



New Albany Architectural Review Board Agenda
Monday, September 13, 2021 7:00pm

Members of the public must attend the meeting in-person to participate and provide comment at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via Zoom Webinar. There is no public participation via the Zoom Webinar.

<https://us02web.zoom.us/j/87303719762>

Or dial in using your phone: 646-558-8656

Access Code/Webinar ID: 873-0371-9762

I. Call To Order

II. Roll Call

III. Action of Minutes: July 12, 2021

IV. Additions or Corrections to Agenda

Swear in All Witnesses/Applicants/Staff whom plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth".

V. Hearing of Visitors for Items Not on Tonight's Agenda

VII. Cases:

ARB-92-2021 Certificate of Appropriateness

Certificate of Appropriateness for a new wall sign for McHenry Advisers at 134 E. Main Street (PID: 222-004293).

Applicant: FastSigns, c/o Mark Rubcich

VIII. Other Business

IX. Poll members for comment

X. Adjournment



**New Albany Architectural Review Board
July 12, 2021 DRAFT Minutes**

New Albany Architectural Review Board met in regular session in the Council Chambers at Village Hall, 99 W Main Street and was called to order by Architectural Review Board Chair Mr. Alan Hinson at 7:00 p.m.

Those answering roll call:

Mr. Alan Hinson, Chair	Present
Mr. Francis Strahler	Absent
Mr. Jonathan Iten	Absent
Mr. Jim Brown	Present
Mr. E.J. Thomas	Absent
Mr. Andrew Maletz	Present
Ms. Sarah Briggs	Present
Mr. Michael Durik	Present

Staff members present: Steven Mayer, Development Services Coordinator; Mr. Chris Christian, Planner; and Josie Taylor, Clerk.

Moved by Mr. Maletz to approve the June 14, 2021 meeting minutes, seconded by Mr. Brown. Upon roll call: Mr. Maletz, yea; Mr. Brown, yea; Ms. Briggs, yea; Mr. Hinson, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Mr. Hinson asked if there were any additions or corrections to the Agenda.

Mr. Christian stated none from staff.

Mr. Hinson swore in those wishing to speak before the Architectural Review Board (hereafter, "ARB") this evening to tell the truth and nothing but the truth.

Mr. Hinson asked if there was anyone who wanted to discuss any items not on tonight's Agenda. (No response).

Mr. Christian provided instructions on how to use Zoom to make a comment via chat or voice.

ARB-69-2021 Certificate of Appropriateness

Certificate of Appropriateness for a new canopy sign at 140 West Granville Street, west of the McCoy Center (PID: 222-000922-00).

Applicant: The New Albany Community Foundation

Mr. Christian presented the staff report.

Mr. Craig Mohre, President of the New Albany Community Foundation, discussed the project, its progress, and signage.

Ms. Marcy Gaber, New Albany Community Foundation, discussed the look of the signage being used.

Mr. Maletz asked if the signs would be backlit.

Ms. Gaber stated the signs would not have lights.

Mr. Hinson stated thank you.

Moved by Mr. Maletz to approve the certificate of appropriateness for ARB-69-2021, seconded by Mr. Brown. Upon roll call vote: Mr. Maletz, yea; Mr. Brown, yea; Ms. Briggs, yea; Mr. Hinson, abstain. Yea, 3; Nay, 0; Abstain, 1. Motion carried by a 3-0-1 vote.

Mr. Hinson asked if a member of the public on Zoom had a question or comment. (No response.)

Mr. Hinson asked if there was any other business.

Mr. Christian stated no.

Mr. Brown noted the amphitheater was progressing well and it would be a wonderful addition to the community.

Moved by Mr. Hinson to adjourn the meeting, seconded by Ms. Briggs. Upon roll call: Mr. Hinson, yea; Ms. Briggs, yea; Mr. Maletz, yea; Mr. Brown, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Meeting adjourned at 7:11 p.m.

Submitted by Josie Taylor.

APPENDIX



Architectural Review Board Staff Report July 12, 2021

HINSON AMPHITHEATER—SIGNAGE CERTIFICATE OF APPROPRIATENESS

LOCATION: 140 West Granville Street, west of the McCoy Center
(PIDs: 222-002915, 222-000104, 222-000141, 222-000228)
APPLICANT: The New Albany Community Foundation
REQUEST: Certificate of Appropriateness for new signage
ZONING: Urban Center Code—Campus sub-district and NACO 1998 PUD Subarea 4C:
Village Commercial
STRATEGIC PLAN: Village Center Mixed Use
APPLICATION: ARB-69-2021

Review based on: Application materials received June 25, 2021

Staff report prepared by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

The applicant requests review and approval of a new canopy sign for the Hinson Amphitheater which is currently under construction at 140 West Granville Street, immediately west of the McCoy Center. The ARB reviewed and approved the development and modifications on September 9, 2019 and on May 11, 2020 (ARB-67-2019). Construction of the amphitheater is nearing completion with an anticipated opening date in August of this year.

