



New Albany Architectural Review Board
Meeting Minutes - Approved
Monday, November 13, 2023 7:00 p.m.

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, November 13, 2023 in the New Albany Village Hall. Chair Hinson called the meeting to order at 7:00 p.m., and asked to hear the roll.

II. Those answering roll call:

Mr. Hinson	present
Mr. Iten	present
Mr. Brown	present
Mr. Davie	present
Mr. Maletz	present
Ms. Moore	present
Mr. Strahler	present
Council Member Wiltrout	present

Having all voting members present, the board had a quorum to transact business.

Staff members present: Planner II Christian; Planner Nichols; Deputy Clerk Madriguera.

III. Action on minutes: August 14, 2023

Chair Hinson noted that the minutes had been distributed and asked if there was any action on the minutes.

Hearing none, Board Member Iten moved for approval of the minutes from the August 14, 2023 meeting. Board Member Brown seconded the motion.

Upon roll call: Mr. Iten yes; Mr. Brown yes; Mr. Davie yes; Mr. Maletz yes; Ms. Moore yes; Mr. Strahler abstain; Mr. Hinson yes. Having six votes in favor and one abstention, the August 14, 2023 meeting minutes were approved as submitted.

IV. Additions or corrections to agenda

Chair Hinson asked if there were any additions or corrections to the agenda.

Board Member Maletz stated that because he was the applicant for ARB-100-2023, he would recuse himself from consideration of that application.

Chair Hinson administered the oath to all present who would be addressing the board.

V. Hearing of visitors for items not on tonight's agenda

Chair Hinson asked if there was anyone present who wished to address the board for an item not on the agenda.

Seeing none, Chair Hinson introduced ARB-98-2023 and asked to hear the staff report.

VI. Cases:

ARB-98-2023 Certificate of Appropriateness

Certificate of Appropriateness to install two dual post signs and one address sign for New Albany Presbyterian Church at 5885 E. Dublin Granville Road (PID: 222-002058).

Applicant: New Albany Presbyterian Church

Planner II Christian delivered the staff report.

Board Member Iten noted that he could not recall ever approving numbers on a building and asked if approval was needed because this address sign was not on the building.

Planner II Christian responded that this certificate of appropriateness was needed because of the broad nature of the condition imposed in the original certificate of appropriateness granted in 2021.

Board Member Iten continued that if a building was built in downtown New Albany, a certificate of appropriateness would be required in order to put the address sign on the building.

Planner II Christian responded that the city has not done too many but they have been done. He also made a point to clarify, for the record, that temporary signage, such as would be used for events, does not need approval.

Board Member Iten stated they looked splendid as installed, and remarked that he understood why they were installed.

Chair Hinson stated he had no comments on the installation and thought they looked great.

Council Member Wilttrout remarked that she drove past them every day and thought they looked great.

Board Member Iten moved for approval of ARB-98-2023, the signs and address signs as presented. Chair Hinson seconded the motion.

Upon roll call: Mr. Iten yes; Mr. Hinson yes; Mr. Brown yes; Mr. Davie yes; Mr. Maletz yes; Ms. Moore yes; Mr. Strahler yes. Having seven yes votes, the certificate of appropriateness was granted.

Council Member Wilttrout thanked the applicants for returning.

Chair Hinson and the board remarked that the building looked great and congratulated the applicants.

ARB-100-2023 Certificate of Appropriateness

Certificate of Appropriateness to install one projecting sign on the building of a restaurant located at 24 E. Main Street (PID: 222-000043).

Applicant: Maletz Architects

Chair Hinson introduced ARB-100-2023, and noted again for the record that Board Member Maletz was the applicant and had abstained, and asked to hear the staff report.

Planner Nichols delivered the staff report.

Board Member Iten asked about the logo, and whether the downward starburst was the logo.

Planner Nichols responded that the rendering was for placement and that the logo itself was being reserved. She explained that the city regulated the size and style but not the content.

Board Member Iten indicated that he understood.

Chair Hinson thanked Planner Nichols and stated that he had questions but would wait until other board members had commented.

Board Member Strahler asked for the location of the lights, and whether they would be attached to the building or the sign.

Planner Nichols responded that based on the information from the applicant, they would be on the building downcast toward the sign. She invited the property owner to respond if he desired.

