



**New Albany Architectural Review Board
May 9, 2022 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	Present
Mr. Jonathan Iten	Absent
Mr. Jim Brown	Present
Mr. E.J. Thomas	Absent
Mr. Andrew Maletz	Absent
Ms. Traci Moore	Present
Mr. Michael Durik	Present

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

Moved by Mr. Brown to approve the April 11, 2022 meeting minutes, seconded by Mr. Strahler. Upon roll call: Mr. Brown, yea; Mr. Strahler, yea; Ms. Moore, 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 those wishing to speak to the Architectural Review Board (hereafter, "ARB") to tell the truth and nothing but the truth.

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

**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**

Mr. Christian presented the staff report.

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

Mr. Chad Thompson stated no but he would be happy to answer any questions.

Mr. Durik stated this was an unusual circumstance given the location, but the design was tasteful and consistent with those in other locations. Mr. Durik said the sign would not be out of place.

Mr. Brown stated he agreed.

Moved by Mr. Strahler to approve the certificate of appropriateness for ARB-51-2022, seconded by Mr. Brown. Upon roll call vote: Mr. Strahler, yea; Mr. Brown, yea; Ms. Moore, yea; Mr. Hinson, yea. Yea, 4; Nay, 0; Abstain, 0. Motion carried by a 4-0 vote.

Moved by Mr. Strahler to approve the waiver for ARB-51-2022, seconded by Mr. Brown. Upon roll call vote: Mr. Strahler, yea; Mr. Brown, yea; Ms. Moore, yea; Mr. Hinson, yea. Yea, 4; Nay, 0; Abstain, 0. Motion carried by a 4-0 vote.

Other Business

Mr. Hinson asked if there was any other business.

Mr. Christian stated no.

Poll Members for Comment

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

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

Meeting adjourned at 7:10 p.m.

Submitted by Josie Taylor.

APPENDIX



Architectural Review Board Staff Report May 9, 2022

SIMPLY QUARTERED WALL SIGNS CERTIFICATE OF APPROPRIATENESS & WAIVER

LOCATION: 29 South High Street
APPLICANT: Chad Thompson
REQUEST: Certificate of Appropriateness & Waiver
ZONING: Urban Center, Historic Center Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: 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 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 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.
- 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.

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 site-specific 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