

Architectural Review Board

Meeting Minutes

May 9, 2016

7:00 p.m.

New Albany Architectural Review Board met in regular session in the Council Chambers of Village Hall, 99 W Main Street and was called to order by Architectural Review Board Chair Mr. Alan Hinson at 7:04 p.m.

Mr. Alan Hinson, Chair	Present
Mr. Jack Schmidt	Present
Mr. Jonathan Iten	Present
Mr. Lewis Smoot	Absent
Mr. Jim Brown	Present
Mr. E.J. Thomas	Present
Mr. Bill Schubert	Absent
Mr. Matt Shull	Present

Staff members present: Adrienne Joly, Deputy Director, Stephen Mayer, Planner and Pam Hickok, Clerk.

Mr. Iten moved, seconded by Mr. Hinson to approve the meeting minutes of April 11, 2016. Upon roll call vote: Mr. Hinson, yea; Mr. Thomas, yea; Mr. Brown, yea; Mr. Schmidt, yea; Mr. Iten, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

Mr. Hinson asked for any changes or corrections to the agenda.

Mr. Mayer stated none.

Mr. Hinson swore to truth those wishing to speak before the Board.

In response to Mr. Hinson's invitation to speak on non-agenda related items, there were no questions or comments from the public.

Moved by Mr. Brown, seconded by Mr. Hinson to accept the staff reports and related documents into the record. Upon roll call vote: Mr. Hinson, yea; Mr. Thomas, yea; Mr. Brown, yea; Mr. Schmidt, yea; Mr. Iten, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

ARB-22-2016 Certificate of Appropriateness

Certificate of Appropriateness for new projecting sign for Allstate Donahey Financial Group at 9 South High Street (PID: 222-000077).

Applicant: Al Donahey

Mr. Stephen Mayer stated that this was tabled last month and the applicant has requested the application is tabled for another month.

Moved by Mr. Hinson, seconded by Mr. Iten to table ARB-22-2016 for until next regular meeting. Upon roll call vote: Mr. Hinson, yea; Mr. Thomas, yea; Mr. Brown, yea; Mr. Schmidt, yea; Mr. Iten, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

ARB-31-2016 Certificate of Appropriateness & Waivers – New Construction Certificate of Appropriateness to allow construction of two residential multi-unit buildings at the southeast and southwest corners of Main Street and Market Street and waivers relating to the parking, lot coverage, setback, building width, and lot width requirements (PID: 222-004345, 222-004346, 222-002978, 222-000169, 222-000212, 222-000213, 222-000214, 222-000205, 222-000206, 222-000207, &222-004395).

Applicant: The New Albany Company

Mr. Mayer presented the staff report.

Mr. Tom Rubey, The New Albany Company, stated that we have the entire team present for questions. We have met with the city architect and the plans have been modified since the submittal based on his recommendations including incorporating arched entrances. This project is 128 units on almost six acres. This will be another layer of multi-family housing in Village Center. The Ackerly Farm Park has never felt like a park, with nothing on either side of it. Construction of the roundabout and overhead utility lines were moved and they are getting underground utilities ready for this project. We have perspective drawings and blown-up detailed drawings that a member had requested at the last meeting.

Mr. Brian Jones, Brian Kent Jones Architect, stated that the best thing to do is to show you the drawings.

Mr. Iten stated that he would like you to show the changes that city architect suggested.

Mr. Brad Parrish, Architectural Alliance, explained that the discussion was about the entrance into the project with the presence of the roundabout. Using the pictures he explained the changes. We also discussed the townhome section, we wanted to highlight the entrances. We enlarged the third floor windows so the grid pattern would match the first and second floors.

Mr. Tom Rubey stated that the city architect requested that the plan goes back to the city architect when the final details, material and color of the railing, doors, profile of the cornice and some suggestions about the rear of the project. In the rear of the project there is a 3-rail horse fence. We are going to remove the white horse fence and install a privacy fence similar to the Keswick fence. Staff has asked that we add a layer of large shade trees that will be 5 trees per 100 feet.

Mr. Jones stated that this elevation shows the rear carriage houses.

Mr. Brown asked about the parking ratios including visitors and guests.

Mr. Rubey stated that this is not intended to function like a suburban apartment complex. The idea of building a parking lot to accommodate guest parking was never on the table. We have decided to build one parking stall per bedroom that are enclosed. Staff mentioned that we have some parking spaces that are not enclosed; we believe those will accommodate the guests. There are also 35 on street parking spots around the perimeter and uncovered parallel parking spaces along two of the property lines. These 128 units will be used to see how the market reacts. We have another parcel that could accommodate another 50 units but we are holding off to see if we have the right unit mix and correct parking. We exceed the city's parking requirement and believe that this will be sufficient to meet the guest parking.

Mr. Brown stated that the site plan showed only 18 on street parking spaces. It is a lot of units.

Mr. Rubey stated that the key is to accommodate guests but not to be a parking lot.

Mr. Iten asked if I drive down Market Street towards from the library which elevation am I looking at near the triangle shaped piece of land?

Mr. Rubey showed the elevation on the screen.

Mr. Hinson asked who owned the triangle shaped piece of land?

Mr. Rubey stated New Albany Company owns the triangle piece.

Mr. Parrish stated that the triangle has a sanitary line that runs through the property.

Mr. Hinson stated that his concern is the lack of detail on the existing Keswick building that faces the triangle piece.

Mr. Rubey stated that the finish of the existing building is brick. I think the landscaping will be important for the piece and think it will be a small urban park. We can't extend the building because of the sanitary sewer line.

Mr. Hinson stated that some vertical landscape elements will soften the large veneer.

Mr. Iten asked if we should allow staff to approve the landscape plan or should we see that again.

Mr. Rubey stated that it is a piece that needs to be handled delicately and he is ok with whichever the board would prefer.

Mr. Hinson stated that we are fortunate to have this project in the village center. I think it is thoughtful, the city architects comments were good, and I would like to reserve the right on reviewing landscaping. Who owns the fence on the western border?

Mr. Rubey stated that it is on the property line and is maintained by the homeowners association.

Mr. Hinson stated that what happens if the other property owners don't want the privacy fence.

Mr. Brown stated that he agrees.

Mr. Rubey stated that the other part of the landscaping plan is the park. The storm water management has been a trick. We will need to do some re-grading, tree removal for street alignment and landscaping. The stormwater for building E will be all underground vaults.

Mr. Brown asked where the vaults will be going.

