


MEETING DATE: 03/11/21

**HISTORIC PRESERVATION
BOARD**

**Case No. H21-04
281 S Court St.**



CITY of MEDINA
Historic Preservation Board
March 11, 2021

Case No: H21-04
Address: 281 S. Court St.
Applicant: Craig Sturgill, Owner
Subject: Certificate of Appropriateness – Façade rehabilitation
Zoning: C-2, Central Business District
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

This subject property is located at the northwest corner of S. Court St. and W. Smith Rd.

Project introduction:

The applicant requests a Certificate of Appropriateness for the rehabilitation of the subject property's primary (S. Court/W. Smith) and the secondary (west and north within the property) façades.

The proposed changes involve extensive replacement and repainting of façade materials on the front (east) window bays, front entry door, cornices and the third floor dormers. Additionally, the various masonry faced areas (especially on the east façade) will be sensitively repaired and patched.

Attached to this report:

1. Existing conditions photos and proposed building changes and color samples received February 19, 2021

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 material and color changes and various repairs will refresh the façades, which are currently in need of repair and rehabilitation.

The proposed rehabilitation of the bay windows will have slightly less detailing throughout it's surfaces than the existing, but will be appropriate and consistent with the existing building's historical type. The proposed front entry door and new horizontal hardie board on the north side of the rear one-story addition over the exposed painted concrete block are appropriate as well. Additionally, the existing vertical T-111 siding on the east wall of the one-story addition will be removed and replaced.

Overall, the exterior rehabilitation is appropriate for the subject property, the immediate vicinity and the District in general, except the removal/replacement of T-111 vertical siding on the east wall of the one-story addition. The should use the same horizontal hardie board siding proposed for the north wall of the one-story addition in order to have consistency of period appropriate materials/design.

Recommendation:

Staff recommends the Historic Preservation Board grant a Certificate of Appropriateness for the repair and rehabilitation of 281 S. Court Street with the following conditions:

1. Subject to all necessary building permits from the City of Medina Building Department for applicable portions of the façade rehabilitation
2. The east wall of the rear one-story building portion must use horizontal hardie board siding in the same manner as the north wall of this portion of the building.

Proposed Outline of Work To Be Completed

281 S. Court St., Medina, OH 44256

We are in the process of restoring the 281 S. Court St. building and making repairs and improvements to the building in order to restore multiple areas that are severely deteriorated and turn it from a building that was starting to feel "run down" into a high-quality asset that is both aesthetically pleasing and also functional for the future to come. If you review the sample photos of the "Current Condition" provides, you will notice that there are many areas of rotten and deteriorated wood, doors, masonry, paint, etc. Our goal is not to make any dramatic changes to the building, but to restore and improve mostly what is there. Below are a few comments/notes related to each of the main items:

- **WINDOWS**
 - Brand new black high-end Pella windows have already been approved by the Historical board and will be installed at the same time as the other repairs/improvements are completed.
- **EXTERIOR DOORS**
 - Replace all exterior doors with high-quality ProVia steel entry doors in similar style as existing doors, although black in color, which will match the new Pella window accents much better. The existing doors are deteriorated, don't close very well (even after having a locksmith try to repair them), and cause leakage of both air and water/elements (including snow) into the building which is causing internal issues and damage.
- **FRONT AWNING**
 - Replace existing tattered maroon color awning material with black awning which will also match door and window accents much better. Awning will be same style as the Granary Row building just a few buildings south of subject property.
- **FRONT BAY WINDOW FASCIA**
 - The existing fascia board surrounding all of the front bay windows is severely dilapidated wood that is rotten, deteriorated, and causing water leakage issues into the building. This will be replaced with a historical green painted color Hardie cement fiber board similar to the design and style of the sample image provided. Hardie is a very strong and durable material that will hold up well and have a high-quality appearance for a long time.
- **SOFFIT/FASCIA/FRIEZE BOARD/WOOD TRIM**
 - We would paint all of the existing soffit/fascia/frieze board/trim, etc. with a new similar brownish color (Sherwin Williams code SW7515), see sample color file provided and also reference Sample A – Comparison file to see a similar look of what this completed project will look like. The existing paint is peeling and fading, and exposing some wood which can create further rotting issues if not addressed.
- **FRONT MASONRY/STEPS**
 - The front masonry steps, stone, and brick is cracking/deteriorated. We will have a professional masonry company restore what is already there by tuck-pointing and replacing brick as necessary to return it to original condition as much as possible, repairing damage, and preventing from worsening condition. The existing guardrail will be re-painted black.
- **REAR ADDITION SIDING**
 - The rear single-story addition currently has a mix of exposed (painted) masonry block and T-11 style wood siding that is rotten and deteriorating. We would install new Hardie cement board siding over the exposed block, and remove and replace the existing T-11 siding that is deteriorating and rotten, giving the back addition a clean and universal appearance.

