



**New Albany Architectural Review Board
Meeting Minutes
Monday, January 9, 2023**

I. Call to order.

The New Albany Architectural Review Board met in regular session in the Council Chambers at Village Hall, 99 W. Main Street, New Albany, Ohio.

Planning Manager Steve Mayer introduced Council Member Wilttrout to the board and explained that she would be replacing Council Member Durik as council liaison.

The board welcomed CM Wilttrout.

Chair Hinson called the meeting to order at 7:05 p.m.

II. Roll call.

Those answering roll call:

Mr. Alan Hinson, Chair	Present
Mr. Jonathan Iten, Vice Chair	Present
Mr. Jim Brown, Secretary	Present
Mr. Andrew Maletz	Present
Ms. Traci Moore	Present
Mr. Strahler	Absent
Mr. E.J. Thomas	Absent
Ms. Andrea Wilttrout (council liaison)	Present

Staff members present: Adrienne Joly, Director of Administrative Services; Chelsea Nichols, Planner; Steven Mayer, Planning Manager; Chris Christian, Planner II; Christina Madriguera, Deputy Clerk.

III. Action on minutes.

Chair Hinson asked if there were additions or corrections to the December 12, 2022 meeting minutes. Board Member Iten moved to approve the minutes. Board Member Maletz seconded the motion.

Upon roll call: Mr. Iten, yes; Mr. Maletz, yes; Ms. Moore, yes; Mr. Hinson, yes; Mr. Brown, yes. Having 5 yes votes; 0 nay votes; 0 abstentions, the motion passed 5-0 and the December 12, 2022 minutes were approved without change.

IV. Addition or corrections to agenda.

Chair Hinson asked if there were any additions or corrections to the agenda. Planner Christian answered that there were not.

Chair Hinson administered the oath, “to tell the truth and nothing but the truth,” to all witnesses, applicants, and staff who planned to address the board regarding an application on the agenda.

V. Hearing of visitors for items not on tonight’s agenda.

Chair Hinson asked if there were any visitors who wished to address the board for items not on tonight’s agenda. There was no response.

VI. Cases.

The board discussed whether to proceed with the cases in the order on the agenda or whether to discuss ARB-147-2022, the proposed parking garage first.

Planner Christian stated that the cases on the agenda were related and he was prepared to explain them with a comprehensive presentation.

The board elected to proceed with the agenda as submitted and the comprehensive presentation as suggested.

Planner Christian delivered the staff report. He provided an overview of the relevant review criteria for the applications for certificates of appropriateness which included, the review criteria under C.O. 1157.09 for demolition of structures and a site plan showing the location of the three structures, the criteria under UCC Section 2.2 for additional building typology requests, the review criteria under C.O. 1157.09 for design appropriateness for the construction of a parking garage.

Regarding the construction of the parking garage, Planner Christian noted that City Architect David Bullock had reviewed and was supportive of the proposed garage design.

Planner Christian also stated that the proposed garage itself constituted a major environmental change as defined in C.O. 1157.07(b) and as such would require the board’s approval, however all other proposed improvements related to the Rose Run II project constitute minor changes and as such do not require the board’s review.

Director Joly addressed the board on behalf of the applicant, City of New Albany. She thanked the board for hearing her presentation in December. She introduced the following members of the design team: Jeff Pongonis from MKSK, Danial Hanes from Columbus Architectural Studio, Tom Rubey from New Albany Company, and Preston Gumberich of RAMSA. Director Joly stated that the City had a good partnership with this team and further noted that MKSK had been working with the City for over 20 years. Director Joly discussed the overall goals of the Rose Run II project, those being: to restore the Rose Run stream corridor, to honor veterans by improving New Albany’s Veterans’ Memorial, to improve Dublin-Granville Road, and to expand New Albany’s public parking options and reservoir. Director Joly explained the parking garage site plan and demolition requests. She also showed photos of the interior of the mill warehouse, and the parking structures at the police station proposed for demolition.

