

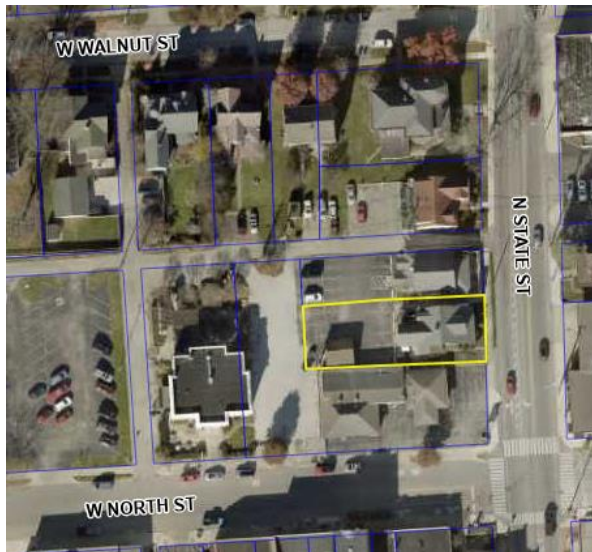
COA24-04: **108 N State St, Bentley's Buddies** requests approval to replace one (1) monument sign on the existing monument sign frame on the east (front) yard along State Street.

Exhibits:

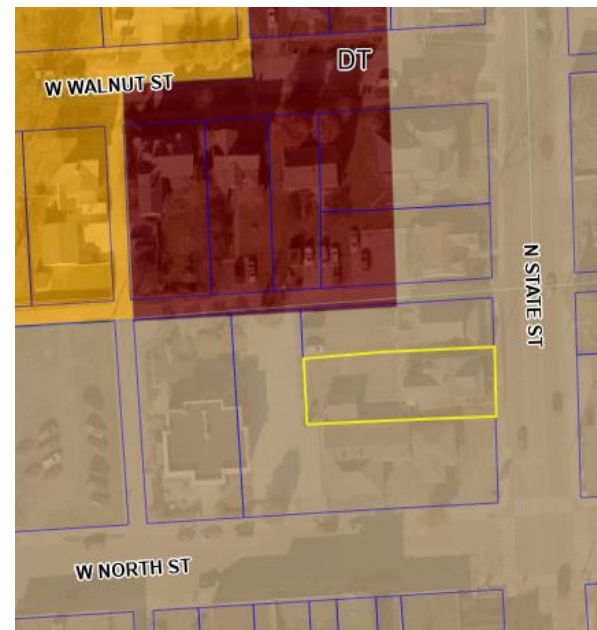
1. Photographs of Current Conditions
2. Digital Images of New Sign Face(s)
3. Exhibit from Previously Approved HBR Case HBR2017-02

Location and Surrounding Uses:

North DT Downtown & Historic District – Mixed Use Residential and Commercial
 South DT Downtown & Historic District – Commercial
 East DT Downtown & Historic District – Commercial
 West DT Downtown & Historic District – Parking Lot



Aerial Site Location



Zoning Site Location

SITE HISTORY & CURRENT CONDITIONS

The subject site is the building on the east side of State Street between North Street and Walnut Street. The building is red brick on the lower floor with tan siding on the second floor and grey asphalt shingles on the roof. All doors and windows from State Street are white and/or have white trim. The small yard between the building and the sidewalk on State Street has an existing monument sign between white posts which is surrounded by a brick-lined bump-out from the

slope of the yard. The existing monument sign was approved by the HBR under case HBR2017-02 with a COA and a Sign Permit for installation in 2017 for the commercial use of the property.

CURRENT PROPOSAL

The Petitioner is requesting a Certificate of Appropriateness for a total of one (1) monument sign where-in they will be replacing only the sign face of the existing monument sign with a new face for the new tenant. There are no proposed changes to the size or location of the monument sign.

