

Architectural Review Board

Meeting Minutes

September 12, 2016

7:00 p.m.

New Albany Architectural Review Board met in regular session in the Council Chambers of Village Hall, 99 W Main Street and was called to order by Architectural Review Board Vice Chair Mr. Jonathan Iten at 7:01 p.m.

Mr. Alan Hinson, Chair	Absent
Mr. Jack Schmidt	Present
Mr. Jonathan Iten	Present
Mr. Lewis Smoot	Present
Mr. Jim Brown	Present
Mr. E.J. Thomas	Present
Ms. Kim Comisar	Present
Mr. Matt Shull	Absent

Staff members present: Adrienne Joly, Deputy Director; Stephen Mayer, Planner and Pam Hickok, Clerk.

Mr. Thomas moved, seconded by Mr. Brown to approve the meeting minutes of August 8, 2016. Upon roll call vote: Mr. Thomas, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Mr. Smoot, yea; Ms. Comisar, yea. Yea, 6; Nay, 0; Abstain, 0; Motion carried by a 6-0 vote.

Mr. Iten asked for any changes or corrections to the agenda.

Mr. Mayer stated none.

Mr. Iten swore to truth those wishing to speak before the Board.

In response to Mr. Iten's invitation to speak on non-agenda related items, there were no questions or comments from the public.

Moved by Mr. Brown, seconded by Mr. Smoot to accept the staff reports and related documents into the record. Upon roll call vote: Mr. Thomas, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Smoot, yea; Mr. Brown, yea; Ms. Comisar, yea. Yea, 6; Nay, 0; Abstain, 0; Motion carried by a 6-0 vote.

ARB-22-2016 Certificate of Appropriateness

Certificate of Appropriateness for new projecting sign for Allstate Donahey Financial Group at 9 South High Street (PID: 222-000077).

Applicant: Al Donahey

Mr. Stephen Mayer presented the staff report.

Mr. Schmidt stated that the applicant has come and presented multiple times to make the sign the way we want. Then I see plastic folding signs for a daycare center, an orthodontist and a decorating business. I think his previous signs was better than those plastic signs. I understand that some of them may have been approved for temporary use but do we need to file a complaint to have all of the signs looked into. If so, I would like to be on record as making the complaint. I think he is doing what he needs to do.

Ms. Joly stated that the temporary signs are hard to enforce. Some of the business get permits to have the signs but many don't. It is an ongoing enforcement project and we will continue with the enforcement of those that don't have a permit and establish some timeframes.

Mr. Smoot asked what kind of teeth do we have for enforcement.

Ms. Joly stated that it is difficult. It is a zoning violation which ultimately go to Franklin County Court of Common Pleas which is why we are solution based enforcement. It is hard to take some of those type of zoning enforcements all the way through the court system.

Mr. Smoot stated that we approved one sign that still has the plastic over the sign instead of installing the sign that was approved.

Ms. Joly stated that we would look into the conditions of that approval. Usually after this board approves a sign they submit for a sign permit so we can verify that they have met the conditions.

Mr. Schmidt asked if we have the teeth to make this applicant comply why don't we have the teeth for temporary signs.

Ms. Joly stated that these are permanent signs and require a permit. The temporary signs are more difficult because they come and go and are not always outside.

Mr. Iten asked the applicant if it is the same bracket.

Mr. Donahey stated yes, it is the same arm bracket.

Ms. Comisar verified that it is the same location and not in the walkway.

Mr. Al Donahey stated yes. He continued that he received an email from Allstate that the wording needs to change but will be the same size and colors and provided the board with a new color rendering.

Mr. Iten asked if staff had any comments.

Mr. Mayer stated that we don't regulate content and it appears that nothing else has changed.

Moved by Ms. Comisar, seconded by Mr. Thomas to approve ARB-22-2016 subject to the following conditions:

1. The sign is located next to the front door and does not extend over the public sidewalk, subject to staff approval.
2. The sign's arm is subject to staff approval.
3. The new color rendering is approved. Upon roll call vote: Mr. Thomas, yea; Mr. Smoot, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Ms. Comisar, yea. Yea, 6; Nay, 0; Abstain, 0; Motion carried by a 6-0 vote.

Mr. Thomas moved to adjourn the meeting, seconded by Ms. Comisar. Upon roll call vote: Mr. Smoot, yea; Mr. Thomas, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Ms. Comisar, yea. Yea, 6; Nay, 0; Abstain, 0; Motion carried by a 6-0 vote.

The meeting adjourned at 7:14 p.m.

Submitted by Pam Hickok

APPENDIX



Architectural Review Board Staff Report September 12, 2016 Meeting

CERTIFICATE OF APPROPRIATENESS 9 SOUTH HIGH STREET

LOCATION: 9 South High Street (PID: 222-000077)
APPLICANT: Al Donahey
REQUEST: Certificate of Appropriateness
ZONING: UCD: Historic Center
STRATEGIC PLAN Village Center
APPLICATION: ARB-22-2016

Review based on: Application materials including elevations received March 15 and August 26, 2016.

Staff report prepared by Stephen Mayer, Community Development Planner.

I. REQUEST AND BACKGROUND

On April 11th, 2016, the ARB initially tabled this application to give the applicant additional time to gather more information on the overall look and materials of the proposed sign. The applicant has submitted an updated sign rendering for the ARB's consideration.

The applicant requests a certificate of appropriateness for a new projecting sign to be installed on the front elevation of the structure, perpendicular to High Street. The new sign is for Allstate Donahey Financial Group. The site currently has an existing wall plaque chronicling the history of the structure.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. In considering this request for new signage in the Village Center, the Architectural Review Board is directed to evaluate the application based on criteria in Chapter 1157 and Chapter 1169.

