

April 22, 2014

Chairman Lauryn Bayliff called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, April 22, 2014 at 7:30pm. Other Board members in attendance included: Ralph Brown, Karen Kuziinsky, Joel Gruber, and Ann Harker. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary, Kimberly Patterson.

Absence

Staff noted that they had received notification from Ms. Cox and Mr. Berbach of their absences. Mr. Brown **moved to excuse excused the absences of Nancy Cox and Pete Berbach from the April 22, 2014 meeting**, seconded by Ms. Kuziinsky. **Motion carried.** Ayes: Brown, Kuziinsky, Harker, Gruber, and Bayliff. Nays: None.

Citizens signing the register: Mike Dungan, Thomas Gough, and Dyllen Ferrell.

Minutes

Chairman Bayliff asked for discussion. Being no further discussion, Ms. Kuziinsky **moved to approve the February 25, 2014 meeting minutes as written**, seconded by Ms. Harker. **Motion carried.** Ayes: Kuziinsky, Harker, Brown, Gruber, and Bayliff. Nays: None.

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

Deborah Dungan- 26, 34, 42, & 50 S. Second Street – Inlot 50 and Pt. Inlot 51 – The applicant requested approval for the installation of 10 awnings on the structure at 26-50 S. Second Street.

Zoning District: CC/RA – Community Center/Old Tippecanoe City Restoration and Historic District

Zoning Code Section(s): § 154.03(E)

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the installation of 10 awnings on the structure at 26-50 S. Second Street as follows:

Door Window #	Size			Color	Location
	Width	Height	Depth		
A	48"	18"	1'	Black	S. Second Street (west) facade

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B	20' 8"	3'	3'	Black	S. Second Street (west) facade
C	12' 9"	3'	3'	Black	S. Second Street (west) facade
D	12' 6"	3'	3'	Black	S. Second Street (west) facade
E	12' 11"	3'	3'	Black	S. Second Street (west) facade
F	7'	3'	3'	Black	E. Dow Street (south) facade
G	5' 8"	2'	2'	Black	E. Dow Street (south) facade
H	5' 8"	2'	2'	Black	E. Dow Street (south) facade
I	7' 4"	2'	2'	Black	E. Dow Street (south) facade
J	14'	6' 8"	8'	Black	Parking Lot (east) facade

Awning Frames

Mr. Spring also stated that the applicant proposed to install steel frames for all of the proposed awnings except that of awning "J" for which the existing frame that was still attached to the building would be utilized.

Awning Covering Material

Mr. Spring stated that the applicant proposed to utilize *Ondura*® for the awning covering material. *Ondura*® was a solid corrugated roofing material that was made of a tough organic fiber core that was totally impregnated with asphalt. The material comes from the factory in the proposed black color.

Mr. Spring provided an excerpt from the Design Manual for awnings for the Board Members in their staff reports for their review.

Mr. Spring noted that following which was an excerpt from the Design Manual on Historic Significance.

DETERMINING THE SIGNIFICANCE OF A STRUCTURE

When making decisions or recommendations about changes to structures in the Restoration District, the Restoration Board shall have the authority to make a determination of the historical significance of the structure based on this section. For structures that the Restoration Board finds are not historically significant, the board may relax or waive the standards or guidelines of this document. If the Restoration Board finds that the structure is historically significant, the standards and guidelines of this manual may be fully applied.

The Restoration Board shall determine whether a structure or site is significant based on the following criteria:

- Its value as a reminder of the cultural or archaeological heritage of the city, state, or nation;
- Its location as a site of a significant local, state, or national event;

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- Its identification with a person or persons who significantly contributed to the development of the city, state, or nation;
- Its identification as the work of a master builder, designer, or architect whose individual work has influenced the city, state, or nation;
- Its value as a building that is recognized for the quality of its architecture and that it retains sufficient elements showing such architectural significance;
- Its characteristic of an architectural style or period;
- Its contribution to the historical nature of the overall site; and/or
- Its character as a contributing element in the Restoration District.

