



## **Architectural Review Board**

### **Meeting Minutes**

**April 8, 2019**

**7:00 p.m.**

New Albany Architectural Review Board met in regular session in the Council Chambers at Village Hall, 99 W Main Street and was called to order by Architectural Review Board Chair Mr. Alan Hinson at 7:00 p.m.

Those answering roll call:

Mr. Alan Hinson, Chair	Present
Mr. Francis Strahler	Present
Mr. Jonathan Iten	Present
Mrs. Jim Brown	Present
Mr. E.J. Thomas	Absent
Mr. Andrew Maletz	Absent
Ms. Sarah Briggs	Present
Mr. Matt Shull	Present

Staff members present: Steven Mayer, Development Services Manager; Chris Christian, Planner; Pam Hickok, Clerk; and Josie Taylor, Clerk

Moved by Iten, seconded by Ms. Briggs to approve the March 11, 2019 meeting minutes. Upon roll call: Mr. Iten, yea; Ms. Briggs, yea; Mr. Hinson, yea; Mr. Strahler, yea; Mr. Brown, yea; Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote .

Mr. Hinson asked for any corrections or additions.

Mr. Christian stated none from staff.

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

Mr. Hinson asked for public comment for any items not on tonight's agenda. Hearing none.

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

### **ARB-20-2019 Certificate of Appropriateness**

**Certificate of Appropriateness for a new sign at 29 South High Street for HunterCapital (PID: 222-000922).**

**Applicant: ProSign Studio**

Mr. Chris Christian presented the staff report.

Mr. Hinson questioned whether there were any comments on this item. Hearing none.

Moved by Mr. Brown, seconded by Mr. Strahler to approve ARB-20-2019 subject to the condition that all code approval items were met. Upon roll call vote: Mr. Brown, yea; Mr.

Strahler, yea; Mr. Hinson, yea; Mr. Iten, yea; Ms. Briggs, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

**ARB-22-2019 Certificate of Appropriateness**

**Certificate of Appropriateness for a new press box at the high school baseball field (PID: 222-000356).**

**Applicant: EMH&T c/o Katie Miller**

Mr. Chris Christian presented the staff report.

Mr. Iten asked staff if any speakers for the press box were present. Hearing none.

Mr. Iten asked staff about the review of ARB-20-2019 completed under the rear garden structure requirement and asked how staff had determined this was the applicable standard and also asked what requirements were used for ARB-26-2019 also being discussed this evening which is similar to ARB-22-2019.

Mr. Mayer replied that the Urban Center Code does not have General Accessory Structures and calls them Rear Garden. As the press box is a primary structure of a large school building, it was categorized under the accessory structure which is the Rear Garden classification.

Mr. Iten clarified if Garden Structure was the only classification available.

Mr. Mayer stated it was.

Mr. Iten asked what standard was used for ARB-26-2019.

Mr. Mayer stated the Campus Building typology was used because it was a larger structure.

Mr. Iten stated if that would apply to everything on a campus.

Mr. Mayer indicated that it would apply to buildings on campus based on size and scale with best judgment as to whether it's an accessory structure or a primary structure.

Mr. Iten asked if it was the ARB's duty to worry if foul balls would break windows in the press box building.

Mr. Mayer replied that it was the applicant's risk.

Ms. Briggs asked if the press box structure would have cameras because it did not seem that there was lighting on the press box structure.

Mr. Christian stated the applicant indicated after the staff report was prepared that the press box structure would have exterior downcast lighting placed over the entrances on the first and second stories.

Mr. Iten asked if the press box siding would have a horizontal or vertical orientation. He indicated that the dugouts appear to have a vertical orientation and that would mean the two nearby structures would have different siding orientations.

Mr. Iten also asked if the press box would be made of the same material as the dugout.

Christy Arenschiold, a member of the public who indicated she was a parent who had fundraised for the school, said the design under review was pursued because it was the exact design and same company used for the football stadium. She said the football stadium was used as a precedent and they tried to duplicate it. She indicated she thought the orientation would be horizontal because that was what was asked for, but said she was only assuming that was what the company had provided.

Mr. Iten indicated this was an issue for him because the proposed structure does not have the same siding orientation as the football press box and indicated that the construction material did not appear to match, but the orientation of vertical versus horizontal was more of a key item.

Mr. Mayer indicated Mr. Christian had visited the dugouts and believed those are vertically oriented as are other structures in near proximity.

