

Architectural Review Board

Meeting Minutes

May 8, 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.

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	Absent
Ms. Kim Comisar	Present
Mr. Matt Shull	Present

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

Mr. Brown moved, seconded by Mr. Schmidt to approve the meeting minutes of April 10, 2017. Upon roll call vote: Mr. Hinson, yea; Mr. Schmidt, yea; Mr. Brown, yea; Ms. Comisar, 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.

Ms. Russell stated none.

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

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

ARB-21-2017 Certificate of Appropriateness

Certificate of Appropriateness to allow for the demolition of the existing structures located at 121 Miller Ave (PID: 222-000137, 222-000140)

Applicant: Fairmont Group LTD

Ms. Jackie Russell presented the staff report.

Mr. George Vergits, stated that this is a retail project that we are requesting for wine, spirits and tasting.

Mr. Hinson stated that he does not have any problem with the demolition. The building has no architectural significance and will allow for the SR 62 corridor to continue with redevelopment.

Mr. Brown agreed.

Moved by Mr. Hinson, seconded by Ms. Comisar to approve ARB-21-2017 subject to the following staff 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.
3. Any existing ground signs must be removed from premises. Upon roll call vote: Mr. Hinson, yea; Mr. Schmidt, yea; Mr. Brown, yea; Ms. Comisar, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

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

The meeting adjourned at 7:08 p.m.

Submitted by Pam Hickok

APPENDIX



Architectural Review Board Staff Report May 8, 2017 Meeting

121 MILLER AVENUE BUILDING DEMOLITION

LOCATION: 121 Miller Avenue (PID: 222-000137 and 222-000140)
APPLICANT: Fairmont Group LTD.
REQUEST: Certificate of Appropriateness for demolition of structures
ZONING: UCD Urban Center Code, Old Village sub-district
STRATEGIC PLAN: Village Center
APPLICATION: ARB-21-2017

Review based on: Application materials received April 13 and 24, 2017.

Staff report prepared by Jacqueline Russell, Community Development Clerk.

I. REQUEST AND BACKGROUND

This application is for a certificate of appropriateness to demolish a vacant structure and detached garage located at 121 Miller Avenue. The property appears residential by design but has previously been used as a commercial space for Integrative Family Health.

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 Urban 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 District, within the village core sub-district. According to the Franklin County Auditor the structure was built in 1961 and most recently received a remodel in 1999. There is a detached garage located on the property as well, that the applicant also proposes to demolish.

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 building appears to be residential structure that was renovated to accommodate a commercial/office use.
 - According to the Franklin County Auditor, the primary structure was built in 1961. It has a stucco exterior with a stone base veneer. It does not appear that any architectural or historic significance to the area would be lost with the demolition of this building.
 - The demolition of the structures are necessary for future redevelopment.
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, while demolition could create space for redevelopment.
3. *Deterioration has progressed to the point where it is not economically feasible to restore the structure. (1157.09c)*
 - The applicant states that the both structures have below average exterior condition.

IV. RECOMMENDATION

The structure was originally platted as part of the Miller Avenue subdivision but due to its location along Main Street is zoned within the Urban Center Code's Village Core sub-district which allows flexibility of design. Although the structures are relatively old, they do not appear to contain features of architectural or historical significance to the character of the individual precinct where it is located.

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

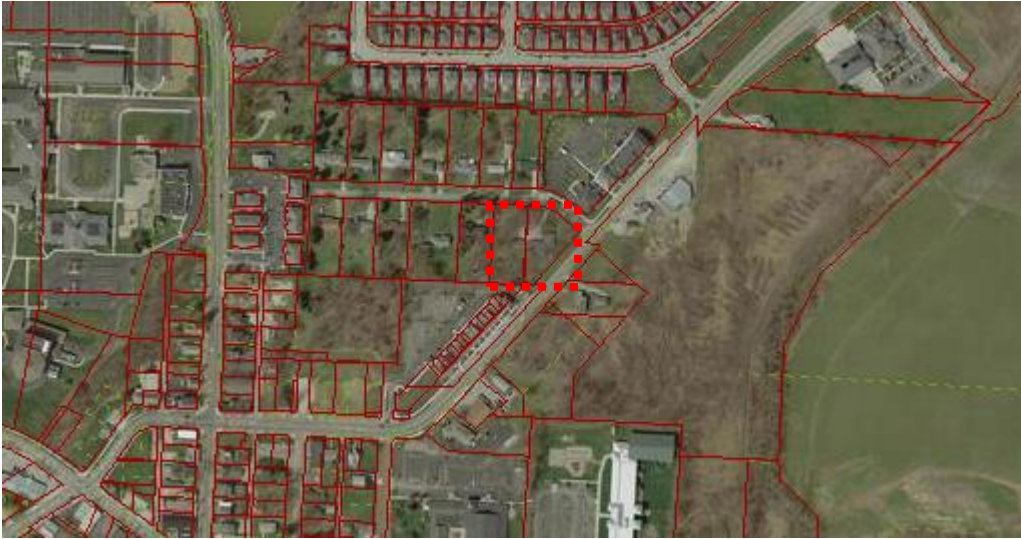
V. ACTION

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-21-2017 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.
3. Any existing ground signs must be removed from premises.

Approximate Site Location:



Source: Franklin County Auditor