



Architectural Review Board

Meeting Minutes

August 8, 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 7:01 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
Ms. Kim Comisar	Present
Mr. Matt Shull	Present

Staff members present: Stephen Mayer, Planner and Pam Hickok, Clerk.

Mr. Iten moved, seconded by Mr. Thomas to approve the meeting minutes of June 13, 2016. Upon roll call vote: Mr. Hinson, yea; Mr. Thomas, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Ms. Comisar, yea. Yea, 6; Nay, 0; Abstain, 0; Motion carried by a 6-0 vote.

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

Mr. Mayer stated that staff would like to add one item under other business which is a Chabad House Mikvah project update.

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. Thomas, seconded by Mr. Brown to accept the staff reports and related documents into the record. Upon roll call vote: Mr. Hinson, yea; Mr. Thomas, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Ms. Comisar, yea. Yea, 6; Nay, 0; Abstain, 0; Motion carried by a 6-0 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 presented the staff report.

Mr. Iten asked what that means for the fee that was paid.

Mr. Mayer stated that it would start the application over again and the fee would need to be paid again.

Mr. Iten stated that seems odd to table indefinitely since it seems like it is still alive.

Mr. Al Donahey asked for one more continuance. I am just a franchisee with Allstate and I have a process that I need to follow with Allstate. I believe that by the next meeting I should have some concrete information for staff.

Moved by Mr. Iten, seconded by Mr. Brown to table ARB-22-2016 until the next regularly scheduled meeting. Upon roll call vote: Mr. Hinson, yea; Mr. Thomas, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Ms. Comisar, yea. Yea, 6; Nay, 0; Abstain, 0; Motion carried by a 6-0 vote.

ARB-31-2016 Certificate of Appropriateness

Certificate of Appropriateness for the landscaping of two residential multi-unit buildings at the 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

Mr. Mayer presented the staff report.

Mr. Tom Rubey, The New Albany Company, stated that he agreed with everything that Mr. Mayer said. The one item that was not mentioned was the screening detail between this project and Ackerly Farm. I have met with each of the property owners for the homes in Ackerly. They have all requested that the six foot high shadowbox cedar fence stained dark green. The property owners were most concerned with not losing vegetation. The street scape along Main and Market. Both street currently have street trees. The street trees along Main Street will be removed and replaced with larger street trees. Formalized planting that will occur between Keswick condominiums and this project. It will be landscaped with larger shade trees to deal with the vertical elements, a smaller more formalized planting area with a landscape bed and potted plants.

Mr. Iten asked about herringbone versus running bond.

Mr. Rubey stated the they prefer herringbone.

Mr. Iten asked what type of trees and plants are being used in the triangular park.

Mr. Rubey confirmed that it was a mixture of trees.

Mr. Iten asked about the section without arborvitae.

Mr. Rubey stated that it was a fire only access.

Moved by Mr. Iten, seconded by Ms. Comisar to approve the site lighting, grading and landscaping for certificate of appropriateness ARB-31-2016 with staff conditions

1. There be a Keswick style fence between the existing homes in Ackerly Park and the new development.

2. Address the comments of the City landscape architect, subject to staff approval.

3. Herringbone brick pattern at the main entrances is installed subject to staff approval.

Upon roll call vote: Mr. Hinson, yea; Mr. Thomas, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Ms. Comisar, yea. Yea, 6; Nay, 0; Abstain, 0; Motion carried by a 6-0 vote.

**ARB-41-2016 Certificate of Appropriateness & Waiver
Certificate of Appropriateness & waiver for a subdivision entrance sign at the Straits Farm subdivision.**

Applicant: Rocky Fork Company

Mr. Mayer presented the staff report.

Mr. Thomas asked if the Straits Farm signs were installed prior to the current code.

Mr. Mayer stated that the signs were probably installed in 2014.

Ms. Comisar stated that a picture in the packet shows a sign on the fence. Is that sign still there.

Mr. Iten stated that he drove past and did not see that sign there.

Ms. Comisar asked if the waiver was for those signs or the temporary sign.

Mr. Mayer stated that these signs did not receive a waiver or sign permit. This subdivision was pre-2014 when the new strategic plan was adopted. When that occurred this subdivision was placed into the village center. We believe the signs were installed prior to code required ARB approval.

Ms. Comisar asked if staff is recommending a location for the third sign.

Mr. Mayer stated that it is a tough situation. It doesn't appear that there is a clear location for the third sign.

Mr. Scott Qualmann, Rocky Fork Company, stated that we have many residents from Straits Farm present tonight. We are trying to improve the aesthetics of the subdivision. The original plan was to have two signs at the rear entrance. We have removed the one sign. It is to give a sense of purpose and to show a second entrance to the subdivision. There is precedent for this if you drive around the community; Fenway, Planters Grove and Lambton Park has four signs. The subdivisions off of S.R. 605 have signs within the right of way. We feel like from aesthetics it would be keeping with New Albany style. We are trying to provide

the residents another visual cue to the subdivision. The location is not ideal and we are open to suggestions. We could regrade the area to install the sign but may need to relocate some trees. We understand the restrictions. We would like to move the sign to the south to avoid the utilities.

Mr. Hinson asked where you would like to move it.

Mr. Qualmann showed on the picture, we would like to install it about where the dead tree is located and resculpt the mound.

Ms. Comisar asked if they would be opposed to removing one of the sign on S.R. 605.

Mr. Qualmann stated that yes we would oppose but I would need to talk to the owner. Because the two signs is typical for New Albany Country Club.

Mr. Iten stated that the two sign on S.R. 605 seems consistent; Hawkmoor and Brandon. When I'm going into Fenway there are two signs on S.R. 605 and S.R. 62, the major streets but when I'm going from North of Woods to The Crescent I don't have a sign. What troubles me is that we don't find internal signage on the minor streets. This only internal sign I found was on Ogden Woods Blvd.

Mr. Brown stated that Wiveliscombe has a sign.

Mr. Qualmann stated that Lambton Park has an interior sign. I would stress that all of the residents are for this. I don't think it would detract from the subdivision. We are close to the village center and I think that being off of the Ackerly Road roundabout. The architects had it planned this way to start with.