Historic Board – COA

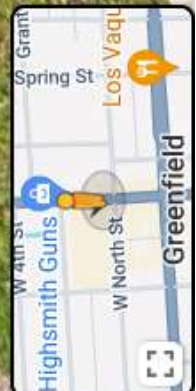
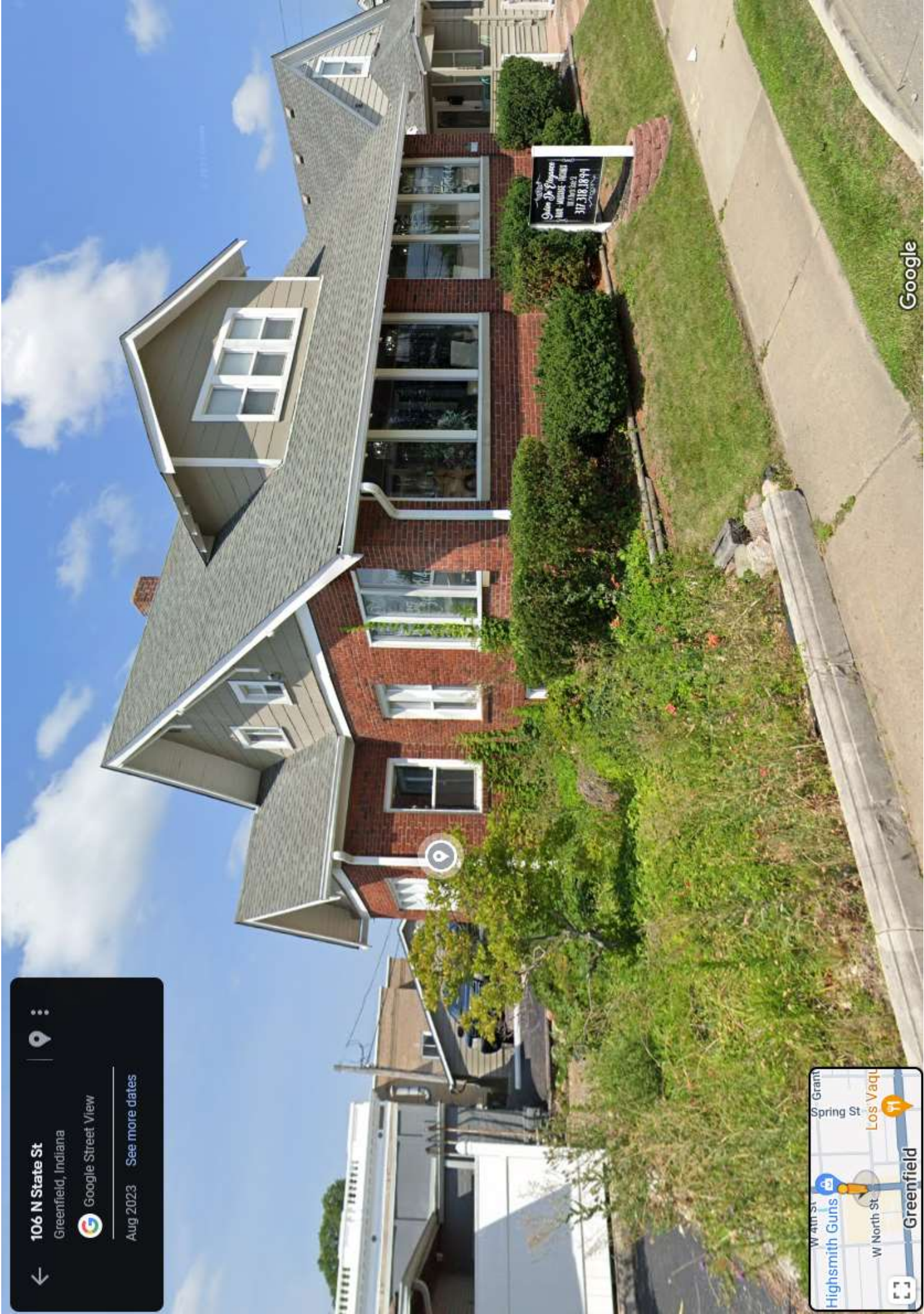
Per the Historic Preservation Code 155.10.F, "Certificates of appropriateness shall be granted if the Historic Board determines that the proposed action is not obviously incongruous with the historic district and shall not be granted if the proposed action is obviously incongruous with the historic district. 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."

Findings:

- 1.) As there is no change in the size, location, or general form of the sign in question, no new Sign Permit is required per the UDO.
- 2.) The sign as previously permitted met and meets all current sign code regulations per the UDO section 155.065.

Staff Recommendation: Approve the COA request based on the submitted documents and exhibits, subject to the findings in the staff report and without any conditions:

← 106 N State St
Greenfield, Indiana
Google Street View
Aug 2023 See more dates



Google

47.5 in

BENTLEY'S BUDDIES

Pawsitive reading

Pawsitive results



www.bentleysbuddies.com



(317) 318-2230



bentleysbuddiesandfriends@email.com



www.facebook.com/bentleysbuddiesandfriend

35.5 in

Awning

Black with
white print



40" canopy depth
 36" wide by 24" tall by 24" deep
 Awning for front and back door

Lettering 12" x 33"

Free standing



Sign
 height 6'
 12 #

36" tall by 48" wide DiBond double
 sided 3mm thick sign with vinyl decals,
 attached between 2 qty 4" wood posts.
 Posted perpendicular to the road and
 2 feet from the sidewalk.