Applicant Blake Coon explained that the lights are attached to the building at the same height of the sign, but they will be tucked behind the gutter. The light hardware is brass, and the wiring is not visible and would be tucked under the overhang.

Board Member Iten stated that he was happy with it and had nothing to add.

Chair Hinson remarked that his only thought was that the decorative bracket itself seemed a little out of the norm, most signage in New Albany had common details. He stated that he liked the sign itself.

Mr. Coon responded that the signs in the area were an eclectic array of arms and designs and that most were curved. They wanted a slight art deco.

Chair Hinson asked whether the interior was art deco.

Mr. Coon responded yes.

Board Member Iten agreed that it was slightly out of character but was so small that it did not bother him.

Chair Hinson thanked the applicant and stated that he had no further questions.

Board Member Strahler moved to approve ARB-100-2023. Board Member Brown seconded the motion.

Upon roll call: Mr. Strahler yes; Mr. Brown yes; Mr. Davie yes; Ms. Moore yes; Mr. Hinson yes; Mr. Iten yes. Having six votes in favor, the certificate of appropriateness was granted.

The board thanked and congratulated the applicants, and there was discussion regarding the opening date and preparations for the opening of the restaurant.

ARB-103-2023 Certificate of Appropriateness

Certificate of Appropriateness to install a projecting sign, wall sign and window sign for Le Reve Chateau at 31 North High Street (PID: 222-000101).

Applicant: American Sign Studio c/o Margie Hegg

Chair Hinson introduced ARB-103-2023 and asked to hear the staff report.

Planner Christian delivered the staff report.

Board Member Iten stated he had no questions.

Board Member Maletz recalled that prior wall mounted sign approvals included a half-round sculpted corner style, and that there was anecdotal discussion of the issue. He wanted to be consistent and was unsure whether the half-round sculpted corner was code or opinion.

Christian stated that it was certainly not a requirement, but it had been added as a condition to other applications.

Board Member Iten asked whether adjacent businesses had signs with sculpted corners.

Planner II Christian responded that surrounding businesses used a diverse array of sign types, as opposed to Market Square where the signs were more uniform.

Chair Hinson remarked that he thought New Albany Exchange utilized the sculpted corners.

Board Maletz responded fair enough. He continued that the bordering had a thin white line then a full bleed of red to the edge. He asked whether the sides of the sign itself would be red or white and continued that, depending on the answer to that question, in the past the board had asked for a full bleed to the edge to avoid an unusual color change at the corner.

Planner II Christian responded that that was a fair question, and deferred to the applicant.

Applicant Margie Hegg answered that the intent was that it would be white and to match the red of the graphic. And asked whether he was suggesting that the edge should be red or white.

Board Member Maletz responded that if it was to be white, because the substrate was white, he wondered whether it would make more sense to revise the border to be a full bleed to the edge, and noted that he was basing his comment on past approvals.

Board Moore commented that because the building was white, making the outside edge red would make the sign stand out.

Board Member Maletz agreed and stated that his preference was that it should be one or the other, and continued that the color change seemed off.

Chair Hinson agreed that the border should match the edge.

Board Member Iten stated that going back to the scallop on the corner, he had looked at google street view, and noted many buildings had signs with sculpted edges and thought it would appropriate here.

Ms. Hegg asked whether the board was asking for two different shapes of corners as between the blade sign and the wall sign.

Board Member Moore stated that had observed a good mix of sculpted and straight edges and that she liked the 90-degree edge because it gave a sharper edge.

Board Member Strahler commented that the last sign reviewed was square and it was around the corner. He continued that he would like to see the edges red.

Chair Hinson agreed and stated that given this location he was okay with it being 90 degrees, but would like to see the border match the edge.

Ms. Hegg asked whether she would need to withdraw this application and resubmit.

The board answered no, that they could add usage of red on the edge as a condition of approval.

Ms. Hegg thanked the board.

Board Member Moore moved for approval of ARB-103-2023 with the condition of having the red on all four sides. Board Member Davie seconded the motion.

Upon roll call: Ms. Moore yes; Mr. Davie yes; Mr. Maletz yes; Mr. Strahler yes; Mr. Hinson yes; Mr. Iten yes; Mr. Brown yes.

