



Architectural Review Board

Meeting Minutes

April 10, 2017

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 Chair Mr. Alan Hinson at 7:01 p.m.

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| Mr. Alan Hinson, Chair | Present |
| Mr. Jack Schmidt | Present |
| Mr. Jonathan Iten | Absent |
| Mr. Lewis Smoot | Absent |
| Mr. Jim Brown | Present |
| Mr. E.J. Thomas | Present |
| Ms. Kim Comisar | Absent |
| Mr. Matt Shull | Present |

Staff members present: Stephen Mayer, Planner; Jackie Russell, Clerk and Pam Hickok, Clerk.

Mr. Thomas moved, seconded by Mr. Brown to approve the meeting minutes of March 13, 2017. Upon roll call vote: Mr. Hinson, yea; Mr. Schmidt, yea; Mr. Brown, yea; Mr. Thomas, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

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

Mr. Mayer stated none.

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

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

ARB-14-2017 Certificate of Appropriateness

Certificate of Appropriateness for exterior renovations to the existing building located at 21 North High Street (PID: 222-00083).

Applicant: Bill Murphy

Mr. Stephen Mayer presented the staff report.

Mr. Bill Murphy stated that he agrees with staff. He presented a new window brochure for the basement windows. Will use these windows instead of glass block.

Mr. Schmidt asked if it was a basement.

Mr. Murphy stated that it is a full basement.

Mr. Schmidt asked if they are required to have egress from the basement.

Mr. Murphy stated that the basement is only storage and doesn't require egress. He continued with that the deck will be screened with the same material as the deck and he agrees with the light fixtures. He asked what materials the board would accept such as hardi-plank strips.

Mr. Brown stated that if you covered the stucco with hardi-plank it would be fine.

Mr. Murphy stated that it would be too expensive to cover the entire building. We will leave that out. He stated that 45 N High Street has that look right now.

Mr. Hinson stated that the 45 N High Street and your building next door have hardi-plank. Why won't you add hardi-plank to this building? Are they future plans to tear down the building?

Mr. Murphy stated they would like to tear the building down in the next few years and add a new brick building. The lease was renewed for two more years.

Mr. Hinson stated that it is difficult to consider the changes without the board and batten. Because it is an important feature.

Mr. Thomas asked if the building is coming down in a few years is there another material that is cheaper.

Mr. Murphy stated that is why he asked what the board would accept.

Mr. Hinson asked what he would suggest.

Mr. Murphy stated that we can paint the building and leave the strips off.

Mr. Brown asked if we can add a condition that the upgrade finishes within a certain period of time.

Mr. Mayer stated that the board has approved other buildings with timeframes that need to come back for exterior.

Mr. Thomas stated that would be better than nothing if he is going to take the building down in two years.

Mr. Murphy stated that you don't see that done

Mr. Schmidt asked what the spacing was going to be on the batten.

Mr. Murphy stated that it will be 2 feet.

Mr. Schmidt stated that it is typically 8-12".

Mr. Murphy stated that's fine or if you want to make it conditional in a few years.

Mr. Schmidt asked if you could just put T1-11 over the stucco.

Mr. Murphy stated that he agreed that would be better. Asked if the board would be alright with the T1-11.

Mr. Hinson stated that he would not agree to that.

Mr. Schmidt stated that when you look at the building the handicap thing is the dominate feature on the front. You're not going to see much board and batten except on the side of the building.

Mr. Hinson asked if you're going to paint the ramp with the building. I would be willing to approve the board and batten on 8" spacing for two years.

Mr. Schmidt stated that it is going to be clustered in the front.

Mr. Hinson stated that it is really for the sides.

Mr. Thomas asked if he had a date certain for expiration of the lease.

Mr. Murphy stated he is not sure and we may sell it before the two years it up.

Mr. Hinson asked what he would do if they didn't approve the board & batten.

Mr. Murphy stated that he would paint the stucco. Would you want to approve the other items without the board & batten?

Mr. Schmidt stated that he didn't have a problem with the other items.

