



New Albany Architectural Review Board
April 8, 2024 Meeting Minutes - Approved

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, April 8, 2024 at the New Albany Village Hall. Chair Hinson called the meeting to order at 7:01 p.m. and asked to hear the roll.

II. Roll call

Those answering roll call:

Mr. Hinson, Chair	present
Mr. Iten, Vice-Chair	present
Mr. Brown, Secretary	absent
Mr. Davie	present
Mr. Maletz	present
Ms. Moore	absent
Mr. Strahler	present
Council Member Brisk	present

Having five voting members present, the board had a quorum to transact business.

Staff members present: Planner Cratic-Smith, Planning Manager Mayer, Deputy Clerk Madriguera.

III. Action on minutes: February 12, 2024

Chair Hinson asked if there were any corrections to the February 12, 2024 meeting minutes.

Deputy Clerk Madriguera stated that the applicant's name, Jim Yeager, was missing from pages 3 and 4, and that she had made the correction.

Board Member Strahler moved for approval of the February 12, 2024 meeting minutes. Board Member Davie seconded the motion.

Upon roll call: Mr. Strahler yes, Mr. Davie yes, Mr. Hinson abstain, Mr. Maletz abstain, Mr. Iten yes.

Motion failed for want of four yes votes.*

**Deputy Clerk's note: Pursuant to C.O. 159.07 a simple majority of the board/commission is required to take any action on any issue. The vote on the February 12, 2024 meeting minutes was 3-0-2 (the last two being abstentions), which is a majority of the board in attendance. Thus, the motion passed and the February 12, 2024 meeting minutes were approved.*

Deputy Clerk Madriguera advised the board that, despite their absence from the meeting, they are qualified to vote on the meeting minutes as long as they had read the minutes

and believed they were an accurate representation of what occurred at the meeting. She and Planning Manager Mayer further notified the board that the February 12, 2024 minutes will be continued and will be placed on the next meeting agenda.

IV. Additions or corrections to the agenda

Chair Hinson asked if there were any additions or corrections to the minutes. Planning Manager Mayer responded that there were none from staff.

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

Chair Hinson asked if there were any visitors present who wished to address the board for an item not on the agenda. Hearing none, he introduced the first and only case on the agenda and asked to hear the staff's report.

VI. Cases:

ARB-17-2024 Certificate of Appropriateness for Building Demolition

Certificate of Appropriateness to demolish an office building located at 97 East Main Street (PID: 222-000066).

Applicant: Brian Hasson c/o New Albany Company LLC

Planner Cratic-Smith delivered the staff report.

Board Member Iten stated that it appeared that there was another building between the parking and the location of the structure.

Planning Manager Mayer responded that this demolition is needed to support a tri-party agreement between the eye doctor, the Methodist Church, and the city. He indicated the location of the surrounding buildings and he explained that some of the parking spaces will be relocated in order to accommodate the Market Street realignment and that the board will review relocation of commercial parking. That application will probably be presented to the board in the next month or so.

Board Member Maletz noted that it had been quite some time since the board had reviewed a request to demolish a building and asked Planning Manager Mayer to advise the board for the criteria for evaluating the request. He further noted that, as any resident who drove past this structure on a daily basis, that the building does not make a positive contribution to the architectural character of New Albany, but wanted to be sure that the board was following the proper procedures.

Planning Manager Mayer responded that under C.O. 1157.09, at least one of the following criteria must be met in order to approve demolition: 1. The structure contains no features of architectural and historic significance to the character of the individual precinct within which it is located; 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; 3. Deterioration has progressed to the point where it is not economically feasible to restore the structure.

Board Member Maletz thanked Planning Manager Mayer and continued that it was an and/or question and that Planning Manager Mayer had just answered it.

Applicant Tom Rubey from the New Albany Company stated he was available to answer any questions. He stated that the New Albany Company had owned the property for a very long time. He continued that, as Planner Cratic-Smith had explained, demolition of this building will help facilitate circulation and parking in this area. He further stated that there will be a reconfiguration of parking for the optometrist and the church and that reconfiguration will come back before the board. He noted that he did not think there

will be parking where the current building is located, he thought that area would be an access drive that will be deeded to the city.

Board Member Iten stated that he was well satisfied that the first criteria is met in this case. He noted that the board only needed to find one of the criteria. He further stated that the second criteria was not met here. He continued that he was thrilled to have this building removed and asked architect members of the board for their thoughts.

Board Member Maletz agreed.

Board Member Davie agreed and noted that everything had been said.

Board Member Iten moved to approve ARB-17-2024, the certificate of appropriateness for building demolition. Board Member Maletz seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Maletz yes, Mr. Strahler yes, Mr. Davie yes, Mr. Hinson yes. Having five yes votes, the motion passed and ARB-17-2024 was approved.