Mr. Rubey stated that they will be under the paved areas. We are trying to minimize the changes to the park. We will be saving and protecting the large trees along State Route 62.

Mr. Iten asked staff to show the entrances that do not have paved sidewalk as noted in the staff report.

Mr. Mayer stated that on the plans we couldn't tell if the walks connected to the public sidewalk.

Mr. Rubey stated that we have answered that condition.

Mr. Iten stated that single garages must have doors less than 10' wide. Are they less than 10' wide?

Mr. Parrish answered from audience stated yes.

Mr. Iten stated that staff recommends a condition that requires the garages for site E to be fully screened. Is this alright?

Mr. Rubey stated yes.

Mr. Iten stated that the staff report states that exterior lighting fixtures are subject to staff approval.

Mr. Rubey stated that we discussed lighting at length with the architect. After discussion, it was decided not to use the same lights as Richmond and Keswick. We want to use highly detailed coach lamps. We are still working on that.

Mr. Iten asked if the board wants to see the lighting.

Mr. Thomas stated that landscaping and lighting is what will get your attention along State Route 62.

Mr. Hinson stated that he had a concern about the garage setbacks but since the nearby single family homes have zero setbacks then I'm not as concerned.

Moved by Mr. Iten, seconded by Mr. Brown to approve certificate of appropriateness and waivers for ARB-31-2016 subject to the following conditions:

1. The final layout of the outdoor space between Building E and the Keswick townhomes comes back to the ARB for review and approval.
2. The final elevations and design details are subject to staff approval.
3. All utility appurtenances, pipes, vents, etc. are screened subject to staff approval.
4. Bicycle parking location and design is subject to staff approval.
5. The landscape plan, grading plan, and redesign of Ackerly Park comes back to the ARB for review and approval.
6. The exterior lighting fixtures on the exterior of the building come back to ARB for review and approval.
7. Site E's garages are fully screened from Market Street subject to staff approval.
8. All doors located on public streets have walkways connecting them to the public sidewalk. Upon roll call vote: Mr. Hinson, yea; Mr. Thomas, yea; Mr. Brown, yea; Mr. Schmidt, yea; Mr. Iten, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

**ARB-32-2016 Certificate of Appropriateness
Certificate of Appropriateness for exterior changes at Bungalow Home at 97 E.
Dublin-Granville Road (PID: 222-000138).
Applicant: Paige Langdale**

Mr. Mayer presented the staff report.

Mr. Thomas asked about the awning.

Mr. Mayer stated that it will be a metal suspension awning. Do not have any dimensions.

Mr. Brown asked if we will have a submittal for that.

Mr. Mayer stated that the board should confirm with the applicant tonight what the final design is and if it is appropriate for the site.

Mr. Brown stated that the current finish on the existing is texture T1-11, not batten board. It won't match what existing.

Mr. Hinson asked for the applicant. (No response) It should be a proper board and batten, not T1-11. I want to see details on the garage door although I would be in favor of the more contemporary garage door. I would like details of the canopy and I would assume that they will be changing the door to the right also. Big fan of the columns.

Moved by Mr. Hinson, seconded by Mr. Brown to table ARB-32-2016. Upon roll call vote: Mr. Hinson, yea; Mr. Thomas, yea; Mr. Brown, yea; Mr. Schmidt, yea; Mr. Iten, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

ARB-33-2016 Certificate of Appropriateness
Certificate of Appropriateness for wall signs for Noah's Event Center at 175 E. Main Street (PID: 222-000030).
Applicant: Sign Vision Co.

Mr. Mayer presented the staff report.

Ms. Laura Schweitzer, Sign Vision, stated that would like the board to consider a waiver for the thickness because they would like to aluminum, so having the thicker signs would require a backing. We can make it work either way.

Mr. Hinson stated that he is in favor of the square footage waiver but wants the one inch thickness.

Moved by Mr. Brown, seconded by Mr. Thomas to approve ARB-33-2016 subject to the following conditions:

1. All sign lettering is a minimum of 1 inch thick.
2. The signs' area is increased to allow .83 square feet more than allowed. Upon roll call vote: Mr. Hinson, yea; Mr. Thomas, yea; Mr. Brown, yea; Mr. Schmidt, yea; Mr. Iten, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

Mr. Iten moved to adjourn the meeting, seconded by Mr. Brown. Upon roll call vote: Mr. Hinson, yea; Mr. Thomas, yea; Mr. Schubert, yea; Mr. Schmidt, yea; Mr. Iten, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

The meeting adjourned at 8:00 p.m.

APPENDIX



Architectural Review Board Staff Report May 9, 2016 Meeting

VILLAGE CENTER RESIDENTIAL BUILDINGS “A” AND “E” CERTIFICATE OF APPROPRIATENESS

LOCATION: Southeast and southwest corners of Main Street and Market Street (PID: 222-004345, 222-004346, 222-002978, 222-000169, 222-000212, 222-000213, 222-000214, 222-000205, 222-000206, 222-000207, &222-004395)

APPLICANT: The New Albany Company

REQUEST: Certificate of Appropriateness & Waivers

ZONING: NACC Section 21, Subarea 1, Ackerly Park Townhomes, & Urban Center Code Village Core Sub-District

STRATEGIC PLAN Village Center

APPLICATION: ARB-31-2016

Review based on: Application materials received April 13, 2016.

Staff report prepared by Stephen Mayer, Community Development Planner.

I. REQUEST AND BACKGROUND

The applicant requests a Certificate of Appropriateness and waivers for two residential multi-unit buildings. The applicant proposes:

Site A: three story, 73-unit building at the southeast corner of Market and Main Streets.

Site E: three story, 55-unit building at the southwest corner of Market and Main Streets.

The Architectural Review Board is to evaluate the site design, building locations, building form and massing information, and a palette of design elements that includes exterior materials, window and door design, colors and ornamentation.

The applicant proposes to design the building under the Urban Center Code's development standards and not the zoning text requirements. The Urban Center Code will take precedence over any conflicting standard located in the Codified Ordinances of New Albany. The Urban Center Code is meant to work in conjunction with the Design Guidelines and Requirements.