Mr. Hinson indicated that the height of the structure with a lack of any architectural detail available on the stadium side is unclear and said he was also concerned about how the stairs will be designed as it is ten (10) or eleven (11) feet in the air and cost and building features such as concession window placement are involved.

Mr. Mike Thornborough of GHM, Inc. stated GHM will be doing the foundation work and was asked by the school to look at the stairs. He provided a packet of information to the ARB members and indicated the stairs would be about twelve (12) feet in the air from the landing down.

Mr. Iten asked Mr. Thornborough how far behind the building the stairs would project.

Mr. Thornborough indicated the stairs could be built in any direction and have a setback included so the stairs are within the building limitations.

Mr. Hinson asked Mr. Thornborough if the stairs would cut back either in front of the building or in front of what appears to be the concessions window.

Mr. Thornborough indicated the stairs would not wrap around the building and would not be blocking anything.

Mr. Iten then asked if Mr. Thornborough could speak to the orientation of the siding on the structure.

Mr. Thornborough indicated he could not.

Mr. Brown asked why there was no application submitted to match the plans of the dugout.

Ms. Arenschield indicated that the plan was to match the football stadium.

Mr. Brown asked what the timing of the project would be.

Mr. Thornborough stated it would be around mid-May to end of May.

Mr. Hinson stated he agreed with Mr. Iten that the press box should match the materials of the dugout.

Mr. Iten indicated the materials were not as important to him that the orientation of the siding match.

Mr. Brown stated all architectural elements should look the same.

Mr. Iten stated that surrounding structures all have a horizontal orientation.

Mr. Strahler indicated that the use of metal siding was not disagreed with, but that the vertical orientation was the issue for the ARB.

Mr. Shull asked if this is pre-fab building could its exterior be switched out easily.

Ms. Arendschield indicated the building was already built.

Mr. Hinson asked if any photos of the building were available prior to approval.

Ms. Arendschield indicated there were no photos of the building.

Mr. Brown asked if the product could be looked at on the website of the manufacturer.

Ms. Briggs asked who the manufacturer was.

Ms. Arendschield indicated it was American Press Box.

Mr. Iten asked if the manufacturer would be able to answer a phone call about this issue.

Ms. Arendschield telephoned American Press Box and indicated to the ARB the siding was vertical.

Moved by Mr. Iten, seconded by Mr. Strahler to approve ARB-22-2019 with the following conditions:

1. The final design of the stairwell is subject to staff approval;
2. The lighting is subject to staff approval.

Upon roll call vote: Mr. Iten, yea; Mr. Strahler, yea; Mr. Hinson, yea; Mr. Brown, yea; Ms. Briggs, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

**ARB-26-2019 Certificate of Appropriateness**  
**Certificate of Appropriateness for the development of the Miracle Field at Swickard**  
**Woods Park (PID: 222-003178).**  
**Applicant: The New Albany Company c/o Tom Rubey**

Ms. Chris Christian presented the staff report.

Mr. Hinson noted that this could be a wonderful addition to the community and would like to hear more from the applicant, Mr. Rubey, with some additional detail.

Mr. Rubey indicated he was one of the board members helping with the project and that Dr. Kevin Klingele is the applicant and that Kevin Jones, the architect was also present and could speak more specifically on the project.

Dr. Klingele provided a project overview to ARB members and discussed funding for the project as well as future use and design.

Mr. Iten stated the overview Dr. Klingele provided, contained a phase 1, phase 2, with then a 2b and 2c while other meeting documents show phase 1, 2, and 3 and asked if this meant phase 1, 2, and 3 all relate to phase 1?

Dr. Klingele indicated that phase 1 is similar and phase 1a is the main entry building.

Mr. Iten asked if the approval was to build all of the phases described in the overview Dr. Klingele provided the ARB members.

Dr. Kevin Klingele indicated that was correct depending on budget available.

Mr. Hinson indicated more detail is normally provided for approval.

Mr. Jones indicated that this work with Korna Kokosing would match the components on the Wexner Family Pavilion, roof, overhangs, siding, etc. and stated that work with Korna Kokosing has stressed the importance of matching criteria of adjacent pool and Wexner Family Pavilion.

Mr. Rubey indicated that funding has created an urgency for this approval, but that once bids were sent out and construction drawings available they could be brought in for review of the details.

Mr. Shull asked about the orientation of home plate, if it was in the SW corner of the lot.