The board wished the applicant good luck.

VII. Other business

1. Annual Organizational Meeting

Chair Hinson opened the annual organizational meeting.

Swear in new members

There were no new members.

Election of 2024 Chairperson

Board Member Iten nominated Mr. Hinson to continue as Chair of the New Albany Architectural Review Board for 2024. Board Member Maletz seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Maletz yes, Mr. Davie yes, Mr. Hinson yes, Mr. Strahler yes. Having five yes votes, Mr. Hinson was elected Chair of the Architectural Review Board for 2024.

Election of 2024 Vice-Chairperson

Chair Hinson nominated Mr. Iten to continue as Vice-Chair of the Architectural Review Board for 2024. Board Member Strahler seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Strahler yes, Mr. Maletz yes, Mr. Iten yes, Mr. Davie yes. Having five yes votes, Mr. Iten was elected Vice-Chair of the Architectural Review Board for 2024.

Election of 2024 Secretary

Board Member Davie nominated Mr. Brown to continue as Secretary of the Architectural Review Board. Board Member Iten seconded the motion.

Upon roll call: Mr. Davie yes, Mr. Iten yes, Mr. Strahler yes, Mr. Hinson yes, Mr. Maletz yes. Having five yes votes, Mr. Brown was elected Secretary of the New Albany Architectural Review Board for 2024.

Establishment of 2024 regular meeting schedule

Chair Hinson moved that the existing meeting regular meeting schedule, which is that the New Albany Architectural Review Board meets on the second Monday

of the month at 7:00 p.m. in the New Albany Village Hall, should continue in 2024. Board Member Iten seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Iten yes, Mr. Davie yes, Mr. Strahler yes, Mr. Maletz yes. Having five yes votes, the motion passed, and the existing regular meeting schedule that the board shall meet on the second Monday of the month at 7:00 p.m. in the New Albany Village Hall should continue in 2024.

2. Attendance Policy

Attendance is defined as in-person presence during the hearing and consideration of applications without a conflict of interest before that commission/board at that meeting. Attendance of all current serving members of the commission/board is encouraged, and three (3) consecutive absences by any member or four (4) absences in any 12-month period shall be considered a forfeiture of the membership to the commission/board. The forfeiture would occur regardless of the reason for the absences. The applicable department designee would then notify the clerk of council so that they can inform council that a new appointment needs to be made.

VIII. Poll members for comment

Chair Hinson polled the members for comment.

Board Member Iten welcomed Council Member Brisk to the board and stated that he looked forward to working with her. He further remarked that it was a pleasure to serve on this board.

The board members agreed with Mr. Iten's comments.

Council Member Brisk thanked the board and stated that she looked forward to serving as council liaison on this board.

There was some discussion about upcoming applications, and college basketball.

IX. Adjourn

Chair Hinson asked if there were any further comments from the board or business to come before the board.

Hearing none, Board Member Iten moved to adjourn. Chair Hinson seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Hinson yes, Mr. Strahler yes, Maletz yes, Mr. Maletz yes. Having five yes votes, the motion passed and the April 8, 2024 meeting of the New Albany Architectural Review Board was adjourned at 7:16 p.m.

Submitted by Deputy Clerk Christina Madriguera, Esq.

Appendix

ARB-17-2024

Staff Report

Record of Action



**Architectural Review Board Staff Report
April 8, 2024 Meeting**

**CERTIFICATE OF APPROPRIATENESS
OFFICE BUILDING DEMOLITION**

LOCATION: 97 East Main Street (PID: 222-000066)
APPLICANT: Brian Hasson c/o New Albany Company LLC
REQUEST: Certificate of Appropriateness for Building Demolition
ZONING: Urban Center District within the Village Core sub-district
STRATEGIC PLAN: Village Center
APPLICATION: ARB-17-2024

Review based on: Application materials received on March 6, 2024.

Staff report prepared by Sierra Cratic-Smith, Planner.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for the demolition of an office building located at 97 East Main Street. The building previously served as office space for businesses such as the Prestige Driving Academy. The demolition of this building is necessary for the city's Market Street expansion capital improvement project. The applicant has submitted this certificate of appropriateness at the request of the city of New Albany.

Per C.O. 1157.07 alterations that 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.

I. SITE DESCRIPTION & USE

The property is located east side of East Main Street between Third Street and Miller Avenue. The office building is north of the New Albany United Methodist church.

II. EVALUATION

The ARB's review is pursuant to C.O. Section 1157.06. 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 **C.O. 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)*
 - According to the Franklin County Auditor the building was constructed in 1977. Its dimensions are 63'x151' and has an area of 3,750 square feet.

