



Architectural Review Board

Meeting Minutes

October 9, 2017

7:00 p.m.

New Albany Architectural Review Board met in regular session in the Council Chambers at Village Hall, 99 West 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	Absent
Ms. Kim Comisar	Absent
Mr. Matt Shull	Present

Staff members present: Jackie Russell, Clerk; Adrienne Joly, Director of Administrative Services and Pam Hickok, Clerk.

Mr. Iten moved, seconded by Mr. Brown to approve the meeting minutes of September 11, 2017. Upon roll call vote: Mr. Hinson, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Thomas, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

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

Ms. Russell stated that ARB-59-2017 has the applicant listed incorrectly. The correct applicant is Sean Alley with ProSign Studios.

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

Moved by Mr. Brown, seconded by Mr. Iten to accept the staff reports and related documents into the record. Upon roll call vote: Mr. Hinson, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Thomas, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

ARB-59-2017 Certificate of Appropriateness

Certificate of Appropriateness to allow new signage for Truluck Boutique located at 160 W. Main St. (PID: 222-000067).

Applicant: Sean Alley, MJS Design Co. LLC.

Ms. Russell presented the staff report.

Mr. Hinson asked if this was for only one sign.

Mr. Sean Alley, ProSign Studio, stated that the business owner only wanted a sign on the Main Street side.

Ms. Joly stated that it is not required but it would keep it consistent.

Mr. Iten asked if any concerns with the condition regarding the size.

Mr. Schmidt asked about the routed edges.

Mr. Iten stated that this appears to have the routed edges.

Mr. Alley confirmed that it has routed edges.

Moved by Mr. Iten, seconded by Mr. Hinson to approve ARB-59-2017 subject to the following conditions:

1. The sign should be enlarged to be 2' x14'
2. Sign is located on the east side of the building. Upon roll call vote: Mr. Hinson, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Thomas, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

ARB-55-2017 Certificate of Appropriateness

Certificate of Appropriateness to allow new signage for Petpeople located at 160 W. Main St. (PID: 222-000067)

Applicant: Bruce Sommerfelt, Signcom Inc.

Ms. Russell presented the staff report.

Mr. Hinson stated that we could ask for the sign size to be reduced to fit within the panel but it wouldn't fit vertically.

Mr. Iten stated that it would look different than the other signs.

Mr. Hinson stated that he doesn't have any issues.

Mr. Iten asked if the applicant has any issues if we ask the sign 14' to match the other signs.

Applicant responded from the audience that it is fine.

Mr. Brown verified that both signs will be 14' and noted that the east elevation has four lights and the west elevation has three lights.

Mr. Hinson stated that this storefront size is larger on the east side.

Ms. Russell stated that the building renderings show that a 16' sign could fit under the 4 lights.

Moved by Mr. Brown, seconded by Mr. Schmidt to approve ARB-55-2017 subject to the following conditions:

1. Both signs will be 14' in length.
2. The sign will have scalloped cove-cut corners and routed edges to match existing signs at Market Square. Upon roll call vote: Mr. Hinson, yea; Mr. Schmidt, yea; Mr. Thomas, yea; Mr. Iten, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

Mr. Thomas stated that we seem to have set a standard for the signs.

Mr. Schmidt asked if all the storefront are the same size.

Ms. Joly stated that the size should be proportional to the width of the space. It is unusual for the detailing to be more of a square shape. We will want consistency and symmetry on both sides of the center walkway.

ARB-56-2017 Certificate of Appropriateness

Certificate of Appropriateness for 14 duplex units and design of a public pedestrian corridor for the Granger Senior Living Facility (First & Main) at 227 E. Main St. (PID: 222-000088)

Applicant: F&M New Albany Re LLC.

Ms. Adrienne Joly presented the staff report.

Mr. Brian Tuckerman representing Granger and may be doing the development. Stated that we are now using a carriage style aluminum doors. The gables over the garage have gone from vents to false windows. The dormers on the rear elevation have been lowered and are also false windows. Both rear patio doors will be detailed as staff requested but not shown yet. We will have lighting submittals reviewed by staff.

Mr. Iten asked about the windows condition; does that mean wood glued to the glass.

Ms. Joly stated that is correct.

Mr. Tuckerman stated that we will be matching the brick, windows and lighting fixtures to the existing building.

Mr. Iten asked evaluating the use of hardi-plank.

Ms. Joly stated that we add that because it is in the design guidelines that ARB should discuss. When staff thinks that it is used appropriately we will not have a condition regarding the use of hardi-plank.

Mr. Iten stated that he doesn't think there is anything to discuss.

Mr. Hinson stated that there is plenty of brick around and the brick water table certainly enhances the elevations.

Mr. Iten asked about the comment regarding the one villas that fronts on a public street. Asked staff to show on site plan which villa that was.

Ms. Joly showed which villa staff was commenting on and that they were wondering if additional detailing is required because it is the only one that will not be primarily brick.

Mr. Tuckerman stated that we understand the brick is supposed to be on the back of all of these units. Granger thinks that it is too much brick and they will all look alike. They would like to break up the look, similar to Market Street that is some brick and some siding units. It will feel more natural.

Mr. Brown asked if all the units will be consistent.

Mr. Tuckerman stated yes

Mr. Iten stated that it does seem to only do it on these units.

Mr. Tuckerman stated that every third unit. There is heavy screening required so you will not see the rear of the units.

Ms. Joly wanted to clarify if the units will be all siding.

Mr. Tuckerman stated no, they will all have brick water table and brick sides. Showed an elevation with some siding on the rear.

Ms. Joly stated that staff has not evaluated this elevation. One thing we liked about this was that the main building was brick and the appendages were siding.

