

COA25-06 **17 & 19 W Main St, Thomas Lopez Center Township Trustee**, is requesting a Certificate of Appropriateness to install Window Signs on 2 Front Doors (28.03 square feet in total) and a 24" x 29.25" (4.875 square foot) hanging wall sign on an existing wall-bracket along Main Street to advertise their office location.

Exhibits:

1. Sign Designs
2. Current Conditions Pictures

Location and Surrounding Uses:

North DT Downtown & Historic District – Commercial

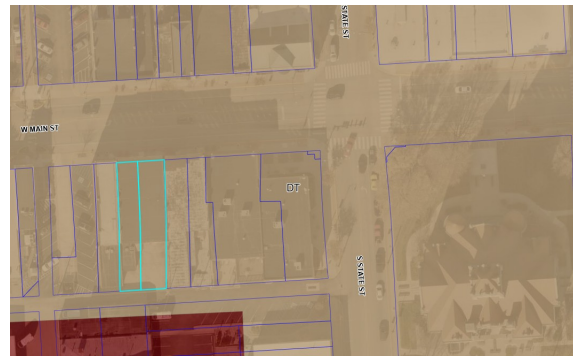
South DT Downtown & Historic District – Commercial

East DT Downtown & Historic District – Commercial

West DT Downtown & Historic District – Commercial



Aerial Site Location



Zoning Site Location

CURRENT CONDITIONS

There is a pre-existing wrought-iron sign bracket on the north side of the building, along Main St, just west of the eastern entry door. These spaces were most recently occupied by Sonicu and Edward Jones Investments, but they have been vacant for 5 years or more.

Current Proposal

The Petitioner proposes to install window signs in the entry doors for 17 & 19 W Main St (13.91 & 14.1 square feet respectively) as well as a 24" x 29.25" (4.875 square foot) hanging wall sign on an existing wall-bracket along Main St to advertise their office location. The hanging sign would be installed in the same location as the previous tenant's hanging sign.

Historic Board – COA

Per the Historic Preservation Code 155.10.F, "Certificates of appropriateness shall be granted if the Historic Board determines that the proposed action is not obviously incongruous with the historic district and shall not be granted if the proposed action is obviously incongruous with the historic district. In determining whether a particular proposal is obviously incongruous with the historic district, the Historic Board shall take into account the purposes of this chapter, the visual compatibility standards contained in this chapter, the historic and architectural significance of the structure and the effect of the proposed change in diminishing or enhancing the significance, the effect of the proposed change on the streetscape, the effect of the proposed change on surrounding structures, and the effect of the proposed change on the district as a whole. The Historic Board shall act in a manner which preserves the visual aspects of the architectural and historic character of the district by assuring that obviously incongruous changes are not allowed."

This location is a highly visible and heavily traveled area within the heart of the city. The building itself is one of the more prominent and iconic buildings within the historic Downtown district. The use of window and hanging wall signs in conjunction with each other is preferred in a walkable and activated downtown district as they are more visible to pedestrians along the sidewalks. The use of existing sign brackets is preferred as it prevents new installations from causing damage to the historic façade, stonework, and masonry. The size of the signs as proposed is within the normal and allowed sizes for window and hanging wall signs in this district.

Staff finds that the proposed signs meet all appropriate standards for signs within this area generally, and at this location specifically. Staff further finds that these signs as proposed are appropriate for the Historic District and do not negatively impact the character of the Historic District in any meaningful way.

Staff Recommendation: Approve the COA request based on the submitted images, subject to the findings in the staff report, and the following conditions:

1. All necessary and appropriate Sign Permits will be obtained prior to the installation of any signs approved under this petition.
2. The hanging sign shall be installed using the existing fixture(s) without installation of new fixtures or damage done to the existing façade, stonework, or masonry.

23" W X 60" T

Logo Circle
11.5" Dia.



Text Block A
19.8" W x 7.8" T

Thomas Lopez
TOWNSHIP TRUSTEE
MON - FRI 9AM - 1PM

Text Block B
17" W x 4" T

317-477-1176
centerhancockin.gov

37" W X 72" T

Logo Circle
24" Dia.



Text Block A
With Arrow
21.25" W x 6" T

Please Use Main Entrance

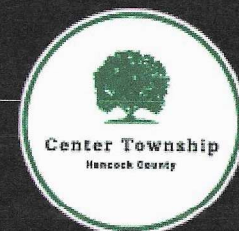


Text Block B
17" W x 4" T

317-477-1176
centerhancockin.gov

37" W X 72" T

Logo Circle
24" Dia.



Text Block A
With Arrow
19.8" W x 7.8" T

Thomas Lopez
TOWNSHIP TRUSTEE
MON - FRI 9AM - 1PM

Text Block B
17" W x 4" T

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Thomas Lopez Government Center Windows



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Double Sided Sign
24" Wide x 29.25" Tall

Thomas Lopez Government Center Hanging Sign



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