Mr. Iten stated that he is skeptical of putting an internal sign on a non-major road.

Mr. Gary Ruick, 7919 Cole Park Road N., stated that we are a newer area in the community and we are trying to develop a sense of identity. We want to create a neighborhood that is more than what has been given to us by the developer. The neighbors are joining together to make sure that we see improvements that many of us expected. This is only one step and we feel strongly that this will aid us in providing a sense of identity. We are looking for a foundation to allow us to grow. We are delighted with Rocky Fork and M/I to make it right. We just trying to make it look nice. This is just one step along the way.

Mr. Hinson stated that it is nice to see a neighborhood taking great pride in their surroundings.

Mr. Gary Rozanczyk, 7906 Cole Park Loop, stated that one of the first things I said is coming in off of the roundabout this entry is one of the ugliest things in New Albany. The fence between the reserves and cemetery is ugly. The landscaping is not nice. We are trying to dress is up. I lived in Fenway and it was beautiful. This doesn't represent New Albany.

Mr. Brown asked if the intent to have the third sign out of the right of way.

Mr. Qualmann stated yes we would keep it out of the right of way.

Mr. Thomas asked if the homeowners association would sign a letter stating that they will maintain the two signs on S.R. 605.

Audience member stated that the developer is the homeowners association right now.

Ms. Susie Rozanczyk asked if the other neighborhoods have to maintain the entry signs. It doesn't seem fair.

Mr. Iten stated that the city doesn't have to maintain the signs.

Mr. Hinson stated that the master association maintains the signs.

Mr. Iten stated that it doesn't matter who maintains the signs as long as it is not the city. Having the sign in the right of way there could be a risk that the city would need to maintain the sign and that is what we don't want.

Mr. Brown stated that if a snow plow damages the sign the city will not replace it because it was placed in the right of way.

Mr. Iten stated that we look at a very narrow thing. I agree that this is a fairly ugly entrance. We don't have anything to say about whether it's ugly or not. Putting the sign there may help but that will not be enough based on your comments. If I vote no it's because I don't think the sign itself will solve your problem.

Mr. Ruick stated that it is a step.

Mr. Hinson stated that as it stands you're stating that you are willing to resculp the mound to allow the sign to be at the curb elevation.

Mr. Qualmann responded yes.

Mr. Hinson asked if they would be willing to move the S.R. 605 signs out of the right of way.

Mr. Qualmann stated that he would need to speak with the owners but I will say that if you drive down the street you will see the signs in the same location.

Moved by Mr. Hinson, seconded by Ms. Comisar to approve ARB-41-16 to allow a third subdivision sign subject to the following conditions:

1. Location is subject to staff approval so that it is not in an easement.
2. Existing mounding of this area at the northern edge of the common area be regraded so the sign is installed in relation to the ground level.

3. A letter that specifies the HOA is responsible for maintenance, ownership and liability of all the subdivision signs is submitted. Upon roll call vote: Mr. Hinson, yea; Mr. Thomas, yea; Mr. Schmidt, yea; Mr. Iten, no; Mr. Brown, yea; Ms. Comisar, yea. Yea, 5; Nay, 1; Abstain, 0; Motion carried by a 5-1 vote.

ARB-58-2016 Certificate of Appropriateness

Certificate of Appropriateness for exterior changes at Bungalow Home at 97 W.

Dublin-Granville Road (PID: 222-000138).

Applicant: Todd Parker

Bungalow Home Conceptual Site Improvements

Mr. Mayer presented the staff report for the certificate of appropriateness and informed the board that the applicant also has an informal review of future projects.

Mr. Todd Parker, F5 Design, stated that this is part of an ongoing development of Bungalow Home as a retail establishment. The café will be small scale area for coffee, donut and maybe a sandwich. They will not have a fully operational kitchen. The outdoor seating area will blend in with some future expansion of the store for the outdoor living area. The informal review will show the future plans for expansion. The materials for the board and batten will be hardi plank that will be painted, roofing is standing seam metal and the garage doors are an aluminum glass garage door. We are trying to make it look like an old warehouse. The concept of having the open air space on the end is to reduce the size of the café and allow for some covered outdoor seating. The canopy will just be additional cover and dress up that end of the building. The bay window is an idea to have a perch over the creek. The additional site improvements will be made to the parking lot.

Mr. Iten asked about the doors by the kitchenette.

Mr. Parker stated that they will be fixed.

Mr. Iten stated that in the main existing portion of the building; the double doors have muttons. Would you object to have interior muttons on the new doors?

Mr. Parker stated that we would not object. The building has a mixture.

Mr. Iten confirmed that all of the doors on the end were glass.

Ms. Comisar asked why they chose not to make all of the garage doors the same size.

Mr. Parker stated that the one door is an existing opening and they own the other two doors. We would not object to making the doors the same height.

Mr. Hinson stated that he agreed with Ms. Comisar's comment.

Mr. Parker asked if they wanted them the same exact size or just the same height.

Ms. Comisar stated that she doesn't mind the different widths.

Multiple discussions

Mr. Parker stated that we can make them all the same.

Mr. Hinson stated that he would like to hear the informal discussion prior to a vote.

Mr. Parker stated that this could be a three or four phase project. (showed pictures) We would like to add office space on the second floor of the building. We wanted to run this past ARB before we ran feasibility studies on cost. We wanted your informal opinion. We would like to add the silo that would be the staircase to the second floor offices. We would like to leave the two bay open structure we stay and become part of the garden center. The existing barn will be removed and build another 2.5 story building for showroom space, offices or event space; hasn't been decided. We would want this to look like a barn that was turned into an office building. He continued by explaining the site layout including parking, buildings and outdoor plaza and providing the building renderings.

Mr. Iten, Mr. Thomas and Ms. Comisar stated that they like the plans.

Mr. Thomas asked if they have any idea about the first floor structure to support a second floor.

Mr. Parker stated that they have someone coming out on Thursday to discuss.

Ms. Comisar asked for the applicant to discuss parking.

Mr. Parker stated that they are required to have one parking space for each 250sf. In the urban center code if you are within 100 feet of on street parking you get a reduction.

Mr. Mayer stated that if there is on street parking you get a half off street parking credit. So for every two on street spaces you get a credit for one off street space.