Mr. Tuckerman stated that Windsor is similar with the cottages.

Ms. Joly stated that we have not reviewed the information provided tonight. Our architect had reviewed the plan that is in your packet and staff would like the architect to also look at this new elevation.

Mr. Hinson stated that some of the other neighborhoods, like Ashton Grove, which has cottages that do break up a lot of brick. I would be open to it but would like to know the village architects' thoughts on the form. I think that changes you made was a big improvement.

Mr. Tuckerman stated that there were a total of twelve conditions. We have talked about many but we have questions about the shutters. We have shutters on the sides of the building and they are scaled to cover the windows. We would like them to be shutters made of composite and attached to the siding.

Ms. Joly stated that the DGR's don't require them to be operational. It just to appear that they would cover the window and they are consistent and not just on one window. It appears that they are meeting code.

Mr. Tuckerman stated that we can then go to the landscape plan that tries to incorporate the staff comments.

Mr. Iten asked staff about the landscape architects memo; we did not receive the memo in the packet.

Ms. Joly stated that the comments from the memo that we thought were important are listed in the staff report. We will make copies for you.

Mr. Tuckerman used the map to explain the easement. He continued by stating that the easement does not allow for a paved path in the easement; therefore we can't do what is requested of us. What we have done is the path is following the pedestrian easement with the trees that were requested. We believe that the trees are too dense. If you look at exhibit B, you have a 25' private zone, 4 rail fence, pedestrian easement, then the 100' conservation easement that will be left untouched. The density of the trees is overdone but it is per the guidelines.

Ms. Joly stated that my understanding in general the horse fence and landscape buffer. We can talk about the right number of trees. We want the New Albany look along the trail system. The distance is less important than making sure we have some large deciduous trees and to have a horse fence.

Mr. Shull asked the material of the trail.

Mr. Tuckerman stated that it will be asphalt. We have added a few parking spaces at the dead end of Chappell. There will be a 5' sidewalk along Chappell to the pedestrian path along Rose Run. The streetscape has been addressed.

Mr. Iten asked if staff has reviewed this.

Ms. Joly stated that in principle I understand and accept. In terms of screening and street scape has been addressed. What I think we need to talk about is the number of trees in the buffer.

Mr. Iten asked if you have a proposal.

Mr. Tuckerman stated that it would be working with the landscape architect. I think it should be a mixture of types of trees.

Mr. Iten stated that if we approved revised screening of mixed deciduous and evergreen trees subject to the approval of staff.

Mr. Tuckerman stated yes, I would like to work with staff. The material on the rear of some of the units is the other item that we would like to work with staff. The mechanicals will be on the side of the units.

Mr. Brown asked about the streetscape treatment.

Mr. Tuckerman stated that street trees were a concern because these units are right by the street. When the street trees were along the street it became dangerous due to visibility issues. We have added street trees along Chappell, Miller and parking lot side of the private street.

Ms. Joly stated that we are satisfied with the streetscape. We would want to consider the use of materials. We try to avoid the random mixing of materials. We may want to have all siding with brick water table.

Mr. Tuckerman stated that we are looking for about four units.

Mr. Brown asked about the canopy for the rear door.

Ms. Joly stated that we think that the conditions should be left.

Mr. Tuckerman stated that the rear door detail is not a problem.

Ms. Joly stated that if the condition is in the record.

Mr. Shull asked about the units that will be visible from the street should be all brick.

Ms. Joly responded that we are alright with ones that have the brick on the side and back and siding on the front. The massing will look appropriate since that will be the garage.

Moved by Mr. Brown, seconded by Mr. Hinson to approve ARB-56-2017 subject to the following conditions:

1. The garage doors are revised to contain a historical pattern on the doors, subject to staff approval.
2. The villas' back door is revised to contain a surround in order to provide additional detailing to the doorway to make it more pronounced subject to staff approval.
3. The proposed windows also contain simulated divided light muntins.
4. Shutters meet DGR requirements, subject to staff approval.
5. The small louver over the garage door is revised to be a windows in order to appear there is useable space above the garage in order to meet code requirements, subject to the approval of the city architect.
6. The dormers are revised to appear to be occupiable through the use of windows.
7. The dormers are slightly lowered into order to achieve proper historical placement on the structure, subject to the approval of the city architect.
8. The landscape plan and leisure trail location is revised to meet the city landscape architect's comments and recommendations, subject to staff approval.

9. The final design of the lighting fixtures on the exterior of the building are subject to staff approval.
10. Chappell Drive road stub is long enough to accommodate vehicles, subject to staff approval.
11. The utilities are located on side elevations and are screened from view.
12. The streetscape treatment meets the city landscape architect's comments.
13. Altering the exterior elevation to allow variability up to four units, subject to staff approval
14. Rear landscape screening will be a mixture of deciduous and evergreen material, subject to staff approval. Upon roll call vote: Mr. Hinson, yea; Mr. Schmidt, yea; Mr. Thomas, yea; Mr. Iten, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

ARB-57-2017 Certificate of Appropriateness

Certificate of Appropriateness for an addition to the existing structure at the New Albany Methodist Church located at 20 3rd Street. . (PID: 222-000223).

Applicant: The McKnight Group

Moved by Mr. Iten, seconded by Mr. Hinson to table until next regular meeting. Upon roll call vote: Mr. Hinson, yea; Mr. Schmidt, yea; Mr. Thomas, yea; Mr. Iten, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

Mr. Brown moved to adjourn the meeting, seconded by Mr. Iten. Upon roll call vote: Mr. Hinson, yea; Mr. Schmidt, yea; Mr. Thomas, yea; Mr. Iten, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

The meeting adjourned at 7:57 p.m.