Having seven votes in favor, the certificate of appropriateness was granted subject to the condition that the sign is red on the edges.

VII. Other business

Chair Hinson asked if there was any other business before the board.

Board Member Iten asked if there was anything coming down the pike.

Planner Nichols stated that there was a possible application for the December 11th meeting.

Board Member Maletz stated that he was the applicant for the anticipated application and briefly explained it.

VIII. Poll members for comment

Chair Hinson polled the members for comment.

Board Member Iten stated that it was a delight to meet.

IX. Adjourn

Chair Hinson moved to adjourn the meeting. Board Member Iten seconded the motion.

Upon roll call: Mr. Hinson yes; Mr. Iten yes; Mr. Brown yes; Mr. Davie yes; Mr. Maletz yes; Ms. Moore yes; Mr. Strahler yes. Having seven votes in favor, the November 13, 2023 meeting of the New Albany Architectural Review Board was adjourned at 7:32 p.m.

Submitted by: Christina Madriguera, Esq., Deputy Clerk.

Appendix

ARB-98-2023

Staff Report

Record of Action

ARB-100-2023

**Staff Report
Record of Action
ARB-103-2023
Staff Report
Record of Action**



**Architectural Review Board Staff Report
November 13, 2023 Meeting**

**CERTIFICATE OF APPROPRIATENESS
NEW ALBANY PRESBYTERIAN CHURCH SIGNAGE**

LOCATION: 5885 Dublin Granville Road (PID: 222-002058)
APPLICANT: New Albany Presbyterian Church
REQUEST: Certificate of Appropriateness
ZONING: Agricultural (AG)
STRATEGIC PLAN: Residential
APPLICATION: ARB-98-2023

Review based on: Application materials received on October 12, 2023.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness for two dual post signs and an address sign for New Albany Presbyterian Church.

The ARB reviewed and approved a certificate of appropriateness application, with waivers, for the construction of the church on November 8, 2021 (ARB-99-2021). In their motion, the ARB included a condition of approval requiring new signs to be reviewed and approved by the board prior to their installation. Earlier this year, the city staff approved a sign permit for the dual post signs to be installed as they were shown on the site plan approved by the ARB and met all code requirements. After further review of the November 8th meeting minutes, staff determined that the signs should have been reviewed by the board. The dual post signs have been installed on the property.

II. SITE DESCRIPTION & USE

The 12.3 +/- acre site is located in Franklin County at the southwest corner of the Dublin Granville Road and Harlem Road intersection. The New Albany Presbyterian Church is located on the site and temporary occupancy of the building was issued in October.

III. EVALUATION

Certificate of Appropriateness:

The ARB's review is pursuant to C.O. 1157.06 (Architectural Review Overlay District). This code section states that no environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied and issued by staff or the board. Per Section **1157.07 Design Appropriateness and 1169 City Sign Regulations**, the proposed signs should be evaluated on the following criteria:

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

- Per the city sign code section 1169.15(a) each institutional building or structure in the city shall be allowed three (3) permanent sign types including, but not limited to dual post, awning and wall signs. Per C.O. 1169.18, address signs are classified as by-right signs and do not count towards the maximum number of permitted sign types. The applicant seeks approval for two identical dual post signs and an address sign with the following dimensions.

Dual Post Signs

- City sign code chapter 1169.17(b) allows one dual post sign per street entrance. The applicant installed two identical dual post signs with the following dimensions.
 - a. Area: 25.45 sq. ft. [meets code].
 - b. Location: Both signs are located near the private driveways along each road, situated perpendicular to them and in between the leisure trail and horse fence
 - c. Lighting: External [meets code]
 - d. Relief: 5.5 inches [meets code]
 - e. Colors: gray and white (total of 2) [meets code].
 - f. Maximum height: 7 feet [meets code]
 - g. Maximum sign board width: 4+/- feet [meets code]
- The signs feature a cross and reads “New Albany Presbyterian Church | Sunday 9:00 & 11:00 am | newalbanypresbyterianchurch.org”
- The sign panels are made out of ACM (aluminum composite material) which is a permitted sign material. The sign panels are built within a 2x4 dual post wood frame.