In addition to the Certificate of Appropriateness application, the applicant has applied for the following waivers:

Building A:

1. To allow lot widths to be 285, 340 and 600 linear feet where Urban Center Code Section 2.69 allows a maximum lot width of 200 feet.
2. To allow 101 off-street parking spaces where Urban Center Code Section 2.71.2 permits a maximum of 87 off street parking spaces.
3. To allow a maximum lot coverage of 83% where Urban Center Code Section 2.69 permits a maximum lot coverage of 75%

Building E:

1. To allow 72 off-street parking spaces where Urban Center Code Section 2.71.2 permits a maximum of 64 off street parking spaces.
2. To allow a maximum lot coverage of 77% where Urban Center Code Section 2.69 permits a maximum lot coverage of 75%
3. To allow a front yard setback to be a maximum of 20 feet where Urban Center Code Section 2.69 allows a maximum 15 foot side yard setback.
4. To allow the detached garage to be setback approximately 4 feet from lot line where Urban Center Code Section 3.28.2 requires a minimum of 5 feet.
5. To allow the building width to be 61% of the lot width where Urban Center Code Section 2.69 requires a minimum of 70%.

Per Codified Ordinance 1158.03(C): Effect [of Urban Center Overlay District] on Planned Unit Development Texts. Planned Unit Development (PUD) districts in existence and all associated zoning texts and development plans adopted prior to the effective date of this Chapter 1158 shall continue in effect and shall be considered to be legally conforming under this code. Property that has a PUD zoning designation on the effective date of this ordinance may be developed, at the election of the property owner or applicant, in one of the following manners:

- 1) Pursuant to the terms of the approved zoning text and development plan(s) for the relevant PUD, provided that if the approved zoning text and/or development plan(s) are silent on any particular matter, issue, restriction, or requirement that is addressed in the Urban Center Code, then the Urban Center Code shall apply to that matter, issue, restriction, or requirement; or
- 2) In accordance with the requirements of the Urban Center Code, provided that in this circumstance the approved PUD zoning text and/or development plan(s) for the property shall not apply.

II. SITE DESCRIPTION & USE

Site A is located south of Market Street, east of Main Street, and west of the Ackerly Park subdivision. The site consists of numerous parcels totaling 4.12 acres and is undeveloped/vacant. Access to the site will be provided by three new curb cuts leading to a private drive and parking area.

Site E is located south of Market Street, west of Main Street, and east of the Keswick Mews subdivision. The site consists of three parcels totaling 1.87 acres and is undeveloped/vacant. Access to the site will be provided by a new private drive off of Keswick Drive.

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*

- Section 2 of the Design Guidelines and Requirements (DGRs) provides the requirements for multi-unit residential developments inside the Village Center. Overall, this building shall follow the precedents of traditional American architectural design and be located in an appropriate setting.
- The DGRs state the essential design elements for multi-family buildings include location and design of entrances, scale, and shared parking and circulation areas. Multi-unit buildings that do not have individual entrances to residential units shall follow traditional practice by employing distinctive central entrances that facilitate pedestrian access. The Design Guidelines require the architectural style of the building to be appropriate to the context, location and function of the building. The proposed building's design is based on the appearance of Federal style architecture used in historic Boston. Windows are provided along the entire length of the first floor and front façade is broken up into a series of smaller masses.
- a. The Design Guidelines require front entrances to face the street and must provide paved pedestrian access. There appear to be several entrances located along public, primary streets to both buildings that don't have walkways connecting the doors to the public sidewalks. Staff recommends a condition of approval requiring all doors located on public streets have walkways connecting them to the public sidewalk.
- Garages and outbuildings shall be clearly secondary in character, by means of a simplified design compatible with that of the primary structure. Garages must have single bay doors no greater than ten feet in width. No garage door may be visible from the primary street. The proposed garage doors appear to be less than 10 feet wide. Staff recommends a condition of approval requiring site E's garages are fully screened from Market Street, subject to staff approval.
- Massing of building forms (the way in which forms are fit together to create a complete composition) shall be consistent with traditional practices.
- The applicant proposes to use the following exterior materials:
 - Brick: Glen-Gery La Salle – English
 - Columns: Ionic Order (Roman), Chop + Spray Fiberglass Chadsworth Inc.
 - Downspout & Gutters: Aluminum
 - Railing (MR-1): Decorative black iron metal railing system
 - Railing (MR-2): Aluminum black powder coat 1"x2" rail and 42" tall
 - Roof: GAF Timberline HD colored Oyster Gray
 - Window (W1): 7/8" Windsor divided light double hung colored white
 - Window (W2): Windsor double hung no grille colored white
 - Window (W3): Windsor casement no grille colored white
- The Design Guidelines require all visible elevations of a building receive similar treatment. It appears the building's architecture meets this code requirement.

developed at once.

e. Site A proposes two new curb cuts along Main Street that align with existing curb cuts across the street. A third entrance is proposed along Market Street that aligns with the CVS parking lot entrance.

f. Site E proposes one new curb cut along Keswick Drive. When the Keswick Mews final development plan was approved by the Planning Commission, the commission asked those new lots to utilize the alley serving the Keswick Condominiums. Access to the alley could not be acquired because it is a private alley and the Keswick HOA did not want to allow additional access. City staff with the city law director determined the Keswick HOA cannot be forced to allow additional connections onto their alley.

g. Dumpsters are proposed within the parking lot.

▪ Signage:

a. No signage has been submitted at this time. All new signs will have to receive separate approval by the Architectural Review Board in the future.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*

▪ The site is currently vacant and is located in the vicinity of Market Square, Richmond Square, Keswick, Heit Center and the Market Street retail building. This proposed structure appears to take into account the distinguishing qualities of the overall Market Square development pattern. Similar exterior materials, massing, and ornamentation are proposed for this building that currently exists on the neighboring sites.

▪ Overall it appears that the improvements to the site will enhance the appearance of these corners within the city by improving the site and providing an appropriately styled building to the corner.

4. *All buildings, structures and sites shall be recognized as products of their own time.*

▪ The proposed building is new construction and appears to be a product of its own time.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*

▪ The building is designed to break up the overall large massing of the structure in with different stylistic features such as the building facades being slightly pushed back or forward. Specifically:

a. All windows on the primary building elevations will be simulated divided lite wood windows and appear to be vertically oriented.

b. The massing of the proposed building appears to be appropriate.

c. The structure will be brick.

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.