Ms. Comisar asked if there is enough off-street parking

Mr. Mayer stated that we have not looked at parking yet.

Mr. Parker stated that we wouldn't want to handle all of the parking on site and not sure we could. As a retail establishment, our parking lot is never full.

Mr. Shull stated that in the Rose Run project there might be some additional parking when completed.

Mr. Thomas asked what the office count would be.

Mr. Parker stated that it would be a total of 27,000 square feet. The intent is to give them some flexible space.

Mr. Brown asked if the existing barn that will be demolished has any historical value.

Ms. Paige Langdale stated no, it was built in the 1950's.

Mr. Parker stated that the building is really odd. The entire base on the north side is a series of sliding doors and then the east side the floor is raised which helped with how they received grain.

Mr. Hinson stated that parking aside. I love the rural nature of the buildings and the historical sense of New Albany.

Mr. Iten stated that as you proceed have a thoughtful proposal for parking.

Mr. Shull asked if they came onto her property when they did the archeological study.

Ms. Langdale stated if that was a few months ago, no they were in the stream

Moved by Mr. Thomas, seconded by Mr. Iten to approve ARB-58-2016 subject to the following conditions:

1. Any railings for the café's patio area are subject to staff approval.
2. The ware area is revised to have three equal sized garage door openings.
3. Muntins are required to be in the man-door windows. Upon roll call vote: Mr. Hinson, yea; Mr. Thomas, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Ms. Comisar, yea. Yea, 6; Nay, 0; Abstain, 0; Motion carried by a 6-0 vote.

Civic Building Lighting

Mr. Mayer presented a proposal for lighting of the Phillip Heit Center and Village Hall. He city manager wanted to get the opinions of this board for lighting the civic buildings. This would be year round lighting that would typically be white lights. The lighting could change based on the season or events. What type of lighting treatment should be used and how should they be spaced?

Mr. Thomas asked why they were discouraged for private sites.

Mr. Mayer stated that it has been the city's policy to discourage up-lighting on private sites to prevent light pollution.

Mr. Brown stated that I don't think we need the entire building lit but lighting individual panels would be more effective.

Mr. Mayer stated the other question would be color of lights.

Mr. Thomas stated that a warmer light would be better.

Mr. Iten stated that we should start with Village Hall. If we light the Heit Center it will look odd next to buildings that are not lit.

Mr. Thomas stated that he liked the screening of the fixtures.

Mr. Shull stated that a lot of the discussion was not only Village Hall. When looking at Market Street during the holidays it wasn't a lot of lighting. What can we do to make it more festive since it is the village center?

Mr. Hinson stated that he is not opposed to lighting but it should be very subtle lighting.

Mr. Brown stated that landscaping accent lighting could be an enhancement.

Mr. Hinson stated that he likes in ground lighting.

Mr. Thomas stated that curious what the difference in cost is between the white and led colored lights.

Chabad Update

Mr. Mayer presented the update to the Chabad House mikvah project. Since this board approved the application it went to the New Albany Company ARC review and some changes have occurred. We as staff believe that the changes still meet the intent of the ARB approval. He continued by sharing the updated plans.

Mr. Iten asked for the original approved plans.

Mr. Mayer stated that we can bring back to ARB for review if the board we prefer.

Mr. Hinson confirmed that the changes include extra detail in the eaves, orientation to the street.

Mr. Mayer stated that the shape of the building is mostly the same.

Mr. Iten and Mr. Hinson stated that they did not have any issues with the changes.

Mr. Iten moved to adjourn the meeting, seconded by Mr. Comisar. Upon roll call vote: Mr. Hinson, yea; Mr. Thomas, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Ms. Comisar, yea. Yea, 6; Nay, 0; Abstain, 0; Motion carried by a 6-0 vote.

The meeting adjourned at 8:30 p.m.

Submitted by Pam Hickok

APPENDIX



Architectural Review Board Staff Report August 8, 2016 Meeting

CERTIFICATE OF APPROPRIATENESS 9 SOUTH HIGH STREET

LOCATION: 9 South High Street (PID: 222-000077)
APPLICANT: Al Donahey
REQUEST: Certificate of Appropriateness
ZONING: UCD: Historic Center
STRATEGIC PLAN Village Center
APPLICATION: ARB-22-2016

Review based on: Application materials including elevations received March 15, 2016.

Staff report prepared by Stephen Mayer, Community Development Planner.

I. REQUEST AND BACKGROUND

On April 11th, 2016, the ARB tabled this application to give the applicant additional time to gather more information on the overall look and materials of the proposed sign.

City staff has not received any new materials to review or distribute to the ARB since this initial meeting. Given the duration this application has been provided without any new information, staff recommends the Architectural Review Board table the application indefinitely. This will end the application but applicant has the ability to resubmit in the future when they are ready with new material.

The applicant requests a certificate of appropriateness for a new projecting sign to be installed on the front elevation of the structure, perpendicular to High Street. The new sign is for Allstate Donahey Financial Group. The site currently has an existing wall plaque chronicling the history of the structure.

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.

II. SITE DESCRIPTION & USE

The lot is located on the west side of South High Street and contains a brick duplex structure. This user is located in the primary structure along High Street. According

to the Franklin County Auditor the lot is approximately 0.12 acres and the primary structure was built in 1910.

Allstate is relocating from its location at 108 N High Street to this site.

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 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.

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

- The applicant proposes to install one new projecting sign adjacent to the primary entrance along High Street.
- 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. The building has one existing historical wall plaque fronting High Street.
- The sign will provide signage for Allstate Donahey Financial Group. The sign is evaluated below:

Projecting Sign

- City sign code chapter 1169.16(h) permits a maximum area of 6 square feet per side and allows one sign per business entrance. External, neon and internal illumination is allowed. The applicant proposes a projecting sign with the following dimensions:
 - a. Size: 28" x 22" [meets code].
 - b. Area: 4.3 square feet [meets code].
 - c. Location: perpendicular to High Street adjacent to the primary entry [meets code].
 - d. Lighting: No lighting proposed.
 - e. Relief: 3.0 inches [meets code].
 - f. Colors: blue, black, and white (total of 3) [meets code].
 - g. Projection: 28 +/- inches [meets code].
 - h. Clearance: Not located over a sidewalk [meets code]
- The sign will be double sided and read "Allstate Donahey Financial Group (614) 939-9623"
- The sign is located adjacent to the primary entrance along High Street. It is located immediately adjacent to the business's front door.
- A new black aluminum hanging bracket with clips and chains (natural finish) will be installed.
- The sign board is being re-used from a previous Allstate site. The applicant proposes to refurbish an existing HDU sign board that has wood pattern/texture and add a metal panel. The applicant will sand the lower copy and install a new white metal panel with black vinyl copy over the existing agent's name and address.

