



STAFF REPORT

HISTORIC DISTRICT ADVISORY COMMISSION

Zoom Webinar (**VIRTUAL**)

Thursday, April 15, 2021

6:30 P.M.

CERTIFICATE OF APPROPRIATENESS (Case 2021-19CA)

Applicant: Buckeye State Bank
Location: 22 S Liberty St
Zoning: Downtown Business District (DB)
Request: Review and approval of an ATM and sign installation at the Espresso 22 property.

Aerial Site Image:

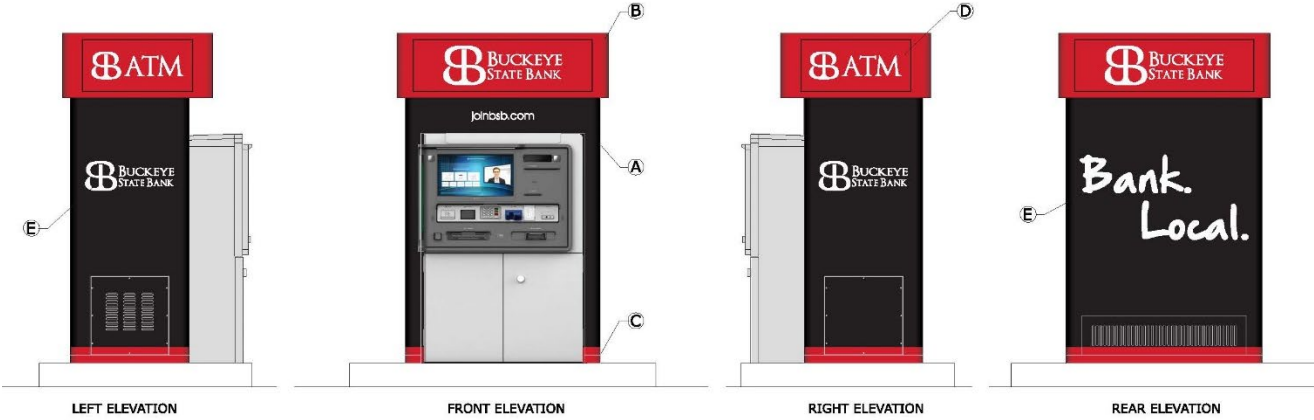


Project Background

The property received previous approvals for a coffee shop with a drive-through and a sign for Espresso 22. A Huntington ATM and sign were also approved for installation on the site. The ATM was previously located at one of the drive-through lanes, and an ATM blade sign had been attached to the Espresso 22 monument sign.

Proposal Overview

The proposal is to locate a new ATM for Buckeye State Bank in the previous location of the Huntington ATM within the drive-through lane. In addition, the applicant is proposing a 2-foot x 2-foot rectangular sign attached to the existing tenant sign to alert customers to the presence of the ATM. The sign will be metal as is the exiting sign, mounted on the sign posts with a simple linear sign bracket. The colors proposed are white, red and black and the sign will include 2 fonts. Overall, both signs will meet the Code for color and number of fonts. There is external lighting for the signs. The ATM will be located within the drive-through lane and will include the bank branding. The Code does not address signs for ATMs.



The sign alerting customers to the availability of the ATM will be located along the Liberty Street frontage, attached to the existing sign pole for Espresso 22. Overall, the sign meets Code for size, color and number of fonts.



Ordinance Review

In accordance with the requirements of Codified Ordinance 1143.18(a), the purpose of the Downtown District Overlay District (herein after referred to as the "Downtown District") is to promote the public, health, safety, and welfare by providing for the regulation of the downtown area through a single, unified district. This district is created to permit the careful and coordinated physical planning, development, and redevelopment of the land, and to provide flexibility in the location of land uses, housing types, and intensity. This district shall preserve, protect, and promote the historical nature of downtown by pursuing development that encourages a mix of uses in a manner that is safe, pleasant, convenient, and in context with the history of the area. It is also the purpose of the Downtown District to:

- (1) Safeguard the heritage of the City by preserving sites and structures within the historic central core of the City that reflect the City's history and its architectural history.
- (2) Stabilize and improve property values.
- (3) Strengthen the economy of the City by promoting business development through the allowance of buildings that provide flexible commercial opportunities yet in keeping with the village scale and character.
- (4) Protect and enhance the City's attractions to residents and visitors.
- (5) Enhance the visual and aesthetic character, diversity, and interest of the City's history.
- (6) Foster civic pride in the beauty, human scale, and human details of the City's history.
- (7) Promote excellence in small town design, incorporating elements that are consistent with the existing character of the area.
- (8) Promote the use and preservation of historic sites and structures for the education and general welfare of the people of the City.
- (9) Preserve sound existing housing stock in the historic central area of the City and safeguard the residential scale of the district and the character of sub-areas that are primarily residential in character.

Staff Comments

The ATM replaces a previous ATM installation and the proposed sign meets Code requirements.

Staff Recommendation

Staff recommends approval of the request of the Certificate of Appropriateness for the installation of an ATM and a sign for the ATM.