

**February 25, 2014**

Chairman Lauryn Bayliff called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, February 25, 2014 at 7:30pm. Other Board members in attendance included: Ralph Brown, Karen Kuziinsky, and Nancy Cox. Also in attendance were City Planner/Zoning Administrator Matthew Spring and acting Board Secretary, Marilyn Fennell.

#### Absence

Staff noted that they had received notification from Ms. Kuziinsky from the January 28, 2014 meeting and from Ms. Harker for February 25, 2014 meeting. Mr. Brown **moved to excuse excused the absence of Karen Kuziinsky from the January 28, 2014 meeting and Ann Harker from the February 25, 2014 meeting**, seconded by Mr. Cox. **Motion carried.** Ayes: Brown, Cox, and Bayliff. Nays: None. Ms. Kuziinsky abstained from the vote.

Citizens signing the register: Berna and Jeff Davis.

#### Minutes

Chairman Bayliff asked for discussion. Being no further discussion, Mr. Brown **moved to approve the January 28, 2014 meeting minutes as written**, seconded by Ms. Cox. **Motion carried.** Ayes: Brown, Cox, and Bayliff. Nays: None. Ms. Kuziinsky abstained from the vote.

#### Chairman's Introduction

Chairman Bayliff explained Board procedure to all present to include the order of business; the appeal process and ten day waiting period; citizens wishing to speak for or against a request; and the acquisition of all required permits upon any approval.

#### Citizens Comments Not on the Agenda

There were none.

#### New Business

**Jeff and Berna Davis - 305 W. Main Street - Lot: Inlot 617** – Removal of existing white aluminum siding, gutters, downspouts, and trim; to be replaced with vinyl siding; proposed colors to be clay, pebble stone and cypress.

**Zoning district:** R-2/RA – Urban Residential/Old Tippecanoe City Restoration and Historic District

**Zoning Code Section(s):** § 154.052

Mr. Spring stated that the applicant requested Restoration Board approval for the following items at the residential home and associated detached garage located at 305 W. Main Street.

1. Removal of existing *white* color aluminum siding and replacement with *clay* color vinyl siding.
2. Removal of existing *white* color aluminum gutters and downspouts and replacement with *pebble stone clay* color aluminum gutters and downspouts.

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3. Removal of existing *white* color aluminum trim and replacement with *cypress* color vinyl trim.

### **Siding**

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the removal of existing *white* color aluminum siding and replacement with *clay* color vinyl siding for the home and detached garage. The proposed siding would include a 4" lap. The applicant had indicated that the existing aluminum siding was worn and damaged and would cost double the price of the vinyl siding.

Mr. Spring also stated that the applicant would be removing and then reinstalling the existing *burgundy* color vinyl shutters, which were approved by City Council September 19, 2011, as a part of the residing project.

Mr. Spring provided an excerpt from the Guidelines Booklet for siding for the Board Members in their staff reports for their review.

### **Gutters & Downspouts**

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the removal of existing *white* color aluminum gutters and downspouts and replacement with *pebble stone clay* color aluminum gutters and downspouts for the home and detached garage. The applicant had indicated that the existing aluminum gutters and downspouts were damaged and dented.

Mr. Spring provided an excerpt from the Guidelines Booklet for gutters and downspouts for the Board Members in their staff reports for their review.

### **Trim**

Mr. Spring also stated that the applicant requested an approved Certificate of Appropriateness for the removal of existing *white* color aluminum window and door trim and replacement with *cypress* color vinyl window and door trim.

Mr. Spring provided an excerpt from the Guidelines Booklet for trim and siding for the Board Members in their staff reports for their review.

Mr. Spring noted that if approved by the Board, an amended Certificate of Appropriateness would be issued in accordance with Code.

Jeff and Berna Davis, 305 W. Main Street, approached the dais. Mr. Davis apologized to the Board for the review of their original requests but had changed their minds. Mr. Davis stated that they had contacted S&G Painting; received a quote which was approximately \$12,000 less to paint the house rather than installing the vinyl siding. Mr. Davis noted that the color scheme would be the same as previously requested in the

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same areas. Mr. Spring stated that the request to amend the original request was acceptable and noted that the request was up to the Board to review.

Mr. and Mrs. Davis presented the Board with color swatches of the proposed repainting which were similar in to the original request.

Mr. and Mrs. Davis asked to replace the existing aluminum step rail with new wooden step rail. Chairman Bayliff noted that in the past would not have existed and would have been an addition and was her perspective if anything be done with the rail would be to remove it completely. Mr. and Mrs. Davis stated the existing rail would remain in place and be painted clay color.

Board Members reviewed the request and found the following: Gutters and downspouts would be replaced in the color of pebble stone; Body of house to be painted the clay color; Trim to be painted cypress; Replace shutters to be exact with new; garage to match the house; front porch metal work by the door to be the clay color; replace existing porch lattice column with original style round non-fluted columns of wood material to be painted clay color; existing step rail to remain and be painted clay color.

Chairman Bayliff asked for further discussion. Being no further discussion, Mr. Brown **moved to approve the originally submitted Certificate of Appropriateness as amended to include the following modifications: Gutters and downspouts would be replaced in the color of pebble stone; Body of house to be painted the clay color; Trim to be painted cypress; Replace shutters to be exact with new; garage to match the house; replace existing porch lattice columns with original style round non-fluted columns of wood material to be painted clay color; existing step rail to remain and be painted clay color**, seconded by Ms. Cox. **Motion carried.** Ayes: Brown, Cox, Bayliff, and Kuziinsky. Nays: None.

Mr. Spring mentioned to the applicant that he had ten days to appeal any decision given by the Restoration Board of Review.

#### Old Business

There was none.

#### Miscellaneous

There was none.

#### Adjournment

Chairman Bayliff asked for further discussion or comments. There being none, Ms. Cox **moved for adjournment**, seconded by Ms. Kuziinsky and unanimously approved. **Motion carried.** Meeting adjourned at 7:45 p.m.

TIPP CITY, MIAMI COUNTY, OHIO

RESTORATION AND ARCHITECTURAL BOARD OF REVIEW

February 25, 2014

APPROVED:

  
Board Chairman Lauryn Bayliff

ATTEST:

  
Kimberly Patterson, Board Secretary