Mr. Hinson stated that the description of work states to install horizontal strips on building.

Mr. Murphy stated that it's supposed to be vertical.

Mr. Hinson stated that he would agree to thin brick foundation, painting white, gooseneck lights, vinyl basement windows and the deck in the rear. Will you paint the deck?

Mr. Murphy stated that its needs to weatherize.

Mr. Hinson stated that if it was a short term solution he would be in favor of board and batten over the stucco but only in a short term situation.

Mr. Brown stated that if the building sold we wouldn't be able to have the new owners take off the board and batten. If you start hammering into the stucco you may damage the stucco.

Mr. Thomas asked if they could clean up the bottom edge.

Mr. Murphy stated that they will finish the bottom where it is jagged.

Mr. Schmidt stated that he would like to see it painted instead of the board and batten.

Mr. Hinson stated that it's disappointing that they made the effort on the building to the north that looks much nicer.

Mr. Murphy stated that next door has hardi plank lap siding.

Mr. Schmidt would like to see the deck, no board and batten due to concerns with damage.

Mr. Brown stated that maybe the thing to do it to paint

Mr. Hinson stated that he believes they should paint and add the brick veneer.

Moved by Mr. Brown, seconded by Mr. Hinson to approve V-14-2017 subject to the following conditions:

1. Traditional paned windows that are consistent with the existing windows are used in the basement openings as presented to the board.
2. The area underneath the rear deck is screened, subject to staff approval, and as presented to the board.
3. The board and batten is not approved. The applicant will work to clean up the lower edge of the stucco and address all cracks prior to painting the entire exterior of the building. Upon roll call vote: Mr. Hinson, yea; Mr. Schmidt, ye; Mr. Brown, yea; Mr. Thomas, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

**ARB-15-2017 Certificate of Appropriateness
Certificate of Appropriateness to allow for the demolition of the existing structure
located at 34 N High Street (PID: 222-000052)
Applicant: Chad Cline**

Mr. Mayer presented to staff report.

Mr. Thomas asked when the house was built.

Mr. Mayer stated the Franklin County auditor states 1900. Staff is not sure if this is the original structure. The lot was created in 1837.

Mr. Hinson stated that it is disappointing that this is the third structure that he has torn down.

Mr. Mayer stated that he has purchased 3 lots on High Street and 6 acres in the rear. He has been working with staff on possible redevelop scenarios with all parcels. Not sure when that would be presented to this board.

Mr. Hinson stated that it is important to keep the streetscape on the main thoroughfare. He is reluctant in favor of this.

Mr. Brown stated that it is disappointing.

Mr. Murphy stated that he looked at the property to purchase and the house flooded a few months ago.

Mr. Schmidt asked what he wants to do there.

Mr. Hinson showed on the map the properties that are owned.

Mr. Schmidt asked about the future plans.

Mr. Mayer stated that we are not sure. We have only worked on the high level design and layout.

Mr. Hinson using map explaining the condition of many of the buildings in that area.

Mr. Schmidt stated that the problem in that area is the traffic at rush hour.

Mr. Mayer stated that the strategic plan and village center plan to provide additional street connections in the area and this has been discussed with the land owner.

Mr. Thomas stated that it is a nice structure. We have re-hab homes that have that kind of damage.

Mr. Brown stated that structurally the home is not compromised.

Mr. Thomas stated that the bay window and wrap around porch; if this was built in the 1880s this would possibly have some Victorian styles.

Mr. Shull asked if anyone from staff has looked at the house and evaluated the water line break and mold.

Mr. Mayer stated that he walked the exterior but the only evidence of the interior that we have is the pictures presented by the applicant that are in your packet.

Mr. Schmidt stated that he has rehab buildings that look worse than that. It appears that he wants to tear it down for the plans he has in the future.

Mr. Hinson stated that he agrees because this is the third time.

