



New Albany Architectural Review Board

February 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 7:03 p.m.

Those answering roll call:

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

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

Mr. Hinson called for an action on the minutes of December 9, 2019.

Moved by Mr. Iten, seconded by Ms. Briggs to approve the December 9, 2019 meeting minutes. Upon roll call: Mr. Iten, yea; Ms. Briggs, yea; Mr. Brown, yea; Mr. Hinson, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

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

Mr. Christian stated none from staff.

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

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

ARB-94-2019 Certificate of Appropriateness

Certificate of Appropriateness for building and site plan modifications at 65 West Granville Street for The Mill Development (PID: 222-000014).

Applicant: Tom Rubey

Mr. Christian presented the staff report.

Mr. Hinson asked staff why the two (2) lots were being combined.

Mr. Mayer stated it would simplify the zoning and building process and it helped ensure there were no conflicts with the building or zoning codes.

Mr. Tom Rubey, with the New Albany Company, introduced architect Mr. Brian Jones and a lessor for the space. Mr. Rubey stated work had begun on the interior of the building.

Mr. Iten asked if the proposed paving material was a tile product.

Mr. Rubey stated it was a material like a decomposed granite material.

Ms. Briggs asked if it would be a loose material.

Mr. Rubey stated it was a loose material and a European finish previously used in Richmond Square.

Mr. Hinson asked if the current roof was more of a shed material.

Mr. Jones stated that was correct, adding that the current roof was an externally fastened sheet and would now have a standing seam and be more consistent with barn construction.

Mr. Hinson asked if these were still separate sites.

Mr. Rubey stated yes.

Ms. Briggs asked if the BP station across the street was on the market.

Mr. Rubey stated they were in contract and they had closed on the Duke/Duchess property.

Moved by Ms. Briggs to approve ARB-94-2019 with the conditions that

1. The original conditions of approval must still be met from the November 13, 2019 approval.
2. Any future handrails or similar modifications to the patio space are subject to staff approval.
3. The two lots must be combined.
4. Parking lot screening along Dublin-Granville Road be subject to staff approval.

seconded by Mr. Iten. Upon roll call vote: Ms. Briggs, yea; Mr. Iten, yea; Mr. Hinson, yea; Mr. Brown, yea. Yea, 4; Nay, 0; Abstain, 0. Motion carried by a 4-0 vote.

Village Center Projects Update

Mr. Mayer and Mr. Christian presented updates on these matters, including Rose Run, electric charging stations, the interconnection of traffic signals, school playground refurbishment, and improved connections between US-62 and OH-161.

Mr. Hinson asked about the location of conduit lines.

Mr. Mayer stated they were near the CVS area he believed and would be taken to the Mill area.

Mr. Hinson polled members for comment. (None Stated)

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

Meeting adjourned at 7:31 pm.

Submitted by Josie Taylor.

APPENDIX



Architectural Review Board Staff Report February 10, 2020 Meeting

65 WEST GRANVILLE STREET– CERTIFICATE OF APPROPRIATENESS BUILDING AND SITE PLAN MODIFICATIONS

LOCATION: 65 West Granville Street (PID: 222-000101)
APPLICANT: The New Albany Company c/o Tom Rubey
REQUEST: Certificate of Appropriateness building and site plan 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 January 13 and 24, 2020

Staff report prepared by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for proposed site and building improvements at 65 West Granville Street known as “the Mill” site.

On November 13, 2019 the ARB reviewed and approved several exterior modifications to the existing structure. A condition of approval was placed on the application requiring the applicant to return to the Architectural Review Board for formal review of the site plan, final building color selection and signage. A sign plan has not been submitted, therefore the applicant will have to return to the ARB for review and approval once those details are available.

Portions of the existing parking lot are paved and another portion is gravel. The applicant is proposing to reestablish the paved and gravel portions of the existing parking lot. The applicant is also proposing to remove some of the paved surface at the corner of Dublin-Granville Road and Main Street and replace it with a semi-porous surface. Additionally, the applicant has selected the colors that will be used to repaint portions of the building.

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.

II. 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. C.O. 1117.02 and 1117.07 allows an existing, non-conforming site, like this one, to be improved and for maintenance

to be performed as long as the maintenance and improvements do not result in the site becoming any more non-conforming.

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.

