

Architectural Review Board

Meeting Minutes

March 14, 2016

7:00 p.m.

New Albany Architectural Review Board met in regular session in the Council Chambers of Village Hall, 99 W Main Street and was called to order by Architectural Review Board Vice-Chair Mr. Jonathan Iten at 7:03 p.m.

Mr. Alan Hinson, Chair	Absent
Ms. Shirli Billings	Present
Mr. Jonathan Iten	Present
Mr. Lewis Smoot	Present
Mr. Jim Brown	Present
Mr. E.J. Thomas	Absent
Mr. Bill Schubert	Absent
Mr. Sloan Spalding	Present

Staff members present: Adrienne Joly, Deputy Director, Stephen Mayer, Planner and Pam Hickok, Clerk.

Mr. Iten stated that we have no visitors present.

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

Mr. Mayer stated no.

Billings moved, seconded by Smoot to approve the meeting minutes of February 8, 2016. Upon roll call vote: Mr. Brown, yea; Mr. Smoot, yea; Ms. Billings, yea; Mr. Iten, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

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

ARB-08-2016 Certificate of Appropriateness

Certificate of Appropriateness to allow for the demolition of the building at 8 South High Street (PID: 222-000152).

Applicant: City of New Albany

Mr. Stephen Mayer presented the staff report.

Ms. Billings stated that we need more green space and this will be great.

Mr. Iten asked if the board will have any input into the park.

Ms. Joly stated I believe we could have input. We have done some concepts over the years but nothing concrete at this time.

Mr. Brown stated that four surrounding properties are they vacant.

Ms. Joly stated that they are vacant and the city owns property from SR 605 to the Guzzo building. We are evaluating many issues including redevelopment, size of green space and traffic patterns.

Mr. Iten asked if the alley will be vacated.

Ms. Joly stated that is possible but not decided. We are looking at traffic patterns and the redevelopment of the surrounding area.

Moved by Billings, seconded by Brown to approval of ARB-08-2016. Upon roll call vote: Mr. Brown, yea; Mr. Smoot, yea; Ms. Billings, yea; Mr. Iten, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

Organizational Meeting

Ms. Billings stated that it will be very difficult to serve between now and June while she is preparing to move out of state. Ms. Billings officially tendered her resignation to the board.

Iten moved to nominate Hinson as chairperson of the ARB, seconded by Billings. Upon roll call vote: Mr. Brown, yea; Mr. Smoot, yea; Ms. Billings, yea; Mr. Iten, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

Billings moved to nominate Iten as vice-chairman of the ARB, seconded by Brown. Upon roll call vote: Mr. Brown, yea; Mr. Smoot, yea; Ms. Billings, yea; Mr. Iten, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

Iten moved to nominate Smoot as secretary of the ARB, seconded by Billings. Upon roll call vote: Mr. Brown, yea; Mr. Smoot, yea; Ms. Billings, yea; Mr. Iten, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

Iten moved to to keep the Architectural Review Board meetings scheduled on the 2nd Monday of each month at 7:00pm at Village Hall, seconded by Brown. Upon roll call vote: Mr. Brown, yea; Mr. Smoot, yea; Ms. Billings, yea; Mr. Iten, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

Mr. Iten thanked Ms. Billings for her service.

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

The meeting adjourned at 7:15 p.m.

APPENDIX



Architectural Review Board Staff Report March 14, 2016 Meeting

8 SOUTH HIGH STREET BUILDING DEMOLITION

LOCATION: 42 N. High Street (PID: 222-000042)
APPLICANT: City of New Albany
REQUEST: Certificate of Appropriateness for demolition of a structure
ZONING: UCD Urban Center Code, Historic Core Sub-district
STRATEGIC PLAN: Village Center
APPLICATION: ARB-08-2016

Review based on: Application materials received February 11, 2016.

Staff report prepared by Stephen Mayer, Community Development Planner.