- Per codified ordinance 1169.12(b) the city sign code requires “sign materials are complementary to the building materials and are high quality and durable” and “signs are well designed using unique materials and combinations, lighting concepts, and progressive forms.” Staff recommends the Architectural Review Board evaluate the proposed sign materials to ensure they are compatible with each other and the building.
 - The sign appears to be appropriately located and scaled for the building. It appears to be located where a previous projecting sign was installed.
 - The sign plan does not indicate the thickness of the sign, but the applicant has told staff it is approximately 3 inches. To ensure the sign meets code requirements, staff recommends a condition of the approval that the sign is a minimum of 1 inch thick per the city sign code requirements.
- 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 projecting sign is an appropriate sign-type for this site.
- 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The sign is positioned in an appropriate and 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 proposed sign appears to be appropriately scaled for the building 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.*
 - a. 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. RECOMMENDATION

Staff recommends the certificate of appropriateness application is tabled indefinitely. Although the applicant has continuously asked for additional time, a new sign plan has not been provided since April. Staff is supportive of continuing to table applications when reasonable progress is being made. However, in this case there has been no new submittals for four months. Historically the ARB has tabled applications indefinitely when no progress has been accomplished. By tabling the application indefinitely the

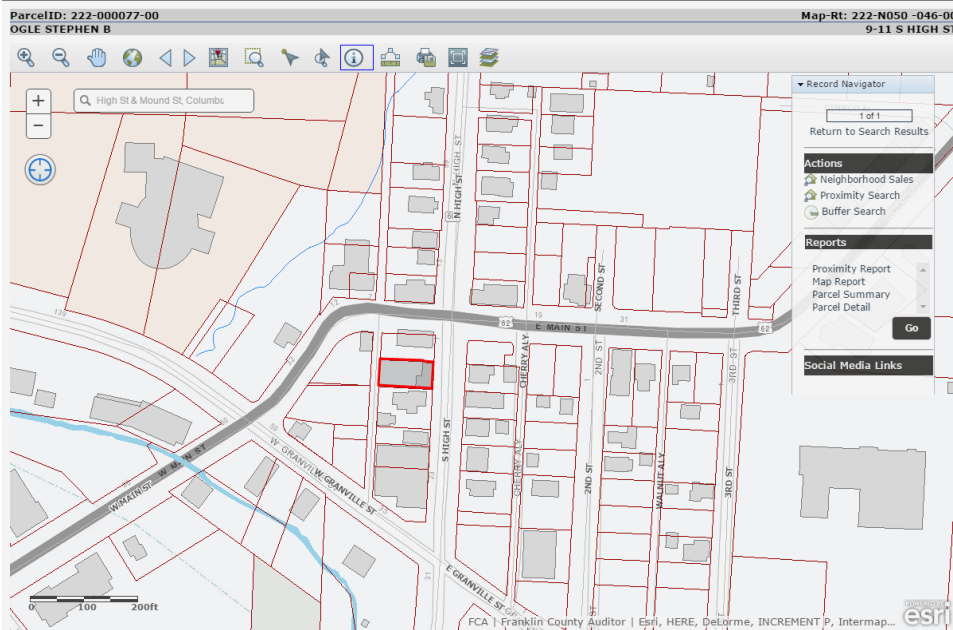
applicant has the ability to resubmit in the future when they are ready with new material.

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):

Move to table application ARB-22-2016 indefinitely.

APPROXIMATE SITE LOCATION:



Source: Franklin County Auditor



**Architectural Review Board Staff Report
August 8, 2016 Meeting**

**VILLAGE CENTER RESIDENTIAL BUILDINGS “A” AND “E”
CERTIFICATE OF APPROPRIATENESS
PARK GRADING, LANDSCAPING & BUILDING LIGHTING**

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 for landscaping, lighting, and grading of the parks

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 July 11, 2016.

Staff report prepared by Stephen Mayer, Community Development Planner.

VI. REQUEST AND BACKGROUND

On May 9, 2016 the Architectural Review Board approved the site plan and building elevations, and associated waivers for two residential multi-unit buildings at the southeast and southwest corners of Market and Main Streets.

The Architectural Review Board approved the applications with conditions of approval requiring:

- The final layout of the outdoor space between E and the Keswick townhomes comes back to the ARB for review and approval.
- The landscape plan, grading plan, and redesign of Ackerly Park comes back to the ARB for review and approval.
- The exterior lighting fixtures on the exterior of the building comes back to the ARB for review and approval.

The applicant has submitted all of the items listed above for the ARB’s review and approval.

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.

VII. 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.

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*
 - Not applicable.
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. The Ackerly Park area will retain its natural design. Ackerly Park's pond will be enlarged slightly and particularly along the south side of the park itself. The existing leisure trail along Main Street will be re-aligned, and the leisure trail from the Ackerly Park subdivision will be re-routed to connect to this site's internal sidewalk. 30 trees will be added to park space to provide a natural, shaded area.
 - b. The space between the Keswick Condominiums and this project will receive a formal landscaping treatment. Six foot tall arborvitae installed along the parking lot to provide screening. The perimeter of the green space will be lined with deciduous trees. A brick plaza with ornamental foot-tall fencing, benches and surrounded by formal row of tree will be located along Market Street. The renderings show a running bond brick pattern, but is labeled as a herringbone. The Architectural Review Board should verify with the applicant which brick pattern will be installed.
 - c. When the building and site plan was approved in May the applicant indicated the area between the Ackerly Park single-family homes and the apartment parking lot will have the white horse fence removed and a privacy fence similar to the Keswick fence will be installed. Staff recommends the Architectural Review Board ask the applicant to clarify the location and details of the Keswick style fence. The applicant has also

indicated they intent to keep as much of the mature landscaping in this area as possible.

