

January 27, 2015

Chairman Bayliff pro-tem called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, January 27, 2015 at 7:32pm. Other Board members in attendance included: Joel Gruber, Karen Kuziinsky, Vonda Alberson, 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.

Oath of Office

City Council Mayor Pat Hale administered the Oath of Office to new Board Member Vonda Alberson.

Election of Officers

Mr. Gruber **moved to nominate Ms. Bayliff as Chairman of the Restoration and Architectural Board of Review**, seconded by Ms. Harker. **Motion carried.** Ayes: Gruber, Kuziinsky, Harker, and Alberson. Nays: None. Ms. Bayliff abstained from the vote. There were no other nominations and nominations were closed.

Election of Vice Chairman

Ms. Kuziinsky **moved to nominate Mr. Gruber as Vice Chairman of the Restoration and Architectural Board of Review**, seconded by Ms. Harker. **Motion carried.** Ayes: Kuziinsky, Harker, Bayliff, and Alberson. Nays: None. Mr. Gruber abstained from the vote. There were no other nominations and nominations were closed.

Absence

Ms. Kuziinsky **moved to excuse Ms. Nancy Cox and Mr. Ralph Brown from the meeting**, seconded by Ms. Harker and unanimously approved. **Motion carried.**

Minutes

Chairman Bayliff asked for discussion. Being no further discussion, Ms. Kuziinsky **moved to approve the December 23, 2014 meeting minutes as written**, seconded by Mr. Gruber. **Motion carried.** Ayes: Kuziinsky, Gruber, and Harker. Nays: None. Ms. Alberson, and Ms. Bayliff 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

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Rob O'Brien – ProTouch Restoration for Joseph & Renee Besecker - 432 W. Main St. - Lot:

Pt. IL 369- The applicant requested an approved Certificate of Appropriateness for the removal of the existing "reddish" colored 3-tab asphalt shingles and replacement with "Autumn Brown" colored 3-tab asphalt shingles.

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 3-tab asphalt shingles and replacement with 3-tab asphalt shingles (*Autumn Brown*) color shingles, for the single-family home at 432 W. Main Street. The proposed shingles were *Supreme* shingles manufactured by *Owens Corning*, and provide a 25-year warranty.

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.
- 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.

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- 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 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 were Autumn Brown which was the most similar to the existing shingle, was a 3-tab 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; would include the detached garage.

Chairman Bayliff asked for further discussion. There being none, Mr. Gruber **moved to approve the Certificate of Appropriateness as amended to include the detached garage**, seconded by Ms. Kuziinsky. **Motion carried.** Ayes: Gruber, Kuziinsky, Alberson, Bayliff, and Harker. Nays: None.

Old Business

There was none.

Miscellaneous

There was none.

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Adjournment

Chairman Bayliff asked for further discussion or comments. There being none, Ms. Alberson **moved for adjournment**, seconded by Ms. Kuziinsky and unanimously approved. **Motion carried.** Meeting adjourned at 7:38 p.m.

APPROVED:


Board Chairman Lauryn Bayliff

ATTEST:


Kimberly Patterson, Board Secretary
Kelly ROWLANDS