



# BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue  
330-722-9038  
www.medinaoh.org

Application Number H25-07

GENERAL	Date of Application <u>5/12/25</u> Property Location <u>229 S. COURT ST. MEDINA, OH.</u> Description of Project <u>PAIN FRONT FACADE, REPLACE WOODEN SIDING WITH PVC &amp; REBUILD FRAMED PANELS IN SIGNAGE AREA AND REPAIRING BRICKS &amp; MORTAR &amp; FLASHING</u>
CONTACT INFORMATION	<b>Applicant</b> Name <u>JOANN KING</u> Address <u>867 E. SMITH RD.</u> City <u>MEDINA</u> State <u>OH.</u> Zip <u>44256</u> Phone _____ Email _____ <b>Property Owner</b> Name <u>KING REAL ESTATE LLC</u> Address <u>4795 STOCKBRIDGE DR.</u> City <u>MEDINA</u> State <u>OH.</u> Zip <u>44256</u> Phone _____ Email _____
APPLICATION TYPE	<b>Planning Commission</b> Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> <b>Historic Preservation Board</b> Certificate of Appropriateness <input checked="" type="checkbox"/> Conditional Sign <input type="checkbox"/> <b>Board of Zoning Appeals</b> Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	By signing this application, I hereby certify that: 1) The information contained in this application is true and accurate to the best of my knowledge; 2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record; 3) I assume sole responsibility for correspondence regarding this application; and 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application. Signature <u>Joann King</u> Date <u>5/12/25</u>
OFFICIAL USE	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>50</u> Meeting Date <u>6-12-25</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

## **H25-07**

### **Nibble Front Facade Alterations**

Property Owner: King Real Estate LLC

Applicant: Joann King

Location: 229 South Court Street

Request: Certificate of Appropriateness approval for facade alterations and painting

#### **LOCATION AND SURROUNDING USES**

The subject site is composed of 0.16 acres on the west side of South Court Street. Adjacent properties include the following uses:

- North – Vacant
- East – Retail
- South – Retail
- West – Parking



#### **BACKGROUND & PROPOSED APPLICATION**

The existing sign band area has one large framed area for a sign. The sign band will be reconfigured to include three framed areas with a sign located in the center. The inset areas will be framed in Rake Moulding and utilize PVC material.

The front facade will be painted in the following colors:

- “Rosedust” – Within the three framed areas on the sign band, dental molding on upper portion of the sign band, and vertical inserts on the corbel.
- “Classical White” – The three frames on the sign band, two bands on the trim on the upper portion of the sign band, and details on the corbel.
- “Green Sage” – The sign band background, one band on the trim on the upper portion of the sign band, and the corbel background.

Color samples have been submitted and will be provided to the Board.

### **DESIGN GUIDELINES/DEMOLITION CRITERIA (SECTION 145.07)**

- (a) Preservation/rehabilitation/renovation. 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.

The rehabilitation process assumes that some alterations may be necessary to meet the needs of the building Owner and the health, safety, and welfare of the building occupants. 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.

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.

### **CITY OF MEDINA DESIGN GUIDELINES FOR HISTORIC PROPERTIES AND DISTRICTS – BUILDING COLOR**

Color is a distinctive element of the building design, largely impacting the character of the structure. Color is directly associated with the historic architectural style and the concurrent advancements in technology. New methods for making paint and pigments expanded the range of colors available during the transitions in styles. While paint analysis to reveal original colors is available, such analysis is not always necessary.

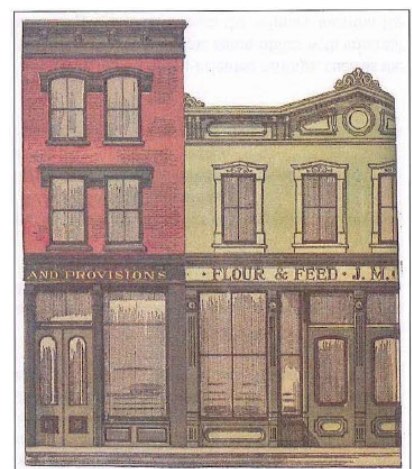
Considerations for color:

1. Architectural style
2. How colors work together

The treatment of commercial structures is slightly different than residential because the majority of Medina's commercial buildings are constructed of brick. The expression of color is primarily in the storefronts, windows, cornices, & ornament, while the body of the building is typically shades of red or brown from the exposed masonry.

#### **Recommendations**

1. A general guideline for color is to consider the building in three parts: the main body, the trim, and the sash and doors. The architectural style is a basis for which elements are different colors and which are the same.
2. When it is appropriate to use multiple colors for the main body, changes in color generally occur where different materials are used.
3. Painting of brick is not recommended.
4. Some architectural styles are distinct because of the use of accent colors. Consider the building as a whole and be selective when choosing what to accent.
5. The key to the selection and application of colors is consistency across the facade. For example, all window sashes should be the same color.



