



New Albany Architectural Review Board
August 10, 2020 Minutes

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

(Mr. Iten, Mr. Strahler, Mr. Thomas, Mr. Maletz, Ms. Briggs, and Mr. Shull present via GoToMeeting.com).

Staff members present: Steven Mayer, Development Services Coordinator (via GoToMeeting.com); Chris Christian, Planner; and Jennifer Mason, acting Clerk (via GoToMeeting.com).

Moved by Mr. Thomas, seconded by Ms. Briggs to approve the July 13, 2020 meeting minutes as amended per Mr. Iten's comments. Upon roll call: Mr. Thomas, yea; Ms. Briggs, yea; Mr. Iten, yea; Mr. Strahler, yea; Mr. Maletz, abstain. Yea, 4; Nay, 0; Abstain, 1. Motion passed by a 4-0-1 vote.

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

Mr. Christian replied none from staff.

Mr. Iten swore in all witnesses wishing to speak before the Architectural Review Board (hereafter, "ARB") this evening.

Mr. Iten asked if there was anyone who wanted to discuss any items not on tonight's Agenda. (No response).

ARB-50-2020 Certificate of Appropriateness
Certificate of appropriateness to allow a material other than wood or brick to be used as a building material for a new home at 6000 Kitzmiller Road (PID: 222-001959).
Applicant: Bradley Glumac

Mr. Christian presented the staff report.

Mr. Iten thanked the applicant for the detail and information provided with the application and asked the Applicant for any additional information not already submitted.

Mr. Bradley Glumac, the Applicant, said he had an additional PowerPoint presentation.

Mr. Christian assisted Mr. Glumac in sharing his presentation with the ARB.

Mr. Glumac discussed his presentation and application.

Mr. Iten asked staff to articulate why vinyl was not a preferred material.

Mr. Mayer stated that when the City of New Albany adopted the Design Guidelines & Requirements the City required traditional American architecture. Mr. Mayer said the idea was to make sure the siding was an appropriate character material for the home's architecture. Mr. Mayer noted vinyl could be used if it exactly matched but added that the visual characteristics were typically not the same with vinyl or hardi-board in terms of sheen, color lasting, warping, how the material was installed on the building, and its final appearance on the building.

Mr. Strahler said he was not an ARB member when the Nottingham home was approved and asked why it had been approved.

Mr. Iten noted that had been approved by the Planning Commission (hereafter, "PC").

Mr. Mayer stated it had been considered as part of a rezoning application and had been allowed per their zoning text. Mr. Mayer said staff had not been supportive of its use there but the PC did ultimately approve its use, perhaps due to the home's proximity to a Columbus neighborhood that permitted vinyl siding. Mr. Mayer also stated that the applicant in that case was deviating from the traditional American style to accommodate first (1st) floor living for those aged 55+, which the PC took into consideration.

Mr. Thomas noted there were different qualities of vinyl siding and asked if something like this could be approved with a sign-off by Development as to the quality to ensure the home looked a certain way.

Mr. Mayer stated staff had completed some historical research and indicated the siding in Nottingham Trace had a similar thickness to that in the current application. Mr. Mayer stated factors such as the material's profile, how well it mimicked the visual look of wood, and wood's rigidity were also considered.

Ms. Krista LaRussa, of Aracaro & LaRussa Company, for the Applicant, stated this vinyl series had been used for years and they had never had an issue with it. Ms. LaRussa stated it was very long lasting and held its color. Ms. LaRussa said the applicant's home was designed to be sustainable and energy efficient and noted that other materials had continual maintenance and upkeep requirements that many owners seemed to neglect or forget about and that was not the case with vinyl.

Mr. Iten asked if the manufacturer guaranteed performance characteristics and how long was that warranty.

Ms. LaRussa replied there was a warranty but she needed to look up that information.

