



Architectural Review Board

Meeting Minutes

November 13, 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 Vice Chair Mr. Jonathan Iten at 7:05 p.m.

Those answering roll call:

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

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

Mr. Iten called for an action on the minutes of October 14, 2019.

Moved by Mr. Thomas, seconded by Ms. Briggs to approve the October 14, 2019 meeting minutes. Upon roll call: Mr. Thomas, yea; Ms. Briggs, yea; Mr. Maletz, abstain; Mr. Strahler, yea; Mr. Brown, yea; Mr. Iten, yea. Yea, 5; Nay, 0; Abstain, 1. Motion passed by a 5-0-1 vote.

Mr. Iten asked for any corrections or additions to the agenda.

Mr. Christian stated none from staff.

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

Mr. Iten asked if there were any visitors for items not on tonight's agenda. (No response).

Moved by Mr. Maletz, seconded by Mr. Thomas to accept the staff reports and related documents into the record. Upon roll call vote: Mr. Maletz, yea; Mr. Thomas, yea; Mr. Brown, yea; Mr. Iten, yea; Mr. Strahler, yea; Ms. Briggs, yea. Yea, 6; Nay, 0; Abstain, 0. Motion carried by a 6-0 vote.

FDM-91-2019 Final Development Plan Modification

Final Development Plan modification for Faith Life Church located at 2407 Beech Road (PID: 037-111510-00).

Applicant: Faith Life Church

Mr. Christian presented the staff report.

Mr. Iten asked staff if the reference in the staff report to meetings on October 15, 2019 and October 1, 2019 was meant to include 2018 approvals.

Mr. Christian stated yes, the Architectural Review Board ("ARB," hereafter) and Planning Commission ("PC," hereafter) meetings.

Mr. Iten stated okay, the PC date is fine but the ARB date, October 1, should be 2018.

Mr. Christian stated correct.

Mr. Strahler stated the old landscape plan had some screening on it and asked if that was part of the landscape plan.

Mr. Christian stated he thought those were MKSK review comments that had to be addressed as part of the conditions of approval. Mr. Christian stated he thought some of those conditions were still outstanding, but that was not part of the original plan.

Mr. Strahler asked if the same screening comments remained for the parking screening.

Mr. Christian stated yes.

Moved by Mr. Thomas to approve FDM-91-2019 with the conditions in the staff report, seconded by Mr. Brown. Upon roll call vote: Mr. Thomas, yea; Mr. Brown, yea; Mr. Iten, yea; Mr. Strahler, yea; Mr. Maletz, yea; Ms. Briggs, yea. Yea, 6; Nay, 0; Abstain, 0. Motion carried by a 6-0 vote.

ARB-93-2019 Certificate of Appropriateness

Certificate of Appropriateness for a new sign at 245 East Main Street for First and Main Senior Living (PID: 222-000152)

Applicant: ProSign Studio c/o Sean Alley

Mr. Christian presented the staff report.

Mr. Iten stated that procedurally, he recalled that when there were waivers in the past they had made one motion to also grant the waivers and this motion was only to approve the certificate of appropriateness. Mr. Iten asked if that was correct.

Mr. Mayer stated he thought they had done it both ways but recently had approved the waiver separately in certain cases. Mr. Mayer stated the ARB could make one motion or multiple motions.

Mr. Iten asked if there was a suggestion not only to approve the certificate of appropriateness but also grant the waivers.

Mr. Mayer stated he thought that would be good.

Mr. Maletz stated he recalled the meeting where the ARB approved the relocation of a sign from the rear to the north elevation. Mr. Maletz asked if this proposed sign was facing Johnstown Road.

Mr. Mayer stated it faced Miller Avenue.

Mr. Maletz asked for the location of Miller Avenue.

Mr. Mayer indicated Miller Avenue on the presentation and stated the sign was relocated from the back of the building to the side, technically, although it was close to the front elevation. Mr. Mayer stated the applicant was proposing to mirror what was done on this side to that on the Miller Avenue side.

Mr. Maletz stated he recalled when they had approved the relocation there was a hesitancy to continue to move signage and he was concerned about adding yet another sign, and a sign that exceeded the zoning code for total area. Mr. Maletz noted he understood it from a business standpoint, he was concerned about the amount of signage at what will be an important connection between the center and access to SR-161. Mr. Maletz noted they should be careful about approving this and then having additional, similar requests in the future.

Mr. Thomas noted he had similar thoughts but supported it because it was a unique situation where, when going northeast, one would not see what the building was.

Mr. Brown noted there was no monument sign there big enough for vehicular traffic.

Mr. Iten asked where another building would be built on this site.

Mr. Mayer pointed out the location where a new building would be on the presentation.