- d. Both buildings' main entrances facing the roundabout will have very similar landscaping and hardscape. A brick plaza will lead directly from the doors to the public sidewalk with two other secondary brick sidewalks running parallel with building elevations. The renderings show a running bond brick pattern, but is labeled as a herringbone. The Architectural Review Board should verify with the applicant which brick pattern will be installed. Staff recommends herringbone pattern is installed. Triangle shaped green spaces separating the brick paths will be created.
- e. Per Codified Ordinance 1171.06(a) parking lots shall be screened from rights-of-way, residential areas, and open space by a 3.5-foot minimum height evergreen hedge or masonry wall, or combination of wall and plantings. The landscape plan shows six foot tall arborvitae installed along the rear of the side to screen from neighbors. The buildings screen the remaining portions of the parking lot.
- f. Codified Ordinance 1171.06(a)(3) requires one tree per 10 parking spaces. Site E only has four exterior parking spaces which does not require any trees. Site A has 15 surface parking space requiring two trees. The landscape plan shows two trees provided in the parking lot islands.
- g. Codified Ordinance 1171.05(e)(3) requires a minimum of one tree for every 5,000 square feet of ground coverage and a total planting equal to 25 inches plus one-half inch in tree trunk size for every 4,000 square feet over 50,000 square feet in ground coverage.
 - Site A has a total ground coverage of 99,058 square feet resulting in a minimum of 20 trees and 31 inches DBH be provided. The applicant is providing well above the required number of trees with a total of 104 within the interior around footprint of the building.
 - Site E has a total ground coverage of 66,984 square feet resulting in a minimum of 13 trees and 27.123 inches DBH be provided. The applicant is providing well above the required number of trees with a total of 80 within the interior, around footprint of the building.
- h. The city landscape architect has reviewed the plans and issued the following comments. Staff recommends a condition of approval requiring all of the comments are addressed, subject to staff approval.

Site Plan Comments

1. Confirm if sheet 1 of 3 on EMHT plans or sheet L100 on nbbj plans is the correct alignment for the leisure trail around the proposed detention pond. Per previous comments, the detention pond should incorporate leisure trail around the perimeter and connect existing leisure trail segments to create an amenity for residents and public users.

2. Provide street elevations of both Sites A and E on Market and Main for confirmation of Amelanchier placement along building facades.

Planting Plan Comments

3. Remove *Phyllostachys nuda* from planting plan.

4. Confirm all street trees match the existing and match plan dated October 7, 2014 plan. Some tree callouts are illegible. All street trees should be large, deciduous shade trees – no ornamentals or multi-stem are permitted.

- Lighting

- a. The applicant proposes to use a Bernard Electric custom fixture to match

the Bevolo London Street post and gooseneck. The fixtures will be 25 inches in height and 12.5 inches in width at the townhome and balcony doors. The fixtures will be larger with a 35 inch height and 18 inch width dimension at the main entry.

- b. The lighting fixtures are consistent with the residential lighting installed at the Keswick townhomes and Ealy Crossing subdivision.
- Parking and Circulation
 - a. Not applicable.
- 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.

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

- The proposed changes to Ackerly Park, the landscaping adjacent to Keswick, streetscape, and interior landscaping all are consistent with the Village Center's landscaping.
- The lighting fixtures are consistent and appropriate for the area.
- Overall it appears the landscaping to the sites will enhance the appearance of these corners within the city by providing an appropriately designed landscape plan.

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

- The proposed building lighting and landscaping appears to be a product of its own time.

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

The building's lighting fixture are appropriate styles displaying character.

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.*

- Not Applicable.

Urban Center Code Compliance

Lot and Building Standards

Sites A & E

1. Urban Center Code Section 2.74.1 requires all street and side yards shall be landscaped with trees, shrubs, grass, ground covers, or other plant materials or a combination of these materials.

IX. RECOMMENDATION

The ARB should evaluate the overall proposal based on the requirements in the city's codified ordinances, Urban Center Code, and Design Guidelines and Requirements. The application should be evaluated on the design of the sites use of materials. The landscaping of the parks and streetscape appear to be consistent and complimentary to the surrounding area and will enhance New Albany's Village Center.

Staff recommends approval of the landscaping, lighting, and grading for this certificate of appropriateness application provided that the ARB finds the proposal meets sufficient basis for approval.