Mr. Mayer stated that when we looked at the three criteria for approving a demolition. This clearly has some historical qualities on the outside of the structure. We looked at the City Strategic plan on recommendations for village center and it recommends commercial buildings with storefronts that are two story, with second story residential. This building has been used for commercial in recent years. To meet the goals of the strategic plan for village center it appears that redevelopment would need to occur. Staff feel that there is no reasonable economic use as is.

Mr. Hinson stated that when the applicant comes forward with a plan for re-development I want to see the store front with the relationship to the street.

Moved by Mr. Thomas, seconded by Mr. Brown to approve ARB-15-2017 subject to the following conditions:

1. The disturbed area of the site is graded and seeded within 60 days of demolition
2. The detached garage is demolished with the primary structure. Upon roll call vote: Mr. Hinson, yea; Mr. Schmidt, no; Mr. Brown, yea; Mr. Thomas, yea. Yea, 3; Nay, 1; Abstain, 0; Motion carried by a 3-1 vote.

Mr. Mayer stated that Adrienne Joly has been promoted to the Director of Administrative Services. She will work closely with the City Administrator and her day to day functions will no longer be in our department. I'm stepping into her role and Jackie Russell was hired as a clerk but has her degree in public policy and we would like to get her more involved with the boards and commission and writing staff reports.

Mr. Hinson congratulated everyone in their new responsibilities.

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

The meeting adjourned at 7:40 p.m.

Submitted by Pam Hickok

APPENDIX



Architectural Review Board Staff Report April 10, 2017 Meeting

21 N. HIGH STREET – CERTIFICATE OF APPROPRIATENESS EXTERIOR BUILDING MODIFICATIONS

LOCATION: 21 North High Street (PID: 222-000101)
APPLICANT: Bill Murphy
REQUEST: Certificate of Appropriateness
ZONING: Urban Center District within Historic Center Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-14-2017

Review based on: Application materials received March 10, 2017.

Staff report prepared by Stephen Mayer, Community Development Planner.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for multiple exterior modifications to an existing structure located at 21 North High Street. The applicant proposes to:

- Remove concrete stoop and add a 8'x10' pressure treated deck on the rear elevation;
- Add 1"x2" wood strips along the building exterior to create board and batten look;
- Paint the entire building white;
- Add new glass block basement windows with vents;
- Add new exterior lights at the front and rear elevations, and;
- Add thin brick on the foundation and paint white.

Per Section 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 Section 1157.08(b)(1) any major environmental change, to property located within the Village Center Area, requires a certificate of appropriateness from the Architectural Review Board if the property is within the Village Center. This application is being reviewed by the ARB under the major environmental changes code provision.

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.

II. SITE DESCRIPTION & USE

The property is zoned Urban Center District within the Historic Center sub-district (UC-HC). 21 North High Street is located on the west side of High Street and is the third to last building, heading north, before the school campus begins. It is currently home to the Noble Baron barber shop. The lot is 0.18 acres. According to the Franklin County Auditor the building was originally constructed in 1940.

III. 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:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - The proposed site falls under Section 2 of the Design Guidelines & Requirements (DGRs), Village Center Residential (Section 1 applies to every site). The DGRs state residential buildings can be converted to commercial uses but they should retain the residential character and design elements.
 - The applicant is proposing the following exterior modifications to the existing building (this list may not be all inclusive):
 - Remove concrete stoop and add a 8'x10' pressure treated deck on the rear elevation;
 - Add 1"x2" wood strips along the building exterior to create board and batten look;
 - Paint the entire building white;
 - Add new glass block basement windows with vents
 - Add new exterior lights at the front and rear elevations; and,
 - Add thin brick on the foundation and paint white.
 - The building's exterior material is stucco. The applicant proposes to add 1"x2" cedar wood strips along the building's exterior in a horizontal direction to create a board and batten look. Therefore, the stucco material will remain visible (it would act as the boards) between the thin wood strips (batten), resulting in a wood and stucco mixture. Placing and randomly mixing true wood material over existing stucco does not appear to be appropriate for the building. Board and batten is a pattern of siding that historically consists of one material. Staff recommends the Architectural Review Board evaluate the appropriateness of the material.
 - Section 1 of the Design Guidelines and Requirements, part C(5) states "random mixing of exterior materials and architectural elements shall be avoided." Furthermore, section 1, part (F)(2) of the DGRs states materials

shall be appropriate for and typical of materials traditionally used in the architectural style in the which the building is constructed.