Mr. Pongonis from MKSK stated that one of the primary goals of these four applications was to open up the space for the stream and the park, and for this space to be accessible for residents. He explained the proposed parking garage’s orientation to the street and to

the Village Hall and noted that there would be a small road with additional on-street parking on the northside of the parking garage.

Mr. Gumberich from RAMSA, the architect of the proposed parking garage, stated that it was designed not as a parking structure first but as a building in the Village Center first and a parking garage second. He used the Village Hall and Police Department as data and design points to bookend the proposed garage. He pointed out that the proposed garage included stairs, an elevator, and restrooms. He also discussed the following building features: ingress and egress, scale, elevational details of each side, lighting, the occlusion of trash receptacles and utilities, construction of a top level parapet to prevent automobile high beam light from spilling out, usage of materials such as glen-gery brick, vinyl-clad windows to match the windows at Market and Main, fiberglass usage within the bays themselves, gfrp colonettes and spandrels painted to simulate wrought iron for the openings on the south side, painted aluminum frames and slatted louvers to conceal light spillage from the two parking ramps, and mesh on the northside (without the ramps). Mr. Gumberich then displayed photographs of the architectural precedents used.

Board Member Iten suggested that each of the applications be reviewed individually because they did not all present the same degree of difficulty.

The board agreed.

ARB-145-2022 Certificate of Appropriateness

Certificate of Appropriateness to allow for the demolition of an existing structure, known as the New Albany Mill warehouse building, generally located east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road (PID: 222-000070).

Applicant: City of New Albany

Board Member stated that he was satisfied that all three criteria (established in C.O. 1157.09) were met here.

Board Member Maletz agreed and stated that he had studied the structure carefully and had concluded that it should be demolished.

Board Member Iten moved to approve the certificate of appropriateness for ARB-145-2022 to allow the demolition of the New Albany Mill warehouse building. Chair Hinson seconded the motion.

Upon roll call: Mr. Iten, yes; Mr. Hinson, yes; Ms. Moore, yes; Mr. Maletz, yes; Mr. Brown, yes. Having 5 yes votes; 0 nay votes; 0 abstention, the motion passed by a vote of 5-0.

ARB-148-2022 Certificate of Appropriateness

Certificate of Appropriateness to allow for the demolition of two parking garages on the New Albany Police Department site located at 50 Village Hall Road (PID: 222-003477).

Applicant: City of New Albany

Board Member Iten stated that he was satisfied that one of the criteria existed in this case, that being that the garages did not have architectural significance. He noted however,

that there was not more than one of the criteria and it was unfortunate that the garages could not be useful.

Director Joly advised the board that staff had studied every option for repurposing the parking structures and found no economic benefit to continued use of the structures.

Board Member Maletz asked whether other alterations to the north elevation of the police department, lighting or otherwise, would be required after the garages were removed.

Director Joly responded in the affirmative and explained that the current structures shield the sally port and that when those structures were removed a landscaped buffer would be installed to screen the area and to clarify that the area was not for public access. She continued that a one-rail fence may be installed to further demarcate that area as not a public area.

Board Member Brown asked whether the curb cut would further clarify that this was not an area for public access.

Director Joly said yes and there would be signage as well.

Council Member Wiltout asked whether New Albany Police Chief Jones was consulted on whether emergency services would be impeded if police vehicles were parked on the lower level of the parking garage.

Director Joly responded that Chief Jones was consulted at length. She explained that there were five spaces that would continue to be used as well as parking at Village Hall and that he was satisfied that response time would not be impeded.

Board Member Maletz asked whether it would be made clear with paving or striping that this area was for police department use only.

Director Joly answered, absolutely.

Mr. Rubey of New Albany Company stated that the Bath and Body Works building parking and fencing would be eliminated.

Board Member Maletz asked whether the curb cut would be eliminated as well.

Mr. Rubey answered that it would.

Chair Hinson asked whether there was a view of the north elevation because the packet contained only south elevation views and reiterated concerns about public access to the police area.