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.*
 - 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 has provided the final color selection for the building. Section 1 (I.A) states that color is an important aspect of design in New Albany, and for buildings based on the precedent of American architectural styles, the historic color palettes issued by nearly every major paint company should be used for guidance.
 - On November 13, 2019 the Architectural Review Board approved painting the siding of the building white and metallic silver on the roof. The board placed a condition of approval requiring that the applicant must return to the ARB for review and approval of the final color for the reconstructed portion of the building. The applicant proposes to paint the reconstructed portion of the building antique bronze. The color selection appears to meet the city's Design Guidelines and Requirements and is appropriate for this historic building.

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 and Circulation
 - The applicant is proposing the following modifications to the existing site:
 - Resurface the paved and gravel portions of the existing parking lot. There are portions of the existing parking lot that are paved and a portion that is gravel and some parking space markings exist on site.
 - Currently the site is accessed by three curb cuts, one along Main Street and two along Dublin-Granville Road. The application removes the curb cut along Main Street and a portion of the paved area of the site at the corner of Dublin-Granville Road and Main Street and replace it with the semi-porous surface, Brownfield Fines. This space will be used as a patio for users of the building in and overall net loss of impervious surface on the site. This patio will integrate into the sidewalk at the corner of Dublin-Granville Road and Main Street and will be separated from the rest of the site via a curb. Staff

recommends a condition of approval that any future handrails or similar modifications to the patio space be subject to staff approval.

- Add bollards in front of portions of the building.
 - Place the trash receptacles in one of the existing accessory buildings on site.
 - Since the applicant is utilizing an existing parking area, no new landscaping is proposed or required. While parking lot screening is not required, staff in conjunction with the applicant, is evaluating the appropriateness in the broader context of the Rose Run Park to ensure the formal screening hedge is appropriate for this corridor. Staff recommends a condition of approval that parking lot screening along Dublin-Granville Road be subject to staff approval.
- C.O. 1117.02 and 1117.07 allows for existing non-conforming sites to be improved and for maintenance to be performed as long as the maintenance and improvements do not result in the site becoming any more non-conforming. The proposed modifications appear to be appropriate as the intent of them is to preserve to character of the Mill. Additionally, the applicant is bringing the site more in to conformance with the net loss of impervious surface on the site with the creation of the patio space.
- Signage
 - The final signage for the building has not been finalized and the applicant will return to the ARB for final review and approval once those details become available.
 - Lighting
 - There is one existing downcast parking lot light on the site that will remain.
3. *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 applicant has already received approval to make exterior improvements to the existing structure. The intent of all of these improvements is to promote the adaptive reuse of this historic building while paying homage to the rural character of New Albany by allowing the building and site to remain in its general historic condition.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The proposed building color selection and site modifications appear to preserve the historic character of the building and site.
 5. *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.
 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 essential form of the original structure will remain intact.

Urban Center Code Compliance

- The building current sits on two sites. Additionally, the Franklin County Auditor provides parcel boundaries that are different than those provided by the applicant. In order to bring this site more into compliance with the Urban Center Code and to provide the correct property boundaries, staff recommends a condition of approval that the two lots are combined.
- The area of the existing parking lot allows 60 parking spaces to be re-marked and a 22 foot wide drive aisle to be re-established on site. The number of parking spaces provided exceeds the maximum allowed per the Urban Center Code requirements for this site however Urban Center Code section 2.1.7 states that existing non-conforming lots are not required to remove parking spaces when a site/ building is being reused. Therefore the number of parking spaces is permitted and no waiver is required.

IV. RECOMMENDATION

The Architectural Review Board should evaluate the overall proposal based on the requirements in the Design Guidelines and Requirements, Urban Center Code, and city Codified Ordinances. The applicant proposes various site improvements and painting the exterior of the building which enhance and preserve the original character of the building while promoting reuse of the existing site overall.

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 and site are in need of maintenance and is currently vacant. While the site is preserving the size of the parking area to ensure parking needs are being met, the applicant is proposing to activate the corner of Dublin-Granville Road and Main Street with the addition of patio space, making this corner more visually interesting to pedestrian walking around the Village Center and taking advantage of the new Rose Run improvements.

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-94-2019 subject to the following conditions of approval:

1. The original conditions of approval must still be met from the November 13, 2019 approval.
2. Any future handrails or similar modifications to the patio space are subject to staff approval.
3. The two lots must be combined.
4. Parking lot screening along Dublin-Granville Road be subject to staff approval.

Approximate Site Location:



Source: Franklin County Auditor