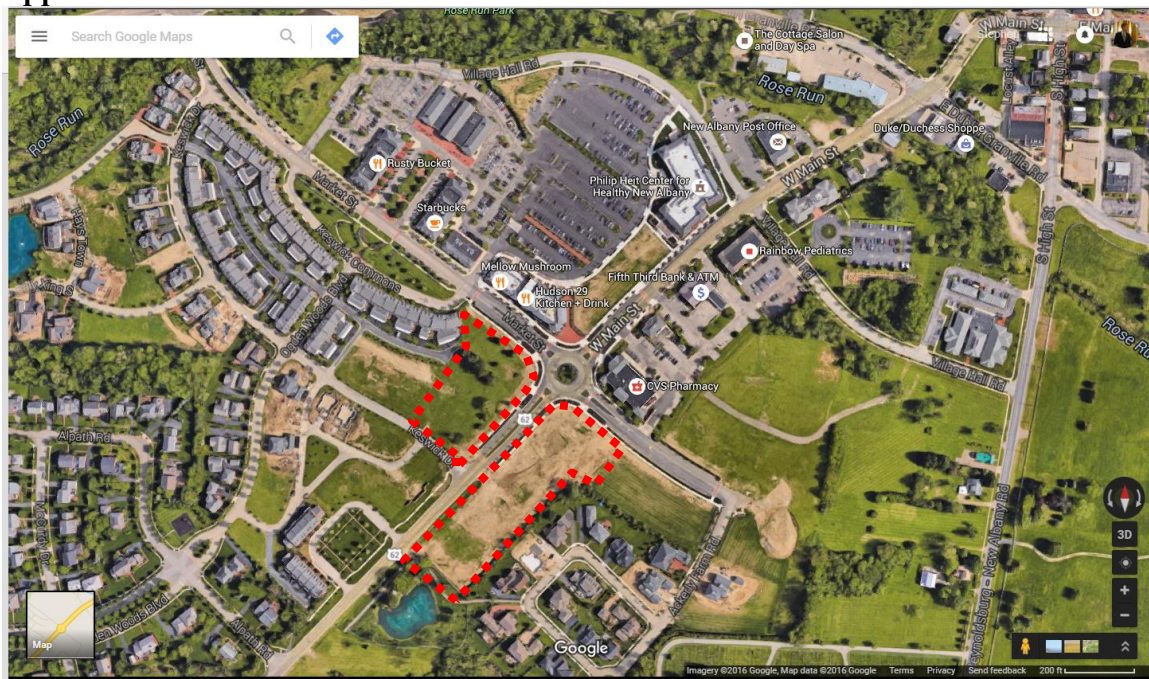
X. ACTION

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 the site lighting, grading, and landscaping for Certificate of Appropriateness application ARB-31-2016, with the following conditions:

1. Address the comments of the City landscape architect, subject to staff approval.
2. Herringbone brick pattern at the main entrances is installed subject to staff approval.

Approximate Site Location:



Source: Google Maps



**Architectural Review Board Staff Report
August 8, 2016 Meeting**

**CERTIFICATE OF APPROPRIATENESS & WAIVER
NEW ALBANY COUNTRY CLUB SECTION 27 (STRAITS FARM)**

LOCATION: Straits Farm subdivision
APPLICANT: Rocky Fork Company
REQUEST: Certificate of Appropriateness & Waiver
ZONING: I-PUD (Maplewood)
STRATEGIC PLAN Village Center
APPLICATION: ARB-41-2016

Review based on: Application materials including elevations received May 23, 2016.

Staff report prepared by Stephen Mayer, Community Development Planner.

XI. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness and waiver for a new subdivision entrance sign along Straits Lane. The city sign code allows one dual post subdivision sign for each entrance. The subdivision has two entrances and chose to locate both signs at the Reynoldsburg-New Albany entrance when the subdivision was under construction thereby necessitating a waiver to allow this third proposed sign.

The subdivision was zoned and platted in the spring of 2013. In 2014 the city adopted the new city strategic plan. The strategic plan revised the village center area to include the Straits Farm subdivision. Since the subdivision is now in the Village Center, 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 subdivision has 51 lots and is located west of Reynoldsburg New Albany Road (State Route 605), south of the Maplewood Cemetery, east of the Ackerly Park subdivision, and north of the Reserve subdivision in Franklin County. The subdivision currently has two vehicular entrances; one at Reynoldsburg-New Albany Road and one off of Straits Lane from the Ackerly Farm subdivision. There are two signs installed along Reynoldsburg-New Albany Road.

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 one new subdivision entrance along the east side of Straits Lane just south of the traffic circle in Ackerly Farm within a platted reserve that is to be turned over to the city of New Albany.
- Per the city's sign code section 1169.17(b) each residential subdivision is allowed one dual post sign per residential subdivision entrance. The subdivision has utilized both of its permitted dual post subdivision signs at the Reynoldsburg-New Albany entrance thereby necessitating a waiver to allow this third proposed entrance sign.
- The sign will provide signage for the Straits Farm subdivision. The sign is evaluated below:

Dual Post Residential Subdivision Sign

- City sign code chapter 1169.17(b) permits a maximum area of 20 s.f. per side, a total maximum height of height of seven feet, maximum sign board width of 7.5 feet, and requires a minimum of one inch of sign relief. External illumination is allowed. The applicant proposes a dual post sign with the following dimensions:
 - a. Size: 43" x 30" [meets code].
 - b. Area: 8.9 square feet per side [meets code].
 - c. Location: on the east side of Straits Lane, outside of the right-of-way.
 - d. Lighting: No information provided. Staff recommends the ARB confirm with the applicant if the sign will be illuminated.
 - e. Relief: No information provided. Staff recommends a condition of approval the sign board is a minimum of 1 inch thick.
 - f. Colors: Applicant states it will match the existing subdivision signs which are blue and white (total of 2) [meets code].
 - g. Material: No information provided. The applicant has stated this sign will match the existing signs, but staff recommends the ARB confirm with the applicant that the material is wood.
- The city sign code prohibits signs from being installed in any public easement, right-of-way, or no build zone, except publicly owned signs, such as traffic control signs and directional signs. This private subdivision sign appears to be located within a public easement recorded with the final plat. Staff recommends a condition of approval the sign is relocated to be outside of the easement and is not placed within the right-of-way.

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 sign is a typical sign-type for subdivision entrances.

17. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
- The sign is positioned outside of the right-of-way. The applicant proposes to install a three rail horse fence between the existing four-rail horse fence along the cemetery and the new sign. The Architectural Review Board should evaluate the appropriateness of this three-rail horse fence and the sign. Installing subdivision signs to differentiate sections of the country club is sporadically done along heavier traveled collector roads like Yantis and Lampton Park Road.
18. *All buildings, structures and sites shall be recognized as products of their own time.*
- Not Applicable.
19. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
- b. 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.

B. Waiver Request

The ARB's review is pursuant to C.O. Section **1113.11 Action by the Architectural Review Board for Waivers**, within thirty (30) days after the public meeting, the ARB shall either 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:

1. *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose 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;*
2. *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;*
3. *Be necessary for reasons of fairness due to unusual site specific constraints; and,*
4. *Not detrimentally affect the public health, safety or general welfare.*

The applicant is requesting waivers to the following code requirement:

- A. City sign code section 1169.17(b) to allow a third residential subdivision dual post sign where city code allows a maximum of two (one per residential subdivision entrance)**

The following should be considered in the board's decision:

1. Per the city's sign code section 1169.17(b) each residential subdivision is allowed one dual post sign per residential subdivision entrance. The subdivision plat has two entrances (one off of Straits Lane and one off of Reynoldsburg New Albany Road). The Reynoldsburg-New Albany Road entrance has utilized both of its permitted dual post subdivision signs thereby necessitating a waiver to allow this third proposed entrance sign.
2. A sign permit was not obtained for the signs on the Reynoldsburg-New Albany Road entrance when they were constructed and are located within the right-of-way. Because a permit application was not submitted or reviewed by staff, there was not an opportunity to re-locate the signs outside of the right-of-way. Historically, staff has opposed the placement of signs within the right-of-way because of possible interference with traffic visibility and liability concerns. These signs are a significant distance from the intersection and stop sign and do not interfere with sight visibility. Staff recommends that the issue of the location of these signs be addressed. If the ARB supports this waiver and agrees to allow the subdivision to have a total of three signs, the Board could require that these signs be re-located outside of the right-of-way or require a letter that specifies that the HOA is responsible for maintenance, ownership and liability concerning the signs, and a right-of-way permit be submitted.
3. The applicant states they "feel that since Straits Farm has two entrances, one off of 605 Reynoldsburg-New Albany Road and a second, off Ackerly Farm Road a single sign would do a great job allowing residents and visitors to know they are entering Straits Farm. Coming around the roundabout in this location there is no way to see you are entering Straits Farm."
4. The dual post sign's proposed location is 85 feet from the roundabout. Additionally the roundabout has street signage identifying Straits Lane.
5. The east side of Straits Lane contains a wooded area within the Ackerly Park subdivision's section of the roadway and is mounded to provide screening from the cemetery within the Straits Farm. The sign code requires signs to be outside of the right-of-way and any public easements. There is an easement where the mound and wooded area meets. The right-of-way extends approximately 10 feet from the curb. Placing the sign outside of the right-of-way would result in the sign being placed on a mound resulting in the sign appearing to be much taller. Placing subdivision signs on mounds is not ideal as it results in a sign that is much higher than the surroundings and appears out of scale. The Architectural Review Board should evaluate the appropriateness of the proposed sign location. Staff does not support placing the sign in a public easement or right-of-way.



6. The purpose of the sign code regulations is “to ensure the proper development and regulation of signs.... To prevent signs from becoming a nuisance factor.” While this sign may not be a nuisance, the sign code regulates the number of signs so places do not become over-signed which may create a nuisance.
7. The request does not appear to be necessary for reasons of fairness since there do not appear to be any unusual site specific constraints.
8. It does not appear that the proposed waiver would detrimentally affect the public health, safety or general welfare.

XIV. RECOMMENDATION

The sign code strives to ensure there is limited and appropriate signage within residential areas. The sign code regulates the number of signs so places do not become over-signed which may create a nuisance. The applicant states the sign is necessary to allow residents and visitors to know they are entering the Straits Farm subdivision. However, historically, the Country Club has not differentiated different sections of the club except along major thoroughfares. Additionally, it does not appear the proposed sign location would provide meaningful directional signage given its distance from the roundabout. Plus, the property on which the sign must be placed contains wooded areas or mounds which may not be appropriate areas for the sign. Staff is not opposed to the placement of a third for the development; however staff does oppose locating a sign within an easement and a placement that would result in a sign that is out of scale with the surrounding area. Because of the proposed location within a reserve that was intended to be natural, open space, the area should not be significantly altered by tree removal or grading for the sign. If the applicant can propose a location outside of the easement that would not result in removal of trees or a sign that is significantly higher than the road, then staff would support its construction.

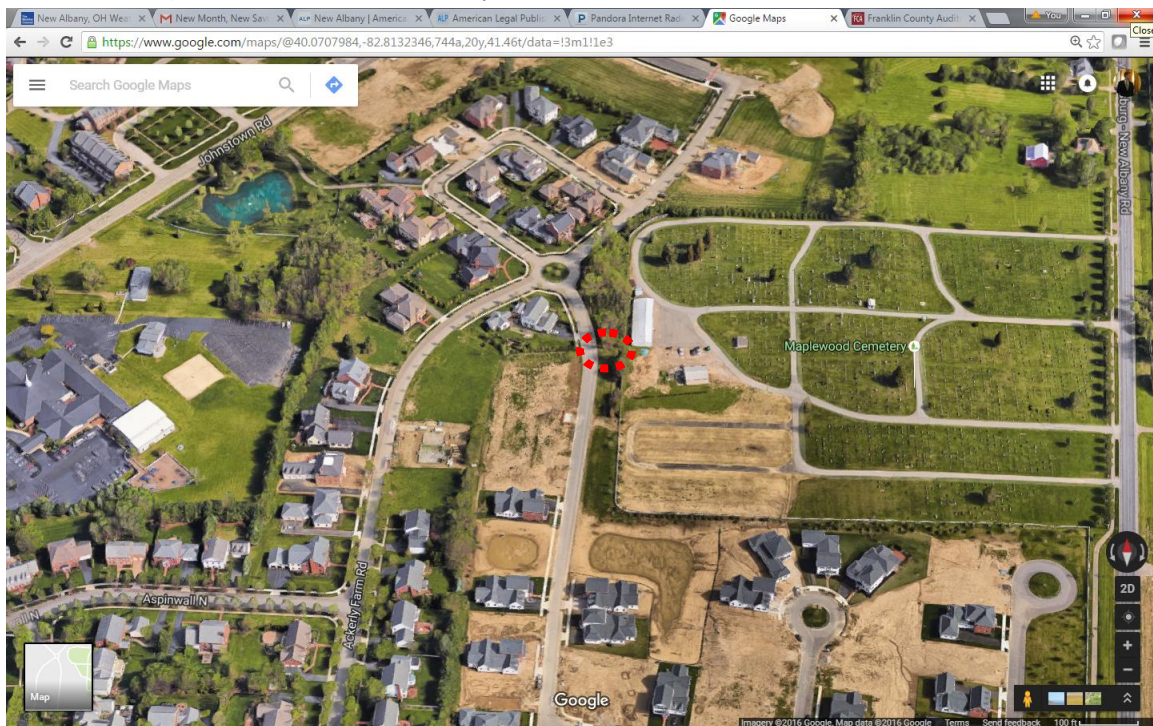
XV. ACTION

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-41-2016 subject to the following condition(s) of approval (conditions may be added):

1. The sign board is a minimum of 1 inch thick.
2. The sign is relocated to be outside of the easement and is not placed within the right-of-way.
3. No trees or significant grading/changes to the open space reserve are allowed for the construction of the sign.
4. A sign permit must be obtained and the location is subject to staff approval.
5. A right-of-way permit is submitted and issued for the signs along Reynoldsburg-New Albany Road.
6. A letter that specifies the HOA is responsible for maintenance, ownership and liability of all the subdivision signs is submitted.
7. The property owner, where the sign is proposed to be located, submits written authorization for the sign's installation.