Submitted by Pam Hickok

APPENDIX



Architectural Review Board Staff Report October 9, 2017 Meeting

TRULUCK BOUTIQUE– SIGNAGE CERTIFICATE OF APPROPRIATENESS

LOCATION: 160 West Main Street , Suite E – Market and Main II
APPLICANT: Prosign Studio
REQUEST: Certificate of Appropriateness for new signage
ZONING: C-PUD (Comprehensive Planned Unit Development) 1998
NACO C-PUD: Subarea 4a Northwest Market Street
STRATEGIC PLAN: Village Center
APPLICATION: ARB-59-2017

Review based on: Application materials received August 28 and September 5 2017.

Staff report prepared by Jackie Russell, Community Development Clerk.

I. REQUEST AND BACKGROUND

The applicant is requesting a certificate of appropriateness to allow two wall board signs to be installed at the Main and Market II building. One wall sign is to be installed on the Main Street elevation. The second wall sign will be installed on the parking lot elevation on the back of the building.

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 property is zoned C-PUD (Comprehensive Planned Unit Development) under the 1998 NACO C-PUD zoning text, but was developed under the Urban Center Code requirements. Therefore, the city's sign code regulations apply to the site. The tenant space is centrally located on the first floor of the new Market and Main II building. The tenant space can be accessed through two doors, one on the parking lot side of the building and one on the side of Main Street.

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 and Codified Ordinances.*
 - 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 proposed wall sign type of signage is consistent with other signs

Wall Sign Board

- City sign code Chapter 1169.16(h) permits a maximum area of 40 square feet based on the building's frontage and allows one wall sign per business entrance and requires a minimum sign relief of one inch. External illumination is allowed. The applicant proposes a wall sign with the following dimensions:
 - a. Size: 2' x 12' [meets code].
 - b. Area: 28 square feet [meets code].
 - c. Location: fastened flush to the storefront face, applicant does not indicate which storefront [meets code].
 - d. Lighting: external lighting [meets code].
 - e. Relief: 2 inches [meets code].
 - f. Colors: black with white lettering and border (total of 2) [meets code].
 - g. Lettering Height: not indicated on plans but appears to be below 24" [meets code]
 - The sign will read "Truluck."
 - The proposed sign as cove-cut corners and routed edges.
 - Board & Brush was approved on the other side of the portal with a sign size of 2' x 14'. Staff recommends that the proposed sign be enlarged to 2' x 14' to match the existing signs.
 - The applicant does not indicate if there is going to be two signs one over each entry, or if only one sign on will be installed. The board should confirm with the applicant how many signs are being installed and which elevations the signs will be located on.
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 wall sign is an appropriate sign-type for this tenant space.
 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*

- The sign's mounting location appears to be appropriate since it is positioned in a 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 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 style of the building and other existing signs.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - 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 approval of this application because the proposed sign is consistent with the other signs' design, and locations within the Market Square area. The wall signs are an appropriate sign type for this location. Staff recommends the sign is enlarged to be consistent with previously approved signage on the building and match the signage on the opposite side of the covered walkway.

Staff recommends approval of this certificate of appropriateness provided that the ARB finds the proposal meets sufficient basis for approval.

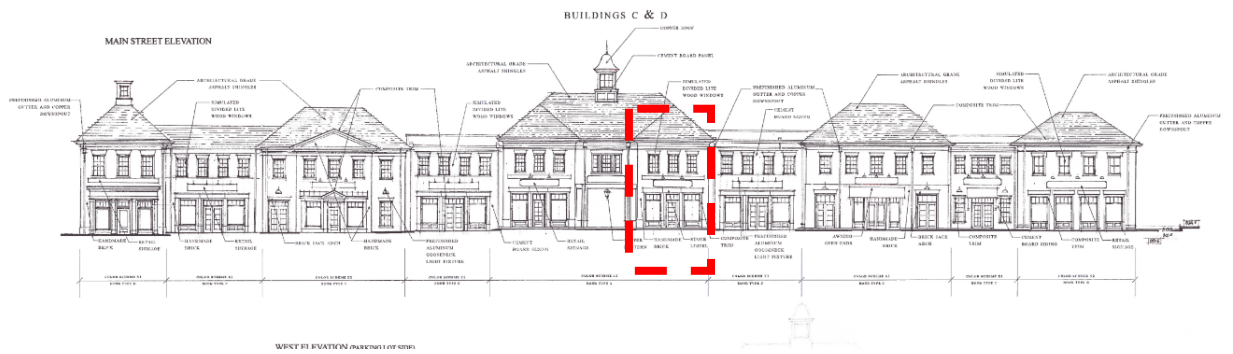
V. ACTION

Should the Architectural Review Board find sufficient basis for approval the following motions would be appropriate. Conditions of approval may be added.

Suggested Motion for ARB-59-2017:

Move to approve Certificate of Appropriateness for application ARB-59-2017 for a new wall sign for Truluck Boutique with the following conditions:

1. The sign should be enlarged to be 2' x 14'.
2. There should be two signs, one on the Main Street elevation and one on the parking lot elevation to match the other existing signage in the area.



Source: Front elevation along Market Street from submittal from Market Street Building Design



**Architectural Review Board Staff Report
October 9, 2017 Meeting**

**PETPEOPLE – SIGNAGE
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 160 West Main Street , Suite E – Market and Main II
APPLICANT: Signcom Inc.
REQUEST: Certificate of Appropriateness for new signage
ZONING: C-PUD (Comprehensive Planned Unit Development) 1998
NACO C-PUD: Subarea 4a Northwest Market Street
STRATEGIC PLAN: Village Center
APPLICATION: ARB-55-2017

Review based on: Application materials received September 1, and 21 2017.