Mr. Spring noted that the structure under consideration was within the Old Tippecanoe City Restoration and Historic Overlay District. However, it was important to note the following facts:

- The property was not included in the existing Historic District as listed by the National Register of Historic Places
- The property was not included in the current Historic Inventory as required by the regulations of the Certified Local Government program.
- The property was not listed as "other properties of historic significance" in the current Historic Inventory
- The property was constructed in 1949 and does not appear to correlate with the Tipp City's historical development patterns associated with transportation and/or industry.

Mr. Spring noted the following:

- The awnings would maintain an 8' clearance from grade.
- On November 23, 2010, the Restoration Board approved a similar request for the installation of 7 awnings on this structure. The proposed awnings were to be installed with Sunbrella® acrylic fabric. Staff also noted that the approved awnings were never installed and the Certificate of Appropriateness expired on November 23, 2011 per Code 154.052(K)(6).

Mike Dungan, 406 S. Tippecanoe Drive, approached the dais. Mr. Dungan stated the reasoning for going with the Ondura in lieu of the canvas was that the part of the windows that would be covered was really old brick and water leaks when the wind blows hard. Mr. Dungan also stated that he attempted to add clear silicone to stop the leaking with no success and that the awnings would help and did not think that canvas would. Mr. Dungan noted that he did not know what else to do to help stop the leaking besides stucco the building.

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Chairman Bayliff mentioned that being cohesive with the rest of the district was important in regards to the material and traditionally awnings would had been over the windows, door and made of canvas.

Mr. Dungan noted that metal awnings would be sufficient but preferred the Ondura would last longer.

Board Members reviewed the request and found the following: The sole purpose of the awnings was for the protection of existing brick surrounding windows; Ondura comes in a 4' x 8' sheet; looks like corrugated hard rubber; would not have front curtain nor sides.

Board Members were concerned with setting a precedence.

Mr. Spring noted that per the Design Manual 10) states:

Awnings shall be constructed of a canvas or other pliable material. Metal and other modern, rigid awning materials are prohibited.

Mr. Dungan stated that he would be fine with the metal awnings if he could get that approved. Mr. Brown stated that per the new Design Manual metal was not an approved material and could only approve canvas.

Mr. Dungan stated that the approved canvas awnings on the previously approved certificate were not installed due to lack of funds.

Chairman Bayliff stated that she would like to amend the request to canvas in material. Mr. Dungan stated that if he went with canvas that would change up the project and was not sure if his contractor would perform the work and may hire the canvas company.

Chairman Bayliff asked for further discussion. Being no further discussion, Mr. Brown **moved to deny the request as submitted**, seconded by Ms. Harker. **Motion carried.** Ayes: Brown, Harker, Bayliff, Gruber, 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 or resubmit a new request.

Old Business

There was none.

Miscellaneous

Old Tippecanoe City Restoration and Architectural District Design Manual – Effective Date April 17, 2014. Mr. Spring stated that the new Design Manual would be mailed to all residents in the district. Mr. Spring also stated that the new Manual did allow him to administratively approve paint color and signage. Mr. Spring presented the Board with a couple of samples of approved Certificates that he had approved.

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Mr. Spring presented a request by the Masonic Lodge for the repainting of the facility and who had been working with the Design Subcommittee and had received a matching grant. Colors were Manilla for the main building, Raffia Basket for the soffit, and Steal Blue for sash. The fire escape was proposed to be black in color due to the suggestion of the Design Subcommittee. Mr. Spring's intention was to let the Board know that moving forward he would be approving requests such as this. Mr. Spring has the option to defer to the Board at any time with any request.

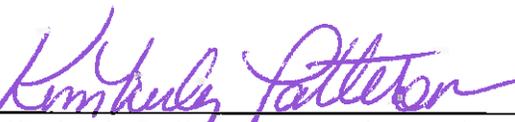
Adjournment

Chairman Bayliff asked for further discussion or comments. There being none, Ms. Kuziinsky **moved for adjournment**, seconded by Mr. Gruber and unanimously approved. **Motion carried.** Meeting adjourned at 8:03 p.m.

APPROVED: _____


Board Chairman Lauryn Bayliff

ATTEST: _____


Kimberly Patterson, Board Secretary