Mr. Iten stated that, at some point, if that were built, then the sign here would not be visible and there would be a desire to move it. Mr. Iten stated his view was that he would be more inclined to say take it down rather than move it.

Mr. Sean Alley, with the applicant, stated the sign was intended to identify the building.

Mr. Thomas asked if there was any idea what the height would be of the L-shaped building.

Mr. Iten stated the ARB had approved it and it was at least as high, and would block the northeast facing sign.

Mr. Strahler indicated the sign Code section said three (3) sign types were permitted and asked if there were limits in place for the number of signs on a building.

Mr. Mayer stated there was a limit to the types to allow for a mixture, saying here they were using blade signs out front and a wall sign, so they still had one additional sign

type that could be used. Mr. Mayer stated each type has a maximum number of signs allowed.

Mr. Strahler asked if they were still permitted these two (2), one on the north and one on the south side.

Mr. Mayer stated yes, adding they needed a waiver to the size and the lettering height for this specific wall sign.

Mr. Iten asked if the sign they had approved here was not in a space where a wall sign would have been permitted without the waiver.

Mr. Mayer stated yes, there was a waiver approved for that and it was a permanent sign. Mr. Mayer added he thought there had been a caveat that if the building did go in it could partially obstruct the view of the sign. Mr. Mayer noted there would be some separation between the buildings.

Mr. Iten noted it would not be seen until one was right on top of it.

Mr. Mayer stated that could be the result.

Mr. Brown asked, hypothetically, what would the requirements be if approval for this second sign tonight was granted and the L-shaped building were built, and they wanted to relocate the sign from the north side to the front. Mr. Brown asked if they would need to return to the ARB.

Mr. Mayer stated the applicant would have to return to the ARB for the relocation.

Mr. Brown stated they could deny that, adding the L-shaped building would likely have its own sign.

Mr. Mayer stated very likely, yes.

Mr. Thomas asked what the distance between the two (2) buildings was going to be, adding that the more space there was the more visible it would be.

Mr. Iten stated he recalled there was an access road or driveway between the two (2) buildings.

Mr. Mayer stated there was a driveway and he thought it was maybe fifteen (15) to twenty (20) feet wide.

Mr. Strahler asked if it could be made a condition of approval that when the new building was built the sign on the north side must be removed.

Mr. Mayer stated not for tonight's application as it was looking solely at this sign. Mr. Mayer noted he did not know if they could put conditions on existing signage as part of a sign application unless it was to meet Code requirements.

Mr. Maletz asked if the applicant would consider reducing the overall length of the sign which was currently about fifteen (15) feet. Mr. Maletz asked if applicant could at least limit the length so it was within the boundaries of the two (2) windows above and below. Mr. Maletz stated the left and right hand edges of the sign would be at least constrained within the width of the windows and it would still be about twelve (12) feet in length.

Mr. Alley stated he could ask First & Main, adding that they had just matched the existing sign.

Mr. Maletz suggested getting the sign closer to the signage Code.

Mr. Shull asked for clarification on the issue, if it was more the square footage or the sign height, or both.

Mr. Maletz stated he felt the sign's proportions were okay, it was the overall scale that he was looking to control.

Mr. Alley stated they did not manufacture the original sign, they just moved it.

Mr. Maletz asked if the ARB moved to approve they might add a condition that it stay within forty (40) square feet.

Mr. Thomas asked if that was done, how much smaller would it become.

Mr. Alley stated he could try to keep it between the two windows and thought applicant would be okay with that.

Mr. Brown asked if this could be tabled for one (1) month to obtain a revised size.

Mr. Maletz stated he was fine with that.

Mr. Alley stated he would have to scale to know the size.

Mr. Maletz stated that may be best so they could see what it would look like and whether it was a square footage issue or just a matter of controlling the width.

Mr. Brown noted they might be granting a waiver that was not necessary.

Mr. Iten asked if a conditional waiver could be granted. Mr. Iten noted they wanted the sign to fit between the two windows and, if necessary, having done that and based on the scaling there was a waiver but if not needed, then none.

Mr. Brown asked if tabling would create a hardship due to the timeline.

Mr. Alley stated weather could become a problem due to the time of year.

Mr. Iten stated he could see a conditional waiver. Mr. Iten stated the ARB wanted the sign to fit between the two (2) windows and would grant a waiver, if needed, as long as the sign fit between the two windows and was not larger than the proposed sign.

Mr. Mayer asked, for clarity, when the ARB said between the two windows, did they mean the outside panes of each of those.

Mr. Maletz stated limiting the overall length to the left edge of the left window and the right edge of the right window.

Mr. Alley stated that would probably scale it down very closely to meet the requirements.