I. REQUEST AND BACKGROUND

The application is for a certificate of appropriateness to demolish a single family home located at 8 South High Street. The property is currently owned by the city of New Albany and is vacant.

Per Section 1157.07(b) any major environmental change to a property located in the Village Center requires a certificate of appropriateness to be issued by the Architectural Review Board. In considering this request for demolition in the Village Center District, the Architectural Review Board is directed to evaluate the applications based on criteria in Section 1157.09, Demolition of Structures.

II. SITE DESCRIPTION & USE

The site is zoned UCD Urban Center Code, within the Historic Core Sub-district and is within the Village Center District. According to the Franklin County Auditor the primary structure was built in 1910. There is a detached garage that was built in 1940 that is also proposed to be demolished.

III. EVALUATION

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 1157.09 Demolition, at least one of the following criteria must be met in order to approve the demolition.

1. *The structure contains no features of architectural and historic significance to the character of the individual precinct within which it is located. (1157.09a)*

- The primary building and garage have vinyl siding on all four sides and appear to contain no significant architectural details. It does not appear that any architectural or historic significance to the area would be lost with the demolition of this building.
 - On December 15, 2015 the New Albany City Council approved a resolution (R-67-2015) that designated this parcel, along with three other adjacent parcels, to be a municipal park and veterans' memorial. The demolition of these structures is necessary to redevelop the site.
2. *There exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition. (1157.09b)*
 - There does not appear to be a reasonable economic use for the structure. The building is currently vacant and declining in condition.
 3. *Deterioration has progressed to the point where it is not economically feasible to restore the structure. (1157.09c)*
 - The building appears to be in fair condition as is evidenced by the submitted photos.

IV. RECOMMENDATION

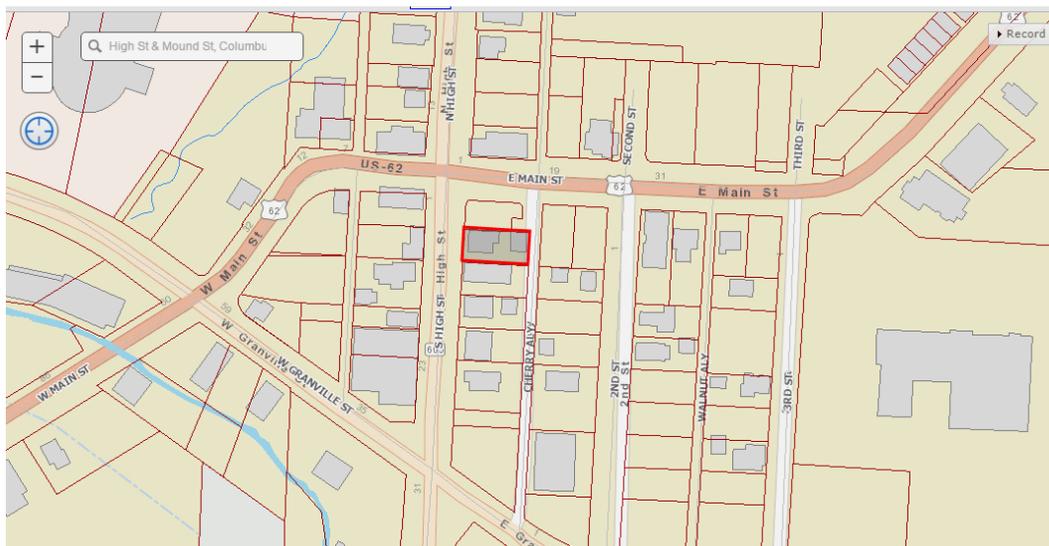
Since the building does not appear to contain any architectural or historical significance staff is supportive of this request. The demolition of the structure is necessary to redevelop the site.

Staff recommends approval, provided that the ARB finds the proposal meets sufficient basis for approval (must meet one of the criteria).

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 application ARB-08-2016.



Source: Franklin County Auditor