APPROXIMATE SITE LOCATION:



Source: Google Maps



**Architectural Review Board Staff Report
August 8, 2016 Meeting**

**CERTIFICATE OF APPROPRIATENESS
BUNGALOW HOME CAFE & PATIO**

LOCATION: 97 W. Granville Street (PID: 222-000014)
APPLICANT: Todd Parker
REQUEST: Certificate of Appropriateness
ZONING: UCD (Urban Center District) Historic Core sub-district
STRATEGIC PLAN Village Center
APPLICATION: ARB-58-2016

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

Staff report prepared by Stephen Mayer, Community Development Planner.

XVI. REQUEST AND BACKGROUND

The application is for a Certificate of Appropriateness for exterior alterations to the Bungalow Home warehouse area to convert it to a café. The applicant proposes the following alterations:

- Add three glass exterior garage doors;
- Create an open porch at the west end of the warehouse by removing portions of the exterior walls and keeping the timber framing structure;
- Add a bay window at the south elevation;
- Apply new board and batten siding and galvalume roofing to the warehouse.
- Install a metal suspension canopy over the new porch area;

The applicant previously submitted an application for exterior alterations, but withdrew it and replaced it with this more comprehensive application.

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.

XVII. 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.

XVIII. 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.

22. 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 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.
- 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 three modern glass garage doors. The design of the new elements appear to be accomplished in a sensitive way that fits in with existing structures building has other glass elements including doors and windows.
- 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), rear, side elevations. The Architectural Review Board should clarify with the applicant what the proposed board and batten material is(e.g. wood or composite material).

- DGR Section II(A)(4) require all visible elevations of a building receive similar treatment. The proposal appears to provide similar treatment all sides of the warehouse where the café is proposed.
- The café floor plan shows the seating area within and under the existing building structure. No other details of the café's patio area have been submitted. Staff recommends the Architectural Review Board confirm and clarify with the applicant is any other outdoor patio elements such as railings will be installed in the area. Staff recommends railings are subject to staff approval.

23. *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. The submitted elevations show new signs on the elevations. The applicant will have to return to the ARB with additional sign plans on a separate application for sign review and approval.

24. *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.

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

- Not Applicable.

26. *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.

27. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*

- Not Applicable.

28. *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 & roof material, add a canopy, install a new window along Rose Run, and install three new garage doors. It does not appear the essential barn form of the structure and integrity of the original structure would be impaired.

Urban Center Code Compliance

2. The structure appears to be barn “vernacular” architecture. Barn architecture is not a permitted building typology within the Historic Core sub-district.
3. 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.”

XIX. 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 overall proposed alterations appear to 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 structure.

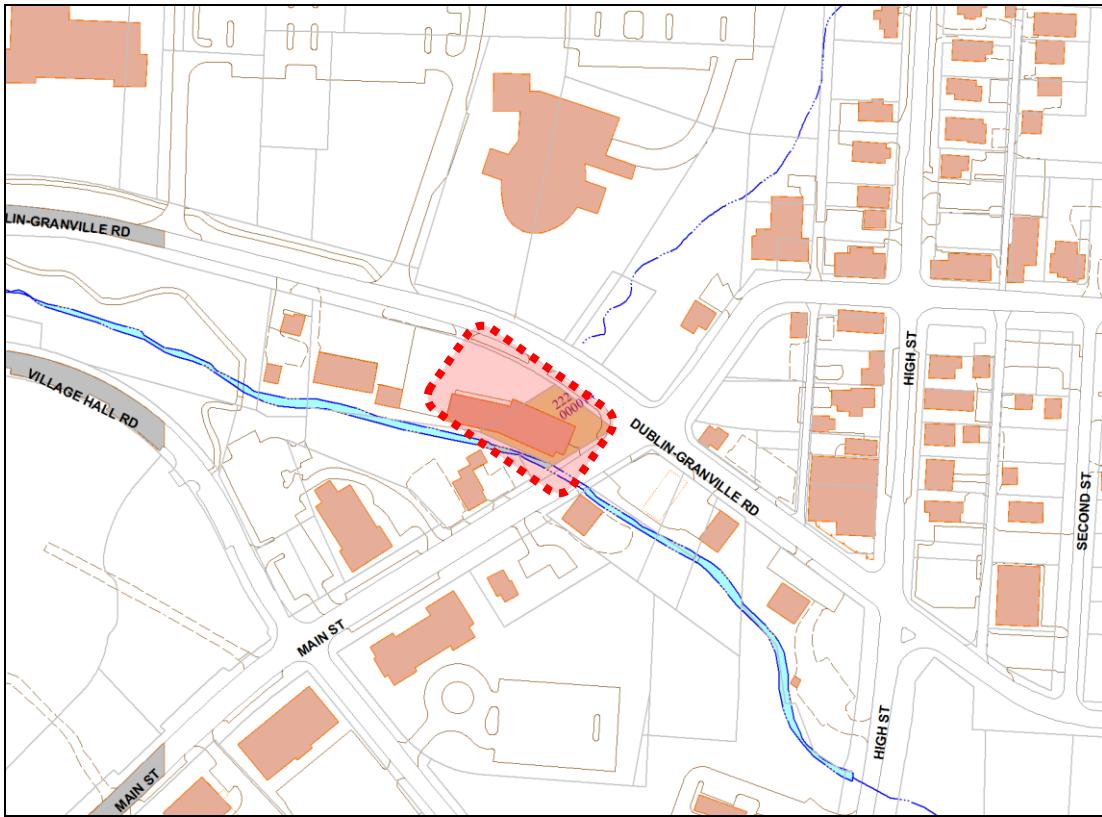
Staff recommends approval of the Certificate of Appropriateness for the new structure provided that the ARB finds the proposal meets sufficient basis for approval.

XX. 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-58-2016.

1. Any railings for the café’s patio area are subject to staff approval.



Source: Franklin County Auditor