Director Joly responded that the north elevation could be seen from the photo of police department garages. She further stated that the City was open to suggestions about ways to further delineate that the area was not for public access.

Board Member Iten stated that the board could include, as a condition of approval, that the landscape design be approved by the board.

The board members indicated agreement.

Director Joly indicated the City would agree to the condition.

Board Member Brown moved to approve ARB-148-2022 the Certificate of Appropriateness for the demolition of two parking garages on the New Albany Police Department site subject to the following condition: that the eventual landscape package behind the police station and any architectural elevation changes to the building be approved by the Architectural Review Board. Board Member Iten seconded the motion.

Upon roll call: Mr. Brown, yes; Mr. Iten, yes; Mr. Hinson, yes; Mr. Maletz, yes; Ms. Moore, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the motion passed by a vote of 5-0.

ARB-146-2022 Certificate of Appropriateness

Certificate of Appropriateness to add a Public Parking Garage building typology to the Urban Center Code for a development site generally located east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road (PIDs: 222-002282, 222-003477 and 222-002283).

Applicant: City of New Albany

The board members discussed the location of the building typology.

Board Member Iten confirmed with Planner Christian that this building typology is specific to, and only applies to the Rose Run II project.

Board Member Iten stated that his only question was why was the height maximum for the typology 55 ft, why wasn't it the same as the Village Hall which was about 37 ½ feet?

Planner Christian explained that the standards were drafted to match the existing typologies in the subdistrict and further that he thought it (the maximum height) could be lowered.

Board Member Iten followed, why approve 55 when we don't need it.

Council Member Wiltrout asked whether the height was 37 ½ feet with the ends.

Planner Christian answered yes.

Planner Christian further stated that the City would be comfortable with a maximum height of 40 ft for this building typology.

Board Member Maletz then asked whether it should be limited by story rather than a maximum unit of measure.

There was discussion on the issue and the consensus was that for this typology, a maximum height expressed in unit of measure was sufficient.

Board Member Maletz then asked for clarification purposes, whether, if another parking garage were proposed, an additional typology would need to be approved.

Planner Christian answered yes, in the event another stand-alone parking garage was sought, an additional typology would need to be approved.

Board Member Iten moved to approve ARB-146-2022 to add a public parking garage building typology to the Urban Center Code subject to the following condition: that the building height maximum was 40 feet. Chair Hinson seconded the motion.

Upon roll call: Mr. Iten, yes; Mr. Hinson, yes; Mr. Brown, yes; Ms. Moore, yes; Mr. Maletz, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the motion passed by a vote of 5-0.

ARB-147-2022 Certificate of Appropriateness

Certificate of Appropriateness to allow the construction of a public parking garage on a development site generally located east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road (PIDs: 222-002282, 222-003477 and 222-002283).

Applicant: City of New Albany

Chair Hinson stated that in general he wondered whether the center of the parking structure should be more pronounced particularly because it faced a public street.

Board Member Iten agreed and stated that in the context of what the board had to approve, DGR, Section 8, III(3) provided, entrances to civic buildings shall be oriented toward primary roads and shall be of a distinctive character that makes them easy to locate. The entrances on the sides of this proposed garage did not look like the front of the building and did not look like the primary façade. Board Member Iten further pointed out that each of the precedential buildings displayed in the design team presentation had a front, central, and recognizable entrance point.

Board Member Brown stated, relatedly, that he wondered what future development would take place on the south side of Village Hall and whether a more central access point would be called for in light of future developments.

Board Member Iten then asked Planner Christian to display the photo of the Williamsburg garage from Glavin Holmes which clearly indicated the front and central entrance as opposed to a long, blank facade.

Board Member Maletz commented that this presented a question of honesty about the structure. He stated that the entrances were not central but they were prominent as they related to the function of the building and in that regard, he supported the proportion and scale of the building. But he struggled in terms of the honesty of this structure and recognized that this was always the case with parking garages. He further noted that he did not think a central entrance was the correct way to go with this structure and there were benefits to the side entrances. He further observed that from the south side, this structure had a stadium aesthetic and he wondered if whether the central bay would benefit from additional articulation, perhaps height in accordance with the bend in the street.