Mr. Maletz said he understood and was sympathetic to the request given there were other PUD communities that had it across the neighborhood, but noted he also understood the character the City was promoting in the community. Mr. Maletz said he believed the chimney, if action was needed by the ARB, had to be brick or a natural material. Mr. Maletz stated that considering the location and its screening from the street, he was not opposed to the material here noting the treatment was consistent with the home although he was still concerned with fading, warping, etc., on the vinyl.

Mr. Thomas stated he agreed and he could support the use of vinyl, if it was good quality, but brick or stone were needed on the chimney.

Ms. Briggs noted she agreed with Mr. Thomas but was concerned about setting a precedent as well as with the chimney

Mr. Glumac stated it would not be siding on the chimney.

Mr. Iten asked if it would be a brick chimney or a brick veneer?

Ms. LaRussa stated it would be a thin brick.

Mr. Iten asked if Ms. LaRussa had a response on the warranty question.

Ms. LaRussa read the vinyl manufacturer's limited warranty agreement while the Applicant showed the text on his presentation.

Mr. Iten asked Mr. Maletz for his views on the limited warranty.

Mr. Maletz said the warranty language came across as a reasonable level of quality for vinyl siding adding that others did not meet those standards.

Mr. Strahler asked how the Harlem Road house was approved or built in 2017.

Mr. Mayer stated staff had not been able to verify how the Harlem Road house came to have vinyl siding.

Mr. Strahler expressed a concern about setting a precedent with this application.

Ms Briggs stated she was worried about setting a precedent.

Mr. Iten said he was concerned but less worried because it was in a very rural setting but he could take a different position if it were in the core of the community. Mr. Iten noted that gave him some comfort that if another one came up in the Village Center it would be a different animal.

Mr. Thomas stated he agreed and if the applicant fixed the chimney the ARB could be ready to move on it.

Mr. Shull pointed out that the Harlem Road house sat between three subdivisions which had a mix of vinyl and brick, which may have been why the Harlem Road house was approved.

Mr. Iten said it may have slipped through.

Mr. Strahler said Mr. Shull's analysis made sense. Mr. Strahler stated that for this application, given that the City's guidelines listed vinyl as an alternative, and with the home's location, the ARB could be sure it was not setting a precedent.

Moved by Mr. Thomas to approve ARB-50-2020 with the following condition:

- 1) Brick veneer, not vinyl siding, must be used on the chimney to match the material used to cover the foundation;

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

Mr. Thomas moved for adjournment, seconded by Mr. Strahler. Mr. Thomas, yea; Mr. Strahler, yea; Mr. Iten, yea; Ms. Briggs, yea; Mr. Maletz, yea. Yea, 5; Nay, 0; Abstain, 0. Motion carried by a 5-0 vote.

Meeting adjourned at 7:37 p.m.

Submitted by Josie Taylor.

APPENDIX



Architectural Review Board Staff Report August 10, 2020 Meeting

CERTIFICATE OF APPROPRIATENESS 6000 KITZMILLER ROAD—VINYL SIDING

LOCATION: 6000 Kitzmiller Road (PID: 222-001959)
APPLICANT: Bradley Glumac
REQUEST: Certificate of Appropriateness
ZONING: R-2
STRATEGIC PLAN: Rural Residential
APPLICATION: ARB-50-2020

Review based on: Application materials received April 10, 2020.

Staff report prepared by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a Certificate of Appropriateness to allow the use of vinyl siding as the primary building material for the construction of a new home at 6000 Kitzmiller Road. New Albany Design Guidelines Section 5(II)(F)(1) states that the most appropriate exterior building materials are wood and brick for new residential homes. The section states that alternative modern materials such as hardi-plank or vinyl may be appropriate when they are used in the same way as traditional materials and requires review and approval by the Architectural Review Board.