Address Sign

- City sign code chapter 1169.18(c) allows one address sign per building. The applicant proposes to install one address sign with the following dimensions:
 - a. Measurements: 27” x 4.5” [meets code].
 - b. Area: .84 sq. ft. [meets code].
 - c. Location: The sign is located at an end post of the 4 rail horse fence near the site entrance along Dublin-Granville Road [meets code].
 - d. Lighting: None [meets code].
 - e. Projection: less than six inches [meets code]
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 appropriate for the site on which they are located.
 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - All three signs are placed appropriately and do not detract from the existing character of the site.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The site has frontage on both Harlem Road and Dublin Granville Road, each with their own unique roadway character. The signs are appropriate in scale, meet all code requirements and do not compromise the character of either roadway.
 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. SUMMARY

The proposed signs meet all code requirements, are generally consistent with other institutional signs in the city and are appropriate for the site on which they are located.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Move to approve Certificate of Appropriateness for application ARB-98-2023 (conditions of approval may be added).

Approximate Site Location:



Source: NearMap



Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear New Albany Presbyterian Church,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, November 14, 2023

The New Albany Architectural Review Board took the following action on 11/13/2023 .

Certificate of Appropriateness

Location: 5321 Harlem Rd., New Albany , OH 43054

Applicant: New Albany Presbyterian Church,

Application: PLARB20230098

Request: Certificate of Appropriateness to install two dual post signs and one address sign for New Albany Presbyterian Church at 5885 E. Dublin Granville Road (PID: 222-002058).

Motion: Move to approve

Commission Vote: Motion Approved, 7-0

Result: Certificate of Appropriateness, PLARB20230098 was Approved, by a vote of 7-0.

Recorded in the Official Journal this November 14, 2023

Condition(s) of Approval: None

Staff Certification:

Chris Christian

Chris Christian
Planner II



**Architectural Review Board Staff Report
November 13, 2023 Meeting**

**CERTIFICATE OF APPROPRIATENESS – PROJECTING SIGN
24 E MAIN STREET**

LOCATION: 24 E Main Street (PID: 222-000043)
APPLICANT: Maletz Architects, c/o Richie Hughes
REQUEST: Certificate of Appropriateness
ZONING: Urban Center District within the Historic Core Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-100-2023

Review based on: Application materials received on October 12, 2023 and October 25, 2023.

Staff report prepared by Chelsea Nichols, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to allow one projecting sign to be installed at 24 East Main Street, which is a new restaurant. The sign is proposed to be installed on the building face along East Main Street, which contains the front entrance to the restaurant.

II. SITE DESCRIPTION & USE

The site is zoned UCD, Urban Center District, within the Historic Core Sub-district. According to the Franklin County Auditor, the building was originally constructed in 1910, renovated in 1978, and is .20+/- acres in size. The previous tenants of this property were Wayside Floral and Griffin's Floral. On January 10, 2022, the ARB approved a Certificate of Appropriateness (ARB-135-2021) allowing several exterior building and site modifications for this property. The site is under active construction.

III. EVALUATION

Certificate of Appropriateness:

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. 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 and 1169 City Sign Regulations**, 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 one projecting sign with the following dimensions.

Projecting Sign

- City sign code Chapter 1169.16(h) allows one projecting sign per business entrance.
 - a. Area: 5.98 sq. ft. [meets code].
 - b. Location: Near the front entrance to the building [meets code].
 - c. Lighting: External [meets code].
 - d. Relief: 2 inches [meets code]
 - e. Colors: gold, black and gray (total of 3) [meets code].
 - f. Maximum projection: Exact measurement not provided but appears to be less than 5 feet [meets code]
 - g. Minimum clearance: Exact measurement not provided but appears to be greater than 8 feet clear of sidewalk [meets code]
 - The sign currently reads “24 Main” on the top and “Bar & Kitchen” on the bottom. The applicant indicates that the logo is for placement only and not a suggested logo.
 - The sign panel is made out of MDO which is a permitted sign material.
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 sign is an 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 sign appears to be positioned in 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 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 sign is 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 sign affects the original structure, if removed or altered in the future.

IV. SUMMARY

The proposed projecting sign appears to be consistent with the architectural character of the site, as well as the overall Village Center, and is appropriate for this space.