II. SITE DESCRIPTION & USE

The lot is located on the west side of South High Street and contains a brick duplex structure. This user is located in the primary structure along High Street. According to the Franklin County Auditor the lot is approximately 0.12 acres and the primary structure was built in 1910.

Allstate is relocating from its location at 108 N High Street to this site.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria.

1. *The compliance of the application with the Design Guidelines and Requirements*

- The applicant proposes to install one new projecting sign adjacent to the primary entrance along High Street.
- Per the city's sign code section 1169.14(a) each building or structure in the Historic Core sub-district shall be allowed three (3) sign types. The building has one existing historical wall plaque fronting High Street.
- The sign will provide signage for Allstate Donahey Financial Group. The sign is evaluated below:

Projecting Sign

- City sign code chapter 1169.16(h) permits a maximum area of 6 square feet per side and allows one sign per business entrance. External, neon and internal illumination is allowed. The applicant proposes a projecting sign with the following dimensions:
 - a. Size: 16.3" x 22" [meets code].
 - b. Area: 2.72 square feet [meets code].
 - c. Location: perpendicular to High Street adjacent to the primary entry [meets code].
 - d. Lighting: No lighting proposed.
 - e. Relief: 1.0 inches [meets code].
 - f. Colors: blue and white (total of 2) [meets code].
 - g. Projection: No information submitted. The site has a front planter bed with shrubs in it that is approximately 24 inches wide. Staff recommends the sign project no further than the planter so it does not hang over the public sidewalk.
 - h. Clearance: No information submitted, but if it is located over the planter bed then it will not be located over a sidewalk thereby meeting code requirements.
- The sign will be double sided and read "Allstate Donahey Financial Group (614) 939-9623"
- No updated information has been submitted on the sign's location. Staff recommends the ARB confirm with the applicant the sign is to be located where originally proposed, adjacent to the primary entrance along High Street. It was originally proposed to be located immediately adjacent to the business's front door.
- No updated information has been submitted on the sign's hanging bracket. A new black aluminum hanging bracket with clips and chains (natural finish) was originally proposed to be installed. Staff recommends the ARB confirm with the applicant this is still accurate.

- The sign board is a one inch thick white Sintra board (PVC). PVC is a permitted sign material. The lettering and border will be printed onto the Sintra board.
 - The sign appears to be appropriately located (assuming it is next to the front door) and scaled for the building.
- 2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - The projecting sign is an appropriate sign-type for this site.
- 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - Positioning the sign next to the front door is a suitable location and does not block any architectural features.
- 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The proposed sign appears to be appropriately scaled for the building and appears to be a product of its own time.
- 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - a. Not Applicable.
- 6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable.
- 7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable.

IV. RECOMMENDATION

Staff recommends approval of the certificate of appropriateness application, provided that the ARB finds the proposal meets sufficient basis for approval. The sign meets all of the standards in the City Sign Code and the projecting sign-type is consistent with existing signage in the Village Center. Staff recommends the ARB confirm with the applicant the same sign location and hanging bracket/arm are proposed to be used from the original submittal in April 2016.

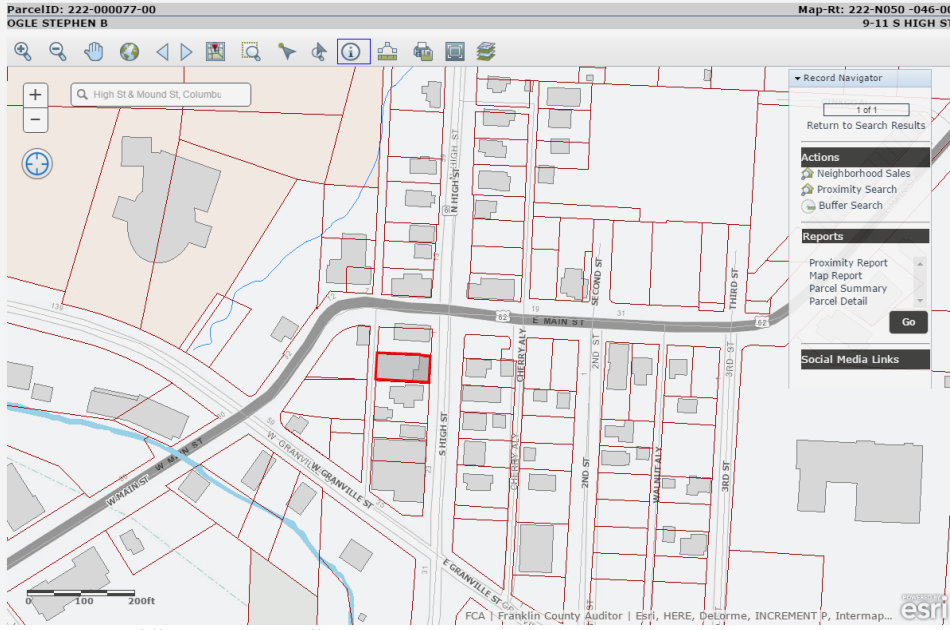
V. ACTION

Should ARB find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

Move to approve application ARB-22-2016 subject to the following condition(s) of approval (conditions may be added):

1. The sign is located next to the front door and does not extend over the public sidewalk, subject to staff approval.
2. The sign's arm is subject to staff approval.

APPROXIMATE SITE LOCATION:



Source: Franklin County Auditor