*Illustration from the book Century of Color by Roger Mass*

### **COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION**

Staff recommends **approval** of application H25-07, as presented.





nibble

Home Décor Gourmet Food

Bakery Kitchen Tools

All  
FIRED  
UP!

723-1112

225

225





nibble



Historic Preservation Board  
Attn: Andrew Dutton

Enclosed are an application for Certificate of Appropriateness, color renderings of proposed work, and paint color chips.

King Real Estate LLC plans to paint, repair flashing, etc. and rebuild the signage area at 229 S. Court Street (Nibble).

The signage area project consists of removing existing wooden siding and replacing it with PVC. The actual signage area will be reduced and bordered in Rake Moulding ASM-287. An identical framed panel will be added on each side of the sign. This area will be painted in the colors indicated.

All other work consists of painting and repairing any damage in the bricks, flashing, etc. The paint scheme and placement are included with the application.

It was suggested that the first floor bricks be painted. The property owners prefer not to do that for the following reasons:

- It could be a major maintenance issue, particularly because it is at the first floor level.
- It is unfortunate the store front was altered, but it was done in the 1960's and is a part of the history of the building
- The owners do not think it will enhance the appearance of the building.

Thank you for your consideration.

Joann King

KING REAL ESTATE LLC

229 SOUTH COURT STREET COLOR SCHEME

COLORS:           SW 2860 - Green Sage  
                      SW 0025 - Rose Dust  
                      SW 2829 - Classical White

COLOR PLACEMENT:

Green Sage - PVC signage area  
              Around dentils under trim board above the sign  
              Band on trim board between two Classical White bands  
              Upper soffit, fascia, corbels

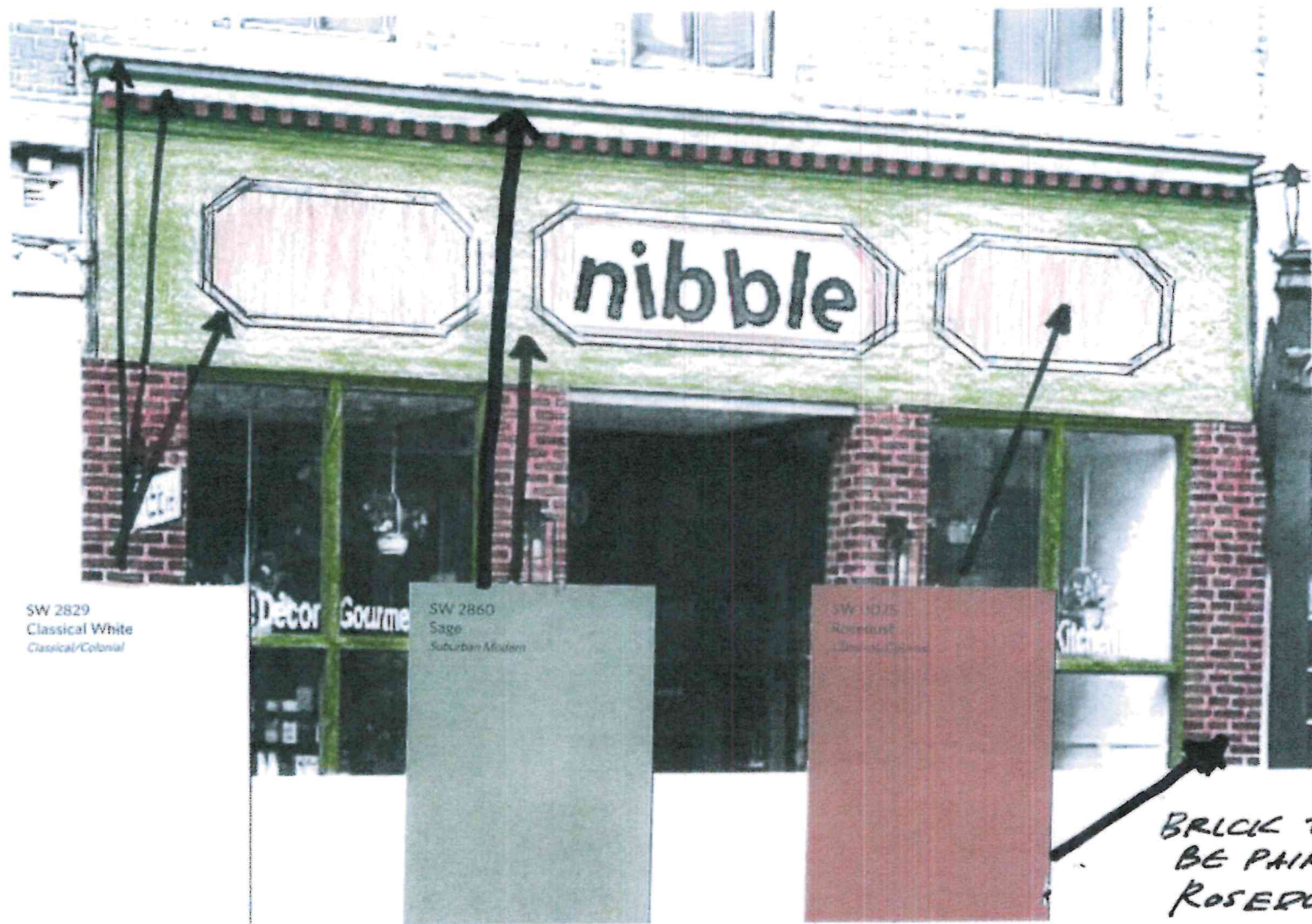
Classical White - Framing around panels on signage area  
                  - 2 bands on trim above signage area  
                  - Chain trim on fascia  
                  - either on 3 horizontal bands on the upper  
                  corbels or down vertical creases in corbels,  
                  if cost is not prohibitive  
                  - around outer edge of baby corbels on soffit