Mr. Maletz stated he would be more inclined to give latitude on that.

Moved by Mr. Maletz to approve ARB-93-2019 for a certificate of appropriateness with the conditional approval of the waivers identified:

- (1) 1169.16(d) to allow a wall sign to have an area of 58.63 square feet or in excess of 40 square feet if required;
- (2) 1169.16(d) to allow the wall sign's lettering to be 26.83 inches where code permits a maximum lettering height of 24 inches, and
- (3) the extent of the sign be maintained to limit the overall length from the left edge of the left window to the right edge of the right window on the elevation.

seconded by Mr. Strahler. Upon roll call vote: Mr. Maletz, yea; Mr. Strahler, yea; Mr. Iten, yea; Mr. Brown, yea; Mr. Thomas, yea, Ms. Briggs, yea. Yea, 6; Nay, 0; Abstain, 0. Motion carried by a 6-0 vote.

ARB-94-2019 Certificate of Appropriateness

Certificate of Appropriateness for exterior modifications at 65 West Granville Street for The Mill development (PID: 222-000014)

Applicant: The New Albany Company c/o Tom Rubey

Mr. Christian presented the staff report.

Mr. Rubey, with the New Albany Company, introduced architects Brian Jones and Tom Popoff of the Jones Studio who were also present. Mr. Rubey discussed plans for the building and potential uses.

Mr. Thomas asked if the applicant envisioned, where the roll-up doors existed, patio seating.

Mr. Rubey stated some kind of business, such as a brewery, with seating outside.

Mr. Maletz asked staff, given the location of this building, if demolition and reconstruction occur, would that necessarily require Planning Commission approval due to proximity to the flood plain and it's been designated as part of the Rose Run Creek.

Mr. Mayer stated they were working with engineering on that but felt that, as there would be no extension into the flood plain with the established building footprint, there was no impact.

Mr. Maletz asked if in that case no impervious surface was being changed, other than potentially parking,

Mr. Rubey stated that was not what they were discussing this evening. Mr. Rubey added the site today was 99% impervious surface, paved edge-to-edge to the creek. Mr. Rubey stated the plans today suggest about 20% would be opened up, but how that would turn out he did not know.

Mr. Maletz stated preserving the character of the building invited an opportunity for some contrast with a modern aesthetic. Mr. Maletz stated the west side of the north elevation begged for articulation and asked if there was a modern adaptation of the existing barn door that could bring something there.

Mr. Rubey stated there might be a thought of signage, similar to what was done by Mellow Mushroom.

Mr. Maletz stated yes, something like that, it did not have to be architectural.

Mr. Iten asked if there were color selections for approval this evening.

Mr. Rubey stated there were no changes in color.

Mr. Mayer stated they were both right. Mr. Mayer stated color was part of ARB's review but the paint was being maintained.

Mr. Iten stated there had been a comment about a bronze color.

Mr. Rubey stated that referred to the material in the new construction and was metal.

Mr. Iten asked if that was not a new color.

Mr. Rubey stated correct.

Mr. Iten asked if there was a sample and if the ARB wanted to see it.

Mr. Maletz asked if there would be another opportunity to look at a final development plan before this went forward.

Mr. Rubey stated not a final development plan but he would be back with signage, site lighting, landscaping, and parking lot layout.

Mr. Maletz asked if the proposed bronze color was still the same vertical, corrugated siding, was it just in a different color, or was that not clear yet.

Mr. Iten swore in Mr. Jones, noting he had not been present when the initial swearing in took place.

Mr. Jones stated the final users in the location would help drive some of the color selections. Mr. Jones stated they currently had two (2) colors: Benjamin Moore 968, for the white color, and Benjamin Moore Iron Mountain, a bronze color, they are working with, but they would be back with some of the refinements.

Mr. Iten asked if Mr. Jones would not have an objection to a condition saying the applicant needed to return to the ARB with color.

Mr. Jones stated absolutely, that would be wise.

Mr. Strahler stated he would piggyback on what Mr. Maletz said regarding the large white space to the west. Mr. Strahler stated something to break that up blank space was needed.

Mr. Iten asked if applicant would agree to a condition to have either a proposal with respect to signage or some sort of architectural feature there.

Mr. Jones stated yes.

Ms. Briggs noted the conditions to approve stated the two (2) lots must be combined and asked Mr. Rubey if it was a separate lot where the structure was (indicating the location meant on the presentation).

Mr. Rubey stated the lot line was in the middle of the building.

Ms. Briggs noted Mr. Rubey answered her other question, in that she knew the back property had a potential union and could be part of the plan.

Mr. Rubey stated hopefully.