Urban Center Code Compliance

Lot and Building Standards

Site A

Standard	Minimum	Maximum	Proposed
Lot Area	10,000 sq. ft.	No max	4.12 acres (114,127 sq. ft)
Lot Width	90 ft	200 ft	600 +/- feet (Main St) [waiver requested] 200 feet (Main St)
Lot Coverage	No min	75%	83% [waiver requested]
Street Yard	5 feet	15 feet	6-10 ft (Market) 5-15 ft (Main St)
Side Yard	5 feet	No max	26 ft (south elevation)
Rear Yard	15 feet	No max	Varies, no less than 30 feet
Building Width	70%	100%	87.5% (Market St) 96% (Main St)
Stories	2	3	3 stories at primary entrance
Height	No min	55 feet	49 feet (top of roofline)

1. This site contains six feet of fall in grade from Market Street to the Ackerly Park. The final grading will be established with the engineering plans. This may affect the number of steps to entrances from the public sidewalk. Staff recommends the final grading is subject to staff approval.
2. The applicant proposes a drive aisle and sidewalk adjacent to the Ackerly Park pond on the south side of the site. There is currently a public leisure trail connecting Ackerly Loop Road to Main Street. Staff recommends the leisure trail and sidewalk design around the park is subject to staff approval.
3. The Urban Center Code Section 2.100.2 requires each front and side yard entrance to the building shall incorporate a permitted building frontage in accordance with Section 3.2 of the Urban Center Code. It appears the proposed building meets the requirement by providing stoop, covered stoop, balcony and gallery frontages at the primary entrance locations. The provided elevations do not contain enough detail to fully evaluate the dimensions of the building frontages. The frontages appear to be correctly scaled.

Site E

On March 11, 2013 the Architectural Review Board approved a waiver to allow the multi-unit building typology to be permitted within the Core Residential sub-district located generally at the southwest corner of Market and Main Streets (ARB-02-2013). Since the Urban Center Code does not contain lot and building standards for the multi-unit building in the Core Residential sub-district, staff is evaluating the proposal under the Village Core sub-district's standards.

Standard	Minimum	Maximum	Proposed
Lot Area	10,000	No max	1.87 acres (81,457 sq ft)
Lot Width	90 ft	200 ft	285 ft (Market) 340 ft (Main St) 200 ft (Keswick)

			[waivers requested]
Lot Coverage	No min	75%	77% [waiver requested]
Street Yard	5 feet	15 feet	16-20 ft (Market St) [waiver requested] 6-15 ft (Keswick) 7-15 (Main St)
Side Yard	5 feet	No max	
Rear Yard	15 feet	No max	Varies, no less than 30 feet
Building Width	70%	100%	61% ft (Market St) [waiver requested] 78% (Keswick) 94% (Main St)
Stories	2	3	3 stories at primary entrance
Height	No min	55 feet	48 feet (top of roofline)

4. The Urban Center Code Section 2.100.2 requires each front and side yard entrance to the building shall incorporate a permitted building frontage in accordance with Section 3.2 of the Urban Center Code. It appears the proposed building meets the requirement by providing stoop, covered stoop, balcony and gallery frontages at the primary entrance locations. The provided elevations do not contain enough detail to fully evaluate the dimensions of the building frontages. The frontages appear to be correctly scaled.
5. The applicant proposes a detached garage for this building. Urban Center Code 3.28.2 requires it be setback a minimum of 5 feet from the lot line. The applicant proposes to locate it 4 feet. A waiver has been requested.

B. Waiver Request

Per C.O. Chapter 1113.11 the ARB shall 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:

- a) *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purposed 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;*
- b) *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;*
- c) *Be necessary for reasons of fairness due to unusual site specific constraints; and*
- d) *Not detrimentally affect the public health, safety or general welfare.*

Building A:

1. **To allow lot widths to be 284, 340, and 600 linear feet where Urban Center Code Section 2.69 allows a maximum lot width of 200 feet (Applies to Buildings A & E).**
 - The Urban Center Code is written from the perspective of individual lots of record that develop independent of each other, which works very well for areas

- like the Historic Village Center. The Market Square area affords larger development sites and the opportunity for larger projects. The key to this scale of a project is to approach it comprehensively and to be sensitive to the massing and proportion, which has been done in this instance.
- This proposal contains an appropriate design and pattern of development considering the surrounding structures. While the lots are longer than code permits, the applicant proposes to visually break-up the elevations by providing recesses and projections in the building faces and varying the roof forms.
 - This request appears to 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. Although site A proposes a lot width of 600+/- feet, the structure contains a portal for a drive aisle in the middle of the building and proposes a new curb cut on the south side of the site. These elements along the public street create the feel of lots and blocks which is the intent of the requirement.
 - It does not appear this waiver will detrimentally affect the public health, safety, or general welfare.

2. To allow 101 off-street parking spaces where Urban Center Code Section 2.71.2 permits a maximum of 87 off street parking spaces.

- Where the City Parking Code (Codified Ordinance Chapter 1167) places a requirement on the minimum number of parking spaces provided, the Urban Center Code places a restriction on the maximum number of parking spaces that can be constructed.
- Urban Center Code Section 2.71.2 allows a maximum of one off-street space per unit plus ½ space for additional bedroom.
- The applicant proposes one off-street parking space for each bedroom.
- All of the proposed off-street parking spaces are within garages. There is no proposed surface parking. Therefore, it does not appear this waiver will detrimentally affect the public health, safety, or general welfare.
- The building appears to match 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. Both the Strategic Plan and Village Center Strategic Plan envision less overall parking, a reliance on on-street parking and avoiding excessively large parking lots. Parking is required be visually hidden from public rights-of-way. All of the proposed parking will be out-of-sight since it is appropriately located in the rear and within garages. Additionally, many of the parking areas are defined as “tuck-under” parking within the Urban Center meaning there is useable space above the garage. This helps to incorporate the garages into the buildings.

3. To allow a maximum lot coverage of 83% where Urban Center Code Section 2.69 permits a maximum lot coverage of 75%.

- It does not appear this waiver will detrimentally affect the public health, safety, or general welfare.
- This standard may be set too low for this building typology as the intent of the Urban Center Code is to foster a dense, urban environment.

- The building appears to match 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. Both the Strategic Plan and Village Center Strategic Plan envision higher density within this area. The intent is likely to provide green space for residences and these projects meet this intent by bordering Richmond Square, Ackerly Park, and Market Square areas that provide green space. These buildings are designed to courtyard green spaces for the residents as well.

Building E:

4. To allow 72 off-street parking space where Urban Center Code Section 2.71.2 permits a maximum of 64 off street parking spaces.