Rose Dust       - Background of side panels on signage area  
                  - Dentils on trim board above signage area  
                  - Trim around upper windows surrounding sash  
                  - Mullions remain black

**King Real Estate LLC**  
**229 South Court Street**







SW 2829  
Classical White  
Classical/Colonial

SW 2860  
Sage  
Suburban Modern

SW 1075  
Rosebud  
Classical/Colonial

BRICK TO  
BE PAINTED  
ROSEBUD 7



SW 2829  
Classical White  
*Classical/Colonial*

SW 2860  
Sage  
*Suburban Modern*

SW 0025  
Rosedust  
*Classical/Colonial*





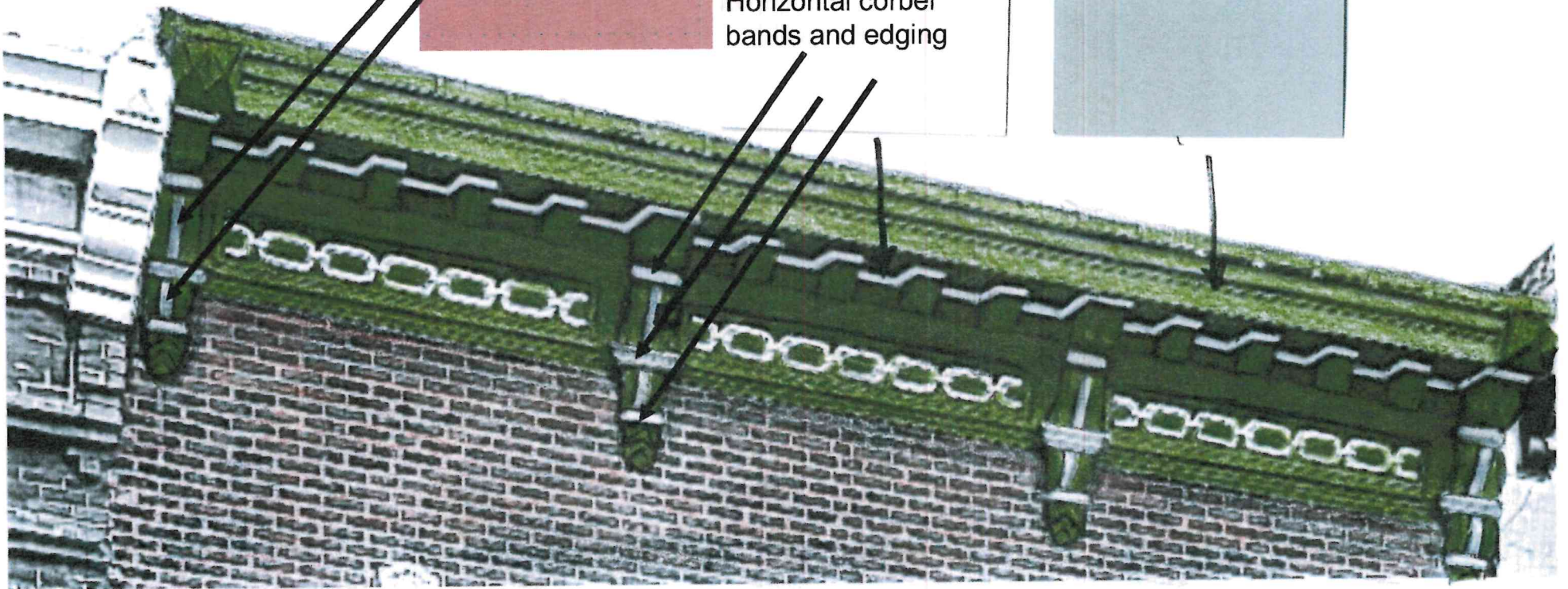
SW 0025  
Rosedust  
*Classical/Colonial*

