

New Albany Architectural Review Board Agenda

Monday, May 9, 2022 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 the city website at https://newalbanyohio.org/answers/streaming-meetings/

- I. Call To Order
- II. Roll Call
- **III.** Action of Minutes: April 11, 2022
- 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-51-2022 Certificate of Appropriateness & Waiver

Certificate of Appropriateness and waiver to allow two new wall signs for Simply Quartered located at 29 S. High Street, Suite D (PIDs: 222-000026 and 222-000123). **Applicant: Chad Thompson**

- VIII. Other Business
- IX. Poll members for comment
- X. Adjournment



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 Vice Chair Mr. Jonathan Iten at 7:00 p.m.

Those answering roll call:

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

Staff members present: Mr. Chris Christian, Planner; and Josie Taylor, Clerk.

Moved by Mr. Brown to approve the January 10, 2022 meeting minutes, seconded by Ms. Moore. Upon roll call: Mr. Brown, yea; Ms. Moore, yea; Mr. Iten, yea; Mr. Strahler, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Moved by Mr. Strahler to approve the March 14, 2022 meeting minutes, seconded by Mr. Brown. Upon roll call: Mr. Strahler, yea; Mr. Brown, Mr. Iten, yea; Ms. Moore, yea, Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

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

Mr. Christian stated none from staff.

Mr. Iten swore those wishing to speak to the Architectural Review Board (hereafter, "ARB") to tell the truth and nothing but the truth.

Mr. Iten asked if anyone wanted to discuss items not on tonight's Agenda. (No response).

ARB-39-2022 Certificate of Appropriateness Certificate of Appropriateness for a new wall sign for Fifth Third Bank at 155E. Main Street (PID: 222-000231). Applicant: Signarama

Mr. Christian presented the staff report.

Mr. Iten asked if the applicant wanted to provide any comments.

The property manager stated she was available to answer any questions.

Mr. Iten asked if the ARB members had any comments or concerns on the application.

Mr. Brown stated the sign looked nice and would be easier to see.

Mr. Iten stated he agreed.

Moved by Mr. Strahler to approve the certificate of appropriateness for ARB-39-2022, seconded by Ms. Moore. Upon roll call vote: Mr. Strahler, yea; Ms. Moore, yea; Mr. Brown, yea; Mr. Iten, yea, Yea, 4; Nay, 0; Abstain, 0. Motion carried by a 4-0 vote.

Other Business

Mr. Iten asked if there was any Other Business.

Mr. Christian stated no.

Mr. Iten asked about the construction that appeared to be occurring on Greensward and old SR 161.

Mr. Christian stated he believed new, large estate homes would be placed on the south side of Dublin Granville Road at that location.

Mr. Iten asked to confirm if that was not under New Albany jurisdiction.

Mr. Christian stated it was not.

Mr. Durik asked when this had been approved.

Mr. Christian stated he could get that information.

Mr. Strahler asked if that would be in the New Albany or Columbus schools.

Mr. Christian stated he would find out.

Mr. Durik stated he would also reach out about that as he had previously obtained different information regarding that area.

Mr. Christian stated he would double check.

Mr. Strahler asked how that would affect the park side.

Mr. Durik stated he had been told there were wetlands there and he also had a question about that as well as utilities.

Mr. Christian stated he would find out.

Mr. Brown asked about the development he had seen signs for on the park behind Village Hall.

Mr. Christian stated they were working on thirty percent (30%) plans for road improvements, including the Veterans Memorial Park and parking lot improvements.

Mr. Durik asked what would be included in the area.

Mr. Christian stated he could provide the ARB with more information about this.

Mr. Iten asked what was meant by thirty percent (30%).

Mr. Christian stated that was a term used during the draft stage and involving things such as costs.

Poll Members for Comment

Mr. Iten asked if there were any comments. (No response.)

Moved by Mr. Strahler to adjourn, seconded by Mr. Brown. Upon roll call vote: Mr. Strahler, yea; Mr. Brown, yea; Ms. Moore, yea; Mr. Iten, yea. Yea, 4; Nay, 0; Abstain, 0. Motion carried by a 4-0 vote.

Meeting adjourned at 7:13 p.m.

Submitted by Josie Taylor.

APPENDIX



Architectural Review Board Staff Report April 11, 2022

FIFTH THIRD BANK WALL SIGN CERTIFICATE OF APPROPRIATENESS

LOCATION:	155 W Main Street (PID: 222-000231)
APPLICANT:	Signarama
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center, Village Core
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-39-2022

Review based on: Application materials received on February 22 and March 31, 2022.