- Per DGR Section 3(E)(1) in general, wood and brick are the most appropriate exterior materials in the Village Center District. The applicant is proposing to cover the existing concrete block foundation with a thin brick veneer that will be painted white.
 - The applicant also proposes to replace the existing basement windows with glass block that will have a vent in the middle of it. Section 2, part (F)(9) states “when a window design has been selected for a building, the same design must be used on all elevations. Use of other window designs as ‘accent’ windows must be appropriate for the architectural style of the building.” The structure appears to have simulated divided light windows on the first floor and single pane windows in the basement.
 - Section 5(B)(4) of the DGRs (Existing Buildings) states “building modifications shall employ similar materials to those that predominate in existing structures or that are consistent with the character and architectural style of the original building design. The glass block does appear to be appropriate to the character of the building or be consistent with existing materials. Staff recommends the Architectural Review Board evaluate the appropriateness of glass block.
 - The structure currently has a back door with a concrete stoop. The applicant proposes to remove the concrete stoop and replace it with a 8’x10’ pressure treated deck.
 - Codified Ordinance 1165.06(d) requires any area below a deck which exceeds more than two (2) feet above grade at any point within six feet of the deck’s perimeter shall be screened. The elevations show the deck to be two feet above grade so staff recommends a condition of approval that the area underneath the deck is screened, subject to staff approval.
 - There are no proposed changes to roof shingles.
 - The entire building will be painted white.
 - The applicant proposes to remove and replace the existing louver on the front elevation with a new triangle shaped louver.
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. No changes to landscaping are proposed at this time.
 - Lighting
 - a. The applicant proposes to remove the existing lighting fixtures located next to the front and rear doors with new gooseneck light fixtures.
 - Parking and Circulation
 - a. Parking is regulated by the parking standards contained in the Urban Center Code. The applicant is not requesting any changes to the parking.
 - Signage:
 - a. No new signage is proposed at this time.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The Architectural Review Board should evaluate the proposal to determine if the distinguishing original qualities or character of the building and its environment is not destroyed. Although the building does appear to have any historical architectural significance, the random mixing of materials between the stucco and wood to create a board and batten aesthetic does not appear appropriate. Moreover, the surrounding environment in the Village Center does not have or encourage this type of random mixing of materials.
 - The glass block basement windows do not appear to preserve the distinguishing original qualities or character of the building and its environment. The Architectural Review Board should evaluate the proposal to determine its appropriateness.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The building's board and batten material mixture and glass block windows do not appear to promote, preserve, and enhance the architectural and historical Architectural Review District.
 - The material and architectural requirements within the city of New Albany and the Village Center are intended to create a high-quality physical environment in order to define the character of New Albany.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - While the exterior of the structure is a simple design, the proposed board and batten mixed material and glass block windows may obscure or otherwise compromise the character and design of the existing building.
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.*
 - The majority of the exterior of the building appears to be in disrepair or declining condition. While the proposed alterations appear to change the appearance of the building, the essential form of the original structure will remain largely intact.

IV. RECOMMENDATION

The Architectural Review Board should evaluate the overall proposal based on the requirements in the Design Guidelines and Requirements. The application should be evaluated on the design of the building and use of materials. The applicant is proposing multiple changes to the exterior of the building. Staff is supportive of the lighting, deck, and brick veneer, but recommends the Architectural Review Board evaluate the appropriateness of the board and batten material and the basement glass block windows.

The material and architectural requirements within the city of New Albany and the Village Center are intended to create a high-quality physical environment in order to define the character of New Albany. Staff is supportive of board and batten at this site, but recommends the board and batten is one material as was typical of the historic architectural styles highlighted in the city's Design Guidelines and Requirements. Additionally, the glass block does not appear to be appropriate for and typical of materials traditionally used within the Village Center.

