

August 26, 2014

Chairman Lauryn Bayliff called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, August 26, 2014 at 7:30pm. Other Board members in attendance included: Pete Berbach, Ralph Brown, and Ann Harker. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary, Kimberly Patterson.

Absence

Mr. Brown **moved to excuse Karen Kuzienschky, Joel Gruber, and Nancy Cox from the meeting**, seconded by Ms. Harker and unanimously approved.

Citizens signing the register: Michael Boyde, Rodney Kidwell, and Ellen Waldron.

Minutes

Chairman Bayliff asked for discussion. Being no further discussion, Mr. Berbach **moved to approve the July 22, 2014 meeting minutes as written**, seconded by Chairman Bayliff. **Motion carried.** Ayes: Berbach, Bayliff, and Harker. Nays: None. Mr. Brown abstained from the vote.

Chairman's Introduction

Chairman Bayliff explained Board procedure to all present to include the order of business; the appeal process; 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

Ellen Waldron – Harrison's Restaurant - 106 E. Main Street, Tipp City, OH 45371 - Lot: Pt. IL 22 - The applicant requested Restoration Board approval for the following: Installation of an awning with existing sign. Present zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District. Zoning Code Section(s): § 154.05(C)

Mr. Spring stated that the applicant requested Restoration Board approval for the installation of an awning and awning sign on the western (S. Second Street façade) of 106 E. Main Street.

Awning

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the installation of a 7' 8" long x 3' 6" tall x 3' 6" wide awning at on the western façade of the Harrisons Restaurant building located at 106 E. Main Street. The proposed awning was manufactured by Sunbrella and be composed of an acrylic vinyl fabric over an aluminum frame. The awning would also include a 12" skirt along the bottom perimeter. The awning would be Forest Green in color with white trim at the bottom to match the existing Harrison's Restaurant awnings located on E. Main Street

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and S. Second Street. The awning would be installed on the S. Second Street (western) façade of the structure directly over the kitchen entrance.

Mr. Spring also stated that the proposed awning would project into the public right-of-way. Accordingly, the applicant shall be required to seek a modified "License for Encroachment" from City Council, which will provide a legal agreement between the City of Tipp City and the applicant regarding the proposed encroachment; originally approved by City Council for the existing awnings at this location on 11/14/05.

Awning Sign

Staff noted that the existing awning also included a ± 25" tall, 74" wide (± 12.8 sq. ft.) "Harrison's on Second" sign. The sign included white lettering and mimics the existing Harrison's Restaurant awning signage.

Staff also noted that this awning, and associated awning sign, were originally approved by the Restoration Board on September 27, 2011 for the 15 S. Second Street (Harrisons on Second) location directly across S. Second Street.

Excerpt from the Design Manual on Awnings

AWNINGS

Historically, awnings were used during summer months to reduce heat and prevent sun damage. They provide decorative protection from the elements on both commercial and residential structures. Typically, they were not permanent features of a building, but were used seasonally, and stored during the winter.

Awnings are available in a wide range of colors and styles and can often be retracted to a position against the structure to which it is attached. When properly maintained, canvas material has proven to be durable and long lasting. For prolonged life, it is recommended that awnings be stored indoors during the winter months.

Standards and Guidelines for Awnings

- 1) Existing canvas or canvas-based awnings shall be maintained and preserved to the maximum extent feasible.
- 2) Awnings shall not be used or placed in locations that will obscure significant architectural features or require the removal of such features.
- 3) New awnings should be designed and constructed with materials that are equal to or mimic the material of the original awning (e.g., canvas or canvas-based materials). The size and scale of the original awning shall also be maintained.
- 4) When replacing awnings, the applicant shall utilize any previously created mounting hardware or holes in the façade.

