

MEETING DATE: 10-13-16

**HISTORIC PRESERVATION
BOARD**

Case No. H16-21

260 S. Court



CITY of MEDINA
Historic Preservation Board
October 13, 2016

Case No: H16-21
Address: 260 S. Court St.
Applicant: Castle Noel – Mark Klaus
Subject: Certificate of Appropriateness – Window Replacement for six windows
Zoning: C-2 – Central Business District
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

This subject property is located on the northeast corner of S. Court St and E. Smith Rd.

Project introduction:

The applicant requests a Certificate of Appropriateness to replace 6 existing windows on the front (west) façade of the Castle Noel building. Currently the windows at the site are wood frame casement windows that need replacement. The applicant proposes replacing the wood windows with white aluminum clad wood casement windows. These windows are on the center of the façade (see attached photo).

Attached to this report:

1. Existing conditions photos
2. Photo of window 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 casement windows to white Pella aluminum clad wood 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. The windows will be consistent with other windows on the west façade which are newer white metal clad casement windows.

Note: the west façade of the building was an addition in 1967 and the windows under review are likely original to the 1967 addition.

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.

Existing Conditions



Windows being replaced under review

Windows being replaced not requiring review

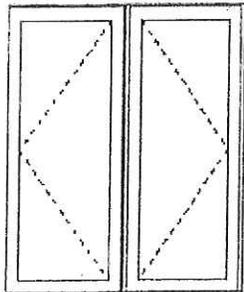
PROJECT
SEP 27 2016

BY:

Grid Type: None
 Attachment Method: Nail Fin
 Attachment Method Application: Factory Applied
 Actual Wall Depth: 4 15/16-in
 Wall Depth Application: Factory Applied
 Series: 450 ProLine
 Will This Product Be Installed By Lowe's (R)?: Not
 Installed By Lowe's (R)
 Is This A Remake?: No
 Lead Time: 24 Days
 Item Number: 197887

0004

2-Wide Casements



Manufacturer: Pella Windows & Patio Doors

Division: Millwork
 Product: Windows
 Type: Casements
 Manufacturer: Pella Windows & Patio Doors
 Material: Aluminum Clad Wood
 Frame: Aluminum Clad Wood Frame
 Energy Star (R) Qualified Products Only: No - I would like to view all available product offering.
 Product Family: Full Frame Pella Products
 Product Configuration: 2-Wide
 Room Location: Other 1
 Opening Type: Exact
 Actual Frame Size Width: 47 1/2-in
 Actual Frame Size Height: 58-in
 Fits Opening Width: 48 1/4-in
 Fits Opening Height: 58 3/4-in
 Exterior Color: White
 Exterior Paint Grade: Standard EnduraClad
 Wood Type: Pine - Standard
 Interior Finish: Primed-ready for site finishing
 Hinging Direction: LR
 Handle Type: Integrated Fold Down Crank
 Hardware Type: Standard
 Hardware Finish: White
 Insulated Type: Dual
 Glazing: Advanced Low E Glass
 Tempered Glass: No
 High Altitude: No
 Gas Filled: Argon
 Grid Type: None
 Fiberglass Insect Screen: Flat Screen
 Screen Color: White
 Screen Mesh: InView
 Attachment Method: Nail Fin
 Attachment Method Application: Factory Applied
 Actual Wall Depth: 4 15/16-in

proposed window

RECEIVED
 SEP 27 2016

BY:

\$1,268.37

1

\$1,268.37