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 building site is located in two different zoning districts, Urban Center Code (Campus sub-area) and the NACO 1998 PUD Subarea 4C: Village Commercial. The development consists of 1.7 acres and is currently undeveloped. The amphitheater will be owned and maintained by the city and the Columbus Association for the Performing Arts (CAPA) will be responsible for special events and performances programming held at the venue. The amphitheater is anticipated to be open in August of this year.

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 Village 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 and Codified Ordinances.*
 - Per the city sign code section 1169.14(a) each building or structure in the Campus sub-district shall be allowed three (3) sign types including, but not limited to: canopy, awning and wall signs.
 - The applicant is proposing to install one canopy sign on the canopy of the stage dome with the following dimensions:

Canopy Sign

- City sign code chapter 1169.16(c) permits a maximum area of 75% of the available canopy face and one sign per face with a maximum lettering height of 18 inches. External, halo and internal illumination are allowed. The applicant proposes to install one canopy sign with the following dimensions:
 - a. Lettering Height: The tallest lettering height is 15 inches [meets code].
 - b. Area: less than 75% of the canopy face [meets code]
 - c. Location: centered at the top of the stage dome [meets code]
 - d. Lighting: none proposed [meets code].
 - e. Colors: black, total of one [meets code].
 - f. Material: CNC routed acrylic [meets code]
 - The sign will read “Charleen & Charles Hinson Amphitheater”.
 - C.O. 1169.16(c)(2) states that canopy signs must be mounted directly on the canopy face with individual lettering that is flush with the canopy face. The applicant proposes to use individual letters that will be mounted directly to the face of the canopy.
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 canopy sign is an appropriate sign type for this building and site and is appropriately located in the center of the canopy face.
 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*

The sign is appropriately located above the canopy face and does not block any architectural features.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The building is a product of its own time and as such should utilize signs appropriate to its scale and style, while considering its surroundings. The sign is appropriately designed and scaled for this building.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - 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.*
- It does not appear that the sign will affect the original structure, if removed or altered in the future.

IV. RECOMMENDATION

Staff recommends approval of this application provided that the ARB finds that the proposal meets sufficient basis for approval. The proposed canopy sign is appropriate for on the amphitheater's dome, is appropriately designed to match the scale of the site and building, and is consistent with the individual lettering sign used on the McCoy Center. The proposed sign will provide proper identification for both pedestrians and vehicles while being sensitive to the character of this development.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval the following motion would be appropriate. Conditions of approval may be added.

Suggested Motion for ARB-69-2021:

Move to approve Certificate of Appropriateness ARB-69-2021

Approximate Site Location:



Source: Google Earth



**Architectural Review Board Staff Report
September 13, 2021 Meeting**

**CERTIFICATE OF APPROPRIATENESS
MCHENRY ADVISERS – SIGNAGE**

LOCATION: 134 E. Main Street – New Albany Exchange
APPLICANT: FastSigns, c/o Mark Rubcich
REQUEST: Certificate of Appropriateness for New Signage
ZONING: I-PUD (Infill Planned Unit Development) New Albany Exchange within the Village Center
STRATEGIC PLAN: Village Center
APPLICATION: ARB-92-2021

Review based on: Application materials received August 27, 2021.

Staff report prepared by Anna van der Zwaag, Acting Zoning Officer

I. REQUEST AND BACKGROUND

The applicant requests review and approval of one new wall sign at the New Albany Exchange for McHenry Advisers.

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 property is zoned I-PUD (Infill Planned Unit Development) under the New Albany Exchange Zoning Text. The site contains the mixed-use New Albany Exchange Development which is located within the Village Center district on the west side of E. Main Street. Other tenants within The New Albany Exchange include Berkshire Hathaway Home Services, Preferred Planning Services, and Surround Design. Overall, the development contains 14 two story units.