Mr. Rubey confirmed the location of home plate.

Mr. Shull then stated the parking along third base side would be on school property and asked if the school had been spoken to school about this matter.

Mr. Rubey replied that a meeting with the school would occur and that the project would coordinate with the school.

Mr. Iten suggested adding a condition that materials should match the Wexner Family Pavilion.

Mr. Iten questioned the placement of some windows.

Mr. Jones indicated that there would be attic story windows, some of which would provide bathroom lighting while some would not be real windows and would appear to be black from the exterior.

Mr. Iten asked if the lantern would have glass over it.

Mr. Jones indicated it was a glassed lantern.

Mr. Iten asked what the color of the building would be.

Mr. Jones replied Benjamin Moore 968.

Mr. Iten asked if the ARB had enough information.

Mr. Brown indicated he would prefer to have more information, but the nature of the project may deserve some special consideration.

Mr. Hinson stated the fact that the project could be benchmarked against an existing structure that is nearly adjoining may assist.

Mr. Rubey indicated he would return to the ARB when more details, modifications, changes, and/or information were available.

Mr. Hinson asked if this would be a conditional or conceptual approval.

Mr. Mayer indicated staff was comfortable, given the staff report conditions, to formally approve the project and provide the updates Mr. Ruby indicated to the ARB.

Moved by Mr. Hinson, seconded by Mr. Brown to approve ARB-26-2019 with the following conditions:

1. A landscaping plan be submitted and be subject to staff approval;
2. A sight lighting plan and fixture detail be submitted and be subject to staff approval; and
3. The materials, finishes, and colors used must match the Wexner Family Pavilion.

Upon roll call vote: Mr. Hinson, yea; Mr. Brown, yea; Mr. Iten, yea; Mr. Strahler, yea; Ms. Briggs, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

### **2019 New Albany Strategic Plan Steering Committee Designee**

Mr. Mayer indicated that historically, when the city has done a strategic plan update, the ARB has nominated a member to serve on the steering committee. The position will require three (3)

or four (4) meetings per year and will normally hold meetings during the day, mainly early in the morning.

Moved by Mr. Hinson, seconded by Mr. Brown to nominate Mr. Iten to serve on the Strategic Plan Steering Committee.

Mr. Iten accepted the nomination.

Mr. Mayer stated staff would provide Mr. Iten with additional information.

Moved by Mr. Iten, seconded by Mr. Hinson, to adjourn the meeting. Upon roll call vote: Mr. Iten, yea; Mr. Hinson, yea; Mr. Brown, yea; Mr. Strahler, yea; Ms. Briggs, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

Meeting adjourned at 7:52 pm.

Submitted by Josie Taylor.

# APPENDIX



## Architectural Review Board Staff Report April 8, 2019

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### HUNTER CAPITAL—SIGNAGE CERTIFICATE OF APPROPRIATENESS

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LOCATION: 29 South High Street  
APPLICANT: ProSign Studio  
REQUEST: Certificate of Appropriateness  
ZONING: Urban Center, Historic Center Sub-District  
STRATEGIC PLAN: Village Center  
APPLICATION: ARB-20-2019

Review based on: Application materials received March 5, 2019.

*Staff report prepared by Chris Christian, Planner.*

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#### **I. REQUEST AND BACKGROUND**

The applicant requests a certificate of appropriateness to allow one wall sign to be installed at 29 South High Street for Hunter Capital. The sign is proposed to be installed at one of the tenant space entrances along Granville Street

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 Urban Center located within the Historic Center sub-district. Therefore, the city's sign code regulations apply to the site.

Hunter Capital is located in the building that was previously occupied by Studio 605, which has since been converted into a multi-tenant space.

#### **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 Historic Core sub-district shall be allowed three (3) sign types including, but not limited to, projecting, awning and wall signs. The applicant is proposing to install one wall sign with the following dimensions.

#### **Wall Sign Board**

- City sign code Chapter 1169.16(d) permits a maximum area of 30 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 one wall sign with the following dimensions:
    - a. Size: 24"x 24" [meets code].
    - b. Area: 4 square feet [meets code].
    - c. Location: the sign is proposed to be installed next to the main tenant entrance along Granville Street. [meets code].
    - d. Lighting: None provided [meets code].
    - e. Relief: one inch [meets code].
    - f. Colors: black (total of 1) [meets code].
    - g. Lettering Height: 2.75" [meets code]
  - The sign will read "Hunter Capital" and will feature the company logo and address.
  - The sign panel is proposed to be made out of brushed aluminum which is a permitted sign material.
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 appears to be 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. It appears that this sign is scaled appropriately for this tenant space and is appropriately designed.
  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.*
  - It does not appear that the sign will affect the original structure, if removed or altered in the future.

