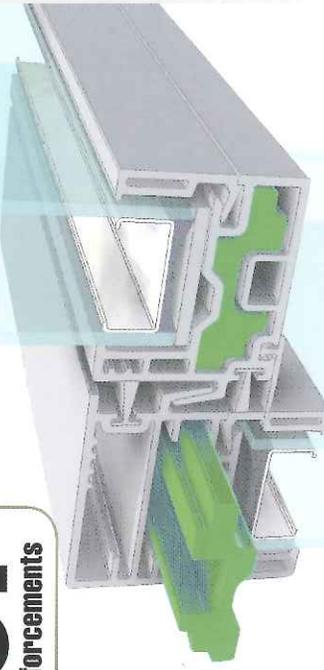


Bright Brass

INNERGY™ Rigid Thermal Reinforcements

Innergy™ is the innovative, energy-efficient alternative to aluminum.

Rigid Thermal Reinforcements are advanced fiberglass reinforced resin inserts, designed to slide easily into window and door frame chambers for greater support and insulation.



Better Thermal Performance
Up to 700 times better than aluminum in material-to-material comparisons.

Better protection against condensation
Helps prevent staining that can occur with metal reinforcements.

Better Thermal Break
Impervious to cold or heat.

Better flexibility
Will not permanently set when impacted.

*options