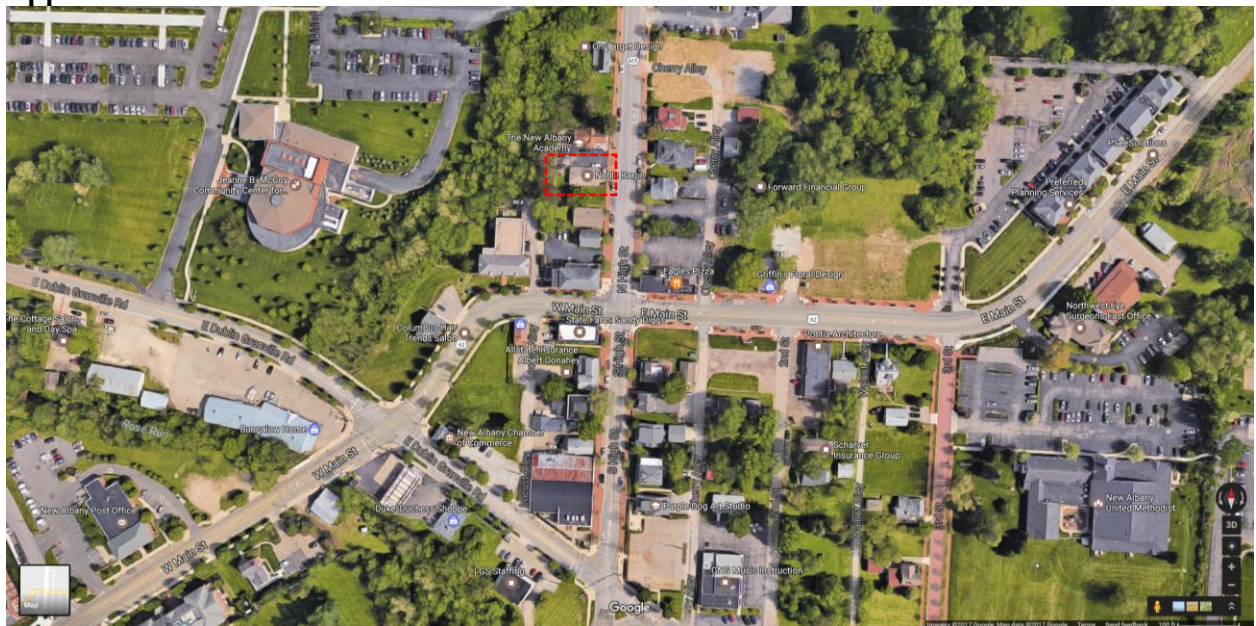
V. ACTION

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-14-2017 subject to the following conditions of approval:

1. The board and batten material is one material.
2. Traditional paned windows that are consistent with the existing windows are used in the basement openings.
3. The area underneath the rear deck is screened, subject to staff approval.

Approximate Site Location:



Source: Franklin County Auditor



**Architectural Review Board Staff Report
April 10, 2017 Meeting**

**34 NORTH HIGH STREET
BUILDING DEMOLITION**

LOCATION: 34 N. High Street (PID: 222-000051 and 222-000052)
APPLICANT: Chad Cline
REQUEST: Certificate of Appropriateness for demolition of a structure
ZONING: UCD Urban Center Code, Historic Core Sub-district
STRATEGIC PLAN: Village Center
APPLICATION: ARB-15-2017

Review based on: Application materials received March 14 and 27, 2017.

Staff report prepared by Stephen Mayer, Community Development Planner.

VI. REQUEST AND BACKGROUND

This application is for a certificate of appropriateness to demolish a vacant structure and detached garage located at 34 North High Street. The property appears residential by design but was previously used as a multi-tenant commercial space for Bannister & Associates, Inc, New Albany Design, Inc., and ECO Ohio, LLC. The property was recently purchased by Khaled Amr, who requests the demolition due to the home's level of deterioration.