Staff report prepared by Jackie Russell, Community Development Clerk.

VI. REQUEST AND BACKGROUND

The applicant is requesting a certificate of appropriateness to allow two wall board signs to be installed at the Main and Market II building. One wall sign is to be installed on the Main Street elevation. The second wall sign will be installed on the parking lot elevation on the back of the building.

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.

VII. SITE DESCRIPTION & USE

The property is zoned C-PUD (Comprehensive Planned Unit Development) under the 1998 NACO C-PUD zoning text, but was developed under the Urban Center Code requirements. Therefore, the city's sign code regulations apply to the site. The tenant space is centrally located on the first floor of the new Market and Main II building. The tenant space can be accessed through two doors, one on the parking lot side of the building and one on the side of Main Street.

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 and Codified Ordinances.*
 - 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 Board and Brush was approved with a wall sign thereby establishing one of the sign types allowed on the building. The proposed wall sign type of signage is consistent with other signs

Wall Sign Board

- City sign code Chapter 1169.16(h) permits a maximum area of 32 square feet based on the building's frontage and allows one wall sign per business entrance and requires a minimum sign relief of one inch. External illumination is allowed. The applicant proposes a wall sign with the following dimensions:
 - h. Size: 2' x 14' 6" [meets code].
 - i. Area: 29 square feet [meets code].
 - j. Location: fastened flush to the storefront face above the primary entrance facing the parking lot and Main St. [meets code].
 - k. Lighting: external lighting [meets code].
 - l. Relief: 2 inches [meets code].
 - m. Colors: green with white lettering and border (total of 2) [meets code].
 - n. Lettering Height: 14.42 inches [meets code]
- The sign will read "PetPeople."
- The proposed sign has cove-cut edges with scalloped corners.
- One sign is located above the primary entrance to the business on the Main street elevation of the building.
- The second sign is located above the entrance to the business from the parking lot (west) elevation of the building.
- The Architectural Review Board previously approved the Board and Brush sign to be sized 2'x 14' since it is the standard size of a wall sign in the Market Square area and 14' x 2' is appropriately scaled to the building and amount of store frontage area for that tenant space. The Board and Brush tenant consists of 22 feet of store frontage. The application for PetPeople is proposing a sign sized 2'x 14.5" for the East elevation on Main Street which is (slightly) larger but has a store frontage of 32 feet. Staff recommends the Architectural Review Board evaluate the proposed size of the sign in relation to the store frontage and its relation to existing and future signs.

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.*
 - The wall sign is an appropriate sign-type for this tenant space.
10. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - According to C.O.1169.12(b)(1) Signs do not block portions of architectural detailing, windows, entries, or doorways. The sign's mounting location appears to block architectural detailing on the west elevation. The proposed sign is 2' x 12', which covers a 10' brick detailing. ARB has been approving consistent sized signs but, historically has not approved signs covering architectural detailing. Staff recommends the ARB should evaluate the size of the sign in relation to other signs and the brick detailing for the west elevation.
11. *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 sign appears to match the style of the building and other existing signs.
12. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - Not Applicable
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

IX. RECOMMENDATION

Staff recommends approval of this application because the proposed sign is consistent with the other signs' dimensions, design, and locations within the Market Square area. The wall sign is an appropriate sign type for this location. Staff recommends the ARB evaluate the appropriateness of the proposed size of the sign in relation to overall Market Square, the amount of tenant space, and the architectural detailing on the west elevation.

Staff recommends approval of this certificate of appropriateness provided that the ARB finds the proposal meets sufficient basis for approval.

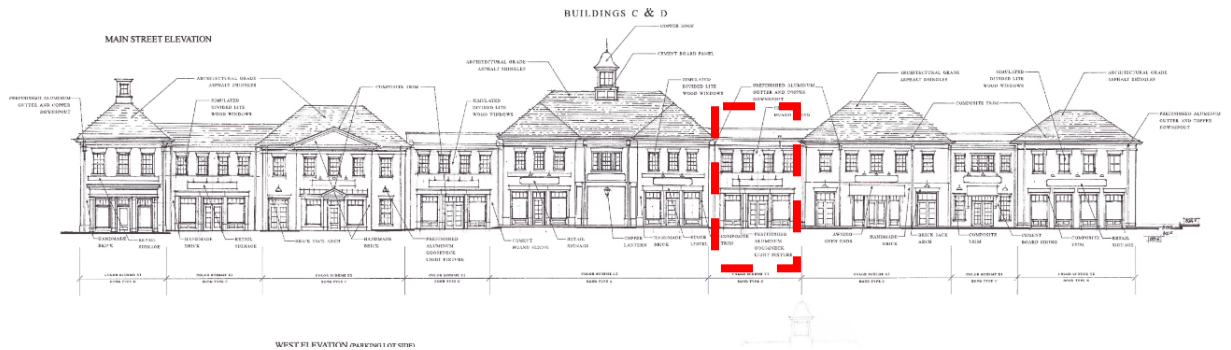
X. ACTION

Should the Architectural Review Board find sufficient basis for approval the following motions would be appropriate. Conditions of approval may be added.