SW 2829  
Classical White  
*Classical/Colonial*

SW 2860  
Sage  
*Suburban Modern*

Vertical insert on  
corbel

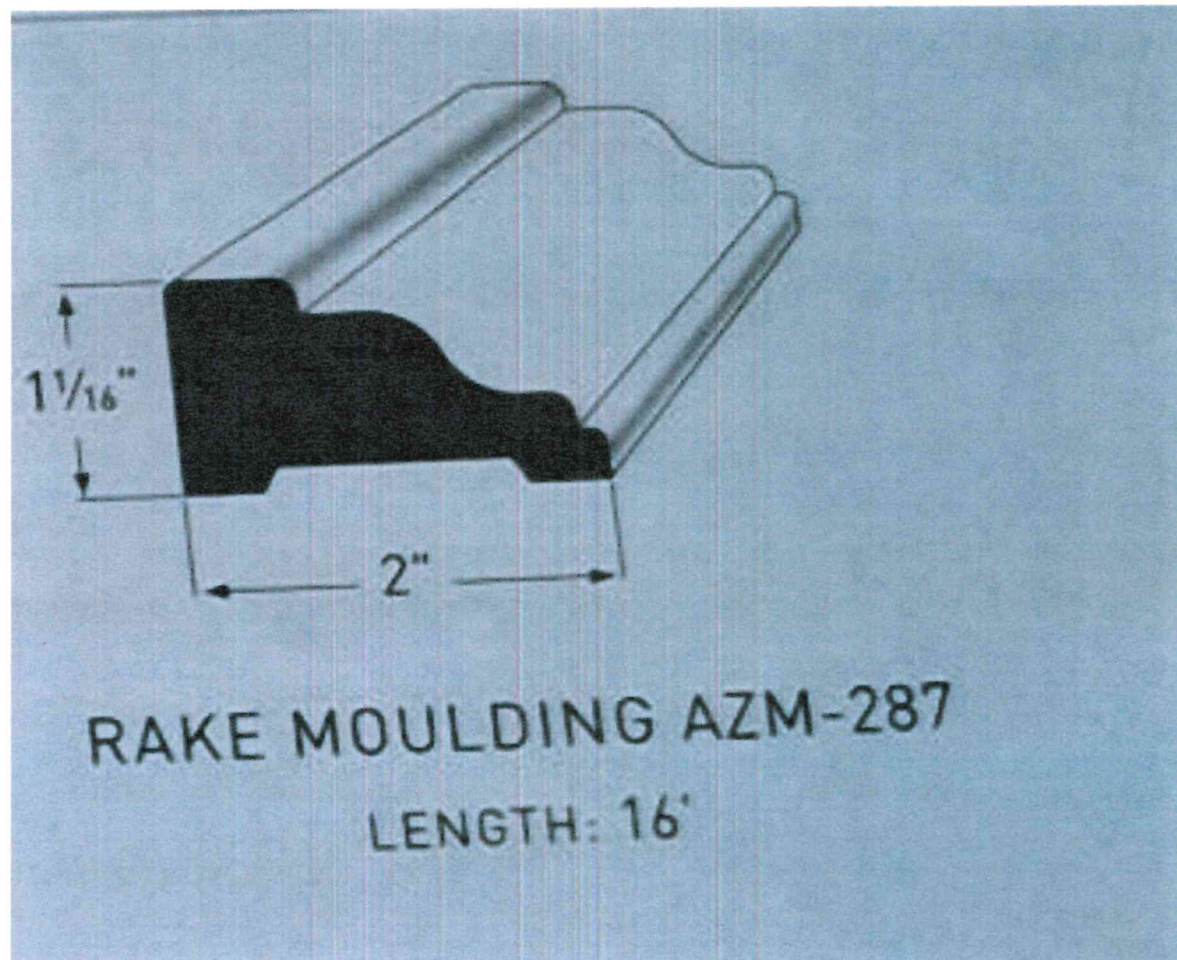
Horizontal corbel  
bands and edging





Rake Moulding  
AZM-287

Will be used to frame  
out the sign panel and  
the accompanying  
panels.





SW 0025  
Rosedust  
*Classical/Colonial*

SW 2860  
Sage  
*Suburban Modern*

SW 2829  
Classical White  
*Classical/Colonial*