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- 5) No awning shall be installed that will cover or damage architectural details of the building that are important features to the architectural era or style.
- 6) Simple awning extensions from the face of the building, similar to what is seen in many historic photographs of early Tippecanoe, are preferred. Inappropriate awning enclosures or modern shapes are discouraged.
- 7) Solid colors or simple stripes are usually appropriate. Colors should correspond with those appropriate to the building on which the awning is mounted.
- 8) Cloth or canvas awnings are strongly encouraged.
- 9) Any visible steel frames or supports should be of a like color to that of the awning, so they do not detract from the awning itself.
- 10) Awnings shall be constructed of a canvas or other pliable material. Metal and other modern, rigid awning materials are prohibited.
- 11) Back-lit vinyl awning are prohibited.
- 12) Use existing hole for replacement to the maximum extent feasible. Do not damage any architectural details in installation of the awning.

Mr. Spring noted the following:

- If the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code.
- The applicant shall seek a modified "License for Encroachment" agreement through City Council prior to the placement of the awning on S. Second Street.

Ms. Ellen Waldron, 106 E. Main Street, approached the dais. Ms. Waldron stated that she had nothing to add to the Mr. Spring's staff report and that she was just moving the existing awning to across the street over the back kitchen door.

Board Members found the following: No issues with the additional signage which met the current code requirements.

Chairman Bayliff asked for further discussion. There being none Mr. Brown **moved to approve the request as submitted**, seconded by Mr. Berbach. **Motion carried**. Ayes: Brown, Berbach, Bayliff, and Harker. Nays: Berbach.

Ellen Waldron – Harrison's Restaurant - 15 S. Second Street, Tipp City, OH 45371 - Lot: Inlot 21 and Pt. Inlot 39 - The applicant requested Restoration Board approval for the following:

1. Installation of an awning
2. Installation of an awning sign

Present zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

Zoning Code Section(s): § 154.05(C)

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Mr. Spring stated that the applicant requested Restoration Board approved Certificate of Appropriateness for the installation of an awning, and the installation of an awning sign at 15 S. Second Street location.

Awning

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the installation of a 7' 8" long x 3' 6" tall x 3' 6" wide awning at 15 S. Second Street. The proposed awning would be manufactured by Sunbrella and be composed of an acrylic vinyl fabric over an aluminum frame. The awning would also include a 12" skirt along the bottom perimeter. The awning would be Ferrari Black in color. The awning would be installed on the eastern façade of the structure directly over the primary entrance.

Mr. Spring also stated that the proposed awning would project into the public right-of-way. Accordingly, the applicant shall be required to seek a modified "License for Encroachment" from City Council, which will provide a legal agreement between the City of Tipp City and the applicant regarding the proposed encroachment; originally approved by City Council for the previous "Harrisons on Second" awning at this location on 10/17/11.

Excerpt from the Design Manual on Awnings

AWNINGS

Historically, awnings were used during summer months to reduce heat and prevent sun damage. They provide decorative protection from the elements on both commercial and residential structures. Typically, they were not permanent features of a building, but were used seasonally, and stored during the winter.

Awnings are available in a wide range of colors and styles and can often be retracted to a position against the structure to which it is attached. When properly maintained, canvas material has proven to be durable and long lasting. For prolonged life, it is recommended that awnings be stored indoors during the winter months.

Standards and Guidelines for Awnings

- 1) Existing canvas or canvas-based awnings shall be maintained and preserved to the maximum extent feasible.
- 2) Awnings shall not be used or placed in locations that will obscure significant architectural features or require the removal of such features.
- 3) New awnings should be designed and constructed with materials that are equal to or mimic the material of the original awning (e.g., canvas or canvas-based materials). The size and scale of the original awning shall also be maintained.

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- 4) When replacing awnings, the applicant shall utilize any previously created mounting hardware or holes in the façade.
- 5) No awning shall be installed that will cover or damage architectural details of the building that are important features to the architectural era or style.
- 6) Simple awning extensions from the face of the building, similar to what is seen in many historic photographs of early Tippecanoe, are preferred. Inappropriate awning enclosures or modern shapes are discouraged.
- 7) Solid colors or simple stripes are usually appropriate. Colors should correspond with those appropriate to the building on which the awning is mounted.
- 8) Cloth or canvas awnings are strongly encouraged.
- 9) Any visible steel frames or supports should be of a like color to that of the awning, so they do not detract from the awning itself.
- 10) Awnings shall be constructed of a canvas or other pliable material. Metal and other modern, rigid awning materials are prohibited.
- 11) Back-lit vinyl awning are prohibited.
- 12) Use existing hole for replacement to the maximum extent feasible. Do not damage any architectural details in installation of the awning.