Suggested Motion for ARB-55-2017:

Move to approve Certificate of Appropriateness for application ARB-55-2017 for a new wall sign for PetPeople with the following conditions:

3. The sign will have scalloped cove-cut corners and routed edges to match existing signs at Market Square.



Source: Front elevation along Market Street from submittal from Market Street Building Design



**Architectural Review Board Staff Report
October 9, 2017 Meeting**

**CERTIFICATE OF APPROPRIATENESS
GRANGER SENIOR LIVING DUPLEXES & ROSE RUN CORRIDOR**

LOCATION: Generally located at 227 East Main Street (PID: 222-000152, 222-000088, 222-000160, 222-000019, 222-000219, 222-000030, 222-000066, and portions of 222-000236, 222-001845, and 222-000240)

APPLICANT: F&M New Albany Re LLC

REQUEST: Senior Living Campus Building Typology

ZONING: C-PUD: NACO 1998 PUD Subarea 4C: Village Commercial, NACO 1998 PUD Subarea 3D: Ganton, and UCD Urban Center District Village Core and Campus subareas)

STRATEGIC PLAN Village Center

APPLICATION: ARB-56-2017

Review based on: Application materials including elevations received September 8, 2017

Staff report prepared by Stephen Mayer, Community Development Planner.

XI. REQUEST AND BACKGROUND

The application is for a Certificate of Appropriateness for 14 duplex units and the design of the pedestrian corridor along Rose Run. On December 8, 2014 the Architectural Review Board reviewed a certificate of appropriateness and waivers for a new senior living development consisting of an independent living building, independent/ assisted living building, and 14 duplex units.

The certificate of appropriateness and waivers for the independent living building and independent/assisted living building were approved. The 14 duplex units and the landscape plan for the Rose Run corridor were partially approved with the following conditions of approval:

- Additional articulation through breaks in the plan to all elevations and brick detailing is added to the rear of the Villas, subject to ARB approval.
- The applicant comes back to the Architectural Review Board with a detailed plan that delineates the public space from the private space and includes possible amenities for the corridor.

On November 10, 2014 the Architectural Review Board approved a “Senior Living Campus” building typology specifically for this project. The building typology approval

is for the lot and building standards. The applicant is proposing to design the building and site under the “Senior Living Campus” building typology 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.

XII. SITE DESCRIPTION & USE

The site consists of numerous lots totaling 14.9 +/- acres generally located south of the Plain Township Fire Station, east of Johnstown Road, north of the Jewish Day School, and west of Rose Run. The site is partially developed with the donut building and the remainder is undeveloped land. At completion the proposed development will consist of two larger scaled buildings (Donut and L-building) close to Johnstown Road that will be connected by an enclosed walkway. They are designed to complement one another. Each larger building will be 3 stories. The campus has two entrances which lead to 2-unit villas at the rear of the site near Rose Run. A stream corridor zone has been established along Rose Run. Additional open space with regional stormwater basins are provided at the south end of the campus near the Jewish Day School

Plans for the site include the development and operation of an assisted living, memory care, congregate care, and independent living uses serving senior citizens and other individuals in need of assistance with the activities of daily living. The site is zoned Urban Center Code (UCC) and Comprehensive Planned Unit Development (C-PUD). The C-PUD portion of the site is located within the Urban Center Overlay District. The site is located within the Village Core, Campus, and Parks and Preservation sub-districts. The Village Core and Campus sub-districts and both permit convalescent and congregate care center uses.

The site is located within the Conceptual Boundary of the Urban Center Code. This is a conceptual area because at the time the Urban Center Code was created the existing conditions did not match the desired future form or street layout. The Urban Center Code subareas within this conceptual boundary provide a general development pattern envisioned in this area.

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 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 residential development inside the Village Center. Overall,

- these buildings should follow the precedents of traditional American architectural design and be located in an appropriate setting.
- The Architectural Review Board has previously reviewed and partially approved the villas. The ARB approved the following waivers for the villas in 2014:
 - a) Waiver from Design Guidelines and Requirements Section 2 III(B)(3) to allow a garage door not be setback at least 10 feet from the principle facade and to allow the garage door to be visible from the primary street.
 - b) Waiver from Design Guidelines and Requirements Section 2 (III)(E)(3) to allow the first floor elevation to be less than two feet above grade.
 - 2. The 14 duplex units were partially approved with the following conditions of approval in italics and the current status of the condition listed below each (additional conditions not listed below were placed on the donut and L building):
 - *The scale of the garage shall be minimized by utilizing low, one-story rooflines and low fascia lines and garage doors must be solid paneled that incorporate architectural details consistent with the style of the house.*
 - a) The 2014 elevations consisted of garages with the same ridge line as the main house mass. The garage massing has been modified so its ridge line is lower than the main house mass.
 - b) The garage contains low, one-story rooflines and low fascia lines that match the main house mass.
 - c) The elevation sheets state the garage doors are steel overhead doors seven foot long style. The city architect comments the garage doors do not appear to be appropriate for the design of the structures and recommends a traditional grid pattern is applied to the garage doors. Staff recommends this is a condition of approval subject to the approval of the city architect.
 - *The villas are revised to contain brick detailing on four (4) elevations to provide for the visualization of a water table.*
 - a) The elevations have been revised to meet the condition of approval and contain brick detailing on four (4) elevations to provide for the visualization of a water table.
 - *Additional articulation through breaks in the plan to all elevations and brick detailing is added to the rear of the Villas, subject to ARB approval.*
 - a) The city architects comments that additional articulation has been added to the rear elevations through the addition of the fire wall, chimneys, and brick detailing on the rear elevation.
 - b) The city architect has reviewed the proposed elevations and recommends the back door is revised to contain a surround in order to provide additional detailing to the doorway to make it more pronounced. Staff recommends this is a condition of approval.
 - *Windows meet DGR requirements, subject to staff approval.*
 - a) The elevation sheets label the windows as vinyl clad wood windows, colored white, and Anderson 400 Woodright. This series of the Anderson windows are double-hung which meets DGR requirements. The elevation sheets show the windows as containing grilles. Staff recommends a condition of approval

requiring the proposed windows also contain simulated divided light muntins.

