

**July 28, 2015**

Vice Chairman Gruber called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, July 28, 2015 at 7:30 pm. Other Board members in attendance included: Vonda Alberson, Ralph Brown, and Ann Harker. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary pro-tem, Kelly Rowlands.

Citizens signing the register: Anthony Arsini, Elaine Stetkovich, and Karen Jackson.

Absence

Ms. Harker **moved to excuse Karen Kuziinsky and <sup>Lauren</sup> Lauren Bayliff from the meeting**, seconded by Mr. Brown and unanimously approved. **Motion carried.**

Mr. Spring noted that he had received notification from Ms. Cox that she had resigned from the Board.

Minutes

Vice Chairman Gruber asked for discussion. Being no further discussion, Ms. Alberson **moved to approve the May 26, 2015 meeting minutes as written**, seconded by Mr. Brown. **Motion carried.** Ayes: Alberson, Brown Gruber, and Harker. Nays: None.

Chairman's Introduction

Vice Chairman Gruber 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

**Alan Scherr Associates for Tipp City Library - 11 E. Main Street - Inlot 27, Pt. Inlot 28** – The applicant requested an approved Certificate of Appropriateness for the removal of the existing concrete ramp and steps and construction of a new vestibule/entry addition.

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

**Tipp City Code Section(s):** § 154.05(C)

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the Tipp City Library located at 11 E. Main Street for the following:

1. The removal of the existing concrete ramp and steps at the north side on the building.
2. The construction of a new vestibule/entry addition at the north side on the building.

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Removal of existing concrete ramp and steps

Mr. Spring stated that in order to make way for a proposed new entryway/vestibule, the applicant would remove the existing concrete ramp & steps, railings, bollards, and book drop-off box. The project would include cutting in and removing a 56 sf opening in the existing façade and removal of roughly 388 sq. ft. of exterior concrete ramps, walk ways, and steps along the north side of the existing library building.

Construction of new vestibule/entry addition

Mr. Spring also stated that the applicant proposed the construction of a new triangular shaped vestibule/entry addition on the north (rear) side of the building at the northwest corner. The proposed vestibule/entry addition would have an area of ± 470 square feet and a height of ± 14 feet; match existing building. The vestibule/entry addition would be 69.55' from the eastern property line, 11.09' from the northern property line and 16.47' from the western property line. Staff notes that the proposed height and setbacks are within the requirements of Code Table 154.04-9.

Mr. Spring noted that the new addition façade would be brick to match the material of the existing building. The applicant had indicated that an exact duplicate of the existing brick was no longer available. Samples of brick that were the closest matches available to the original brick façade were included in this staff report as attachments. The window frame and door frame system would be a Kawneer "Tri-fab 451T" (thermally broken) frame system in a clear anodized finish to match the existing frames. The window and door glass would be PPG Ideascapes® glass and be tinted to match the existing windows. The new pair of exterior doors are specified to be 6'-0" wide and 8'-0" tall. The new window unit was specified to be 6'-9" wide and approx. 8'-2" tall; matching existing height. The roof of the addition was specified to be a flat rubber roof system (EPDM) by Firestone to match the existing building roof color. Gutters were called out to be re-installed from a 15'-6" section that was being removed from an area that was not visible to the public and patched in to match the rest of the building façade.

Mr. Spring stated that the applicant had stated that the addition would provide a much needed entry vestibule to the north entrance of the library and would house an ADA wheelchair lift system for access into the building and also house the library book / video return that is currently being handled by drop boxes on the north side of the building.

Minor parking lot upgrades would be made to make room for the new addition. Parking re-stripping would be required, sidewalks would be replaced where the concrete ramp was removed, parking blocks would be re-arranged, and a new bike rack matching city standards would also be installed.

*Excerpt from the Design Manual on **New Construction and additions:***

1) *New construction and additions shall be clearly differentiated so that the addition does not appear to be an original part of the historic building.*

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- 2) To the maximum extent feasible, any additions to an existing building should be located in the rear or in the most inconspicuous portion of the site so as to not overwhelm the original historic structure.
- 3) Additions such as balconies, decks, exterior stairs, and greenhouses may be permitted but shall be placed on non-character defining elevations such as the rear or side façade.
- 4) New additions should look new but should be compatible with the surrounding structures as outlined in this manual. Do not try to making the building look older;
- 5) The overall height of new construction should relate to that of adjacent buildings. As a general rule, new buildings should generally be the same height as the average height of existing buildings within the vicinity. The Restoration Board may authorize slightly taller buildings on corner sites to create a focal point for the intersection.
- 6) The width of a new building shall be designed to continue the established rhythm of the block. If the lot is wider than 50 feet, the building façade shall be broken into smaller bays with architectural details to maintain the building rhythm.
- 7) The scale of a buildings proportions and the building's massing shall be similar in character to surrounding buildings.
- 8) New buildings or additions shall maintain the same directional expression (horizontal or vertical) as surrounding buildings. Horizontal buildings can be detailed to relate to more vertical adjacent structures by breaking the façade into smaller masses and bays. Strongly horizontal or vertical façade expressions shall be avoided.
- 9) The roof shapes and forms of new buildings shall resemble, but shall not necessarily duplicate, the shape, style, and form of roofs for nearby structures. Introducing roof shapes, pitches, or materials not traditionally associated with the area or architectural style shall be prohibited.
- 10) Principal buildings shall be set to the back of the sidewalk or the front right-of-way. Buildings may set back from the front lot line an amount equal to the average setback of buildings within 250 of the subject building.
- 11) Exceptions to the setback requirement above may be made to allow room for outdoor dining areas, landscaped entries, pedestrian plazas, enhanced customer entrances, and similar pedestrian amenities.
- 12) Open spaces between buildings that create courtyards or walkways to the rear of the property are encouraged.

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Mr. Spring stated that if the Restoration Board approved the request a Certificate of Appropriateness would be issued in accordance with code. The applicant would also be required to obtain an approved Zoning Permit prior to construction and also a Miami County Building Permit.

Mr. Alan Scherr, 33 W. First Street, Dayton Ohio approached the dais. Mr. Scherr stated Mr. Spring elaborated on the request extremely accurate. Mr. Scherr stated that the ramp at the rear of the building was in questionable shape and the concrete was failing. Mr. Scherr also expressed the need for a secondary proper entrance way.

Board Members found the following: current ADA handicap regulations would be met; parking blocks would be installed; two parking spaces would be eliminated to accommodate the addition; an exact match to the current brick was not available and applicant would take extreme measures to match the existing as closely as possible; the entrance way would be finished with an esthetic look.

Board Members concurred to amend the request to leave the color of the brick up to the Library Board to decide what matched the closest to the existing.

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

Old Business

There was none.

Miscellaneous

There was none.

Adjournment

Vice Chairman Gruber asked for further discussion or comments. There being none, Ms. Harker **moved for adjournment**, seconded by Ms. Alberson and unanimously approved. **Motion carried.** Meeting adjourned at 7:49 p.m.

APPROVED:

  
Board Chairman Lauryn Boyliff

ATTEST:

  
Kimberly Patterson, Board Secretary