- Where the City Parking Code (Codified Ordinance Chapter 1167) places a requirement on the minimum number of parking spaces provided, the Urban Center Code places a restriction on the maximum number of parking spaces that can be constructed.
- Urban Center Code Section 2.71.2 allows a maximum of one off-street space per unit plus ½ space for additional bedroom.
- The applicant proposes one off-street parking space for each bedroom.
- All of the proposed off-street parking spaces are within garages. There is no proposed surface parking. Therefore, it does not appear this waiver will detrimentally affect the public health, safety, or general welfare.
- The building appears to match 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. Both the Strategic Plan and Village Center Strategic Plan envision less overall parking, a reliance on on-street parking and avoiding excessively large parking lots. Parking is required be visually hidden from public rights-of-way. All of the proposed parking will be out-of-sight since it is appropriately located in the rear and within garages. Additionally, many of the parking areas are defined as “tuck-under” parking within the Urban Center meaning there is useable space above the garage. This helps to incorporate the garages into the buildings.

5. To allow a maximum lot coverage of 77% where Urban Center Code Section 2.69 permits a maximum lot coverage of 75%.

- It does not appear this waiver will detrimentally affect the public health, safety, or general welfare.
- This standard may be set too low for this building typology as the intent of the Urban Center Code is to foster a dense, urban environment.
- The building appears to match 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. Both the Strategic Plan and Village Center Strategic Plan envision higher density within this area. The intent is likely to provide green space for residences and these projects meet this intent by bordering Richmond Square, Ackerly Park, and Market Square areas that provide green space. These buildings are designed with courtyard green spaces for the residents as well.

- 6. To allow a front yard setback to be a maximum of 20 feet where Urban Center Code Section 2.69 allows a maximum 15 foot side yard setback.**
- The applicant proposes the building elevation along Market Street to be located between 16 and 20 feet from the right-of-way line whereas the Urban Center Code requires the building be located between 5 and 15 feet from the right-of-way line.
 - The site has unusual site specific constraints in that the right-of-way line curves away from the building due to the roundabout. The curvature of the property line and the straight building façade result in the need for this waiver.
 - The curvature in the right-of-way line from the roundabout results in the lot narrowing (getting shallower) as the lot goes west. If the triangle shaped portion of the lot is developed in the future, setting this building back will allow a future structure to closely match this building's façade location and decrease the likely need for future waivers.
 - The building's location appears to match the existing setting and the context of the adjacent structures. It does not appear this waiver will detrimentally affect the public health, safety, or general welfare.
 - The building appears to match 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. The city's strategic plans state taller buildings should be setback further from the street to allow for a correct pedestrian scale. The Urban Center Code allows for a range of setbacks to account for variability in building height. Given the overall height of this structure, the setback appears appropriate and will still appropriately establish an urban feel at the sidewalk for pedestrians.
- 7. To allow the detached garage to be setback approximately 4 feet from lot line where Urban Center Code Section 3.28.2 requires a minimum of 5 feet.**
- The applicant proposes to locate a detached garage 4 feet from the neighboring lot line with Keswick Mews whereas the Urban Center Code requires a minimum of 5 feet.
 - The applicant is permitted to install pavement (surface parking) within this same area. However, it appears more desirable to locate a detached garage here to help buffer vehicles traveling in the drive aisle from the neighboring Keswick Mews property.
 - The drive aisle is designed to handle emergency vehicles so it does not appear this drive could be narrowed to bring the detached garage within the lot setback standards.
 - The building appears to match 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. The Keswick Mews PUD text allows for zero lot line development, so placing this detached garage closer to the neighboring lot is aligned with the higher density envisioned and permitted at Keswick and the overall Village Center area.
 - It does not appear this waiver will detrimentally affect the public health, safety, or general welfare.

8. To allow the building width to be 61% of the lot width where Urban Center Code Section 2.69 requires a minimum of 70%.

- The lot is approximately 285 feet wide and the building is approximately 174 feet wide. $174/284 = 0.610 = 61\%$.
- The main cause necessitating the waiver is the oddly shaped lot. The existing angle of the Keswick property to the west results in this lot narrowing as it goes west.
- A curb cut on Main Street to serve this site is not desirable since it is along the highly traveled pedestrian corridor. Therefore, the applicant has designed a T-shaped turnaround to serve emergency vehicles. Providing the required turn-radius needed for the emergency vehicles creates additional limitations on what may be constructed within this specific area.
- This area could still be developed in the future, or be utilized as a “pocket park” or other attractive outdoor site that promotes active, urban outdoor space. Staff recommends landscaping to screen the drive aisle from Market Street is installed.
- It does not appear this waiver will detrimentally affect the public health, safety, or general welfare.
- The building appears to match 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 since the building is addressing Market Street. The building appears to utilize as much of the site as possible while still providing for emergency vehicle turn-around space.

IV. RECOMMENDATION

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code, and Design Guidelines and Requirements. The application should be evaluated on the design of the site, location of the building, design of the building and use of materials. The buildings appear to match the intent of the standards and goals found within various city planning documents. Overall, it appears the buildings have been designed to complement the traditional American architectural style of the existing Market Square site and will enhance New Albany’s Village Center.

The 2014 Strategic Plan’s residential strategy includes “encourage higher density housing within the Village Center. The plan appears to meet all of the 2014 Strategic Plan’s development goals for multi-family residential. These goals are:

- Buildings should be located close to the street, with front entrances leading off the sidewalk
- Parking should be located to the rear
- On-street parking is allowed in front of developments
- Such development should provide a variety of housing types including townhomes, flats, etc.
- Buildings should be 2-3 stories, following the scale of the neighborhood
- All multi-family residential should be aesthetically pleasing, following the previously established design standards of the Village Center.

These buildings are located exactly where multi-family residential structures were envisioned in the 2006 Village Center Plan. The plan states “this type of use is encouraged within the Village Center because it increases the variety of housing options and provides the much needed residential base for demand created by commercial uses in the Village Center.”

Both the 2014 Strategic Plan and 2006 Village Center Plan envision and estimate a potential development capacity of approximately 700-800 multi-family units within the Village Center. Along with a potential build-out of 800 single family residential units, this project is the first multi-family step towards the goal of 1,500 units in the Village Center, a key number economically that would support Village Center retail.

Staff recommends approval of the Certificate of Appropriateness for the new structure and waiver requests provided that the ARB finds the proposal meets sufficient basis for approval.