- Since the office building was built in 1977 it does not have a historic significance to the area in which it is located.
 - The building does not have any architectural significance. The structure is a typical 1970's one-story, ranch style commercial building with few windows and does not contain any architectural detailing.
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)*
- The applicant states the building no longer has tenants; therefore, have no reasonable economic uses as they exist.
 - The demolition of these structures provides parking spaces to accommodate existing businesses and organizations that are losing parking spaces as part of the Market Street extension improvement project. The demolition of the structure provides for future economic development opportunities since there will be a new shared drive located there that aligns with the overall future street grid in the historic Village Center in support of current and future private development.
3. *Deterioration has progressed to the point where it is not economically feasible to restore the structure. (1157.09c)*
- The applicant states the existing office building is in good condition.

III. SUMMARY

It does not appear that any architectural or historic significance to the area will be lost with the demolition of the office building.

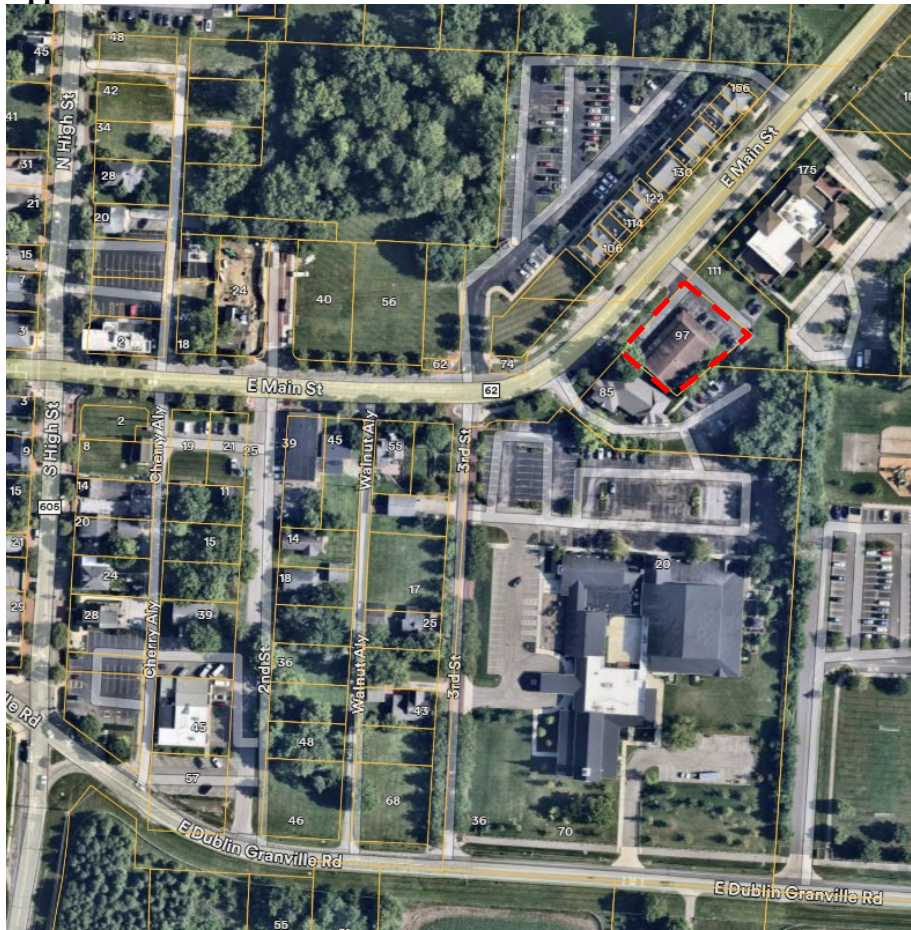
The demolition of the building is necessary for direct support of the planned Market Street expansion improvements. This Market Street extension is envisioned in the Engage New Albany strategic plan as a critical connection in the Village Center in order to disperse and convey traffic in the area, alleviating travel times and reducing congestion. To fully accommodate this new public street, parking spaces will be removed from the Methodist church parking lot near the intersection of Third Street and Main Street. The 97 E. Main Street building needs to be demolished to allow for the installation of a shared access drive, reduce the number of curb cuts on Main Street, and relocate parking spaces for existing and future uses to this area.

IV. 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-17-2024.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear NEW ALBANY CO LLC,

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

Tuesday, April 09, 2024

The New Albany Architectural Review Board took the following action on 04/08/2024 .

Certificate of Appropriateness

Location: 97 E MAIN ST

Applicant: NEW ALBANY CO LLC,

Application: PLARB20240017

Request: Certificate of Appropriateness for a building demolition.

Motion: To Approve

Commission Vote: Motion Approved, 5-0

Result: Certificate of Appropriateness, PLARB20240017 was Approved, by a vote of 5-0.

Recorded in the Official Journal this April 09, 2024

Condition(s) of Approval: N/A.

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith
Planner