Overall, the main goal of this project is not to make any substantial 'changes' in appearance, but to replace and repair existing surfaces and materials with new high quality materials that will improve the look and rental marketability of the building, while enabling the property to remain high quality and functioning for many years into the future, reduce maintenance, and improve appearance. The existing apartment residents have voiced many complaints regarding many of the problem areas we plan to address in our restoration project proposed above. The cost to make these repairs is substantial and while doesn't produce the most favorable short term ROI, we believe it will benefit the community and make a positive impact on residents and other neighboring buildings.

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Front Bay Windows Hardie

SW 7730

Forestwood

278-C5

All Soffit/Trim/Fascia

SW 7515

Homestead Brown

277-C5

Rear Addition Hardie Siding

SW 6055

Fiery Brown

194-C7

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Dormers rotting wood to be replaced with Hardie board and painted brownish color (like sample image) to match soffits/fascia.

Repaint all soffits/fascia same brownish color as dormers, see sample image. Sample A

New Pella windows already approved being installed simultaneously with exterior repairs/improvements.

New black awning. Sample B

New front and rear doors, see sample/brochure. Sample C

Bay window fascia rotten and deteriorated wood to be replaced with Hardie board in color and style as sample image. Sample A

Miscellaneous repair/patching and tuck pointing of damaged or deteriorated brick/masonry.



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Add Hardie Plank lap siding to both locations, same color as current. Sample D

Replace door with the same style used everywhere else on the building. Sample C



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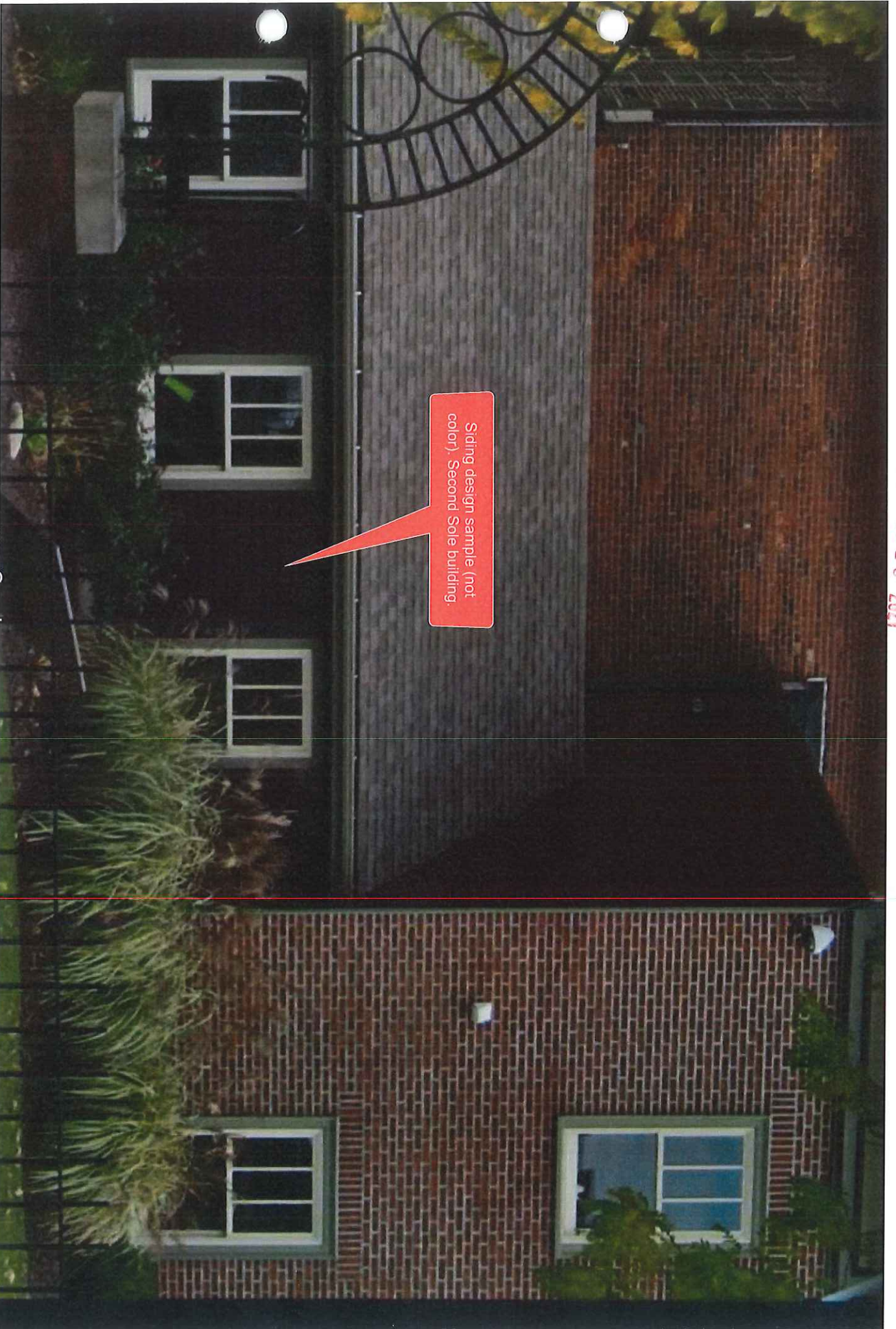
Soffit/fascia color.