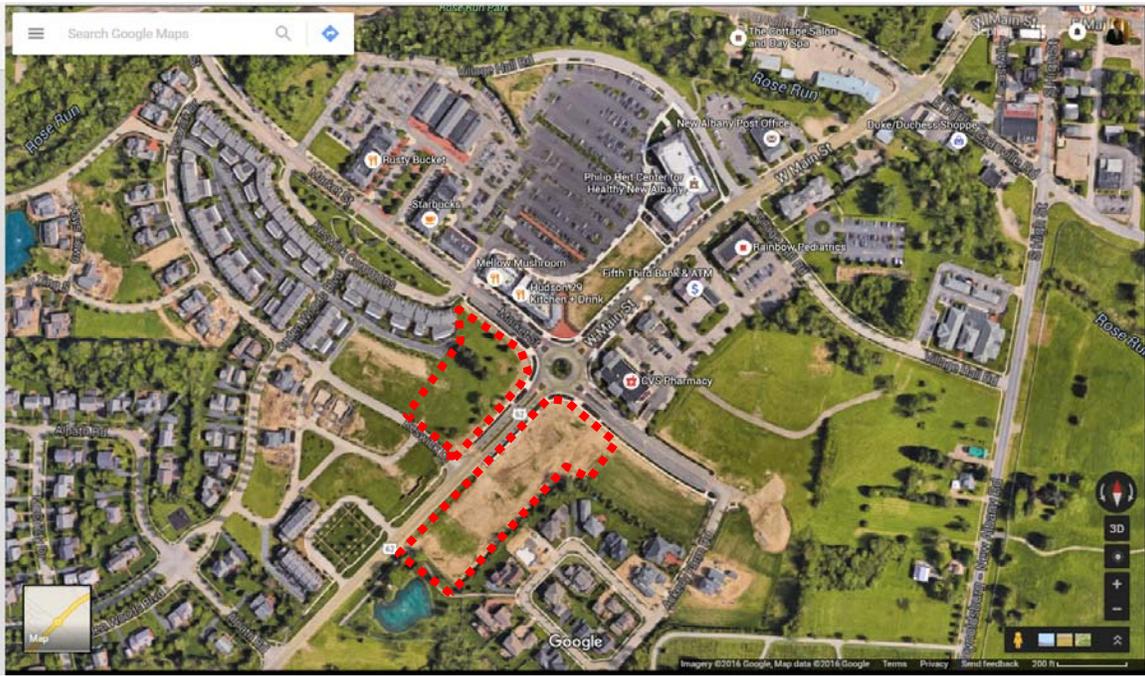
V. ACTION

Should ARB find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

A. Move to approve Certificate of Appropriateness and waivers application ARB-31-2016, with the following conditions:

1. The final layout of the outdoor space between Building E and the Keswick townhomes is subject to staff approval.
2. The final elevations and design details are subject to staff approval.
3. All utility appurtenances, pipes, vents, etc. are screened subject to staff approval.
4. Bicycle parking location and design is subject to staff approval.
5. The landscape plan, grading plan, and redesign of Ackerly Park is subject to staff approval.
6. The exterior lighting fixtures on the exterior of the building are subject to staff approval.
7. Site E's garages are fully screened from Market Street subject to staff approval.
8. All doors located on public streets have walkways connecting them to the public sidewalk.

Approximate Site Location:



Source: Google Maps



**Architectural Review Board Staff Report
May 9, 2016 Meeting**

**CERTIFICATE OF APPROPRIATENESS
BUNGALOW HOME EXTERIOR ALTERATIONS**

LOCATION: 97 W. Granville Street (PID: 222-000014)
APPLICANT: Paige Langdale
REQUEST: Certificate of Appropriateness
ZONING: UCD (Urban Center District) Historic Core sub-district
STRATEGIC PLAN Village Center
APPLICATION: ARB-32-2016

Review based on: Application materials received April 15, 2016.

Staff report prepared by Stephen Mayer, Community Development Planner.

VI. REQUEST AND BACKGROUND

The application is for a Certificate of Appropriateness for exterior alterations to the existing Bungalow Home, formerly known as the New Albany Mill, at 97 West Granville Street. The applicant proposes the following alterations:

- Replace existing white aluminum utility garage door on the primary structure with a glass and metal door. The garage door's height will be reduced by four feet.
- Replace the columns on the north and east side of the showroom with reclaimed wood beams
- Replace the vertical metal (tin) siding on the primary structure with board and batten siding painted white on the north and west side of the building.
- Install a metal suspension awning over the new garage door.

The applicant has been granted several Certificate of Appropriateness applications by the ARB over that last few years including alterations to replace the pole barn's siding with a lath style siding, and replace the existing roof with clear corrugated roofing. Other changes to the primary structure include removing the two existing entrances along Granville Street and creating one center entrance under the storefront's portico, replacing a single entrance door along Main Street, filling in existing door openings with windows and matching siding; and adding five (5) casement windows to the rear of the property.

VII. SITE DESCRIPTION & USE

The site is 0.308 acres and located on the southwest corner of the Granville Street and Main Street intersection. The site contains three independent structures. According to the Franklin County Auditor the small retail structure on the property was constructed in 1976 and is 3,520 square feet in area and this small pole barn is 840 square feet in area and was built in 1991. Bungalow Home currently operates out of the building.

The site is zoned Urban Center within the Historic Core sub-district which allows for a variety of uses including, but not limited to, residential, restaurants, retail stores, and offices.

VIII. 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.

8. *The compliance of the application with the Design Guidelines and Requirements*

- Section 4 (Existing Buildings), Part I of the Design Guidelines and Requirements states this section does not apply to existing buildings within the Village Center. Existing buildings within the Village center should follow the standards in their respective sections of the Design Guidelines and Requirements. This section adds “the key to sensitive renovation of existing buildings, including additions and construction on existing developed sites, is to observe and respect the physical context of the property and design new elements in a sensitive way that fits in with existing structures.”
- **The areas of change are pointed out in red below.**



- The building alterations fall under the purview of Section 3 (Village Center Commercial) of the Design Guidelines and Requirements.
- DGR Section 3(II)(A)(1) requires buildings to follow the stylistic practice of traditional American commercial architecture as described in the DGRs and the “American Architectural Precedent” section.
- DGR Section 3(II)(A)(2) states building designs shall not mix elements from different styles. The number, location, spacing, and shapes of window and door openings shall be the same as those used in traditional commercial building

design. The applicant proposes to modify the garage door by reducing its height from 12 feet to 8 feet.

