

**MEETING DATE: 11/12/20**


**HISTORIC PRESERVATION  
BOARD**

**Case No. H20-13  
258 S. Court**



**CITY of MEDINA**  
**Historic Preservation Board**  
November 12, 2020 Meeting

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**Case No:** H20-13  
**Address:** 258 S. Court Street  
**Applicant:** Mark Klaus, Castle Noel  
**Subject:** Certificate of Appropriateness – Façade rehabilitation & Conditional Sign Review  
**Zoning:** C-2 – Central Business District  
**Submitted by:** Jonathan Mendel, Community Development Director 

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**Site Location:**

The property is located on the east side of the 200 block of S. Court Street.

**Project introduction:**

The proposed changes involve extensive painting of the architectural details throughout the three existing storefronts to revert from the dangerously rotted mid-20<sup>th</sup> century storefront windows to designs that reflect the subject building's architectural period.

The three storefronts will have traditional human scaled windows and topped with coffered panel design. The two south storefronts will be traditional darker green for the Castle Noel gift shop. The remaining north storefront is proposed with NYPD blue color

Understand that part of the work on the two south storefronts has already begun as the applicant was initially simply planning some maintenance work and discovered the following, which necessitated more work and stabilization:

*When we removed the old panels we discovered a situation that needed immediate attention. The 1950s angled windows are tied to the structure with steel support rods. Those rods transfer the weight of the facade down through the aluminum window framing. Several of the rods were rotted loose of their support above. Mr Gasser [the applicant's contractor] immediately informed me that the structure had to be shored up and re-supported right away to remove the risk of facade damage.*

*To accomplish this, four 4x6 vertical supports carry a 2.75 inch by 14 inch lvl engineered header. The load transfer is now straight down and far more stable than a load being carried by angled*

*windows. A mason is tuck pointing all the areas needed on the facade of the building after the installation of the structure.*

Additionally, a wall sign is proposed for a new business (Polar Bear Club) the applicant has been planning for over a year for the north storefront. The sign is 16 sqft and requires conditional sign approval.

Attached to this report:

1. Existing conditions photos
2. Proposed building elevations and color samples received October 30, 2020
3. Proposed wall sign plan received November 4, 2020

### **Considerations:**

#### **Design Guidelines**

Section 145.07(3) of the City of Medina Codified Ordinances 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.

Such alterations should be done so as not to destroy the materials and features which help to define a building's historic, cultural and/or architectural character. The historic materials, features and/or craftsmanship are important in defining the building character and should be retained, protected, and repaired when possible.

**Staff Comments:** The proposed primary façade rehabilitation will rescue the existing three storefronts from the current mid-20<sup>th</sup> century design and remove a hazardous condition as the existing two south storefront window structural systems were rotted and a clear collapse danger. The proposed design is an ideal example of historical building rehabilitation.

#### **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:

#### **Conditional Sign Review**

**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 sq. ft. in area, the proposed sign complies with the maximum allowed 20 sqft.

**Staff Comments:**

The proposed signage will be compatible with the building and the district. The proposed signage adheres to applicable zoning regulations. Physical material samples will be provided at the November 12, 2020 meeting.

**Recommendation:**

Staff recommends the Historic Preservation Board grant a Certificate of Appropriateness for the proposed façade changes and a Conditional Sign approval for the proposed wall sign.

**Existing  
Building Photo**



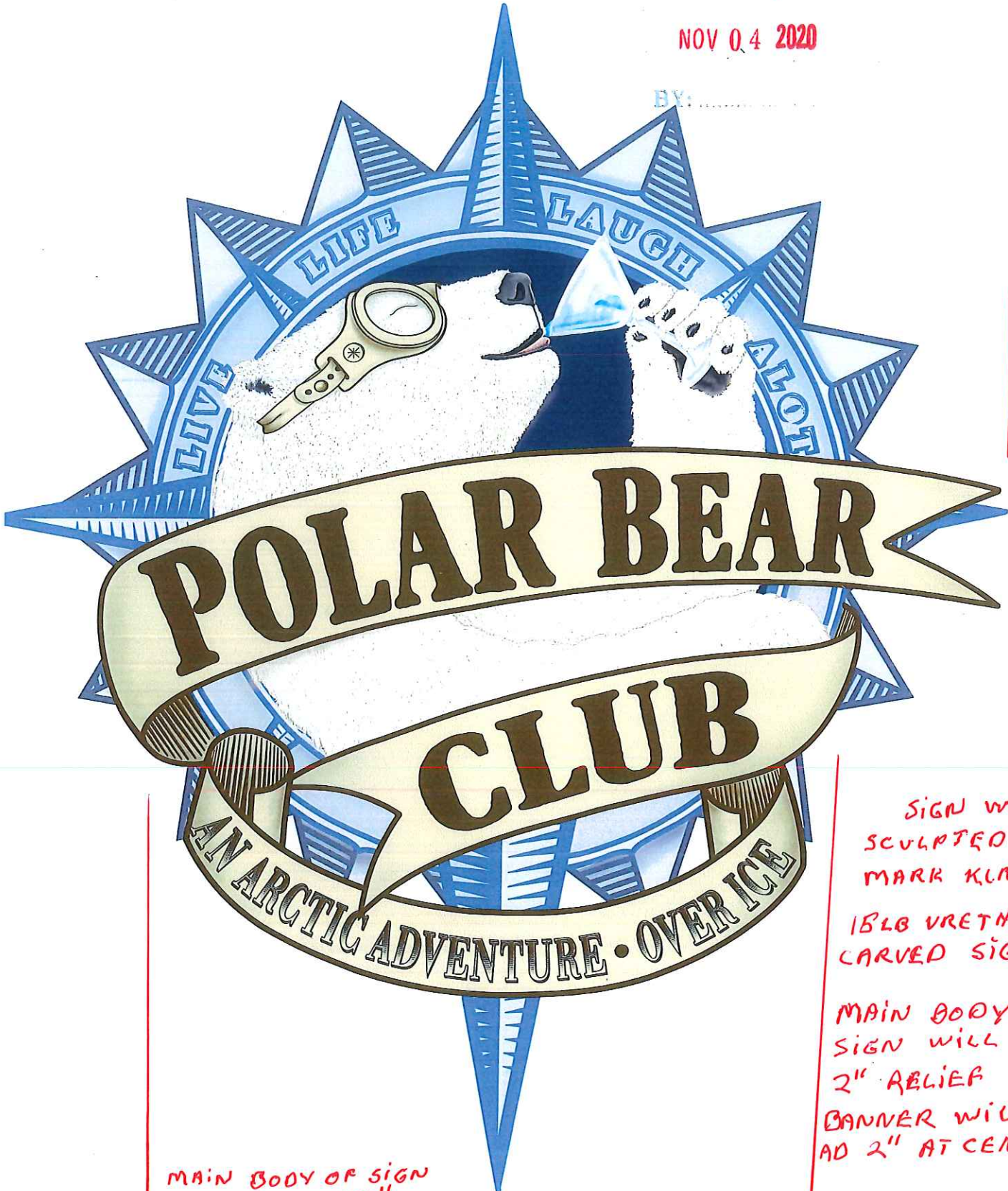


RECEIVED  
OCT 30 2020  
BY *Jay*

48"

NOV 04 2020

BY: .....



MAIN BODY OF SIGN  
36"

SIGN WILL BE  
SCULPTED BY  
MARK KLAUS OF  
IBLG VRETHANE  
CARVED SIGN BOARD

MAIN BODY OF  
SIGN WILL BE  
2" RELIEF  
BANNER WILL  
AD 2" AT CENTER