Moved by Mr. Iten to approve ARB-94-2019 subject to the following conditions of approval:

- (1) applicant must return to the ARB for formal review and approval of site and landscaping plans once those details become available;
- (2) the building lighting must be evaluated with the building sign review and approval;
- (3) the two (2) lots on this property must be combined;
- (4) the applicant must return to the ARB for color approval; and
- (5) before final approval applicant must return with some type of feature of interest (sign or other architectural feature) on the west part of the north elevation.

seconded by Mr. Thomas. Upon roll call vote: Mr. Iten, yea; Mr. Thomas, yea; Mr. Brown, yea; Mr. Strahler, yea; Mr. Maletz, yea; Ms. Briggs, yea. Yea, 6; Nay, 0; Abstain, 0. Motion carried by a 6-0 vote.

Moved by Ms. Briggs, seconded by Mr. Thomas, to adjourn the meeting. Upon roll call vote: Ms. Briggs, yea; Mr. Thomas, yea; Mr. Brown, yea; Mr. Iten, yea; Mr. Strahler, yea; Mr. Maletz, yea. Yea, 6; Nay, 0; Abstain, 0. Motion carried by a 6-0 vote.

Meeting adjourned at 7:54 pm.

Submitted by Josie Taylor.

APPENDIX



Architectural Review Board Staff Report November 13, 2019 Meeting

CERTIFICATE OF APPROPRIATENESS FAITH LIFE CHURCH FINAL DEVELOPMENT PLAN MODIFICATION

LOCATION: 2407 Beech Road (PID: 095-111510-00.000)
APPLICANT: Faith Life Church
REQUEST: Final Development Plan Modification
ZONING: I-PUD, Faith Life Church Zoning District
STRATEGIC PLAN Office District
APPLICATION: FDM-91-2019

Review based on: Application materials received October 10 and 31, 2019.

Staff report prepared by Chris Christian, Planner

I. REQUEST AND BACKGROUND

The application is for a Certificate of Appropriateness to review a final development plan modification. The applicant is proposing to change the location of the parking lot, add additional parking spaces and change the location of the stormwater basin. The changes are only in a portion of the overall development site at the northwest quadrant. While modifications have been made to only a portion of the site, staff reviewed parking and landscape requirements for the site overall to ensure they are being met.

On October 1, 2019 the ARB reviewed and recommended approval to the Planning Commission for a final development plan application for this site which included a new addition of a chapel, classrooms, auditorium, lobby, kitchen/café area, and offices to the Faith Life Church. The application also included a new parking lot and one new curb cut along Beech Road. The Planning Commission reviewed and approved the final development plan application on October 15, 2019.

Per Section 8 of the Design Guidelines and Requirements, 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 locations, building form and massing information, and a palette of design elements that includes exterior materials, window and door design, colors and ornamentation.

II. SITE DESCRIPTION & USE

The properties contain a 52,000 +/- square foot church structure, parking areas, and two homes used by the church on 36.2 acres. The neighboring uses and zoning districts include

L-GE to the south and west, and across the street along Beech Road.. Neighboring uses include residential to the north and east of the church properties.

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

- The application includes changes to the previously approved parking lot, stormwater basin location and approved landscape plan. The applicant is proposing to combine two of the previously approved stormwater basins into one larger stormwater basin and add additional parking. Some of the site landscaping is also being modified in order to accommodate these changes. These changes are limited to the northwest quadrant of the development site. There are no proposed architectural changes as part of this application.
- The minimum required pavement setback for this site is 25 feet from the western and northern property lines. The applicant maintains a 211 foot pavement setback from the northern property line and approximately 250+/- foot pavement setback from the western property line.

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.

- **Streetscape**

- a. There are no proposed changes to the previously approved streetscape.

- **Landscape**

- a. While the applicant is proposing modifications to only the northwest section of the site, staff reviewed landscape requirements for the overall site.
- b. Staff recommends a condition of approval that the final landscape plan is subject to staff approval and meets the comments of the city landscape architect from the previous approval.
- c. Codified Ordinance 1171.06(b) requires that parking lots shall be screened from primary streets and residential areas with a minimum of 3.5 foot high evergreen shrub, or masonry wall.
 - At the October 1, 2019 hearing the ARB placed a condition of approval requiring screening of the parking lot by the provision center with a 3.5 foot high evergreen shrub to meet C.O. 1171.06(b). This condition has been met on the modified plans.
- d. Codified Ordinance 1171.06(a)(2) requires a minimum of five square feet of green space (tree islands) for every one hundred square feet of parking area. The applicant is adding +/- 22,862 square feet of parking islands for the 294,000 square feet +/- of parking lot, therefore meeting the code requirement.
- e. Codified Ordinance 11761.06(a)(3) requires one canopy tree should be installed for every 10 parking spaces. The applicant is providing 705 parking spaces

therefore requiring 70 trees. The applicant meets code requirements by proposing 76 trees.