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 **1157.09, Criteria for Evaluation of Application for Certification of 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 and Codified Ordinances.*
 - NA Exchange's zoning text Section 4c.06 allows one primary wall mounted sign per tenant. C.O. Section 1169.16(d) of the sign code requires a minimum sign relief of one inch. External illumination is allowed. The applicant proposes one wall sign for McHenry Advisers with the following dimensions:

- a. Size: 120" x 20" [meets code]
 - b. Area: 16.66 ft² [meets code]
 - c. Location: fastened flush to the storefront face [meets code].
 - d. The proposed signage will be illuminated by preexisting overhead external lighting [meets code].
 - e. Relief: 1.5" sign board thickness [meets code]
 - f. Colors: Black background with white lettering and border [meets code]
- The wall sign is a horizontally-oriented rectangular wall sign is made of a 1.5-inch thick high-density urethane (HDU) which is a permitted material.
 - This sign is 16.66 square feet in area (120" x 20"). Its lettering says "MCHENRY ADVISERS".
 - The proposed height of the sign is 20", which compares with similar signs in the zoning district. Heights of similar signs in the New Albany Exchange include 19" (Berkshire Hathaway HomeServices) and 19.5" (Ohio Family Chiropractic).
 - The zoning text Section 4c.06(1)(a) limits the size of the sign to one square foot of sign face per each lineal foot of office frontage. This tenant space is 20 feet wide. As such, the sign is under the required size requirement by 3.33 square feet and meets code.
 - The New Albany Exchange Zoning Text Section 4c.06(3)(a) states that all wall mounted signage shall have a common background color. Taupe, black, cream and cabernet have been approved as a background colors for existing signs in the Exchange. The application requests a black background, which is an approved background color.
 - The New Albany Exchange Signage Recommendation Plan suggests a standardized 1.5" black frame with sign applied to the face of the frame, sign heights and ratios maintained across all store fronts in addition to what the zoning text and sign code requires. In 2011, the ARB approved a white sign frame to be installed instead of black for Preferred Planning Services which was a black sign. The applicant proposes a white border around the sign face with a black routed edge; however, the applicant has not provided the white border dimension. Staff recommends a condition of approval that the white border around the sign face equal 1.5- inches thick in order to keep the frame design consistent with the majority of the signs in this zoning district.
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 wall sign is the most appropriate sign-type for this tenant space.
 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - This wall sign is positioned in a suitable location above the storefront and matches the width of window framing. The sign does not appear to block any architectural features.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The building is a product of its own time and as such should utilize signs appropriate to its scale and style, while considering its surroundings. The proposed wall sign appears to be appropriately scaled for the proposed building and appears to match the style of the building.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - 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 wall sign certificate of appropriateness application, provided that the ARB finds the proposal meets sufficient basis for approval. The wall sign is in an appropriate location above the storefront windows, consistent with other tenants in the New Albany Exchange. The sign size, background color, and sign relief are appropriate and meet code. With these factors in mind, the spirit and intent of the zoning text requirement are met which is to ensure that signage for the overall development is coordinated.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval the following motions would be appropriate. Conditions of approval may be added.

Suggested Motion for ARB-92-2021:

Move to approve Certificate of Appropriateness for application ARB-92-2021 (conditions of approval may be added).

Approximate Site Location:





Community Development Planning Application

Project Information	Site Address <u>134 E. MAIN ST.</u> Parcel Numbers <u>222004293</u> Acres _____ # of lots created _____																																																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 2px;">Choose Application Type</th> <th colspan="4" style="text-align: left; padding: 2px;">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td>Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td>Adjustment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td></td> <td>Street</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td>Amendment (rezoning)</td> <td></td> <td>Text Modification</td> <td></td> </tr> </tbody> </table>	Choose Application Type	Circle all Details that Apply				<input type="checkbox"/> Appeal					<input type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment	<input type="checkbox"/> Plat	Preliminary	Final			<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification	
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Description of Request: <u>INSTALL NEW NOU SIGN UNDER THE</u> <u>GOOSENECK LIGHTS.</u> <u>WALL MOUNT.</u>																																																													
Property Owner's Name: <u>LEY PROPERTIES LLC</u> Address: <u>134 E. MAIN ST.</u> City, State, Zip: <u>NEW ALBANY, OH 43054</u> Phone number: _____ Fax: _____ Email: _____																																																													
Contacts	Applicant's Name: <u>FASTSIGNS - WESTERVILLE</u> <u>MARK RUBCICH</u> Address: <u>654 A BROOKSEdge BLVD.</u> City, State, Zip: <u>WESTERVILLE, OH 43081</u> Phone number: <u>614-890-3821</u> Fax: _____ Email: <u>mark.rubcich@fastsigns.com</u>																																																												
	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																												
	Signature of Owner _____ Signature of Applicant <u>Mark Rubcich - FASTSIGNS</u>	Date: _____ Date: <u>8/26/21</u>																																																											
	Signature of Owner _____ Signature of Applicant _____																																																												