- DGR Section 3(II)(A)(3) requires “all visible elevations of a building shall receive similar treatment in style, materials, and design so that no visible side if of a lesser visual character than any other.” DGR Section 3(II)(B)(3) requires all building elevations shall be designed in a manner consistent with the selected architectural style. Random mixing of exterior materials shall be avoided. The applicant proposes to install a modern glass garage door. The Architectural Review Board should evaluate the appropriateness of this design and material to ensure it is consistent with the barn architectural style. The applicant states the image submitted with this application is inspirational only. Since the door may appear differently then what is shown, staff recommends the final garage door design is subject to staff approval.
- DGR Section 3(II)(E) states in general, wood and brick are the most appropriate exterior materials in the older areas of the Village Center District. Use of façade materials other than wood or must be approved by the Architectural Review Board. The DGRs add the use of alternate materials may be appropriate when they are used in the same way as traditional materials would have been used. This means the shape, size, profile, and surface texture of alternate materials must exactly match historical practice when these elements were made of wood. The applicant states the siding under the porch is already recessed board and batten, and the new siding will accomplish consistency through the front of the building. The applicant proposes to replace the siding on the front (Granville Street) and side elevation only. The Architectural Review Board should clarify with the applicant what the existing board and batten material is and if the new board and batten material is wood. DGR Section II(A)(4) require all visible elevations of a building receive similar treatment. The Architectural Review Board should evaluate the proposal to ensure the proposed modern awnings and garage door modifications, which are proposed for select elevations, will be compatible with the rest of the building and the overall site.

9. *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.*

- Landscape
 - a. No additions or alternations to the landscaping is proposed.
- Lighting
 - a. No lighting is being proposed.
- Parking and Circulation
 - a. No additions or alternations to the parking is proposed.
- Signage:
 - a. No additions or alternations to the signage is proposed.

10. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*

- The Architectural Review Board should evaluate the proposal to ensure the distinguishing original qualities or character of this building will be not destroyed with the alterations. The overall form of the structure will be preserved. Overall it appears that the alterations to building will enhance the appearance of this corner within the City by improving the building.

11. *All buildings, structures and sites shall be recognized as products of their own time.*
 - Not Applicable.
12. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The Architectural Review Board should evaluate the proposal to ensure the proposed alterations take into account the distinguishing qualities of the existing structure.
13. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable.
14. *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.*
 - The application is to change the siding material, add an awning, and install a new garage door. It does not appear the essential barn form of the structure and integrity of the original structure would be impaired.

Urban Center Code Compliance

6. The structure appears to be barn “vernacular” architecture. Barn architecture is not a permitted building typology within the Historic Core sub-district.
7. The Urban Center Code Section 2.1.6 states “Any existing building which is non-conforming due to the fact it is not a permitted building typology may be enlarged, extended, reconstructed or structurally altered if such modifications meet the requirements of the New Albany Design Guidelines and Requirements and all other development standards.”

IX. RECOMMENDATION

The Design Guidelines and Requirements stresses “the key to sensitive renovation of existing buildings, including additions and construction on existing developed sites, is to observe and respect the physical context of the property and design new elements in a sensitive way that fits in with existing structures and follows the stylistic practice of traditional American architecture. While several incremental changes have been made in the recent past, they do not appear to change the character of the building and site when reviewed. The ARB should review and ensure the overall proposed alterations, observe and respect the physical context of the property and the design of the new elements are accomplished in a sensitive way that fits in with existing structures.

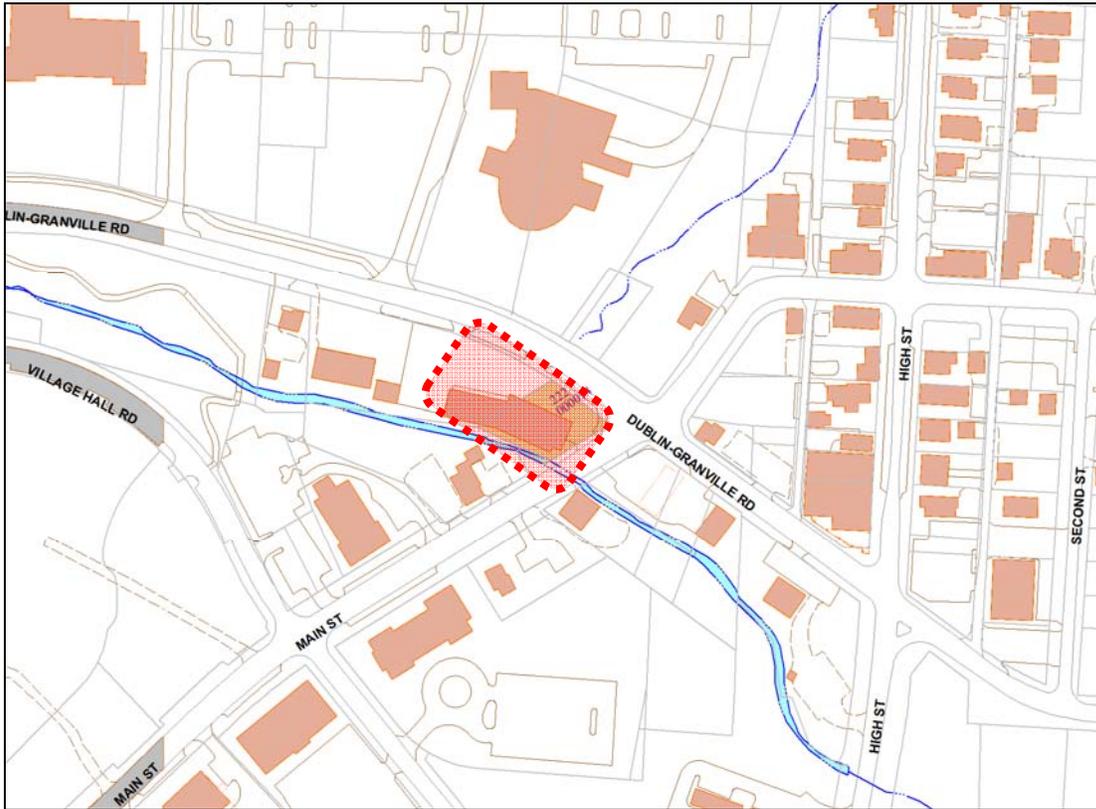
Staff recommends approval of the Certificate of Appropriateness for the new structure provided that the ARB finds the proposal meets sufficient basis for approval.

X. ACTION

Should ARB find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

Move to approve application ARB-32-2016.

- 9. Garage door design specifications are subject to staff approval.
- 10. New board and batten material matches the existing board and batten material.