#### **IV. RECOMMENDATION**

Staff recommends approval of this application provided that the ARB finds that the proposal meets sufficient basis for approval. The proposed wall sign appears to be consistent with the architectural character of the existing site as well as the overall Village Center and is appropriate for this space.

#### **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-20-2019:**

Move to approve Certificate of Appropriateness for application ARB-20-2019.

#### **Approximate Site Location:**



Source: Google Earth



**Architectural Review Board Staff Report  
April 8, 2019 Meeting**

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**CERTIFICATE OF APPROPRIATENESS  
NEW ALBANY PLAIN LOCAL SCHOOLS BASEBALL FIELD PRESS BOX**

LOCATION: 5101 Swickard Woods Boulevard  
APPLICANT: EMH&T c/o Katie Miller  
REQUEST: Certificate of Appropriateness  
ZONING: Urban Center Code  
STRATEGIC PLAN: Village Center  
APPLICATION: ARB-22-2019

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Review based on: Application materials received March 8<sup>th</sup> and March 22<sup>nd</sup>

*Staff report prepared by Chris Christian, Planner.*

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**VI. REQUEST AND BACKGROUND**

The application is for a Certificate of Appropriateness for a new, two story press box on the New Albany Plain Local Schools campus at the high school baseball field. The site is within the Urban Center overlay district's Campus district. Section 8 of the Design Guidelines and Requirements states that civic and institutional facilities must submit a development plan for review by the Architectural Review Board. The Architectural Review Board is to evaluate the site design, building location, building form and massing information, design elements including exterior materials, window and door design, colors and ornamentation.

The New Albany Plain Local Schools campus is zoned under the Urban Center Code. The proposed press box was evaluated under the rear garden structure requirements.

**VII. SITE DESCRIPTION & USE**

New Albany Plain Local Schools is located on several large parcels east of Fodor Road, west of State Route 605 and north of Dublin Granville Road. The press box is proposed to be located at the high school baseball field. The high school baseball field is one of three baseball fields in the immediate area and these fields are adjacent to Wexner Community Park as well as the Plain Township Aquatic Center.

**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.

- a) *The compliance of the application with the Design Guidelines and Requirements. The proposed environmental change is to comply with the Design Guidelines and Requirements of the City, incorporated by reference.*
- Section 8 of the Design Guidelines and Requirements (DGRs) - Civic and Institutional Buildings - provides the requirements for campus building typologies within the Village Center. The goal for civic and institutional building designs is to encourage a consistent approach when new public buildings are created in the community.
  - The applicant is proposing to build a two story press box at the high school baseball field.
  - The building is proposed to use the following material and colors:
    - Exterior: 26 gauge commercial steel
    - Roof: 7/16" OSB Panel with 45 mil EPDM roofing
    - Windows: 72" x 48" horizontal sliding, white vinyl windows
    - There are two proposed access doors for this building, one of the first story and one on the second story. The applicant indicates that the second story of this structure will be accessed via an exterior stairwell that is not shown as part of the submittal. Staff recommends a condition of approval that the final design of the stairwell be subject to staff approval.
  - DGR Section 8 (II)(1) requires the site design to be appropriate for the architectural style. The proposed press box appears to be located in an appropriate location on the site. It appears that the building will be adequately screened by existing landscaping from Fodor Road and a portion of Swickard Woods Boulevard.
  - DGR section 8 (III)(2) requires the selection of architectural style shall be appropriate to the context, location, and function of the building. The style should be based on traditional practice in American architecture and as illustrated in the Design Principles and "American Architectural Precedent" section.
    - The city landscape architect reviewed the application and states that the proposed press box design is appropriate as this is an ancillary structure. Additionally, he comments the use of steel as a building material is appropriate as it distinguishes between the dug outs and this structure.
- b) *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 proposed press box will be located next to a dugout at the high school baseball field.
  - The proposed multi-use structure will be adequately screened from Fodor Road and a portion of Swickard Woods Boulevard by existing landscaping.
  - The proposed plans have do not indicate that there will be any outside mechanicals or other storage associated with the building.
  - The plans do not show any lighting on the building. The ARB should confirm if there will be lighting on the building.
  - No signage is proposed.
- c) *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural or environmental features should be avoided when possible.*
- Not applicable.