Bay window color/design.



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Siding design sample (not color). Second Sole building.





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YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door with Clear Glass

877-389-0835
2150 State Route 39
Sugarcreek, OH 44681



QUOTE INFORMATION

Job: Truridge South Court
Order #5863546-1

DETAILS

Legacy Single Entry Door in FrameSaver Frame

32" x 80" Nominal Size

Unit Size: 33 9/16" x 95 11/16"

Frame Depth: 7 9/16"

Inside Mullions: Match Outer Frame Depth

2" Standard Brickmold

Right Hand Inswing - Inside Looking Out

Entry Door

1 Panel 430 Style 20-Gauge Smooth Steel Door
With High-Definition Embossing
ComforTech DC

Coal Black Inside and Outside

Rectangular Transom

Custom Transom Size: 33 9/16" x 14"
ComforTech DC

Hardware

Satin Nickel Georgian Lockset (2 3/8" Backset)

Frame

Textured Coal Black Aluminum Frame Cladding
Coal Black Inside Frame

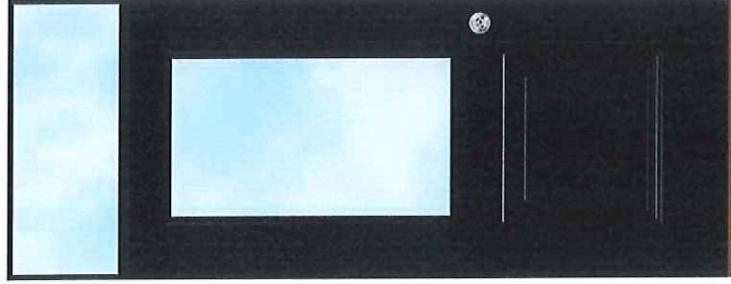
FrameSaver Inside Mull Cover - Coal Black

Mill Finish ZAC Auto-Adjusting Threshold (8 5/8" Depth)

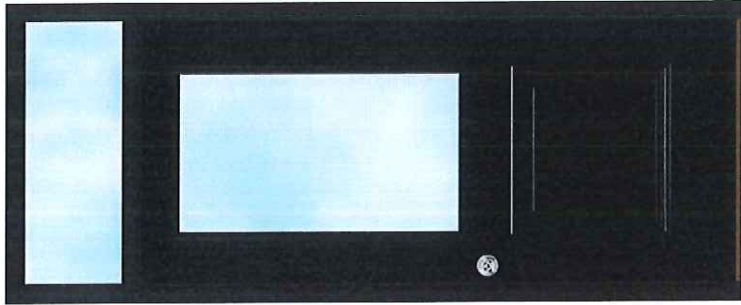
Satin Nickel Ball Bearing Hinges

INFORMATION AND WARNINGS

Custom size rectangular transoms require 2 weeks additional lead time (4 weeks total).