Staff report prepared by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

The applicant requests review and approval of one wall mounted sign at 155 W Main Street for Fifth Third Bank. The proposal sign will replace an existing, smaller wall sign on the front elevation of the building.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriatenesss 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 .83-acre property is zoned Urban Center located within the Village Core sub-district therefore, the city's sign code regulations apply to the site. The site contains a 5,732 square foot building used for commercial uses that is currently owned and occupied by Fifth Third Bank.

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 and Codified Ordinances.

• Per the city sign code section 1169.14(a) each building or structure in the Village Core subdistrict shall be allowed three (3) sign types including, but not limited to, hanging, awning and wall signs.

Wall Sign Board

- City sign code chapter 1169.16(h) permits one wall sign per business entrance. The wall signs are permitted to be 1 square foot per linear square foot of building frontage, not to exceed 40 square feet. These wall signs are required to have a maximum of 18" projection from the building; a minimum of 1" sign relief; and, maximum lettering height of 24". External, internal, and neon lighting are permitted.
- The applicant proposes to replace an existing wall sign in the same location with a slightly larger wall sign above the entrance on the Main Street elevation with the following dimensions. The addition of signage constitutes as a major environmental change per C.O. 1157.07 and therefore requires ARB review and approval.
 - *a*. Area: 25" x 97" = 16.8 square feet [meets code]
 - *b.* Location: One sign located above the entrance on the Main Street elevation [meets code].
 - *c*. Lighting: none proposed [meets code].
 - d. Relief: 1.25" [meets code].
 - e. Colors: green, white and blue (total of three) [meets code].
 - f. Material: acrylic panel [meets code].
 - g. Lettering height: maximum height of 7+/- inches [meets code]
- The wall sign will feature the company logo and read "Fifth Third Bank."
- There is an existing single post sign along the frontage of Main Street. The applicant proposes to reface this sign with their logo and graphics. A sign reface does not constitute as a major environmental change per C.O. 1157.07 and therefore does not require ARB review and approval.
- 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 an appropriate sign type for this building and site.
- 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 building entrance and does not block any architectural features.
- 4. All buildings, structures and sites shall be recognized as products of their own time.
 - Not Applicable.
- 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 signs 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 wall sign is appropriate for the building that it is located on and is appropriately designed to match the scale of the site and building.

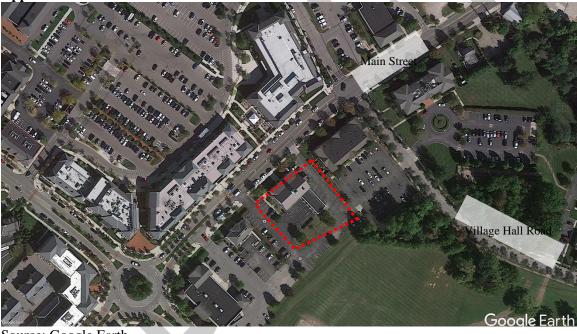
V. ACTION

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-39-2022:

Move to approve Certificate of Appropriateness application ARB-39-2022 (conditions of approval may be added).

Approximate Site Location:



Source: Google Earth



SIMPLY QUARTERED WALL SIGNS CERTIFICATE OF APPROPRIATENESS & WAIVER

LOCATION:29 South High StreetAPPLICANT:Chad ThompsonREQUEST:Certificate of Appropriateness & WaiverZONING:Urban Center, Historic Center Sub-DistrictSTRATEGIC PLAN:Village CenterAPPLICATION:ARB-51-2022

Review based on: Application materials received March 25, 2022. *Staff report prepared by Chris Christian, Planner II.*

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness and waiver to allow two wall signs to be installed at 29 South High Street, Suite D for Simply Quartered. The signs are proposed to be installed at one of the tenant space entrances along Locust Alley.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriatenesss 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 Urban Center located within the Historic Center sub-district. Therefore, the city's sign code regulations apply to the site.

Simply Quartered is located in the multi-tenant building at the corner of High Street and Granville Street. This tenant space was previously occupied by the Ohio Honor Project. Other building tenants include: Hunter Capital, VeloScience and Go Yoga.

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's sign code section 1169.14(a) each building or structure in the Historic Core sub-district shall be allowed three (3) sign types including, but not limited to, projecting, awning and wall signs. The applicant is proposing to install two wall signs with the following dimensions.