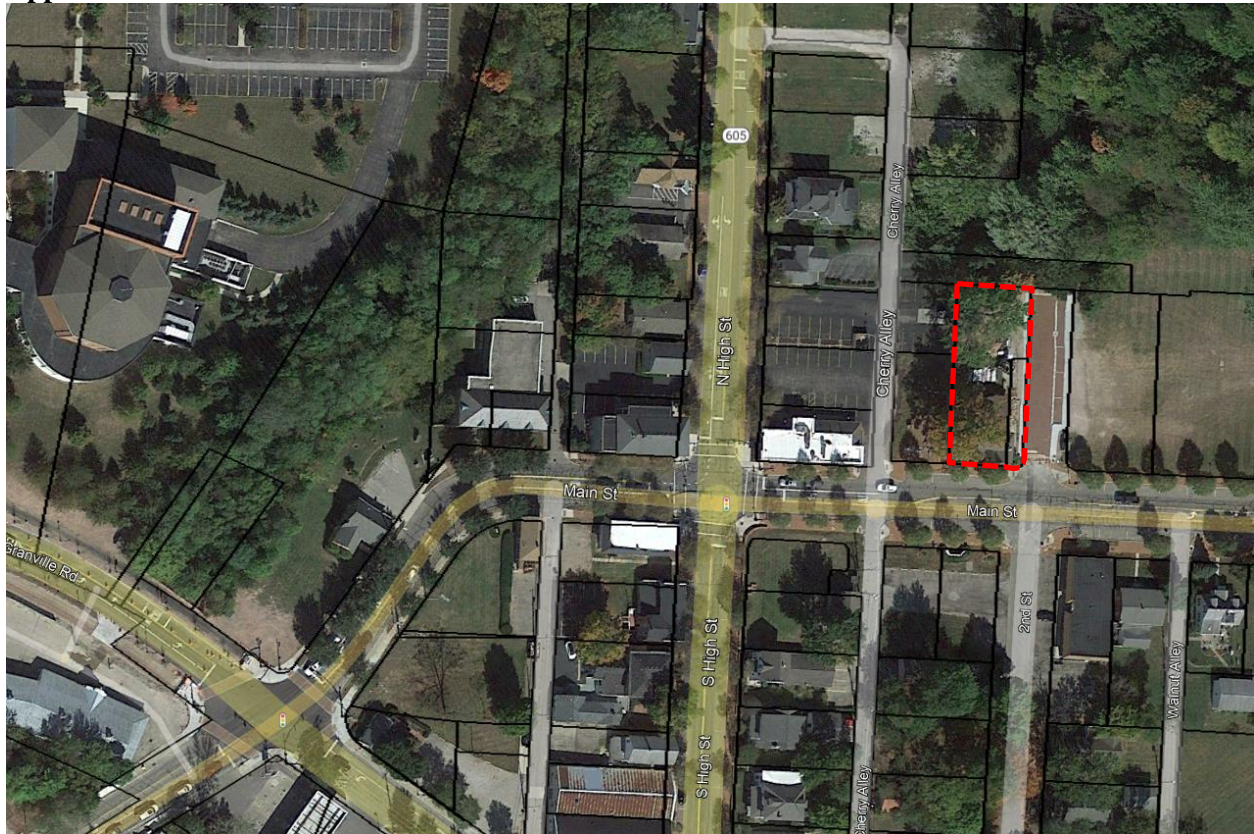
V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-100-2023:

Move to approve Certificate of Appropriateness for application ARB-100-2023 (conditions of approval may be added).

Approximate Site Location:



Source: Google Earth



Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear Maletz Architects,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, November 14, 2023

The New Albany Architectural Review Board took the following action on 11/13/2023 .

Certificate of Appropriateness

Location: 24 E MAIN ST

Applicant: Maletz Architects

Application: PLARB20230100

Request: Certificate of Appropriateness to install one projecting sign on the building of a restaurant

Motion: To approve

Commission Vote: Motion to Approved

Result: Certificate of Appropriateness, PLARB20230100 was Approved, by a vote of 6-0.

Recorded in the Official Journal this Tuesday, November 14, 2023.