Board Member Iten stated that would meet his concern.

Board Member Moore agreed with not calling attention to the entrance, and commented that she appreciated that the garage was conceived of as a building in order to preserve the character of the Village Center first and a parking garage second. She further stated that she liked the entrances on the side and that she had done a study and calculated the width of the building which was 350 feet and increasing the height of the center parapet by 25% would create more of a delineation.

Chair Hinson agreed and stated that if the building were a mill, the center parapet would be the place where the name, Durik & Co., would be found.

Mr. Gumberich responded that it was coincidental that this issue was raised because he had considered the same issue during his travel to New Albany that day.

Board Member Iten confirmed that the idea appealed to Mr. Gumberich.

Chair Hinson stated that he really liked the building and acknowledged that the landscaping had yet to be configured and added to the plans.

Board Member Iten stated that another concern he had was the choice of color for the screens, in particular on the Village Hall Road side. The openings between the brick were dark and there were only a few structures in town with similarly dark openings. The darkness made him think of a structure more appropriate for the office park, rather than in the Village Center, and he was concerned about whether the openings should be this dark.

Chair Hinson thought it was a valid concern but concluded it would be okay on the south side of the building considering that it was well-lit and the need for shading.

Board Member Maletz acknowledged the that the dark opening created a negative space and that there was lack of precedent for this and also wondered about the maintenance involved, but stated that he found it appealing aesthetically. He also pointed out that it could be mediated by what would occur in the center three bays.

Board Member Iten stated that his other concern was the landscaping package and the lighting package should come back to the board for review.

The board agreed that they would like to see the landscaping and lighting packages.

Board Member Iten then asked how the board should proceed regarding revisions to the façade, and questioned whether it would be enough to add a condition that required that the height of the center parapet be raised.

Director Joly stated that it (making the center bay more prominent) could be added as a condition. She stated that the City and design team would work to resolve the issue since, as evidenced by Mr. Gumberich's remarks earlier, they were headed in that direction and could return to the board if they ran across a stumbling block.

The board indicated they were comfortable trusting Director Joly and the design team with that condition.

Board Member Maletz commented that he was comfortable with the overall design and this condition regarding the facade was of a narrow nature.

Board Member Iten agreed and further remarked that this was a beautiful and a very New Albany design.

Board Member Iten moved for approval of ARB-147-2022 Certificate of Appropriateness to allow the construction of a parking garage on a development site generally located east of Main Street, south of Granville Street, west of High Street, and north of Village Hall Road subject to the following three conditions:

- (1) the lighting plan for the site must be reviewed and approved by the Architectural Review Board;
- (2) the landscape plan must be reviewed and approved by the Architectural Review Board;
- (3) the center three bays on the south elevation be made more prominent in a manner that is subject to staff approval.

Board Member Maletz seconded the motion.

Upon roll call: Mr. Iten, yes; Mr. Maletz, yes; Ms. Moore, yes; Mr. Brown, yes; Mr. Hinson, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the motion passed.

Chair Hinson thanked the City.

Director Joly thanked the board for their thoughtful review and remarks.

VII. Other business.

Chair Hinson asked whether there was other business to come before the board. There was no response.

VIII. Poll members for comment.

Chair Hinson asked the members whether they had comments. There was no response.

IX. Adjournment.

Chair Hinson moved to adjourn the meeting. Board Member Maletz seconded the motion.

Upon roll call: Mr. Alan Hinson, yes; Mr. Maletz, yes; Ms. Moore, yes; Mr. Iten, yes; Mr. Brown, yes. Having 5 yes votes; 0 no votes; 0 abstentions, the motion to adjourn was passed.

The meeting was adjourned at 8:07 p.m.