- d) *All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance inconsistent or inappropriate to the original integrity of the building shall be discouraged.*
  - The existing buildings on the baseball field campus are either true wood or other wood like composite material. The city architect commented that the use of steel as a building material is appropriate for this structure. The use of steel allows the dug outs to stand apart from this more ancillary structure.
- e) *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
  - The design of the proposed press box appears to be appropriate in the context of the baseball field campus. The building is designed to be an ancillary structure that compliments the existing structures on the site.
- f) *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
  - Not Applicable, the proposed press box is new construction.
- g) *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, the proposed press box is new construction.

## Urban Center Code Compliance

### 1. Rear Yard Garden Structure Standards

Standard	Minimum	Maximum	Proposed
Side Yard (West)	Same as building typology (20 feet minimum)	No max	50+/- feet
Lot Width	No min	No max	N/A
Lot Coverage	No min	No max	N/A
Maximum Area	No min	500 sq. ft.	240 sq. ft.
Side Yard (East)	20 feet	No max	400+ feet
Rear Yard	20 feet	No max	190+/- feet
Height	No min	25 feet	21.6 feet

- Rear yard garden structures must be 10 feet from other structures. As proposed the storage building is approximately 10 feet from the closest structure.

## IX. RECOMMENDATION

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code, and Design Guidelines and Requirements. The application should be evaluated on the design of the building, location of the building, and use of materials.

The proposed press box appears to be located in an appropriate location and is adequately screened Fodor Road and a portion of Swickard Woods Boulevard. The use of this building compliments the baseball field as well as the surrounding area. Additionally, the building is



meeting all code requirements. Staff recommends approval of the Certificate of Appropriateness for the new press box provided that the ARB finds that the proposal meets sufficient basis of approval.

**X. ACTION**

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

Move to approve application ARB-22-2019, with the following condition:

1. The final design of the stairwell is subject to staff approval.

**Location:**



Source: Google Earth



**Architectural Review Board Staff Report  
April 8, 2019 Meeting**

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**CERTIFICATE OF APPROPRIATENESS  
MIRACLE FIELD DEVELOPMENT**

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**LOCATION:** Located on the New Albany Plain Local Schools Campus adjacent to the baseball fields, located near the Plain Township Aquatic Center (PID: 222-003178).  
**APPLICANT:** The New Albany Company c/o Tom Rubey  
**REQUEST:** Certificate of Appropriateness  
**ZONING:** Urban Center Code—Campus sub-district  
**STRATEGIC PLAN:** Village Center  
**APPLICATION:** ARB-26-2019

Review based on: Application materials received March 19, 2019.

*Staff report prepared by Chris Christian, Planner.*

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**XI. REQUEST AND BACKGROUND**

The application is for a Certificate of Appropriateness for the new Miracle Field development located on the New Albany Plain Local Schools Campus adjacent to the baseball fields, located near the Plain Township Aquatic Center. The Miracle League of New Albany is a non-profit organization whose mission is to provide a safe and enjoyable baseball experience for individuals with special needs. The proposed Miracle Field will serve as an accessible stadium to be used by the Miracle League. The applicant is proposing to develop this project in three phases. First, the dugouts and field will be constructed, phase two will be the entrance building(s) and phase three will be the construction of the storage buildings.

The site is within the Urban Center overlay district's Campus district. Section 8 of the Design Guidelines and Requirements states that civic and institutional facilities must submit a development plan for review by the Architectural Review Board. The Architectural Review Board is to evaluate the site design, building location, building form and massing information, design elements including exterior materials, window and door design, colors and ornamentation.

**XII. SITE DESCRIPTION & USE**

The building site is zoned Urban Center District (Campus sub-area) and is located on Swickward Woods Boulevard east of the New Albany Early Learning Center, west of the Plain Township Aquatic Center, south of State Route 161 and north of the baseball field campus.