- f. Codified Ordinance 1171.05(e)(2) requires a minimum of one tree for every 5,000 square feet of ground coverage and a total planting equal to ten (10) inches plus one-half inch in tree trunk size for every 2,000 square feet over 20,000 square feet in ground coverage. The site has a total ground coverage area of 316,000 sq. ft. which results in the requirements of having to provide 64 trees and a tree planting totaling 59 inches.
 - The applicant is meeting this requirement by providing 64 trees and a tree planting totaling 209.5”
- **Lighting**
 - a. At the October 1, 2019 hearing the ARB placed a condition of approval requiring the applicant must submit a detailed photometric plan showing zero or near zero foot candle intensity at the property lines. The applicant has submitted a photometric plan and is meeting this requirement.
- **Parking and Circulation**
 - a. Per the zoning text parking shall be provided at a minimum rate of 1 space for every 3 seats in the main sanctuary/ auditorium, 3 spaces for each classroom, 1 space for every 250 square feet of office. Additionally, all other accessory uses shall be provided in accordance with the City Code Chapter 1167.
 - b. The applicant previously proposed and received approval to add 683 new parking spaces and has revised the plans to provide 731 spaces, the site currently has 320 existing spaces, for a total of 1,051 spaces.
 - The new auditorium will have 2,054 seats, requiring 684 parking spaces. .
 - There will be nineteen new classrooms, which requires 57 parking spaces.
 - The new addition will have 6,192.5 square feet of office space, which requires 24 parking spaces.
 - The required total amount of parking is 765 spaces.
 - The city’s parking code does not have a comparable category to compare the provision center and support center to. Per Codified Ordinance 1167.05(f) the Planning Commission shall determine the number of parking spaces required for any use not mentioned in the parking code. The Planning Commission shall consider the parking requirements for these two buildings during their review.

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

- The site has an existing 52,000 square foot church. It appears that the proposed improvements will enhance the appearance of the zoning district and be appropriately design to feel like a campus. Due to the large size of the church campus and building, the proposed modifications, adding additional parking and enlarging the stormwater basin are appropriate.

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

- Not applicable

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - a. The structure is meeting the PUD text requirements by constructing a building and site expansion that is consistent with the existing environment and character of the site.
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

The ARB should evaluate the overall proposal based on the requirements in the zoning text. The application should be evaluated on the design of the site. The proposed modifications meet the requirements of the zoning text and city code. The larger stormwater basin and additional parking are appropriate given the size of the site and large church campus. By combining the stormwater basins from the original approval, the property owner is able to gain some efficiencies by accommodating additional parking and still allow for future developable space on the west side of the site. The additional parking is well designed and landscaped. Additionally, since the initial approval, the applicant has met some of the original conditions of approval. In order to ensure that remaining conditions of approval are met, staff recommends a condition of approval that all original conditions of approval must be met.

Staff recommends approval of the Certificate of Appropriateness for the expansion provided that the ARB finds the proposal meets sufficient basis for approval with staff's recommended conditions.

V. ACTION

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

1. The conditions of approval placed on the approval of the original final development plan application FDP-69-2019 as approved by the Architectural Review Board on October 8, 2018 still apply.

APPROXIMATE SITE LOCATION:



Source: Google Maps



**Architectural Review Board Staff Report
November 13, 2019**

**FIRST AND MAIN—NEW WALL SIGN
CERTIFICATE OF APPROPRIATENESS AND WAIVERS**

LOCATION: 245 East Main Street
APPLICANT: ProSign Studio
REQUEST: Certificate of Appropriateness and waivers
ZONING: Urban Center Code: Village Core Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-93-2019

Review based on: Application materials received October 17, 2019.

Staff report prepared by Chris Christian, Planner.

VI. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to allow for a new wall sign for the First and Main Senior Living Center at 245 East Main Street. There is an existing wall sign on north, side elevation that is visible from Main Street, between the second and third story windows. The applicant is proposing to install a new wall sign, identical to this one on the southern, Miller Avenue elevation between the second and third story windows.

The applicant is also requesting the following waivers:

- A. Waiver to C.O. 1169.16(d) to allow a wall sign to have an area of 58.63 square feet where city code permits a maximum area of 40 square feet.
- B. Waiver to 1169.16(d) to allow a wall sign's lettering to be 26.83 inches where code permits a maximum lettering height of 24 inches.

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

First and Main Senior Living Center was built in 2016. The site is zoned under the Urban Center Code and is located within the Village Core sub-district. Therefore, the city's sign code regulations apply to the site.