Submitted by Christina Madriguera, Deputy Clerk.

Appendix

Records of Action.



Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear City of New Albany,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Monday, January 09, 2023

The New Albany Architectural Review Board took the following action on 01/09/2023 .

Certificate of Appropriateness

Location: Generally located east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road (PID: 222-000070).

Applicant: City of New Albany,

Application: PLARB20220145

Request: Certificate of Appropriateness to allow for the demolition of an existing structure, known as the New Albany Mill warehouse building, generally located east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road (PID: 222-000070).

Motion: Move to approve

Commission Vote: Motion Approved, 5-0

Result: Certificate of Appropriateness, PLARB20220145 was Approved, by a vote of 5-0.

Recorded in the Official Journal this January 09, 2023

Condition(s) of Approval: None.

Staff Certification:

Chris Christian

Chris Christian
Planner II



Community Development Department

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Community Development Department

Decision and Record of Action

Monday, January 09, 2023

The New Albany Architectural Review Board took the following action on 01/09/2023 .

Certificate of Appropriateness

Location: 50 VILLAGE HALL RD

Applicant: City of New Albany,

Application: PLARB20220148

Request: Certificate of Appropriateness to allow for the demolition of two parking garages on the New Albany Police Department site located at 50 Village Hall Road (PID: 222-003477).

Motion: Move to approve with conditions

Commission Vote: Motion Approval with Conditions, 5-0

Result: Certificate of Appropriateness, PLARB20220148 was Approval with Conditions, by a vote of 5-0.

Recorded in the Official Journal this January 09, 2023

Condition(s) of Approval:

1. Police department garage landscape plan and any architectural elevation changes to the building must be reviewed and approved by the ARB.

Staff Certification:

Chris Christian

Chris Christian
Planner II



Community Development Department

RE: City of New Albany Board and Commission Record of Action

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Thank you.



Community Development Department

Decision and Record of Action

Tuesday, January 10, 2023

The New Albany Architectural Review Board took the following action on 01/09/2023 .

Certificate of Appropriateness

Location: Generally located east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road (PIDs: 222-002282, 222-003477 and 222-002283).

Applicant: City of New Albany,

Application: PLARB20220146

Request: Certificate of Appropriateness to add a Public Parking Garage building typology to the Urban Center Code for a development site generally located east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road (PIDs: 222-002282, 222-003477 and 222-002283).

Motion: Move to approve with conditions

Commission Vote: Motion Approved with Conditions, 5-0

Result: Certificate of Appropriateness, PLARB20220146 was Approved with Conditions, by a vote of 5-0.

Recorded in the Official Journal this January 10, 2023

Condition(s) of Approval:

1. The maximum permitted height of the garage is 40 feet.

Staff Certification:

Chris Christian

Chris Christian
Planner II



Community Development Department

RE: City of New Albany Board and Commission Record of Action

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Thank you.



Community Development Department

Decision and Record of Action

Tuesday, January 10, 2023

The New Albany Architectural Review Board took the following action on 01/09/2023 .

Certificate of Appropriateness

Location: Generally located east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road (PIDs: 222-002282, 222-003477 and 222-002283).

Applicant: City of New Albany,

Application: PLARB20220147

Request: Certificate of Appropriateness to allow the construction of a public parking garage on a development site generally located east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road (PIDs: 222-002282, 222-003477 and 222-002283).

Motion: Move to approve with conditions

Commission Vote: Motion Approved with Conditions, 5-0

Result: Certificate of Appropriateness, PLARB20220147 was Approved with Conditions, by a vote of 5-0.

Recorded in the Official Journal this January 10, 2023

Condition(s) of Approval:

1. The landscape plan for the site must be reviewed and approved by the Architectural Review Board at a later date.
2. The lighting plan for the garage must be reviewed and approved by the Architectural Review Board at a later date.
3. The center three bays on the south elevation must be made more prominent in a manner that is subject to staff approval.

Staff Certification:

Chris Christian

Chris Christian
Planner II