INSIDE VIEW



OUTSIDE VIEW

ENERGY

ENERGY PERFORMANCE RATINGS
U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.28 0.16

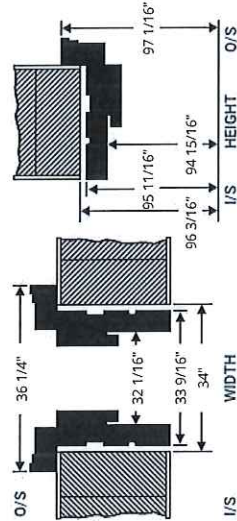
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance

0.17 -

HANDING



SIZING



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YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door with Clear Glass



877-389-0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job: Trunidge South Court
Order #5863546-4

DETAILS

Legacy Single Entry Door in FrameSaver Frame

32" x 80" Nominal Size

Unit Size: 33 9/16" x 89 11/16"

Frame Depth: 7 9/16"

Inside Mullions: Match Outer Frame Depth

2" Standard Brickmold

Right Hand Inswing - Inside Looking Out

Entry Door

1 Panel 430 Style 20-Gauge Smooth Steel Door
With High-Definition Embossing
ComforTech DC

Coal Black Inside and Outside

Rectangular Transom

Custom Transom Size: 33 9/16" x 8"
ComforTech DC

Hardware

Satin Nickel Georgian Lockset (2 3/8" Backset)

Frame

Textured Coal Black Aluminum Frame Cladding

Coal Black Inside Frame

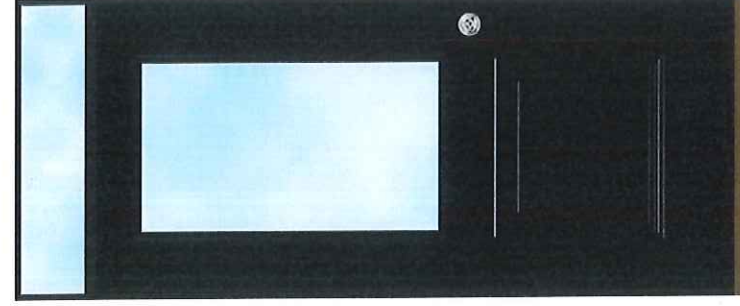
FrameSaver Inside Mull Cover - Coal Black

Mill Finish ZAC Auto-Adjusting Threshold (8 5/8" Depth)

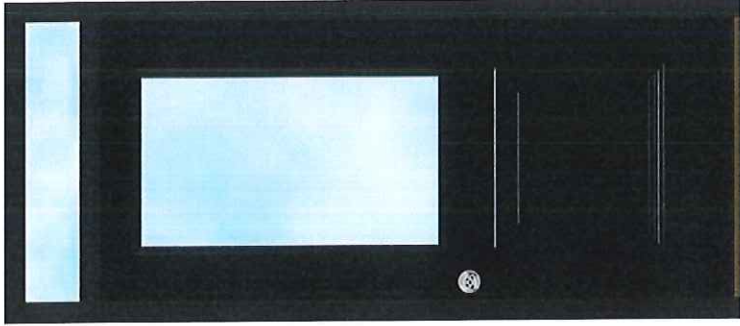
Satin Nickel Ball Bearing Hinges

INFORMATION AND WARNINGS

Custom size rectangular transoms require 2 weeks additional lead time (4 weeks total).