- *Shutters meet DGR requirements, subject to staff approval.*
 - a) The DGRS require Shutters must be solid-paneled or louvered and, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability and full coverage of the window.
 - b) The side elevations utilize shutters on the windows. No additional information has been provided. The use of the shutters appears to be appropriate. Staff recommends the same condition that shutters meet DGR requirements, subject to staff approval.
- The DGRs require the architectural style of the building to be appropriate to the context, location and function of the building. The Design Guidelines require all visible elevations of a building receive similar treatment.
 - When the ARB reviewed the villas in 2014 they contained brick and hardie plank siding on the side elevations, with the front elevation being entirely brick and the rear elevation is hardie plank siding. The Design Guidelines and Requirements Section 3 Part II(E)(2) states alternate material such as hardie plank may be appropriate when they are used in the same way as traditional materials would have been used. The ARB should evaluate the use of hardie plank.
- Since the ARB last reviewed the villas, the applicant has revised design so they brick is located on the rear elevation and the hardie plank is on the front elevation. Additionally, the dormers have been moved from the front elevation to the rear elevation. Since all of the villas except one front onto a private street, priority has been given to the rear elevations where they will be most visible from public corridor along Rose Run and Johnstown Road.
- All of the villas are proposed with the same design although only about half back onto Rose Run. There are six villas that are around a cul-de-sac and back onto other sites. The architecture still seems appropriate for this for this condition since it appears the back of the villas will still be visible from Johnstown Road. There are six villas that back onto adjacent development and have the rear elevations visible from Johnstown Road. Johnstown Road is the main corridor in this part of the Village Center and having the brick and dormers along Johnstown Road appears to be appropriate.
- The city architect has reviewed the material selection and proposed elevations and is supportive of the general design, massing, and material use. Since the majority of the units front onto private streets and half back onto Rose Run where a public leisure trail will be located, the elevations prioritize the rear elevations. However, there is one villa unit that fronts onto a public street and staff recommends the Architectural Review Board should consider adding additional brick to the front elevation and porch area so the main house mass appears to be four-sided brick architecture.
- The villas appear to be 1.5 stories through the use of dormers, but will function as single-story buildings. The DGRS state the number of stories is measured at the primary entrance. The duplexes contain dormers only on the rear elevations that front Rose Run therefore the structure is considered one-story.

- The city architect comments the villas contain appropriate massing. The low slope roof on the front porch area is appropriately designed since is over just the porch area. Given the design of the front porch roof, in order to provide for the villas to appear to be 1.5 stories at the front door, staff recommends the small louver over the garage door is revised to be a windows in order to appear there is useable space above the garage in order to meet code requirements. Staff recommends a condition of approval, subject to the approval of the city architect.
 - Additionally the DGRs require all half stories must have the appearance of being occupiable through the use of windows, dormers, or other architectural elements, unless otherwise appropriate for the proposed architectural style. The proposed dormers on the rear elevation contain louvers instead of glass and therefore do appear to be to be occupiable. Staff recommends a condition of approval requiring the dormers to be revised to appear to be occupiable through the use of windows.
 - The city architect recommends the dormers are slightly lowered into order to achieve proper historical placement on the structure. Staff recommends this is a condition of approval and final location of the dormer on the roof is subject to the city architect's approval.
3. *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.*
- Streetscape
 - a. The city's Architectural Review Board conditionally approved a Certificate of Appropriateness application to allow the Granger Senior Living development on December 8, 2014. The Architectural Review Board's conditions include, but are not limited to, the following relating to the site layout:
 - *Streets shall meet Urban Center Code standards unless variances to the Urban Center Code's Street and Network Standards are approved.*
 - *The site shall not prohibit future road connections to a future road network.*
 - b. Miller Avenue extension: Two (2) 11-foot wide travel lanes will be provided for vehicular traffic. Each side of the street will have an 8-foot landscape area and a 6-foot wide sidewalk.
 - c. Other Streets: Every street will have two (2) 11-foot wide travel lanes will be provided for vehicular traffic. These streets are designed to have sidewalk on one side of the street, but both sides whether there is a sidewalk or not, will have a landscape area to allow for the installation of streetscape material.
 - d. The city landscape has provided recommendations for the landscaping along public streets in a separate memo. Staff recommends the city landscape architect's comments are addressed, subject to staff approval.
 - Landscape
 - a. The Rose Run corridor is an important natural feature to the site. Rose Run will be enhanced and prioritized as a pedestrian corridor that will eventually connect to Market Square and the city's overall leisure trail network. Therefore, designing the layout so as to enhance the public

nature feeling of the pedestrian corridor over the Villas' private occupants must be a priority.

- b. The applicant proposes to put in place a conservation easement over Rose Run and an additional 30 foot wide public trail corridor easement on the west side of the stream. The greenspace area between Rose Run and the rear of the Villas should be designed to act and feel like public open space.
- c. Because this corridor is so important the ARB placed a condition of approval requiring the applicant comes back to the Architectural Review Board with a detailed plan that delineates the public space from the private space and includes possible amenities for the corridor.
- d. The 14 duplex units were partially approved with the following landscape conditions of approval in italics and the current status of the condition listed below each (additional conditions not listed below were placed on the donut and L building).
 - a) *Leisure trail is relocated to maximize the distance between the villas and the trail path. This should include inclusion of the trail into the conservation zone where topography and preservation of trees allow.*
 - 1. A conservation easement has been placed over Rose Run and a copy has been provided to city staff. The conservation easement does not allow for a paved surfaces within the easement area since it is within the floodplain and only allows for mulch or cut grass paths.
 - 2. Previously staff recommended the leisure trail is relocated to maximize the distance between the villas and the trail in order to create separation between the public leisure trail and the private villas.
 - 3. The city landscape architect has reviewed the proposals and comments that The Rose Run Trail alignment should follow the Rose Run Creek. Because the Granger Villas back onto the conservation easement, it is critical to delineate private zones versus public space. An elevation change is one way to accomplish this, and currently there is a grade change that should be taken advantage of. Another strong way to create this separation is to provide a typology similar to what has already been established by our rural streetscape with the a white, four-rail fence as a boundary — just like it defines the public right-of-way of a streetscape. This white, four-rail fence is an important indicator of publicly-accessible vs. private space in New Albany. This fence should be placed generally 25 feet from the back of the patios (indicated on this plan) in a gentle arc. The Leisure Trail should then be placed generally four-six (4-6) feet behind the fence. This four to six-foot zone creates a tree planting area (see #9 below). Please see the preferred trail typology in Exhibit B. The typology constructed during this project establishes the look and feel of the Rose Run corridor which will be followed when the rest of this section of the Rose Run Trail is implemented (Johnstown Road to Dublin