Appeal		250.00	
Certificate of Appropriateness			
ARB – single and two family residential		100.00	
ARB – All other residential or commercial		300.00	
ARB - Signage		75.00	
Conditional Use		600.00	
Development Plan – Preliminary PUD or Comprehensive			
Planning fee	First 10 acres	750.00	
	Each additional 5 acres or part thereof	50.00 / each	
Engineering fee	1-25 lots	155.00 / each	
	Minimum fee	1000.00	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Final PUD			
Planning fee	First 10 acres	650.00	
	Each additional 5 acres or part thereof	50.00	
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 / each	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Non-PUD		300.00	
Development Plan / Text Amendment		600.00	
Plat – Road Preliminary			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Road Final			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Subdivision Preliminary			
Planning		650.00	
	Plus each lot	50.00 / each	
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 / each	
Engineering fee	26 – 50 lots	3875.00	
	Each lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each lot over 51	50.00 / each	

Plat – Subdivision Final

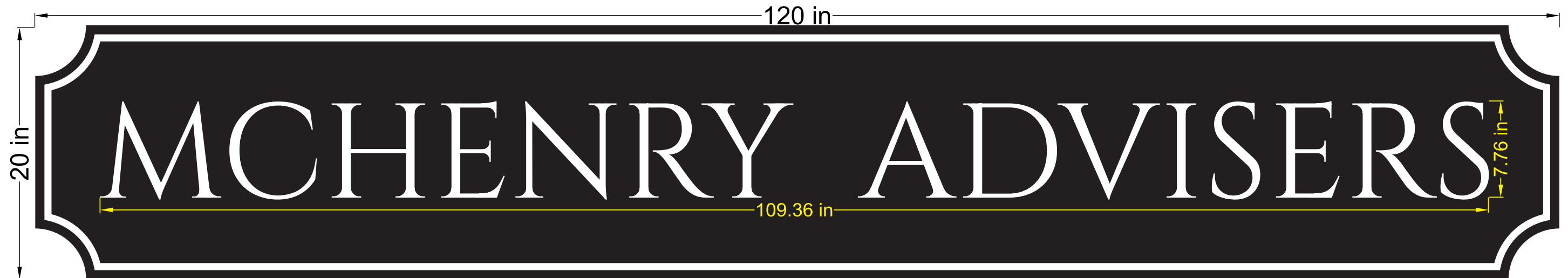
Planning		650.00	_____
	Plus each lot	15.00 / each	_____
Engineering fee	1-25 lots (minimum fee \$1,000.00)	155.00 /each	_____
Engineering fee	26-50 lots	3875.00	_____
	Each lot over 26	75.00 / each	_____
Engineering fee	Over 51 lots	5750.00	_____
	Each lot over 51	50.00 / each	_____
Lot Changes		200.00	_____
Minor Commercial Subdivision		200.00	_____
Vacation (Street or Easement)		1200.00	_____
Variance			
	Non-single family, commercial, subdivision, multiple properties	600.00	_____
	Single Family residence	250.00	_____
	In conjunction with Certification of Appropriateness	100.00	_____
Extension Request		0.00	_____
Zoning			
	Rezoning - First 10 acres	700.00	_____
	Each additional 5 acres or part thereof	50.00 / each	_____
	Rezoning to Rocky Fork Blacklick Accord	250.00	_____
	Text Modification	600.00	_____
Easement Encroachment		800.00	_____

PLEASE CHECK YOUR PROOF CAREFULLY

FASTSIGNS will not be responsible for Errors or Omissions after your proof is approved.

Proofing is designed to reduce your final cost.

**Should you require a specific color, please specify a Pantone Color (PMS) or come by our showroom and choose one from our color pallet.*



Routed 1.5" Thick HDU With Scalloped Corners
Painted Black With White Text & Border To Be
Stud Mounted At 12' Above Grade Under Gooseneck Lighting

20" X 120"=2400" 2400"/144=16.66 SQ. FT

The monitor uses a resolution of 72 dpi and is RGB based, while printing uses 300 dpi and is CMYK based.
The colors on the monitor are different than they will appear when they print.

Before approving, please examine all proofs carefully for the information presented, as well as spelling,
punctuation, numbers, graphics, colors, and general layout.
The final examination for accuracy is your responsibility.

Our normal production cycle will begin from the date approval is received.
We cannot accept changes or approvals verbally.

INV. 205956

COST	REVISION #	REVISION DATE	DESIGNER
FREE	1	07/01/21	ktp
FREE	2		
\$25	3		
\$25	4		
\$25	5		

SIGNATURE

DATE

APPROVED

APPROVED WITH NOTED CHANGES

PLEASE CHECK YOUR PROOF CAREFULLY

FASTSIGNS will not be responsible for Errors or Omissions after your proof is approved.

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INV. 205956

COST	REVISION #	REVISION DATE	DESIGNER
FREE	1	07/01/21	ktp
FREE	2		
\$25	3		
\$25	4		
\$25	5		

SIGNATURE

DATE

APPROVED

APPROVED WITH NOTED CHANGES