INSIDE VIEW



OUTSIDE VIEW

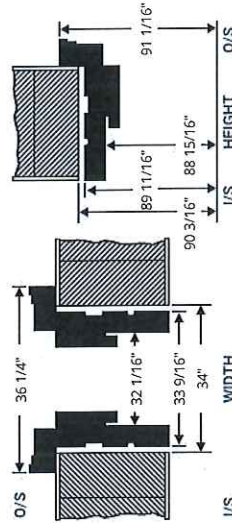
ENERGY

ENERGY PERFORMANCE RATINGS
U-Factor (U.S./H-P) **0.28** Solar Heat Gain Coefficient **0.16**

HANDING



SIZING



ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance **0.17**

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YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door with Clear Glass



877-389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Truridge South Court
Order #5863546-7

DETAILS

Legacy Single Entry Door in FrameSaver Frame

36" x 80" Nominal Size

Unit Size: 37 9/16" x 80 7/8"

Frame Depth: 4 9/16"

2" Standard Brickmold

Left Hand Outswing - Outside Looking In

1 Panel 430 Style 20-Gauge Smooth Steel Door

With High-Definition Embossing

Comfortech DC

Coal Black Inside and Outside

Hardware

Satin Nickel Georgian Lockset

Frame

Textured Coal Black Aluminum Brickmold Cladding

Coal Black Inside Frame

1 Tube of Coal Black

Mill Finish ZOB Outswing Bumper Threshold (5 5/8" Depth)

Stainless Steel Ball Bearing Hinges

INFORMATION AND WARNINGS

Outswing doors include stainless steel hinges.

Outswing doors with a FrameSaver Frame only have a 2

year frame warranty. ProVia recommends that you upg

to a PermaTech Composite Frame which offers a lifetime

frame warranty for both inswing and outswing applications.

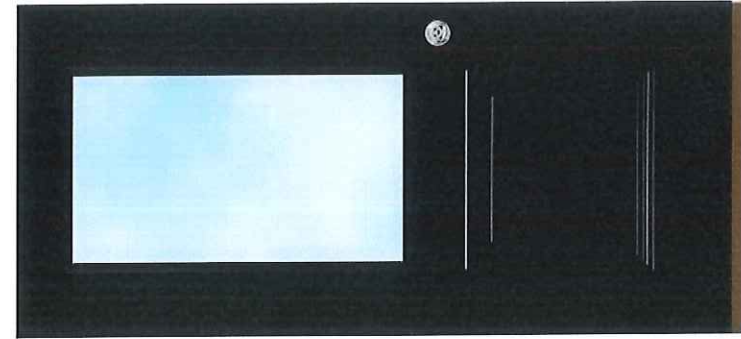
See warranty for limitations and exclusions.

On outswing doors with brickmold and cladding, ProVia

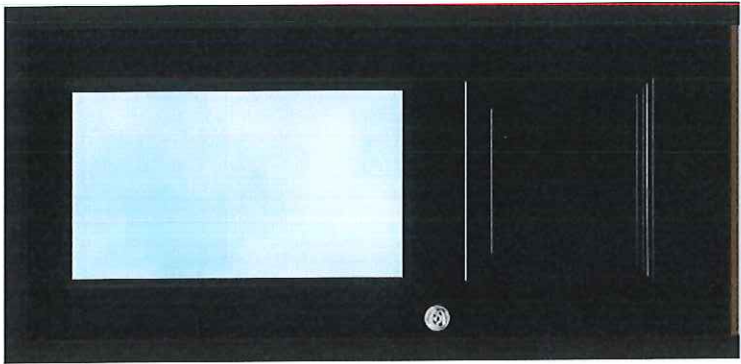
recommends that caulking be applied where the brickmold

meets the full wood frame. For your convenience, a tube of

color matched caulking has been selected automatically.



INSIDE VIEW



OUTSIDE VIEW

ENERGY

ENERGY PERFORMANCE RATINGS
U-Factor (U5/I-P) Solar Heat Gain Coefficient

0.28 0.16

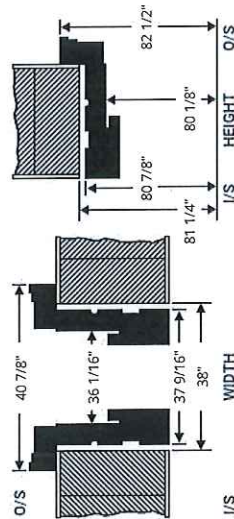
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance

0.17 -

HANDING



SIZING



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YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door with Clear Glass



QUOTE INFORMATION

Job: Truridge South Court
Order #5863546-8

DETAILS

Legacy Single Entry Door in FrameSaver Frame

36" x 80" Nominal Size

16" Sidelite Width

Unit Size: 72 1/16" x 97 1/8"

Frame Depth: 6 9/16"

Inside Mullions: Match Outer Frame Depth

2" Standard Brickmold

Left Hand Inswing - Inside Looking Out

Entry Door

1 Panel 430 Style 20-Gauge Smooth Steel Door

With High-Definition Embossing

ComforTech DC

Coal Black Inside and Outside

Sidelites on Both Sides

1 Panel 140 Style 24-Gauge Smooth Steel Sidelite

ComforTech DC

Coal Black Inside and Outside

Rectangular Transom

Custom Transom Size: 72 1/16" x 15 7/16"

ComforTech DC

Hardware

Satin Nickel Georgian Lockset

Frame

Textured Coal Black Aluminum Frame Cladding

Coal Black Inside Frame

FrameSaver Inside Mull Cover - Coal Black

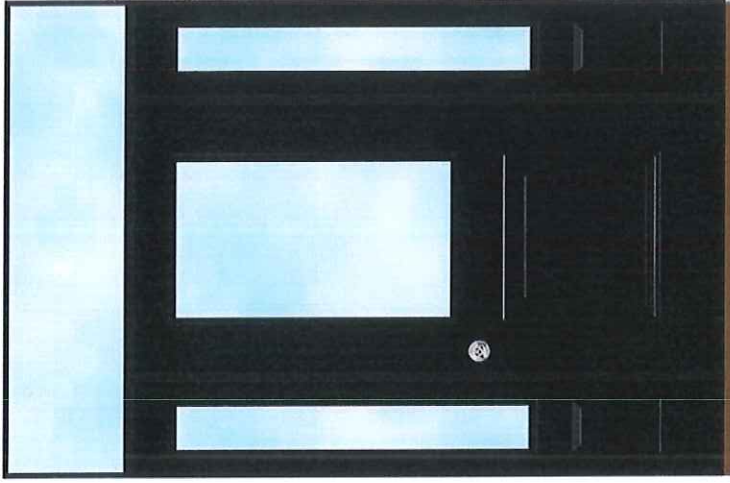
Mill Finish ZAC Auto-Adjusting Threshold (7 5/8" Depth)

Satin Nickel Ball Bearing Hinges

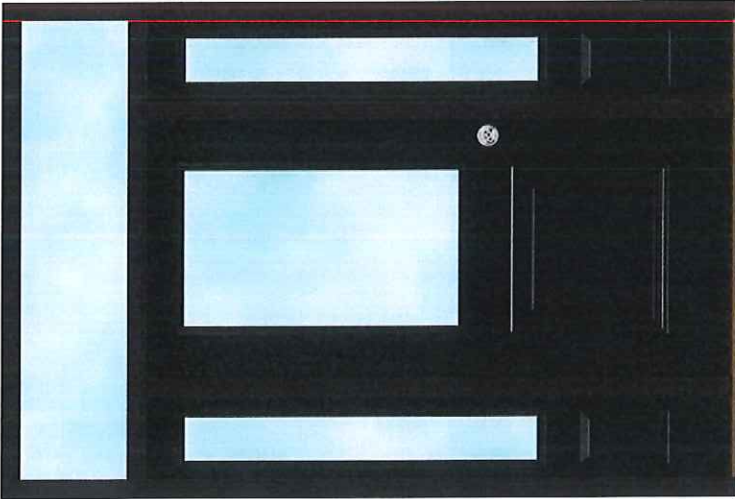
INFORMATION AND WARNINGS

A special order slab has been automatically selected. Additional lead time and charges will apply.

Custom size rectangular transoms require 2 weeks additional lead time (4 weeks total).