Granville Road) — so it is critically important to get right here (see Exhibit C). The Rose Run Trail alignment should generally be a smooth, gentle curve. Staff recommends a condition of approval requiring the landscape plan and leisure trail location is revised to meet the city landscape architect's comments and recommendations, subject to staff approval.

b) *Establish a conservation zone treatment for the Rose Run public pedestrian corridor. The applicant comes back to the Architectural Review Board with a detailed plan that delineates the public space from the private space and includes possible amenities for the corridor.*

1. The city landscape architect recommends that instead of a shrub row to separate the Villas from the trail that a dense deciduous tree area be planted in the four-to-six foot zone described above (#8) and in Exhibit B. Native trees should be planted in natural groupings/random massings at a rate of 10-15 trees per 100 feet. Trees should be planted at 1.5-2.0" caliper, with deer protection installed. Over time these plantings will create a great separation between back of the Villas and the trail. Staff recommends this is a condition of approval.

5. The city landscape architect has reviewed the entire landscape plan and has provided additional comments regarding the landscaping for streetscape and villas, and can be found on a separate comments memo. Staff recommends the city landscape architect's comments are met, subject to staff approval.

6. The city architect recommends the applicant provide an evergreen shrub row for screening of the parking lots from the private streets and Chappell Drive when the future parking is developed, according to the zoning code requirements. In addition, screening along Noah's parking lot and the JCC site should be continuous. Backs and sides of cottages should be adequately screened from Main Street.

▪ Lighting

a. A detailed specifications sheet has not been submitted with the application. The building elevations sheets and renderings show typical residential lighting. The Architectural Review Board previously placed a condition of approval that the final design of the lighting fixtures on the exterior of the building are subject to staff approval.

▪ Parking and Circulation

a. The Architectural Review Board and Planning Commission both previously approved the site layout, parking, and circulation for the overall Granger senior living campus.

b. The site will be accessed from Main Street via two connections at the Miller Avenue and Chappell Drive intersections. Parking for the Donut and L-building are located at the rear of the structures. Miller Avenue and Chappell Drive will both be extended into the site. Internal site circulation will be accomplished by a north/south connection that generally runs parallel with Rose Run to connect the Miller Avenue and Chappell Drive extensions

- c. The building typology standards for this site states the number of required parking spaces for the Senior Care Campus Form shall be approved by the ARB at the time of Certificate of Appropriateness approval. The developer shall provide data to support its proposed number of parking spaces along with its application for certificate of appropriateness approval. The applicant is providing one garage space with one off-street parking space per unit. This appears to be a sufficient amount of parking based on the use of the structure.
 - d. The city architect comments in there memo that the applicant should consider adding a few public parking spaces for Rose Run Trail users at the end of Chappell Drive. The applicant and city staff have discussed this comments and agree that parking can occur at the street stub on Chappell instead of adding a separate parking lot. Staff recommends a condition of approval requiring the Chappell Drive stub is long enough to accommodate vehicles.
 - 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.
4. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The Rose Run corridor is an important natural feature to the site. The corridor contains a conservation easement and a 30 foot wide public trail corridor easement on the west side of Rose Run.
 - The Villa and street configuration was previously approved by the Architectural Review Board. The layout is designed to provide additional green space, improve circulation, and provide symmetry of the buildings along the streets.
5. *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.
6. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The Design Guidelines and Requirements require new windows to be true divided light or simulated divided light. The DGRs require the simulated divided light window is one in which the glass panes have vertical proportions (height greater than width) and correctly profiled muntins with an internal spacer that gives the appearance of a muntin extending through the glass. The architectural elevations state an Anderson white, vinyl clad wood window will be utilized and appears to be correctly proportioned but additional information regarding the divided light and muntins has not been submitted. Staff recommends a condition of approval requiring the windows meet DGR requirements, subject to staff approval.
 - Shutters are employed on all the first floor windows of the villas. The DGRs require when shutters are used, they must be solid-paneled or louvered, and be sized and mounted in a way that gives the appearance of operability and full coverage of the window. Staff recommends a condition of approval that the shutters meet DGR requirements, subject to staff approval.

7. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable.
8. *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

1. Lot and Building Standards

Senior Living Campus Typology

<u>Standard</u>	<u>Minimum</u>	<u>Maximum</u>	
Lot Area	no minimum	no maximum	14.24 acres
Lot Width	no minimum	no maximum	580' (Main St)
Lot Coverage	no Minimum	no maximum	53%
Street Yard/Front Yard	Zero feet from public right-of-way	50 feet from public right-of-way	Varies 0 (zero) to 15 feet
Side Yard	15 feet	no maximum	15 feet
Rear Yard	15 feet	no maximum	150 feet
Building Width	no minimum	no maximum	Approximately 84 feet
Stories	1.5	3	1 [At the front elevation. Does not meet code]
Building Height	no minimum	55 feet	25.5 feet

- a. The Senior Living Campus typology requires parking lots shall be located to the rear of buildings. Parking on private drives may be permitted on the sides or rear of buildings.
- b. Ground-mounted mechanical and utility equipment and structures shall be located to side or rear of the building. Ground and/or building-mounted mechanical equipment shall be fully screened from public rights-of-way and adjoining properties. The site plan does not show where utilities will be located for the villas but staff recommends a condition of approval require they be place them on side elevations and are screened from view.
- c. The typology requires a consistent streetscape treatment with street trees and a combination of fences/hedges/piers throughout the site on public and private streets. Staff recommends landscaping, including streetscape treatment meets the city landscape architect's comments listed above and are subject to staff approval.

- d. Unifying architectural elements are required to be utilized as between the larger buildings on the site and as between these larger buildings and the villas. The applicant's materials state the Villas will use the same brick, windows and trim, shingles, cast stone, and metal railings as the existing donut building to provide consistency throughout the Granger senior living campus.
- e. The Urban Center Code's Street and Network Standards state they supersede any conflicting standards or policies of New Albany. Streets and alleys within the Urban Center Code's boundary must be public. Deviations from the standards require a variance that must be heard by Planning Commission and City Council. The applicant has received various variances from the Planning Commission and city council for the street network and design.

XIV. RECOMMENDATION

The proposed development is located at a key gateway into the Village Center. Staff is supportive of this request because the site plan does a good job of prioritizing the streetscape and urban design along Main Street to create a pedestrian oriented development. A design goal of this development is to create a campus feel. One way to achieve this it to condense the interior site plan to minimize paved surface and maximize greenspace and create a strong connection to the Rose Run pedestrian corridor.

All sides of a building affect the character of a neighborhood and the entire Village Center. Regardless of view, a building's design should not be interrupted and should be viewed as part of a unified whole. Ideally the villas would front onto the Rose Run and use a road to create an edge between the villas and Rose Run. However, the ARB and Planning Commission previously approved the site layout which allows for the villas to back onto Rose Run and for the development to contain private streets. Rose Run contains a public access corridor with a leisure trail where the public will view the villas instead of the streets thereby increasing the architectural importance of these elevations along the Rose Run and accordingly the design prioritizes the rear elevations. However, only six of the 14 units back onto Rose Run even though they all contain the same architectural design. Staff believes the rear elevations of the villas located around the cul-de-sac will be visible from Johnstown Road and Miller Avenue which can become a public street in the future so allowing the rear architecture preference may be appropriate in this situation.

There is one villa unit that fronts onto a future public street and staff recommends the Architectural Review Board should consider adding additional brick to the front elevation and porch area so the main house mass appears to be four-sided brick architecture. And even though the design prioritizes the rear elevations, the quality of garage doors and their design as they relate to all of the villas' front façade is critical to achieving an overall quality of development that is suitable for the Village Center.

Rose Run is an important natural feature and environmental asset to this site and the Village Center in general since it connects to the school campus, Market Square, Ealy House, Resch Park, and other Village Center landmarks. Although the conservation area along Rose Run will be used for public pedestrian green space, care must be taken so backing the Villas onto the creek doesn't feel like a private backyard instead of a public park. Maximizing the green space between the Villas and the creek is vital. Details such as moving the leisure trail to closer to the creek, the natural change in grade, and landscape design may help mitigate this feeling of a private backyard. Staff feels connectivity to this significant asset can still be successfully achieved by including natural landscaping between the built and natural environment.

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 buildings, design of the building and use of materials.

XV. ACTION

Regardless of the approval or disapproval of the waivers, the motion(s) should be made in the affirmative. Should ARB find that the application has sufficient basis for approval, the following motions would be appropriate (conditions of approval may be added):

Move to approve application ARB-56-2017, with the following conditions:

1. The garage doors are revised to contain a historical pattern on the doors, subject to staff approval.
2. The villas' back door is revised to contain a surround in order to provide additional detailing to the doorway to make it more pronounced subject to staff approval.
3. The proposed windows also contain simulated divided light muntins.
4. Shutters meet DGR requirements, subject to staff approval.
5. The small louver over the garage door is revised to be a windows in order to appear there is useable space above the garage in order to meet code requirements, subject to the approval of the city architect.
6. The dormers are revised to appear to be occupiable through the use of windows.
7. The dormers are slightly lowered into order to achieve proper historical placement on the structure, subject to the approval of the city architect.
8. The landscape plan and leisure trail location is revised to meet the city landscape architect's comments and recommendations, subject to staff approval.
9. The final design of the lighting fixtures on the exterior of the building are subject to staff approval.
10. Chappell Drive road stub is long enough to accommodate vehicles, subject to staff approval.
11. The utilities are located on side elevations and are screened from view.
12. The streetscape treatment meets the city landscape architect's comments.

APPROXIMATE SITE LOCATION:



Source: City Staff



**Architectural Review Board Staff Report
October 9, 2017 Meeting**

NEW ALBANY METHODIST CHURCH ADDITION

LOCATION: Generally located at the intersection of Third street and E Dublin
Granville Road (PID: 222-000223)
APPLICANT: The McKnight Group
REQUEST: Certificate of Appropriateness for construction of a new addition
ZONING: Urban Center District within the Village Core subarea
STRATEGIC PLAN Village Center
APPLICATION: ARB-57-2017

Review based on: Application materials received September 8, 2017.

The applicant has requested the application to be tabled by the Architectural Review Board on October 9th until the November 13, 2017 meeting.

Staff recommends to table the application until the November 13th meeting.