Wall Sign Board #1

- City sign code Chapter 1169.16(d) permits a maximum area of 30 square feet based on the building's frontage and allows one wall sign per business entrance and requires a minimum sign relief of one inch. The building has 43+/- feet of frontage on Locust Alley. External illumination is allowed.
 - *a.* Area: 22.29 square feet [meets code].
 - *b.* Location: the sign is proposed to be installed above the main tenant entrance along Locust Alley. [meets code].
 - c. Lighting: none proposed [meets code].
 - d. Relief: 1 inch [meets code].
 - *e*. Colors: midnight blue, cool gray and cream (total of 3) [meets code].
 - f. Lettering Height: 12" [meets code]
- The sign will read "Flooring | Simply Quartered | Design—Studio
- The sign panel is made out of HDU which is a permitted sign material.

Wall Sign Board #2

- City sign code Chapter 1169.16(d) permits a maximum area of 30 square feet based on the building's frontage and allows one wall sign per business entrance and requires a minimum sign relief of one inch. The building has 43+/- feet of frontage on Locust Alley. External illumination is allowed.
 - *a.* Area: 0.83 square feet [meets code].
 - *b.* Location: the sign is proposed to be installed next to the main tenant entrance along Locust Alley. [meets code].
 - *c*. Lighting: none proposed [meets code].
 - *d*. Relief: 1 inch [meets code].
 - e. Colors: midnight blue, cool gray and cream (total of 3) [meets code].
 - *f*. Lettering Height: Less than 24 inches [meets code]
- The sign is designed as a crest, incorporating "S" and "Q" into the design.
- The sign panel is made out of HDU which is a permitted sign material.
- <u>C.O. 1169.16(d)(2) states that a maximum of one wall sign is permitted per building entrance. The applicant proposes to install two wall signs therefore a waiver is required and will be evaluated under the waiver section of the staff report.</u>
- 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 proposed signs are all 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.
 - The signs appear to be positioned in a suitable location and do 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 proposed signs are designed and scaled appropriately for this tenant space.
- 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 signs will affect the original structure, if removed or altered in the future.

B. Waiver Request

The ARB's review is pursuant to C.O. Section **1113.11 Action by the Architectural Review Board for Waivers**, within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

- 1. Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted.
- 2. Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements.
- 3. Be necessary for reasons of fairness due to unusual site specific constraints.
- 4. Not detrimentally affect the public health, safety or general welfare.
- (A) Waiver to C.O. 1169.16(d)(2) to allow two wall signs to be installed where city code allows a maximum of one sign per business entrance.

The following should be considered in the board's decision:

- 1. C.O. 1169.16(d)(2) states that one wall sign is permitted to be installed per business entrance. The tenant space has one entrance on Locust Alley and the applicant proposes to install two wall signs therefore, a waiver is required.
- 2. The intent of code requirement is to ensure that buildings and/or individual tenant spaces are not over signed. C.O. 1169.16(d) allows one wall sign by right at this tenant space based on the building's frontage along Locust Alley. While the applicant proposes to install two wall signs, the combined area of the signs is 23.12 sq. ft which is below the total allowable area for just one sign by right. For this reason, it appears that the intent of the standard that the applicant is attempting to seek a waiver from has been substantially met.
- 3. Granting the waiver will provide an appropriate development pattern of development considering the context in which it is proposed. The Engage New Albany Strategic Plan identifies needed improvements within the Village Center and associated recommendations in order to accomplish these improvements. One of these needed improvements includes encouraging connectivity between Market Square and the Historic Village Center. This building is located at the edge of the Historic Village Center and this business's storefront on Locust Alley is is very visible from Dublin Granville Road. The plan states that this section of Dublin Granville Road lacks interesting storefronts which, in addition to other considerations, discourages people from walking between the two areas of the Village Center. The additional, appropriately scaled wall sign at this storefront adds visual interest and vibrancy along both Locust Alley and Dublin Granville Road, working towards accomplishing the strategic plan and providing an appropriate pattern of development considering the context in which it is proposed.
- 4. It appears that granting the waiver is necessary for reasons of fairness due to unusual sitespecific constraints and characteristics. The city sign code states that one wall sign is

permitted for each tenant entrance however, the sign code cannot address every unique situation. This is a multi-tenant building with many doors however this specific tenant space only has on door that leads directly into their office space. Other tenant spaces have multiple doors therefore multiple wall signs would be permitted by right.

5. It does not appear that the additional wall sign waiver would detrimentally affect the public health, safety or general welfare.

IV. RECOMMENDATION

Staff recommends approval of this application provided that the ARB finds that the proposal meets sufficient basis for approval. The proposed wall signs appear to be consistent with the architectural character of the site as well as the overall Village Center and are appropriate for this space.

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-51-2022:

Move to approve Certificate of Appropriateness for application ARB-51-2022.

