

September 22, 2015

Chairman Lauryn Bayliff called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, September 22, 2015 at 7:30 pm. Other Board members in attendance included: Joel Gruber, Vonda Alberson, Ralph Brown, and Ann Harker. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary, Kimberly Patterson.

Citizens signing the register: Brian Land and Andrew Thornbury.

Absence

Ms. Harker **moved to excuse Ms. Karen Kuziinsky from the meeting**, seconded by Ms. Alberson and unanimously approved. **Motion carried.**

Minutes

Chairman Bayliff asked for discussion. Being no further discussion, Ms. Harker **moved to approve the July 28, 2015 meeting minutes as written**, seconded by Mr. Brown. **Motion carried.** Ayes: Harker, Brown, Gruber, and Alberson. Nays: None. Chairman 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

Brian Land - 10 E. Walnut St. - Lot: Pt. IL 44 – The applicant requested a recommendation from the Restoration Board for the removal of 10 E. Walnut Street from the Old Tippecanoe City Restoration and Historic District.

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

Mr. Spring stated that the applicant requested a recommendation from the Restoration Board regarding a Zoning Code/Map amendment for the requested removal of the property located at 10 E. Walnut Street from the Old Tippecanoe City Restoration and Historic District.

Mr. Spring also noted that to change zoning for a property (a Zoning Map Amendment) is reviewed by Planning Board who makes a recommendation to City Council. In this case, the Restoration Board acts as an advisor to Planning Board and City Council per Code §154.02(D)(3)(d):

Roles and Powers of the Restoration Board

September 22, 2015

Act as an advisor to City Council and the Planning Board on issues related to the RA district or historic preservation in general.

Mr. Spring stated that it was the opinion of staff that the Restoration Board consider the benefits to the public and the property owner of retaining the historic designation versus the benefits of removing the designation.

Excerpt from the Design Manual on the Restoration Board

The most common activity of the Restoration Board is its review of property owners' plans for construction, alteration, repair, moving, or demolition of structures within the Restoration District. The Restoration Board uses The United States Secretary of the Interior's Standards for the Treatment of Historic Properties and the standards and guidelines of this manual to help determine whether a proposed activity and the results of that activity are appropriate to the preservation and continued improvement of the Restoration District.

Secretary of the Interior's Guidelines for Selecting Boundaries

Regarding National Historic Landmark Nominations, the Secretary of the Interior's Guidelines for Selecting Boundaries note:

"Donut holes" are not allowed. No area or resources within a set of boundaries may be excluded from listing in the National Register. Identify nonhistoric resources within the boundaries as noncontributing.

A historic district may contain discontinuous elements only under the following circumstances:

- 1. When visual continuity is not a factor of historic significance, when resources are geographically separate, and when the intervening space lacks significance: for example, a cemetery located outside a rural village.*
- 2. When manmade resources are interconnected by natural features that are excluded from the National Register listing: for example, a canal system that incorporates natural waterways.*
- 3. When a portion of a district has been separated by intervening development or highway construction and when the separated portion has sufficient significance and integrity to meet the National Register criteria.*

Mr. Spring noted the following:

- The Planning Board will conduct a Public Hearing on the proposed Zoning Map amendment on October 13, 2015.
- City Council will consider the proposed Zoning Map amendment on November 16, 2015.

September 22, 2015

Mr. Brian Land, 263 N. Third Street, Tipp City, Ohio approached the dais. Mr. Land stated that the property at 10 E. Walnut Street was occupied by his daughter and her family. Mr. Land stated that the district was cut up into pieces. Mr. Land also stated that the main reasoning for the request was that Mr. Land wanted to put up siding on the structure. Mr. Land noted that he had kept up with the property to date but keeping up with one hundred year wood he did not want to do it and siding would make it look better. Mr. Land expressed that he did not want to be doing this.

Board Members found the following: applicant wanted to have property rezoned so he could put up vinyl siding; Mr. Land owned the property since 1987/1988; the particular block of the district was continuous and not saw toothed; the historic district was established in 1975; the home was included in the National Register of Historic Places in 1982; Mr. Land was not aware the home was within the district at the time of purchasing and would have reconsidered his purchase; home was approximately 115 years old.

Chairman Bayliff stated that it was her personal opinion to maintain the original boundaries of the historical district and that there was some historic value of the Queen Ann style of the home and esthetically was unique to the district.

Mr. Land mentioned that the only thing that would change would be placing vinyl siding over the wood and would do a first class job.

Mr. Gruber stated that if the lot was removed from the district the Board would lose control to oversee what type of repairs and improvements were being made and it was his recommendation to deny the request.

Chairman Bayliff asked for further discussion. Mr. Brown **moved to not recommend the lot be removed from the district.**

Mr. Land stated that he was pretty sure that he was going to get denied from the Restoration Board but did not think that it was right that reviewing lots up Walnut and Dow Street that there were lots that were not included in the group of the district and the church had demolished nine buildings on Walnut which some were nice homes and did not understand but was prepared to take his request to the next level.

Chairman Bayliff mentioned that the demolishing of the homes on Walnut Street happened under a different code and the Board consisted of different members at that time and was not positive if all the homes were within the district. Based on the current guidelines and polices a motion was on the floor to recommend that the lot stay within the historical district and asked for a second to the motion. Mr. Gruber seconded the motion. **Motion carried.** Ayes: Brown, Gruber, Bayliff, Alberson, and Harker. Nays: None.

Judy Land approached the dais. Mrs. Land inquired that if they decided to sell the home to the library who had approached them to sell if the home would be removed from the

September 22, 2015

historical district. Chairman Bayliff stated no. Mr. Gruber stated that the library was currently undergoing a renovation to their building and also had to appear before the Restoration Board to receive an approved Certificate of Appropriateness.

Mrs. Land stated that the library had purchased the home next to theirs and refused the offer of purchase at that time and if they had purchased their home what would they have done with the two homes. Mrs. Alberson noted that the Library would still have to come before the Restoration Board and present their requests. Chairman Bayliff noted that the library would be held to the same guidelines as to how the Board would come to any decision and the Board had the best interest of the district long term.

Mr. Spring reminded Mr. and Mrs. Land that the Planning Board will conduct a Public Hearing on the proposed Zoning Map amendment request on October 13, 2015 and their attendance was necessary.

Old Business

There was none.

Miscellaneous

There was none.


Adjournment

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

APPROVED:


Board Chairman Lauryn Bayliff

ATTEST:


Kimberly Patterson, Board Secretary