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:

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) states each building or structure in the Village Core sub-district shall be allowed three (3) sign types including, but not limited to, projecting, awning and wall signs. There are currently three signs installed on the building including one wall sign on the northern, side elevation and two blade signs.

Wall Sign Board

- City sign code Chapter 1169.16(d) 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 one wall sign with the following dimensions:
 - a. Size: 201"x 42" [Does not meet code due to area. Waiver requested].
 - b. Area: 58.63 square feet [Does not meet code. Waiver requested].
 - c. Location: the sign is proposed on the southern, Miller Avenue elevation on center between the second and third story floor windows. [meets code].
 - d. Lighting: None [meets code].
 - e. Relief: four inches [meets code].
 - f. Colors: green and white (total of 2) [meets code].
 - g. Lettering Height: 26.83" [Does not meet code. Waiver requested]
 - The sign will read "First & Main Senior Living" which is identical to the sign on the northern elevation.
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 and is identical to the existing wall sign on the northern, side elevation that is visible from Main Street.
 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 since it 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 location on the building appears appropriate due to the scale of the sign and structure.
 - City code encourages pedestrian oriented signage in the Village Center. The building is located on the urban edge of the Village Center. Beginning at this building, the Village Center transitions to a more rural setting by incorporating leisure trail and larger building setbacks. Given the contextual location of the building, the second story signage does not appear out of character within this section of the Village Center.
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.

B. Waiver Request

The ARB's review is pursuant to C.O. Section **1113.11 Action by the Architectural Review Board for Waivers**, within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

1. *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted;*
2. *Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements;*
3. *Be necessary for reasons of fairness due to unusual site specific constraints; and*
4. *Not detrimentally affect the public health, safety or general welfare.*

The applicant is requesting a waiver to the following code requirements.

- A. Waiver to C.O. 1169.16(d) to allow a wall sign to have an area of 58.63 square feet where city code permits a maximum area of 40 square feet.**
- B. Waiver to 1169.16(d) to allow a wall sign's lettering to be 26.83 inches where code permits a maximum lettering height of 24 inches.**

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

1. The applicant proposes to install one wall sign on the southern, Miller Avenue elevation.
2. The proposed sign is identical to the wall sign that is installed on the northern, side elevation which is visible from Main Street. The ARB granted these same waivers for this sign on December 12, 2016.
3. The site has unusual site specific constraints as it has its own building typology. In 2014, the Architectural Review Board approved a unique building typology which allowed First & Main to be built as a larger building with flexible design standards, including both size and scale.
4. Even though the wall sign exceeds maximum area and lettering height requirements, it appears to be appropriately scaled and designed larger size of the building which is larger than the typical scale of any other buildings within the Village Center.
5. The sign substantially meets the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements. The wall sign is appropriately designed given the scale of the structure and the site will not feel "over signed".
6. It does not appear that the proposed sign color waiver would detrimentally affect the public health, safety or general welfare.

IX. RECOMMENDATION

Staff recommends approval of this application provided that the ARB finds that the proposal meets sufficient basis for approval. The applicant is proposing to install one wall sign on the southern, Miller Avenue elevation that is identical to the wall sign installed on the northern, side elevation which is visible from Main Street. In 2016, the ARB granted the same waivers for the existing wall sign. Due to the size and scale of the building, a larger sign is appropriate in this case. The city sign code encourages pedestrian scaled signage within the Village Center, however, this site is within a transitional area of the Village Center where Johnstown Road widens for the State Route 161 intersection. Plus, the building does have pedestrian scaled blade signs installed along Main Street. Overall the site has a mix of pedestrian and vehicular oriented signs on the building which is appropriate given the transitional environment from pedestrian to vehicular.