II. SITE DESCRIPTION & USE

The 1.58 acre property is zoned R-2 and currently does not contain a residential home. There is an existing accessory building located at the rear of the property that was constructed in 2005. The surrounding properties along Kitzmiller Road are zoned Agricultural (AG) and R-2 and contain residential uses. The properties along the east side of Kitzmiller Road back onto the Abercrombie & Fitch site.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the 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 5 of the Design Guidelines and Requirements (DGRs) – Residential Outside Village Center- provides the requirements for residential development outside of the Village Center. The goal for residential development both inside and outside the Village Center is the same: to create high-quality new buildings that enhance the character and livability of New Albany.
 - Section 5(II)(F)(1) of the DGRs states that the preferred exterior building materials are wood and brick for new residential development. Additionally, the section states that the use of alternative materials such as hardi-plank, vinyl and other modern materials may be appropriate when they are used in the same way as traditional materials would have been used. This means that the shape, size, profile and surface texture of alternate materials must exactly match historical practice when these elements were made of wood. Especially close attention must be paid to the details such as cornerboards, window and door trim to ensure a correct match to traditional wood elements, subject to review and approval of the Architectural Review Board.
 - The applicant proposes to use vinyl siding as the primary building material for the construction of a new home at 6000 Kitzmiller Road.
 - Historically, staff has not been supportive of vinyl, but notably has been approved in a few circumstances:
 - The Nottingham Trace subdivision is permitted to use vinyl. Staff was not supportive of the use of vinyl, but the Planning Commission approved it due to its proximity to a Columbus neighborhood with vinyl-clad homes and since it is an age-restricted community that is meant to provide an alternative housing type in the city.
 - Vinyl is also a permitted building material in the Windsor subdivision however the zoning text for that subdivision was approved prior to the adoption of the Design Guidelines and Requirements in 2007.
 - The proposed vinyl siding is similar to the type of siding permitted for the Nottingham Trace development with a thickness of 0.044 inches and a subtle wood grain texture. The Windsor subdivision permits vinyl siding however a higher quality siding must be used with an insulated Styrofoam backing in order to ensure that the siding does not warp over time. It appears that there are 4 and 5 inch reveal options based on the manufacturer specifications. The ARB should evaluate the appropriateness of the use of vinyl in this case. Approving this request could set a precedent for future, similar applications. Staff is not supportive of vinyl and instead recommends the use of hardi-board which has been approved for other homes and businesses in the city. Many homes along Harlem Road, another rural road, as well as the New Albany Country Club have used this material and it has proven to be successful.
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.*
- Site and Landscape
 - a. The new home is proposed to be setback approximately 67 feet from the edge of Kitzmiller Road which is consistent with surrounding setbacks which range between 67 and 97 feet along Kitzmiller Road.
 - b. There is an existing stand of mature evergreen trees directly adjacent to Kitzmiller Road that provides substantial screening of the property which would limit the view of the proposed home from public rights-of-way.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
- The proposed development is new construction. The proposed home is located along a rural road with many residential homes. The applicant is maintaining the rural character of the road by preserving the tree line at the front of the lot.
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 has reviewed the proposed home design and comments that the DGR's architectural design requirements are being met. The proposed home is well-proportioned and exhibits a traditional rural home. The city architect comments that the vinyl siding mimics clapboard sheathing and is used to complete massing elements such as the trim, eaves, soffits and corner boards in the same way that wood would be traditionally used.
 - The foundation of the home is covered using a brick veneer material which is appropriate based on the desired architectural character of the home. The chimney of the home is proposed to be vinyl. The city architect is in favor of brick being used in order to match the brick foundation as it is more consistent with the desired home design compared to what was submitted. Staff recommends a condition of approval that brick veneer, to match the material used to cover of the foundation, is used for the chimney which is required in Section 5(II)(F)(4) of the DGRs.
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 is not supportive of vinyl and instead recommends the use of hardi-board which has been approved for other homes and businesses in the city. Many homes along Harlem Road, another rural road, as well as the New Albany Country Club have used this material and it has proven to be successful. While there are examples of other subdivisions such as Windsor and Nottingham Trace where vinyl is a permitted building material, the zoning text for the Windsor subdivision was approved prior to the adoption of the New Albany Design Guidelines & Requirements and the Planning Commission determined the use was appropriate at Nottingham Trace given the housing product type.

