




BOARDS & COMMISSIONS APPLICATION

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

Application Number H25-17

GENERAL	Date of Application <u>AUG 29, 2025</u> Property Location <u>213 & 215 S COURT ST.</u> Description of Project <u>PAINT w/ UPDATED COLORS AS SHOWN ON ATTACHMENT; REPAIR TRIM AS REQUIRED</u>
CONTACT INFORMATION	Applicant Name <u>RIZ SALIBA</u> Address <u>215 S COURT ST.</u> City <u>MEDINA</u> State <u>OH</u> Zip <u>44256</u> Phone _____ Email _____ Property Owner Name <u>RIZ SALIBA</u> Address <u>SAME</u> City _____ State _____ Zip _____ Phone _____ Email _____
APPLICATION TYPE	Planning Commission 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"/> TC-OV <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input checked="" type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals 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  Date <u>8/29/25</u>
OFFICIAL USE	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>50</u> Meeting Date <u>9-11-25</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

H25-17

RizTech/Sportsworld Facade Painting, Lighting, and Sign

Property Owner: Saliba LLC

Applicant: Riz Saliba

Location: 211 - 215 South Court Street

Request: Certificate of Appropriateness approval for painting of a building and the installation of exterior lighting and Conditional Sign Permit for a wall sign

LOCATION AND SURROUNDING USES

The subject site is composed of 0.11 acres on the west side of South Court Street. Adjacent properties include the following uses:

North – Retail
South – Retail/Service

East – Bank
West – Parking



BACKGROUND & PROPOSED APPLICATION

The applicant is proposing to paint the front facade of the buildings Naval (Dark Blue), Stone Lion (Neutral Tan), and Azurite (Blue Green). Painting will include both storefronts, the second floor bay window at 213, three second floor window hoods at 215, and the cornice.

Black gooseneck lighting is proposed above the signboards at 213 and 215. Black up/down sconces are proposed between 213 and 215 and to the north of the entryway to 211.

A wall sign is proposed at 215 for RizTech. The sign will include individual raised letters in a light beige color. Size, color, and material of the sign have not been indicated.

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.

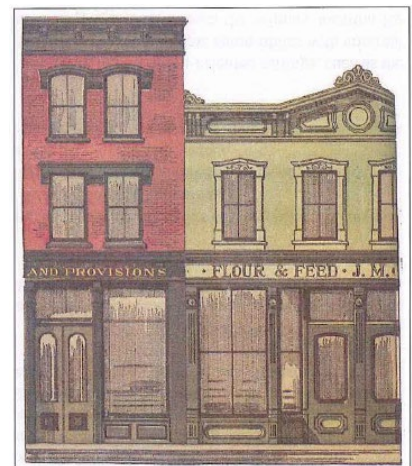


Illustration from the book Century of Color by Roger Mass

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application H25-17, as presented with the condition that the applicant shall provide the size, color, and material of the wall sign.

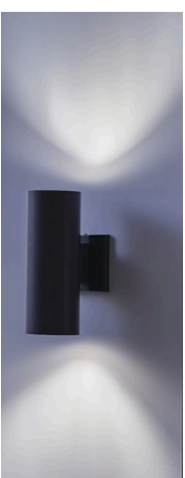


CURRENT FACADES – 215 (RizTech) and 213 (Sportsworld) S. Court St.

211, 213, 215 South Court Street



Angled
Reflector
Sign Lighting
Gooseneck,
Black



Outdoor Up/
Down Cylinder
Wall Sconce
Black



PAINT COLORS:

Sherwin-Williams
SW6244- Naval (dark blue)
SW7507 Stone Lion (neutral tan)

Benjamin Moore
CW670- Azurite (blue green)

RizTech Sign:

Individual cut letters raised from the wall with 1/2" spacers, giving a floating effect that makes them appear more 3 dimensional. Depending on lighting, will also cast a shadow adding depth to sign.



MAIN STREET
MEDINA