Condition(s) of Approval:

N/A

Staff Certification:

Chelsea Nichols

Chelsea Nichols
Planner



**Architectural Review Board Staff Report
November 13, 2023 Meeting**

**CERTIFICATE OF APPROPRIATENESS
LE REVE CHATEAU**

LOCATION: 31 North High Street (PID: 222-000101)
APPLICANT: American Sign Studio c/o Margie Hegg
REQUEST: Certificate of Appropriateness
ZONING: Urban Center District within the Historic Core Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-103-2023

Review based on: Application materials received on October 12, 2023.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to allow a projecting sign, wall sign and window sign to be installed at 31 North High Street for Le Reve Chateau.

II. SITE DESCRIPTION & USE

The site is zoned UCD Urban Center District, within the Historic Core Sub-district. According to the Franklin County Auditor, the building on the site was originally constructed in 1900 and renovated in 2014. The building was previously occupied by the New Albany Academy.

III. EVALUATION

Certificate of Appropriateness:

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. 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 and 1169 City Sign Regulations**, 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 city 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 window signs. The applicant proposes to install a projecting sign, wall sign and window sign with the following dimensions.

Projecting Sign

- City sign code chapter 1169.16(a) allows one projecting sign per business entrance. The applicant proposes to install a projecting sign, using an existing sign arm, with the following dimensions:
 - a. Area: 5.64 sq. ft. square feet [meets code].
 - b. Projection: 36 inches [meets code].
 - c. Clearance: 8 feet [meets code]
 - d. Relief: 1 inch [meets code].
 - e. Location: Installed with an existing sign bracket on the High Street elevation adjacent to a business entrance [meets code].
 - f. Lighting: No lighting proposed [meets code].
 - g. Colors: red and white (total of 2) [meets code].
- The sign features the Eiffel Tower and reads “Le Reve Chateau”.
- The sign panels are made out of PVC, with acrylic text which are permitted sign materials.

Wall Sign

- City sign code chapter 1169.16(d) allows one wall sign per business entrance. The applicant proposes to install a wall sign with the following dimensions:
 - a. Area: 10 square feet [meets code].
 - b. Location: the sign is proposed to be installed on the High Street elevation of building. [meets code].
 - c. Lighting: No lighting proposed [meets code].
 - d. Relief: one inch [meets code].
 - e. Colors: red and white (total of 2) [meets code].
 - f. Lettering Height: less than 24” [meets code]
- The sign reads “Salon • Spa • Blowout • Makeup”.
- The sign panels are made out of PVC, with acrylic text which are permitted sign materials.

Window Sign

- City sign code chapter 1169.16(e) allows one window sign to be installed on up to three windows. The applicant proposes to install one window sign with the following dimensions:
 - a. Sign Dimensions: 12.375” x 8.979” [meets code].
 - b. Window Dimensions: 35” x 21.25”
 - c. Percentage of Window Area: 14.91% (.77/5.16 sq ft) [meets code]
 - d. Locations: placed on the front door window
 - e. Lighting: None [meets code].
 - f. Material: Vinyl [meets code].
 - g. Colors: White (total of one) [meets code].
 - The sign features the Eiffel Tower, reads “Le Reve Chateau” and includes the business contact information.
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 sign types are appropriate for this location. Using multiple sign types adds a variety of character and visual interest to the Village Center.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - All three of the signs are in suitable locations on the building 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 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 signs would affect the original structure, if removed or altered in the future.

IV. SUMMARY

The proposed signs are appropriately designed and located on the building. The use of multiple sign types in the Village Center adds character and visual interest along High Street.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-103-2023:

Move to approve Certificate of Appropriateness for application ARB-103-2023 (conditions of approval may be added).

Approximate Site Location:



Source: NearMap



Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear American Sign Studio,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

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Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, November 14, 2023

The New Albany Architectural Review Board took the following action on 11/13/2023 .

Certificate of Appropriateness

Location: 31 High N, New Albany, OH 43054

Applicant: American Sign Studio,

Application: PLARB20230103

Request: Certificate of Appropriateness to install a projecting sign, wall sign and window sign for Le Reve Chateau at 31 North High Street (PID: 222-000101).

Motion: Move to approve with conditions

Commission Vote: Motion Approved with Conditions, 7-0

Result: Certificate of Appropriateness, PLARB20230103 was Approved with Conditions, by a vote of 7-0.

Recorded in the Official Journal this November 14, 2023

Condition(s) of Approval:

1. All sides of the wall sign and the projecting sign must be painted red to match each sign face.

Staff Certification:

Chris Christian

Chris Christian
Planner II