While the architectural style of the home is appropriate, with the additional conditions listed in the staff report, departing from traditional American architectural materials is a big consideration. The goal of the New Albany Design Guidelines & Requirements is to create high quality new buildings that enhance the character and livability of New Albany which includes a blend of site design as well as architectural design and materials. Approving the use of this material could set a precedent for future, similar applications.

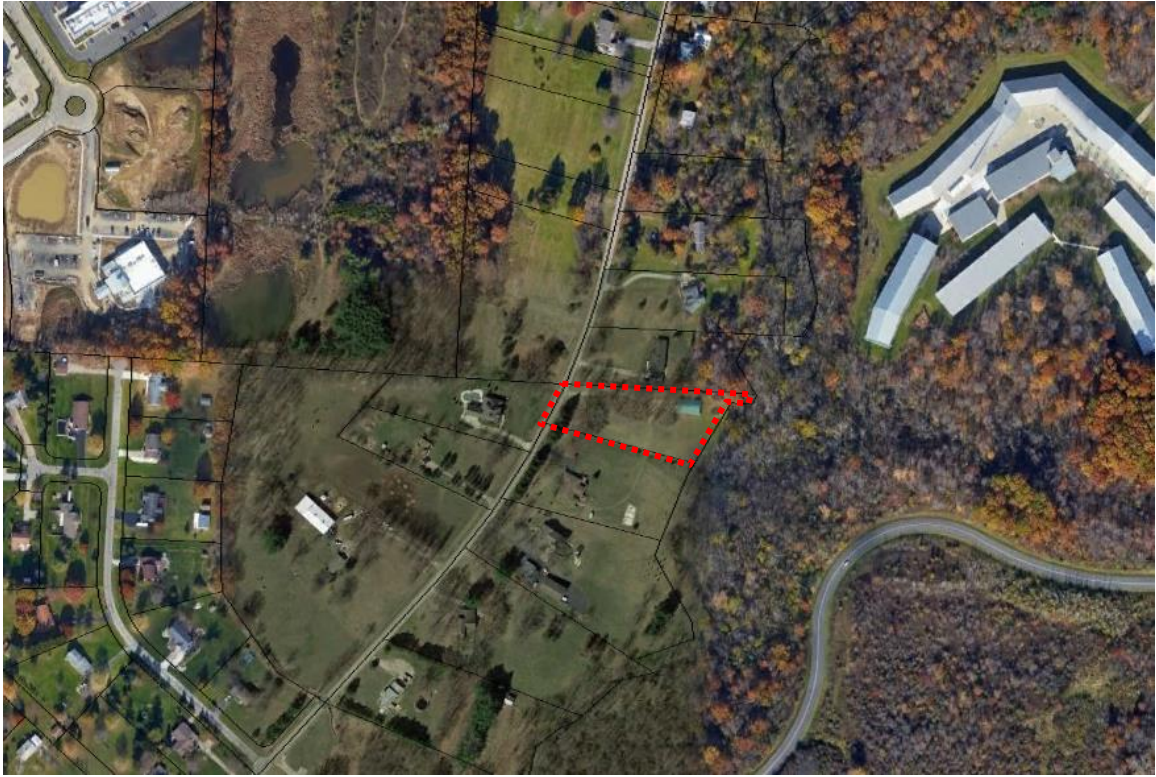
V. ACTION

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

Move to approve certificate of appropriateness application ARB-20-2020 with the following conditions:

1. Hardi-board siding is required to be used as the primary building material.
2. Brick veneer, not vinyl siding, must be used on the chimney to match the material used to cover the foundation.

Approximate Site Location:



Source: Google Earth