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.

VII. SITE DESCRIPTION & USE

The site is zoned UCD Urban Center District, within the Historic Core Sub-district and is within the Village Center District. According to the Franklin County Auditor the structure was built in 1900 and most recently received an interior remodel in 1996. There is a detached garage located on a separate parcel, on the other side of Cherry Alley, built in 1920 that the applicant also proposes to demolish.

VIII. 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 building appears to be residential structure that was renovated to accommodate a commercial/office use.
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's exterior appears to be in fair condition.
 - The applicant states "a water line ruptured and created significant internal damage and mold. The cost of renovation and mold mitigation is the reason why the demolition is being pursued."

IX. RECOMMENDATION

The parcel is one of the original lots platted in 1837 when the Village was established. The structure is residential by design, and is a permitted use, but it has been used as a multi-tenant commercial space in recent times. The Village Center Master Plan categorizes this area as part of the Old Village and states it is well suited to focus commercial uses on professional office and neighborhood retail uses. The Village Center Plan's development goals for this area is to have retail occupying the first floor with active storefront, and have office or residential on the floors above the first floor.

Even though the outside of the building is in fair condition and may have historical qualities, the inside the structure is in poor shape as evidenced by the provided pictures and may not be suitable for reuse. Therefore, there does not appear to be a reasonable economic use for the structure. The demolition of the structure appears to be necessary for future redevelopment of the site to meet the goals of the Village Center Plan.

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

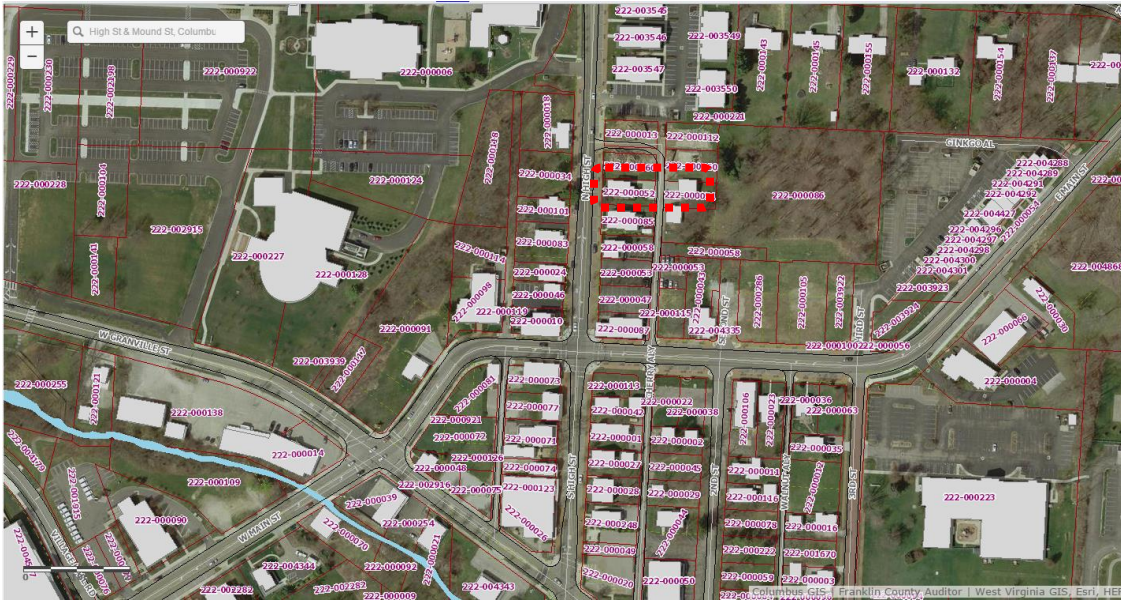
X. ACTION

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-15-2017 with the following conditions including:

1. The disturbed area of the site is graded and seeded within 60 days of demolition.
2. The detached garage is demolished with the primary structure.

Approximate Site Location:



Source: Franklin County Auditor