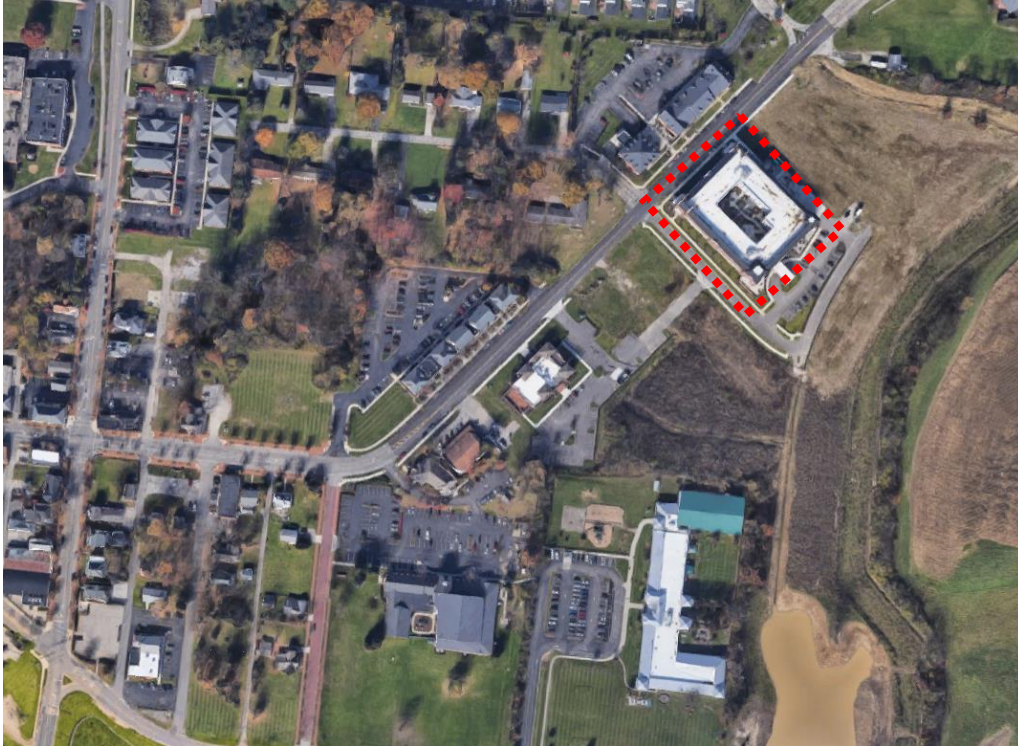
X. ACTION

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-93-2019:

Move to approve Certificate of Appropriateness for application ARB-93-2019.

Approximate Site Location:



Source: Google Earth



**Architectural Review Board Staff Report
November 13, 2019 Meeting**

**65 WEST GRANVILLE STREET– CERTIFICATE OF APPROPRIATENESS
EXTERIOR BUILDING MODIFICATIONS**

LOCATION: 65 West Granville Street (PID: 222-000101)
APPLICANT: The New Albany Company c/o Tom Rubey
REQUEST: Certificate of Appropriateness for exterior building modifications
ZONING: Urban Center District within the Historic Center Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-94-2019

Review based on: Application materials received on October 18 and 23, 2019.

Staff report prepared by Chris Christian, Planner.

XI. REQUEST AND BACKGROUND

This certificate of appropriateness application is for multiple modifications to an existing structure located at 65 West Granville Street known as “the Mill” site. The applicant will return to Architectural Review Board for formal review and approval of the site and landscape modifications once more details are available. The applicant proposes the following exterior modifications:

- Demolish and rebuild a portion of the building;
- Paint existing siding;
- Patch and repair the existing roof;
- Add new siding;
- Add new doors;
- Add new windows; and,
- Add new lighting;

Per C.O. 1157.07 alterations which change, modify, reconstruct, remove, or demolish any exterior features of an existing structure that are not considered to be minor modifications are categorized as major environmental changes. Per C.O. 1157.08(b)(1) any major environmental change to a property located within the Village Center area requires a certificate of appropriateness from the Architectural Review Board.

Per the Urban Center Code Section II(2.1.5) any existing building which is non-conforming due to the fact it is not a permitted building typology may be enlarged, extended, reconstructed, or structurally altered if such modifications meet the requirements of the New Albany Design Guidelines and Requirements and all other development standards. According to the Franklin County Auditor the most recent development on the site occurred

in 1977 which was before the Urban Center Code was adopted. The existing barn form building typology is not envisioned in the Urban Center Code but is a permitted American Architectural style in the New Albany Design Guidelines and Requirements.

XII. SITE DESCRIPTION & USE

The property is zoned Urban Center District within the Historic Center sub-district (UC-HC). 65 West Granville Street is located on the southwest corner of Main Street and West Granville Street. The building is often referred to as “The Mill.” There are three existing buildings on the site. The applicant is only proposing exterior modifications to the primary Mill building at the corner of the site.