Source: Franklin County Auditor



Architectural Review Board Staff Report
May 9, 2016 Meeting

**CERTIFICATE OF APPROPRIATENESS
NOAH'S EVENT VENUE SIGNAGE**

LOCATION: 175 E. Main Street (PID: 222-000030)
APPLICANT: Sign Vision Co., Inc.
REQUEST: Certificate of Appropriateness for signage
ZONING: Urban Center District within the Village Core subarea
STRATEGIC PLAN Village Center
APPLICATION: ARB-33-2016

Review based on: Application materials including elevations received April 18, 2016.

Staff report prepared by Stephen Mayer, Community Development Planner.

XI. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness for a new wall sign to be installed on the front and rear elevations of this site. The new signs are for Noah's Event Venue.

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.

XII. SITE DESCRIPTION & USE

The site is located adjacent to and north of 111 E. Main Street and across the street from the New Albany Exchange. The lot is on the east side of Main Street and generally south of the future Miller Avenue extension. The building is currently under construction. There is one developable lot on the east side of Main Street between Noah's and the Granger Senior Living facility. Noah's will share a parking lot with this neighboring property to the north.

XIII. 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 City 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.

15. *The compliance of the application with the Design Guidelines and Requirements*

- The applicant proposes to install the same wall sign over the front and back (facing the parking lot) entrances.
- Per the city's sign code section 1169.14(a) each building or structure in the Village Core sub-district shall be allowed three (3) sign types. The building has no other approved signage.
- The sign will provide signage for Noah's Event Venue. The signs are evaluated together below:

Wall Signs

- City sign code chapter 1169.16(d) permits a maximum area of one s.f. per linear s.f. of building frontage, not to exceed 40 s.f. and allows one wall sign per business entrance. External, neon and internal illumination is allowed. The applicant proposes a wall sign with the following dimensions:
 - a. Lettering Height: maximum of 24" [meets code].
 - b. Area: 40.83 sq ft [does not meet code]
 - c. Location: on the front and rear elevations, centered over the business entrances.
 - d. Lighting: none [meets code].
 - e. Relief: 5.0 inches for "Noah's" [meets code]
1/8inch for "Event Venue" [does not meet code].
 - f. Colors: black (total of 1) [meets code].
 - g. Material: aluminum [meets code]
- The city sign code permits a maximum area of one s.f. per linear s.f. of building frontage, not to exceed 40 s.f. The building is 115 feet wide. Therefore a maximum area of 40 s.f. per sign is permitted.
- Per C.O. 1169.08(c) The area of the letters, numbers or emblems mounted on a building wall or wall extension shall be computed by enclosing such letters, numbers or emblems with an imaginary rectangle around the letters, numbers or emblems, and determining the area. When this using this method, the total sign area of "Noah's Event Venue" equals 40.83 square feet. However, per the applicant's sign plan, if just the immediate area around the letters are calculated, the sign totals 30.29 square feet. Staff recommends the sign is reduced to a total of 40 square feet (per the sign code's measurement method) per code requirements.
- The portion of the sign reading "EVENT VENUE" is 1/8 (0.125) inches in thickness. The sign requires a minimum lettering depth of 1.0 inch. Staff recommends these letters are revised to meet code requirements.
- The sign will not be illuminated.
- The sign plan also includes address numerals. This address sign is allowed by right and requires a sign permit that may be issued by the Zoning Officer per the city sign code.

16. *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 wall sign is an appropriate sign-type for this site.

17. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
- The signs are positioned in an appropriate and suitable location and do not block any architectural features.
18. *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 appear to match the general style of the building and other existing signs.
19. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
- d. Not Applicable.
20. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
- Not Applicable.
21. *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.

XIV. RECOMMENDATION

Staff recommends approval of the certificate of appropriateness application, provided that the ARB finds the proposal meets sufficient basis for approval. The sign meets all of the standards in the City Sign Code and is consistent with existing signage in the Village Center.

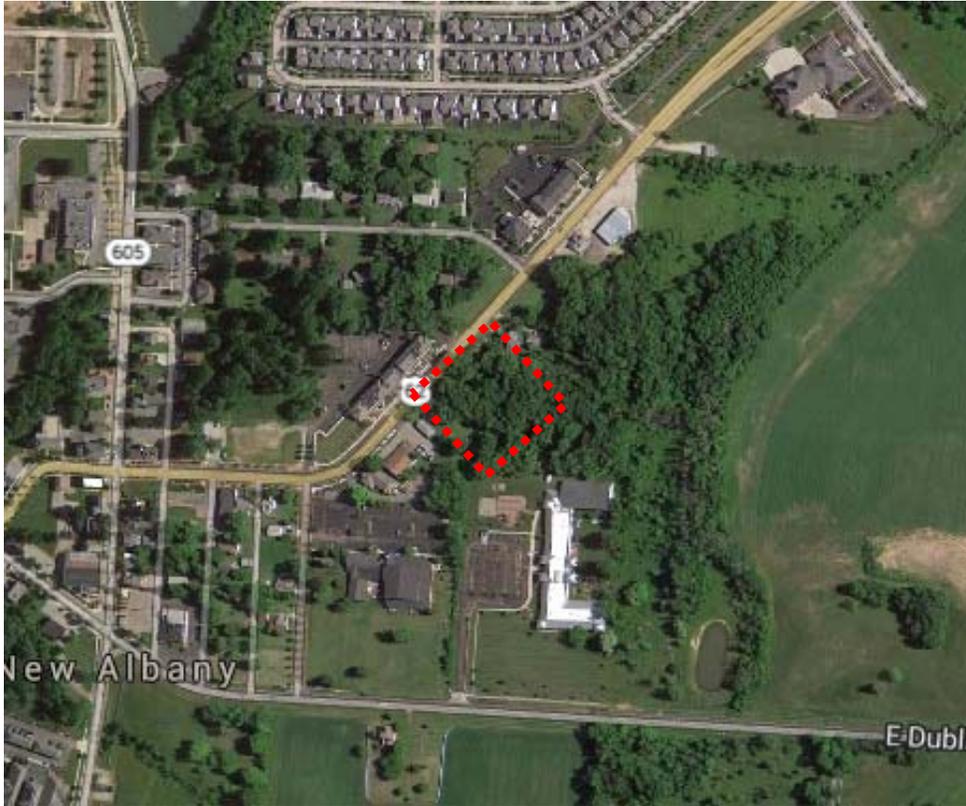
XV. ACTION

Should ARB find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

Move to approve application ARB-33-2016 subject to the following condition(s) of approval (conditions may be added):

1. All sign lettering is a minimum of 1 inch thick.
2. The signs area is reduced to have an area no greater than 40 square feet.

APPROXIMATE SITE LOCATION:



Source: City Staff