

December 23, 2014

Vice Chairman Ralph Brown called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, December 23, 2014 at 7:30pm. Other Board members in attendance included: Pete Berbach, Joel Gruber, Karen Kuziinsky, and Ann Harker. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary, Kimberly Patterson.

Citizens signing the register: Andy Tate was present but did not sign the register.

Absence

Vice Chairman Brown **moved to excuse Ms. Nancy Cox and Ms. Lauryn Bayliff from the meeting**, seconded by Mr. Berbach and unanimously approved. **Motion carried.**

Minutes

Vice Chairman Brown asked for discussion. Being no further discussion, Mr. Gruber **moved to approve the November 25, 2014 meeting minutes as written**, seconded by Ms. Harker. **Motion carried.** Ayes: Gruber, Harker, Berbach, Cox, and Brown. Nays: None. Ms. Kuziinsky abstained from the vote.

Chairman's Introduction

Vice Chairman Brown 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

Rob O'Brien – ProTouch Restoration for Tipp Lodge 247 IOOF - 24 W. Main Street - Lots: Pt. IL 33 & Pt. IL 34 – The applicant requested an approved Certificate of Appropriateness for the removal of the existing 3-tab asphalt shingles and replacement with dimensional shingles.

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 an approved Certificate of Appropriateness for the removal of the existing 3-tab asphalt shingles and replacement with dimensional gray (*Estate Gray*) color shingles, for the structure at 24 W. Main Street, which was the location of Midwest Memories and the International Order of Odd Fellows.

Mr. Spring also stated that the proposed shingles were *Oakridge* shingles manufactured by *Owens Corning*, and provide a 40-year warranty.

Excerpt from the Design Manual on Roofs, Gutters and Downspouts

December 23, 2014

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.
- 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.

December 23, 2014

- 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 stated that if the Restoration Board approved the roof replacement, a Certificate of Appropriateness would be issued in accordance with code.

Mr. Andy Tate, 123 N. Second Street, Tipp City, Ohio approached the dais. Mr. Tate stated he represented the applicant and that following: color of shingle was similar and the only change was from 3-tab to a dimensional shingle; project was a complete tear off and any sheeting that required replacement would be replaced; no framework was to be changed; project to start early next year when weather clears.

Vice Chairman Brown asked for further discussion. There being none, Mr. Berbach **moved to approve the Certificate of Appropriateness as submitted**, seconded by Mr. Berbach. **Motion carried.** Ayes: Berbach, Gruber, Bayliff, Harker, and Cox. Nays: None.

Old Business

There was none.

Miscellaneous

Mr. Spring stated that the Board of Zoning Appeals did meet this past Wednesday and sustained the Restoration Board's review of the Tipp City United Methodist Church appeal regarding the slate on the towers with a 4 – 1 vote. Mr. Brown stated that he attended the BZA meeting and was proud of them sustaining their decision. Mr. Spring noted that the applicant had the right to appeal the BZA decision to the Common Pleas Court per the Ohio Revised Code.

Mr. Berbach stated that he had enjoyed his tenure with the Restoration Board and was not planning on renewing his application. Mr. Berbach also stated that his decision was mostly based the fact that as a volunteer there was a liability that every member of the Board had that they did not know about. Mr. Berbach stated that any applicant that comes before the Board can personally sue each member of the Board as an individual and used his wife as an example of such an act and expressed that he did not want that responsibility. Mr. Berbach continued to express that the Board was doing the community a great service but it comes with a liability that he did not want to carry anymore and the benefits did not outweigh the liability. Board Members agreed that they hated to see Mr. Berbach leave.

TIPP CITY, MIAMI COUNTY, OHIO

RESTORATION AND ARCHITECTURAL BOARD OF REVIEW

December 23, 2014

Adjournment

Vice Chairman Brown asked for further discussion or comments. There being none, Chairman Brown **moved for adjournment**, seconded by Ms. Kuziinsky and unanimously approved. **Motion carried**. Meeting adjourned at 7:40 p.m.

APPROVED:


Board Chairman Lauryn Bayliff

ATTEST:


Kimberly Patterson, Board Secretary