Approximate Site Location:



Source: Google Earth



Community Development Department Planning Application

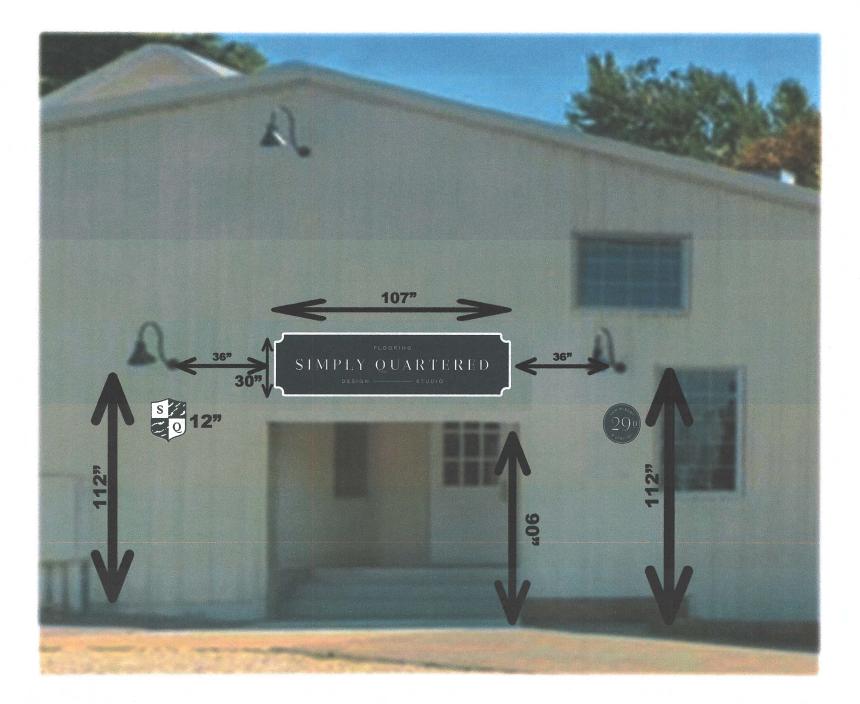


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By Case # Board Mtg. Date		

	Site Address 29 S High St. Suite D New Albany OH 43054
	Parcel Numbers 222-00026, 222-000123
	Acres # of lots created
Project Information	Choose Application Type Circle all Details that Apply Appeal Appeal Certificate of Appropriateness Conditional Use Development Plan Preliminary Final Plat Preliminary Final Lot Changes Combination Split Adjustment Minor Commercial Subdivision Easement Street Street Variance Image: Coning Amendment (rezoning) Text Modification Description of Request: Extension Street Street Image: Coning Description of Request: Extension Street Image: Coning Image: Coning
Contacts	Property Owner's Name: Nam
Signature	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 fue, correct and complete.

107" 36" 30" 0 12" FLOORING SIMPLY QUARTERED DESIGN ______ STUDIO 367 112" 112" **406**

Signage Color-Pantone 432 Midnight Blue



430	INE							
CREAN	A	CREAM	C M Y K	4 3 6 0	G	242 240 235	HEX # F1F0EA	
		BRASS HIGHLI	GHTS					

	COOL GRAY	С	55		123	HEX #
		М	41		134	7B868C
			38	В	140	
PANTONE 430						

	MIDNIGHT BLUE	С	79		50	HEX #
		М	64	G	62	323E48
			52		72	
PANTONE			44			

COLOR PALETTE

SIMPLY QUARTERED

It's in the details.

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CORAFOAM HDU Polyurethane Foams

CORAFOAM[®] is a rigid polyurethane foam designed for signs, props, prototypes, master models, dimensional letters, and thermoform plugs. DUNA-USA's unique "continuous" manufacturing technique results in an extremely tight cell structure that is easy to finish, carve or machine.

Typical sign applications for CORAFOAM[®] include:

- Monument Signs
- Channel Letters
- CNC Routed Signs
- Hanging Signs
- Sandblasted Signs
 Fascia Signs
- Dimensional Letters
- Architectural Elements

CORAFOAM[®] Features and Benefits:

- · Will produce chips instead of dust when cut on CNC. · Grain free consistency.
- Ultra smooth surface makes for easier finishing.
- · Can be fabricated with anything that can cut wood.
- · Closed-cell, will not absorb water.
- · Can be easily made to look like wood. Lifetime warranty outdoors. · Strongest HDU on the market per density

DUNA-USA proudly stands behind our products. When painted and protected correctly, we warrant that our CORAFOAM[®] material will not peel, warp, rust, rot or deteriorate, for as long as your sign is in use.

This warranty excludes any issues arising from faulty engineering, design, installation, workmanship, and damages from other materials laminated to or used in conjunction with our products. This warranty also excludes acts of God, animals or vandalism.