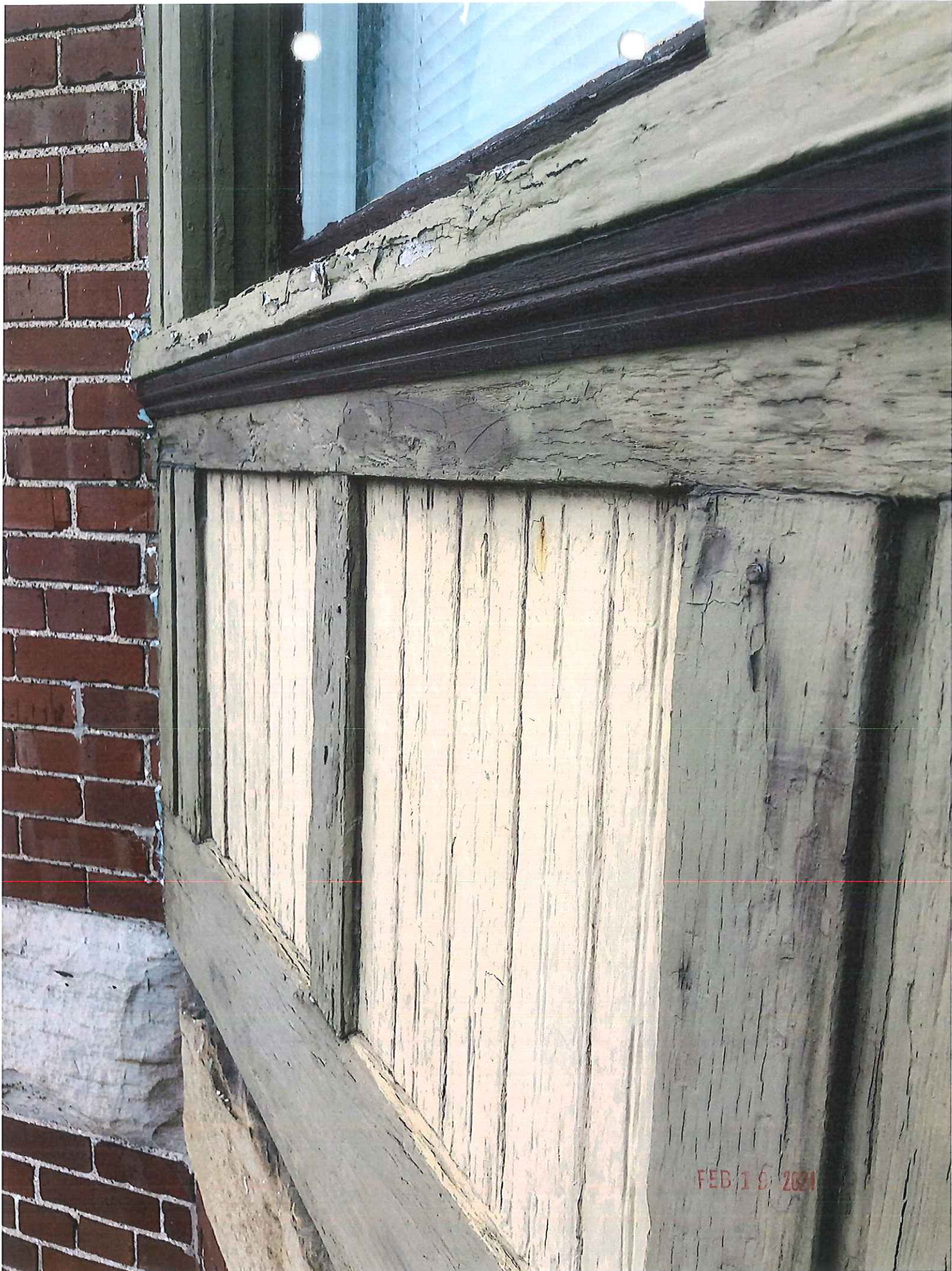
INSIDE VIEW



OUTSIDE VIEW

SIZING		HANDING		ENERGY	
O/S	I/S	OUTSIDE	INSIDE	ENERGY PERFORMANCE RATINGS	
74 3/4"	70 9/16"			U-Factor (U5/I+P)	0.28
72 1/16"	72 13/16"			Solar Heat Gain Coefficient	0.16
				ADDITIONAL PERFORMANCE RATINGS	
				Visible Transmittance	0.17
					-

FEB 10 2021



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FEB 19 2021



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281



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