**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 8 of the Design Guidelines and Requirements (DGRs) - Civic and Institutional Buildings - provides the requirements for campus building typologies inside the Village Center. The goal for civic and institutional building design is to encourage a consistent approach when these new buildings are built in the community. The proposed Miracle Field is designed to complement the surrounding area. Adjacent uses in this area include the Plain Township Aquatic Center, the New Albany Plain Local Schools baseball campus and the New Albany Learning Center.
- DGR Section 8.II(1) requires the site design to be appropriate for the architectural style. More ornate buildings of larger scale require a large, formal setting with a suitably large approach drive or front lawn area. The proposed buildings as a part of this development are appropriately sited on the corner of the lot with a prominent and active entrance that lead into the baseball field.
- DGR section 8.III(2) requires the selection of architectural style shall be appropriate to the context, location, and function of the building. The style should be based on traditional practice in American architecture and as illustrated in the Design Principles and "American Architectural Precedent" section. In general, high-style designs with grander scale are appropriate for major structures such as schools. The proposed development appears to be meeting this requirement.
- DGR section 8.III(2) requires, in keeping with traditional practice, the entrances to civic and institutional buildings shall be oriented toward primary streets and roads and shall be of distinctive character that makes them easy to locate. The proposed entrance into the baseball field is oriented toward Swickard Woods Boulevard. The development is proposed to be located close to the corner of the site at the public road with a presence on both sides of the road as well as a prominent entrance.
- DGR section 8.III(4) requires designs follow the precedents of traditional American architectural designs, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors, including vertically-proportioned windows and doors. The proposed structures appear to be meeting this requirement.

### 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.*

- Landscape
  - a. A detailed landscape plan was not submitted as a part of this application however, it appears that landscape requirements will be satisfied based on the renderings provided. Staff recommends a condition of approval that a landscape is submitted and be subject to staff approval.
- Lighting
  - a. A detailed lighting plan was not submitted as a part of this application. Staff recommends a condition of approval that a site lighting plan and fixture details are



submitted and subject to staff approval.

- **Parking and Circulation**
    - a. As a part of this development, it appears that on street parking will be added to the northern portion of Swickard Woods Boulevard. The applicant has indicated that new and existing on street parking will be utilized for this development. There is additional parking available on the eastern side of Swickard Woods Boulevard as well as in the Plain Township Aquatic Center parking lot.
  - **Signage:**
    - a. No signage has been submitted at this time. All new signs will have to receive separate approval by the Architectural Review Board in the future.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
- This proposed structure appears to take into account the distinguishing qualities found in other large ornate buildings found on the school campus and will complement the surrounding area.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
- The proposed development is new construction.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
- The city architect reviewed the application and provided the following comments. “The architectural aesthetic of the proposed Miracle Field, with metal standing seam roofs and wall of board and batten, will feel very much “of kind” in the New Albany community. The simple arrangement of hierarchical forms are pleasing to the eye, and the varying scales of individual elements complement the overall aesthetic. The window arrangement on the buildings facades, along with the clean details, deep overhangs, and special touches all comprise a successful, welcoming addition to the New Albany Community.”
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
- Not Applicable.
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
- Not Applicable.

## **Urban Center Code Compliance**

### **2. Lot and Building Standards**

<b>Standard</b>	<b>Minimum</b>	<b>Maximum</b>	<b>Proposed</b>
Lot Area	No min	No max	N/A
Lot Width	No min	No max	N/A
Lot Coverage	No min	No max	Unknown
Street Yard	30 feet	No max	30 +/- feet

Side Yard (East)	20 feet	No max	40 +/- feet
Side Yard (West)	20 feet	No max	Greater than 200 feet
Rear Yard	20 feet	No max	Greater than 200 feet
Building Width	No min	No max	50 +/- feet
Stories	1	4	1 story
Height	No min	55 feet	Renderings show buildings being less than 55 feet

#### **XIV. RECOMMENDATION**

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code, and Design Guidelines and Requirements. The development is matching the intent of the standards and goals found within the Village Center Strategic Plan, Land Use Strategic Plan, Urban Center Code, and the Design Guidelines and Requirements for civic and institutional buildings. Overall, it appears that the building has been designed to complement the architectural style found in this area. It is evident that attention has been paid to the details of this proposal to create a facility where individuals with special needs have a baseball facility that is safe and accessible. This development is an important and welcome addition to the New Albany Community.

Staff recommends approval of the Certificate of Appropriateness for the Miracle Field development provided that the ARB finds the proposal meets sufficient basis for approval.

#### **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 certificate of appropriateness and waiver application ARB-26-2019, with the following conditions:**

2. A landscaping plan be submitted and be subject to staff approval.
3. A site lighting plan and fixture details be submitted and be subject to staff approval.



Source: Google Earth