Awning Sign

Staff noted that the applicant also requested an approved Certificate of Appropriateness for the installation of an awning sign at 15 S. Second Street. The proposed sign would be ± 21.42" tall, 37.33" wide (± 5.8 sq. ft.) and would be placed on the eastern (S. Second Street) side of the proposed awning noted above. The sign would include pink and white lettering, with "Pink Ribbon Girls" in pink print, and "No one travels this road alone" in white script. Staff noted that the proposed sign met the requirements of the Zoning Code for sign area and height.

Mr. Spring noted the following:

- The existing "Harrisons on Second" awning was proposed to be removed/relocated to 106 E. Main Street.
- If the proposed Certificate of Appropriateness for the removal of the "Harrisons on Second" awning was denied by the Restoration Board, this staff report was moot.
- If the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code.
- The applicant shall seek a modified "License for Encroachment" agreement through City Council prior to the placement of the awning on S. Second Street.
- If approved by the Restoration Board, the applicant would be required to obtain an approved Sign Permit prior to the installation of the sign.

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Ms. Ellen Waldron, 15 S. Second Street, approached the dais. Ms. Waldron stated that Harrison's gifted Pink Ribbon Girls a new place for their home office which explained the relocation of the existing awning being placed over the kitchen door at Harrison's restaurant. Ms. Waldron stated that the Pink Ribbon Girls just came out with their new logo which would be pink. The awning would be black with pink writing and pink trim.

Board Members found the following: New frame work would be installed over the kitchen door on Harrison's and use the existing frame work for the new Pink Ribbon awning to eliminate any further damage

Chairman Bayliff asked for further discussion. Being no further discussion, Mr. Brown **moved to approve the request as submitted**, seconded by Ms. Harker. **Motion carried**. Ayes: Brown, Harker, Berbach, and Bayliff. Nays: None.

Rodney Kidwell - 215 W. Main Street, Tipp City, OH 45371 - Lot: Inlot 140 - The applicant requested an approved Certificate of Appropriateness for the removal of the existing 6-tab asphalt shingles and replacement with dimensional shingles, for the home and detached garage at 215 W. Main Street. Zoning district: R-2/RA – Two-Family Residential/Old Tippecanoe City Restoration and Historic District. Zoning Code Section(s): § 154.05(C)

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the removal of the existing 6-tab asphalt shingles and replacement with dimensional charcoal (*Virginia State*) color shingles, for the home and detached garage at 215 W. Main Street.

Mr. Spring also stated that the proposed shingles are *Heritage* shingles manufactured by *Tamco*, and provide a 30-year warranty. The applicant had stated that the existing 6-tab shingles were no longer manufactured.

Excerpt from the Design Manual on Roofs, Gutters and Downspouts

Standards and Guidelines for Roofs, Gutters, and Downspouts

- 1) The original roofing materials, shape, overhang style, roof structure, gutters, and downspouts shall be maintained and preserved to the maximum extent feasible.
- 2) If the roof or roof material is to be replaced, restoration to the original roof style, material, shape, and color is preferred. Metal roofs, if replaced, should be replaced with standing-seam metal roofing.
- 3) Changing the original roof shape or adding features inappropriate to the essential character of the roof, such as oversized dormer windows or connected dormers, is discouraged.
- 4) The replacement of an asphalt shingle roof with asphalt shingles is acceptable. Generally, light colored shingles are not appropriate because they are a more modern development.