XIII. EVALUATION

The ARB’s review is pursuant to C.O. Section 1157.06 (Architectural Review Overlay District). No environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.09 Design Appropriateness**, 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.*
 - While this is an existing building, section 4 (Existing Buildings) of the DGRs states that existing buildings in the Village Center shall follow the standards in Section 3 (Village Center Commercial) of the DGRs. The existing building is a barn which is a permitted American architectural style per the New Albany Design Guidelines and Requirements.
 - The applicant is proposing various exterior changes to the building:
 - Demolish and rebuild a portion of the building;
 - Paint the existing siding;
 - Add new siding;
 - Patch and repair the existing roof;
 - Add new doors;
 - Add new windows;
 - Add new lighting
 - The applicant states that they are providing new siding to match the existing siding on the building however this building material type is not provided on the submitted material. Staff recommends that the ARB confirm what the existing building material is being used on the structure.
 - The existing building design is a barn form of architecture. Section 5 (II.A.1) of the DGRs states that buildings shall not mix elements from different architectural styles and that the number, location, spacing and shapes of windows shall be the same as those used in traditional commercial building design. The applicant is proposing to install new windows and replace existing single pane windows on the portion of the building where the original Mill store was located with the overhang with divided light windows which the city architect states is appropriate for this architectural style. Historically, divided light windows were more common than the existing single pane windows that are currently on the building.
 - The applicant is proposing to add to new glass overhead doors on the west elevation. The glass overhead doors are on the “warehouse” portion of the

building where there are other existing overhead door, therefore the addition is appropriately located on the building..

Section 5 (II.A.3) of the DGRs states that commercial storefront design shall follow traditional practice, including the use of bulkhead, display and transom windows. The applicant is proposing to demolish a portion of the building that connected the Mill store with the warehouse portion of the building and reconstruct this section of the building with a traditional commercial storefront design with divided and transom windows. The city architect reviewed and approved the proposed exterior modifications and states that the changes are appropriate as they demonstrate a modern, contemporary take on the barn architectural form. Additionally, by reconstructing this portion of the building, the applicant is able to establish a way to provide screening for future rooftop mechanical units which is an important city goal.

- Section 5 (II.A.5) states that roof elements such as cupolas shall be avoided unless a specific architectural precedent calls for such elements. There are existing cupolas on the building that will remain after renovations are complete which are appropriate to this building employing a barn architectural precedent.
- The proposal includes the demolition of the existing monitor on the north elevation of the building. The city architect reviewed and approved this modification stating that there is not a strong architectural correlation between it and the main therefore it is appropriate in this case. The historic barn form and characteristics of the site are still preserved with the removal of the monitor.

9. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

- Landscape and Parking and Circulation

A detailed site and landscape plan was not submitted as part of this application. Staff recommends a condition of approval that the applicant must return to the ARB once these details become available for formal review and approval.

- Signage
 - No new signage is being proposed.
- Lighting
 - The applicant is proposing to add new light fixtures to the west and north elevations of the building for signage. Staff recommends a condition of approval that this lighting is evaluated in the future with building signage.

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

- The proposed modifications to the existing building appear to enhance its character. The building is currently vacant and there are several exterior features that are in need of repair. While the applicant is proposing to demolish and rebuild a portion of the structure, the essential form of the original structure is being preserved and is appropriate in this case.

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

- The proposed building materials and exterior modifications appear to preserve the historic character of the building.

12. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
- The proposed modifications are sensitive to the original character of both the site and the building and serve to enhance the overall site.
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.*
- While the proposed alterations appear to change the appearance of the building, the essential form of the original structure will remain largely intact.

Urban Center Code Compliance

- The site is located within the Historic Core sub-district but does not match any of the prescribed building typologies. However, only the building exterior is being modified and the building's footprint is not being extended or enlarged so there are no changes to the building's setbacks.
- The building current sits on two sites. In order to bring this site more into compliance with the Urban Center Code, staff recommends a condition of approval that the two lots are combined.

XIV. RECOMMENDATION

The Architectural Review Board should evaluate the overall building modification proposal based on the requirements in the Design Guidelines and Requirements. The applicant proposes various changes to the exterior of the building which enhance and preserve the original character of the building. The exterior alterations allow for and promote reuse of the iconic existing building on the site.

This building is located at the corner of Dublin Granville Road and Main Street in the same general area where there are current improvements being constructed as part of the Rose Run project. One primary goal of the Rose Run project is to create a more pedestrian oriented and inviting space while still accommodating vehicle traffic. The proposed exterior modifications of The Mill building are in line with this goal. The current building is in need of maintenance and is currently vacant. The applicant is proposing to demolish a warehouse portion of the building that connects to the Mill store and instead connect it with a more traditional commercial storefront design which matches the city's Design Guidelines and Requirements' recommendations. While the site is still largely automobile oriented, the proposed changes are visually interesting to those pedestrians walking around the Village Center taking advantage of the new Rose Run improvements.

XV. ACTION

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

Move to approve application ARB-94-2019 subject to the following conditions of approval:

1. The applicant must return to the ARB for formal review and approval of site and landscaping plans once those details become available.
2. Building lighting will be evaluated with building sign review and approval.
3. The two lots must be combined.

Approximate Site Location:



Source: Franklin County Auditor