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- 5) The use of asphalt shingles as valley flashing is strongly discouraged. Copper, galvanized metal, and rolled aluminum with a baked-enamel finish are more appropriate choices for valley flashing than today's woven shingle technique.
- 6) Removing elements such as chimneys, skylights, light wells, dormers and cupolas that are part of the architectural style or era of the building's roof is not appropriate.
- 7) Low-profile ridge vents are not appropriate if they detract from the original design and destroy historic roofing materials or design.
- 8) Skylights, roof decks, and roof gardens may be permitted if they do not detract from the architectural character of the building. Generally, the use of skylights, roof decks, or roof gardens on a façade facing a public right-of-way is discouraged because of increased visibility and incompatibility with most architectural styles.
- 9) To the maximum extent feasible, the original roof materials should be retained. In cases where new roofing is required, the materials should match the old in composition, size, shape, color, and texture. Preserve or replace, where necessary, all architectural features that give the roof its essential character such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.
- 10) Adding antennae, satellite dishes, skylights, solar collectors and the like on the front of a building or street elevation. These items should be installed on non-historic accessory buildings or on non-character-defining areas of the roof that are not prominently visible from the streets.
- 11) Modern hanging gutters shall only be permitted on the side and rear of the building and shall not be located on the façade facing a public right-of-way. Hanging gutters should be half-round.
- 12) Exposed gutters and downspouts that are not made of copper should be of a color similar to the color of the structure or other trim.
- 13) Baked enamel finishes are preferred for gutters, downspouts, and flashings, rather than bare aluminum, zinc, or galvanized steel. Copper flashings and gutters should be kept unpainted.
- 14) New downspouts shall be round in shape.
- 15) Cast iron boots, scuppers, and other ornamental roof accessories shall be cleaned, repaired, and painted.

Mr. Spring noted the following:

- If the Restoration Board approved the roof replacement request, a Certificate of Appropriateness would be issued in accordance with code.
- The applicant had also indicated that he would be repainting the exterior of the home. Staff noted that this project could be approved administratively upon submittal of the proposed colors & types of paint.

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Mr. Rod Kidwell, 215 W. Main Street, approached the dais. Mr. Kidwell stated that during the storm in May the house had acquired significant damage including hale damage to the roof and backside of the property.

Board Members found the following: roof replacement will be on the house and garage and will be a tear off.

Chairman Bayliff asked for further discussion. Being no further discussion, Mr. Brown **moved to approve the request as submitted** seconded by Mr. Berbach. **Motion carried.** Ayes: Brown, Berbach, Harker, and Bayliff. Nays: None.

Old Business

There was none.

Miscellaneous

Mr. Spring stated that the Board of Zoning Appeals (BZA) had met and overruled the decision of the Restoration Board (RAB) regarding the Mason's vinyl window request. Mr. Spring noted that Ms. Kuziinsky and Mr. Gruber both attended the meeting and that Mr. Gruber represented the case very professionally. Mr. Berbach asked if the Board had been notified of the appeal. Mr. Spring stated that an email was sent to the Restoration Board on Friday, August 15th at 8:14 a.m. and stated the following:

"This email is written to inform you that the Restoration Board's decision denial of 7/22/2014 regarding the installation of vinyl windows of the Tippecanoe Masonic Lodge 108-110 E. Main is being appealed to the Board of Zoning Appeals. BZA meeting will take place on Wednesday, August 20th, 2014 at 7:30 p.m. please consider attending this meeting to be available to provide input your answers to any questions or clarification."

Chairman Bayliff inquired if any comments were made to the decision to overturn the decision. Mr. Spring stated that no specific comments were made and that the Mason's brought five to six people whom held offices of the Lodge and were very well spoken and made heart felt plea. Mr. Spring stated that it was clearly stated in the Staff Report the reasons why the vinyl windows were prohibited.

Mr. Berbach asked if the BZA had access to the Restoration Board Guidelines. Mr. Spring specifically quoted the pertinent sections of the Guidelines. Mrs. Patterson stated that the BZA Board also received draft version of the

Adjournment

Chairman Bayliff asked for further discussion or comments. There being none, Mr. Berbach **moved for adjournment**, seconded by Mr. Brown and unanimously approved. **Motion carried.** Meeting adjourned at 8:50 p.m.

TIPP CITY, MIAMI COUNTY, OHIO

RESTORATION AND ARCHITECTURAL BOARD OF REVIEW

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APPROVED:



Board Chairman Lauryn Bayliff

ATTEST:



Kimberly Patterson, Board Secretary

